

# Miami 4-Units | 5.5% Cap

**Greater than 5.5% Cap Rate**  
**Fully renovated**

**Passed 40 - year certification**  
**Fully renovated | No hassles**

**Over \$88,000 in annual rents**  
**Proforma Rents of \$97,000 + possible**

**1126 NW 58<sup>th</sup> Terrace, Miami, FL 33127**



**Immediate Income & Fully Leased 4-units | 1126 NW 58<sup>th</sup> Terrace, Miami, FL 33127**

**Brian Carter, PA, MBA, CCIM**

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# Offering, Property Overview, & Financials

## 4-UNIT APARTMENT | INPLACE INCOME | MIAMI

1126 NW 58 Terrace, Miami, FL 33127

**Property Address**  
1126 NW 58 TER

**Owner**  
INSPIRON 2

**Mailing Address**  
20900 NE 30 AVE 800  
MIAMI, FL 33180

**PA Primary Zone**  
5700 DUPLEXES - GENERAL

**Zoned: T3-O**

**Primary Land Use**  
0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS

**Beds / Baths /Half** 4 / 4 / 0

**Floors** 1

**Living Units** 4

**Actual Area** 1,980 Sq.Ft

**Living Area** 1,980 Sq.Ft

**Adjusted Area** 1,804 Sq.Ft

**Lot Size** 5,680 Sq.Ft

**Year Built** 1936

**ASKING PRICE: \$ 1,290,000**

### IN PLACE FINANCIALS

Unit Count	Rent/Mo
1: 1/1	\$ 1,800
2: 1/1	\$ 1,800
3: 1/1	\$ 1,800
4: 1/1	\$ 1,963
<b>Total Monthly</b>	<b>\$ 7,363</b>

### ANNUAL IN-PLACE P&L

<b>Annual Rents</b>	<b>\$ 88,356</b>
Vacancy	\$ -
Property Taxes	\$ 8,930
Insurance Hazard	\$ 1,200
Insurance Flood	\$ 600
Water/Sewer	\$ 1,400
Electric	\$ -
Trash Service	\$ 3,660
Yard	\$ -
<b>Total Expenses</b>	<b>\$ 15,790</b>

**NOI (Profit) \$ 72,566**

**In Place Cap Rate 5.6%**

**\$P/Door: \$ 322,500**

### PROFORMA FINANCIALS

Unit Count	Rent/Mo
1: 1/1	\$ 2,040
2: 1/1	\$ 2,040
3: 1/1	\$ 2,040
4: 1/1	\$ 2,040
<b>Total Monthly</b>	<b>\$ 8,160</b>

### ANNUAL PROFORMA P&L

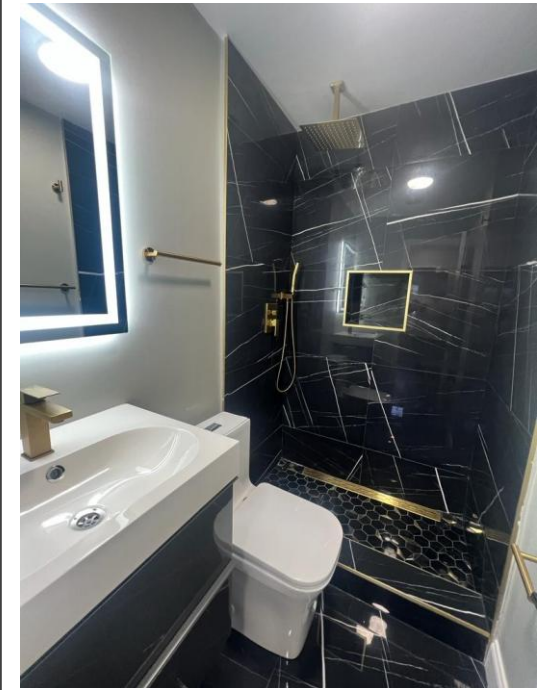
<b>Annual Rents</b>	<b>\$ 97,920</b>
Vacancy	\$ 2,040
Property Taxes	\$ 23,865
Insurance Hazard	\$ 2,000
Insurance Flood	\$ 800
Water/Sewer	\$ 1,400
Electric	\$ -
Trash Service	\$ 3,660
Yard	\$ -
<b>Total Expenses</b>	<b>\$ 33,765</b>

