

FOR SALE

MULTIFAMILY /
SHORT TERM RENTAL BUILDING

UPTOWN APARTMENTS

MIAMI, FL 33137

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

Uptown Apartments, located at 5201 Biscayne Blvd, is a fully operational short-term rental asset located in the heart of Miami's MiMo / Upper East Side corridor. The two-story, 23-unit property includes 17 studios, 3 one-bedrooms, and 3 two-bedrooms, offering a highly efficient mix that caters to the city's growing demand for flexible, furnished accommodations.

Positioned along a prominent stretch of Biscayne Boulevard, the property enjoys exceptional connectivity to nearby hotspots including the Design District, Wynwood, Midtown, and Little River. Its central location provides guests with seamless access to top cultural, dining, and entertainment destinations, making it a consistent performer in Miami's booming short-term rental market.

Discreetly tucked behind a lush, foliage-covered gate, Uptown Apartments combines privacy with visibility — offering an attractive, turnkey investment in one of Miami's most dynamic and appreciating urban submarkets.

INVESTMENT HIGHLIGHTS

- Opportunity to increase income through continued renovations
- Gross income is \$553,000
- Built-in flexibility to shift between short-term and long-term rental strategies



PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Multifamily / Short Term Rental Building
MARKET	Miami / MiMo
NUMBER OF UNITS	22 + 1 non-conforming studio
UNIT MIX	17 studios 3 - 1 Bedroom 3 - 2 Bedroom
BUILDING SIZE	8,998 SF
TOTAL LOT SIZE	13,790 SF
ZONING	T4-O
CONDITION	Renovated and unrenovated units
PARKING	On-site
PRICE PER UNIT	\$195,652
PRICE	\$4,500,000

FEATURES



23 Units ideal for SRT or Residential rentals



Attractive courtyard



Excellent location min away from the Design District



Impact windows



Keyless entries



FINANCIALS



CURRENT INCOME						
UNIT	UNIT TYPE	SF	2025 GROSS EARNINGS	NIGHTS	ADR	OCCUPANCY
1	1 BR (Renovated)	532	\$24,810.91	242	\$102.52	66.3%
2	Studio	319	\$21,602.02	264	\$81.83	72.3%
3	Studio	319	\$23,185.75	303	\$76.52	83.0%
4	Studio	319	\$21,069.58	266	\$79.21	72.9%
5	1 BR (Brand New)	546	\$11,576.75	132	\$87.70	36.2%
6	Studio (Renovated)	270	\$25,481.36	304	\$83.82	83.3%
7	Studio	319	\$27,492.00			
8	Studio (Renovated)	319	\$27,488.39	312	\$88.10	85.5%
9	Studio	319	\$19,092.58	283	\$67.46	77.5%
10	2 BR (Brand New)	533	\$35,149.25	290	\$121.20	79.5%
11	2 BR	532	\$26,127.75	230	\$113.60	63.0%
12	Studio	319	\$21,062.31	289	\$72.88	79.2%
13	Studio	319	\$25,328.19	317	\$79.90	86.8%
14	Studio	319	\$23,655.80	294	\$80.46	80.5%
15	2 BR (Brand New)	546	\$31,216.75	258	\$121.00	70.7%
16	Studio (Renovated)	270	\$26,642.35	299	\$89.10	81.9%
17	Studio (Renovated)	319	\$25,802.45	318	\$81.14	87.1%
18	Studio	319	\$24,749.39	294	\$84.18	80.5%
19	Studio	319	\$20,045.51	248	\$80.83	67.9%
20	1 BR (Renovated)	622	\$26,604.63	267	\$99.64	73.2%
21	Studio	231	\$20,843.65	283	\$73.65	77.5%
22	Studio (Renovated)	283	\$24,208.56	304	\$79.63	83.3%
23	Studio	283	\$19,809.45	255	\$77.68	69.9%
			\$553,045.38			

NOTE: Unit 5 underwent a complete renovation in 2025, hence the vacancy

FINANCIAL ANALYSIS

UPTOWN APARTMENTS	
Purchase Price	\$4,500,000.00
Capital Expenditures	\$200,000
Total Acquisition Cost	\$4,700,000

