

JUST LISTED!

THE BOUTIQUE APARTMENTS

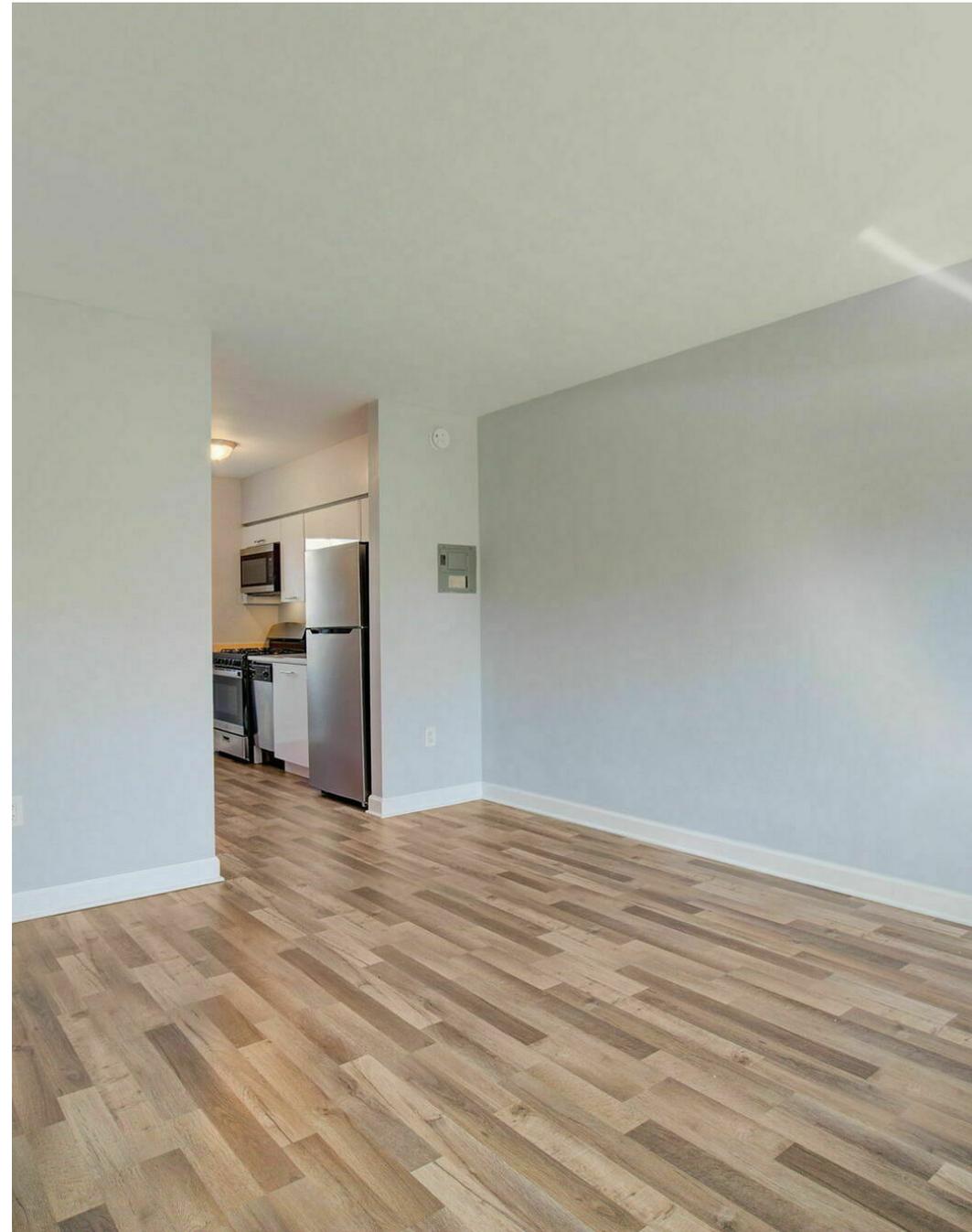
📍 8000 NE Bayshore Ct, Miami, FL 33138

INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire A 2-Story, Stabilized Asset In The Exceptional Upper East Side Neighborhood Of Miami
- Property Has Been Meticulously Maintained By Professional Operator
- Passed All Necessary Recertification Inspections
- Opportunity To Increase Rents By 15.43% With Minimal Capital Expenditures Needed
- Majority Of The Units Have Been Renovated And Modernized Over Past Couple Years And Feature New Laminate Flooring, Stainless Steel Appliances, Granite Countertops, Premium Cabinetry, And Fresh Paint
- Community Amenities Include Ample Courtyard/Outdoor Space For Tenants, Full-Size Pool, And Security Gate
- Strong Demographic Data In Neighborhood With Positive Growth Trends
- Prime Location East Of Biscayne Blvd (US-1) And Bayshore Dr Giving Tenants Quality Lifestyle With Close Proximity To The Water, Restaurants, Retailers, Schools, Public Transit, And More
- Located Just East Of I-95 Just North Of NE 79th St Providing Easy Access To Anywhere In Miami-Dade County

INVESTMENT DETAILS

Price	\$9,400,000
Cap Rate	5.0
NOI	\$469,757.00
Number of Units	43
Building Size	19,317 SF
Price PSF	\$486.62
Lot Size	0.659 Acres





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