

## CONFIDENTIAL OFFERING MEMORANDUM

# 5-Unit Condo Investment Portfolio

1800 Sans Souci Blvd, North Miami, FL 33181

Bayview Palms Condo | Tenant-Occupied Units | Investor-Friendly Offering

<b>\$1,191,000</b> Total Asking Price	<b>\$10,540</b> Gross Monthly Rent	<b>\$126,480</b> Annual Gross Rent	<b>\$52,696.40</b> Estimated NOI
<b>4.42%</b> Portfolio Cap Rate	<b>5</b> Total Units	<b>4,924 SF</b> Total Living Area	<b>\$241.88</b> Price / SF

### Prepared for LoopNet marketing use

Listing broker: Miami Forever Real Estate | Contact: Marine Guimez | 954-756-0119 |  
martine.guimez@gmail.com

Important: This memorandum is based on MLS printouts and broker-provided listing information. It is not a substitute for buyer due diligence. All rents, expenses, special assessments, taxes, HOA amounts, lease terms, flood insurance requirements, and physical conditions must be verified by the buyer, buyer broker, CPA, lender, attorney, condominium association, and insurance providers.

## Executive Summary

Miami Forever Real Estate is offering a five-unit condominium investment portfolio in Bayview Palms Condo, located at 1800 Sans Souci Blvd in North Miami, Florida. The portfolio includes four 2-bedroom/2-bath units of approximately 1,023 square feet each and one 1-bedroom/1.5-bath unit of approximately 832 square feet. The listings indicate that the units are tenant occupied and investor friendly.

## Investment Highlights

- Five condominium units in the same building, simplifying ownership and management logistics.
- Current scheduled rent used in this analysis: \$10,540 per month / \$126,480 annually. MLS remarks also state \$10,600 gross monthly income.
- Estimated portfolio NOI, after HOA, special assessment, and 2025 property taxes: \$52,696.40.
- Portfolio cap rate based on total asking price of \$1,191,000: 4.42%.
- MLS maintenance inclusions list common areas, insurance, landscaping/lawn maintenance, manager, security, sewer, trash removal, water, and related condominium services.
- Buyer should independently confirm the special assessment schedule and any buyer-specific insurance, flood insurance, management, vacancy, repairs, reserves, lending, or closing costs.

## Property Summary

MLS #	Unit	Beds/Baths	SqFt	Asking Price	Monthly Rent	HOA / Mo	Special Assess. / Mo	2025 Taxes
A12027038	#235	2 / 2	1,023	\$249,000	\$2,190	\$689	\$254.20	\$3,865
A12026932	#305	2 / 2	1,023	\$249,000	\$2,200	\$689	\$254.20	\$3,861
A12026966	#408	2 / 2	1,023	\$249,000	\$2,200	\$689	\$254.20	\$3,861
A12026887	#435	2 / 2	1,023	\$249,000	\$2,200	\$689	\$254.20	\$3,861
A12026987	#402	1 / 1.5	832	\$195,000	\$1,750	\$560	\$206.75	\$3,861
TOTAL	5 Units		4,924	\$1,191,000	\$10,540	\$3,316	\$1,223.55	\$19,309

Note: Unit #305 and #408 listing remarks show \$2,190 in one remark field and \$2,200 in broker remarks. This memorandum uses the broker remark rent amounts used in the prior analysis. Buyer should verify lease ledgers and executed leases.

## Financial Summary

The financial analysis below uses the MLS-reported listing price, current monthly rent, monthly HOA fee, monthly special assessment, and 2025 property tax. It excludes vacancy, repairs and maintenance not included by the HOA, property management, reserves, financing, closing costs, and income taxes.

