

6% CAP ~ ORANGE BLOSSOM PLACE~SELLER FINANCG

1000 7th St, Miami Beach, FL 33139



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6% CAP ~ ORANGE BLOSSOM PLACE~SELLER FINANCING

\$4,500,000

Welcome to Orange Blossom Place located in the HOTTEST new neighborhood in South beach, NOFI (N. of Fifth)!! RARE opportunity to own a Luxury Completely...

- ASSUMABLE SELLER FINANCING LOAN = \$2,000,000 ONLY 6% INTEREST ONLY Term 3 Years.
- 5 blocks to the beach. 2 mins to MacArthur Causeway for easy access to Downtown, Brickell, Wynwood and Design District!
- Located near Flamingo Park, S. Pointe Park, S. of Fifth, Lincoln Rd Mall and a variety of outdoor activities!
- 40 year recertification just completed in 2023!! Hundreds of amazing restaurants nearby which have a sensational variety of cuisines!
- Privately located in the exclusive NOFI (N. of Fifth) residential neighborhood so it's the quietest part of SOBE. Plenty of permit parking available.



Price:	\$4,500,000
No. Units:	10
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.63%
Lot Size:	7,500 SF
Gross Building Area:	6,422 SF
Sale Conditions:	High Vacancy Property
No. Stories:	2
Year Built:	1951
Parking Ratio:	0.93/1,000 SF
Zoning Description:	RM-1

1000 7th Street Income	7 = 2 BR	3 = 1 BR	
	Monthly		Annually
Apt Rental Income	\$26,890.00		\$322,680.00
Parking Income 4 spaces	\$600.00		\$7,200.00
Total Income	\$27,490.00		\$329,880.00
SALES PRICE		\$4,500,000	
1000 7th street expenses			
Water/Sewer Utiliteis	\$800.00		\$9,600.00
property maintenance	\$450.00		\$5,400.00
FPL	\$40.00		\$480.00
landscaping			\$1,000.00
waste management	\$629.00		\$7,548.00
repairs			\$3,000.00
real estate taxes 2026			\$2,809.70
Total Expenses	\$1,919.00		\$79,837.70
Net operating income	\$25,571.00		\$250,042.30
CAP RATE		5.56%	

