



Art Deco Multifamily

In the Heart of Miami Beach

THE
KAKON
BROTHERS
TEAM

1414 Euclid Ave, Miami Beach FL 33139

Exclusively presented by **Nathan Kakon**



Folio number: 02-4204-007-0100

Zoning Classification: RM-1 Low Intensity

Existing Building Area: 8,750

Adjusted Area: 6,336

Lot Size: 7,000

Year Built: 1937

Historic District: Flamingo Park

Historic Status: Contributing

PA Zone: 3900 Multi fam 38-62 U/A

Price per Sqft / Land: \$535

Price per Sqft / Building: \$591

List Price: \$3,750,000

Number of Units: 12

Gross scheduled Income: \$262,200

2023 RE Tax : \$45,862

Insurance Cost: ~ /Y

Occupancy: 100% occupied

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Zoning MAP – Strategically Located



ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity

Perfect Opportunity for a 1031 Exchange on a Value-Add Property in Miami Beach



Rent Roll

Rent Roll - All Time						
	Unit	Lease	Start date	End date	Rent	Deposits
1414 Euclid LLC						
	14	Joaquin Casado	2023-03-01	MTM	\$1,800.00	\$0.00
	15	Joaquin Casado	2024-06-01	MTM	\$1,800.00	\$0.00
	16	Joaquin Casado	2022-12-01	MTM	\$1,800.00	\$0.00
	17	Gladys C. Pena	2023-07-05	2024-07-04	\$2,000.00	\$2,000.00
	18	Joaquin Casado	2023-12-01	MTM **	\$1,800.00	\$0.00
	19	Joaquin Casado	2023-10-31	MTM	\$1,800.00	\$0.00
	20	Valeria Reinoso	2023-03-01	MTM	\$2,000.00	\$0.00
	21	Valeria Reinoso	2023-02-01	MTM	\$1,800.00	\$1,800.00
	22	Miguel Estefan	2022-11-01	MTM **	\$1,700.00	\$850.00
	23	Gonzalo	2023-12-01	MTM **	\$1,800.00	\$0.00
	24	Joaquin Casado	2023-06-01	MTM	\$1,800.00	\$0.00
	25	Veronica Pena	2023-01-01	MTM	\$1,750.00	\$1,275.00
	12 Units				\$21,850	

