

OFFERING MEMORANDUM · MIAMI BEACH, FLORIDA

8035-8045 Abbott

Anam Cara Lofts · North Beach

\$7,130,000

OFFERING PRICE

20

RESIDENTIAL UNITS

6.00%

CURRENT CAP RATE

8.19%

PRO FORMA CAP RATE

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CONFIDENTIAL OFFERING MEMORANDUM



SECTION 01

Executive Summary

01

INVESTMENT SUMMARY

Offering Overview

<p>\$7,130,000</p> <p>OFFERING PRICE</p>	<p>6.00%</p> <p>CURRENT CAP RATE</p>	<p>8.19%</p> <p>PRO FORMA CAP RATE</p>	<p>100%</p> <p>OCCUPANCY</p>
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OFFERING SUMMARY

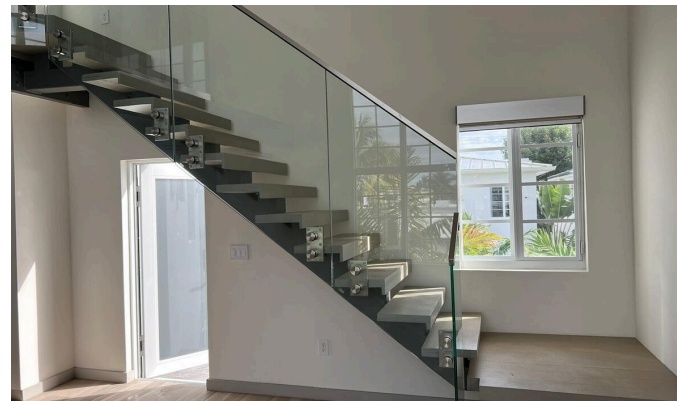
ADDRESS	8035-8045 Abbott Ave	COUNTY	Miami-Dade
BUILDING SF	13,410 SF	LAND SF	11,300 SF
UNITS	20	YEAR BUILT	1945
YEAR RENOVATED	2022	LAND ACRES	0.259



FINANCIAL SUMMARY

PRICE	\$7,130,000	PRICE PSF	\$531.69
PRICE / UNIT	\$356,500	NOI (CURRENT)	\$427,860

NOI (PRO FORMA)	\$584,100	GRM (CURRENT)	13.79
CAP RATE (CURRENT)	6.00%	CAP RATE (PRO FORMA)	8.19%



PROPERTY HIGHLIGHTS

- Introducing Anam Cara Lofts, a chic haven of luxury living just moments from the sun-kissed shores of North Beach — 20 meticulously upgraded units, each a harmonious blend of style and comfort.
- Every inch of this property has been revitalized in 2022, including electrical, plumbing, fire systems, and lush tropical landscaping.
- Sleek stainless steel appliances, premium window treatments, and designer finishes throughout.
- Prime location ensures high tenant demand and consistent rent escalation in one of Miami's most coveted multifamily neighborhoods.

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Numbers provided as assumptions; not guaranteed. Broker and/or Seller bear no responsibility if actual outcomes vary.

