

5 UNIT INVESTMENT OPPORTUNITY



RESF
COMMERCIAL

767 NW 35th Street
ALLAPATTAH CORRIDOR **MIAMI, FL**

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

767 NW 35th Street presents a rare opportunity to acquire a 5-unit multifamily asset in Miami's rapidly evolving Allapattah corridor. Situated on an approximately 6,700 SF T4-R zoned lot, the property offers immediate cash flow with long-term redevelopment potential.

The Power of Place

Situated within Miami's rapidly evolving Allapattah corridor, this asset benefits from strong workforce housing demand, ongoing infrastructure improvements, and increasing redevelopment activity throughout the surrounding area. Centrally located near Wynwood, Downtown Miami, and the Health District, the property offers investors long-term growth potential within one of Miami's most active urban infill markets.

An Institutional-Grade Tenancy

The property consists of four 2-bedroom/1-bath units and one legal 2-bedroom/2-bath rear unit, creating a highly desirable workforce housing asset within Miami's urban core. With primarily annual leases already in place and one vacant unit offering immediate upside, the property presents a strong blend of stable in-place income and future revenue growth potential.

Pristine Stewardship & Future Vision

Positioned within one of Miami's fastest-changing urban neighborhoods, the property offers investors the rare opportunity to acquire a stabilized multifamily asset with both immediate cash flow and long-term redevelopment potential. With below-market rents, one vacant unit, and T4-R zoning flexibility, the asset is well-positioned for future value creation within the growing Allapattah corridor.

OFFERING STATEMENT

Property Name Allapattah 5 Unit MF Building

Address 767 NW 35th Street Miami, FL 33127

Property Type Storefront Multi-Family Asset

Building Class Class C

Zoning T4R

Building Height 2 Stories + Single Story Back structure

Year Built 1937

Parking 1.6 / 1,000 SF

Lot Size 0.15 Acres / 6534 Sq Ft

Unit Mix 2/1 = 4
2/2 = 1

Asking Price: \$1,350,000.00

Current Operating Income (NOI): \$70,374 / year

Proforma Operating Income (NOI): \$113,874-\$125,874 / year

Current Cap Rate: 5.21%

proforma Cap Rate: 8.44% - 9.32%

Occupancy: 80% Leased

Taxes \$11,800.00 P/Y

Parcel Number 01-3126-029-0200

Corridor Allapattah

Total Meters: 5 electric Meters

Investment Highlights

1

BELOW-MARKET RENTS — Existing rents provide significant upside potential through future lease renewals and strategic rent repositioning within Miami's growing rental market.

2

VALUE-ADD LEASE-UP OPPORTUNITY — One vacant 2-bedroom unit allows immediate income growth potential without waiting for future tenant turnover.

3

T4-R ZONING FLEXIBILITY — Property benefits from T4-R zoning, creating future redevelopment and long-term urban infill potential within the Allapattah corridor.

4

STRONG WORKFORCE HOUSING DEMAND — Centrally located multifamily asset positioned within one of Miami's strongest workforce housing rental markets.

5

LEGAL REAR 2/2 UNIT — Rare legal detached 2-bedroom/2-bath structure provides additional rental flexibility and enhanced income diversification.

6

ALLAPATTAH GROWTH CORRIDOR & STRATEGIC URBAN CORE LOCATION. Located within a rapidly evolving Miami neighborhood experiencing substantial redevelopment and infrastructure investment activity. Minutes from Wynwood, Downtown Miami, the Health District, SR-836, and Miami International Airport.

7

LARGE LOT CONFIGURATION. Approximately 6,700 SF lot with usable rear parking and open space supports long-term operational and redevelopment appeal.

8

INDIVIDUALLY METERED ELECTRIC + LAUNDRY INCOME UPSIDE — All units are separately metered for electricity, helping reduce landlord utility expenses and improve operational efficiency. Laundry room equipped but not currently operating.