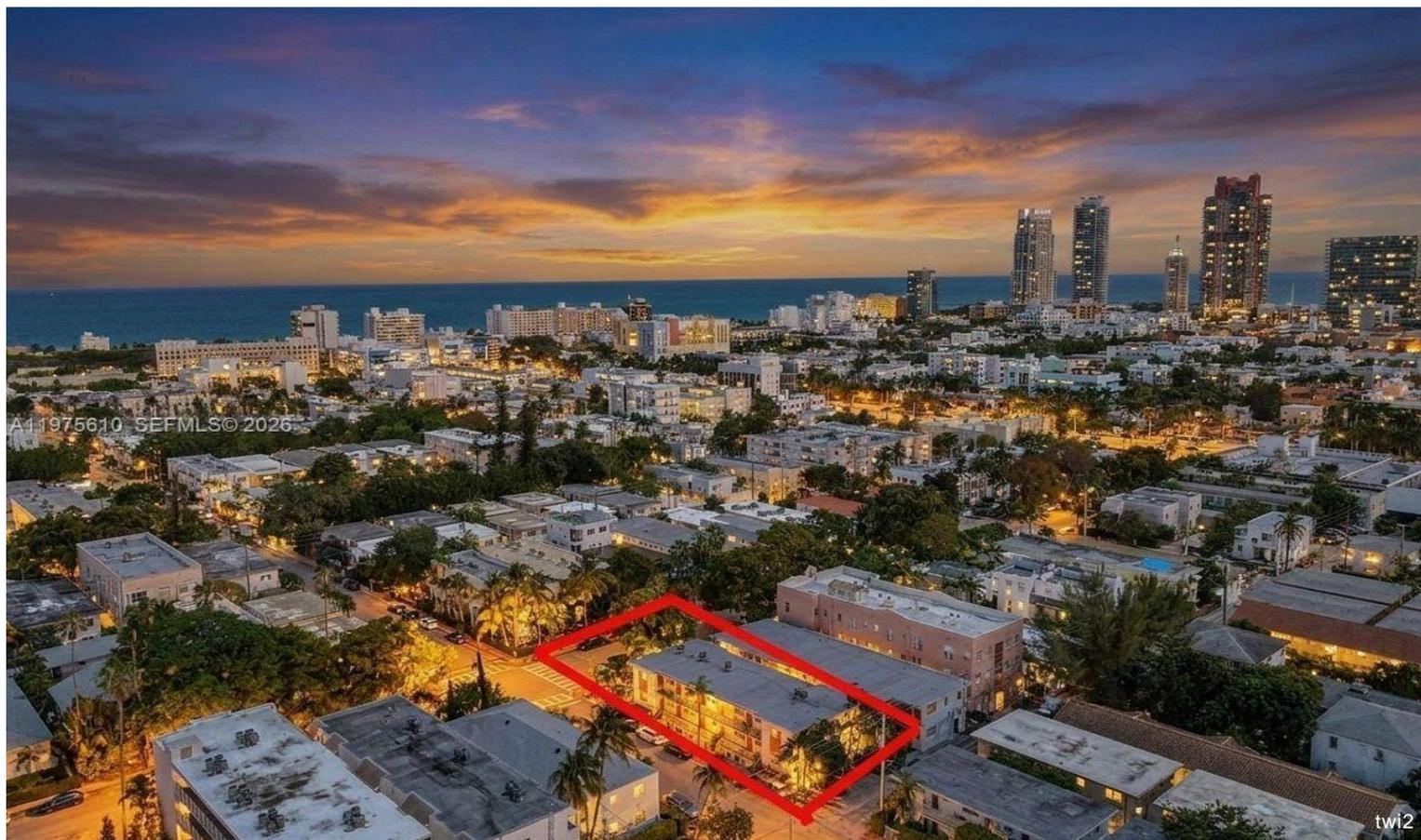
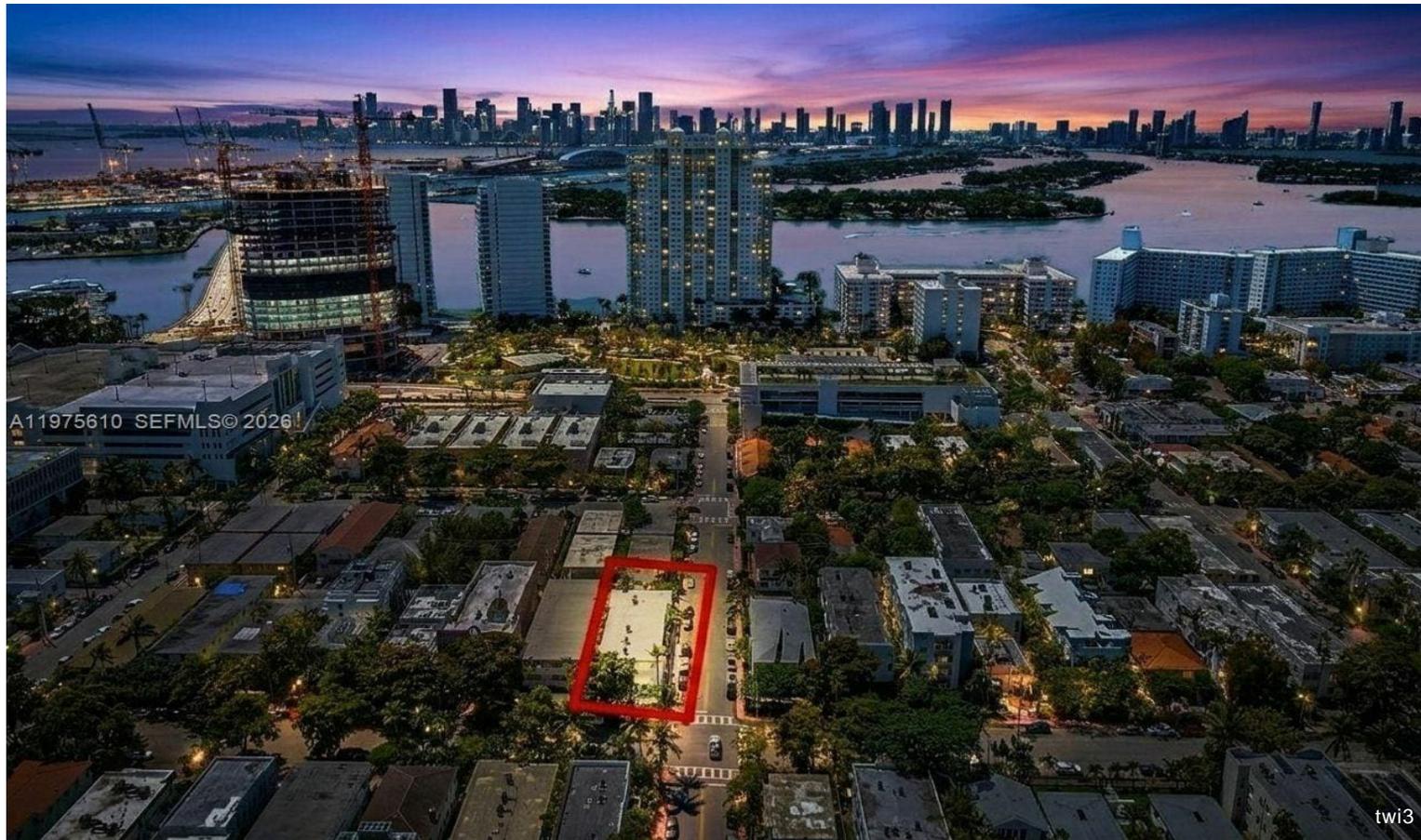
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+1	7	\$3,150	840
1+1	3	\$2,200	720 - 775