SHORT-TERM RENTAL INCOME			
UNIT	UNIT TYPE	2025 GROSS EARNINGS	PROFORMA
1	1 BR (Renovated)	\$24,810.91	\$24,200.00
2	Studio	\$21,602.02	\$23,232.00
3	Studio	\$23,185.75	\$26,664.00
4	Studio	\$21,069.58	\$23,408.00
5	1 BR (Brand New)	\$11,576.75	\$27,740.00
6	Studio (Renovated)	\$25,481.36	\$26,752.00
7	Studio	\$27,492.00	\$27,492.00
8	Studio (Renovated)	\$27,488.39	\$27,456.00
9	Studio	\$19,092.58	\$24,904.00
10	2 BR (Brand New)	\$35,149.25	\$34,800.00
11	2 BR	\$26,127.75	\$27,600.00
12	Studio	\$21,062.31	\$25,432.00
13	Studio	\$25,328.19	\$27,896.00
14	Studio	\$23,655.80	\$25,872.00
15	2 BR (Brand New)	\$31,216.75	\$30,960.00
16	Studio (Renovated)	\$26,642.35	\$26,312.00
17	Studio (Renovated)	\$25,802.45	\$27,984.00
18	Studio	\$24,749.39	\$25,872.00
19	Studio	\$20,045.51	\$21,824.00
20	1 BR (Renovated)	\$26,604.63	\$26,700.00
21	Studio	\$20,843.65	\$24,904.00
22	Studio (Renovated)	\$24,208.56	\$26,752.00
23	Studio	\$19,809.45	\$22,440.00
		\$553,045.38	\$607,196.00

CURRENT INCOME	
Gross Income	\$553,045.38
Operating Expenses	\$277,476.58
NOI	\$275,568.80
Cap Rate	6.12%

NOTE: The current income yields 6.12% cap rate and will naturally grow along with rents. Under this scenario no capital expenditures are required.

ADDITIONAL NOTES:

- Unit 5 underwent a complete renovation in 2025, hence the vacancy
- Proforma assumes renovating the unrenovated units
- Proforma is assuming \$88/ night for studios, \$100/ night for 1 bedroom, \$121/ night for 2 bedroom
- Unit 7 is on a MTM lease

EXPENSES		
Business Fees & Licences		\$4,694.80
Cable-Comcast		\$8,166.00
Cleaning		\$41,890.00
Electricity-FPL		\$11,863.23
Fire Sprinkler & Alarm		\$702.98
Garbage		\$9,623.14
Landscaping-F&J		\$3,115.00
Gas-Teco		\$2,306.55
Insurance	Based on \$3/ foot	\$26,994.00
Management Fees		\$78,000.00
Pest Control-AI-Flex		\$1,710.92
Property Taxes	1.8% of Purchase Price	81,000.00
Repairs & Maintenance		\$2,510.00
Water & Sewer		\$4,899.96
TOTAL		\$277,476.58

PROFORMA INCOME	
Gross Income	\$607,196.00
Operating Expenses	\$277,476.58
NOI	\$329,719.42
Cap Rate	7.02%

NOTE: By investing \$15,000/ unit in the unrenovated units, the cap rate will increase nearly 100 basis points. Since this is a short term rental operation, these renovations can be completed immediately upon acquisition

LOCATION OVERVIEW

Strategically positioned along Biscayne Boulevard, Miami's Upper East Side offers a compelling mix of established neighborhoods and ongoing growth. Anchored by exclusive communities like Bay Point, Morningside, and Belle Meade, the area is known for its gated communities, waterfront properties, and increasing development interest.

The property sits just minutes from Miami's Design District, Wynwood, Midtown, and Little River, making it a strategic location for those seeking a vibrant lifestyle with easy access to the city's top cultural, dining, and retail destinations.



