

# 1864 NW 28th St

5 Unit Apartment Building | \$1,350,000 (\$270,000/Unit) | 8% Cap Rate | Miami, FL


Apartment Buildings / Florida / Miami / 1864 NW 28th St, Miami, FL 33142



### INVESTMENT HIGHLIGHTS

Perfect for Investors  
8% CAP Rate

Completely Renovated  
Multifamily 5 Units



**POWER BROKER**  
OrElvys  
Sanabria

## 1864 NW 28th St

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2 bedrooms and 1 bathroom each and three units with 1 bedroom and 1 bathroom each. The property underwent complete renovations,

(500) 500-2100

12651 S Dixie Hwy, Suite 101-102  
Miami, FL 33156

Contact

### ATTACHMENTS

[Performance 1864 NW 28 St](#) ↓

**DATA ROOM** [Click Here to Access](#)

### FINANCIAL SUMMARY (ACTUAL - 2022)

	ANNUAL	ANNUAL PER SF
<b>Gross Rental Income</b>	\$119,400	\$38.69
Other Income	-	-
Vacancy Loss	-	-
<b>Effective Gross Income</b>	\$119,400	\$38.69
Taxes	\$8,218	\$2.66
Operating Expenses	\$2,500	\$0.81
<b>Total Expenses</b>	\$10,718	\$3.47
<b>Net Operating Income</b>	<b>\$108,682</b>	<b>\$35.22</b>

### PROPERTY FACTS

Price	\$1,350,000	Building Class	C
Price Per Unit	\$270,000	Lot Size	0.23 AC
Sale Type	Investment	Building Size	3,086 SF
Cap Rate	8%	Average Occupancy	100%
No. Units	5	No. Stories	1
Property Type	Multifamily	Year Built/Renovated	1976/2021
Property Subtype	Apartment	Parking Ratio	1.64/1,000 SF
Apartment Style	Low Rise	Opportunity Zone	Yes

