



SEVILLE APARTMENTS | 1630 NE 19TH COURT, NORTH MIAMI, FL 33162

OFFERING SUMMARY

Assessor's Parcel Number(s)	Various
Price	\$5,900,000
Price per Unit	\$218,519
Price per Rentable Square Foot	\$274.10
Cap Rate	4.31%

SITE DESCRIPTION

Number of Units	27
Number of Buildings	1
Number of Stories	3
Year Built	1968
Rentable Square Footage	21,525 SF
Lot Size	0.62 Acres

PROPERTY SUMMARY

Seville Apartments is a 27-unit apartment building located in the city of North Miami Beach which is in Miami-Dade County, Florida. The building is a three-story apartment community, consisting of 12 one-bedroom/one-bathroom units at approximately 700 rentable square feet, three two-bedroom/one-bathroom units at approximately 775 rentable square feet and 12 two-bedroom/two-bathroom units at about 900 rentable square feet. The units have central air-conditioning and heat, separate hot-water heaters, and patios or balconies. Select units have washer/dryers in the units. The units have been extensively renovated and updated over the last several years. The common areas also offer tenants on-site laundry rooms, elevator, and open parking for residents and guests. Water, sewer and trash removal are included in the rent. The building was constructed in 1968 and sits on a 0.62-acre site.

The property fronts on Northeast 19th Court, several blocks west of Biscayne Boulevard (US-1) and just south of Northeast 163rd Street, which are two of the busiest commercial corridors in northern Miami-Dade County. The property's neighborhood sits west of West Dixie Highway, east of Northeast 18th Avenue, and south of Northeast 163rd Street. The area is made up of mostly low-to-medium density multifamily buildings and single-family homes. The City of North Miami Beach municipal buildings are about half a mile north of the subject property on Northeast 19th Avenue, and there is a Florida International University campus several blocks north of the subject.





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INVESTMENT HIGHLIGHTS

- Highly Desirable North Miami Beach Location
- Very Strong Rental Market
- Multiple New Developments in the Immediate Market
- Central Air-Conditioning & Heat
- Off-Street Parking

FELIPE J. ECHARTE
Senior Managing Director Investments
Tel: (954) 245-3444
Felipe.Echarte@MarcusMillichap.com
License: FL SL696115

EVAN P. KRISTOL
Executive Managing Director Investments
Tel: (954) 245-3459
Evan.Kristol@marcusmillichap.com
LICENSE: FL SL640466

NICHOLAS A. MCANDREW
Senior Associate
Tel: (954) 245-3526
Nicholas.McAndrew@MarcusMillichap.com
License: FL SL3392230

