

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 \$531,000
- 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



FINANCIAL ANALYSIS



CURRENT INCOME	
EGI	\$564,580.00
Operating Expenses	\$277,194.68
NOI	\$287,384.95
Cap Rate	6.39%

NOTE: The Current income yields 6.39% Cap. Rate and will naturally grow along with rents. Under this Scenario no capital expenditures are required.

PROFORMA	
EGI	\$631,318.00
Operating Expenses	\$280,794.68
NOI	\$350,523.32
Stabilized Cap Rate	7.46%

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

RENT ROLL



RENT ROLL									
UNIT	NOTES	SF	MONTHLY RENT	Y1	Y2	Y3	Y4	Y5	Y6
1	1 BR (Renovated)	532	\$2,068	\$24,816	\$25,560.48	\$26,327.29	\$27,117.11	\$27,930.63	\$28,768.55
2	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
3	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
4	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
5	1 BR (Renovated)	546	\$2,400	\$28,800	\$29,664.00	\$30,553.92	\$31,470.54	\$32,414.65	\$33,387.09
6	Studio (Renovated)	270	\$2,123	\$25,476	\$26,240.28	\$27,027.49	\$27,838.31	\$28,673.46	\$29,533.67
7	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
8	Studio (Renovated)	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
9	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
10	2 BR (Brand New)	533	\$2,929	\$35,148	\$36,202.44	\$37,288.51	\$38,407.17	\$39,559.38	\$40,746.17
11	2 BR	532	\$2,600	\$31,200	\$32,136.00	\$33,100.08	\$34,093.08	\$35,115.87	\$36,169.35
12	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
13	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
14	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
15	2 BR (Brand New)	546	\$2,601	\$31,217	\$32,153.25	\$33,117.85	\$34,111.39	\$35,134.73	\$36,188.77
16	Studio (Renovated)	270	\$2,220	\$26,642	\$27,441.62	\$28,264.87	\$29,112.82	\$29,986.20	\$30,885.79
17	Studio (Renovated)	319	\$2,150	\$25,802	\$26,576.52	\$27,373.82	\$28,195.03	\$29,040.88	\$29,912.11
18	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
19	Studio	319	\$2,291	\$27,492	\$28,316.76	\$29,166.26	\$30,041.25	\$30,942.49	\$31,870.76
20	1 BR (Renovated)	622	\$2,217	\$26,605	\$27,136.72	\$27,679.46	\$28,233.05	\$28,797.71	\$29,373.66
21	Studio	231	\$1,900	\$22,800	\$23,256.00	\$23,721.12	\$24,195.54	\$24,679.45	\$25,173.04
22	Studio (Renovated)	283	\$2,100	\$25,200	\$25,704.00	\$26,218.08	\$26,742.44	\$27,277.29	\$27,822.84
23	Studio	283	\$2,100	\$25,200	\$25,704.00	\$26,218.08	\$26,742.44	\$27,277.29	\$27,822.84
Potential Gross Revenue			\$52,610	\$631,318	\$649,260	\$667,719	\$686,713	\$706,255	\$726,362