9

ATTRACTIVE 1031 EXCHANGE OPPORTUNITY — Well-positioned for private investors and 1031 exchange buyers seeking stable Miami multifamily exposure with upside potential.

PHOTO GALLERY

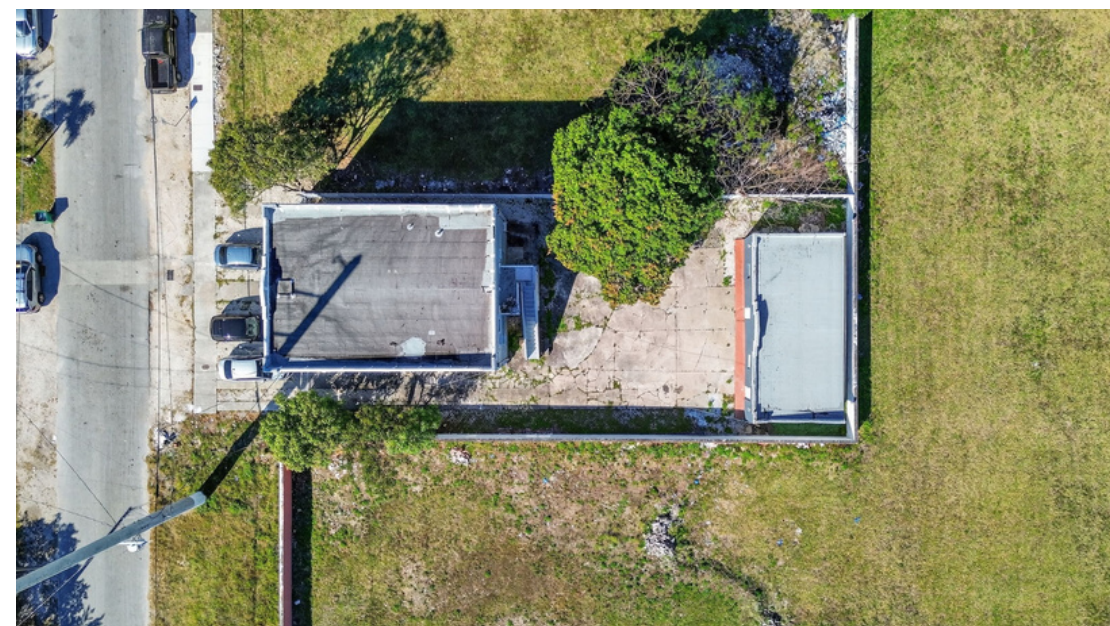


PHOTO GALLERY



DISTRICT OVERVIEW

NEIGHBORHOOD

Allapattah has rapidly emerged as one of Miami's fastest-growing urban infill corridors, attracting developers, private investors, and multifamily operators seeking value-add and redevelopment opportunities within the city's urban core. Its central location near Wynwood, Downtown Miami, and the Health District continues to drive strong workforce housing demand and long-term investment activity.

The property benefits from excellent connectivity to SR-836, I-95, Miami International Airport, and major employment centers throughout Miami-Dade County. Continued infrastructure improvements and redevelopment momentum throughout the surrounding area continue to position Allapattah as one of Miami's most active growth corridors for multifamily investment.



THE NEIGHBORHOOD

Jackson
HEALTH SYSTEM

UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM

WYNWOOD

MIA
MIAMI INTERNATIONAL AIRPORT

brightline

Miami
Parks & Recreation
MOORE PARK
CITY OF MIAMI

**TRADER
JOE'S**

**loanDepot
park**

**WHOLE
FOODS
MARKET**

INTERSTATE
195

INTERSTATE
95

FLORIDA
112

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OFFERING MEMORANDUM

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FINANCIAL DISCLOSURE & NDA REQUIRED

***The full financial due diligence package is restricted to qualified investors. To access financial documents,
A Confidentiality Agreement (NDA) must be executed***