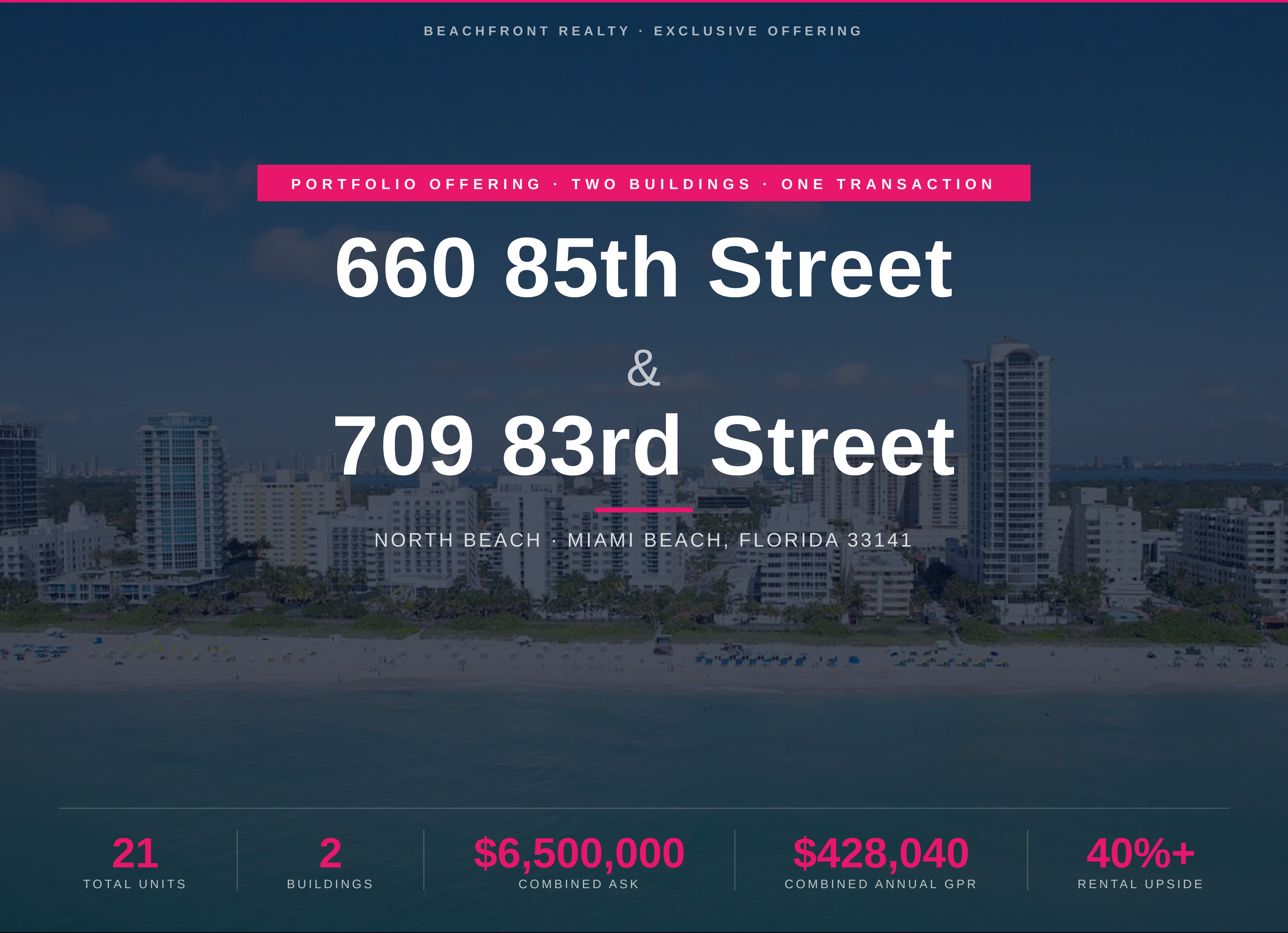

PORTFOLIO OFFERING · TWO BUILDINGS · ONE TRANSACTION

660 85th Street

&

709 83rd Street

NORTH BEACH · MIAMI BEACH, FLORIDA 33141

21	2	$6,500,000	$428,040	40%+
TOTAL UNITS	BUILDINGS	COMBINED ASK	COMBINED ANNUAL GPR	RENTAL UPSIDE

Marilina Apfelbaum
Beachfront Realty · (786) 287-3633 · marilinamiami@gmail.com

PORTFOLIO INVESTMENT OVERVIEW

TWO BUILDINGS · ONE TRANSACTION · NORTH BEACH, MIAMI BEACH

660 85th Street

BISCAYNE POINT · NORTH BEACH

Asking Price	**$3,700,000**
Units	**12 Residential**
Stories	**4**
Current Annual GPR	**$242,700**
Occupancy	**83% (10/12)**
Rental Upside	**40%+**

709 83rd Street

NORTH BEACH · MIAMI BEACH

Asking Price	**$2,800,000**
Units	**9 Residential**
Stories	**4**
Current Annual GPR	**$185,340**
Occupancy	**89% (8/9)**
Value-Add Units	**4 Below-Market**

COMBINED PORTFOLIO

MUST BE ACQUIRED TOGETHER

Combined Ask	**$6,500,000**
Total Units	**21**
Price / Unit	**$309,524**
Combined GPR	**$428,040 / yr**
Stabilized GPR	**~$545,700 / yr**
Rental Upside	**40%+**

Beachfront Realty is pleased to present this exclusive two-building portfolio in Miami Beach's North Beach submarket. **660 85th Street** and **709 83rd Street** are offered together as a single transaction — delivering an investor immediate scale, diversified income, and substantial value-add upside across 21 units in one of South Florida's most supply-constrained rental markets. Both buildings feature Art Deco-inspired architecture, covered gated parking, and in-place rents running meaningfully below prevailing market rates. With natural lease rollover driving 40%+ rental upside and no renovation capital required, this portfolio delivers a compelling blend of current income and outsized NOI growth potential.

