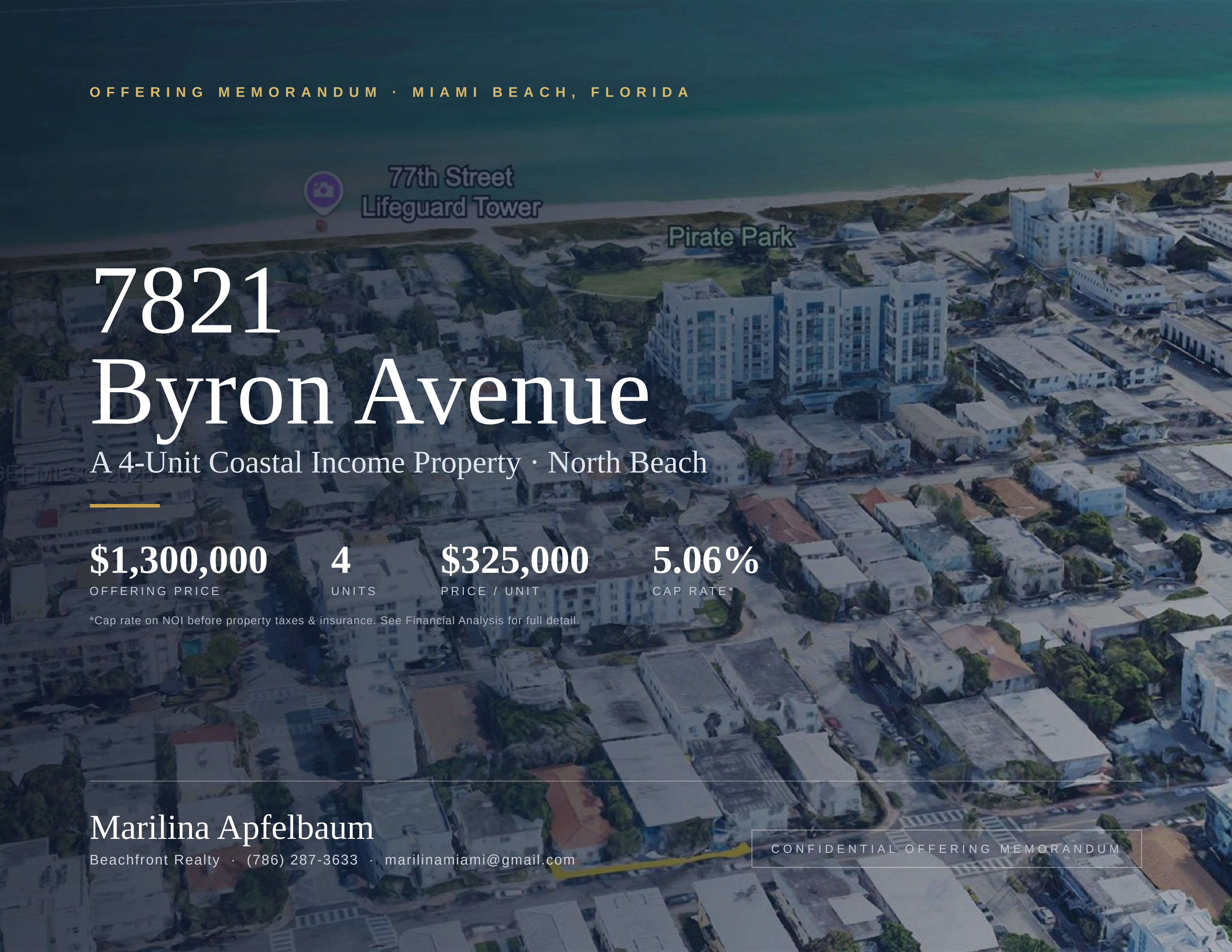

OFFERING MEMORANDUM · MIAMI BEACH, FLORIDA

7821 Byron Avenue

A 4-Unit Coastal Income Property · North Beach

$1,300,000	4	$325,000	5.06%*
OFFERING PRICE	UNITS	PRICE / UNIT	CAP RATE*

*Cap rate on NOI before property taxes & insurance. See Financial Analysis for full detail.