MLS #	Unit	Annual Rent	Ann. HOA	Ann. Spec. Assess.	2025 Taxes	Est. NOI	Cap Rate
A12027038	#235	\$26,280	\$8,268	\$3,050.40	\$3,865	\$11,096.60	4.46%
A12026932	#305	\$26,400	\$8,268	\$3,050.40	\$3,861	\$11,220.60	4.51%
A12026966	#408	\$26,400	\$8,268	\$3,050.40	\$3,861	\$11,220.60	4.51%
A12026887	#435	\$26,400	\$8,268	\$3,050.40	\$3,861	\$11,220.60	4.51%
A12026987	#402	\$21,000	\$6,720	\$2,481	\$3,861	\$7,938	4.07%
TOTAL	Portfolio	\$126,480	\$39,792	\$14,682.60	\$19,309	\$52,696.40	4.42%

### Portfolio totals:

Total Price	Annual Gross Rent	Ann. HOA	Ann. Spec. Assess.	Annual Taxes	Estimated NOI	Cap Rate
\$1,191,000	\$126,480	\$39,792	\$14,682.60	\$19,309	\$52,696.40	4.42%

**NOI formula used:** Annual rent - annual HOA - annual special assessment - 2025 property taxes. **Cap rate formula used:** estimated NOI divided by asking price.

Alternate rent note: If the portfolio is marketed using the MLS portfolio remark of \$10,600 gross monthly income, the estimated annual gross rent is \$127,200, estimated NOI is \$53,416.40, and the portfolio cap rate is approximately 4.49%.

## Unit Descriptions

<b>#235 - MLS A12027038</b>	Top-floor 2-bedroom/2-bath condominium unit with approximately 1,023 square feet. MLS remarks state the unit was remodeled approximately seven years ago and is tenant occupied.
<b>#305 - MLS A12026932</b>	2-bedroom/2-bath condominium unit with approximately 1,023 square feet. MLS remarks describe the unit as in very good shape and tenant occupied.
<b>#408 - MLS A12026966</b>	Top-floor 2-bedroom/2-bath condominium unit with approximately 1,023 square feet. MLS remarks describe the unit as in very good shape and tenant occupied.
<b>#435 - MLS A12026887</b>	Top-floor 2-bedroom/2-bath condominium unit with approximately 1,023 square feet. MLS remarks describe the unit as in very good shape and tenant occupied.
<b>#402 - MLS A12026987</b>	Top-floor corner 1-bedroom/1.5-bath condominium unit with approximately 832 square feet. MLS remarks identify it as one of the larger 1-bedroom units in the condominium and tenant occupied.

### Condominium / Association Information

MLS information identifies the property as Bayview Palms Condo, a condominium development built in 1971. MLS amenity references include common laundry, community room, elevator, exercise room/gym, pool, on-site management, and security/night patrols. The MLS printouts also state that flood insurance is required. Buyer must verify condominium documents, budget, reserves, insurance, milestone/recertification status, association approval requirements, leasing rules, and special assessments.

## Source Notes and Assumptions

Item	Assumption / Note
Source data	MLS printouts provided for 1800 Sans Souci Blvd units #235, #305, #408, #435, and #402. Print date shown in MLS files: 05/29/2026.
Special assessment	Included in expenses because MLS remarks state the assessment starts August 2025 for 120 months and is payable by buyer.
Insurance	HOA maintenance inclusions reference insurance in several unit records, but the MLS also states flood insurance is required. Buyer should verify whether separate flood, contents, liability, landlord, loss assessment, or lender-required coverage applies.
NOI exclusions	Vacancy, credit loss, repairs, reserves, management fees, financing costs, closing costs, capital expenditures, legal/accounting fees outside HOA, income taxes, and buyer-specific insurance are excluded.
Rent verification	All rent figures should be confirmed against executed leases, estoppel certificates, rent rolls, payment ledgers, and security deposit records.
Condo due diligence	Buyer should review condominium documents, budget, rules, financials, meeting minutes, reserves, insurance certificates, special assessments, recertification status, and rental restrictions before purchase.

## Confidentiality and Disclaimer

This offering memorandum has been prepared for informational and marketing purposes only. Although the information is believed to be derived from sources considered reliable, no representation or warranty is made as to its accuracy or completeness. Prospective purchasers are responsible for conducting their own independent investigation and should consult appropriate professional advisors. Seller, broker, and preparer reserve the right to modify, withdraw, or reject offers at any time, subject to applicable law and any executed agreements.