

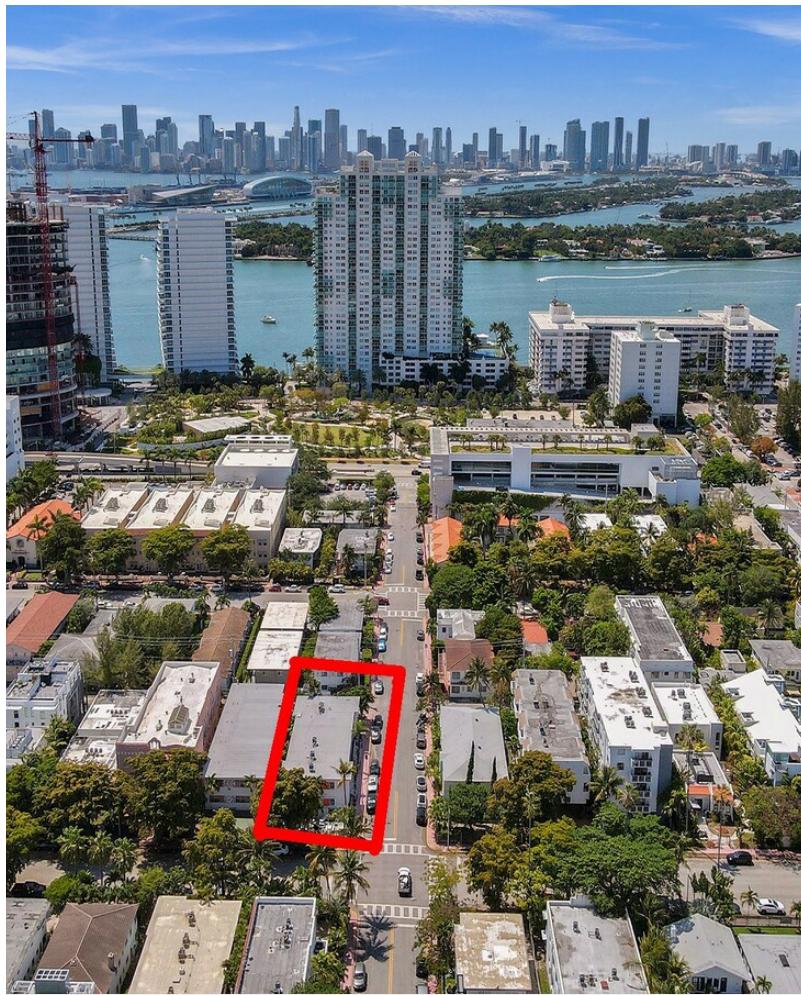


## 6% CAP ~ ORANGE BLOSSOM PLACE~SELLER FINANCING

1000 7th St, Miami Beach, FL 33139



**Ricky Kallabat**  
KW Commercial  
700 NE 90th St, Miami, FL 33138  
[richardk@kw.com](mailto:richardk@kw.com)  
(305) 747-5117



# 6% CAP ~ ORANGE BLOSSOM PLACE~SELLER FINANCING

\$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.

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

A	B	C	D	E	F
APT Number	Rent VALUE	Parking: 4 SPACES @ 150.00 PER MONTH	ACTUAL RENT COLLECTED	Parking Spots	Bedrooms
1	10	\$3,000.00	\$0.00		2
2	1	\$2,190.00	\$2,190.00		1
3	2	\$3,150.00	\$3,150.00		2
4	3	\$3,150.00	\$3,150.00		2
5	4	\$2,950.00	\$2,950.00		2
6	5	\$2,150.00	\$2,150.00		1
7	6	\$2,290.00	\$2,290.00		1
8	7	\$3,000.00	\$3,000.00		2
9	8	\$3,000.00	\$3,000.00		2
10	9	\$2,750.00	\$2,750.00		2
11					
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:	<b>\$23,442.88</b>	<b>\$281,314.60</b>		