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



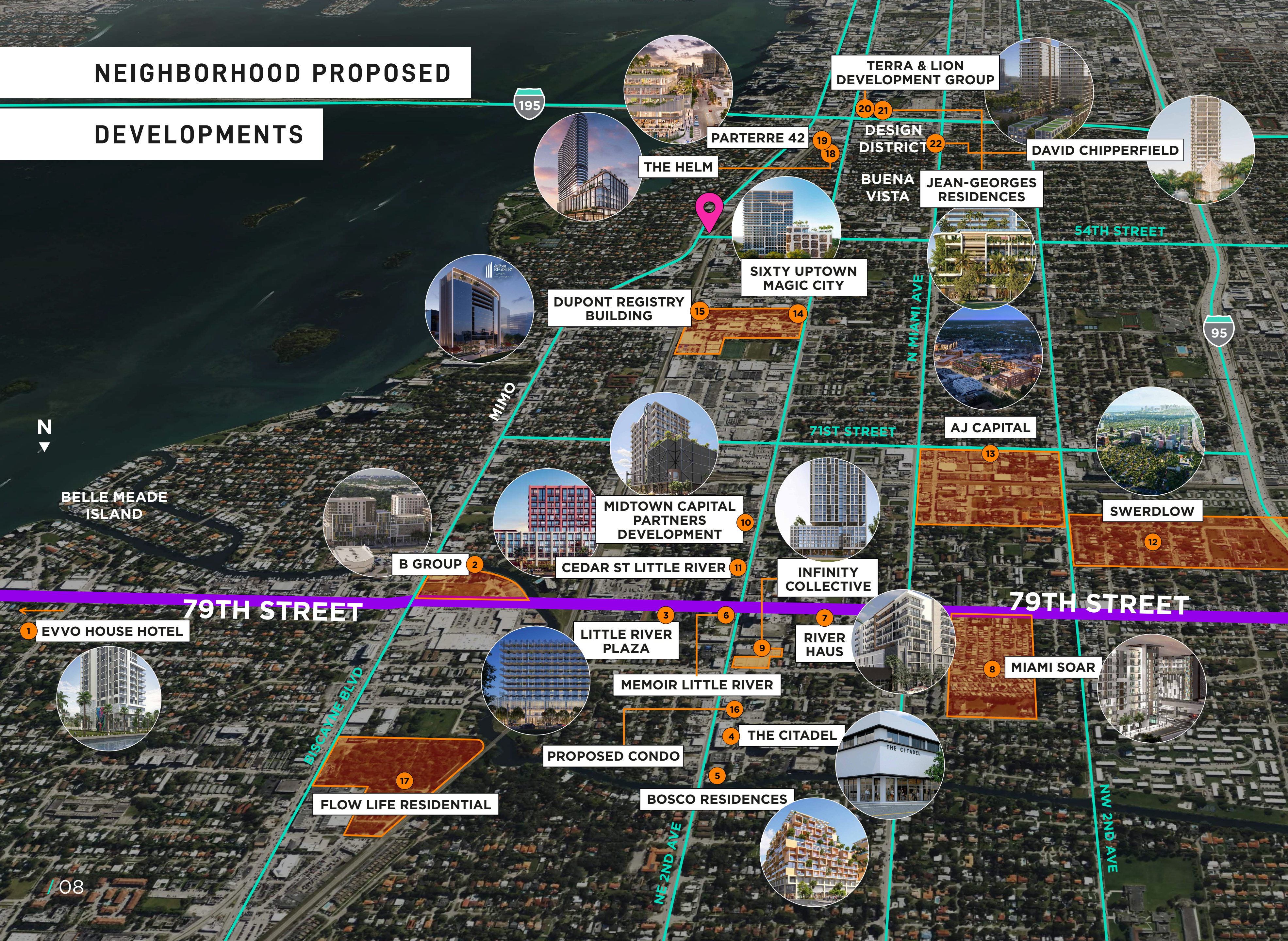
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brightline