Total Yearly Rent : \$262,200

YEARLY EXPENSES

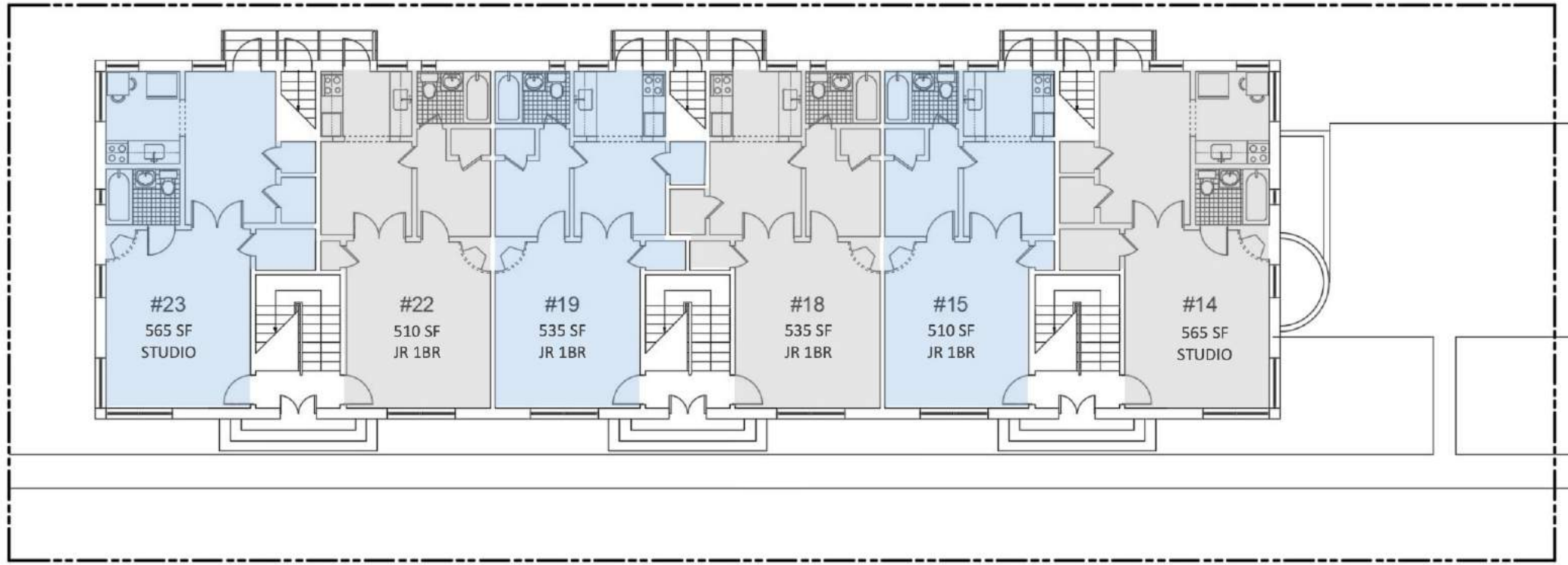
1414 Euclid LLC Expense Tracking 2024

Year	2024
Starting Month	January

Expenses	Due Date	January	February	March	April	May	June	July	August	September	October	December	Totals
FPL		\$40.04	\$38.96	\$38.39	\$38.30	\$37.56	\$36.82						<u>\$230.07</u>
TECO (GAS)		\$145.70	\$152.00	\$152.00	\$170.17	\$217.17	\$217.17						<u>\$1,054.21</u>
WATER		\$1,120.43	\$1,299.81	\$1,239.43	\$1,081.35	\$931.71	\$933.35						<u>\$6,606.08</u>
WASTE MANAGEMENT		\$424.63	\$424.63	\$424.63	\$424.63	\$424.63	\$424.63						<u>\$2,547.78</u>
PROPERTY MANAGEMENT		\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00						<u>\$5,760.00</u>
INSURANCES FLOOD											\$9,318.00		<u>\$9,318.00</u>
INSURANCE EX WIND, GL											\$10,778.05		<u>\$10,778.05</u>
REPAIRS													<u>\$0.00</u>
PROPERTY TAXES							\$11,101.81						<u>\$11,101.81</u>
BUSINESS TAXES										\$66.00			<u>\$66.00</u>
													<u>\$0.00</u>
Total Expenses	\$0.00	<u>\$2,690.80</u>	<u>\$2,875.40</u>	<u>\$2,814.45</u>	<u>\$2,674.45</u>	<u>\$2,571.07</u>	<u>\$13,673.78</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$66.00</u>	<u>\$20,096.05</u>	<u>\$0.00</u>	<u>\$47,462.00</u>