PORTFOLIO SALE
Both properties must be acquired together in a single transaction

PROPERTY TOURS
By appointment only — contact Marilina Apfelbaum

CONTACT
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PORTFOLIO INVESTMENT HIGHLIGHTS

21-Unit North Beach Portfolio · $6,500,000

- Two Art Deco multifamily buildings in North Beach, Miami Beach — offered exclusively as a single portfolio transaction
- 21 units with combined in-place GPR of $428,040/yr and stabilized potential of ~$545,700/yr
- Both buildings feature covered gated parking — a rare premium amenity in this submarket
- 3 vacant units across the portfolio — immediate lease-up at $1,900–$2,400/mo
- 40%+ rental income upside through natural lease rollover — zero renovation capital required
- Section 8 voucher tenant at 660 85th Street — guaranteed government-backed income at $2,550/mo
- 660 85th Street is elevator-served with central AC — Class B+ building in a Class A micro-market
- North Beach: $200M+ in civic investment, 11.6% annual rent growth, historically low vacancy

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PROPERTY 01 OF 02

660 85th Street

12 UNITS · BISCAYNE POINT · MIAMI BEACH

$3,700,000

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660 85TH STREET

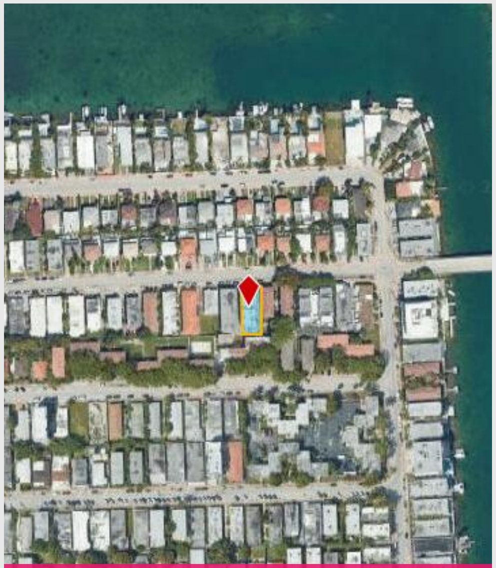
A four-story boutique multifamily in the coveted Biscayne Point enclave of North Beach. 12 residential units across three living floors above a covered, gated parking garage — a premium amenity exceptionally rare in this submarket. Two currently vacant units and in-place rents running 30–40% below market deliver 40%+ rental income upside through natural lease rollover alone.

