

OFFERING MEMORANDUM · MIAMI BEACH, FLORIDA

7717 Byron Avenue

A 20-Unit Income Property · North Beach

\$4,700,000

OFFERING PRICE

20

UNITS

\$235,000

PRICE / UNIT

4.95%

CURRENT CAP RATE

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CONFIDENTIAL OFFERING MEMORANDUM



A11878760 SEP MILS© 2020

SECTION 01

Executive Summary

01

INVESTMENT SUMMARY

Offering Overview

\$4,700,000

OFFERING PRICE

20

RESIDENTIAL UNITS

\$235,000

PRICE / UNIT

4.95%

CURRENT CAP RATE

OFFERING SUMMARY

ADDRESS	7717 Byron Ave	COUNTY	Miami-Dade
SUBMARKET	North Beach	UNITS	20
LAND SF	11,300	YEAR BUILT	1958
USE	Multifamily	SALE TYPE	As-Is

FINANCIAL SNAPSHOT

GPR (IN-PLACE)	\$399,600	NOI (IN-PLACE)	\$232,445
CAP RATE	4.95%	GRM	11.8



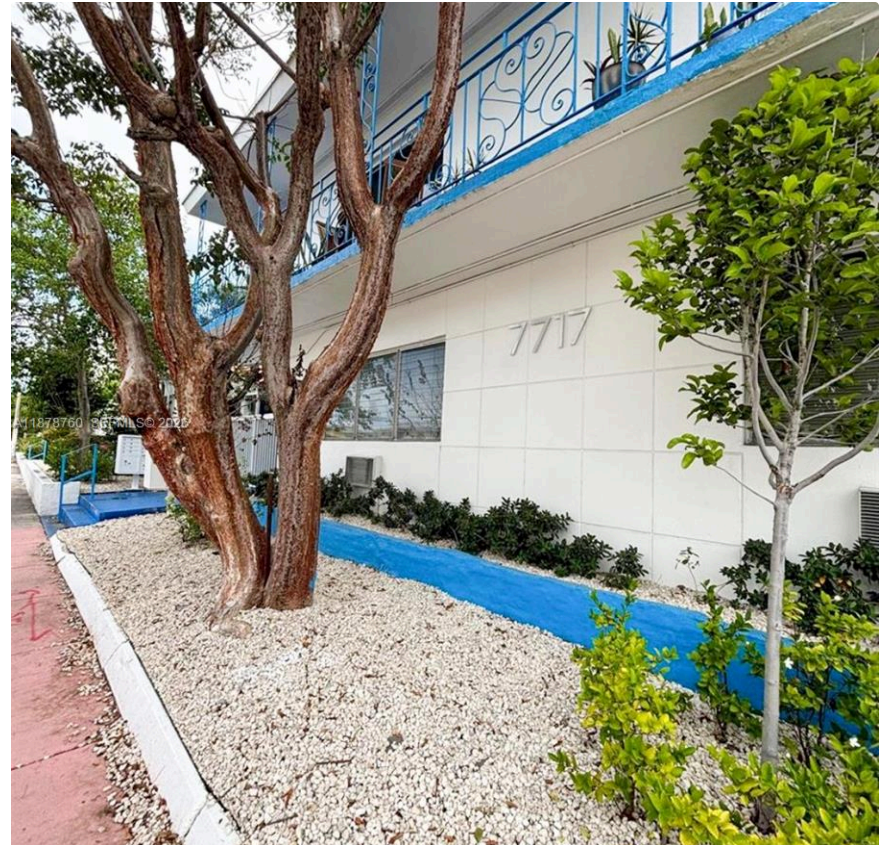
THE OPPORTUNITY

A 20-unit North Beach multifamily asset offered **as-is**. The property generates strong, stable in-place income from a fully-leased 20-unit rent roll — just blocks from the Atlantic and 77th Street Beach.

INVESTMENT HIGHLIGHTS

Why 7717 Byron

- **Strong in-place income** — a fully-leased 20-unit rent roll producing \$399,600 in annual gross rent and \$232,445 NOI, a 4.95% current cap rate.
- **20 units** on an 11,300 SF lot, offering scale and a clear repositioning path at \$235,000 per unit.
- **Balanced unit mix** of ten one-bedrooms and ten studios, appealing to North Beach's deep coastal rental demand with clear upside to market.
- **Prime North Beach location** just blocks from the Atlantic Ocean, 77th Street Beach, and Altos Del Mar Park.
- **Walkable coastal lifestyle** near Surfside, Bal Harbour Shops, and the North Beach Town Center revitalization corridor.