**NOI (Profit) \$ 64,155**

**Proforma Cap Rate 5.0%**

**\$P/Door: \$322,500**

Note: All information is supplied by seller, Miami-Dade.gov, and posted rates, and/or may be proforma assumptions. All information is subject to errors, omissions, withdrawal, and change without notice from date of receipt, or due to timelines to updating the presented information from changes. This presentation is for information purposes and as a guideline, but not warrants nor guarantees of actual results nor performance. Buyers should work with their own assumptions and perform their own due diligence and inspections prior to making a decision to purchase.



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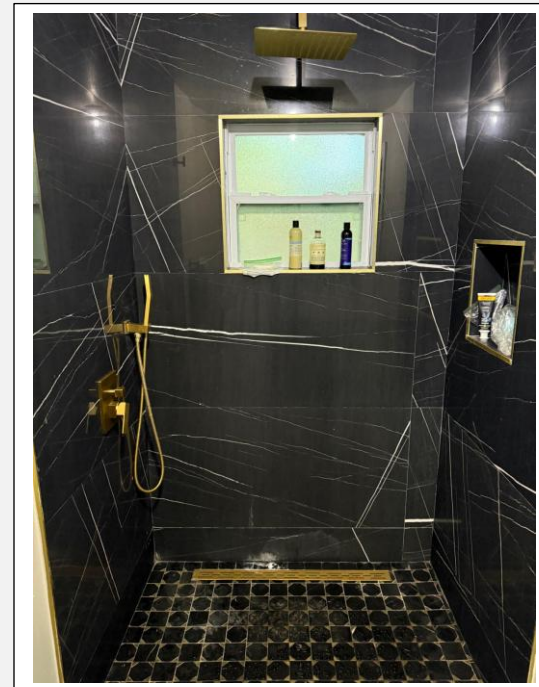
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# Property Interior: Fully Renovated | Photo Gallery



## Permitted renovations

- Baths renovated
- Kitchen renovated
- New Samsung Black Stainless-steel appliances
- New electrical & plumbing
- New flooring
- Freshly painted interiors
- Smart tankless water heaters
- LED/Solar lights throughout
- No hassles with repairs



## Structure, Windows & MEPS

- 40-year certification complete
- Impact windows
- MEPS updated
- Newer roof

## Property Details

- Four (4) 1/1's;
  - May use as 2/1's
- Ample off-street parking onsite
- Recreation area in back

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## Property | Exterior Photo Gallery



**5.5% +  
Cap Rate**



**4  
Units**



**Fully  
Leased**



**Fully renovated  
Own hassle free**



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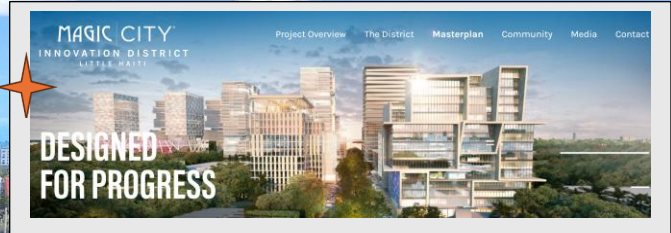
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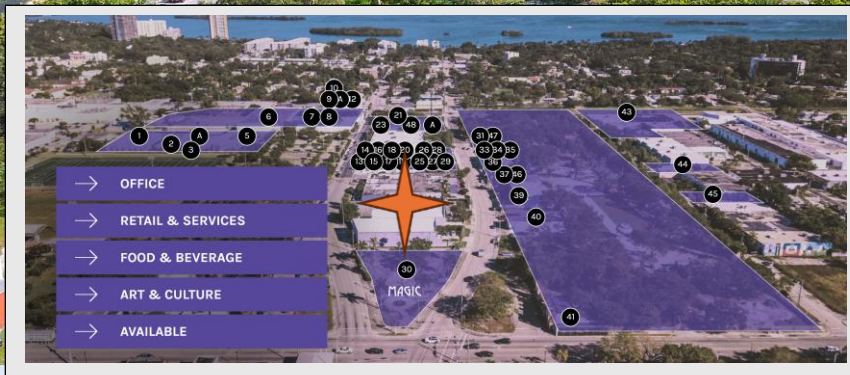