Marilina Apfelbaum
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CONFIDENTIAL OFFERING MEMORANDUM

SECTION 01

Executive Summary

INVESTMENT SUMMARY

Offering Overview

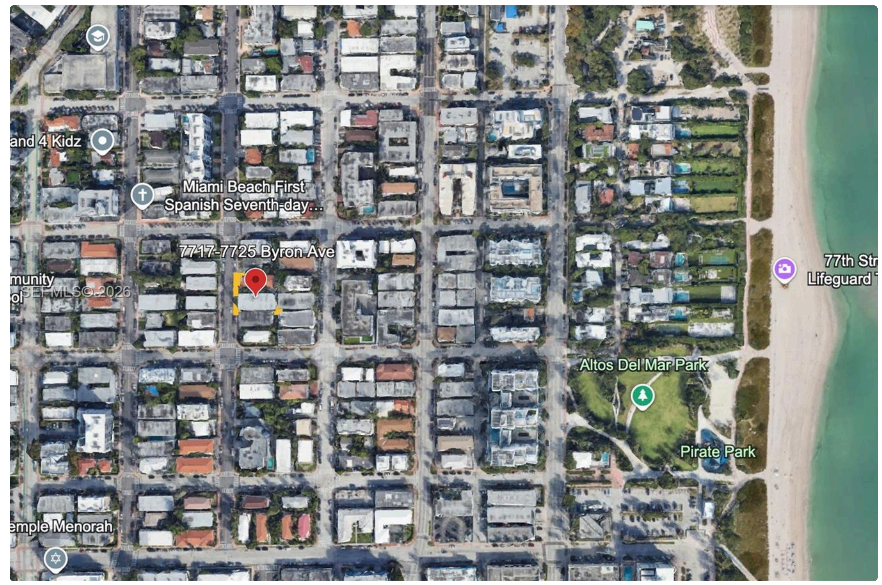
$1,300,000	4	$325,000	5.06%
OFFERING PRICE	RESIDENTIAL UNITS	PRICE / UNIT	CAP RATE (PRE-T&I)

OFFERING SUMMARY

ADDRESS	7821 Byron Ave	COUNTY	Miami-Dade
SUBMARKET	North Beach	UNITS	4
USE	Multifamily	SALE TYPE	As-Is
PRICE / UNIT	$325,000	CAP RATE*	5.06%

