

Multifamily – Florida

2231-2241 Ne 170Th St / 2240-2250 Ne 171St St

North Miami, Florida

1955 build 17 unit in a strong rental market



MLD Investments

Property Information

Address: 2231-2241 Ne 170Th St /
2240-2250 Ne 171St St, North Miami, FL 33161

Neighborhood: North Miami

Units: 17

Year Built: 1955

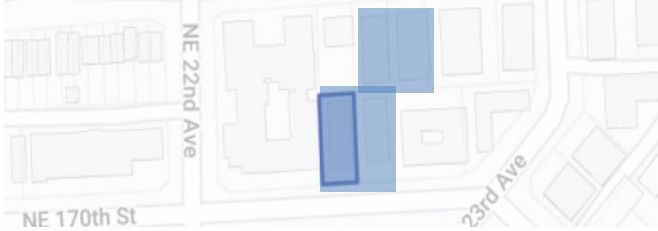
Lot Size: 0.84 acres

Rent:

Efficiency: \$900

14 2bd: \$1,400/\$1,450/\$1,500/\$1,625

2 3bd: \$1,750/\$1,850



The City of North Miami Beach was originally named Fulford by the Sea, after the United States Coast Guard Captain William H. Fulford. The community pays homage to its past with the Fulford by the Sea Monument, an ornate fountain listed on the National Register of Historic Places.

The community exudes a suburban atmosphere, providing an array of apartments, condos, houses, and townhomes available for rent in a central locale. Fulford by the Sea rentals are convenient to exceptional outdoor destinations like Greynolds Park, Oleta River State Park, and Haulover Park. Shopping options are seemingly endless at nearby Aventura Mall and the Mall at 163rd Street. The diverse restaurants, markets, and shops strewn along Northeast 163rd Street are sure to please any taste.

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

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Income:

Rental Income:	\$ 310,500
Others (laundry machines, pet and late fees, ...)	\$ 3,067
<u>Total Income :</u>	<u>\$ 313,567</u>

Expenses:

Real-Estate tax:	\$ 35,910
Property insurance	\$ 26,635
Water & sewer & trash	\$ 14,724
FPL	\$ 2,760
Licenses:	\$ 250
Pest control	\$ 720
Land scaping & cleaning	\$ 3,810
Repair:	\$ 6,302
Comcast / Internet (Security Cameras)	\$ 936
<u>total :</u>	<u>\$ 92,047</u>

Total Net Profit (NOI) : **\$ 221,520**

Property Value : **\$5,000,000**

CAP 4.4%

Dovi Aizenman
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dov@mldinvestments.com

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Multifamily – Florida

1595 Ne 125Th St

North Miami, Florida

1959 build 8 unit in a strong rental market



MLD Investments

Property Information

Address: 1595 Ne 125Th St,
North Miami, FL 33161

Neighborhood: North Miami

Units: 8

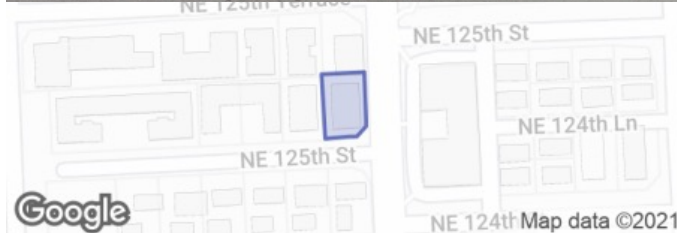
Year Built: 1959

Lot Size: 0.19 acres



Rent:

4 1bd: \$900/\$1,150
4 2bd: \$1,350/\$1,450

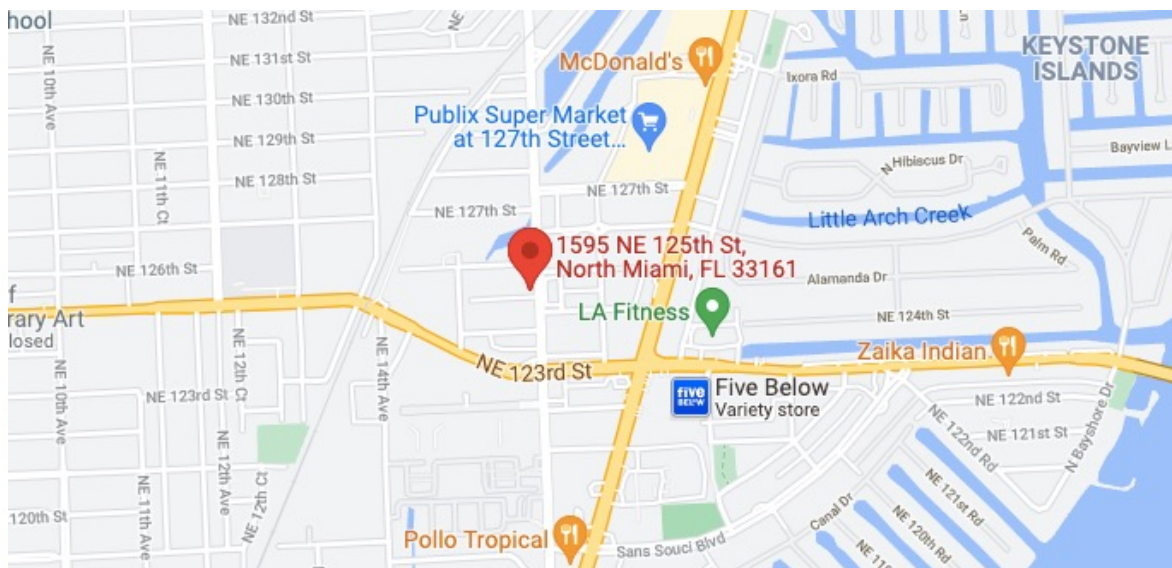


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Multifamily – Florida

1595 Ne 125Th St

North Miami, Florida

1959 build 8 unit in a strong rental market



MLD Investments

Income:

