



# AIRBNB MULTIFAMILY TURN KEY

INVEST MIAMI - LIVE MIAMI





# Property Details

---



5 Units in Miami River

769 NW 10th St  
Miami FL 33136

Lot Size 5,750 SF

Sqft :3,230 SF

1 Single Family + 4 units

Zoning T6-8-O

INVEST MIAMI - LIVE MIAMI

# Property Highlights

---

Rare Opportunity to Acquire 5-Unit Short Term  
Rental in the Miami River District

5 Year Operating History with Airbnb - with 3000 reviews

40/50 Year Recertification Completed in 2024

T6-8-O Zoning Allowing for Legal Short-Term  
Rentals and Future Developement

Favorable Unit Mix of One 3-Bedroom House and  
Four 1-Bedroom Apartments

85% Occupancy Rate

Central Location in the Miami River District,  
Adjacent to Miami Health District and Riverlanding



# Property Overview



Located in the highly sought-after Spring Garden Historic Subdivision, this exceptional property at 769 NW 10th Street is nestled in the vibrant Miami River District. Positioned adjacent to the Culmer Metrorail Station, it offers unparalleled connectivity to Miami International Airport, Greater Miami, and beyond. The property's proximity to the intersection of Interstate 95 (North-South through Downtown Miami) and the 836 Expressway (East-West to Miami International Airport and Miami Beach) makes it a commuter's dream. Within walking distance, the Miami Health District, one of the largest in the U.S. and South Florida's leading employment hub, brings year-round activity to the neighborhood. Meanwhile, the property's central location places it within a 10-15-minute drive of Miami's major tourist and cultural attractions, including South Beach, Wynwood Art District, Miami Design District, Little Havana, and Brickell Downtown. Its prime location between Miami International Airport and Port of Miami further enhances its appeal.

For the past 15 years, this property has seen continuous improvements, including its transformation into a thriving Airbnb Superhost destination in 2016. With an average occupancy rate of 86% and a stellar 4.9-star guest rating, it has proven to be a highly successful short-term rental.

The surrounding Miami River District has experienced a decade of significant revitalization, featuring upscale restaurants, luxury apartments, condominiums, and a major retail hub at River Landing. With over 510,000 residents within a five-mile radius and ongoing developments in the area, this neighborhood is rapidly becoming one of Miami's most desirable places to live, work, and invest.

Favorable T6-8-O zoning opens the door to potential assemblage with adjacent properties, making this a rare opportunity for various income streams and future development. Whether you're looking to capitalize on the booming short-term rental market or envisioning a larger-scale redevelopment, this property offers unlimited potential in a prime Miami location.

Don't miss the chance to own a gem in the heart of one of Miami's fastest-growing districts!

| Stock Watch LLC                         |                      |
|---|----------------------|
| Profit and Loss                         |                      |
| January 1 - December 31, 2023           |                      |
|   | Total                |
| Income                                  |                      |
| Rental Income                           | 168,277.00           |
| <b>Total Income</b>                     | <b>\$ 168,277.00</b> |
| Cost of Goods Sold                      |                      |
| Cleaning                                | 18,205.00            |
| Supplies                                | 3,778.44             |
| <b>Total Cost of Goods Sold</b>         | <b>\$ 21,983.44</b>  |
| <b>Gross Profit</b>                     | <b>\$ 146,293.56</b> |
| <b>Expenses</b>                         |                      |
| Real Estate Taxes                       | 12,134.36            |
| Insurance                               | 13,998.72            |
| Gardener                                | 210.00               |
| Plumbing                                | 100.00               |
| Pest Company                            | \$ 1,625.00          |
| Miscellaneous (bed sheets, towels..etc) | \$ 500.00            |
| <b>Total Expenses</b>                   | <b>\$ 28,568.08</b>  |
| <b>Utilities</b>                        |                      |
| Electricity                             | 5,858.12             |
| Internet                                | 2,175.60             |
| Water & Sewer                           | 2,580.27             |
| <b>Total Utilities</b>                  | <b>\$ 10,613.99</b>  |
| <b>Total Expenses</b>                   | <b>\$ 39,182.07</b>  |
| <b>Net Operating Income</b>             | <b>\$ 107,111.49</b> |
| <b>Other Expenses</b>                   |                      |
| Repairs & Maintenance                   | 300.00               |
| <b>Total Other Expenses</b>             | <b>\$ 300.00</b>     |
| <b>Net Income</b>                       | <b>\$ 106,811.49</b> |