### UNIT AMENITIES

Yard

### SITE AMENITIES

Gated

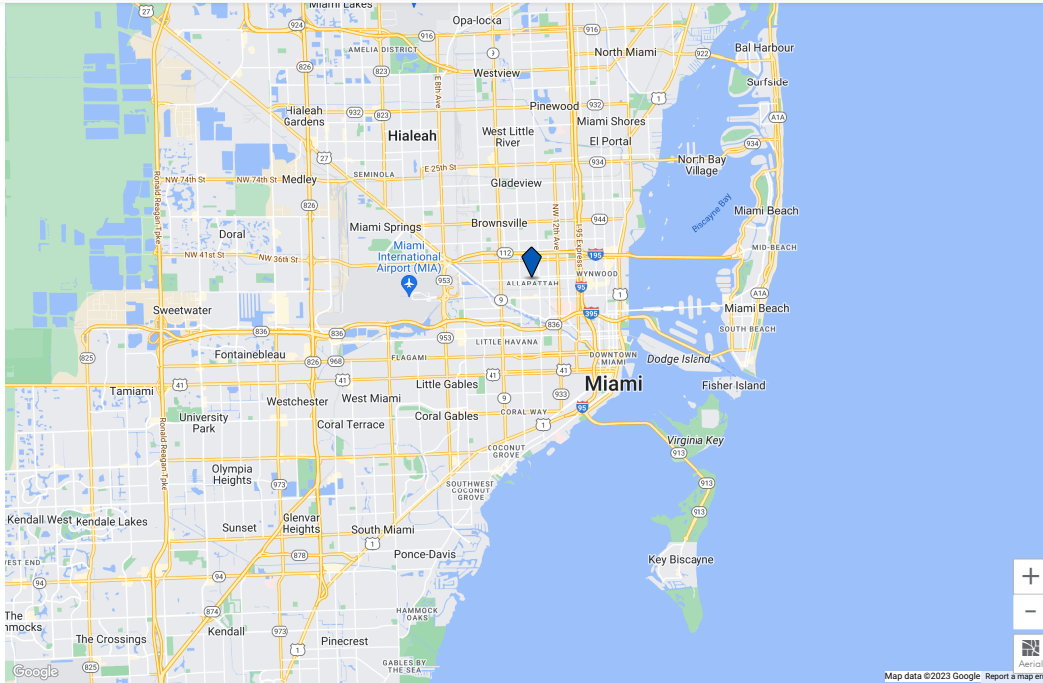
### UNIT MIX INFORMATION

DESCRIPTION	NO. UNITS	AVG. RENT/MO	SF
2+1	1	\$2,300	-
1+1	2	\$2,000	-
1+1	3	\$1,950	-
1+1	4	\$1,800	-
2+1	5	\$1,900	-

### MAP

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**WALK SCORE**  
Very Walkable (80)

## TRANSPORTATION

### TRANSIT/SUBWAY

Allapattah Transit Stop		3 min drive	1.2 mi
Santa Clara Transit Stop		3 min drive	1.3 mi
Earlington Heights Transit Stop		9 min drive	4.8 mi
Civic Center Transit Stop		4 min drive	1.6 mi
Brownsville Transit Stop		4 min drive	2.2 mi

### COMMUTER RAIL

Hialeah Market Commuter Rail (Tri-County Commuter)		6 min drive	2.7 mi
Miami Airport Commuter Rail (Tri-County Commuter)		7 min drive	3.0 mi
Tri-Rail and Metrorail Transfer Station Commuter Rail (Tri-County Commuter)		10 min drive	5.0 mi
Opa-Locka Commuter Rail (Tri-County Commuter)		17 min drive	8.3 mi
Golden Glades Commuter Rail (Tri-County Commuter)		18 min drive	11.7 mi

### AIRPORT

Miami International Airport	18 min drive	7.8 mi
Fort Lauderdale-Hollywood International Airport	33 min drive	22.8 mi

## PROPERTY TAXES

Parcel Number: 01-3127-038-0020      Total Assessment: \$385,654

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Zoning Code **M-39 (Multiple Family)**

Listing ID: 29035428    Date Created: 7/18/2023    Last Updated: 7/20/2023    Address: 1864 NW 28th St, Miami, FL

[More public record information on 1864 NW 28th St, Miami, FL 33142](#)

The [Allapattah Multifamily Property](#) at 1864 NW 28th St, Miami, FL **33142** is currently available. Contact Coldwell Banker Residential Real Estate for more information.

### MULTIFAMILY PROPERTIES IN NEARBY NEIGHBORHOODS

[Little Havana Apartment Buildings](#)  
[Flamingo Apartment Buildings](#)  
[North Shore Apartment Buildings](#)  
[Coral Way Apartment Buildings](#)  
[Allapattah Apartment Buildings](#)

[Upper East Side North Apartment Buildings](#)  
[Liberty City Apartment Buildings](#)  
[Little Haiti Apartment Buildings](#)  
[Hialeah Acres Apartment Buildings](#)  
[Brickell Apartment Buildings](#)

[Northeast Coconut Grove Apartment Buildings](#)  
[Bayshore Apartment Buildings](#)  
[Oceanfront Apartment Buildings](#)  
[Normandy Isles Apartment Buildings](#)  
[Douglas Apartment Buildings](#)

### NEARBY LISTINGS

[1051 NW 2nd St, Miami FL](#)  
[971-973 W Flagler St, Miami FL](#)  
[7509 NE 3rd Ave, Miami FL](#)  
[541-551 NE 62nd St, Miami FL](#)

[1027 SW 3rd St, Miami FL](#)  
[570 NE 64th St, Miami FL](#)  
[2980 NW 28th St, Miami FL](#)  
[2955 Bird Ave, Coconut Grove FL](#)

[246 NW 34th Ter, Miami FL](#)  
[1000 SW 22nd Ave, Miami FL](#)  
[1040 SW 22nd Ave, Miami FL](#)  
[50 Biscayne Blvd, Miami FL](#)

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