UNIT MIX SUMMARY

Rental Analysis

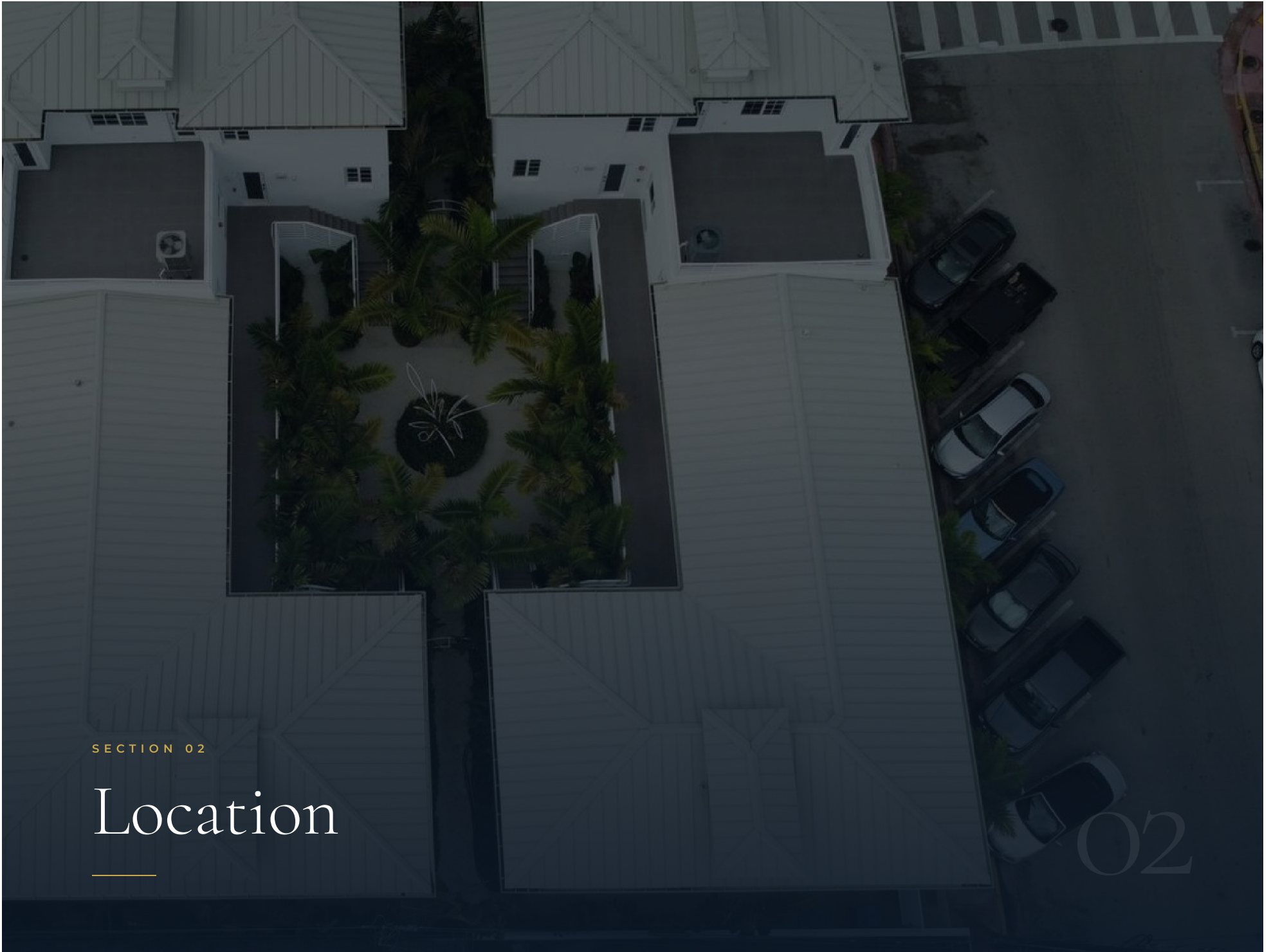


UNIT MIX	# UNITS	SQ FT	CURRENT RENT	RENT PSF	MONTHLY INCOME	MARKET RENT	MARKET RENT PSF	MARKET INCOME
1 bd + 1 ba	6	828	\$2,350	\$2.84	\$14,100	\$2,950	\$3.56	\$17,700
Studio + 1 ba	12	500	\$1,750	\$3.50	\$21,000	\$2,400	\$4.80	\$28,800
3 bd + 2 ba	2	1,400	\$3,990	\$2.85	\$7,980	\$4,800	\$3.43	\$9,600
Totals / Averages	20	688	\$2,154	\$3.24	\$43,080	\$2,805	\$4.29	\$56,100

1 MILE · 2025 POP.	3 MILE · 2025 POP.	5 MILE · 2025 POP.
22,814	71,522	212,158
MEDIAN HH INCOME	MEDIAN HH INCOME	MEDIAN HH INCOME
\$60,258	\$80,982	\$71,870

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SECTION 02

Location

02

LOCATION SUMMARY

North Beach, Miami



LOCATION HIGHLIGHTS

- North Beach offers a highly walkable coastal lifestyle with direct access to the Atlantic Ocean, North Shore Park Beach, and Biscayne Bay.
- Known for its safety, neighborhood charm, and proximity to Miami Beach's most desirable destinations.
- Minutes from Surfside, Bal Harbour Shops, South Beach, and Aventura, with diverse dining, cafés, and bakeries nearby.

