

Offering Memorandum

8 Unit Multifamily Opportunity RIVERSIDE, MIAMI

701/711 NW 1st ST, MIAMI, FL 33128

701/711 NW 1st ST



MIAMI, FL 33128

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Florida Brokers International Realty and should not be made available to any other person or entity without the written consent of Florida Brokers International Realty. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Florida Brokers International Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Florida Brokers International Realty has not verified, and will not verify, any of the information contained herein, nor has Florida Brokers International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the Information set forth herein.

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As the Buyer of property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Florida Brokers International Realty expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not quaranteed; the tenant and any quarantors may fail to pay the lease rent, or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Florida Brokers International Realty Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Executive Summary

Florida Brokers International Realty is pleased to present this exceptional opportunity to purchase this lot in the emerging neighborhood of Riverside, Miami. This prime lot is strategically positioned in a rapidly developing area, It has a convenient access, close to major highways, public transportation, and local amenities. Capitalize on the area's rising property values and increasing demand for rental units.

Favorable Location. Riverside in Miami is a vibrant and scenic location, nestled along the Miami River in the heart of downtown. It offers a mix of outdoor and indoor spaces, making it a perfect spot for both relaxation and entertainment. The area features lush greenery, shaded walkways, and beautiful views of the river. Popular among locals and tourists, Riverside is known for its waterfront bars, restaurants, and lounges, providing a lively atmosphere with a variety of food and drink options. The location is often bustling with live music, events, and gatherings, contributing to its lively yet laid-back ambiance. It's also easily accessible and close to Brickell and other key Miami neighborhoods, making it a favorite destination for both day and night outings.

Affordable Income. The Low-Income Housing Tax Credit (LIHTC) Program affords Tenants and Landlords the groundwork for consistent occupancy at a rental rate equal to a portion of the area's median income (AMI). The tremendous growth in annual AMI can be contributed to major commercial and public amenities surrounding the neighborhood, ultimately appreciating land value and satisfying the high demand for affordable housing present within the area. The subject properties set aside requirements are 50% of the units at 60% of the AMI and 50% at 40% AMI. The agreement expires in 2043.

Rising Rental Demand. Due to its location and improving amenities, Riverside is experiencing a growing demand for rental properties. Investors are finding opportunities in multi-family units, single-family homes, and renovated apartments, targeting both long-term residents and newcomers attracted by the neighborhood's affordability.

Riverside represents a unique opportunity for real estate investors seeking to enter Miami's market at a lower cost while contributing to the growth of a historic and culturally rich neighborhood.



Executive Summary

PROPERTY SUMMARY 701 NW 1st ST

Folio: 01-0200-070-1240	
Sub-Division: CITY OF MIAMI SOUTH	
Property Address 701 NW 1 ST	
PA Primary Zone 4601 MULTI-FAMILY - 8 STORY &	
Primary Land Use 0803 MULTIFAMILY 2-9 UNITS : MULTIFA	MILY 3 OR MORE UNITS
Beds / Baths /Half	4/4/0
Floors	2
Living Units	4
Actual Area	3,510 Sq.Ft
Living Area	3,510 Sq.Ft
Adjusted Area	3,159 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1925

PROPERTY SUMMARY 711 NW 1st ST

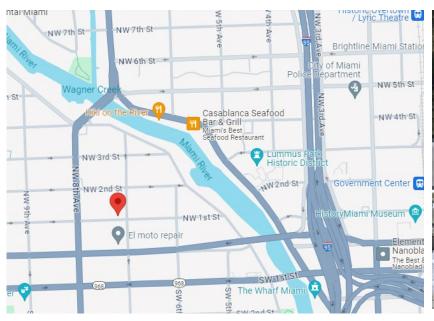
Folio: 01-0200-070-1220	
Sub-Division: CITY OF MIAMI SOUTH	
Property Address 711 NW 1 ST	
PA Primary Zone 4601 MULTI-FAMILY - 8 STORY &	
Primary Land Use 0803 MULTIFAMILY 2-9 UNITS : MULTIFAM	MILY 3 OR MORE UNITS
Beds / Baths /Half	4/4/0
Floors	2
Living Units	4
Actual Area	3,558 Sq.Ft
Living Area	3,558 Sq.Ft
Adjusted Area	3,175 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1925

ASKING PRICE \$2,700,000 BOTH BUILDINGS

EACH BUILDING \$1,350,000

Aerial View









Interior Pictures















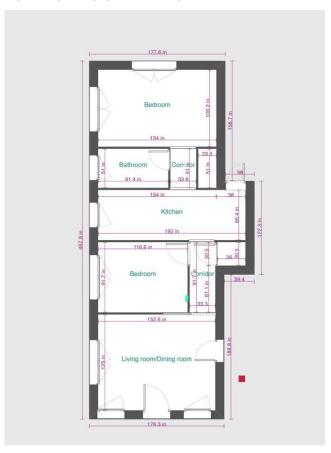




FLOORPLANS



UNITS FLOORPLANS



BUILDINGS FLOORPLANS





Financials



701 NW 1st ST

	ACTUAL MONTHLY RENT	TAL INCOME	Pi
701			701
Unit 1	\$	2,250.00	Unit 1
Unit 2	\$	2,200.00	Unit 2
Unit 3	\$	2,350.00	Unit 3
Unit 4	\$	2,200.00	Unit 4
Total Per l	Month	\$ 9,000.00	Total Per Mon