CONTEXT MAP

BRICKELL

DOWNTOWN
MIAMI

EDGEWATER



WYNWOOD

MIAMI DESIGN DISTRICT



brightline

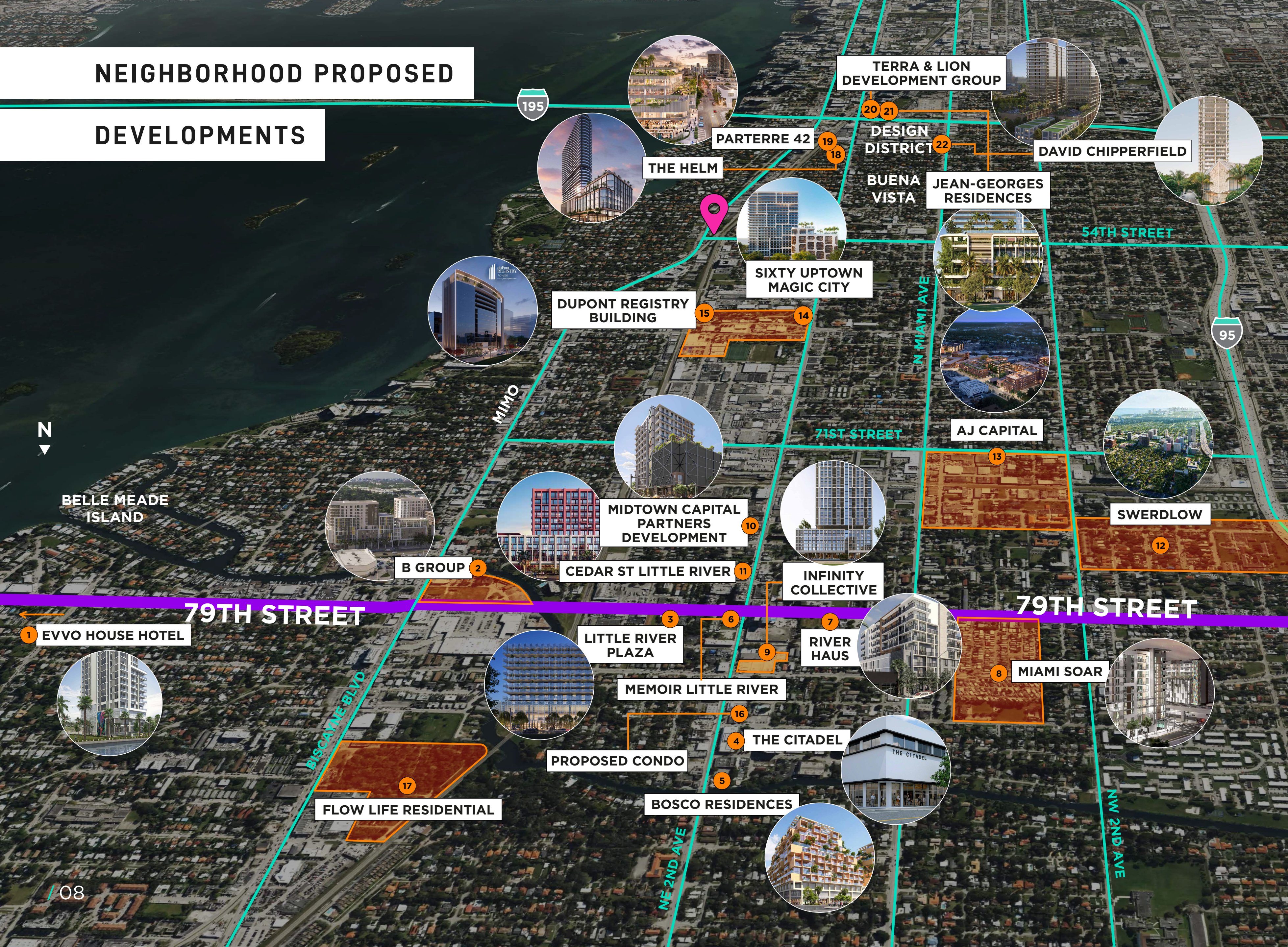
MIMO

BISCAYNE BLVD



NEIGHBORHOOD PROPOSED

DEVELOPMENTS



- 1 **EVVO HOUSE HOTEL** / 8001 NE Bayshore Ct
A 12-story, 81-room boutique 59,000 SF hotel.
- 2 **B GROUP** / 7880 BISCAYNE BLVD
Mixed-use retail multifamily, 379 units proposed
- 3 **LITTLE RIVER PLAZA** / 279 NE 79th St
250-unit apartment building & 200 parking spaces.
- 4 **THE CITADEL** / 8300 NE 2nd Ave
- 5 **BOSCO RESIDENCES** / 8400 NE 1 PL
300+ unit mixed-use condo/retail project.
- 6 **MEMOIR LITTLE RIVER** / 7937 NE 2nd Ave
375 apartments , 140,000 SF of Class A office.
- 7 **RIVER HAUS** / 123 NE 79th St
Proposed 218,546 SF mixed-use development, 154 apartments and 5,200 SF of commercial space.
- 8 **MIAMI SOAR** / 8050 NW Miami Ct
SFL-3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.
- 9 **INFINITY COLLECTIVE** / 8038 NE 2nd Ave
454 apartments, plus 19,900 SF of commercial space.
- 10 **MIDTOWN CAPITAL PARTNERS DEVELOPMENT** / 7501 NE 2nd Ave
22-story building with 348 residential units.
- 11 **CEDAR ST LITTLE RIVER** / 7715 NE 2nd Ave
191 units and 8,000+ SF of retail.
- 12 **SWERDLOW** / 530 NW 75th St