# Location – Magic City Innovation District

Miami Upper East Side | Magic City Innovation District



In the path of progress, the 4 plex at 1126 NW 58<sup>th</sup> Terr, is minutes from the up-and-coming promise of the Magic City Innovation District at Little Haiti ©. Part preservation & part the future. The developers' goal of redevelopment and development of spaces designed for an innovative and high-tech incubator, working with and alongside local entrepreneurs and academic institutions to help grow their businesses, including small firms, startups, business incubators and accelerators. Magic City is at NE & NW 60<sup>th</sup> to 65<sup>th</sup> Street and N Miami East to NE 4<sup>th</sup> Court.



1126  
NW  
58<sup>th</sup>  
Terr

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# Location – Little River Project

Little River Project | SG HOLDINGS  
SWERDLOW · GARCIA · DUFFIE

Little River: The Future  
for a Thriving Miami

SWERDLOW  
GROUP

Within minutes to the planned Little River Development by Swerdlow Group of 7,512 units (affordable, workforce & market), development of passenger rail station for transit oriented lifestyle supported by 205,076 SF of green space and 602,562 SF of commercial & retail. One could park and ride.

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COMMERCIAL



# Location – Liberty Square Apartments



Near Liberty Square Develop by Related Urban and Miami Dade County. The 60-acre neighborhood will consist of 1,900 public, affordable and market-rate units, an educational center, health care facilities, a national grocer, green space and renovations to the Liberty Square Community Center, once all phases of the development project are completed.

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# Location – Edgewater to Brickell

Midtown Miami - Wynwood - Edgewater

Downtown - Brickell

In the path of progress, the 4 plex at 1126 NW 58<sup>th</sup> Terr, is minutes to Wynwood, Design District, Magic City Innovation District, Edgewater, Downtown Miami, Brickell, Coral Gables, Coconut Grove, as well as the Miami International Airport.



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# COMPARABLE SALES | MIAMI 4 UNIT APARTMENT SALES

1126 NW 58 Terrace, Miami, FL 33127

Sales TTM through 12/23/25

## Subject Property

Address	Units	Status	Asking Price	SF	\$P/SF	\$P/Door
1126 NW 58th Terrace, Miami	4	Active	\$ 1,290,000	1,980	\$ 652	\$ 322,500

## Photo

Front



## Sold Property | Comparable Sale

Address	Units	Closed	Sales Price	SF	\$P/SF	\$P/Door
1514 SW 6th Street, Miami	4	Sep-25	\$ 1,385,000	2,583	\$ 536	\$ 346,250