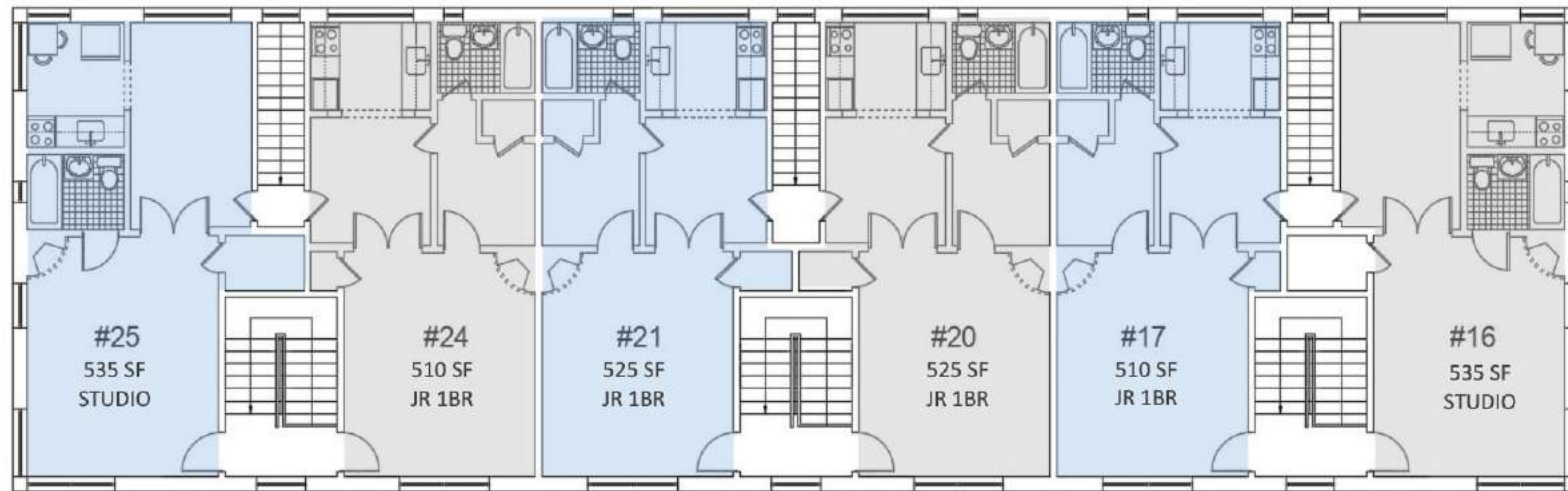
Yearly expense: \$82,000 (including RE tax)

