



INVESTMENTS REALTY

MULTI-FAMILY

MULTI-FAMILY BUILDING IN EDGEWATER / EAST US-1

437 NE 30 St, Miami, FL 33137

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ASSET BREAKDOWN

Global Investments Realty is pleased to present an opportunity to acquire a multi-family, perfectly located in one of the Miami's growing area.

- Subject property is an two-story building, totaling 7 living units in a 5,500 square feet lot size, according to the Miami Dade Property Appraiser.
- Property is located in a premium and highly sought after neighborhood which continues to grow, Edgewater; that includes the most successful projects in unit sales in recent years, besides Brickell and Downtown.
- Units are leased in a month-to-month basis, offering flexibility for future ownership plans.
- Favorable T6-36a (L) zoning designation allows up to 66,000 buildable square feet and 18 units, plus the possibility of adding up to 40% of Floor Lot Ratio (FLR) via public benefit.
- Perfectly located next to Biscayne Blvd., 15-minute drive to Miami Airport, and 5-minute drive to the booming areas of Design District, Wynwood, Brickell and Downtown Miami, property offers excellent connectivity to all major Miami hotspots.

MULTI-FAMILY IN EDGEWATER	JOEL RODRIGUEZ Principal / Broker	joel@glirealty.com	O. 305.635.3005 C. 786.285.7739
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



INVESTMENT SUMMARY

<i>Folio:</i>	01-3230-013-0670
<i>Existing Building:</i>	5,220 SF*
<i>Lot size:</i>	5,500 SF*
<i>Units:</i>	7*
<i>Floors:</i>	2*
<i>Year Built:</i>	1918
<i>Zoning:</i>	T6-36a-L
<i>Total Buildable SF:</i>	66,000 SF**
	+ 40% additional Public Benefit**
<i>Total Buildable Units:</i>	18**
 <i>PRICE:</i>	 \$3,500,000

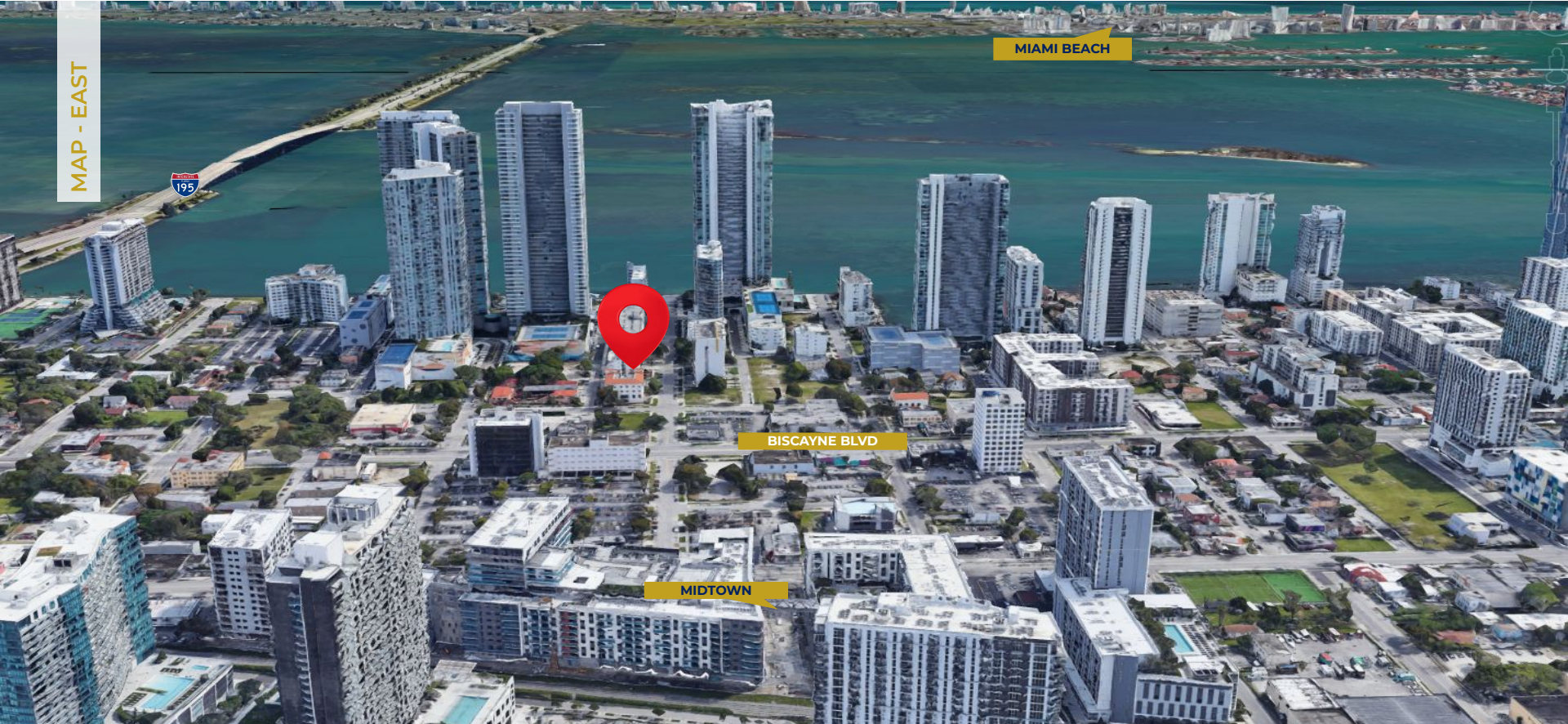
* According to Property Appraiser - Miami-Dade County

