



**335 75<sup>th</sup> St.**

*Miami Beach, FL 33141*

---

**EXCLUSIVE INVESTMENT OPPORTUNITY**







# Offering Summary

---

**No. Of units:** 14

**Unit Size:** 591 Sqft./ Unit

**Total Living Area:** 8,274 Sqft.

**Lot size:** 11,300 Sqft

**Year Built:** 1951

**Year Renovated:** 2015

**Location:** Two Blocks from the  
Beach near North Shore Open  
Space Park



# Unit Mix

---

**1 Bedroom 1 Bath: 6**

**Studio: 8**



# Upgrades Completed

- 40 year certification completed in 2010
- Exterior painted 2015
- On-site Laundry Installed
- Renovated interiors including New Tile & Wood Flooring
- Exterior Railings Replaced
- New Concrete Tile Roof Installed in 2015
- Improved management and solid tenant base







**Sale Price: \$2,600,000**

CAP RATE: 5.14%







# Location

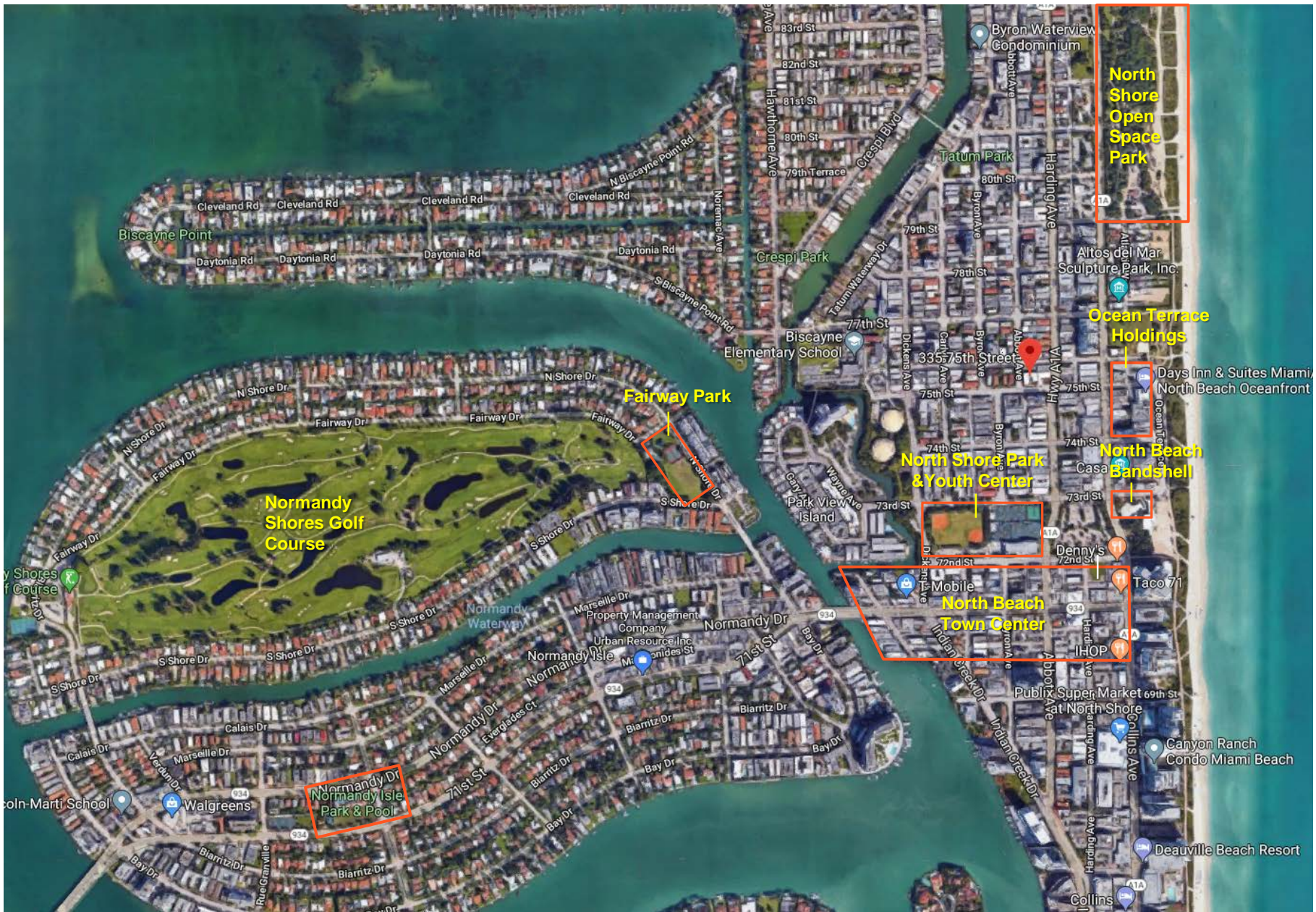
---

335 75<sup>TH</sup> ST. MIAMI BEACH, FL 33141

