



6% CAP ~ ORANGE BLOSSOM PLACE~SELLER FINANCING

1000 7th St, Miami Beach, FL 33139



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6% CAP ~ ORANGE BLOSSOM PLACE~SELLER FINANCNG

\$4,750,000

ASSUMABLE SELLER FINANCING LOAN =
\$2,000,000 = ONLY 6.5% INTEREST ONLY = Term 3
Years. 1.5 Points at close. 10 UNITS (7 2BR & 3
1BR)=...

- ASSUMABLE SELLER FINANCING LOAN =
\$2,000,000 ONLY 6.5% INTEREST ONLY Term 3
Years. 1.5 Points at close.
- 5 blocks to the beach. 2 mins to MacArthur
Causeway for easy access to Downtown, Brickell,
Wynwood and Design District!
- Located near Flamingo Park, S. Pointe Park, S. of
Fifth, Lincoln Rd Mall and a variety of outdoor activities!
- 40 year recertification just completed in 2023!!
Hundreds of amazing restaurants nearby which have a
sensational variety of cuisines!
- Privately located in the exclusive NOFI (N. of Fifth)
residential neighborhood so it's the quietest part of
SOBE. Plenty of permit parking available.

	A	B	C	D	E	F
	APT Number	Rent VALUE	Parking: 4 SPACES @ 150.00 PER MONTH	ACTUAL RENT COLLECTED	Parking Spots	Bedrooms
1						
2	10	\$3,000.00		\$0.00		2
3	1	\$2,190.00		\$2,190.00		1
4	2	\$3,150.00		\$3,150.00		2
5	3	\$3,150.00		\$3,150.00		2
6	4	\$2,950.00		\$2,950.00		2
7	5	\$2,150.00		\$2,150.00		1
8	6	\$2,290.00		\$2,290.00		1
9	7	\$3,000.00		\$3,000.00		2
10	8	\$3,000.00		\$3,000.00		2
11	9	\$2,750.00		\$2,750.00		2
12						
13		\$27,630.00	\$600.00	\$24,630.00		
14						
15						
16						

	A	B	C
2		Monthly	Annually
3	Income	\$27,730.00	\$332,760.00
4	Parking	\$600.00	\$7,200.00
5			
6	total income:	\$28,330.00	\$339,960.00
7			
8			
9			
10	Expenses:		
11	FPL	\$37.40	\$448.80
12	Waste Removal	\$500.00	\$6,000.00
13	Water/sewer	\$760.00	\$9,120.00
14	cleaning	\$300.00	\$3,600.00
15	Real Estate tax 11/ 2023	\$2,539.72	\$30,476.60
16	Misc	\$750.00	\$9,000.00
17			
18	Total expenses	\$4,887.12	\$58,645.40
19			
20			
21	Net Income:	\$23,442.88	\$281,314.60