7,513 units and over 600,000 SF of commercial space with a Tri-Rail station.
- 13 **AJ CAPITAL** / 301 NW 71st St
Nearly 25-acre assemblage mixed-use project.
- 14 **SIXTY UPTOWN MAGIC CITY** / 6161 NE 3rd Ave
25 stories, 349 luxury apartment units, over 500,000 SF of office, retail, and restaurant space.
- 15 **DUPONT REGISTRY BUILDING** / 5972 NE 4th Ave
Office and car storage Building.
- 16 **PROPOSED CONDO** / 8272 NE 2nd Ave
Proposed 69 residences by Renown Architect.
- 17 **FLOW LIFE RESIDENTIAL** / 8500 BISCAYNE BLVD
2,300 multifamily units by Adam Neumann
- 18 **THE HELM** / 4201 NE 2nd Ave
36-story mixed-use tower, 162 branded residences, 116 affordable rental apartments, 83,000+ SF of office space, 50,000 SF of retail/dining.
- 19 **PARTERRE 42** / 4201 NE 2nd Ave
A 500,000-square-foot office and retail building with indoor-outdoor workspaces and extensive terraces.
- 20 **RESIDENCES AT THE DESIGN DISTRICT** / 3801 & 3883 Biscayne Blvd
Two 20-story towers, 164 luxury units, townhomes, and a branded hotel
- 21 **JEAN-GEORGES MIAMI TROPIC RESIDENCES** / 3501 NE 1st Ave
A 48-story luxury high-rise, 329 condos and a signature restaurant on the ground floor.
- 22 **CHIPPERFIELD TOWER** / 39 NE 39th St
26-story residential tower, 143 condominiums and a hotel.

