

JUST LISTED!

WATERSIDE & BOUTIQUE APARTMENTS

📍 1101 NE 80th St & 8000 NE Bayshore Ct, Miami, FL 33138

INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire Two Well-Maintained, Sister Properties Located On The Same Block In The Exceptional Upper East Side Neighborhood Of Miami
- The Buildings Are Located On Opposite Ends Of The Block And Comprise A Majority Of Its Acreage
- Waterside Building Has Gone Through Extensive Capital Expenditures (2024) Including Concrete Restoration, Structural Improvements, And Foundational Work, All Done With Permits
- Boutique Building Has Been Updated Over Past Few Years
- Both Buildings Have Passed 40 & 50 Year Recertifications
- Exterior Improvements To Waterside Include Hurricane-Impact Windows & Doors, New Roof With Insulation, Seamless Gutters, PVC Plumbing Throughout Building And Out To The Street, Resurfaced Parking Lot, New Car Stoppers, New Exterior Lighting, New Fire Alarm System, Etc.
- Interior Improvements To Waterside Include New Laminate Flooring, New Electric Panels & Wiring, Modern Kitchens & Bathrooms With New Stainless Steel Appliances, Cabinetry & Countertops, Vanities, Etc.
- Waterside Building Has New Water Heaters, Central Air Conditioning Throughout With New Duct Work & Freon Copper Lines, And New Elevator
- Both Properties Together Offer Highly Desirable And Diversified Unit Mix With Spacious, Modern Units With Some Featuring Laundry In-Unit And Balconies On The 2nd And 3rd Floors
- Prime Location East Of Biscayne Blvd (US-1) And Bayshore Dr Ensuring Tenants A Quality Lifestyle With Close Proximity To The Water
- Located East Of I-95 Just Off NE 79th St Providing Easy Access To Anywhere In Miami-Dade County

INVESTMENT DETAILS

Price	\$17,000,000
Cap Rate	5.0
NOI	\$849,920.00
Number of Units	67
Building Size	39,307 SF





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