



FOR SALE

8 UNIT MULTI-FAMILY

1217 NE 127TH ST
North Miami, FL 33161



EXECUTIVE SUMMARY

1217 NE 127TH ST, NORTH MIAMI FL 33161

Apex Capital Realty is proud to exclusively present for sale 1217 NE 127 Street. This 8-unit boutique multifamily building 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 \$1,895,000. 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 \$167,000 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.

Key Highlights

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



PROPERTY HIGHLIGHTS

Building Size	5,190 SF
Lot Size	10,950 SF
Year Built	1958
Parking Spaces	8 Private Spots

Zoning	R-5
NOI	\$129,460
CAP Rate	6.83%
Asking Price	\$1,895,000



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RENT ROLL



1217 NE 127 TH ST		Current	Proforma		
Unit	Unit Mix	Monthly Rent	Year 1	Year 2	Year 3
1	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
2	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
3	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
4	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
5	2 BR/2 Ba	\$2,025	\$2,200	\$2,300	\$2,400
6	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
7	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
8	1 BR/1 Ba	\$1,700	\$1,825	\$1,900	\$2,050
Total/Month		\$13,925	\$14,975	\$15,600	\$16,750
Annual		\$167,100	\$179,700	\$187,200	\$201,000

EXPENSES



Calendar Year	Current	Proforma Year 1	Proforma Year 2	Proforma Year 3
Gross Rental Income	\$167,100	\$179,700	\$187,200	\$201,000
Effective Gross Income	\$167,100	\$179,700	\$187,200	\$201,000
Operating Expenses				
Real Estate Taxes	\$15,600	\$32,500	\$32,500	\$32,500
Insurance	\$12,500	\$16,500	\$16,500	\$16,500
Repairs/Maintenance	\$2,500	\$2,500	\$2,500	\$2,500
Trash/FPL	\$3,200	\$3,200	\$3,200	\$3,200
Water	\$3,840	\$3,840	\$3,840	\$3,840
Total Operating Expenses	\$37,640	\$58,540	\$58,540	\$58,540
Net Operating Income	\$129,460	\$121,160	\$128,660	\$142,460
Cap Rate (\$1,895,000)	6.83%	6.39%	6.79%	7.52%

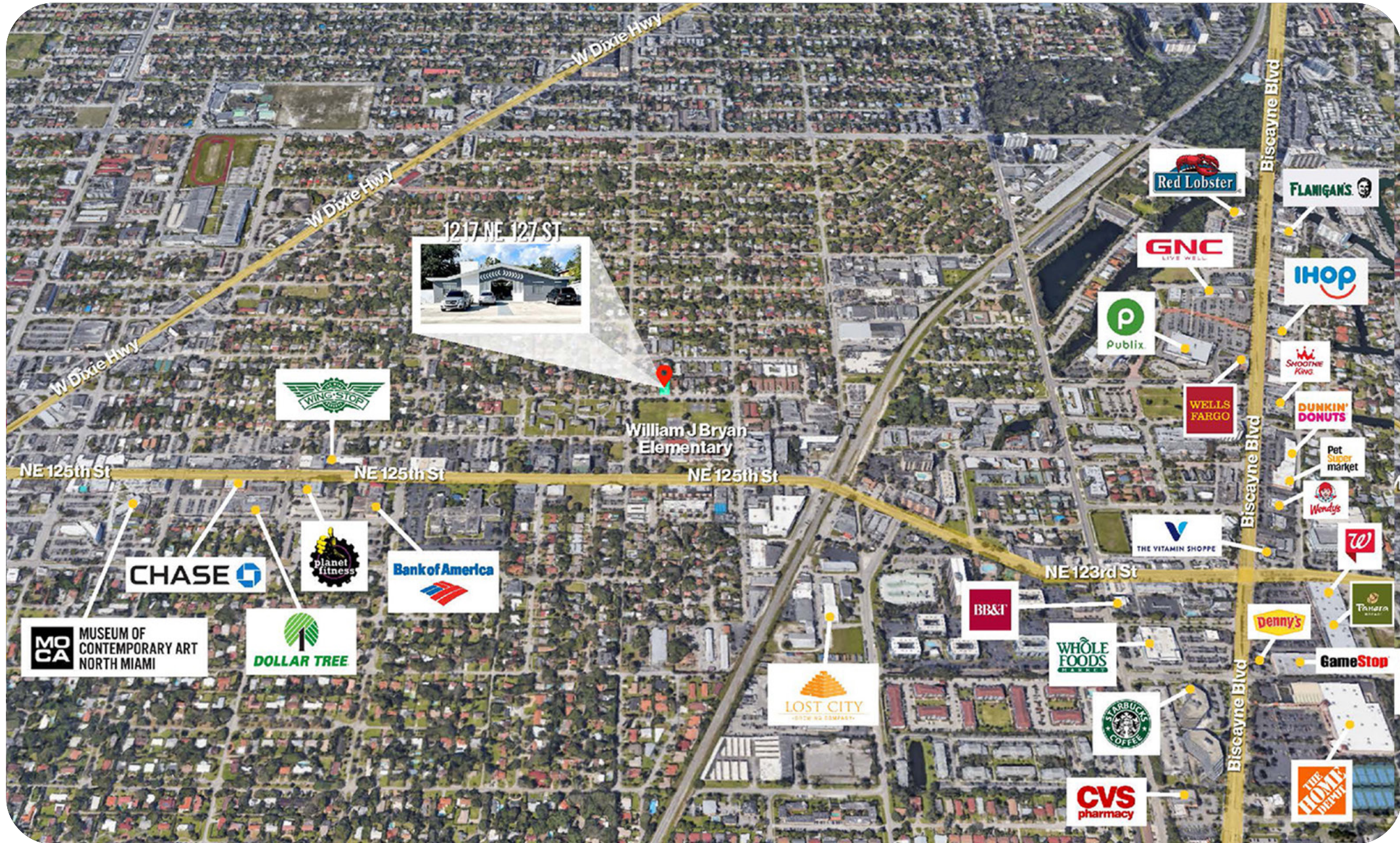
PROPERTY PHOTOS



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RETAILER/LOCATION MAP





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 who 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.



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CONTACT US

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