FINANCIAL SNAPSHOT

GPR (IN-PLACE)	$84,600	NOI (PRE-T&I)	$65,832
OPEX RATIO*	22.2%	GRM	15.4



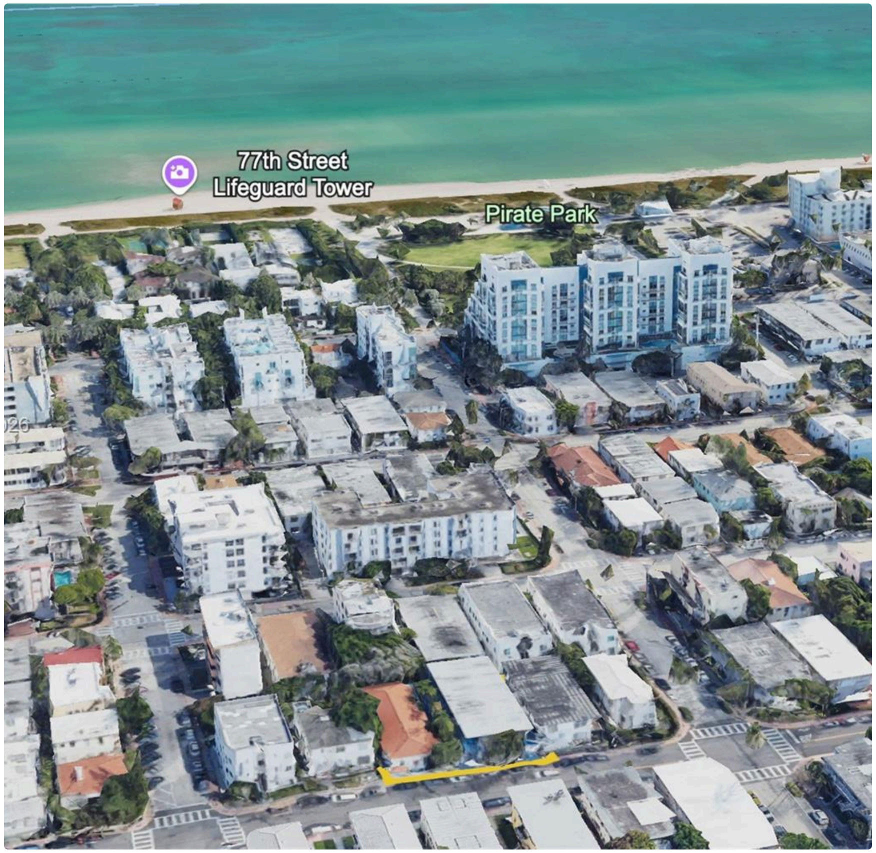
THE OPPORTUNITY

A well-located, fully-leased 4-unit North Beach multifamily asset offered **as-is**. The property pairs steady in-place income with a prime coastal location — just blocks from the Atlantic and 77th Street Beach.

INVESTMENT HIGHLIGHTS

Why 7821 Byron

- **Desirable unit mix** — two one-bedrooms and two two-bedroom / two-bath homes, well-suited to North Beach's coastal rental demand.
- **Fully-leased 4-unit asset** generating $84,600 in annual gross rent across a desirable mix of one- and two-bedroom homes.
- **Right-sized 4-unit asset** — an accessible entry point into North Beach multifamily at $325,000 per unit.
- **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.

