

# JUST LISTED!

## WATERSIDE APARTMENTS

📍 1101 NE 80th St, Miami, FL 33138

### INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire A 3-Story, Gut-Renovated, Turnkey Asset In The Exceptional Upper East Side Neighborhood Of Miami
- Building Has Gone Through Extensive Capital Expenditures Including Concrete Restoration, Structural Improvements, And Foundational Work
- Exterior Improvements Include Hurricane-Impact Windows & Doors, New Roof, Seamless Gutters, PVC Plumbing Throughout Building And Out To The Street, Resurfaced Parking Lot, Etc.
- Interior Improvements Include New Laminate Flooring, New Electric Panels, Modern Kitchens & Bathrooms With New Stainless Steel Appliances, Cabinetry & Countertops, Vanities, Etc.
- New Water Heaters And Central Air Conditioning Throughout
- Highly Desirable Unit Mix With Spacious Units
- Prime Location East Of Biscayne Blvd (US-1) And Bayshore Dr Ensuring Tenants A Quality Lifestyle With Close Proximity To The Water
- Strong Demographic Data In Upper East Side
- Located East Of I-95 Just Off NE 79th St Providing Easy Access To Anywhere In Miami-Dade

### INVESTMENT DETAILS

Price	\$7,500,000
Cap Rate	5.14
NOI	\$385,461.00
Number of Units	24
Building Size	19,990 SF
Price PSF	\$375.19
Year Renovated	2024
Lot Size	0.53 Acres





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