LARGEST EMPLOYERS

Miami-Dade County Public Schools	31,000
Miami-Dade County	24,692
U.S. Federal Government	19,300
Florida State Government	19,200
Jackson Health System	8,163

- Outdoor amenities include Normandy Shores Golf Course, waterfront paths, and parks.
- Strong connectivity with nearby access to Miami International Airport.
- Families benefit from Miami-Dade County Public Schools and easy access to recreation and community services.

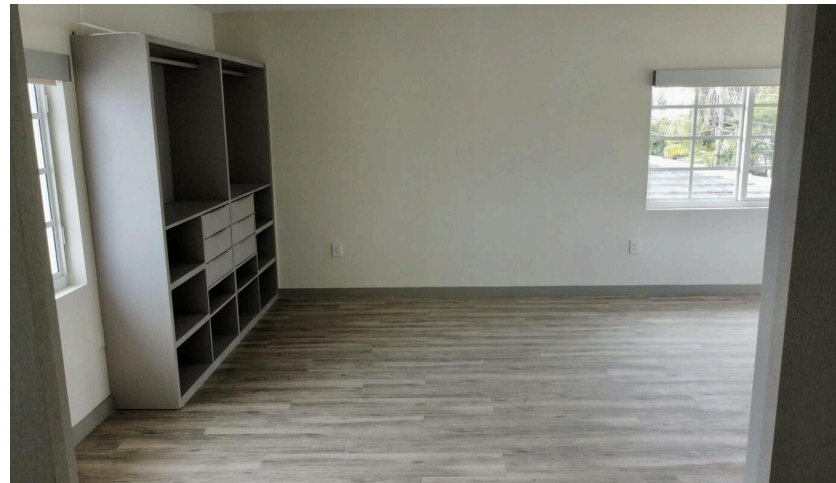
Florida International University	4,951
City of Miami	3,820
Homestead Air Force Base	2,810

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PROPERTY GALLERY

Interior & Exterior



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SECTION 03

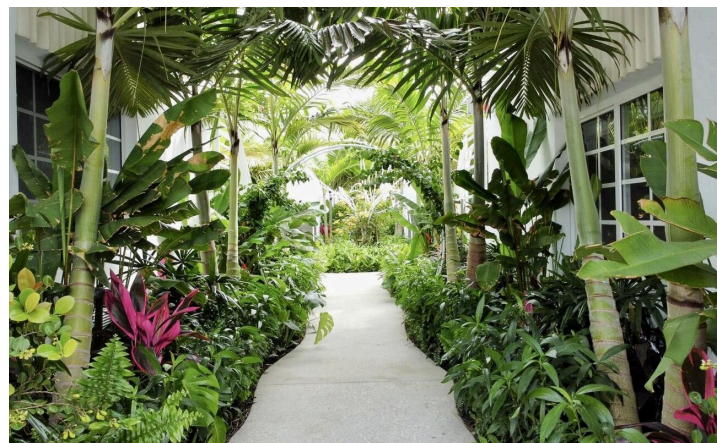
Property Description

03

PROPERTY DESCRIPTION

Property Features

NUMBER OF UNITS	20	BUILDING SF	13,410
LAND SF	11,300	LAND ACRES	0.259
YEAR BUILT	1945	YEAR RENOVATED	2022
# OF PARCELS	1	ZONING TYPE	39/Multi
BUILDING CLASS	A	LOCATION CLASS	A
NUMBER OF STORIES	3	NUMBER OF BUILDINGS	2
LOT DIMENSION	100 x 113	POOL / JACUZZI	No
FIREPLACE IN UNIT	No	WASHER / DRYER	Yes
HVAC	Central + Wall Air	FIRE SPRINKLERS	On Building 8035
EXTERIOR	Stucco	ROOF	Metal



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SECTION 04

Financial Analysis

04

FINANCIAL ANALYSIS

Income & Expense

INCOME · CURRENT VS. PRO FORMA	
Gross Potential Rent — Current	\$516,960
Gross Potential Rent — Pro Forma	\$673,200
Effective Gross Income — Current	\$516,960
Effective Gross Income — Pro Forma	\$673,200
NOI — Current	\$427,860
NOI — Pro Forma	\$584,100

STABILIZED EXPENSE DETAIL · 20-UNIT · MIAMI BEACH	
Real Estate Taxes	\$54,000
Insurance	\$5,700
Water & Sewer	\$15,000
Electric — Common Areas	\$1,200
Trash	\$12,000
Landscaping	\$1,200
Total Operating Expenses	\$89,100

Conservative given full 2022 renovation of all systems.