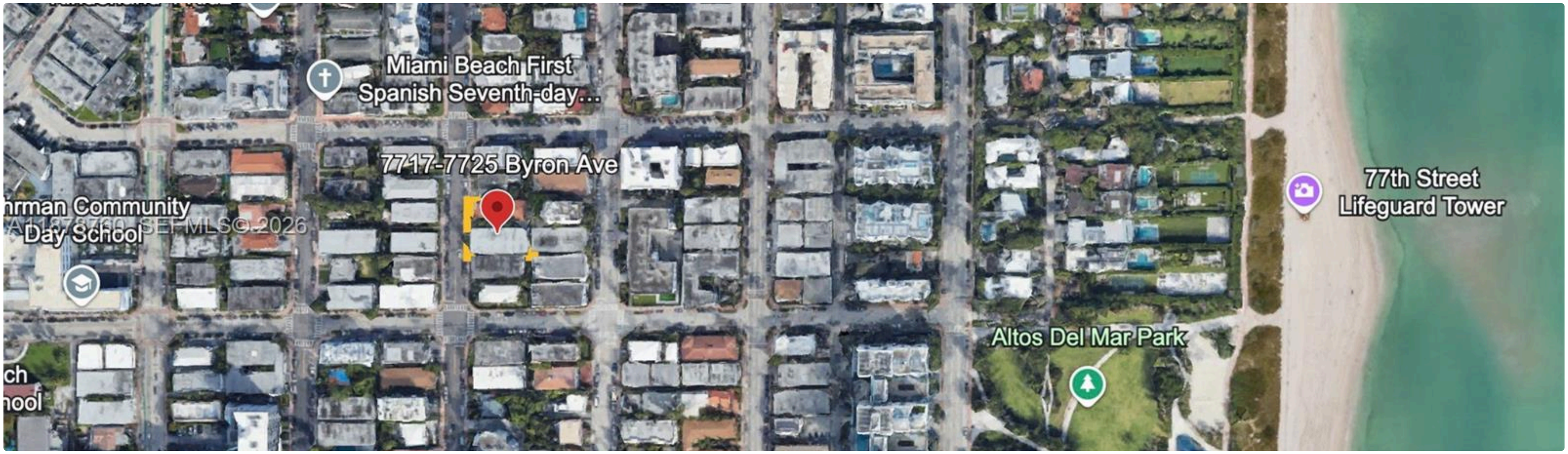


SECTION 02

Location

LOCATION SUMMARY

North Beach, Miami Beach



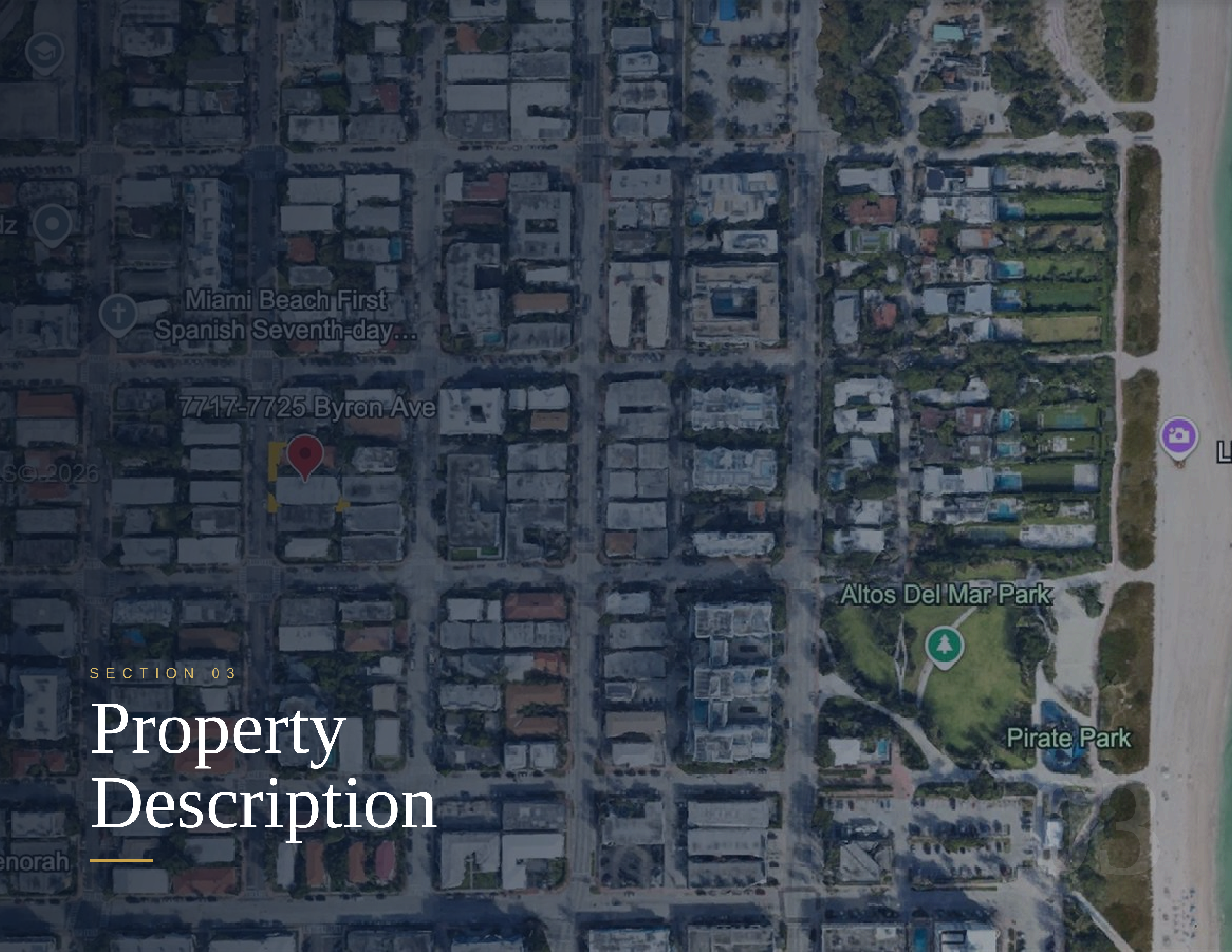
LOCATION HIGHLIGHTS

- 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

Distances approximate.