MIMO

BISCAYNE BLVD

NEIGHBORHOOD PROPOSED DEVELOPMENTS



MIMO DISTRICT

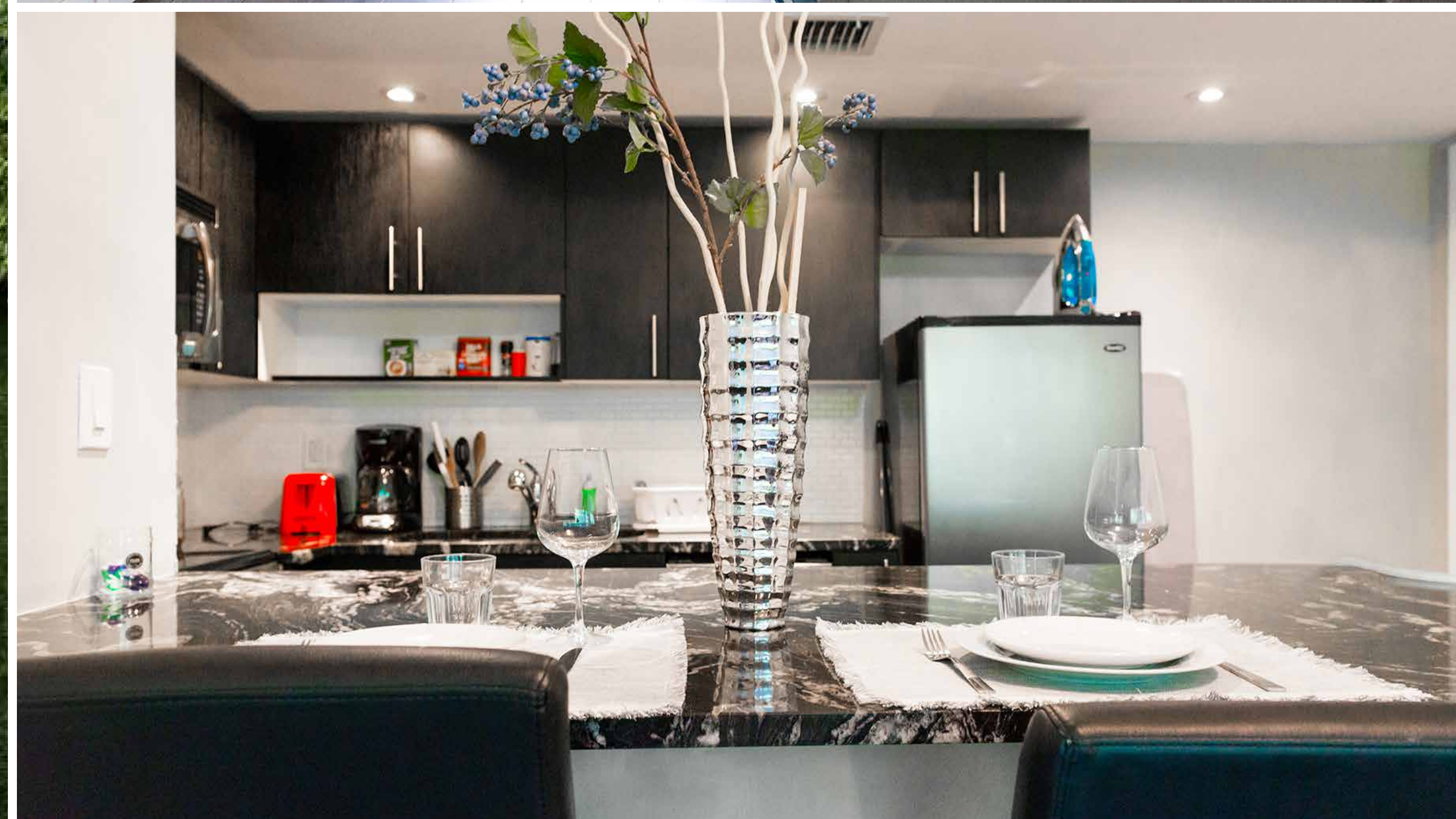
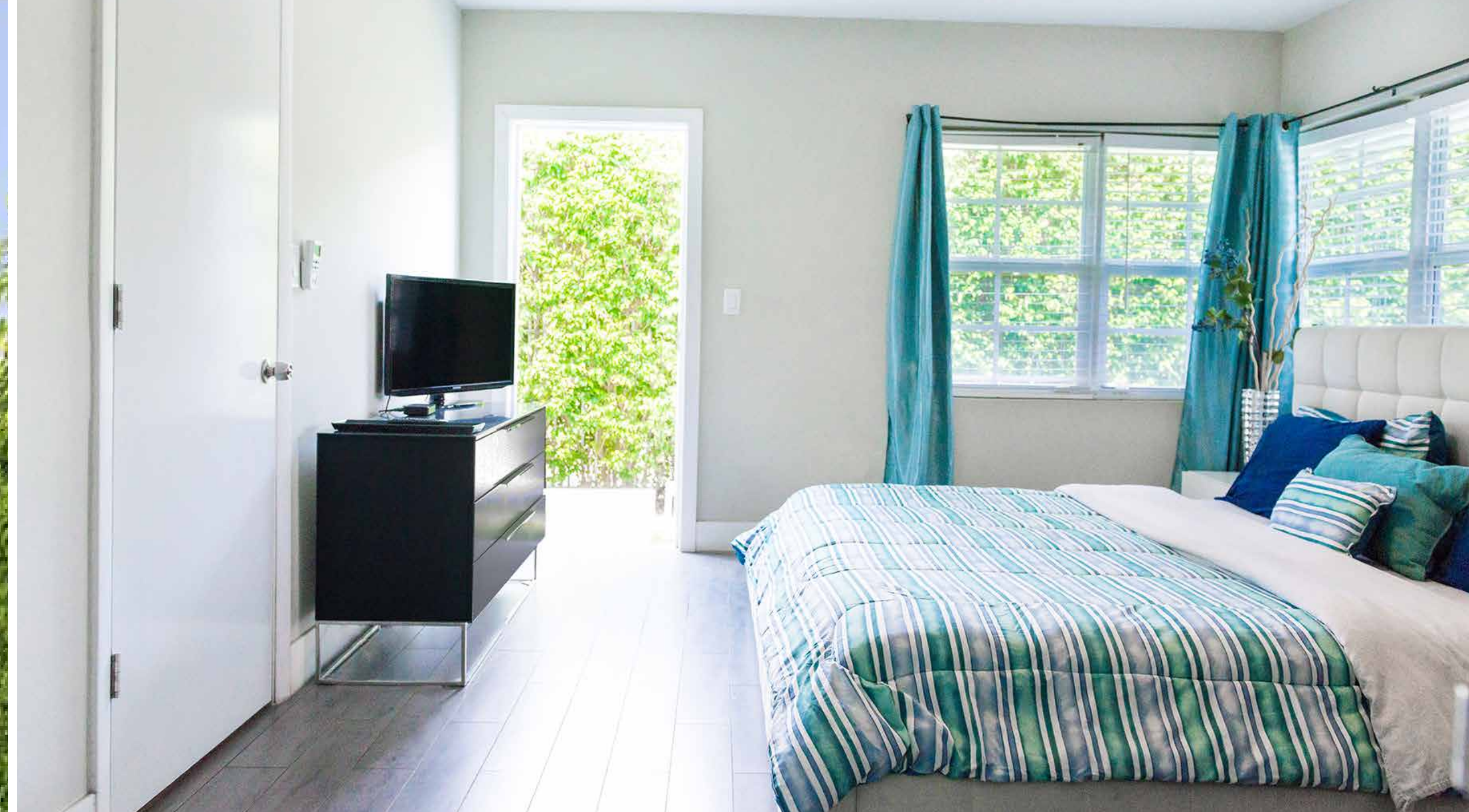
MiMo District is one of Miami's most design-forward urban corridors, blending mid-century architecture with a fast-growing mix of boutique hospitality, chef-driven dining, and neighborhood-serving retail. Centered along Biscayne Boulevard and the Upper Eastside, the district has evolved into a highly 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