MIMO DISTRICT

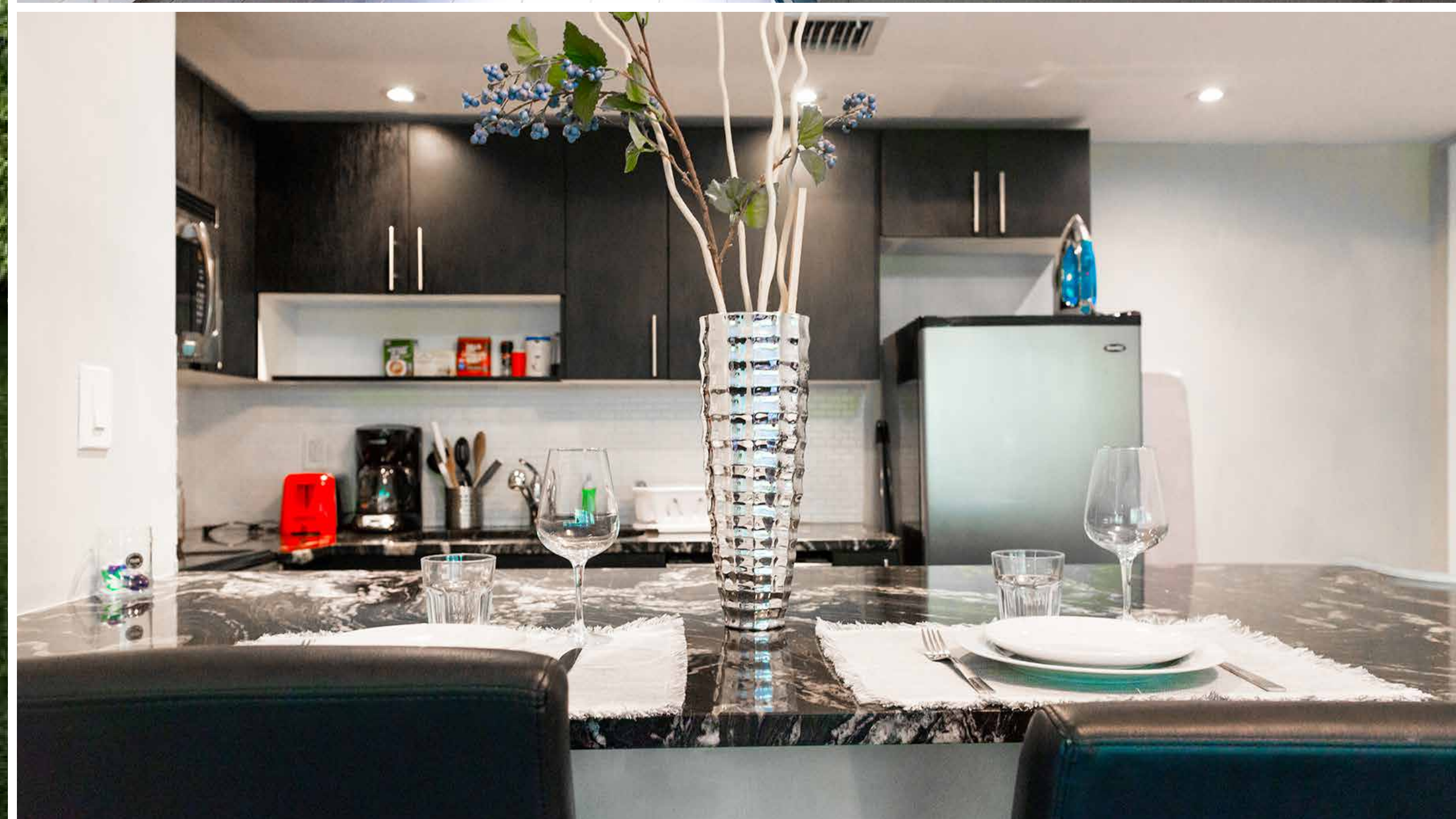
MiMo District is one of Miami's most design-forward urban corridors, blending mid-century architecture with a fast-growing mix of boutique hospitality, chef-driven dining, and neighborhood-serving retail. Centered along Biscayne Boulevard and the Upper Eastside, the district has evolved into a highly walkable, character-rich destination that attracts both locals and visitors seeking a curated, "old Miami" aesthetic with modern energy.

Proximity to Wynwood, the Design District, Downtown/Brickell, and Miami Beach—paired with strong visibility and connectivity along a major north-south artery—supports consistent traffic and daily demand. With continued reinvestment, adaptive reuse, and rising residential density nearby, MiMo remains a sought-after submarket for experiential concepts, emerging brands, and service-oriented operators looking for a distinct, authentic Miami setting.