** This information do not constitute legal advice and is intended for informational purposes only. Additional restrictions may apply.



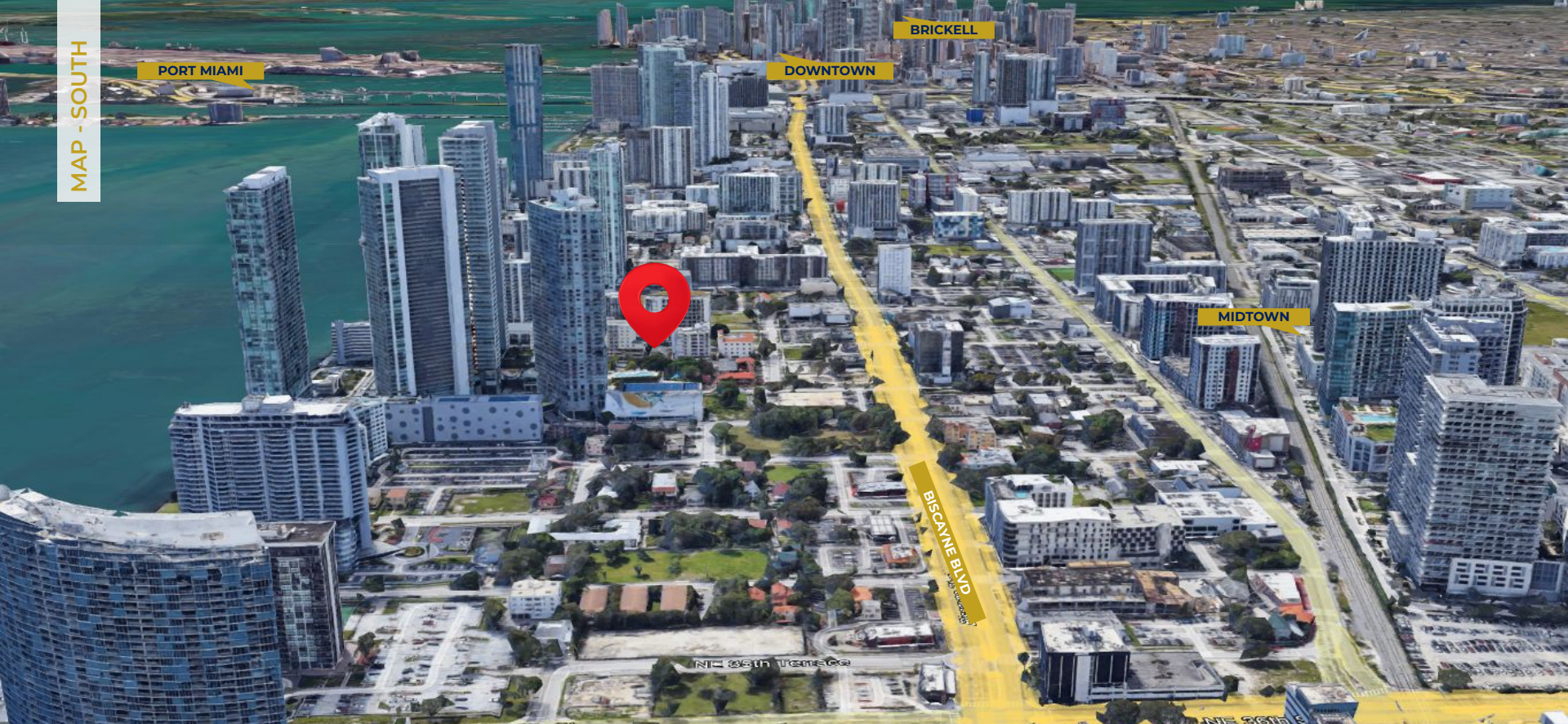
**NEIGHBORHOOD
EDGEWATER**

ASSET TYPE
MULTI-FAMILY



MAP - EAST





MAP - SOUTH

AERIAL



EXTERIOR