EXPENSE / SF	% OF EGI (CURRENT)
\$6.64	17.24%

MULTI-YEAR CASH FLOW

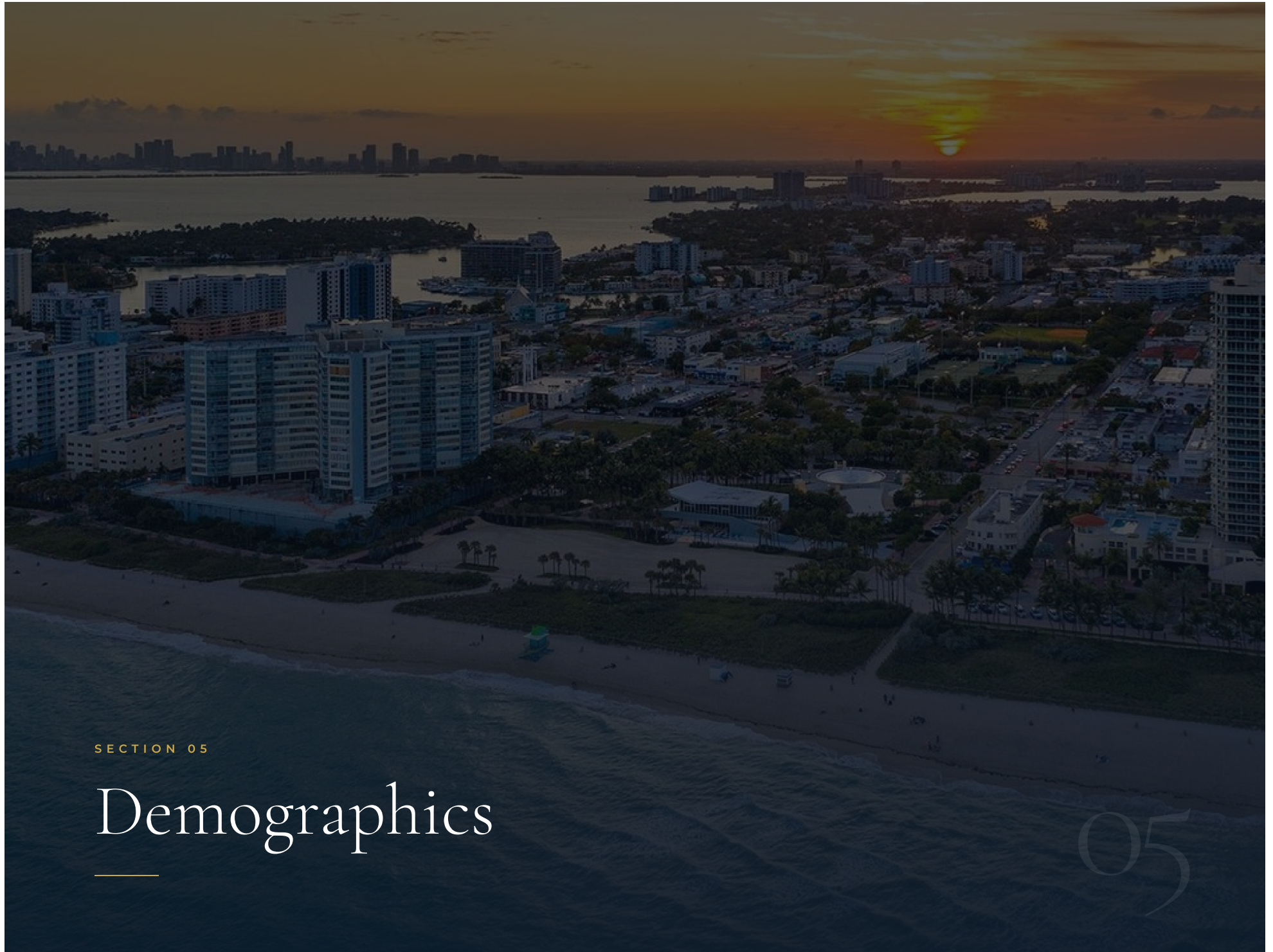
METRIC	CURRENT	PRO FORMA	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Gross Rental Income	\$516,960	\$673,200	\$706,860	\$742,203	\$779,313	\$818,278	\$859,192	\$902,152	\$947,260	\$994,623
Total Operating Expense	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100
Net Operating Income	\$427,860	\$584,100	\$617,760	\$653,103	\$690,213	\$729,178	\$770,092	\$813,052	\$858,160	\$905,523