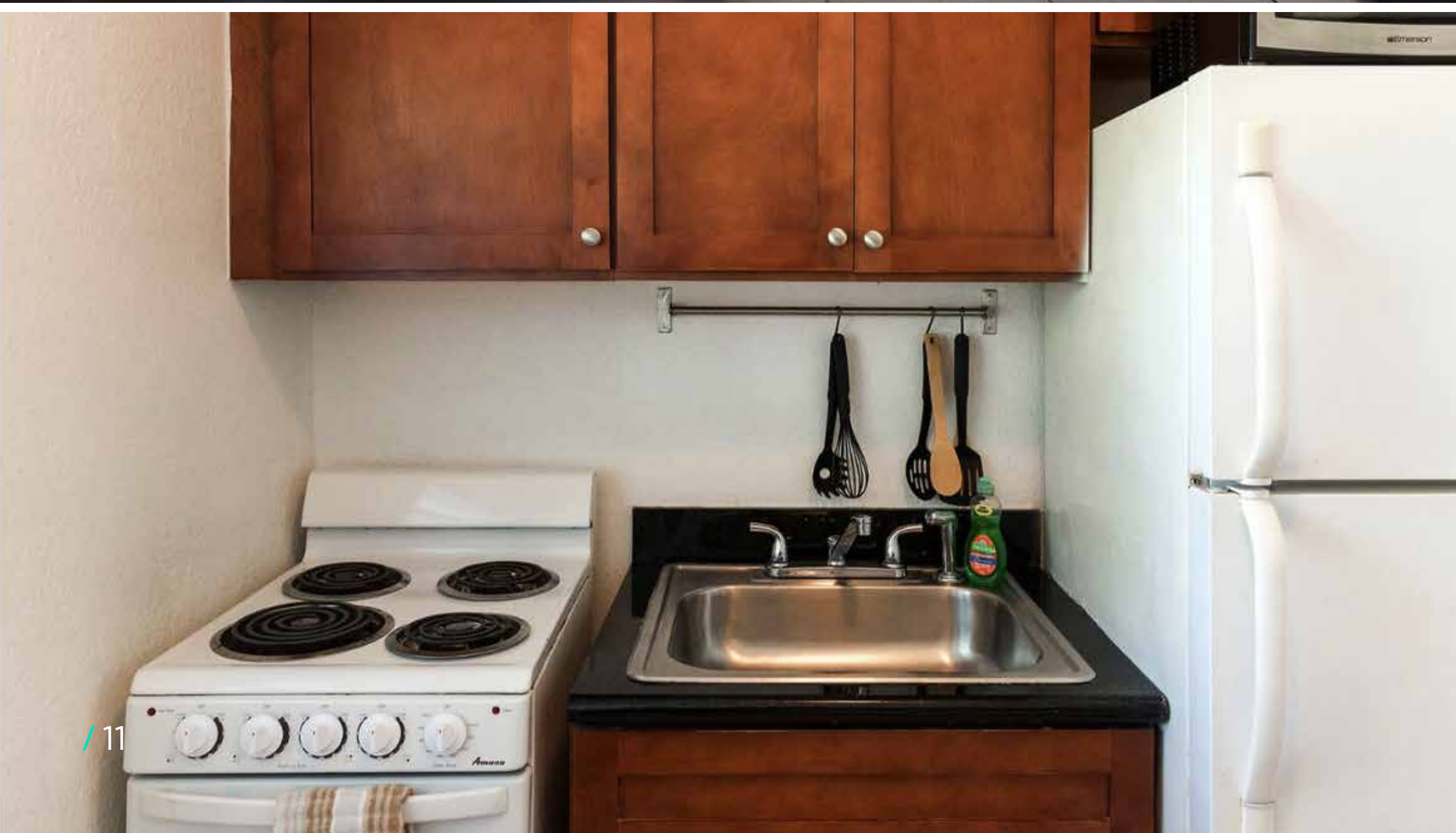
INTERIOR IMAGES - UNIT 1

MODERN 1 BEDROOM WITH TERRACE



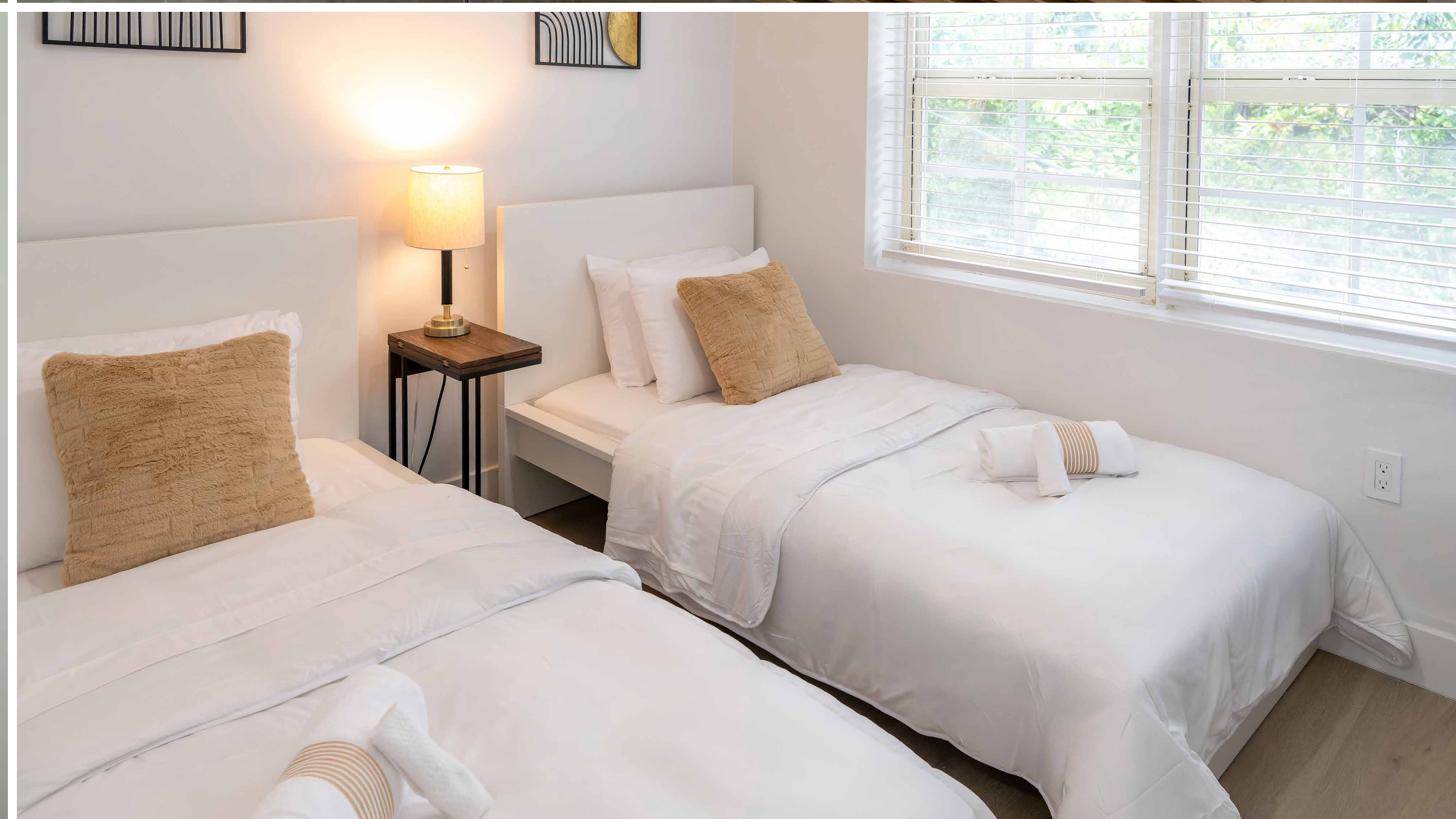