FN	OJECTED WONTHLY KEI	WIAL INCOM	IL
701			
Unit 1	\$		3,000.00
Unit 2	\$		3,000.00
Unit 3	\$		3,000.00
Unit 4	\$		3,000.00
Total Per Mont	h	\$	12,000.00

DETAILED EXPENSES			
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Property Tax	\$	14,728.20	Yearly
Insurance	\$	3,322.00	Yearly
Electric	\$	1,020.00	Yearly
Waste	\$	4,566.60	Yearly
Gas	\$	830.28	Yearly
Water	\$	3,600.00	Yearly
Total Per Year	\$	28,067.08	

ACTUAL Gross Income	\$	108,000.00
ROI		5.7%
Aprox Annual Expenses	\$	28,067.08
ACTUAL NET Income	5	79,932.92

PROJECTED Gross Income	\$	144,000.00
ROI		8.2%
Aprox Annual Expenses	\$	30,000.00
PROJECTED NET Income	5	114,000.00



Financials

711 NW 1st ST

ACTUAL MONTHLY RENTAL INCOME		
711		
Unit 1	\$	2,250.00
Unit 2	Š	2,200.00
Unit 3	Š	2,350.00
Unit 4	\$	2,200.00
Total Per Mo	onth	\$ 9,000.00

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PROJECTED MONTHLY RENTAL INCOME			
711			
Unit 1	\$		3,000.00
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Unit 3	\$		3,000.00
Unit 4	\$		3,000.00
Total Per Mont	h	\$	12,000.00

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Waste	\$	4,566.60	Yearly
Gas	\$	830.28	Yearly
Water	\$	3,600.00	Yearly
Total Per Year	\$	28,067.08	

ACTUAL Gross Income	\$ 108,000.00
ROI	5.7%
Aprox Annual Expenses	\$ 28,067.08
ACTUAL NET Income	\$ 79,932.92

PROJECTED Gross Income	\$ 144,000.00
ROI	8.2%
Aprox Annual Expenses	\$ 30,000.00
PROJECTED NET Income	\$ 114,000.00





Riverside Miami

The Perfect Balance of Urban Living and Waterfront Charm

Location & Accessibility

Riverside, Miami, is a rapidly evolving neighborhood located along the scenic Miami River, offering quick access to Miami's key business and entertainment districts like Downtown, Brickell, and Little Havana. It boasts excellent connectivity to major highways like I-95, making it an ideal spot for both work and leisure.

Growth and Investment Potential

The neighborhood is experiencing significant real estate development, with modern residential complexes and mixed-use spaces emerging alongside preserved historic properties. With Miami's booming economy, Riverside is positioned as a prime spot for real estate investment, promising strong growth and appreciation potential in the coming years.

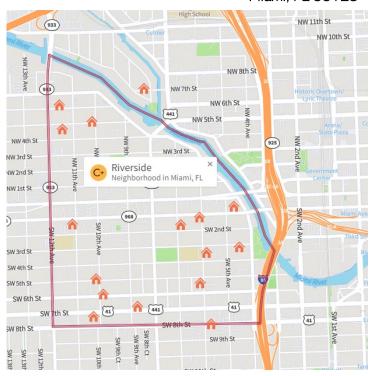
Neighborhood Appeal

Riverside has transformed into one of Miami's most sought-after locations, blending historic charm with modern convenience. The neighborhood is rich in cultural diversity, offering a unique, authentic Miami experience. With a mix of old-world architecture and new real estate developments, it caters to a wide range of residents, from young professionals to growing families.

Riverside's Waterfront Lifestyle

The Miami River serves as the centerpiece of this community, providing stunning waterfront views and access to riverside parks and walkways. Riverside offers an ideal combination of urban convenience with the tranquility of nature, making it highly appealing to those who want the best of both worlds.

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A Boutique Brokerage

Florida Brokers International Realty has more than 30 years of experience in the Real Estate market in the South Florida region, where our partners are pioneers and participants of the most important projects in Florida.

Thanks to our business development, we have inside information on upcoming Real Estate laws and developments so that our clients can obtain the best return of investment in the sector they are investing. Florida Brokers has been characterized to manage successful investment portfolios for their clients and are always looking for the new opportunity that best suits the client's needs.

We offer extensive range of investment opportunities. From home buyers that are looking to purchase their dream home, executives with limited time that want to own an investment property, to investment firms that are looking to obtain multi-family projects, buildings, lots, etc.

If you are the kind of person who has money sitting in the bank or if you are wondering about how to obtain a secure investment in the south Florida real estate market, allow us to advise you with the help of our expert team of brokers who study your case in particular and give you the professional advice you deserve. Do not hesitate to write us an email, or chat online whenever you need it, we'll be immediately available to address your concerns.



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