



**APEX**  
CAPITAL REALTY

**FOR SALE**

CASH-FLOWING DUPLEX / COVERED LAND

**8011 NE MIAMI CT**

**MIAMI, FL 33138**



# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists who possess a unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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 ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

### YONI SUNSHINE

Commercial Advisor

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### ADRIANO SALUCCI

Commercial Advisor

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# PROPERTY DESCRIPTION

8011 NE MIAMI CT, MIAMI, FL, 33138

**Total Lot Size** 7,406 SF (0.17 ACRES)

**Total Building Size** 2,300 SF

**Zoning** T5-0

**NOI** \$43,000

**Pro-forma NOI** \$38,000

**Asking Price** \$675,000

Apex Capital Realty is proud to present a unique opportunity to acquire a renovated duplex with a 4/2 and 2/1 in Little River, one of the fastest growing neighborhoods in Miami. With both units being master leased to the tenant, a buyer can generate extremely strong cashflows with minimal management effort. The property can also be seen as an excellent opportunity for a covered land play. With a 7,406 SF T-5 lot, a developer can by right, build 12 units on this property. 8011 NE Miami Court offers a plethora of unmatched investment opportunities, in one of Miami's fastest growing neighborhoods.

**Property can be delivered vacant upon request!**



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YONI SUNSHINE | COMMERCIAL ADVISOR | 216 973 9534  
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# FINANCIALS

## Current Rental Financials

Rental income	\$ 48,000.00
Maintenance	paid by tenant
Utilities	paid by tenant
repairs	paid by tenant
insurance	paid by tenant
Property Taxes	\$ 5,829.00
Operating Expenses	\$ 5,829.00
NOI	\$ 42,171.00
Cap	6.25%

## Immediate Profoma

Rental income	48,000
Maintenance	paid by tenant
Utilities	paid by tenant
repairs	paid by tenant
insurance	paid by tenant
Property Taxes	\$ 10,000.00
Operating Expenses	\$ 10,000.00
NOI	\$ 38,000.00
Cap	5.63%

# SALES COMPS

Property Address	Property Type	Sale Date	Land SF	BLDG SF	Sale Price	Price Per SF (LAND)	Price Per SF (BLDG)	Zoning	Units	Price per Door
8011 NE Miami CT (Subject Site)	Duplex		7,406	1,328				T5-R	2	
268 NE 80 Ter	Duplex	6/23/2023	8,100	2,326	\$1,240,000	\$153	\$533	T6-8-0	2	\$620,000
101 NW 68 Ter	Duplex	6/1/2023	7,150	2,097	\$979,000	\$137	\$467	T3-0	2	\$489,500
444 NW 77th St	Duplex	5/24/2023	8,400	1,704	\$750,000	\$89	\$440	T3-0	2	\$375,000
7703 NW 3rd Av	Duplex	1/27/2023	6,094	2,400	\$750,000	\$123	\$313	T3-0	2	\$375,000
37 NW 70th	Duplex	9/30/2022	5,350	2,342	\$680,000	\$127	\$290	T3-0	2	\$340,000
6921 NW 2 AVE	Duplex	7/21/2023	9,230	1,610	\$590,000	\$64	\$366	T5-R	2	\$295,000
<b>TOTALS:</b>			<b>44,324</b>	<b>12,479</b>	<b>\$4,989,000</b>				<b>12</b>	
<b>WEIGHTED AVERAGE:</b>						<b>\$113</b>	<b>\$400</b>			<b>\$415,750</b>

## ESTIMATION OF SUBJECT SITE VALUE

Criteria	Avg Price/SF	Estimated Site Value
Based on AVERAGE of all sales (on land)	\$113	\$833,601
Based on AVERAGE of all sales (on bldg)	\$400	\$530,923
Based on AVERAGE of all sales (on per door)	\$415,750	\$831,500
Based on highest P/SF sale (on Land)	\$113	\$833,601
<b>AVERAGE / COMPREHENSIVE VALUE ESTIMATE:</b>		<b>\$757,406</b>