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Property Photos



Property Photos

Number	RENT	Bedrooms	# of Tenants	Total Number of Rooms
10	\$2,750.00	2	2	3
1	\$2,000.00	1	2	2
2	\$3,000.00	2	2	3
3	\$3,000.00	2	4	3
4	\$2,950.00	2	2	3
5	\$2,150.00	1	2	2
6	\$2,290.00	1	1	2
7	\$3,000.00	2	3	3
8	\$3,000.00	2	2	3
9	\$2,750.00	2	2	3
\$26,890.00				Total = 27

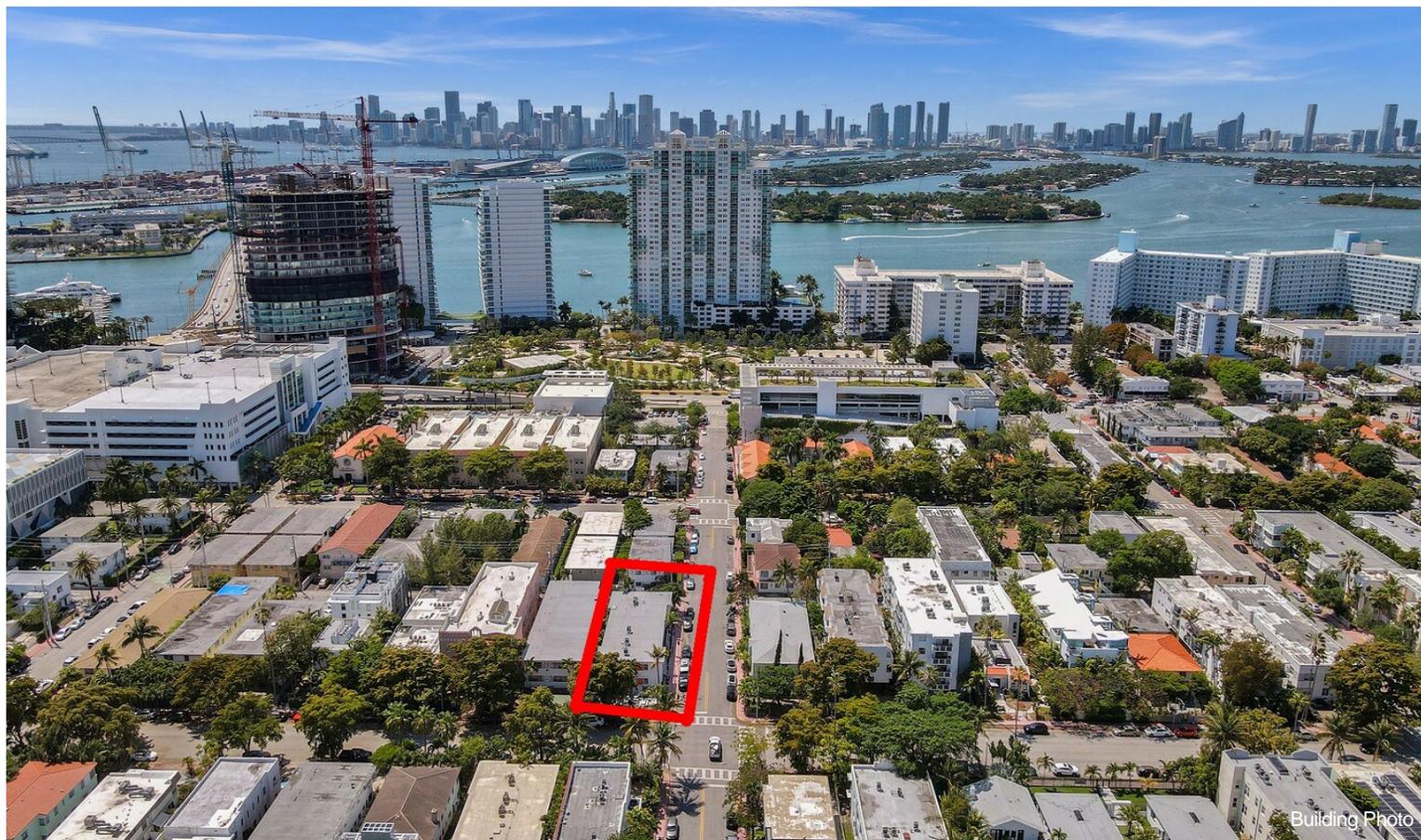
RENT ROLL

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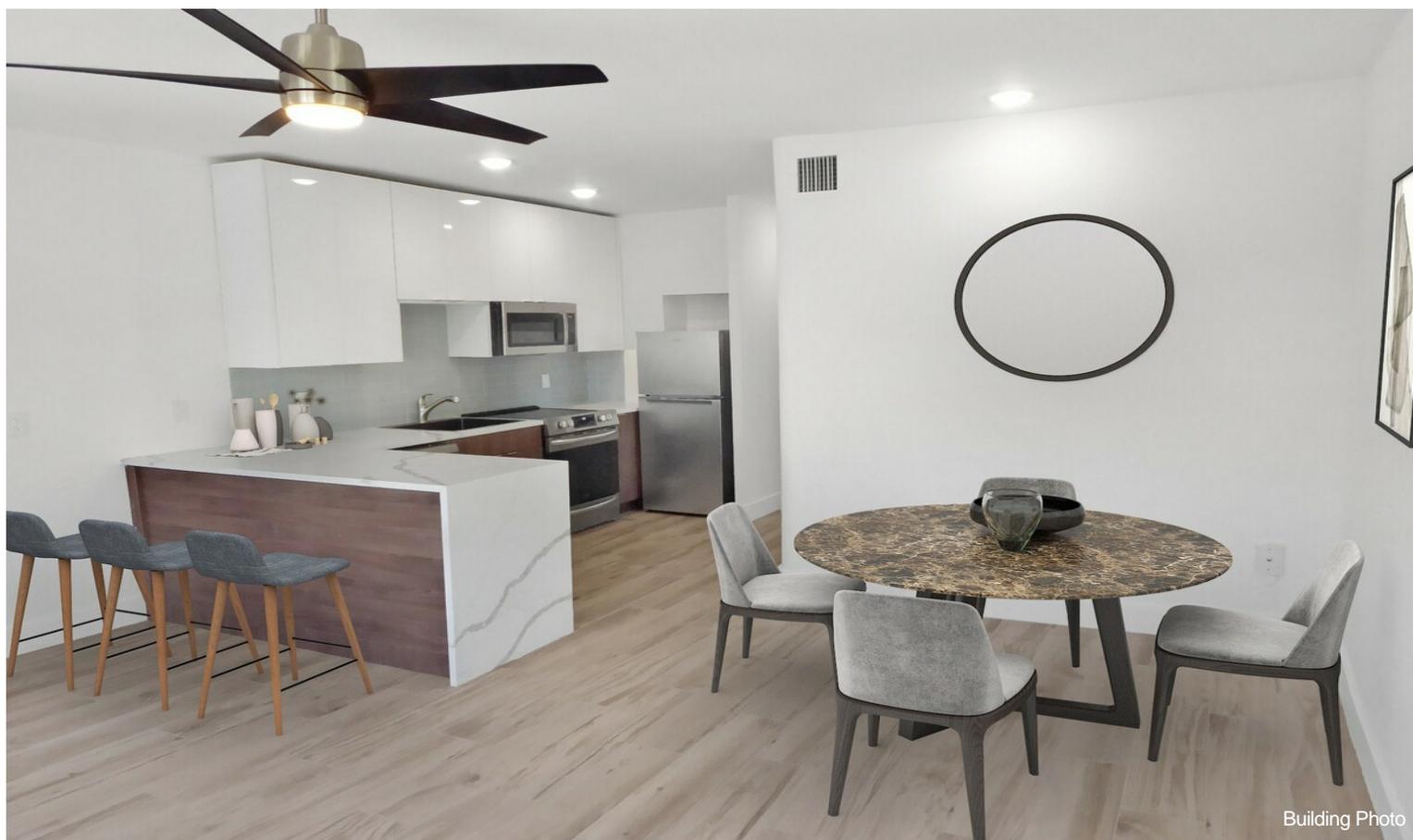