BUILDING SPECS

Units	**12 Res + 2 Rec Rooms**
Stories	**4 (Ground + 3 Floors)**
Construction	**Concrete Block**
Zoning	**Miami Beach RM**
Parking	**Covered Gated Garage**
HVAC	**Central A/C**
Elevator	**Yes**

FINANCIAL SNAPSHOT

Asking Price	**$3,700,000**
Price / Unit	**$308,333**
Current Annual GPR	**$242,700**
Stabilized GPR (est.)	**~$288,300**
Occupancy	**83% (10/12)**
Stabilized NOI (est.)	**~$167,174**
Tax (est.)	**~$32,000/yr**



BISCAYNE POINT LOCATION

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660 85TH STREET — RENT ROLL

83% occupied (10 of 12 residential units). Units 301 & 403 vacant — immediate lease-up. Unit 404 carries Section 8 Housing Choice Voucher at $2,550/mo — guaranteed government-backed income.

UNIT	STATUS	LEASE EXPIRY	RENEWAL	MONTHLY RENT	NOTES
201	Occupied	Dec 31, 2026	Auto Renew	$1,975	
202	Occupied	Oct 31, 2026	Auto Renew	$1,800	Recreation Room
203	Occupied	Jul 31, 2026	Auto Renew	$1,850	
204	Occupied	Oct 31, 2026	Auto Renew	$1,950	
301	**⚠ VACANT**	—	—	—	**Immediate Lease-Up**
302	Occupied	Aug 31, 2026	—	$1,825	Recreation Room
303	Occupied	Jul 31, 2026	Auto Renew	$1,875	
304	Occupied	Mar 31, 2026	—	$2,100	
401	Occupied	May 30, 2026	Auto Renew	$2,500	
402	Occupied	Jun 30, 2026	Auto Renew	$1,800	Recreation Room
403	**⚠ VACANT**	—	—	—	**Immediate Lease-Up**
404	Occupied	Dec 31, 2026	Section 8	**$2,550**	**Gov't Voucher — Guaranteed**
CURRENT MONTHLY TOTAL (10 Occupied)				**$20,225**	**$242,700 / Year**
STABILIZED (+2 Vacancies @ ~$1,900/mo ea.)				**~$24,025**	**~$288,300 / Year**

⚠ **Please double-check all rent figures, lease expiry dates, and deposit amounts against the actual executed leases before distribution.**

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660 85TH STREET — OPERATING STATEMENT

INCOME (ANNUAL)

LINE ITEM	CURRENT	STABILIZED
Gross Scheduled Rent	$242,700	~$288,300
Less: Vacancy (5%)	—	($14,415)
Effective Gross Income	**$242,700**	**~$273,885**

OPERATING EXPENSES (ESTIMATED ANNUAL)

Real Estate Taxes (est.)	**$32,000**
Insurance	**$14,400**
Utilities — Common Electric	$4,800
Water & Sewer	$9,600
Trash Removal	$2,400
Repairs & Maintenance	$12,000
Landscaping / Exterminator	$3,600
Property Management (8%)	$21,911
Operating Reserves	$6,000
Total Expenses	**$106,711**
Stabilized NOI (est.)	**~$167,174**

CAP RATE SCENARIOS (STABILIZED NOI ~$167,174)

CAP RATE	IMPLIED VALUE	/ UNIT
5.0%	$3,343,480	$278,623
5.5%	$3,039,527	$253,294
6.0%	$2,786,233	$232,186
6.5%	$2,572,523	$214,377

PRICING SUMMARY

Asking Price	**$3,700,000**
Price / Unit	**$308,333**
Comp Avg / Unit (2024)	**~$249,826**
Current Annual GPR	**$242,700**

Expenses are estimates. Buyer to independently verify all figures during due diligence. Actual results will vary.

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PROPERTY 02 OF 02

709 83rd Street

9 UNITS · NORTH BEACH · MIAMI BEACH

$2,800,000

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709 83RD STREET

A distinctive four-story multifamily residence in Miami Beach's coveted North Beach neighborhood. Built in 1990, with an Art Deco-inspired exterior featuring signature white stucco, blue accent balconies, and a gated courtyard entry — steps from the Atlantic Ocean. Significant value-add opportunity through below-market rents and one vacant unit ready for immediate lease-up.