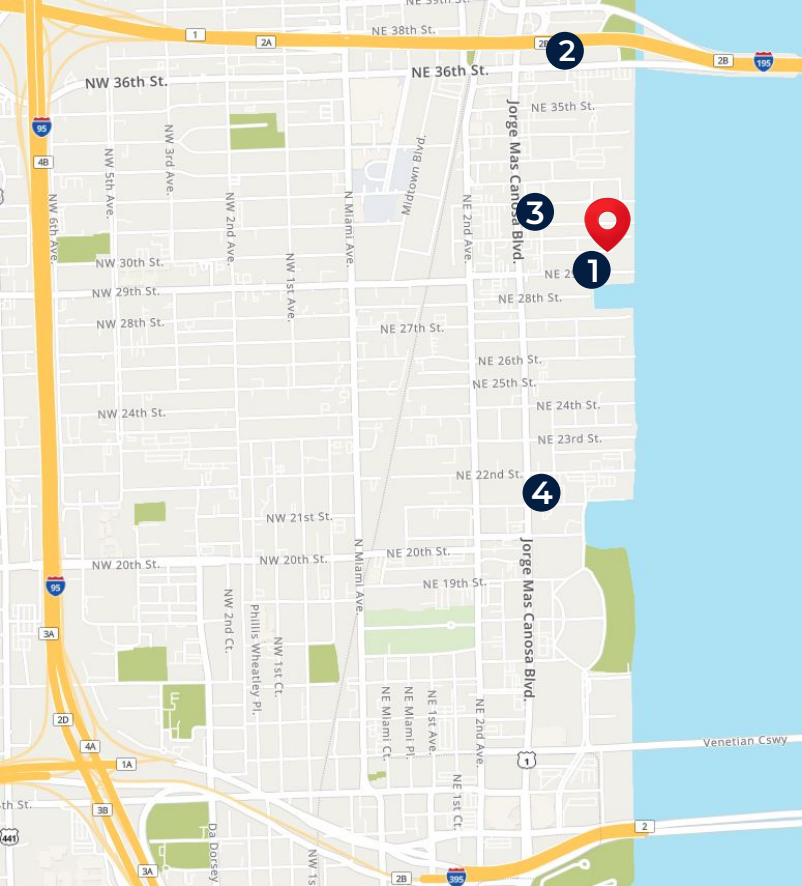


EXTERIOR



UNIT MIX









Lease Type	# of Units	Rent Charge
M2M	2-Main Entrance	\$800
M2M	2 Shared	\$500
M2M	2 Shared	\$800
M2M	2 Shared	\$800
M2M	2 Shared	\$700
M2M	3	\$800
M2M	4	Vacant
M2M	5	Vacant
M2M	6	Under Renov
M2M	7	\$2,000
M2M	8	\$2,000
		\$8,400