SECTION 03

Property Description

PROPERTY DESCRIPTION

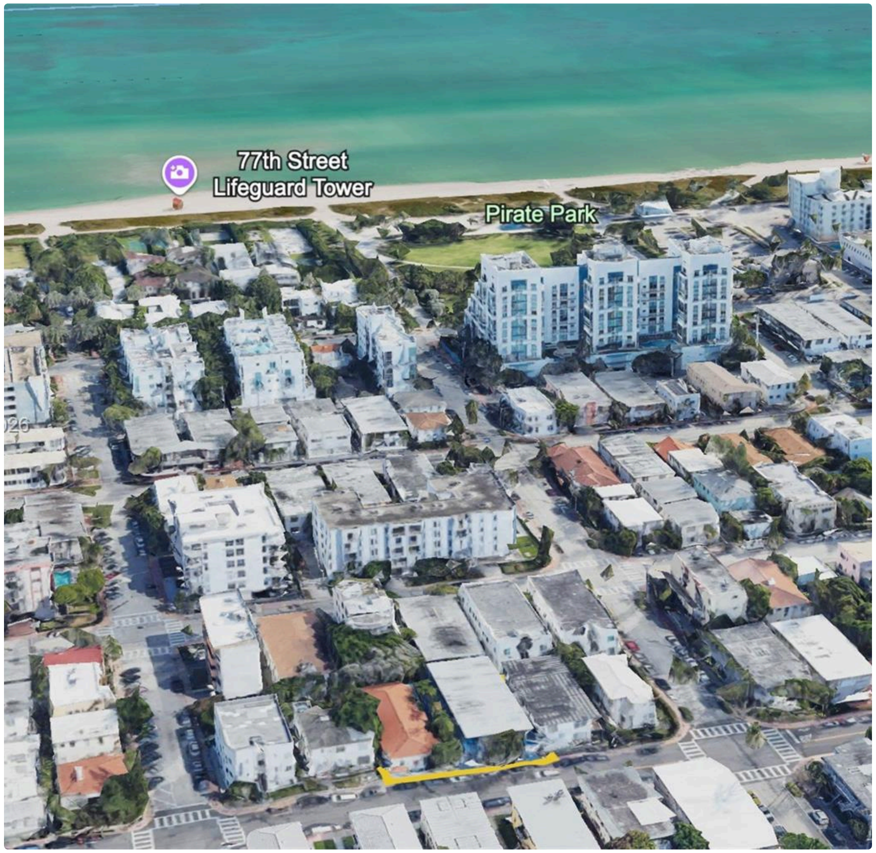
Property Features

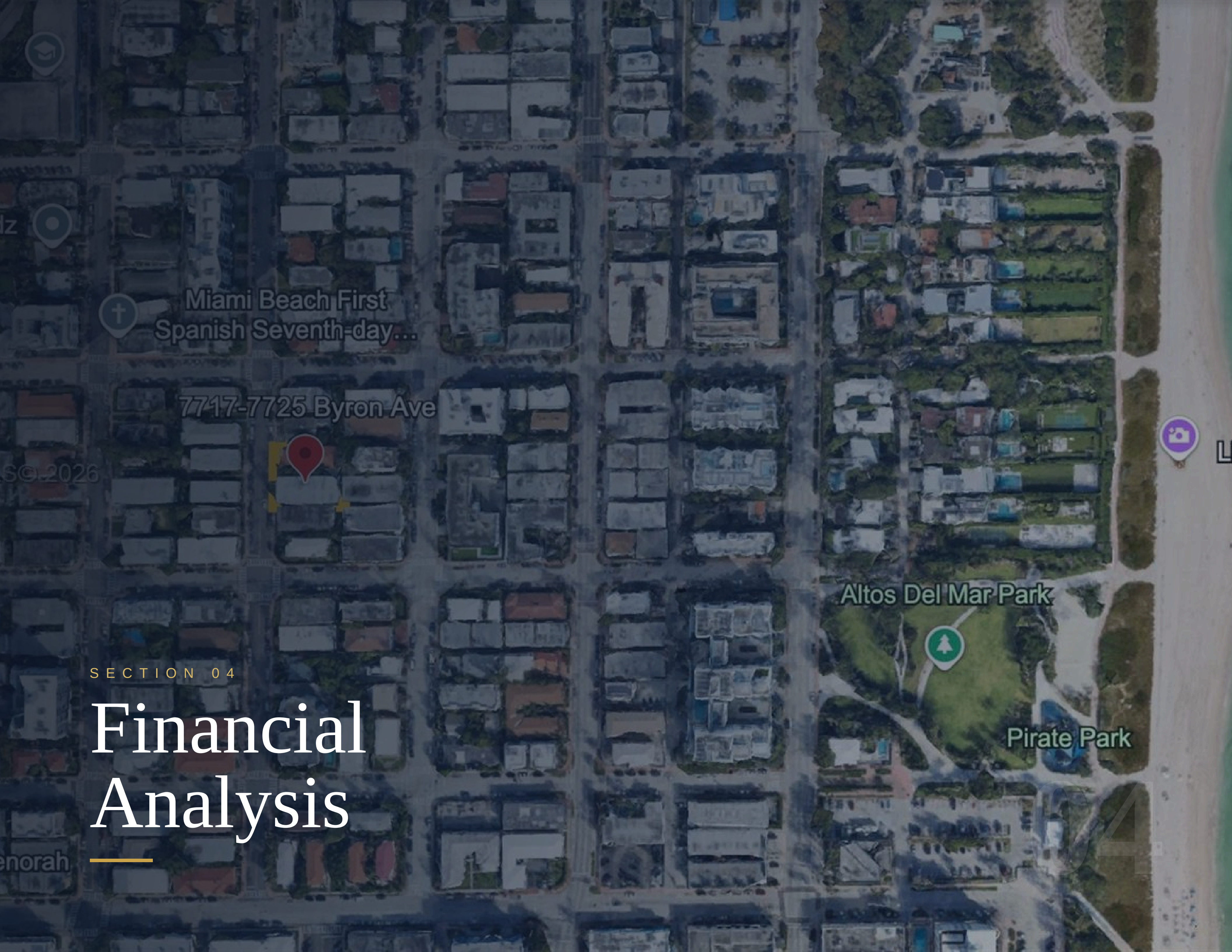
7821 BYRON AVENUE

UNITS	4	PRICE	$1,300,000
USE	Multifamily	SUBMARKET	North Beach
PRICE / UNIT	$325,000	COUNTY	Miami-Dade
CAP RATE*	5.06%	SALE TYPE	As-Is

INCOME SUMMARY

Offered **as-is**, the property is fully leased across 4 units generating **$84,600** in annual gross rent. Buyer to independently verify the rent roll and all property details.