BUILDING SPECS

Units	**9 Residential**
Building SF (Gross)	**11,880 SF**
Lot SF	**5,650 SF (0.13 Ac)**
Year Built	**1990**
Stories	**4**
Zoning	**3900 / Multifamily**
Security	**Gated Entry**

FINANCIAL SNAPSHOT

Asking Price	**$2,800,000**
Price / Unit	**$311,111**
Current Annual GPR	**$185,340**
Pro Forma GPR (est.)	**~$257,400**
Occupancy	**89% (8/9)**
Current NOI (est.)	**~$87,138**
Pro Forma NOI (est.)	**~$179,598**

NORTH BEACH LOCATION

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709 83RD STREET — RENT ROLL & VALUE-ADD ANALYSIS

UNIT	MONTHLY RENT	ANNUAL RENT	NOTES
201	$1,990	$23,880	
202	$800	$9,600	Rec Room — Below Market
203	$1,950	$23,400	
204	$1,980	$23,760	
301	$1,200	$14,400	Below Market — M-T-M
302	$2,350	$28,200	
303	$1,800	$21,600	
401	VACANT	—	Immediate Lease-Up
402	$1,400	$16,800	Below Market
403	$1,975	$23,700	
TOTAL (8 Occupied)	**$15,445**	**$185,340**	

⚠ **Please double-check all rent figures and lease terms against executed leases before distribution.**

VALUE-ADD OPPORTUNITIES

Unit 401 — Vacant
Lease-up at $2,000–$2,400/mo adds up to **$28,800/yr**.

Unit 301 — $1,200/mo (M-T-M)
~$800–1,000 below market. Repositioning adds ~**$12K/yr**.

Unit 402 — $1,400/mo
Below-market lease auto-renewing Sep 2026 — near-term reset opportunity.

Unit 202 — $800/mo (Rec Room)
Long-term M-T-M since 1998. Space can be repositioned at substantially higher rates.

PRO FORMA ANNUAL GPR
~$257,400
All 9 units at ~$2,200/mo market

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709 83RD STREET — OPERATING STATEMENT

INCOME (ANNUAL)

LINE ITEM	CURRENT	PRO FORMA
Gross Potential Rent	$185,340	$257,400
Vacancy (1 Unit / 11%)	($20,400)	—
Effective Gross Income	**$164,940**	**$257,400**

OPERATING EXPENSES (ESTIMATED)

Real Estate Taxes (2024 Actual)	**$31,007**
Insurance	**$12,000**
Water & Sewer	$5,400
Electric — Common Areas	$1,200
Trash	$3,600
Landscaping	$2,400
Maintenance & Reserves	$9,000
Property Management (8%)	$13,195
Total Expenses	**$77,802**

CURRENT NOI
$87,138
In-place rents

PRO FORMA NOI
$179,598
All units at market

ANNUAL NOI UPSIDE
+$72,060
Incremental NOI through lease-up & repositioning

PRICING SUMMARY

Asking Price	**$2,800,000**
Price / Unit	**$311,111**
Price / SF (Gross)	**$235.69**
Assessed Value (2025)	$2,170,856
Real Estate Tax (2024)	$31,007

Pro forma rents based on North Beach market conditions Q1 2026. Buyer to verify independently.

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COMBINED PORTFOLIO — FINANCIAL SUMMARY

COMBINED ASK
$6,500,000
21 Units · $309,524/unit

CURRENT ANNUAL GPR
$428,040
$35,670/mo in-place

STABILIZED GPR (EST.)
~$545,700
~$45,475/mo at market

COMBINED NOI (EST.)
~$346,772
Stabilized pro forma

METRIC	660 85TH STREET	709 83RD STREET	COMBINED PORTFOLIO
Asking Price	$3,700,000	$2,800,000	**$6,500,000**
Residential Units	12	9	**21**
Price / Unit	$308,333	$311,111	**$309,524**
Current Occupancy	83% (10/12)	89% (8/9)	**86% (18/21)**
Current Annual GPR	$242,700	$185,340	**$428,040**
Stabilized Annual GPR (est.)	~$288,300	~$257,400	**~$545,700**
Stabilized NOI (est.)	~$167,174	~$179,598	**~$346,772**
Vacant Units	2	1	**3**
Real Estate Tax (est.)	~$32,000	$31,007	**~$63,007**
Year Built	N/A	1990	—

All figures are estimates based on information provided and current market conditions as of Q1 2026. Combined NOI reflects sum of individual property stabilized NOI estimates. Buyer must independently verify all information. Actual results will vary.