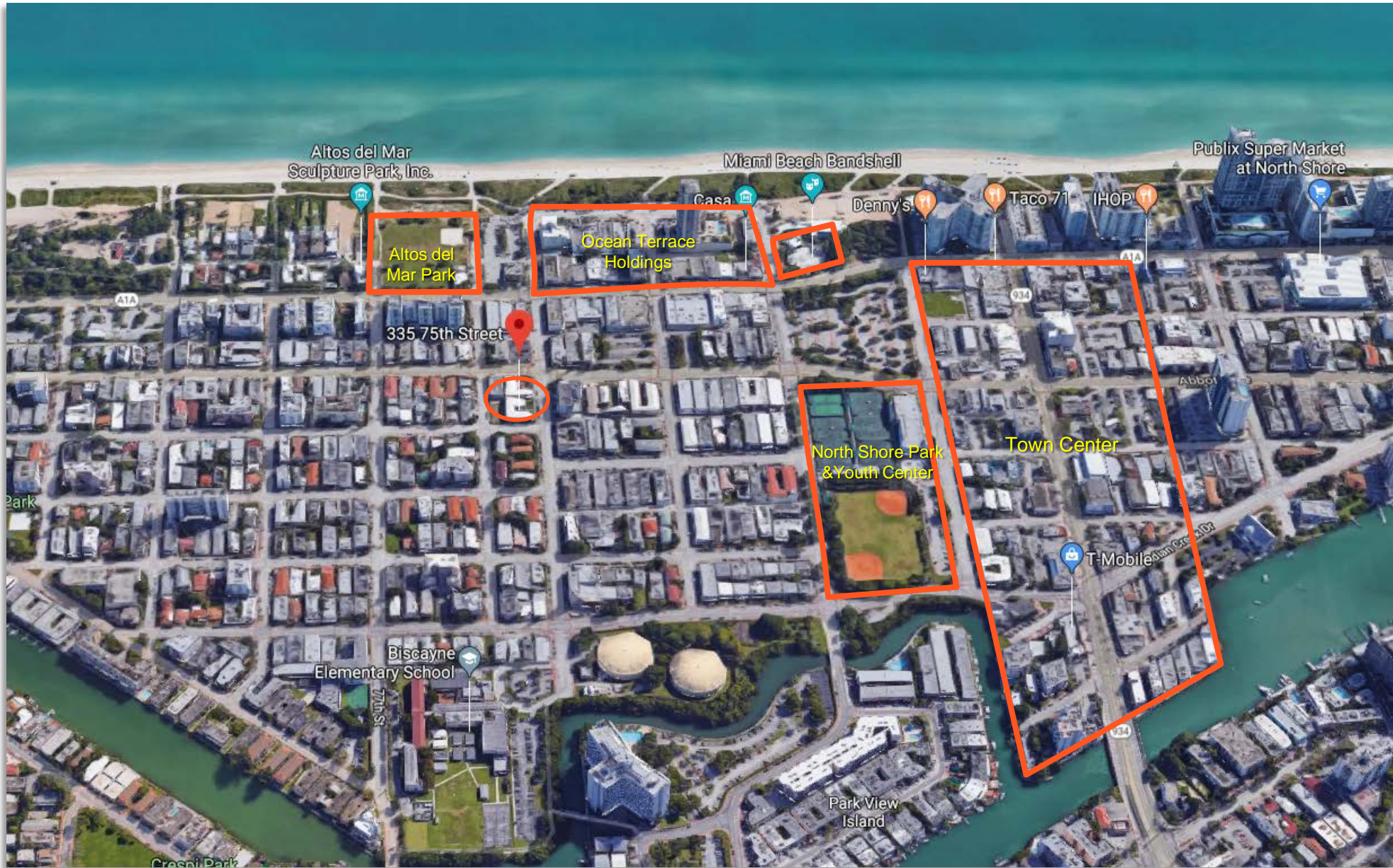












# Unit Interiors

---

SHOWCASE



# Unit 335-1

1 Bedroom

Actual Rent: \$1,250

Market Rent: \$1,300



# Unit 335-1

Studio

Actual Rent: \$1,250

Market Rent: \$1,250





# Unit 335-2

Studio

Actual Rent: \$1,100

Market Rent: \$1,250



# Unit 335-2

Studio

Actual Rent: \$1,100

Market Rent: \$1,250





# Unit 335-5

Studio

Actual Rent: \$1,100

Market Rent: \$1,250



# Unit 335-5

Studio

Actual Rent: \$1,100

Market Rent: \$1,250





# Unit 335-7

1BD/ 1BA

Actual Rent: \$1,425

Market Rent: \$1,450



# Unit 335-7

1BD/ 1BA

Actual Rent: \$1,425

Market Rent: \$1,450





# Unit 335-8

1BD/ 1BA

Actual Rent: \$1,375

Market Rent: \$1,400



# Unit 335-8

1BD/ 1BA

Actual Rent: \$1,375

Market Rent: \$1,400





# Unit 335-9

Studio

Actual Rent: \$1,200

Market Rent: \$1,250



# Unit 335-9

Studio

Actual Rent: \$1,200

Market Rent: \$1,250