Building Photo

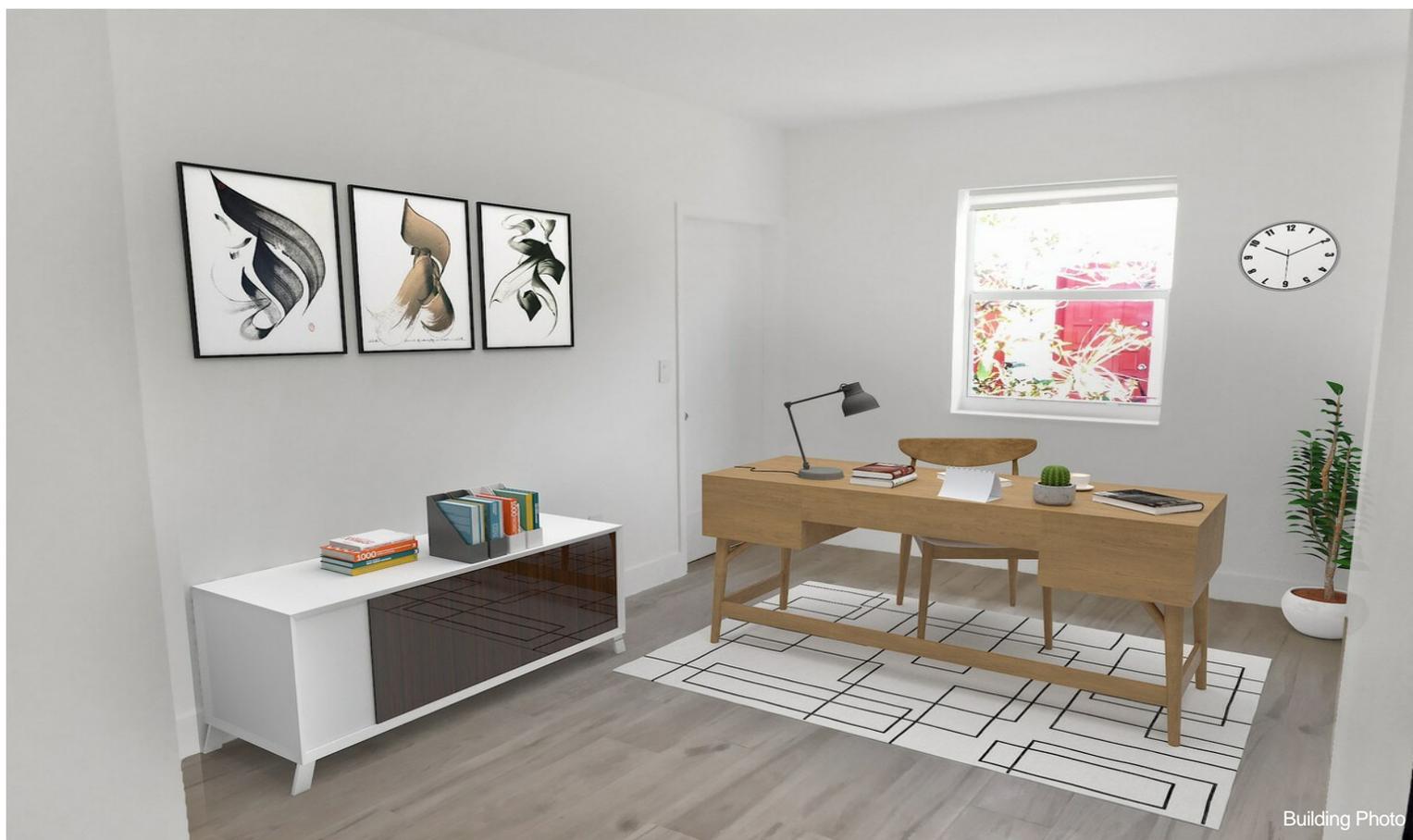
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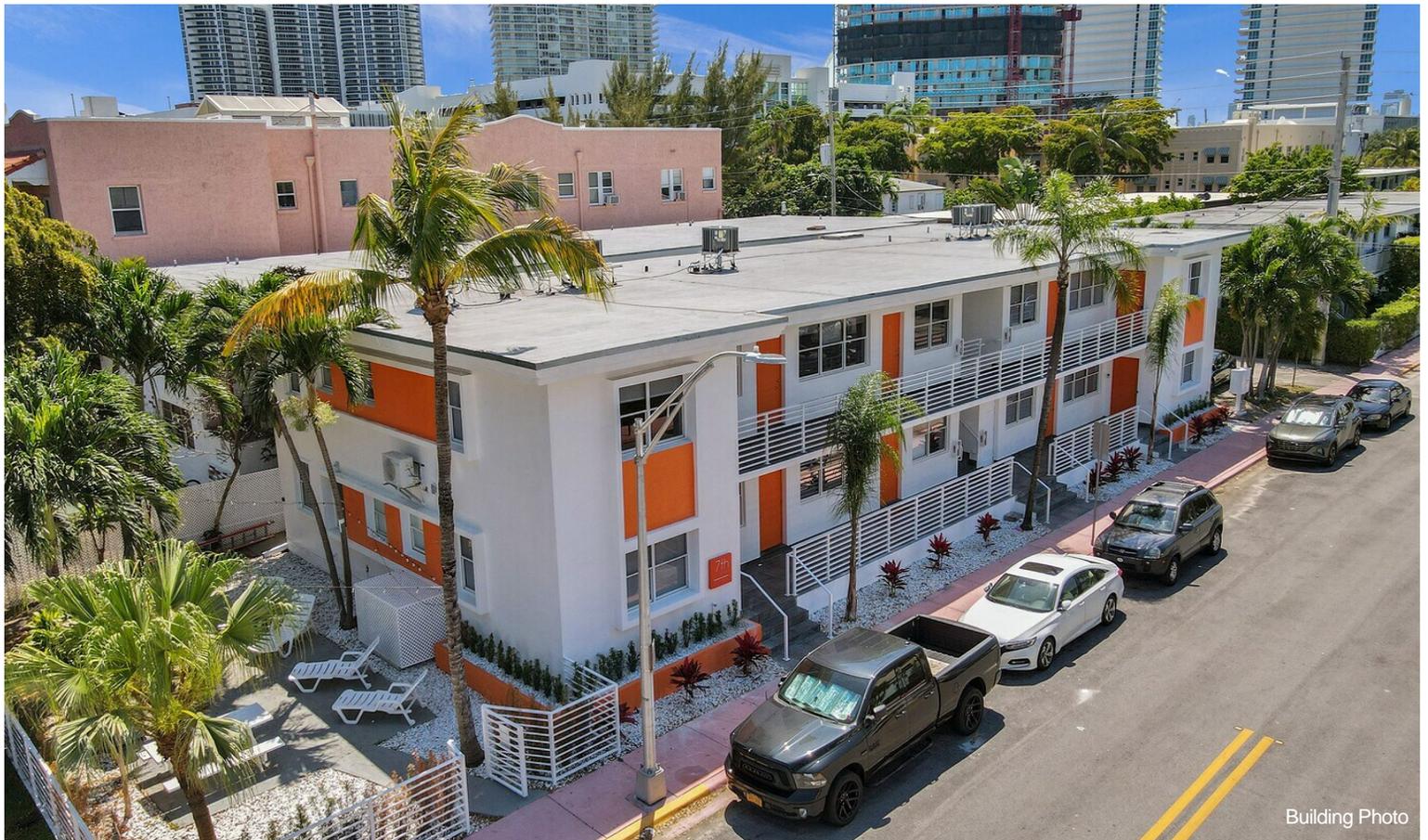
Property Photos



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Building Photo



Building Photo

Property Photos

Characteristics

Land Use - County	Mf 10 Unit +:mf 3 Or More Unit	Total Sq Ft	7,868
Land Use - State	Multi-Fam 10-More	Adjusted Sq Ft	6,407
Land Use - CoreLogic	Apartment	Bedrooms	Tax: 10 MLS: 2
Lot Acres	0.1722	Total Baths	Tax: 10 MLS: 1
Lot Sq Ft	7,500	Full Baths	Tax: 10 MLS: 1
Total Units	10	Cooling Type	Central
# of Buildings	1	Plumbing	Type Unknown
Building Type	Commercial	Electric Service Type	Type Unknown
Year Built	1951	Floor Cover	002
Effective Year Built	1951	Interior Wall	Interior Wall
Stories	2	Construction	Concrete Block
Building Sq Ft	Tax: 7,868 MLS: 6,422		



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