**FINANCIALS**

AIRBNB OPERATED  
Generating over \$100K per year

| Stock Watch LLC                 |                      |
|---------------------------------|----------------------|
| Profit and Loss                 |                      |
| January 1 - Nov 20, 2024        |                      |
|                                 | Total                |
| Income                          |                      |
| Rental Income                   | 148,950.07           |
| <b>Total Income</b>             | <b>\$ 148,950.07</b> |
| Cost of Goods Sold              |                      |
| Cleaning                        | 18,582.00            |
| Supplies                        | 3,785.42             |
| <b>Total Cost of Goods Sold</b> | <b>\$ 22,367.42</b>  |
| <b>Gross Profit</b>             | <b>\$ 126,582.65</b> |
| <b>Expenses</b>                 |                      |
| Real Estate Taxes               | 13,239.48            |
| Insurance                       | 7,730.00             |
| Gardener                        | 240.00               |
| Plumbing                        | 300.00               |
| Pest Company                    | \$ 3,050.00          |
| <b>Total Expenses</b>           | <b>\$ 24,559.48</b>  |
| <b>Utilities</b>                |                      |
| Electricity                     | 4,524.00             |
| Internet                        | 1,870.00             |
| Water & Sewer                   | 1,679.32             |
| <b>Total Utilities</b>          | <b>\$ 8,073.32</b>   |
| <b>Total Expenses</b>           | <b>\$ 32,632.80</b>  |
| <b>Net Operating Income</b>     | <b>\$ 93,949.85</b>  |
| <b>Other Expenses</b>           |                      |
| Repairs & Maintenance           | 500.00               |
| <b>Total Other Expenses</b>     | <b>\$ 500.00</b>     |
| <b>Net Income</b>               | <b>\$ 93,449.85</b>  |



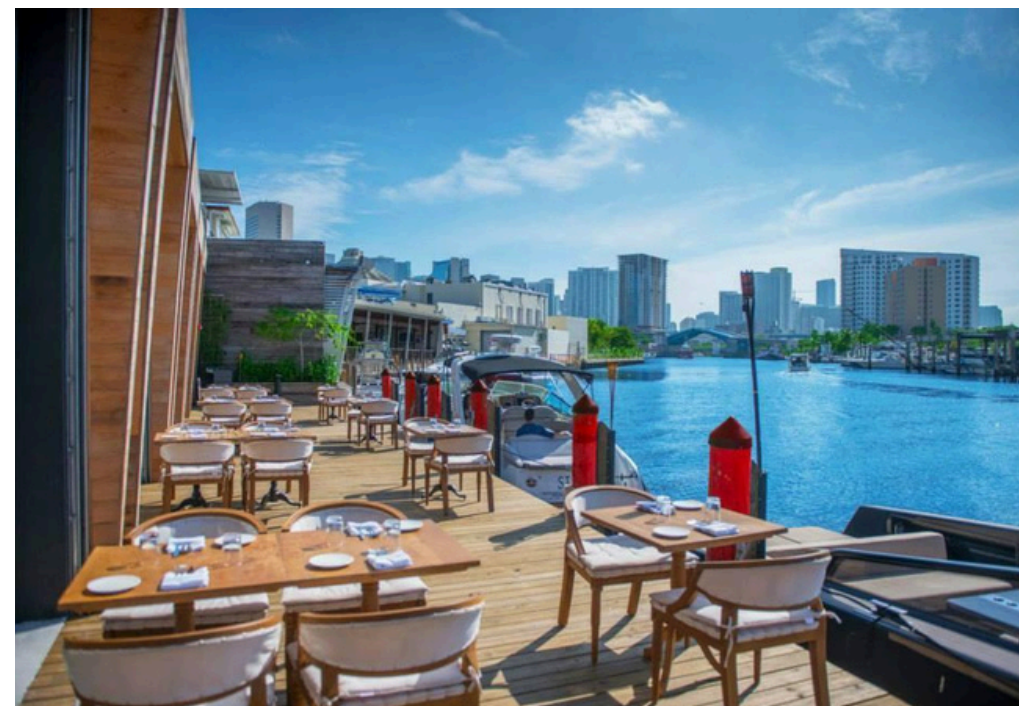
# MIAMI RIVER DISTRICT AREA

Property conveniently located in the heart of Miami, with the following Iconic locations near by:

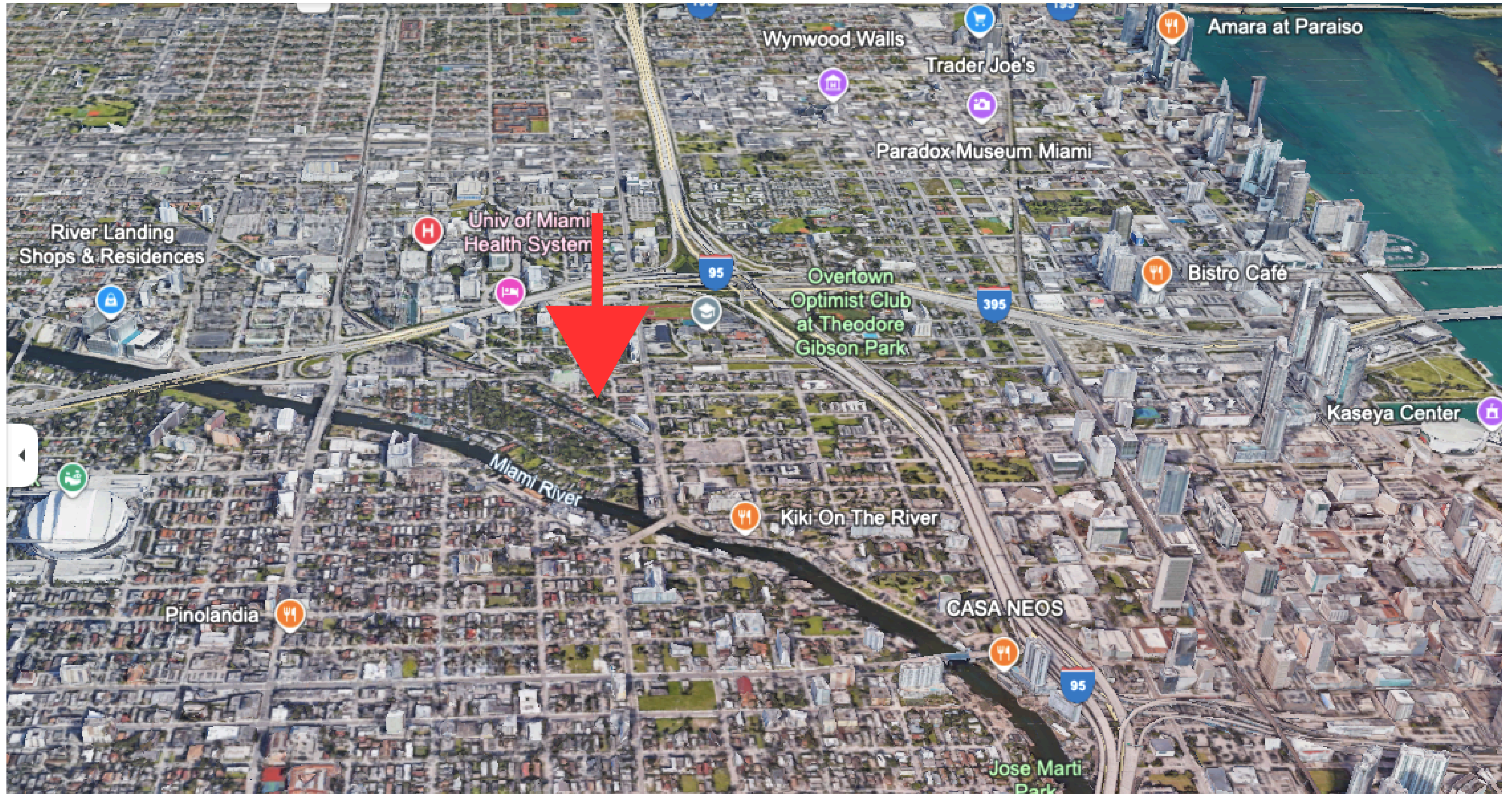
- RIVERLANDING SHOPS
- MIAMI RIVER RESTAURANTS
- MIAMI HEALTH HUB
- RIVERSIDE WHARF NEW DEVELOPEMENT