# Unit 335-10

Studio

Actual Rent: \$1,200

Market Rent: \$1,250



# Unit 335-10

Studio

Actual Rent: \$1,200

Market Rent: \$1,250



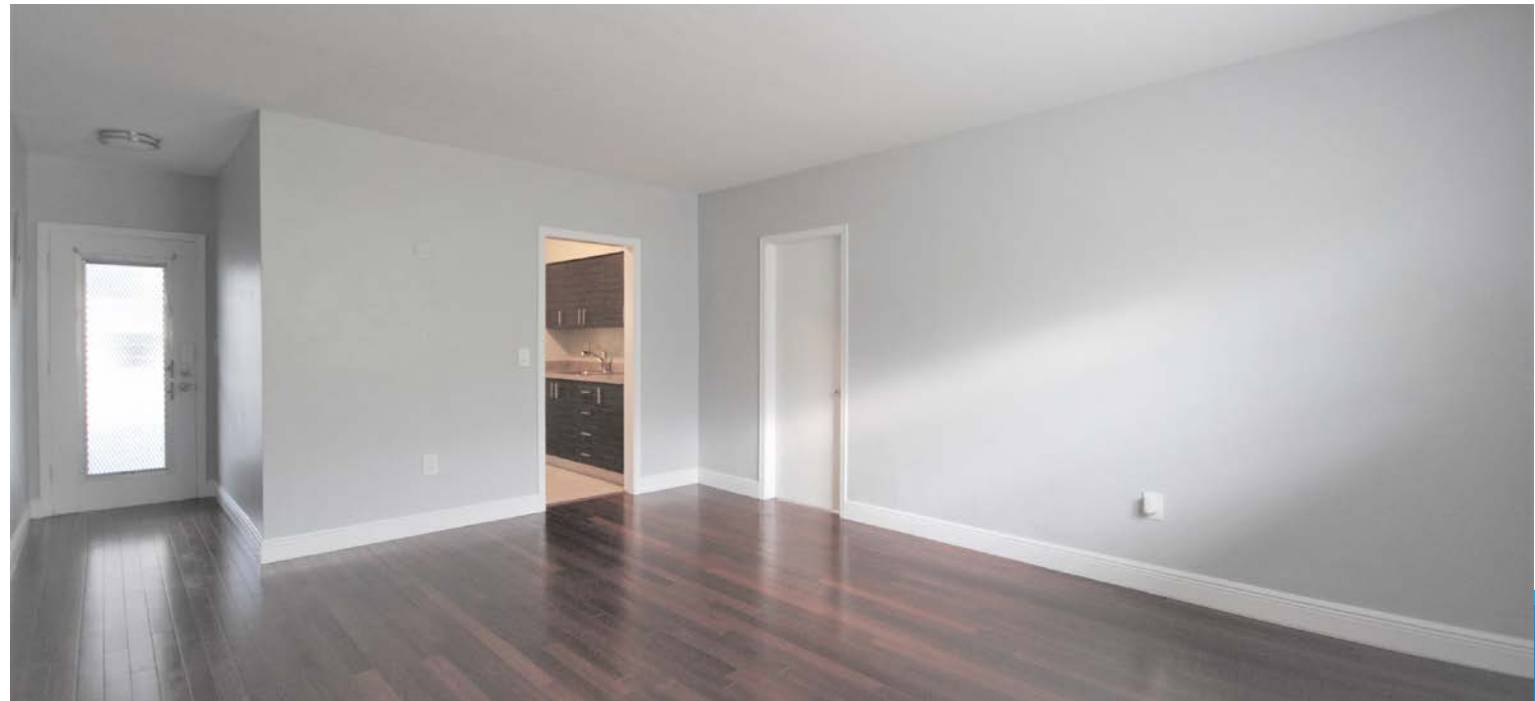


# Unit 335-14

1BD/ 1BA

Actual Rent: \$1,300

Market Rent: \$1,350



# Unit 335-14

1BD/ 1BA

Actual Rent: \$1,300

Market Rent: \$1,350





# Unit 335-15

1BD/ 1BA

Actual Rent: \$1,400

Market Rent: \$1,450



# Unit 335-15

1BD/ 1BA

Actual Rent: \$1,400

Market Rent: \$1,450





# Financial Summary

---

335 75<sup>TH</sup> ST. MIAMI BEACH, FL 33141

# Actual Rental Rates

UNIT	ACTUAL RENT	MARKET	TYPE
01	\$1,250	\$1,300	1BD/ 1BA
02	\$1,100	\$1,250	Studio
03	\$1,025	\$1,150	Studio
04	\$1,175	\$1,350	1BD/ 1BA
05	\$1,150	\$1,200	Studio
06	\$1,125	\$1,350	1BD/ 1BA
07	\$1,425	\$1,450	1BD/ 1BA
08	\$1,375	\$1,400	1BD/ 1BA
09	\$1,200	\$1,250	Studio
10	\$1,200	\$1,250	Studio



# Actual Rental Rates

UNIT	ACTUAL RENT	MARKET	TYPE