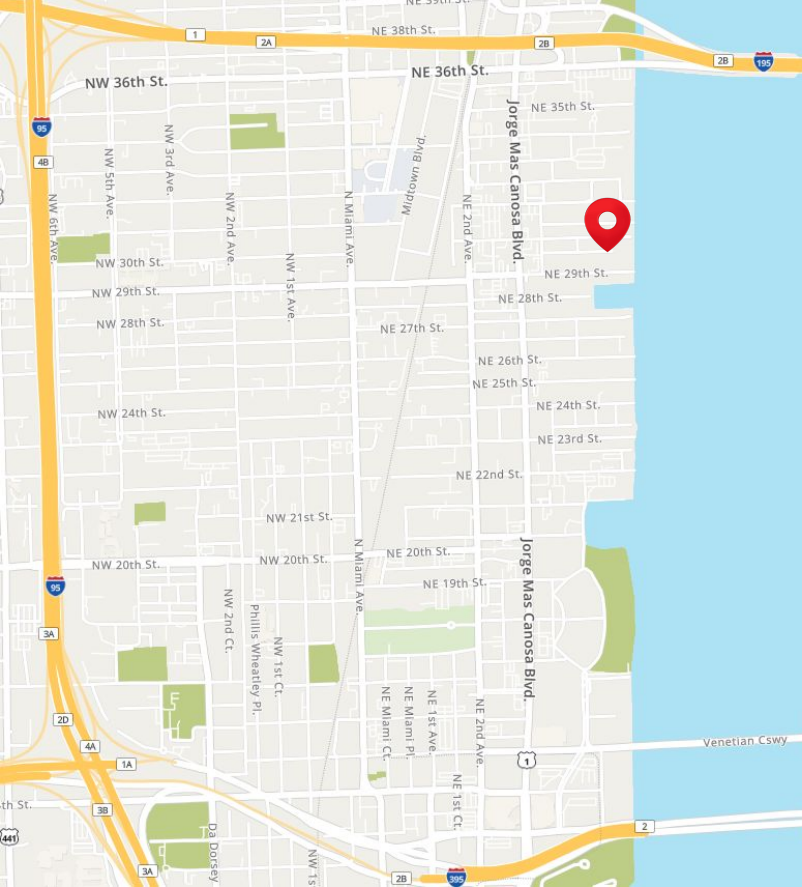


SALE COMPARABLES (LAND)

#	Address	Type	Lot Size/SF	Sale Date	Price	Price/SF
1	519 NE 29 St	Dev Site	18,000	6/16/2023	\$12,050,000	\$669.44
2	3630 NE 5 Ave*	Dev Site	19,475	9/27/2023	\$13,500,000	\$693.20
3	2121 Biscayne Blvd.	Dev/Retail	43,427	3/01/2024	\$25,050,000	\$576.83
4	3047 Biscayne Blvd.	Dev Site	20,240	4/10/2024	\$12,400,000	\$612.64
Average			25,286		\$15,750,000	\$638.03
Subject Property			5,500		\$3,509,165	

* Assemblage

 <p>EDGE HOUSE RESIDENCES Pre Construction / 2028 From \$500,000 \$1,200 x SF</p>	 <p>THE STANDARD RESIDENCES Under Construction / 2025 From \$560,000 \$1,200 x SF</p>	 <p>ELLE RESIDENCES MIAMI Pre Construction / 2027 From \$590,000 \$1,350 x SF</p>
 <p>VIDA EDGEWATER RESIDENCES Under Construction / 2026 From \$650,000</p>	 <p>JEAN-GEORGES MIAMI TROPIC RESIDENCES Pre Construction / 2027 From \$1,100,000 \$1,300 x SF</p>	 <p>ARIA RESERVE Under Construction / 2025 From \$1,800,000 \$1,150 x SF</p>
 <p>EDITION RESIDENCES EDGEWATER Pre Construction / 2026 From \$2,000,000 \$1,300 x SF</p>	 <p>VILLA MIAMI RESIDENCES EDGEWATER Pre Construction / 2027 From \$4,800,000 \$1,800 x SF</p>	



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



267,774
Total Population



40.3
Average Age



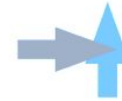
\$76,139
Average Household Income



\$383,087
Median Housing Value



109,733
Total Households

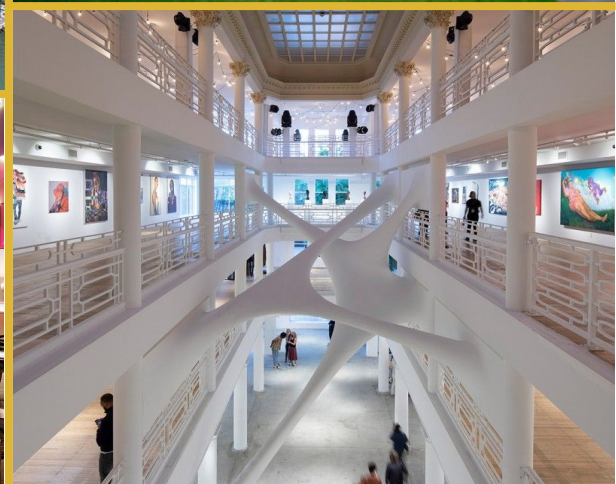


2.89%
Five Year
Projected Growth

NEIGHBORHOOD

Edgewater has been perfectly described as having a Downtown meets Wynwood vibe. Long considered an “up-and-coming” neighborhood in Miami, now it is one of the most sought after addresses in South Florida, ideally located bayfront between the bustle of Brickell and Downtown, and the renowned Design District.

Waterfront living with a mix of both trendy and luxury dining and shopping nearby.



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NEIGHBORHOOD

Wynwood is the America's best hipster neighborhood according to Forbes.

+2,060,465 Out-of-Town Visitors

+ 20% of Miami's Parking Transactions

\$488M Spending by Out-of-Town Visitors



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GLOBAL

INVESTMENTS REALTY



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