SECTION 04

Financial Analysis

FINANCIAL ANALYSIS

In-Place Income

*Figures reflect the current in-place rent roll and 2025 operating data for the fully-leased 4-unit property. The capitalization rate below is calculated on Net Operating Income **before property taxes and insurance** — line items a new owner typically resets at acquisition. Full expenses, including taxes and insurance, are itemized at right. Offered **as-is**.*

ANNUALIZED IN-PLACE — BEFORE TAXES & INSURANCE

Gross Rent	$84,600
Effective Gross Income	$84,600
Operating Expenses *(excl. taxes & insurance)*	$18,768
Net Operating Income ***(before taxes & insurance)***	$65,832
Operating Expense Ratio	22.2%
Cap Rate ***(before taxes & ins.)***	5.06%
GRM	15.4

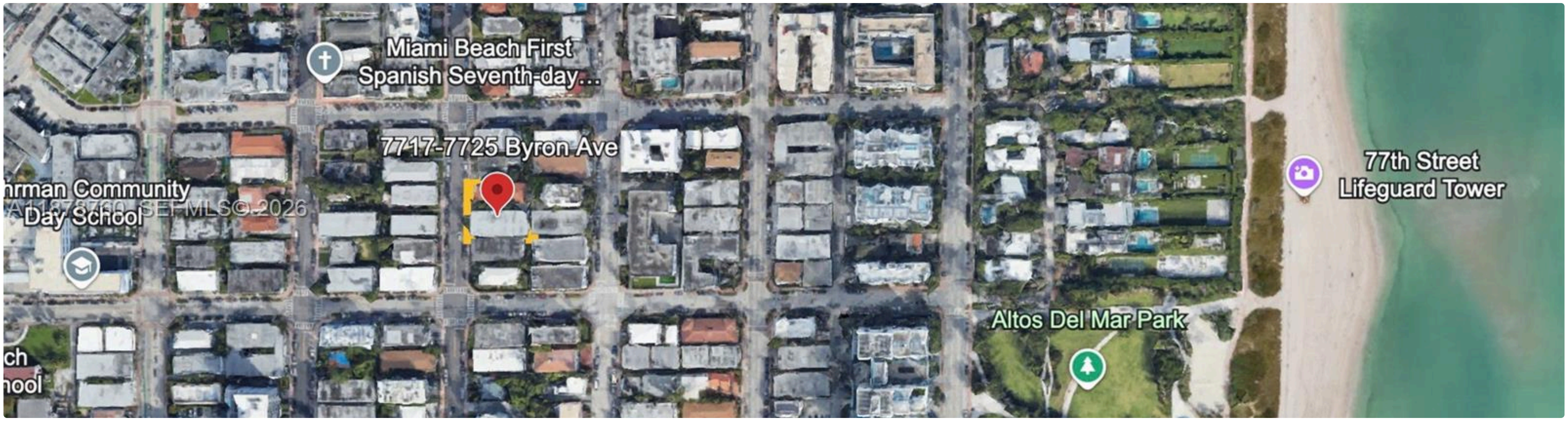
Cap rate shown on NOI before property taxes and insurance. Including those line items, in-place NOI is $36,872 (2.84% cap). Buyer to verify and underwrite its own tax and insurance basis.

OPERATING EXPENSE DETAIL

EXPENSE	MONTHLY	ANNUAL
Maintenance	$817	$9,800
Services	$395	$4,738
Management Fees	$353	$4,230
Operating Expenses (excl. T&I)	**$1,564**	**$18,768**
Property Taxes	$1,271	$15,256
Insurance	$1,142	$13,704
Total w/ Taxes & Insurance	**$3,977**	**$47,728**