# SOUTH VIEW

DOWNTOWN MIAMI

4.6 MILES AWAY



NE 79TH ST

NE 79TH ST

N MIAMI AVE

N MIAMI AVE

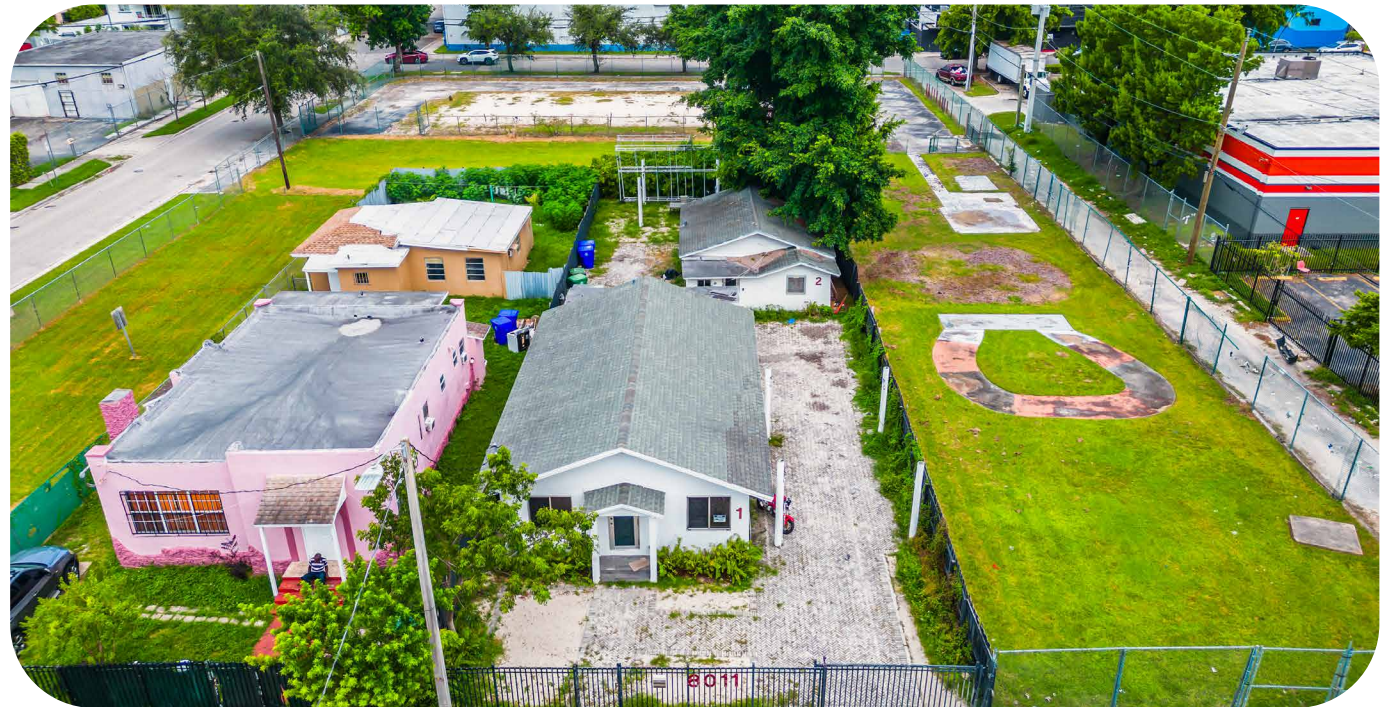
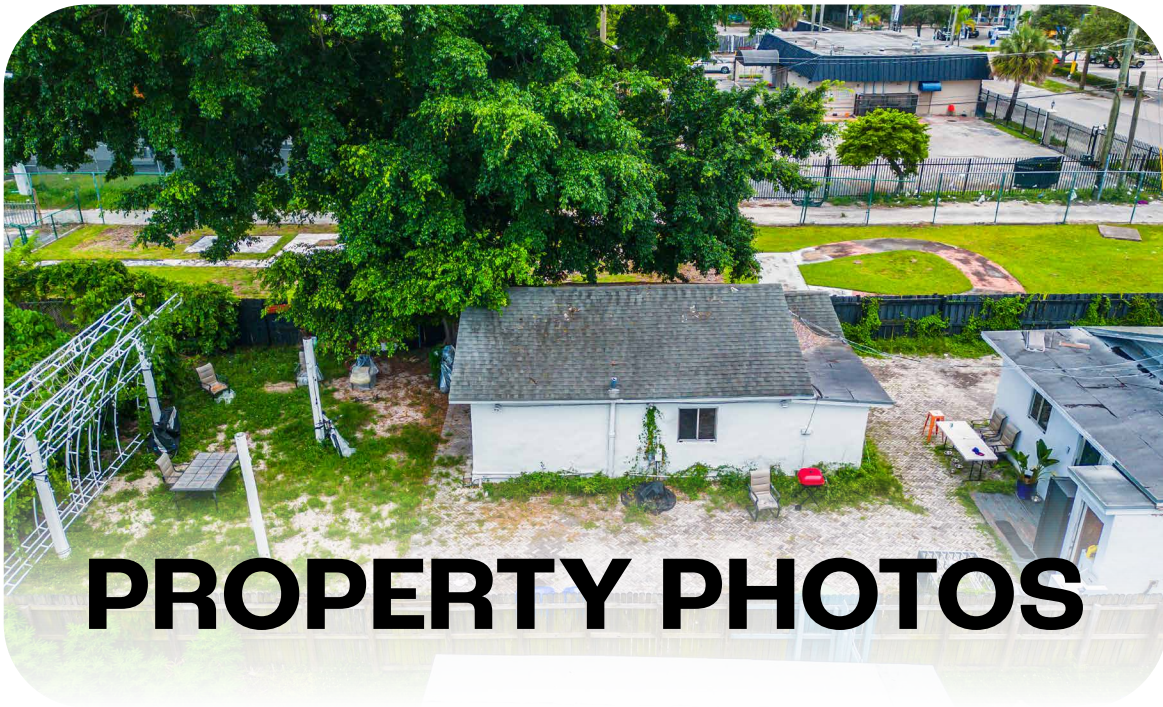
N MIAMI AVE

# EAST VIEW

NORTH BAY VILLAGE

2.7 MILES AWAY







# BIRD'S EYE VIEW





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