## Unit/Room Mix Information

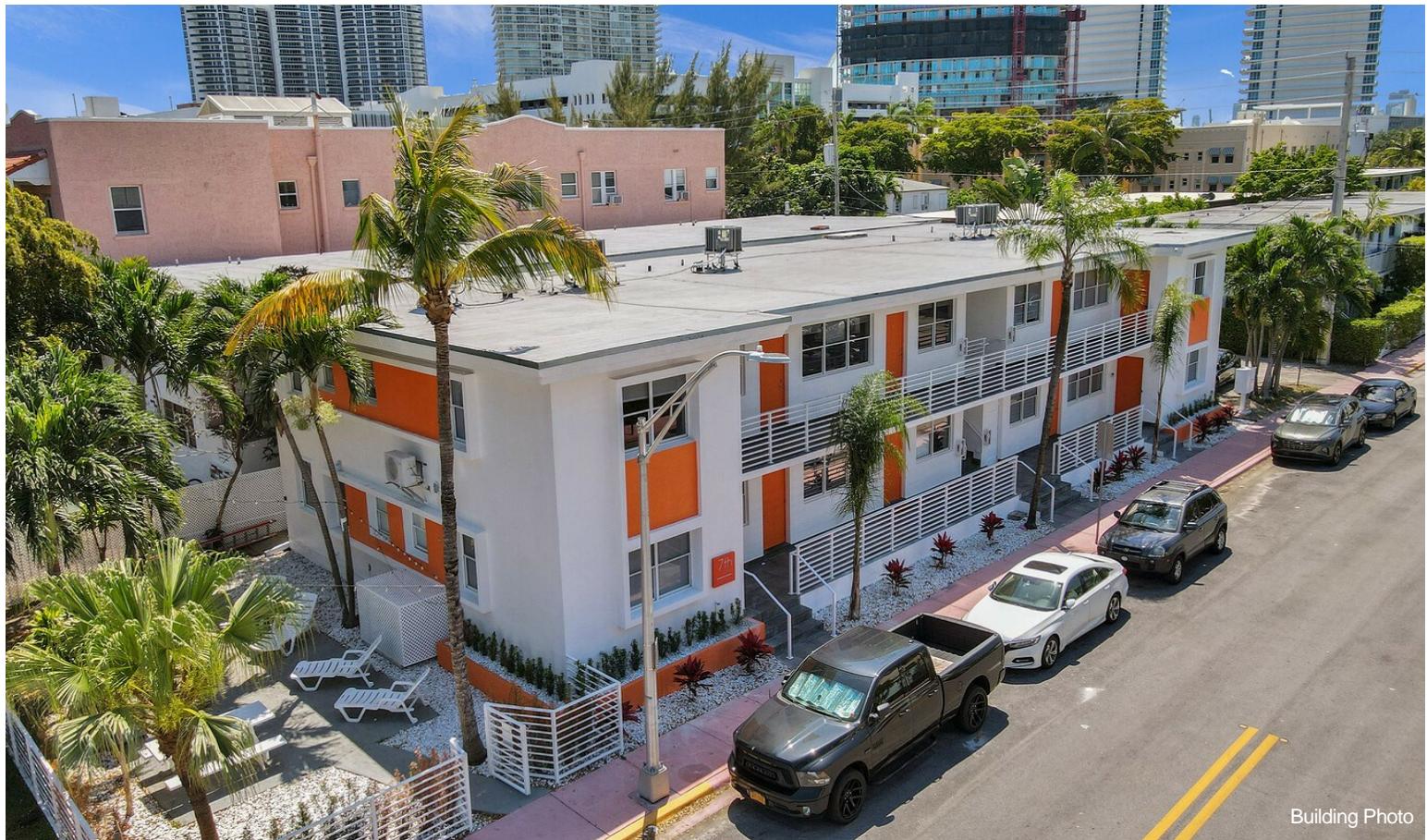
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Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+1	7	\$3,150	840
1+1	3	\$2,200	720 - 775



