EUCLID MIAMI APARTMENTS

1115 EUCLID AVE.
Miami FL 33139

HIGHLIGHTS:

- » LOCATION+
- » MIAMI BEACH
- » WALK TO THE BEACH
- » 16 UNITS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	30,555	47,917	243,312
2024 Average HH Income	$114,797	$141,469	$131,206

Exclusively Marketed by:

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DALAN REALTY

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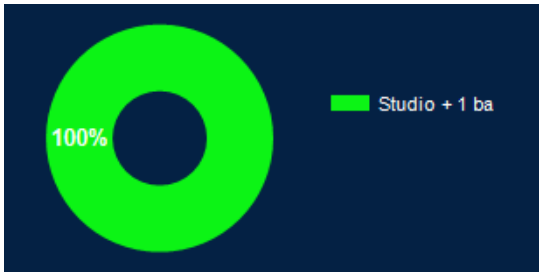
			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	16	490	$1,788	$3.65	$28,600	$1,800	$3.67	$28,800.00
Totals/Averages	16	490	$1,788	$3.65	$28,600	$1,800	$3.67	$28,800.00



INCOME	CURRENT
Gross Scheduled Rent	$324,960
Effective Gross Income	**$324,960**
Less Expenses	$110,730
Net Operating Income	**$214,230**

EXPENSES	CURRENT	Per Unit
Real Estate Taxes	$51,402	$3,213
Insurance	$21,636	$1,352
Management Fee	$9,289	$581
Trash Removal	$6,888	$431
Water / Sewer	$13,292	$831
Landscaping	$2,400	$150
Electricity	$1,041	$65
Pest Control	$1,200	$75
Gas	$2,117	$132
Bank Fees	$395	$25
Business Licence	$1,070	$67
Total Operating Expense	**$110,730**	**$6,921**
Expense / SF	$12.50	
% of EGI	34.07%	

PROPERTY SUMMARY

Number of Units	16
Building SF	8,860
Land SF	7,000
Land Acres	0.16
Year Built	1950
Year Renovated	2021
# of parcels	1
Building Class	B
Topography	Flat
Location Class	B

INVESTMENT SUMMARY

Price	$3,950,000
Price PSF	$445.82
Occupancy	100%
NOI (CURRENT)	$214,230
CAP RATE (CURRENT)	5.42%
GRM (CURRENT)	12.16
GRM (Pro Forma)	11.92

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