



THE NORTHWEST

OFFERING MEMORANDUM

THE NORTHWEST

618 6TH STREET
WEST PALM BEACH, FL 33401
8 UNITS

Presented By:



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Kislak Company, Inc. in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

The Northwest is fully renovated, eight-unit multifamily property located in West Palm Beach’s rapidly evolving Progressive Northwest District, one of the city’s most active redevelopment corridors. The property consists of eight spacious two-bedroom, one-bathroom residences, offering investors a turnkey asset with strong in place income, limited near-term capital needs, and long-term appreciation potential.

LOCATION DESCRIPTION

Ideally positioned less than one mile from the transformative NORA District, the property is surrounded by significant public and private investment and is just minutes from Downtown West Palm Beach, CityPlace (The Square), Clematis Street, the West Palm Beach Waterfront, Brightline Station, Palm Beach Island, Interstate 95, and Palm Beach International Airport. This highly connected location places residents at the center of the city’s premier dining, shopping, entertainment, employment, and transportation destinations.

PROPERTY HIGHLIGHTS

- All renovated units
- In-unit washers and dryers
- Impact windows
- Private enclosed patios in first floor units
- Strong in-place income
- Limited near-term capital needs
- Long-term appreciation potential
- Located in an Opportunity Zone

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,824	36,126	79,664
Total Population	17,685	84,733	196,023
Average HH Income	\$119,789	\$120,100	\$102,079



OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	8
Lot Size:	0.16 Acres
Building Size:	5,170 SF
Year Built:	1968
Year Renovated:	2024
NOI:	\$174,132.97
Cap Rate:	6.97%

UNIT TYPE	COUNT
2 BR / 1 BA	8
Total	8

The Northwest | 618 6th Street | West Palm Beach, FL 33401

ADDITIONAL PHOTOS



The Northwest | 618 6th Street | West Palm Beach, FL 33401

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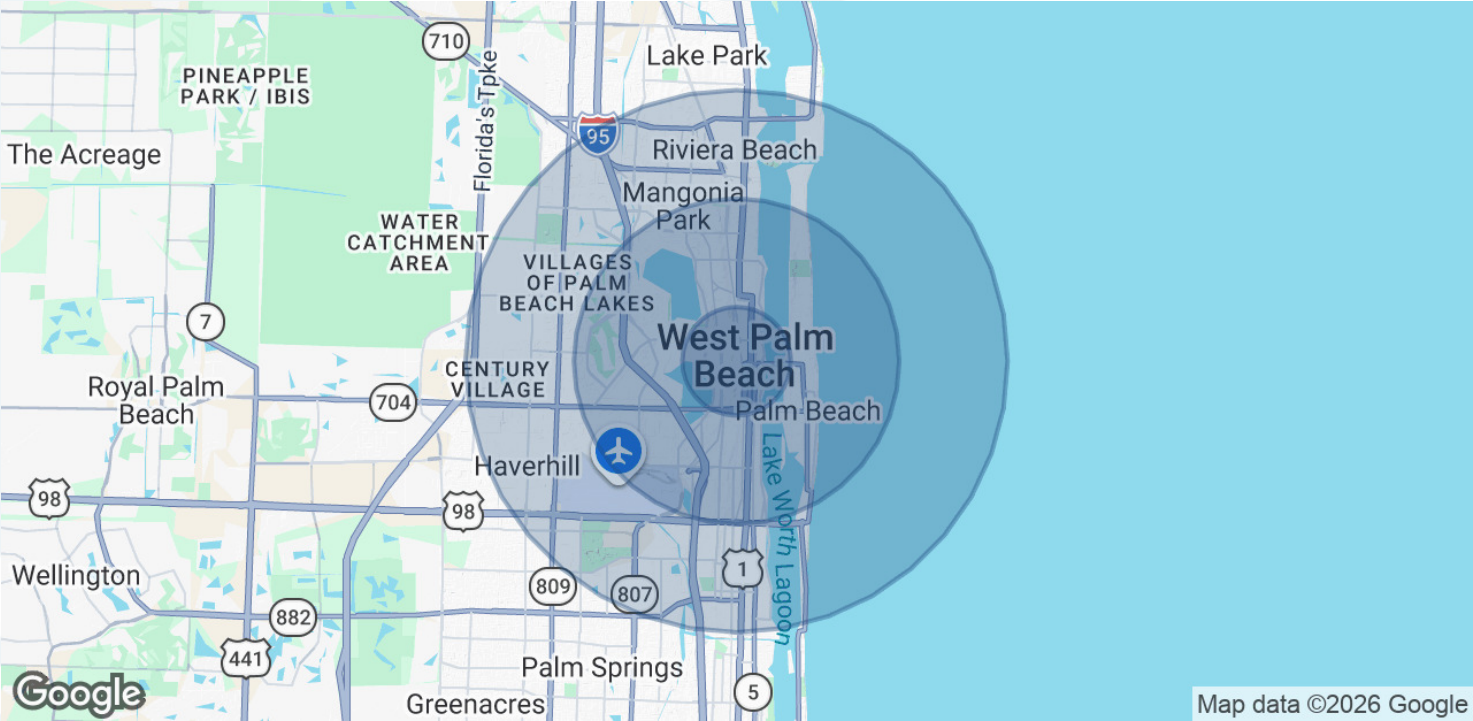
ADDITIONAL PHOTOS





