



MULTIFAMILY FOR SALE

**850 NE 90 ST
MIAMI, FL 33138**



APEX
CAPITAL REALTY



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

COMMERCIAL ADVISOR

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FOR SALE

Apex Capital Realty is proud to exclusively present for sale this unique multifamily property. Located in the exceptional Miami Shores area, this updated 5-unit building contains a spacious mix of 2 (2BR/2BA) and 3 (1BR/1BA) apartments with ample parking for tenants and guests.

High demand for quality rentals in this area has kept rent prices rising and will continue to do so for the foreseeable future. Middle income multifamily properties in great neighborhoods, such as this property have proven strong performance and resilience in down markets.

Located close to the bay, retail, shopping, entertainment, parks, and walking paths. All units are rented and providing steady cash flow with gross rental income of over \$109,000 per year.

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Building SF:	5,130 SF
Lot Size:	11,025
Zoning:	RU-4A
Gross Income:	\$109,800
NOI:	\$79,507
Cap Rate:	5.5%
Asking Price:	\$1,425,000 (\$278 / SF)

HIGHLIGHTS	<ul style="list-style-type: none"> • 2 (2BR/2BA) and 3 (1BR/1BA) • 100% Occupancy • 40-year recertification completed • Ample Private Parking • Close to parks, dining, waterfront
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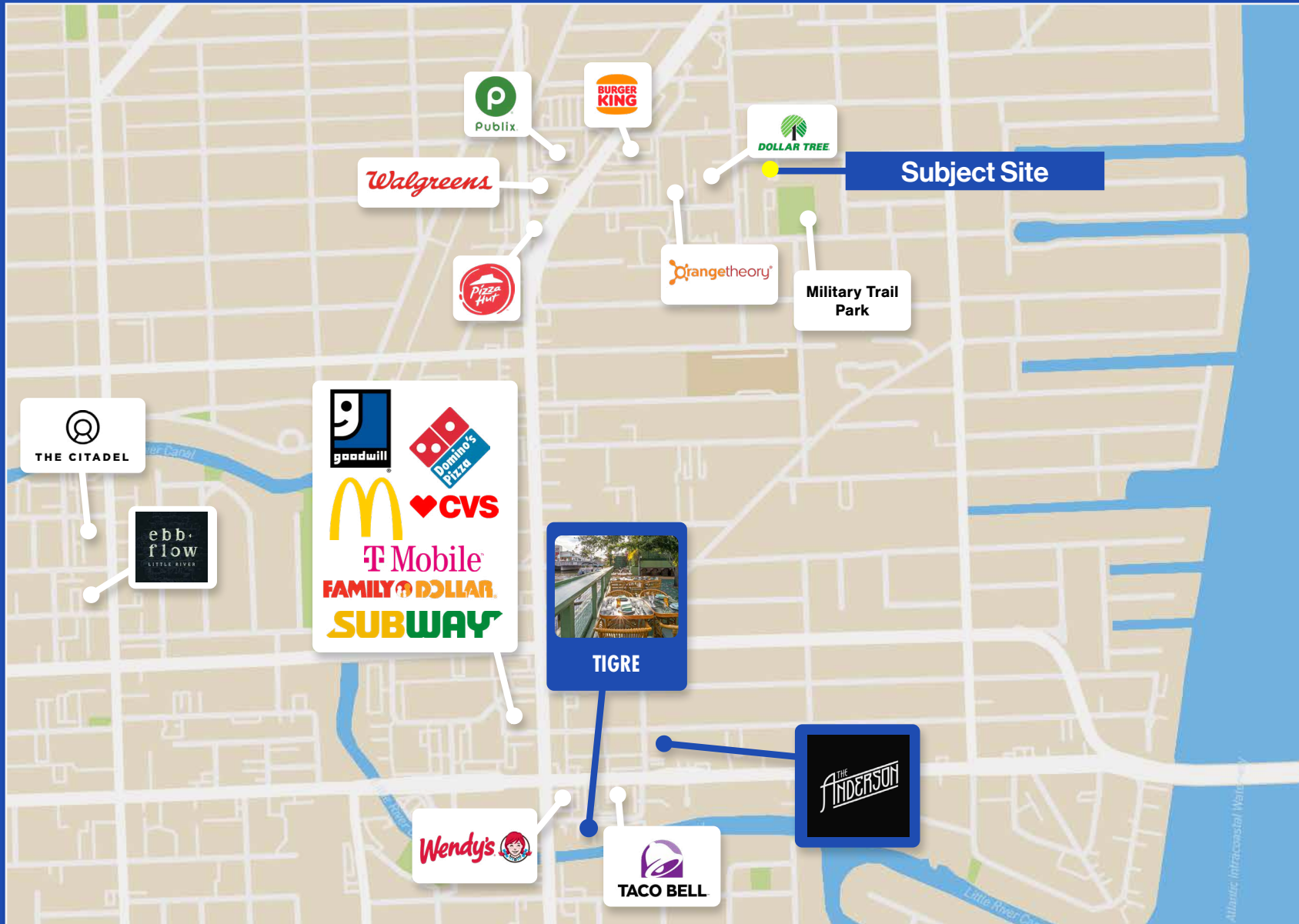


BIRD'S EYE VIEW











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