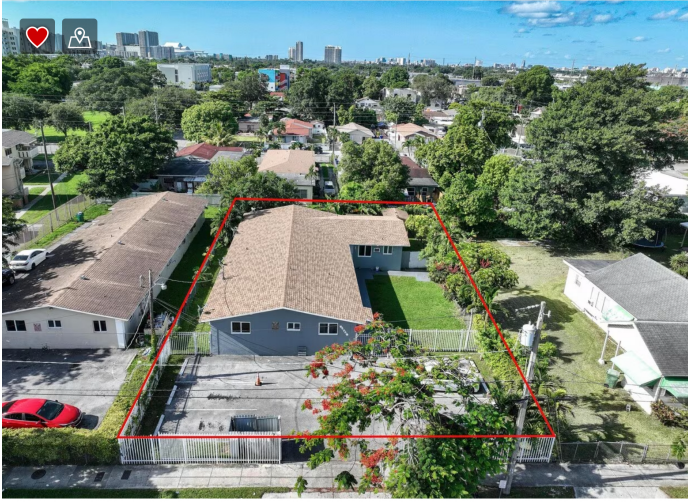


# 1864 NW 28th St

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

## EXECUTIVE SUMMARY

PERFECT FOR INVESTORS!!! Multifamily of five units! Located in the vibrant Allapattah neighborhood of Miami. The location is excellent, only minutes from attractions such as the Bubble Museum, Wynwood, Midtown, and the Design District. The building features two units with 2 bedrooms and 1 bathroom each and three units with 1 bedroom and 1 bathroom each. The property

underwent complete renovations, including new kitchen appliances, bathrooms, wood floorings, Impact windows, and a new roof, and has also passed the 40-year inspection. Additionally, there are 7 parking spaces available. Conveniently located within 10 minutes of the airport and 15 minutes of South Beach. And has a CAP rate of 8%.

## 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>	\$108,682	\$35.22

## 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

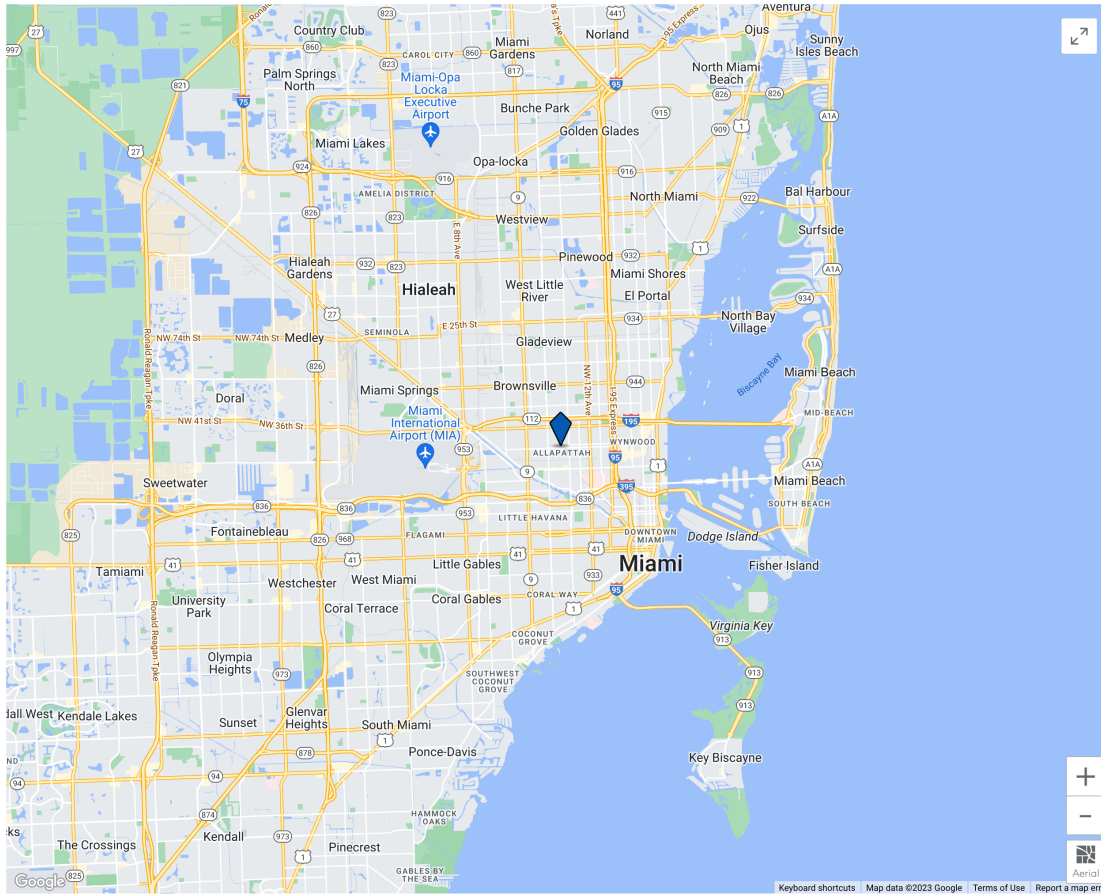
SITE AMENITIES

- 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



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)		10 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
Land Assessment	\$299,250	Annual Taxes	\$8,218 (\$2.66/SF)
Improvements Assessment	\$86,404	Tax Year	2022

 (305) 305-2733 Contact

## ZONING

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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