



APEX
CAPITAL REALTY

FOR SALE

VALUE-ADD MULTIFAMILY + LAND

**810 NW 79TH ST
MIAMI, FL 33150**

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 which possess an 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

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OFFERING SUMMARY

810 NW 79TH ST, MIAMI, FL 33150

Building Area	3,448 SF
Total Land Area	18,500 SF
Zoning	NCUAD + RU-2
Gross Income	\$110,000
NOI	\$90,000
Cap Rate	7% (including both parcels)
Asking Price	\$1,270,000

APEX Capital Realty proudly presents an exclusive opportunity to acquire a five unit multifamily and 7500 SF of land fronting NW 79th St. Tucked just off of NW 79th St, the multifamily property boasts prime placement along a main east-west artery, offering convenient access to thriving population hubs. Currently generating \$9,200 per month (\$110K annually) in rents with ample opportunity for rental growth. Great for an investor seeking a value add opportunity in a bustling area.

The adjacent vacant land, situated directly on prominent NW 79th St, is just blocks from I-95 and NW 7th Ave. Zoned NCUAD the land allows for versatile use, welcoming both mixed-use and multifamily developments.





KEY HIGHLIGHTS

Location

- Positioned on a major East-West corridor
- Proximity to 7th Ave and I-95
- Excellent accessibility and visibility
- Fronting 79th ST

Multi-Family

- Flexibility with month-to-month tenants
- Income Producing Property
- Value-add potential

Development Possibilities

- Land offers great canvas for commercial, mixed-use, and multifamily projects
- Zoning allows for various possibilities
- Opportunity Zone Benefits

BIRD'S EYE VIEW



NORTHEAST VIEW

MIAMI SHORES

2.2 MILES AWAY



NW 7TH AVE

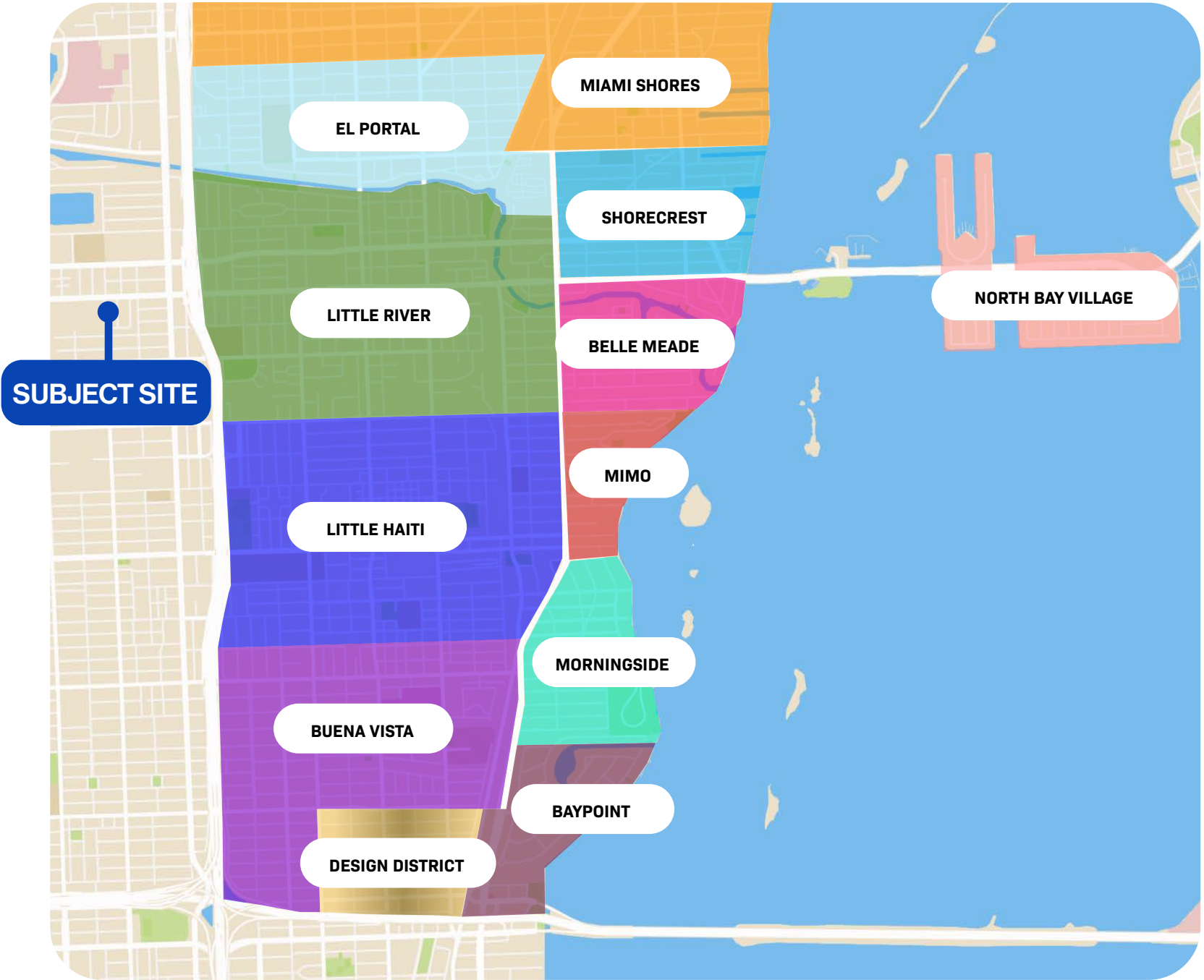
NW 79TH ST



RENT ROLL

		Current	Proforma		
Unit	Unit Mix	Monthly Rent	Year 1	Year 2	Year 3
Unit 1	3 BR / 1 BA	\$2,800.00	\$3,100.00	\$3,350.00	\$3,550.00
Unit 2	1 BR/ 1BA	\$1,400.00	\$1,750.00	\$2,000.00	\$2,200.00
Unit 3	1 BR/ 1BA	\$1,400.00	\$1,750.00	\$2,000.00	\$2,200.00
Unit 4	1 BR/ 1BA	\$1,400.00	\$1,750.00	\$2,000.00	\$2,200.00
Unit 5	2 BR / 1 BA	\$2,200.00	\$2,500.00	\$2,750.00	\$2,950.00
Total/Month		\$9,200.00	\$10,850.00	\$12,100.00	\$13,100.00
Annual		\$110,400.00	\$130,200.00	\$145,200.00	\$157,200.00

LOCATION MAP





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