

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 58th Terrace, Miami, FL 33127



Immediate Income & Fully Leased 4-units | 1126 NW 58th Terrace, Miami, FL 33127
Brian Carter, PA, MBA, CCIM

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Offering, Property Overview, & Financials

4-UNIT APARTMENT | INPLACE INCOME | MIAMI

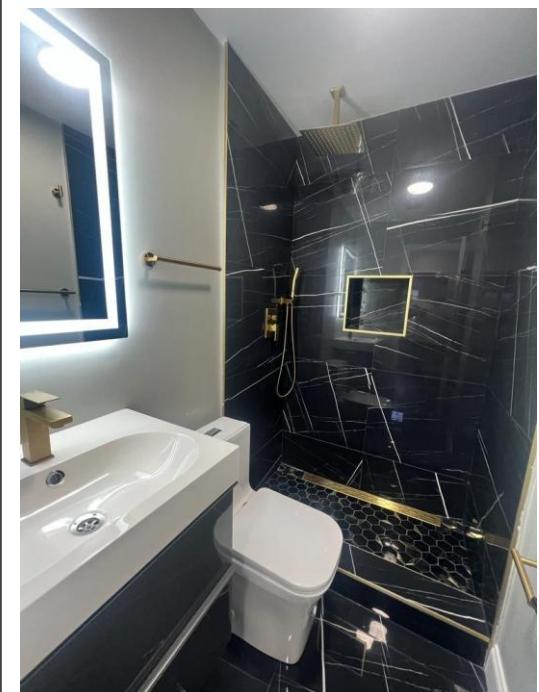
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Property Address	1126 NW 58 TER
Owner	INSPIRON 2
Mailing Address	20900 NE 30 AVE 800 MIAMI, FL 33180
PA Primary Zone	5700 DUPLEXES - GENERAL
Zoned:	T3-O
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	4 / 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		PROFORMA FINANCIALS	
Unit Count	Rent/Mo	Unit Count	Rent/Mo
1: 1/1	\$ 1,800	1: 1/1	\$ 2,040
2: 1/1	\$ 1,800	2: 1/1	\$ 2,040
3: 1/1	\$ 1,800	3: 1/1	\$ 2,040
4: 1/1	\$ 1,963	4: 1/1	\$ 2,040
Total Monthly	\$ 7,363	Total Monthly	\$ 8,160
ANNUAL IN-PLACE P&L		ANNUAL PROFORMA P&L	
Annual Rents	\$ 88,356	Annual Rents	\$ 97,920
Vacancy	\$ -	Vacancy	\$ 2,040
Property Taxes	\$ 8,930	Property Taxes	\$ 23,865
Insurance Hazard	\$ 1,200	Insurance Hazard	\$ 2,000
Insurance Flood	\$ 600	Insurance Flood	\$ 800
Water/Sewer	\$ 1,400	Water/Sewer	\$ 1,400
Electric	\$ -	Electric	\$ -
Trash Service	\$ 3,660	Trash Service	\$ 3,660
Yard	\$ -	Yard	\$ -
Total Expenses	\$ 15,790	Total Expenses	\$ 33,765
NOI (Profit)	\$ 72,566	NOI (Profit)	\$ 64,155
In Place Cap Rate	5.6%	Proforma Cap Rate	5.0%
\$P/Door:	\$ 322,500	\$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 warranties 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.



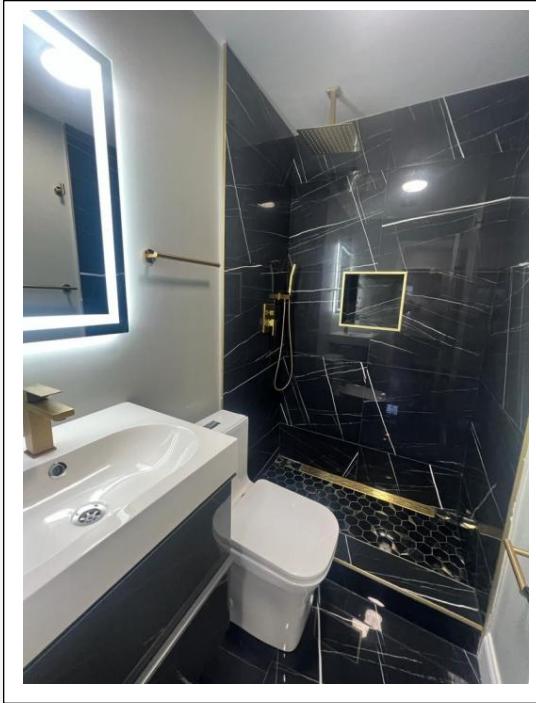
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Property Interior: Fully Renovated | Photo Gallery