77th Street
Lifeguard Tower

Pirate Park

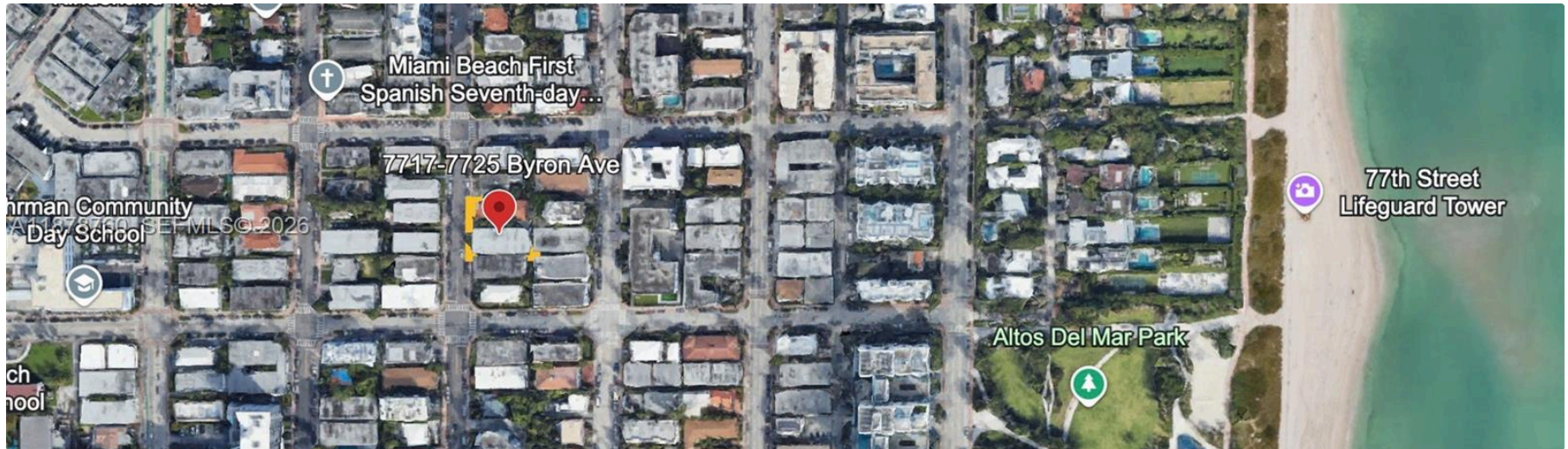
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SECTION 02

Location

LOCATION SUMMARY

North Beach, Miami Beach



LOCATION HIGHLIGHTS

- Steps from the Atlantic Ocean, 77th Street Beach, and the sand — a true walk-to-beach location.
- Adjacent to Altos Del Mar Park and Pirate Park, with North Shore Open Space Park nearby.
- Minutes from Surfside, Bal Harbour Shops, and the growing North Beach Town Center district.

NEARBY ANCHORS

77th Street Beach & Lifeguard Tower	0.3 mi
Altos Del Mar Park	0.2 mi
Bal Harbour Shops	1.6 mi
Surfside Town Center	1.0 mi
Miami Int'l Airport	12 mi



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SECTION 03

Property Description

03

PROPERTY DESCRIPTION

Property Features

7717 BYRON AVENUE

UNITS	20	PRICE	\$4,700,000
LAND SF	11,300	YEAR BUILT	1958
STORIES	2	USE	Multifamily
PRICE / UNIT	\$235,000	COUNTY	Miami-Dade