**1000 7th St, Miami Beach, FL 33139**

# Property Photos



## Property Photos



Building Photo

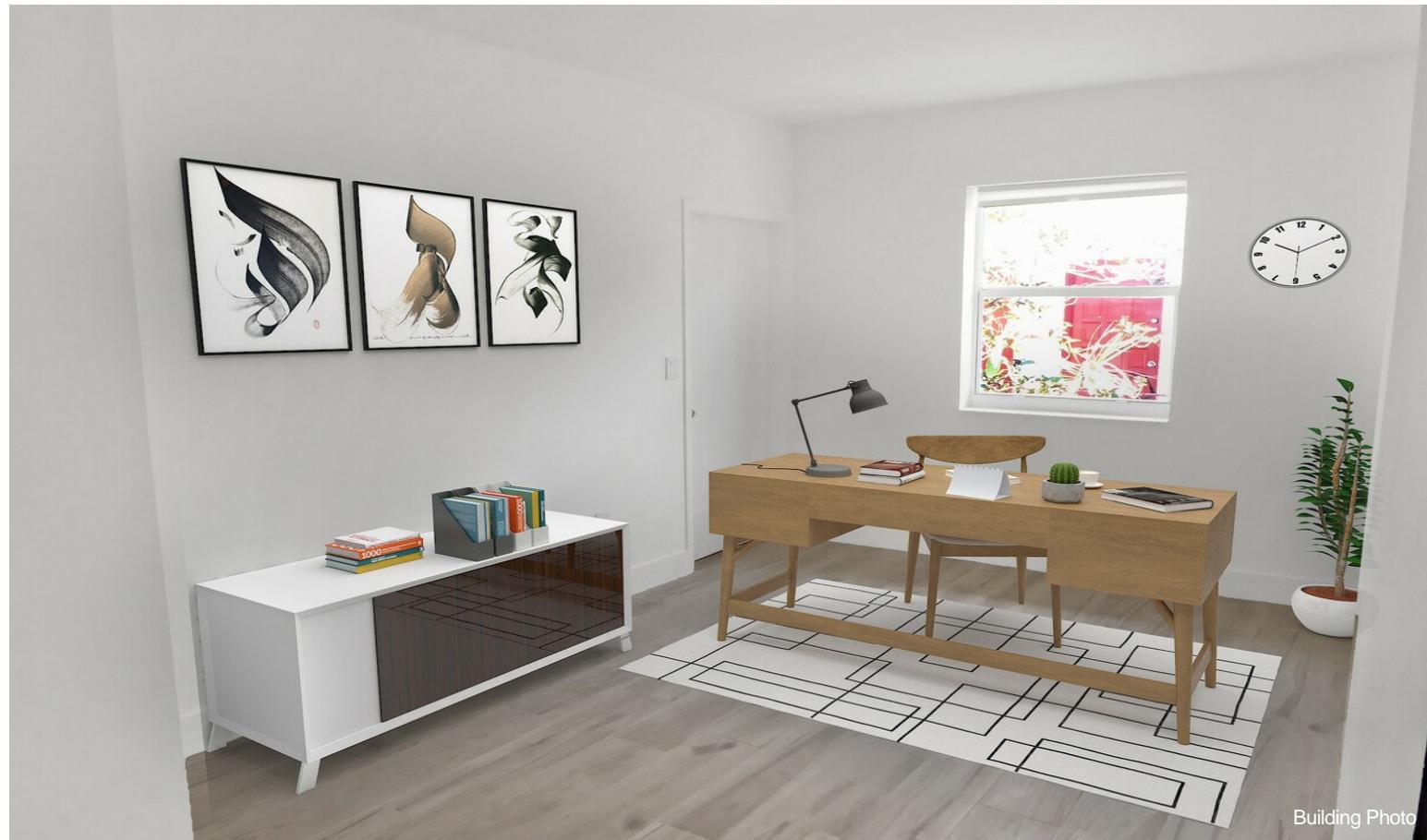