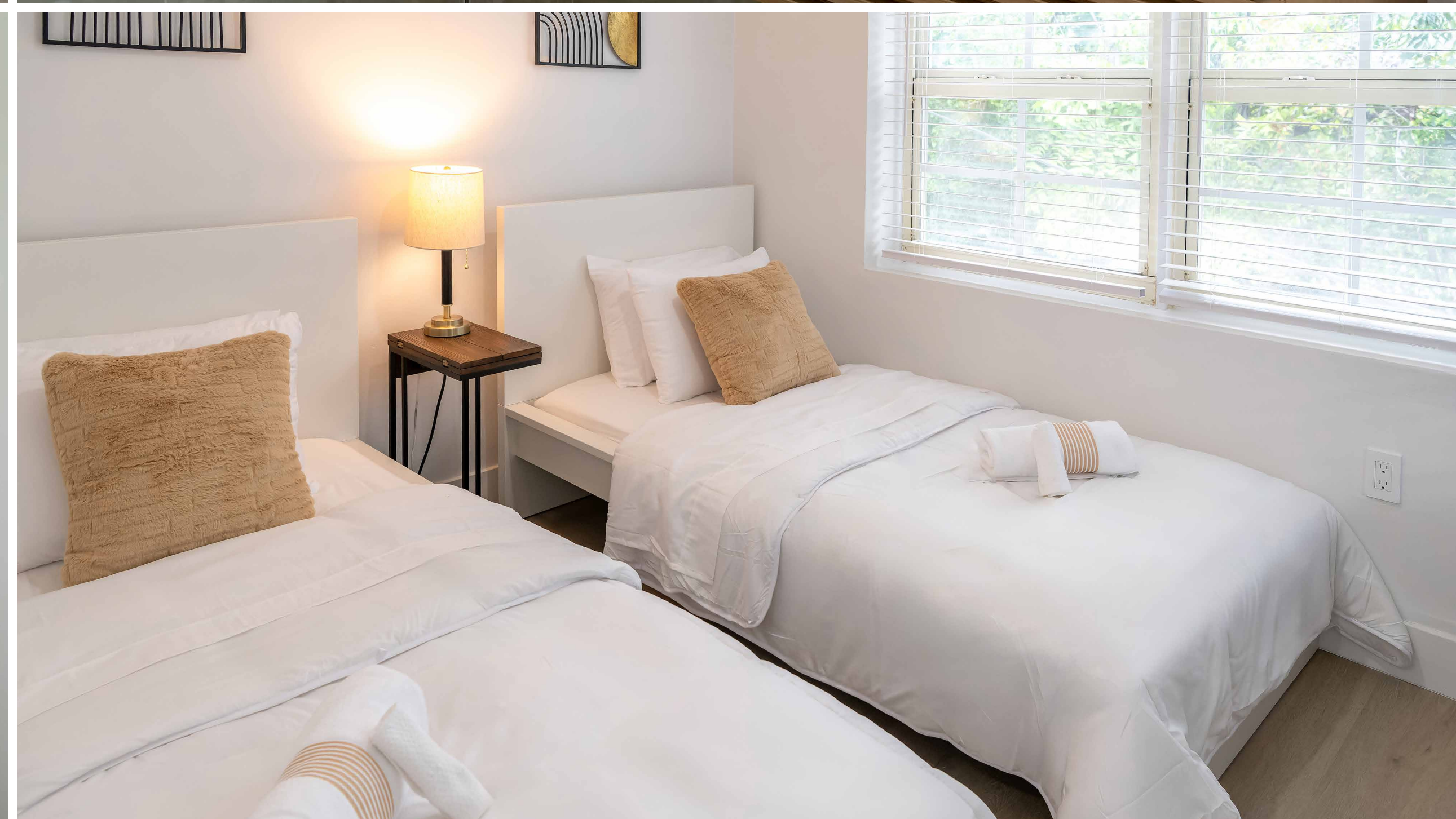
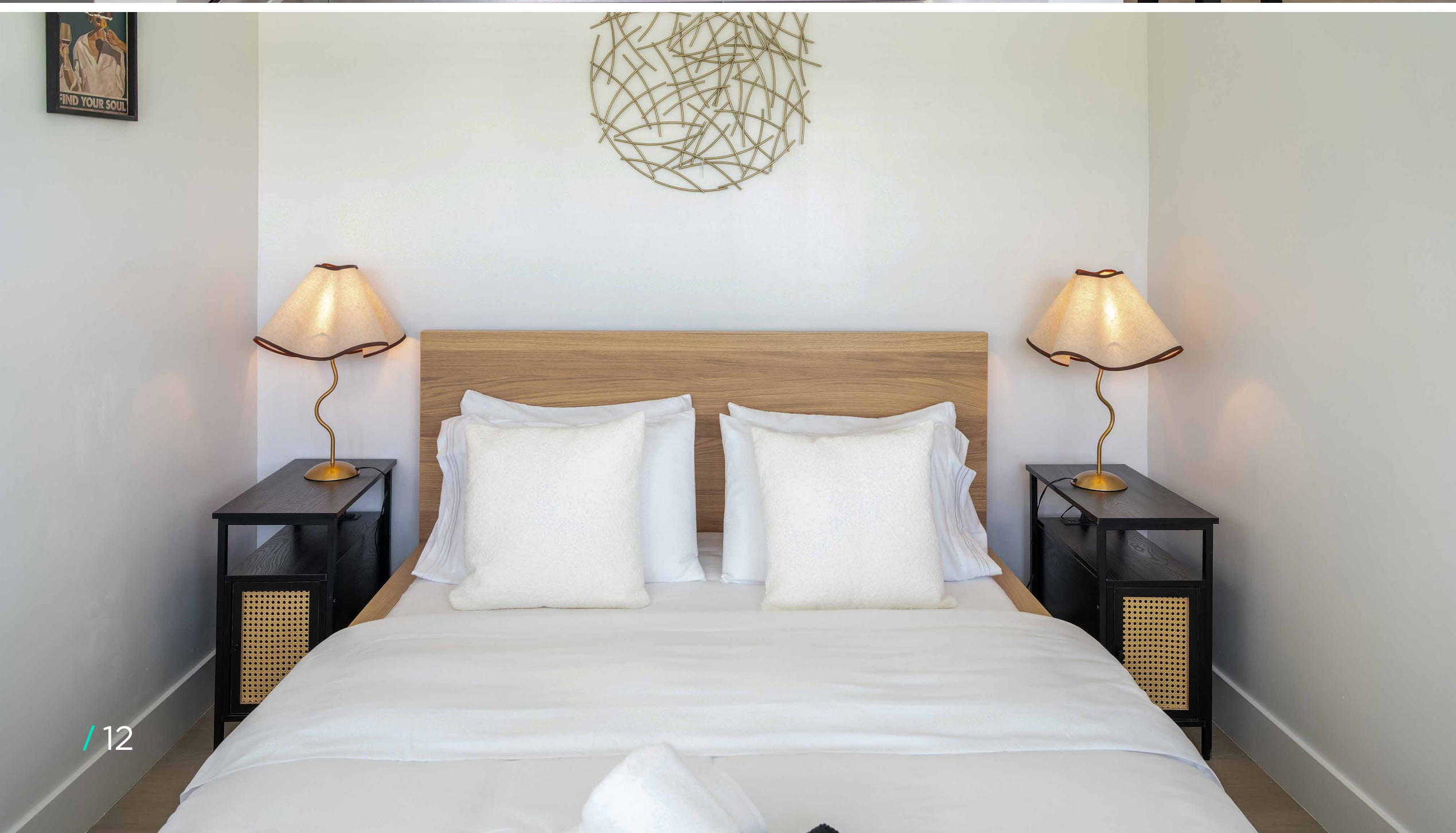
INTERIOR IMAGES - UNIT 3

UNRENOVATED STUDIO



INTERIOR IMAGES - UNIT 15

RENOVATED TWO BEDROOM





UPTOWN APARTMENTS

READY TO SCHEDULE A TOUR?
CONTACT US

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