Price: \$4,750,000

No. Units: 10

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Low Rise

Building Class: C

Sale Type: Investment

Cap Rate: 6.28%

Lot Size: 7,500 SF

Gross Building Area: 6,422 SF

Sale Conditions: High Vacancy Property

No. Stories: 2

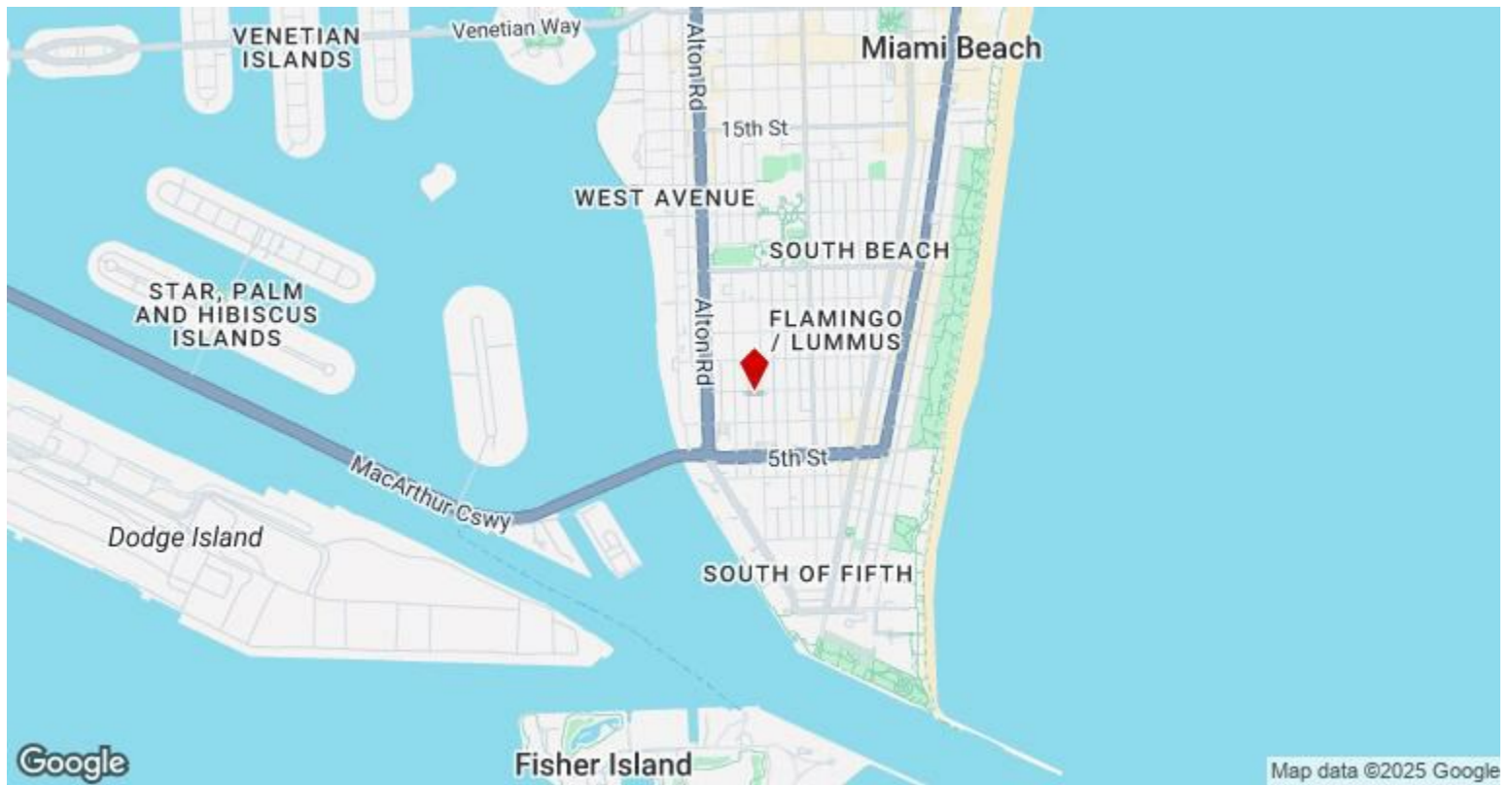
Year Built: 1951

Parking Ratio: 0.93/1,000 SF

Zoning Description: RM-1

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+1	7	\$3,150	840
1+1	3	\$2,200	720 - 775



