



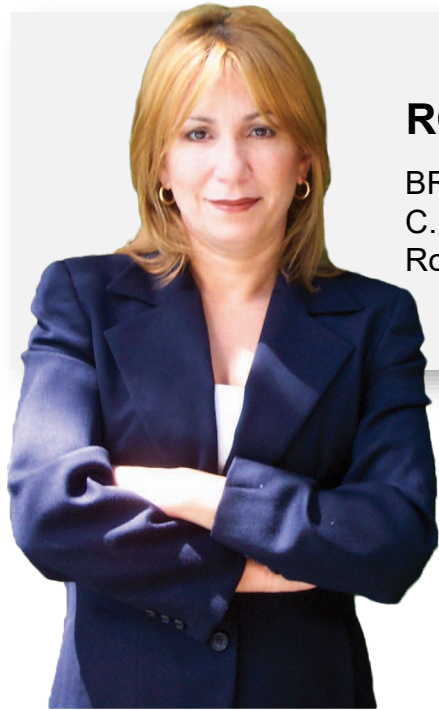
COLDWELL BANKER
REALTY

So. Beach 29- Unit Portfolio

846 Lenox Avenue
1333 Meridian Avenue



PRESENTED BY



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Rosy Cancela

Where Experience meets Expertise

1682 Jefferson Avenue
Miami Beach, FL 33139

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ROSY CANCELA BIO

BROKER ASSOCIATE | MIAMI BEACH, FLORIDA



With over three decades of dedicated service in the real estate industry, I bring a wealth of experience and expertise in both commercial and residential markets. Throughout my career, I have established myself as a trusted advisor, helping countless clients achieve their real estate goals with precision and professionalism. My journey began in 1993 when I embarked on a mission to make a significant impact in the real estate landscape. Over the years, I have navigated through various market conditions, gaining invaluable insights and honing my negotiation skills to deliver optimal results for my clients.

In the commercial sector, I have successfully handled diverse transactions including office spaces, retail properties, industrial complexes, and more. My comprehensive understanding of market trends and property valuation has enabled me to advise investors, developers, and businesses on strategic acquisitions and dispositions.

In the residential market, I take pride in helping individuals and families find their dream homes or make profitable investments in properties. Whether guiding first-time homebuyers through the buying process or assisting seasoned investors in identifying lucrative opportunities, I am committed to providing personalized service tailored to each client's unique needs.

Throughout my career, I have built a reputation for integrity, professionalism, and a relentless commitment to client satisfaction. I believe in fostering long-term relationships and earning the trust of my clients through transparent communication and unparalleled market knowledge.

As I look ahead, I remain passionate about the ever-evolving real estate industry and committed to continuing my tradition of excellence. Whether you are buying, selling, or investing in real estate, you can rely on my experience and dedication to help you achieve success in your property ventures.

PROPERTY OVERVIEW

846 Lenox AV & 1333 Meridian AV - Miami Beach

Rare chance to acquire **two South Beach multifamily buildings totaling 29 units** with **completed 40-year recertifications and significant value-add potential**. Both properties offer **below-market rents, and highly walkable locations**, making this an ideal portfolio for investors seeking scale in a supply-constrained submarket.



BUILDING SPECS

UNITS	29
YEAR BUILT/RENOVATED	1988 / 1958
SF	17,146
UNIT MIX	12 studios – 17 1/1s
AMENITIES	15 parking spaces
ZONING	Multi-family
GROSS INCOME	\$521,700.00

PROPERTY OVERVIEW

846 Lenox AV, Miami Beach, FL 33139

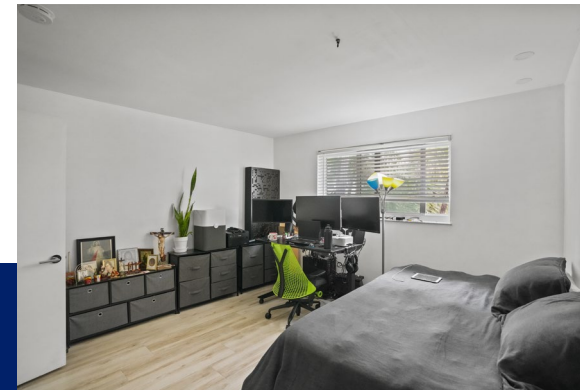
BUILDING SPECS

UNITS	13
YEAR BUILT/RENOVATED	1988
SF	10,043
UNIT MIX	13 1/1s
AMENITIES	13 parking spaces - Laundry
ZONING	Multi-family
GROSS INCOME	\$232,200.00



PROPERTY OVERVIEW

846 Lenox AV, Miami Beach, FL 33139



PROPERTY OVERVIEW

1333 Meridian AV, Miami Beach, FL 33139

BUILDING SPECS

UNITS	16
YEAR BUILT/RENOVATED	1958
SF	7103
UNIT MIX	4 1/1s & 12 studios
AMENITIES	2 parking spaces - Laundry
ZONING	Multi-family
GROSS INCOME	\$289,500.00



PROPERTY OVERVIEW

1333 Meridian AV, Miami Beach, FL 33139



SALES COMPARABLES



\$2,900,000
1124 Pennsylvania Avenue
Miami Beach



\$5,700,000
1600 Pennsylvania Avenue
Miami Beach



\$3,400,000
1361 Meridian
Miami Beach



\$2,500,000
715 Michigan Avenue
Miami Beach

PRICE PER SF	\$356.27
Year Built	1948
Unit Mix	8 studios - four 1/1s
Cap Rate	6.21%
Parking	3 spaces

PRICE PER SF	\$649.20
Year Built	1953
Unit Mix	17 studios, one 1/1, one 2/1
Cap Rate	6%
Parking	5 spaces

PRICE PER SF	\$376.73
Year Built	1927
Unit Mix	12 studios
Cap Rate	
Parking	7 spaces

PRICE PER SF	\$284.09
Year Built	1946
Unit Mix	12 1/1s
Cap Rate	5.37%
Parking	none