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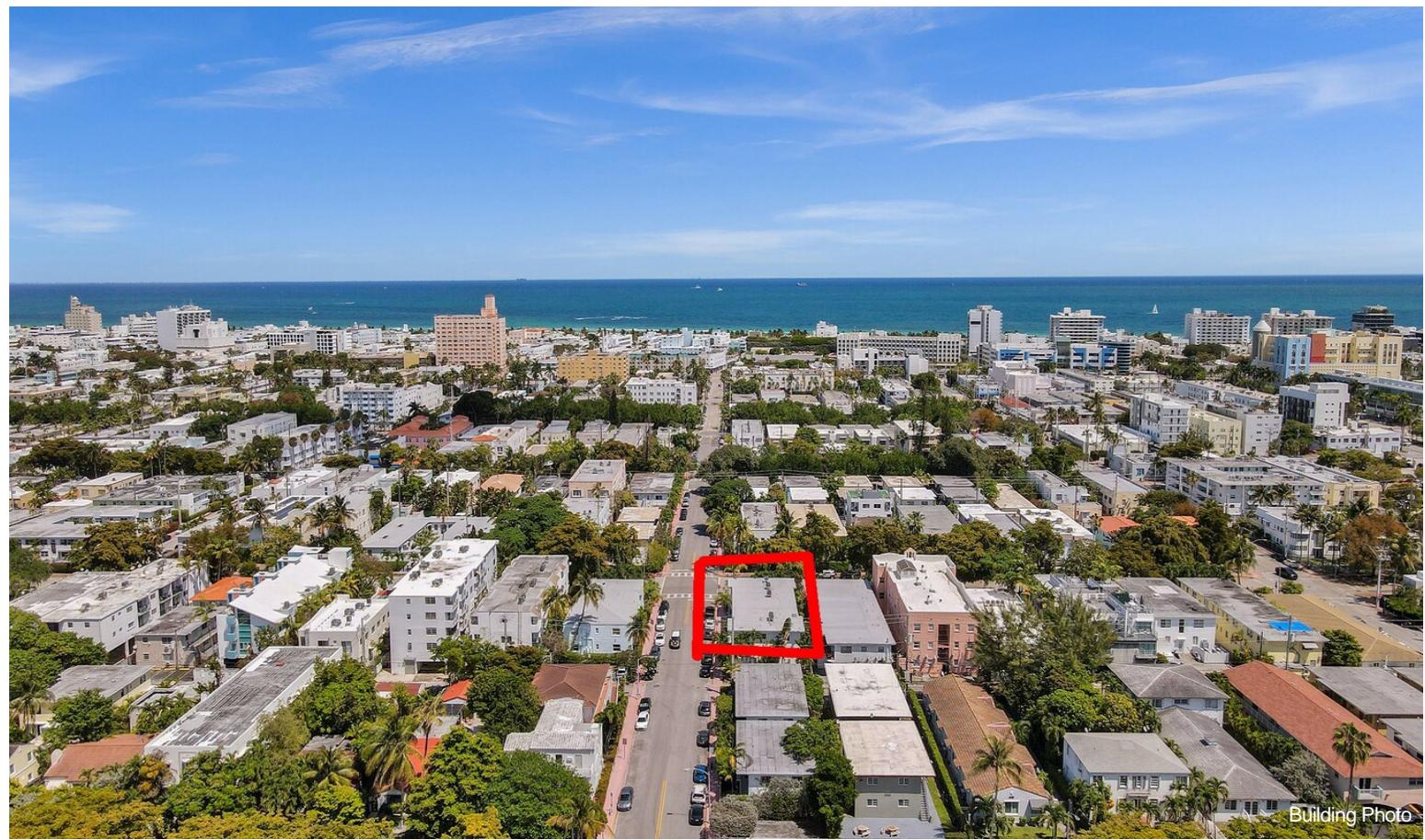
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## ▼ Characteristics

