

# EUCLID MIAMI APARTMENTS

1115 EUCLID AVE.  
Miami FL 33139



## HIGHLIGHTS:

- » LOCATION+
- » MIAMI BEACH
- » WALK TO THE BEACH
- » 16 UNITS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	30,555	47,917	243,312
2024 Average HH Income	\$114,797	\$141,469	\$131,206

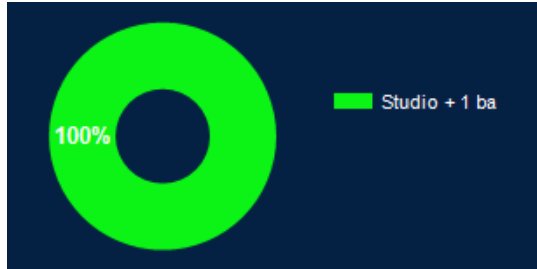
*Exclusively Marketed by:*

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Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	16	490	\$1,788	\$3.65	\$28,600	\$1,800	\$3.67	\$28,800.00
<b>Totals/Averages</b>	<b>16</b>	<b>490</b>	<b>\$1,788</b>	<b>\$3.65</b>	<b>\$28,600</b>	<b>\$1,800</b>	<b>\$3.67</b>	<b>\$28,800.00</b>



**PROPERTY SUMMARY**

Number of Units	<b>16</b>
Building SF	<b>8,860</b>
Land SF	<b>7,000</b>
Land Acres	<b>0.16</b>
Year Built	<b>1950</b>
Year Renovated	<b>2021</b>
# of parcels	<b>1</b>
Building Class	<b>B</b>
Topography	<b>Flat</b>
Location Class	<b>B</b>

**INVESTMENT SUMMARY**

Price	<b>\$3,750,000</b>
Price PSF	<b>\$423.25</b>
Occupancy	<b>100%</b>
NOI (CURRENT)	<b>\$214,230</b>
CAP RATE (CURRENT)	<b>5.71%</b>
GRM (CURRENT)	<b>11.54</b>
GRM (Pro Forma)	<b>11.31</b>



INCOME	CURRENT
Gross Scheduled Rent	\$324,960
<b>Effective Gross Income</b>	<b>\$324,960</b>
Less Expenses	\$110,730
<b>Net Operating Income</b>	<b>\$214,230</b>

EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$51,402	\$3,213
Insurance	\$21,636	\$1,352
Management Fee (\$)	\$9,289	\$581
Trash Removal	\$6,888	\$431
Water / Sewer	\$13,292	\$831
Landscaping	\$2,400	\$150
Electricity	\$1,041	\$65
Pest Control	\$1,200	\$75
Gas	\$2,117	\$132
Bank Fees	\$395	\$25
Business Licence	\$1,070	\$67
<b>Total Operating Expense</b>	<b>\$110,730</b>	<b>\$6,921</b>
Expense / SF	\$12.50	
% of EGI	34.07%	

**INVESTMENT SUMMARY**

Dalan Realty is proud to present "Euclid Miami Apartments", a 16 Unit Apartment complex located in Miami Beach, Florida. Most of the units has been renovated in the interiors. The building feature improvements such as impact windows and new roof (2024). 40 year Certification passed on March 2020, next certification on March 2030.

Unit Mix includes 16 one bedroom units. Rent Average \$1,750. Wall Unit AC and smoke alarms on each unit.