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SALE COMPS

RECENT NORTH BEACH TRANSACTIONS · 2024

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SALES COMPARABLES — NORTH BEACH (2024)

Recent closed sales in the North Beach / Biscayne Point submarket. In-place rents at both subject properties run meaningfully below market rates achieved at comparable buildings — validating the rent upside thesis.

#	PROPERTY ADDRESS	CLOSE DATE	SALE PRICE	UNITS	PRICE/UNIT	PRICE/SF	YR BUILT
1	320 83rd Street	Sept 2024	$2,800,000	10	$280,000	$510	1938
2	8401–8421 Byron Ave (Byron Air)	July 2024	$6,647,500	24	$276,979	$541	1947
3	700 82nd Street	Aug 2024	$2,100,000	8	$262,500	$359	1953
4	6966 Byron Avenue	May 2024	$2,250,000	9	$250,000	$434	1925
5	6871 Abbott Avenue	Nov 2024	$1,950,000	8	$243,750	$302	1948
6	7311 Gary Ave (Park Place NOBE)	Sept 2024	$3,925,000	18	$218,056	$313	1958
7	7717 Byron Avenue	Mar 2024	$4,350,000	20	$217,500	$458	1958
Comp Average					**$249,826**	**$417**	
Portfolio (21 Units @ comp avg)		Implied	**~$5,246,346**	**21**	**$249,826**	Portfolio ask: $6,500,000 / $309,524 per unit	

Note: Comp sales reflect older vintage buildings (1925–1958). Both subject properties represent comparable or superior vintage with Biscayne Point location premium for 660 85th Street. Comparable data sourced from public records and Marcus & Millichap market research. Buyer to verify independently.

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MARKET OVERVIEW

NORTH BEACH · BISCAYNE POINT · MIAMI BEACH

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MIAMI BEACH SUBMARKET

Miami Beach is a 7.1 square mile island city separating Biscayne Bay from the Atlantic — one of the world's most coveted real estate markets. North Beach has emerged as Miami Beach's most dynamic growth submarket, fueled by $200M+ in public infrastructure investment and persistent supply constraints that keep vacancies at historic lows.

MIAMI BEACH MARKET SNAPSHOT

Avg Market Rent (North Beach)	**$1,933/unit**
Annual Rental Growth	**11.6%**
Walk Score	**76 — Very Walkable**
Homeownership Rate	**36.9% (vs. 64.4% national)**
Median HH Income	**$60,847**
Population Growth 2023–2028	**+2.2%**

BISCAYNE POINT MICRO-MARKET

A gated, resort-like enclave surrounded on three sides by water. Biscayne Point properties consistently command a premium over the broader North Beach comp set and have proven exceptionally resilient through market cycles.

WHY NORTH BEACH NOW?

- ✓ Constrained island geography — no new land supply creates structural undersupply in perpetuity
- ✓ 36.9% homeownership rate vs. 64.4% nationally — permanently large, high-demand renter pool
- ✓ $200M+ in civic investment — North Beach Town Center, Oceanside Park, Ocean Terrace Promenade
- ✓ 11.6% annual rental growth with sustained demand-supply imbalance
- ✓ 81,000+ new metro residents expected over next 5 years — strong international renter demand

MIAMI-DADE COUNTY

Population	**2.7 Million**
5-Year Growth	**+3.0%**
Median HH Income	**$60,100**
Homeownership Rate	**46% (strong rental market)**
New Households (5yr)	**+33,700**

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EXCLUSIVELY OFFERED BY

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BROKERAGE
Beachfront Realty

Portfolio Properties

660 85th Street & 709 83rd Street

North Beach · Miami Beach, Florida 33141

$6,500,000 · 21 Units · Must Be Acquired Together

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