

# For Sale 4 Apartments in North Miami Beach, FL B''H

**2072 NE 169 Street**  
**North Miami Beach, FL 33162**

Apartment Size: **3,310 Sq Ft.** - 4 Apartments units

Zoning: **MULTI-FAMILY - CONDOMINIUM**

Year Built: **1963**

Total Apartments in the Building: **12 units**

**New Price Reduction**  
**Price: \$1,075,000**



**BEST LOCATION** → THE **BEST LOCATION**

**4 Apartments for Sale**  
**Package Deal - Best Deal in Town**  
**2072 NE 169 St. North Miami Beach, FL 33162**  
**Apartments No. 5, 9, 11 & 12**

<u>Rental Income</u>	<u>Current</u>	<u>Proforma</u>	<u>Lease Expired</u>	<u>Apartment Size</u>
Unit 5 - 2 Bed/2 Bath	\$1,800	\$2,500	11/14/2025	750 sf
Unit 9 - 2 Bed/2 Bath	\$1,685	\$2,500	06/11/2026	1,025 sf
Unit 11 - 2 Bed/2 Bath	Vacant Oct.1, 2025	\$2,500	Month to Month	750 sf
Unit 12 - 2 Bed/2 Bath	<u>\$1,500</u>	<u>\$2,500</u>	09/30/2025	785 sf
<b>Gross Income:</b>	<b>\$59,820.00</b>	<b>\$120,000.00</b>		

The Income base on 3 Apartments Rented at this time.

## Operating Expenses:

Real Estate Taxes 2024	\$9,928	\$14,000
Insurance	\$4,800	\$4,800
Condo Association Fees	<u>\$19,200</u>	<u>\$19,200</u>
<b>Total Expenses:</b>	<b>\$33,928</b>	<b>\$38,000</b>



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The information in the brochure is not guaranteed to be accurate, prospective buyers should do their own research and due diligence, including their own due diligence on proformas, measurement of the property's square footage or land measurements.