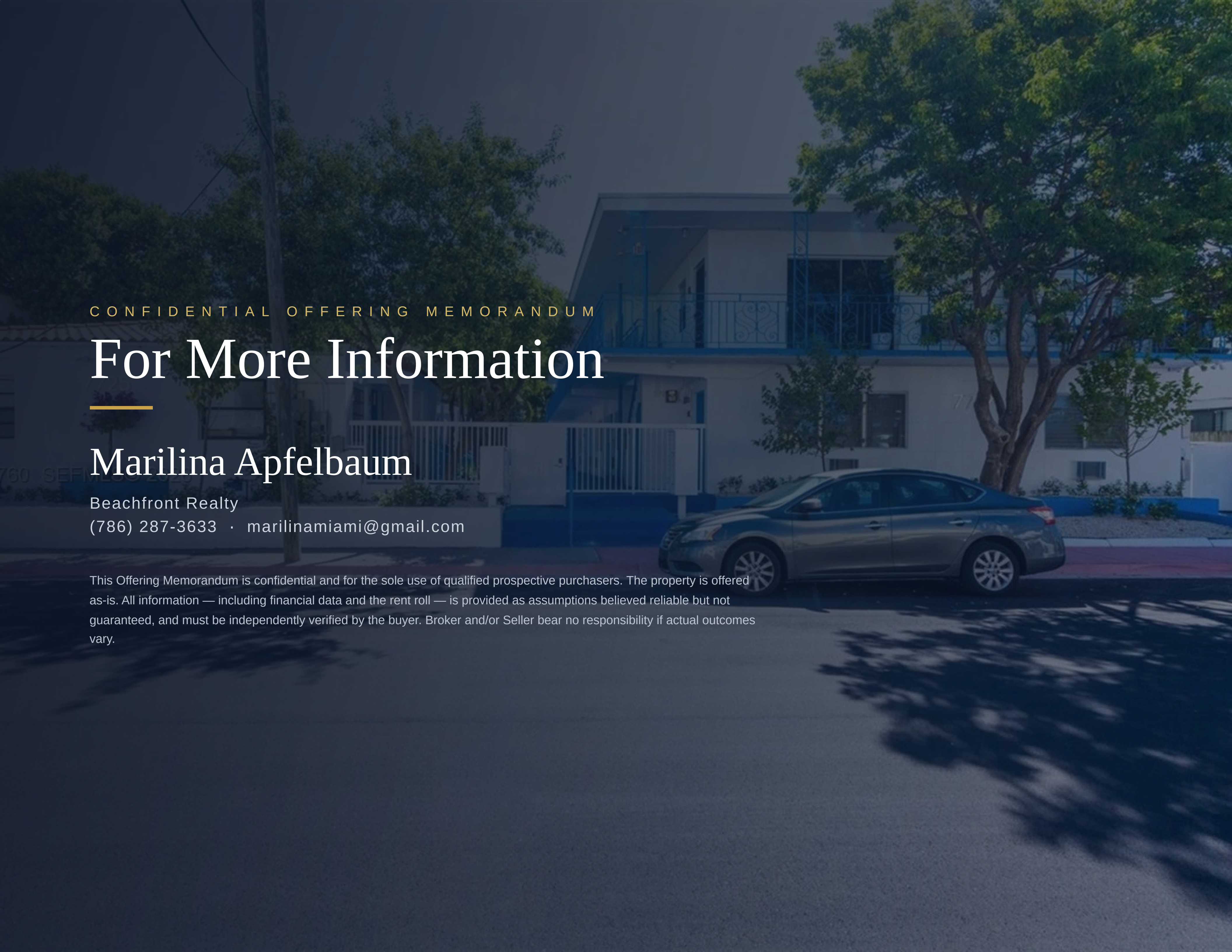
UNIT MIX SUMMARY

Rental Analysis



UNIT TYPE	# UNITS	AVG RENT	MONTHLY RENT	ANNUAL RENT
1 Bedroom / 1 Bath	2	$1,525	$3,050	$36,600
2 Bedroom / 2 Bath	2	$2,000	$4,000	$48,000
Total / Average	4	$1,763	$7,050	$84,600

Based on the current rent roll. The property is fully leased across 4 units at a blended average of $1,763/month, anchored by two larger two-bedroom / two-bath homes that command premium rents in the North Beach submarket.



CONFIDENTIAL OFFERING MEMORANDUM

For More Information

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