- MARLIN'S STADIUM
- BRICKELL CITY CENTER
- DOWNTOWN
- BRIGHTLINE STATIONS



INVEST MIAMI – LIVE MIAMI



# PICTURES





# EXTERIOR PICTURES



# EXTERIOR PICTURES





# SINGLE FAMILY 3/1



INVEST MIAMI - LIVE MIAMI



Unit 1 - 1/1



INVEST MIAMI - LIVE MIAMI



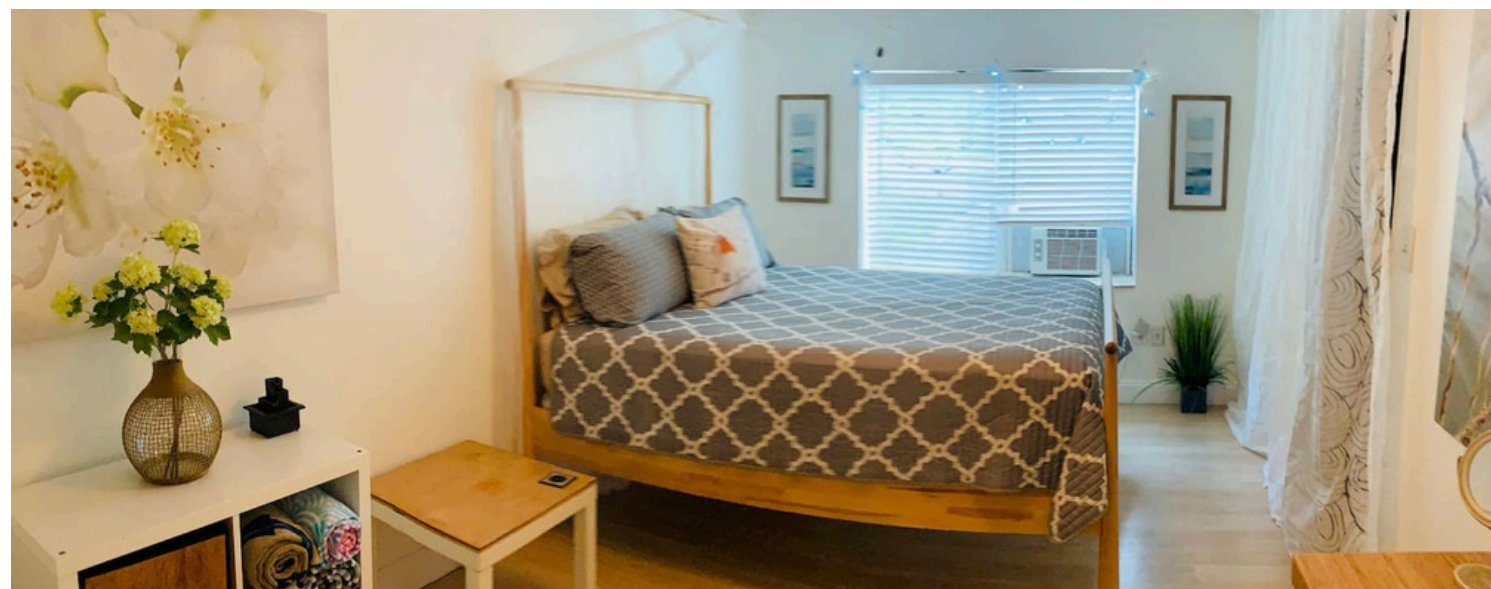
Unit 2 - 1/1



INVEST MIAMI - LIVE MIAMI



# Unit 3 - 1/1



INVEST MIAMI - LIVE MIAMI



Unit 4 - 1/1



INVEST MIAMI - LIVE MIAMI

# KEY POINTS

---

SOLD WITH AIRBNB ACCOUNT FOR IMMEDIATE RETURNS AND  
INCOME

AMAZING FUTURE DEVELOPEMENT OPPORTUNITY WITTH T6-8 O  
ZONING

5 FPL METERS

85% OCCUPANCY RATE

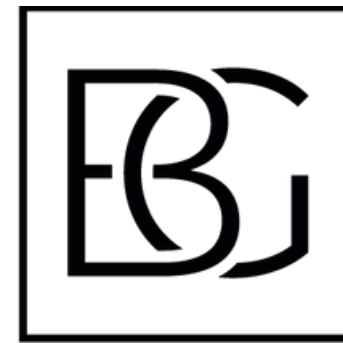
OUTSTANDING LOCATION NEAR RIVERSIDE AND NEW  
DEVELOPMENTS

INVEST MIAMI - LIVE MIAMI





*Exclusively listed by:*



INVEST MIAMI - LIVE MIAMI

THOMAS BICHI

305 608 6357

thomasbichi@gmail.com

<https://bit.ly/3AJQJqX>



# MIAMI DREAMERS INN

769 NW 10th St Miami, FL 33136

**kw**  
KELLERWILLIAMS.