



8-Unit Multi-Family | For Sale




1217 NE 127th St.
North Miami, FL 33161

561 NE 79 ST SUITE 420
MIAMI, FL 33138
305 570 2600
APEXCAPITALREALTY.COM

RON MANN
COMMERCIAL ADVISOR
305 490 1404
RON@APEXCAPITALREALTY.COM

CARL GORMAN
COMMERCIAL ADVISOR
305 323 9787
CARL@APEXCAPITALREALTY.COM

EXECUTIVE SUMMARY



Building Size	5,190 SF
Lot Size	10,950 SF
Year Built	1958
Parking	8 Private Spots
Zoning	R-5
NOI	\$125,960
CAP Rate	6.31%
Asking Price	\$1,985,000

KEY HIGHLIGHTS

- 7 (1BR) and 1 (2BR) Apartments
- Fully renovated units
- 100% Occupancy
- 40-Year Recertification Completed
- New Hurricane Windows
- Ample Private Parking

Apex Capital Realty is proud to exclusively present for sale 1217 NE 127 Street. This 8-unit boutique multifamily building is located in one of the best areas in North Miami, just a few blocks from Biscayne Blvd amid shops and retail establishments including Whole Foods, Publix, CVS, Walgreens and more.

This recently renovated property is now being offered for sale at \$1,985,000. The property sits on an oversized lot (10,950 SF) and features a spacious unit mix of 7 (1BR/1 BA) and 1 (2BR/2BA) apartments with ample parking for all tenants and guests. All units are rented and provide a steady cash flow with gross rental income of over \$157,000 per year.

Recent updates include new Hurricane Impact windows, doors, fences, and complete exterior painting. Included are 20x20 porcelain tile floors, new countertops in kitchen and bathrooms, wood cabinets, updated showers, and bathtubs. High demand for quality rentals in this area has kept 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.

RENT ROLL



Unit	Unit Mix	Current	Proforma		
		Monthly Rent	Year 1	Year 2	Year 3
1	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
2	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
3	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
4	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
5	2 BR/2 Ba	\$1,900	\$2,200	\$2,200	\$2,400
6	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
7	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
8	1 BR/1 Ba	\$1,600	\$1,800	\$1,900	\$2,000
Total/Month		\$13,100	\$14,800	\$15,500	\$16,400
Annual		\$157,200	\$177,600	\$186,000	\$196,800

EXPENSES



Calendar Year	Current	Proforma Year 1	Proforma Year 2	Proforma Year 3
Gross Rental Income	\$157,200	\$177,600	\$186,000	\$196,800
Effective Gross Income	\$157,200	\$177,600	\$186,000	\$196,800
Operating Expenses				
Real Estate Taxes	\$15,600	\$34,000	\$34,000	\$34,000
Insurance	\$7,800	\$12,500	\$12,500	\$12,500
Repairs/Maintenance	\$700	\$1,000	\$1,000	\$1,000
Trash/FPL	\$2,640	\$2,640	\$2,640	\$2,640
Water	\$5,200	\$5,500	\$5,500	\$5,500
Total Operating Expenses	\$31,940	\$55,640	\$55,640	\$55,640
Net Operating Income	\$125,260	\$121,960	\$130,360	\$141,160
Cap Rate (\$1,985,000)	6.31%	6.14%	6.57%	7.11%

PROPERTY PHOTOS



RETAILER / LOCATION MAP



1217 NE 127 ST

William J Bryan Elementary



RON MANN
COMMERCIAL ADVISOR
305 490 1404
RON@APEXCAPITALREALTY.COM

CARL GORMAN
COMMERCIAL ADVISOR
305 323 9787
CARL@APEXCAPITALREALTY.COM

561 NE 79 ST SUITE 420
MIAMI, FL 33138
305 570 2600
APEXCAPITALREALTY.COM