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Property Photos



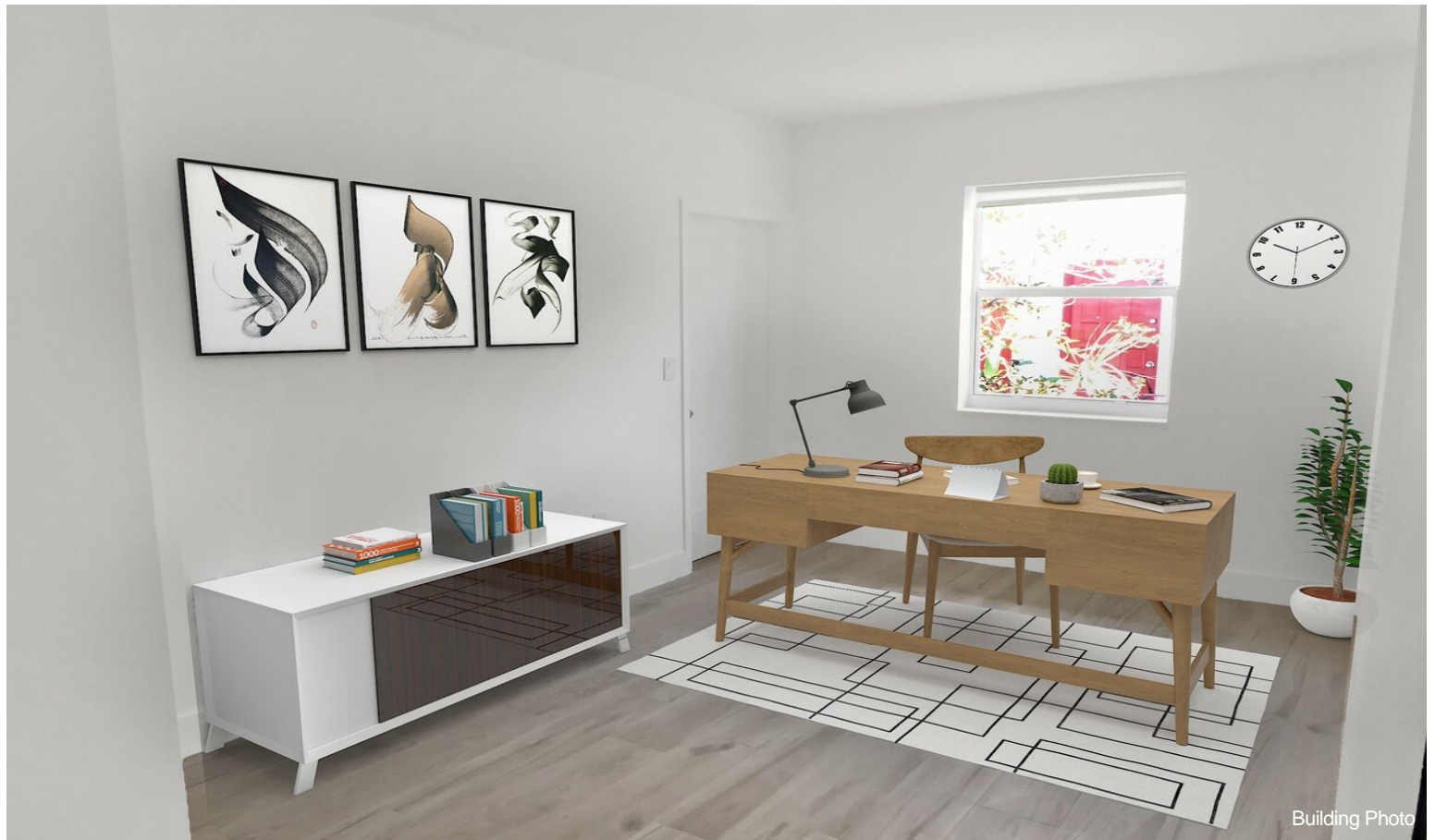
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Building Photo

Characteristics

Land Use - County	Mf 10 Unit +:mf 3 Or More Unit	Total Sq Ft	7,868
Land Use - State	Multi-Fam 10-More	Adjusted Sq Ft	6,407
Land Use - CoreLogic	Apartment	Bedrooms	Tax: 10 MLS: 2
Lot Acres	0.1722	Total Baths	Tax: 10 MLS: 1
Lot Sq Ft	7,500	Full Baths	Tax: 10 MLS: 1
Total Units	10	Cooling Type	Central
# of Buildings	1	Plumbing	Type Unknown
Building Type	Commercial	Electric Service Type	Type Unknown
Year Built	1951	Floor Cover	002
Effective Year Built	1951	Interior Wall	Interior Wall
Stories	2	Construction	Concrete Block
Building Sq Ft	Tax: 7,868 MLS: 6,422		