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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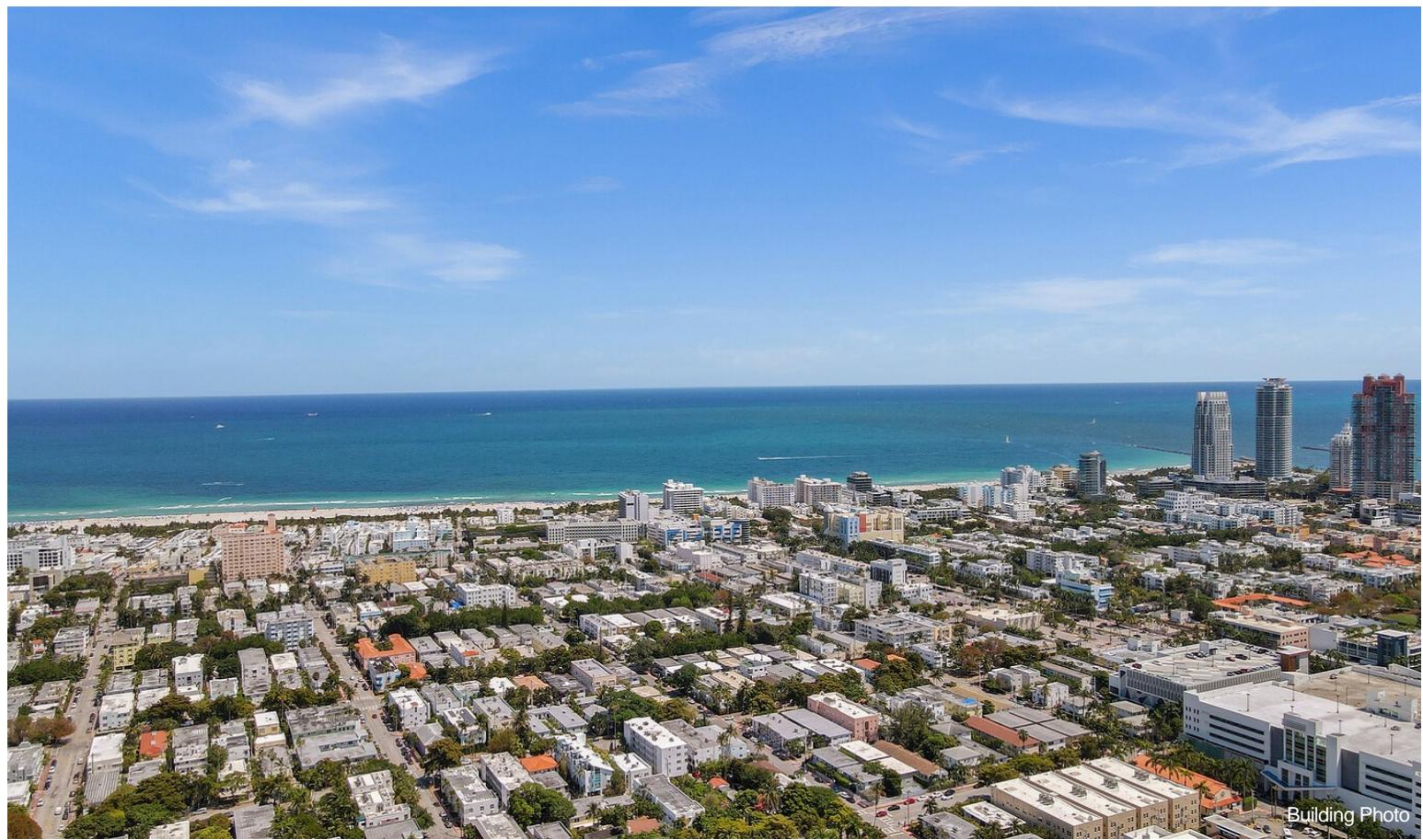


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