



7300 HARDING AVE MIAMI BEACH, FL 33141

7300 Harding Ave presents a compelling investment opportunity in Miami Beach's North Beach neighborhood. This 20-unit multifamily property consists entirely of one-bedroom, one-bathroom units. It is currently generating \$33k/month due to historical management, but a new and more current management strategy can easily increase rents. North Beach is one of our city's loveliest neighborhoods, with a tight cluster of attractive and walkable streets, great public amenities such as parks and theaters, a vibrant retail sector, and its greatest amenity of all: Miami's World Famous beaches less than a block away. South Beach and Mid-Beach had their times, the next development boom will be in North Beach. With significant upside potential, this property offers investors an opportunity to enhance value through renovations, rental increases, or repositioning.

PRICE: \$5,000,000

Lot Size: 7,500 SF

Building Size: 11,032 SF

Zoning: T3 O

Gross Rent	\$ 396,000
Property Taxes	\$ 80,000
Water	\$ 36,000
Garbage	\$ 18,000
FPL	\$ 4,320
Total Operating Expense	\$ 138,320
Net Operating Income	\$ 257,680
Cap Rate	5.15%

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