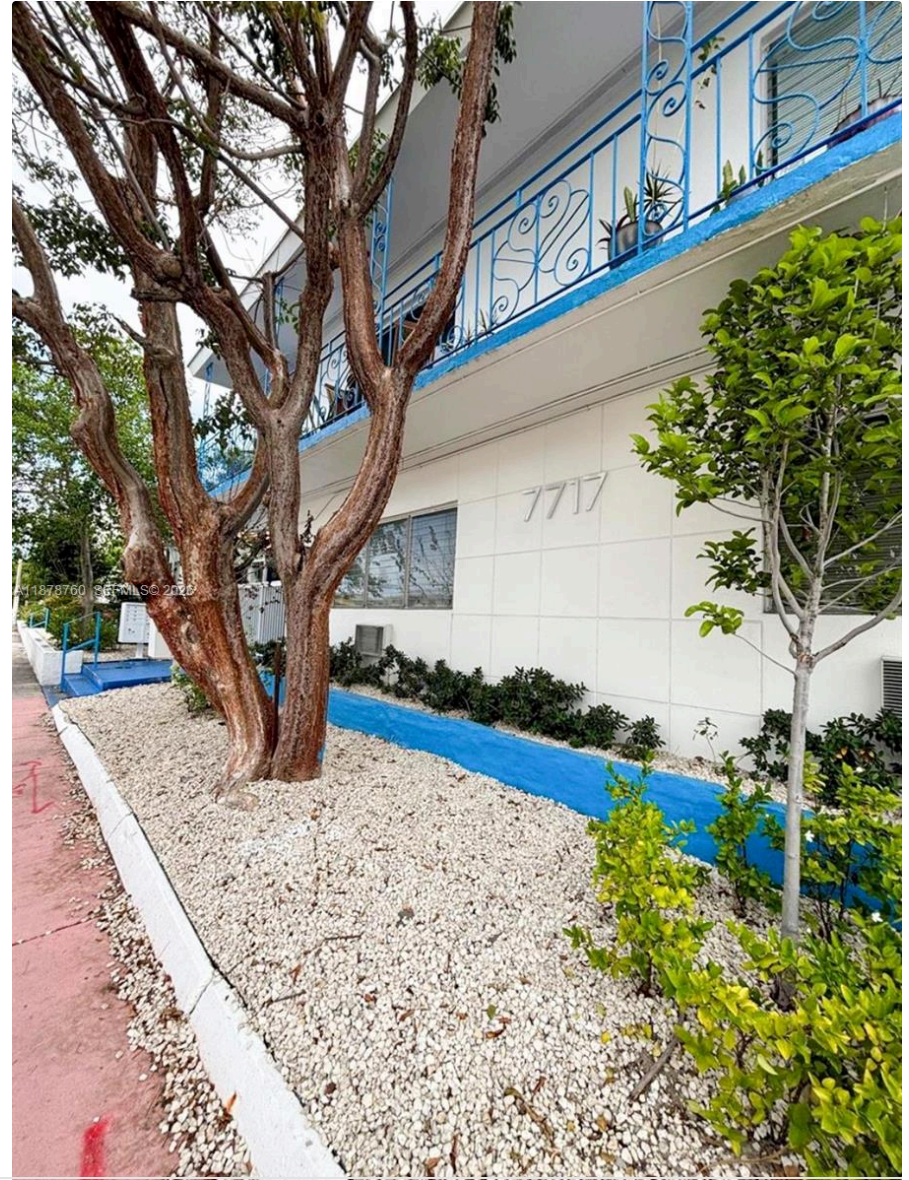
INCOME SUMMARY

Offered **as-is**, the property is fully leased across 20 units generating **\$399,600** in annual gross rent and **\$232,44** in NOI — a 4.95% current cap rate. Buyer to independently verify the rent roll and all property details.



PROPERTY GALLERY

The Property



Marilina Apfelbaum · Beachfront Realty · 7717 Byron Avenue



Miami Beach First
Spanish Seventh-day...

7717-7725 Byron Ave

Altos Del Mar Park

Pirate Park

SECTION 04

Financial Analysis

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In-Place Income

Figures reflect the current in-place rent roll and 2025 operating performance for the fully-leased 20-unit property. Offered **as-is**.

ANNUALIZED IN-PLACE

Gross Rent	\$399,600
Effective Gross Income	\$399,600
Total Operating Expenses	\$167,155
Net Operating Income	\$232,445
Operating Expense Ratio	41.8%
Cap Rate	4.95%
GRM	11.8

OPERATING EXPENSE DETAIL

EXPENSE	MONTHLY	ANNUAL
Property Taxes	\$5,238	\$62,857
Maintenance	\$3,717	\$44,600
Services	\$1,865	\$22,380
Management Fees	\$1,665	\$19,980
Insurance	\$1,445	\$17,337
Total Operating Expenses	\$13,929	\$167,155

UNIT MIX SUMMARY

Rental Analysis



UNIT TYPE	# UNITS	AVG RENT	MONTHLY RENT	ANNUAL RENT
1 Bedroom / 1 Bath	10	\$1,775	\$17,750	\$213,000
Studio / 1 Bath	10	\$1,555	\$15,550	\$186,600
Total / Average	20	\$1,665	\$33,300	\$399,600

Based on the current rent roll. The property is fully leased across 20 units at a blended average of \$1,665/month, with a balanced mix of one-bedroom and studio layouts that broadens tenant appeal and supports occupancy.

CONFIDENTIAL OFFERING MEMORANDUM

For More Information

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This Offering Memorandum is confidential and for the sole use of qualified prospective purchasers. The property is offered as-is. All information — including financial data and the rent roll — is provided as assumptions believed reliable but not guaranteed, and must be independently verified by the buyer. Broker and/or Seller bear no responsibility if actual outcomes vary.