## Photo

Front



2520-2526 NE 191st Street, Miami	4	Apr-25	\$ 1,500,000	3,037	\$ 494	\$ 375,000
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436 SW 14 Ave, Miami, FL	4	Oct-25	\$ 1,200,000	3,000	\$ 400	\$ 300,000
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12400 NE 11 Court, Miami, FL	4	Dec-25	\$ 1,420,000	3,784	\$ 375	\$ 355,000
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515 NE 63rd Street, Miami, FL	4	Aug-25	\$ 1,280,000	2,809	\$ 456	\$ 320,000
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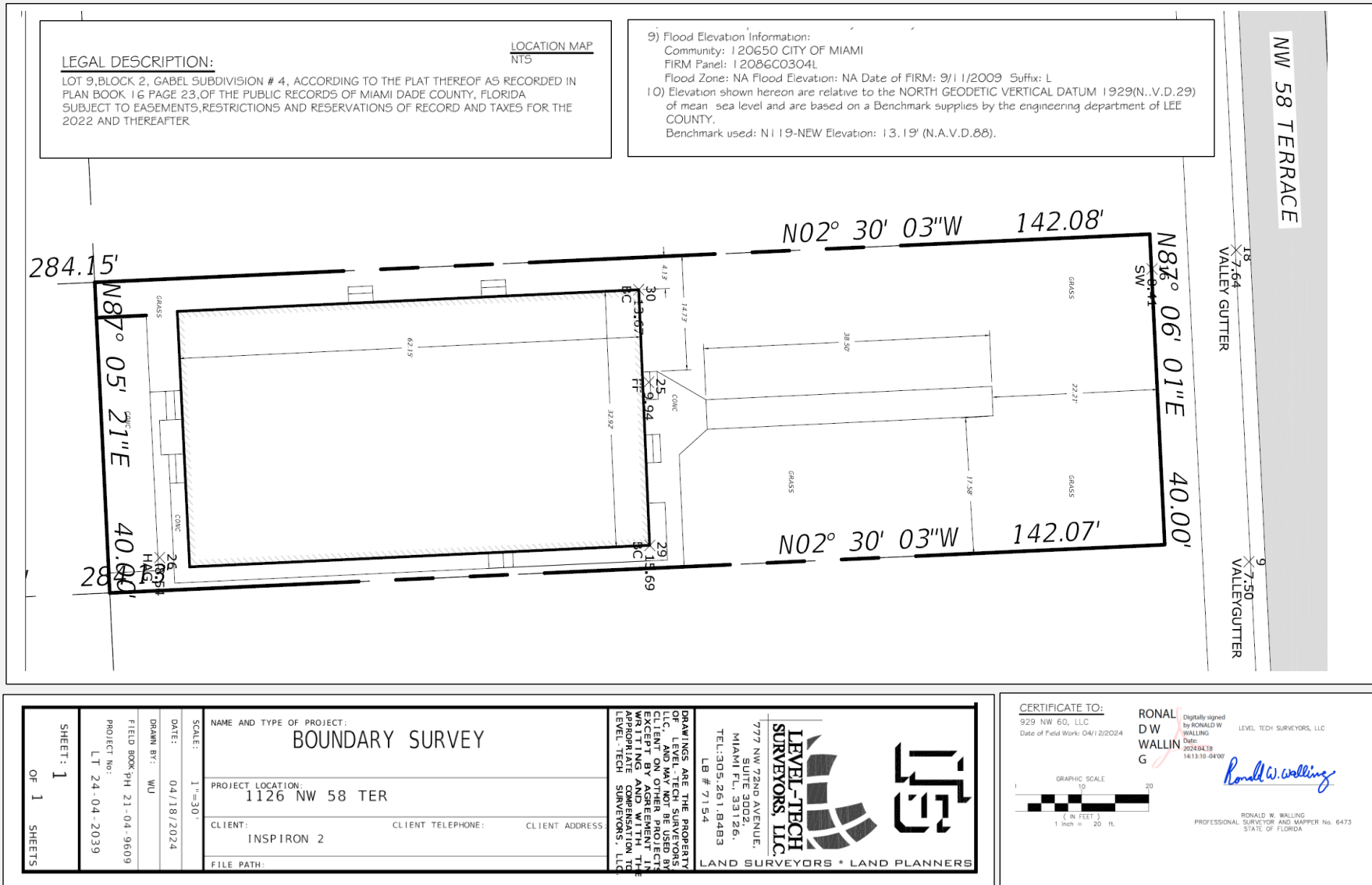
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# Survey



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# Broker Contact Information & Disclaimer



FOR MORE INFORMATION

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