FINANCIAL METRICS

METRIC	CURRENT	PRO FORMA	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAP Rate	6.00%	8.19%	8.66%	9.16%	9.68%	10.23%	10.80%	11.40%	12.04%	12.70%
Operating Expense Ratio	17.24%	13.24%	12.61%	12.00%	11.43%	10.89%	10.37%	9.88%	9.41%	8.96%
Gross Multiplier (GRM)	13.79	10.59	10.09	9.61	9.15	8.71	8.30	7.90	7.53	7.17
Breakeven Ratio	17.24%	13.24%	12.61%	12.00%	11.43%	10.89%	10.37%	9.88%	9.41%	8.96%
Price / SF	\$531.69	\$531.69	\$531.69	\$531.69	\$531.69	\$531.69	\$531.69	\$531.69	\$531.69	\$531.69
Price / Unit	\$356,500	\$356,500	\$356,500	\$356,500	\$356,500	\$356,500	\$356,500	\$356,500	\$356,500	\$356,500
Income / SF	\$38.55	\$50.20	\$52.71	\$55.35	\$58.11	\$61.02	\$64.07	\$67.27	\$70.64	\$74.17
Expense / SF	\$6.64	\$6.64	\$6.64	\$6.64	\$6.64	\$6.64	\$6.64	\$6.64	\$6.64	\$6.64

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SECTION 05

Demographics

05

DEMOGRAPHICS

Market Overview

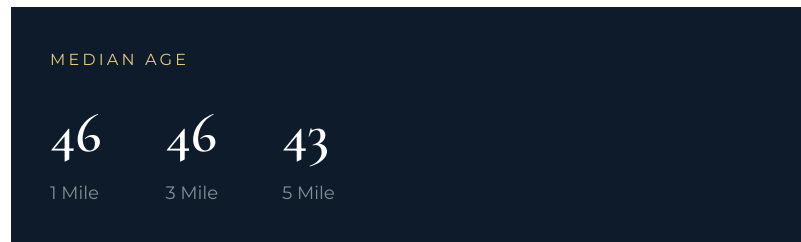
RADIUS Population	1 MILE 22,814	3 MILE 71,522	5 MILE 212,158
2000 POPULATION —	25,025	68,618	201,880
2025 POPULATION —	22,814	71,522	212,158
2030 GROWTH RATE —	-1.95%	+0.25%	+3.05%
MEDIAN HH INCOME —	\$60,258	\$80,982	\$71,870
AVERAGE HH INCOME —	\$108,264	\$145,061	\$127,591

2025 HOUSEHOLD INCOME

RACE DEMOGRAPHICS — 2025

INCOME RANGE	1 MILE	3 MILE	5 MILE
Less than \$15,000	1,301	2,710	8,644
\$15,000-\$24,999	894	1,926	5,989
\$25,000-\$34,999	1,079	2,426	7,391
\$35,000-\$49,999	1,383	3,319	9,530
\$50,000-\$74,999	1,967	5,550	15,584
\$75,000-\$99,999	1,214	3,731	9,372
\$100,000-\$149,999	1,185	5,195	13,888
\$150,000-\$199,999	935	3,214	7,211
\$200,000+	1,176	5,950	13,472

ETHNICITY	1 MILE	3 MILE	5 MILE
African American	744	3,000	46,983
American Indian	111	227	817
Asian	408	1,359	4,267
Hispanic	15,141	39,336	93,723
Other Race	2,853	7,198	19,971
White	9,285	33,782	79,616
Multiracial	9,401	25,935	60,447



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Source: ESRI. Information obtained from sources believed reliable but not verified. Subject to errors, omissions, or changes without notice.