

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

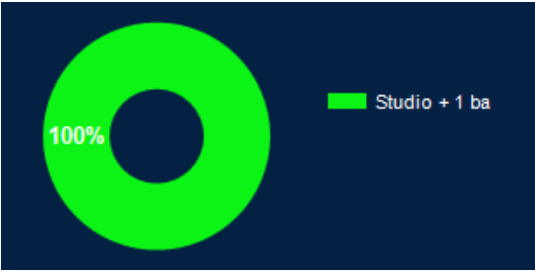
Exclusively Marketed by:

Damian Nusynkier
DALAN REALTY LLC
Lic. Real Estate Broker
(786) 553-7228
damian@dalanrealty.com
BK3126276



<https://www.dalanrealty.com/>

			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



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	\$3,550,000
Price PSF	\$400.68
Occupancy	100%
NOI (CURRENT)	\$214,230
CAP RATE (CURRENT)	6.03%
GRM (CURRENT)	10.92
GRM (Pro Forma)	10.71



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%	

INVESTMENT SUMMARY

Dalan Realty is proud to present "Euclid Miami Apartments", a 16 Unit Apartment complex located in Miami Beach, Florida. Most of the units has been renovated in the interiors. The building feature improvements such as impact windows and new roof (2024). 40 year Certification passed on March 2020, next certification on March 2030.

Unit Mix includes 16 one bedroom units. Rent Average \$1,750. Wall Unit AC and smoke alarms on each unit.