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Building Photo



Building Photo

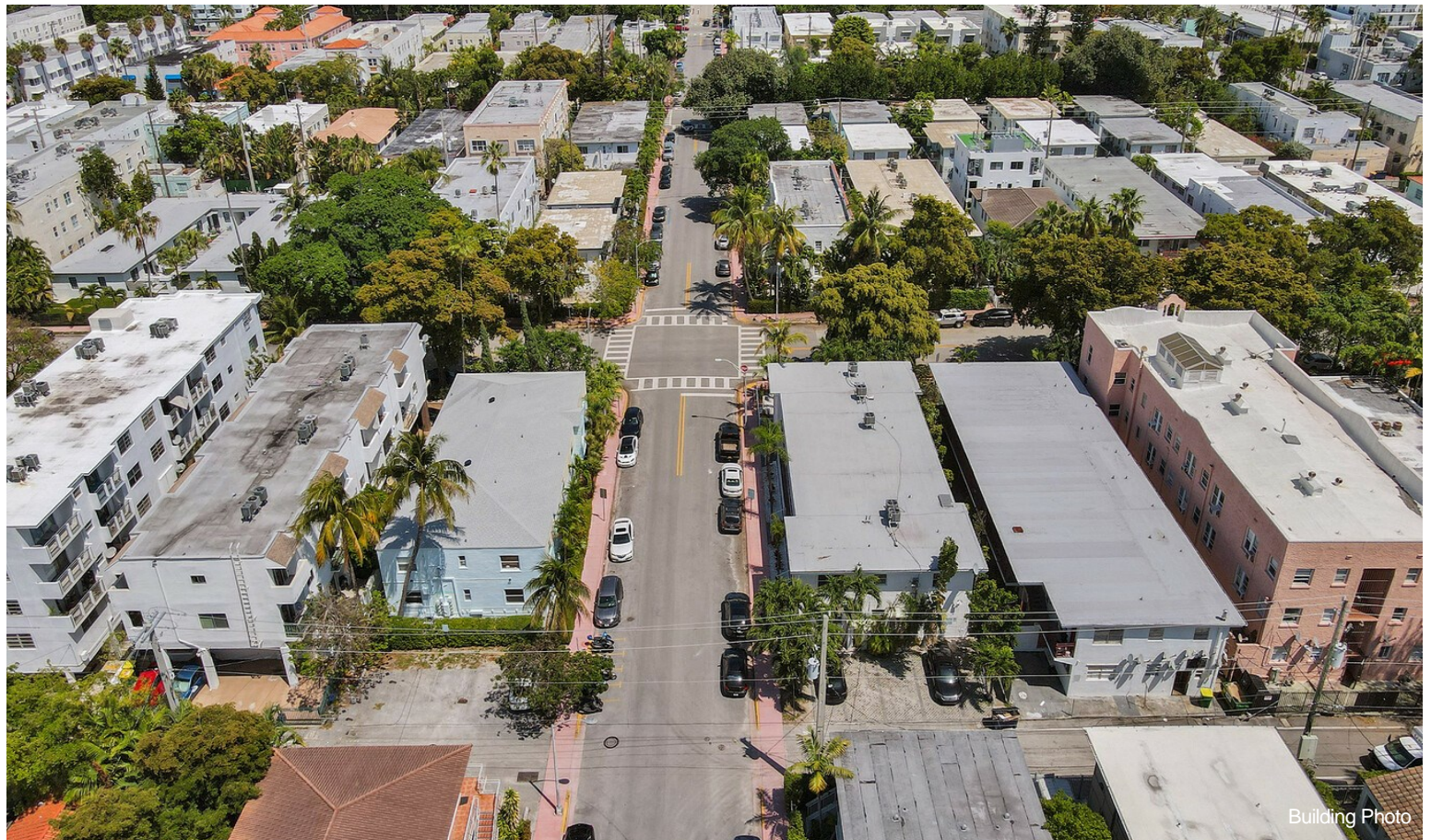
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