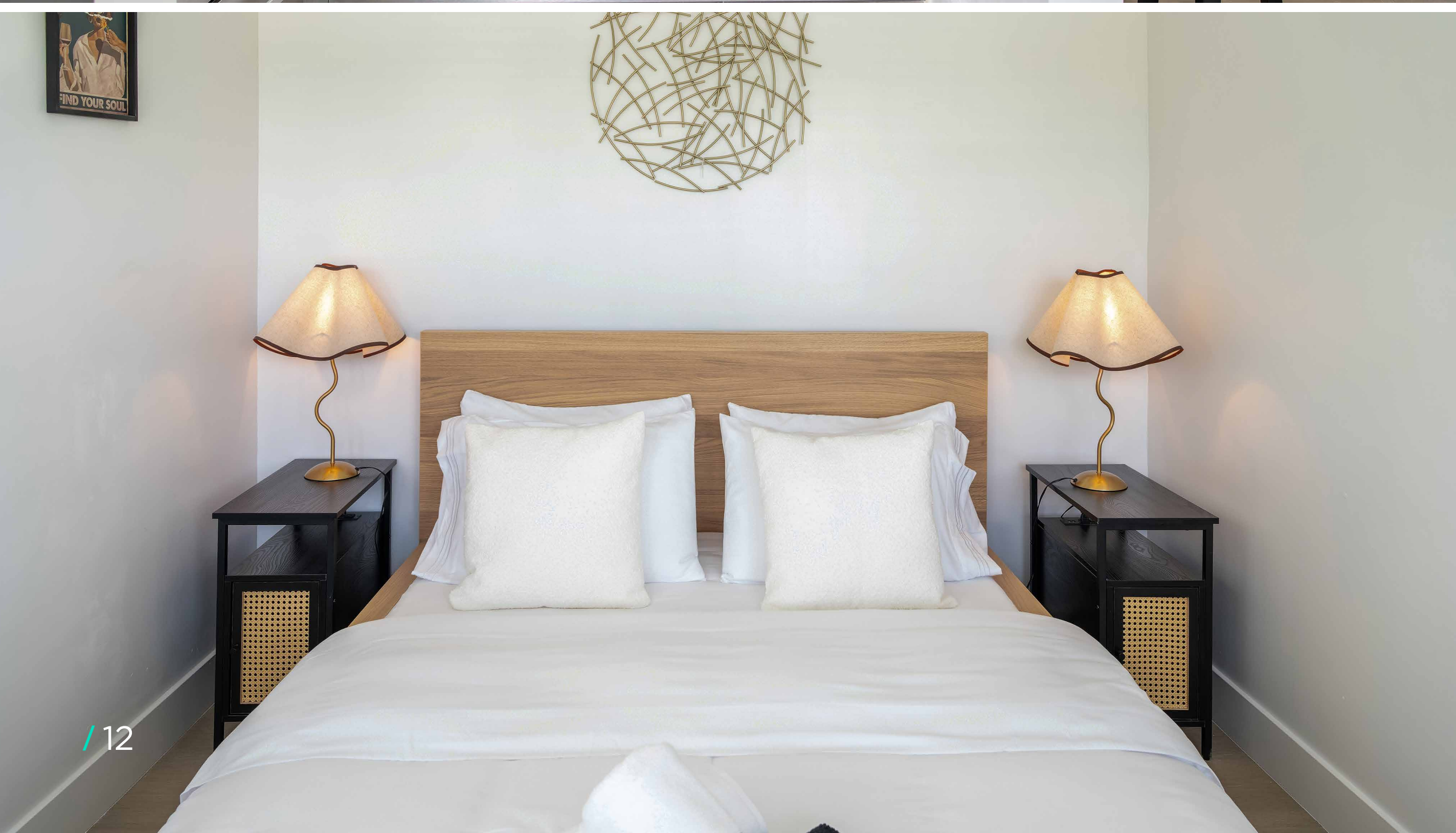
INTERIOR IMAGES - UNIT 3

UNRENOVATED STUDIO



INTERIOR IMAGES - UNIT 15

RENOVATED TWO BEDROOM



UPTOWN APARTMENTS

READY TO SCHEDULE A TOUR?
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