11	\$1,350	\$1,400	1BD/ 1BA
12	\$1,200	\$1,250	Studio
14	\$1,300	\$1,350	1BD/ 1BA
15	\$1,400	\$1,450	1BD/ 1BA
<b>TOTAL</b>	<b>\$17,275</b>	<b>\$18,400</b>	

# Expenses

Annual Operating Expenses	
Real Estate Taxes	\$29,089
Insurance	\$23,680
Monthly Expenses	\$26,688
<b>Total Annual Expenses</b>	<b>\$79,457</b>

Monthly Expenses	
Water	\$1,238
Electric	\$153
Maint. and Repairs	\$243
Waste	\$225
Cleaning	\$125
Landscape	\$240
<b>Total Monthly</b>	<b>\$2,224</b>



# Income Summary

Net Income	Actual	Proforma
Annual Gross Rent	\$207,300	\$290,100
Expenses	\$79,457	\$86,992
Laundry Income	\$600	\$600
<b>NOI</b>	<b>\$128,443</b>	<b>\$141,343</b>

Sale Price & CAP Rate		
Sale Price	\$2,600,000	
Price Per Unit	\$185,714	
CAP Rate	5.14%	5.65%



## **Laura Veitia**

Urban Resource, Inc.

Office: 305-403-8686

Direct: 305-798-4646

[realestate@urbanresource.com](mailto:realestate@urbanresource.com)