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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Location – Magic City Innovation District

Miami Upper East Side | Magic City Innovation District



In the path of progress, the 4 plex at 1126 NW 58th 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 60th to 65th Street and N Miami East to NE 4th Court.



1126
NW
58th
Terr



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Location – Little River Project

Little River Project | SGHOLDINGS SWERDLOW • GARCHIK • DUFFIE

Little River: The Future for a Thriving Miami



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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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 58th 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	Photo
	1126 NW 58th Terrace, Miami	4	Active	\$ 1,290,000	1,980	\$ 652	\$ 322,500	Front
Sold Property Comparable Sale	Address	Units	Closed	Sales Price	SF	\$P/SF	\$P/Door	Photo
	1514 SW 6th Street, Miami	4	Sep-25	\$ 1,385,000	2,583	\$ 536	\$ 346,250	Front
	2520-2526 NE 191st Street, Miami	4	Apr-25	\$ 1,500,000	3,037	\$ 494	\$ 375,000	
	436 SW 14 Ave, Miami, FL	4	Oct-25	\$ 1,200,000	3,000	\$ 400	\$ 300,000	
	12400 NE 11 Court, Miami, FL	4	Dec-25	\$ 1,420,000	3,784	\$ 375	\$ 355,000	
	515 NE 63rd Street, Miami, FL	4	Aug-25	\$ 1,280,000	2,809	\$ 456	\$ 320,000	

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Survey

<p>LEGAL DESCRIPTION: LOT 9, BLOCK 2, GABEL SUBDIVISION # 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAN BOOK 16 PAGE 23, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TAXES FOR THE 2022 AND THEREAFTER</p>		<p>LOCATION MAP NTS</p> <p>9) Flood Elevation Information: Community: 120650 CITY OF MIAMI FIRM Panel: 12086C0304L Flood Zone: NA Flood Elevation: NA Date of FIRM: 9/11/2009 Suffix: L 10) Elevation shown hereon are relative to the NORTH GEODETIC VERTICAL DATUM 1929(N.V.D.29) of mean sea level and are based on a Benchmark supplies by the engineering department of LEE COUNTY. Benchmark used: N 119-NEW Elevation: 13.19' (N.A.V.D.88).</p>
<p>NAME AND TYPE OF PROJECT: BOUNDARY SURVEY</p> <p>PROJECT LOCATION: 1126 NW 58 TER</p> <p>CLIENT: INSPIRON 2</p> <p>FILE PATH: FIELD BOOK PH 21-04-9609 LT 24-04-2039</p>		<p>LEVEL-TECH SURVEYORS, LLC LAND SURVEYORS * LAND PLANNERS</p> <p>CERTIFICATE TO: RONAL D W WALLIN G Digitally signed by RONALD W WALLING Date: 2024.04.18 14:13:10 -04'00' RONAL W. WALLING LEVEL TECH SURVEYORS, LLC PROFESSIONAL SURVEYOR AND MAPPER No. 6473 STATE OF FLORIDA</p> <p>GRAPHIC SCALE 1 inch = 20 ft.</p>
<p>SHEET: 1 OF 1 SHEETS</p>		<p>NW 58 TERRACE</p> <p>18-7-64 VALLEY GUTTER</p> <p>9-7-50 VALLEYGUTTER</p>

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Broker Contact Information & Disclaimer



FOR MORE INFORMATION

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Douglas Elliman Real Estate and/or Douglas Elliman Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Douglas Elliman Real Estate and/or Douglas Elliman Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Douglas Elliman Real Estate and/or Douglas Elliman Commercial has not verified, and will not verify, any of the information contained herein, nor has Douglas Elliman Real Estate and/or Douglas Elliman Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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