FIRST FLOOR



EUCLID AVENUE

SECOND FLOOR



EUCLID AVENUE



Unit 15 Kitchen



Unit 16 Kitchen



Unit 16 Living Room



Unit 17 Living Room



Unit 16 Bath



Unit 18 Living Room



Unit 18 Kitchen



Unit 19 Bath



Unit 15 Kitchen



Unit 16 Kitchen



Unit 16 Living Room



Unit 17 Living Room



Unit 16 Bath



Unit 18 Living Room



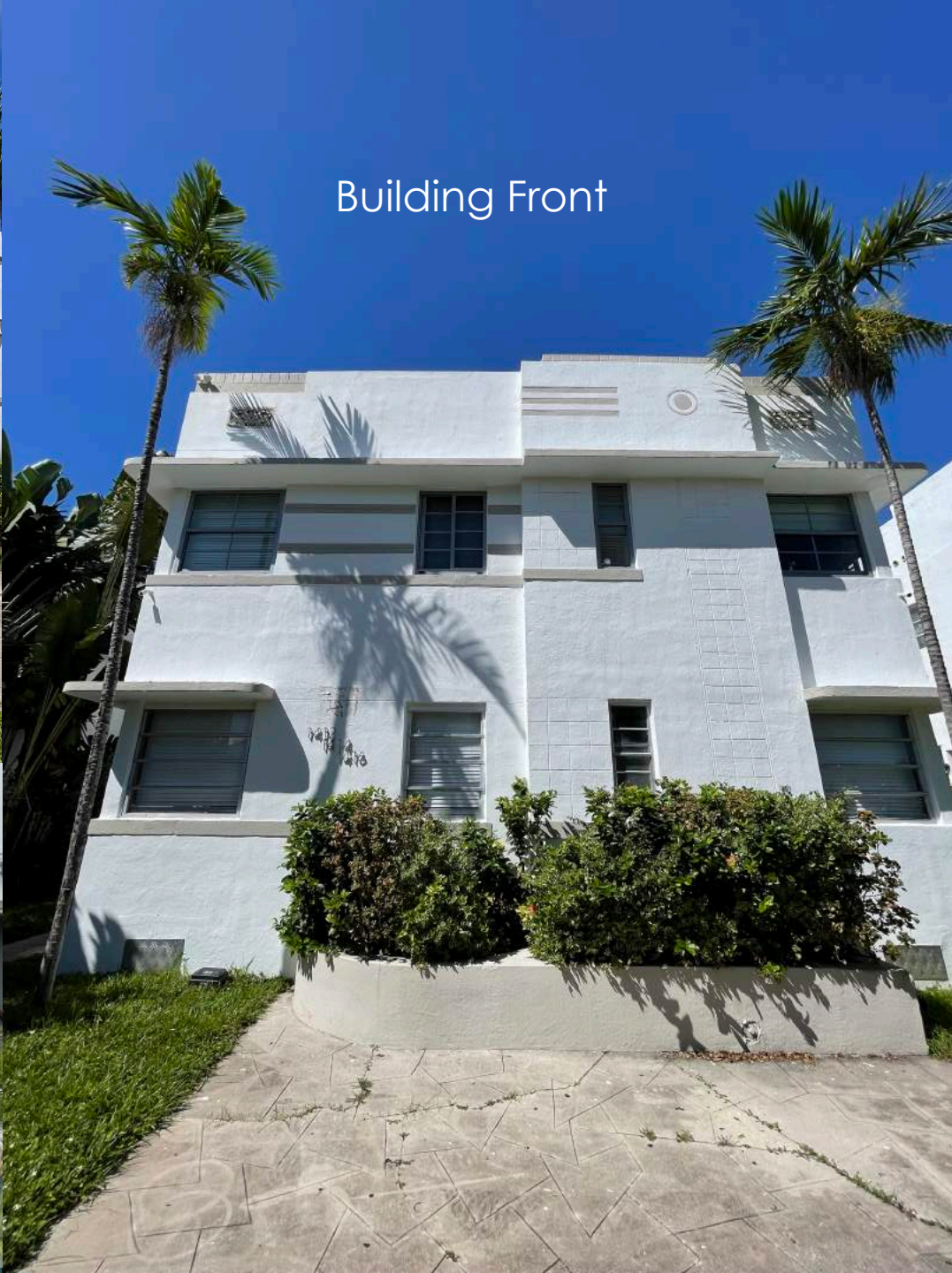
Unit 18 Kitchen



Unit 19 Bath



SE Corner



Building Front



NE Corner



Unit Entry



Interior stairway



Side Alley



Building West Side



Independent FPL Meters



Individual A/C units



Independent Water meters








Independent Coin Laundry



TRANSPORTATION

TRANSIT/SUBWAY

Adrienne Arsht Center Transit Stop  (Metromover Omni Loop)	10 min drive	4.8 mi
Eleventh Street Transit Stop  (Metromover Omni Loop)	10 min drive	4.8 mi
Park West Transit Stop  (Metromover Omni Loop)	10 min drive	5.0 mi
College/Bayside Transit Stop  (Metromover Brickell Loop, Metromover Downtown Loop, Metromover Omni Loop)	11 min drive	5.3 mi
Bayfront Park Transit Stop  (Metromover Brickell Loop, Metromover Downtown Loop, Metromover Omni Loop)	12 min drive	5.6 mi

UNIT AMENITIES

- Air Conditioning
- Heating
- Hardwood Floors
- Views
- Cable Ready
- Tile Floors
- Refrigerator
- Dining Room
- Dishwasher
- Crown Molding
- Stainless Steel Appliances
- Handrails
- Fireplace
- Kitchen
- Range
- Linen Closet
- Storage Space
- Granite Countertops
- Tub/Shower
- Patio

SITE AMENITIES

- Controlled Access
- Laundry Facilities
- Recycling
- Vintage Building
- Courtyard
- Gated
- Trash Pickup - Curbside
- Bicycle Storage
- Fenced Lot
- Gas Range



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