

FOR SALE



STRATEGIC FOUR-UNIT INVESTMENT WITH UPSIDE POTENTIAL

NORTH MIAMI BEACH, FL 33162
1800 NE 170TH ST
VALUE-ADD PLAY

\$1,250,000

LIST PRICE

4 UNITS

TOTAL UNITS

1963

YEAR BUILT

6600 COMMERCIAL

ZONING



FAUSTO COMMERCIAL PRESENTS

Excellent opportunity to acquire a 2-story multifamily asset in one of South Florida's fastest-growing corridors. The property offers approximately 4,500 SF and includes four residential units, featuring a mix of two 2-bedroom/2-bath units and two 3-bedroom/2-bath units. Select units have been upgraded with renovated kitchens and custom cabinetry, adding immediate appeal for tenants and investors seeking stable income with upside in a strong rental market.

FINANCIAL OVERVIEW	CURRENT	PROFORMA
Rental Income	\$ 116,400	\$ 122,400
NOI	\$ 94,864.00	\$ 83,968.00
Cap Rate	7.59%	6.72%

INVESTMENT HIGHLIGHTS

- Two-story building
- Mix of 2BR and 3BR layouts
- Renovated kitchens in select units
- Custom cabinetry upgrades
- Income-producing opportunity
- Strong rental demand area

EXCLUSIVELY LISTED BY



ELIOR LEVI
Commercial Real Estate Advisor
+1 954.743.7594
eleivi@faustocommercial.com



ADAM HAUPTMAN
Marketing Specialist
+1 305.522.5771
adamh@faustocommercial.com



All information is deemed reliable but not guaranteed. Buyers are advised to independently verify all information.

RENT ROLLS

1800 NE 170TH ST

UNITS	CURRENT	PRO FORMA
Unit 1 - 2B/2B Lease End 06/27	\$2,200	\$2,400
Unit 2 - 3B/2B M2M	\$2,550	\$2,700
Unit 3 - 2B/2B M2M	\$2,350	\$2,400
Unit 4 - 3B/2B Lease End 11/26	\$2,600	\$2,700
TOTAL GROSS INCOME	\$9,700	\$10,200

OPERATING EXPENSES

EXPENSES	CURRENT	PRO FORMA
Property Taxes	\$ 12,754.00	\$ 25,000.00
Insurance Expenses	\$ 350.00	\$ 5,000.00
Waste	\$ 2,352.00	\$ 2,352.00
Utilities FPL	\$ 420.00	\$ 420.00
Water/Sewer	\$ 2,200.00	\$ 2,200.00
Landscaping	\$ 660.00	\$ 660.00
Repairs	\$ 2,400.00	\$ 2,400.00
Licenses	\$ 400.00	\$ 400.00
Total Expenses	\$ 21,536.00	\$ 38,432.00
NOI	\$ 94,864.00	\$ 83,968.00
Cap Rate	7.59%	6.72%