LOCATION INFORMATION

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,685	84,733	196,023
Average Age	44.0	41.0	41.4
Average Age (Male)	42.3	39.6	39.7
Average Age (Female)	47.1	42.7	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,824	36,126	79,664
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$119,789	\$120,100	\$102,079
Average House Value	\$873,733	\$981,581	\$623,370

2023 American Community Survey (ACS)

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AERIAL MAP



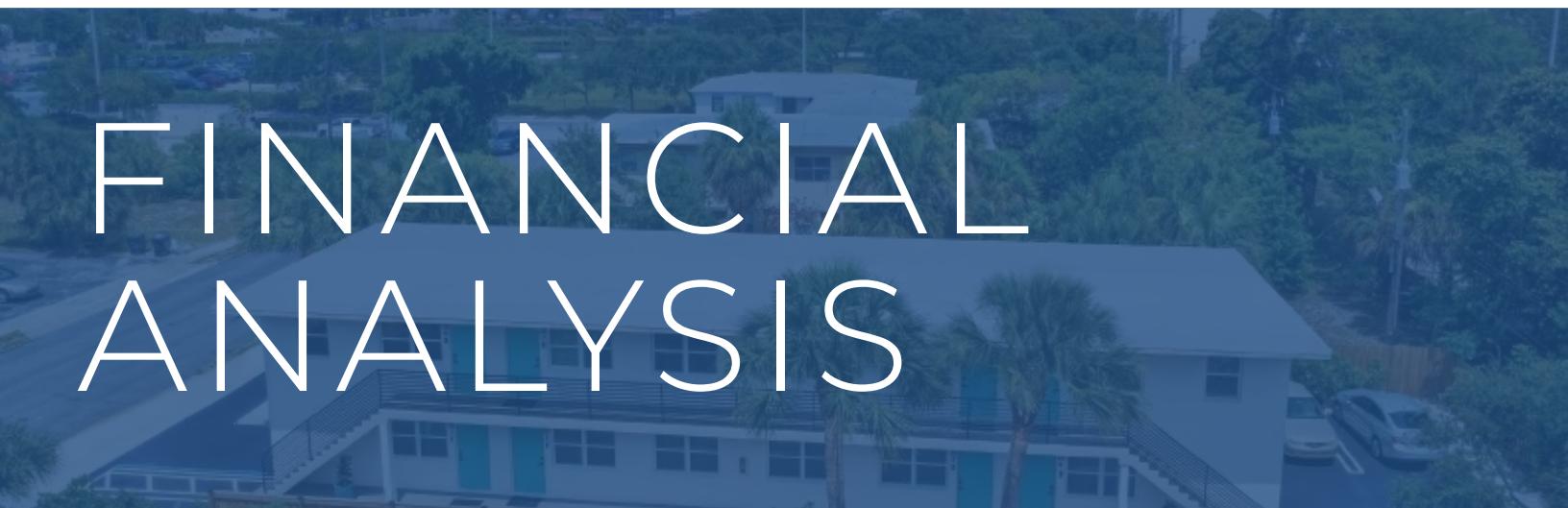
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AERIAL PHOTOS



LOCATION MAP





FINANCIAL ANALYSIS

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INCOME & EXPENSES

INCOME SUMMARY	CURRENT	POTENTIAL
Rental Income	\$202,608	\$218,496
Vacancy (3%)	-\$6,078	-\$6,554
Other Fees	\$2,000	\$2,000
Gross Income	\$198,529	\$213,941
EXPENSE SUMMARY	CURRENT	POTENTIAL
2026 Real Estate Taxes	\$10,288	\$20,000
Insurance	\$5,267	\$5,267
Trash Removal	\$2,556	\$2,556
Superintendent	\$1,920	\$1,920
CO and Administrative Fees	\$365	\$365
Repairs & Maintenance (\$500/Unit)	\$4,000	\$4,000
Gross Expenses	\$24,396	\$34,108
Net Operating Income	\$174,132	\$179,833

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RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
1	2	1	\$2,025	\$2,276
2	2	1	\$2,160	\$2,276
3	2	1	\$2,100	\$2,276
4	2	1	\$2,100	\$2,276
5	2	1	\$2,049	\$2,276
6	2	1	\$2,100	\$2,276
7	2	1	\$2,200	\$2,276
8	2	1	\$2,150	\$2,276
Monthly Totals			\$16,884	\$18,208
Annual Totals			\$202,608	\$218,496



ADVISOR BIOS

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PROFESSIONAL PROFILE



ALEXIS SHAPIRO

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PROFESSIONAL BACKGROUND

Ms. Shapiro joined The Kislak Company of Florida, Inc. in 2026 and specializes in multifamily investment sales throughout South Florida. With over a decade of expertise in the field and South Florida Native, she represents property owners, developers and investors in the acquisition and disposition of multifamily assets.

Ms. Shapiro brings extensive local market knowledge and experience with complex transactions involving LIHTC properties, value-add investments, new construction multifamily, development opportunities, 1031 exchanges and historically significant assets. She has assisted her clients expansion into the South Florida markets by building their portfolios and has achieved record-breaking sales across multiple South Florida markets.

MEMBERSHIPS

Ms. Shapiro has been recognized as Platinum Producer and Broker of the Year prior to joining Kislak as well as being a licensed Florida real estate broker associate and a CCIM candidate.

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