Rental Income:	\$	117,600
Others (laundry machines, pet and late fees, ...)	\$	2,400
Total Income :	\$	120,000

Expenses:

Real Estate Tax:	\$	8,339
Property Insurance:	\$	3,170
Water & Sewer:	\$	5,160
Trash:	\$	2,444
Electricity (House Meter):	\$	540
Repair And Maintenance:	\$	1,799
Landscaping & Grounds Clean Up:	\$	2,400
Licenses:	\$	250

Total Expenses: \$ 24,104

NOI: \$ 95,896

Propety Value: \$ 2,000,000

CAP 4.8%

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Multifamily – Florida

Dania Beach Apartments

Dania, Florida

1970 build 20 unit in a strong rental market



MLD Investments

Property Information

Address: 25-37 Sw 14Th St,
Dania, FL 33004

Neighborhood: Dania

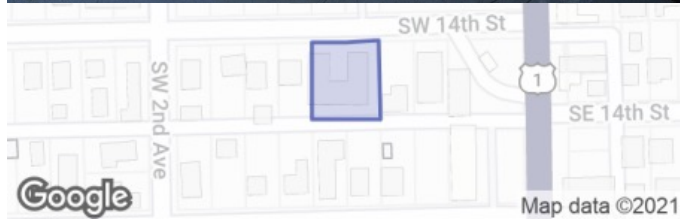
Units: 20

Year Built: 1970

Lot Size: 0.37 acres

Rent:

10 1bd: \$1,250/\$1,350/\$1,550
10 2bd: \$1,600/\$1,650



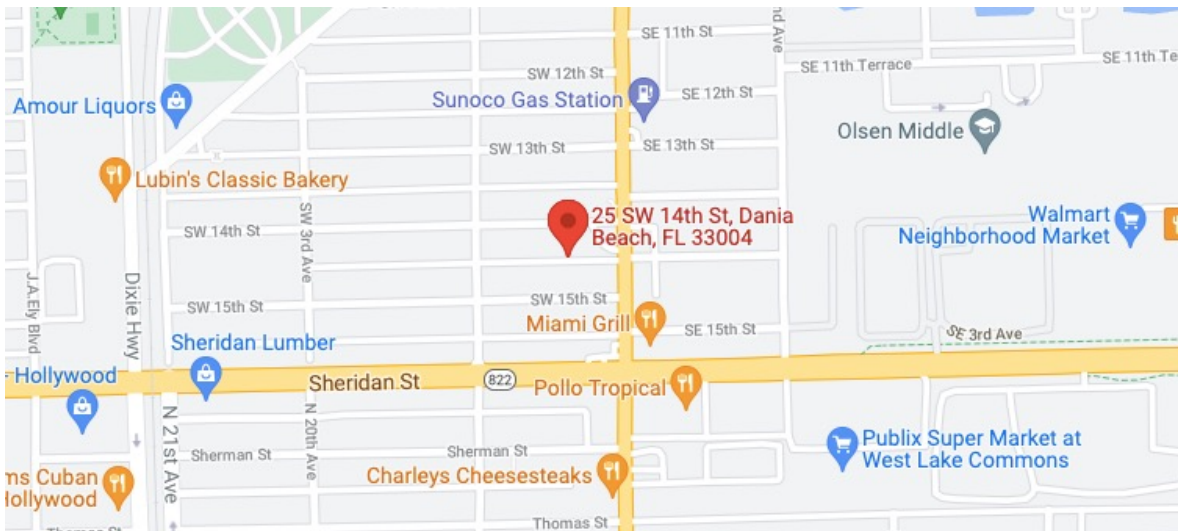
Dania Beach/Fort Lauderdale lies in the South Florida region in Broward County. The Galleria at Fort Lauderdale shopping mall is just a 20-minute ride away and about eight miles north.

The neighborhood is known for the best “blue-wave beaches” and plentiful opportunities for outdoor recreation. Locals enjoy the beach at Dania Beach Ocean Park, a great destination for swimming and fishing.

A small-town atmosphere with access to big-city amenities, many families excitedly call this area their home. With so many marinas making up the neighborhood, locals and tourists alike are afforded the chance to experience the nautical life with year-round boat excursions.

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Single Family

Dania, Florida

1970 build 20 unit in a strong rental market



MLD Investments

Property Information

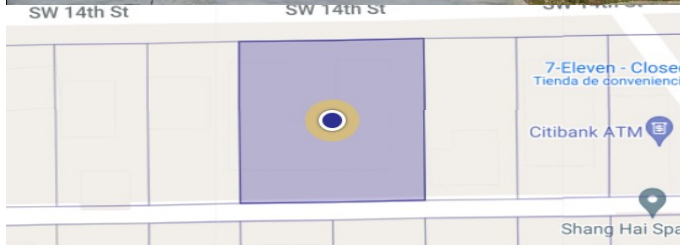
Address: 25 Sw 14Th St,
Dania, FL 33004

Neighborhood: Dania Beach

Units: 1

Year Built: 1952

Lot Size: 8,154 SF



2 bd – 2.5 ba - 1,416 SF

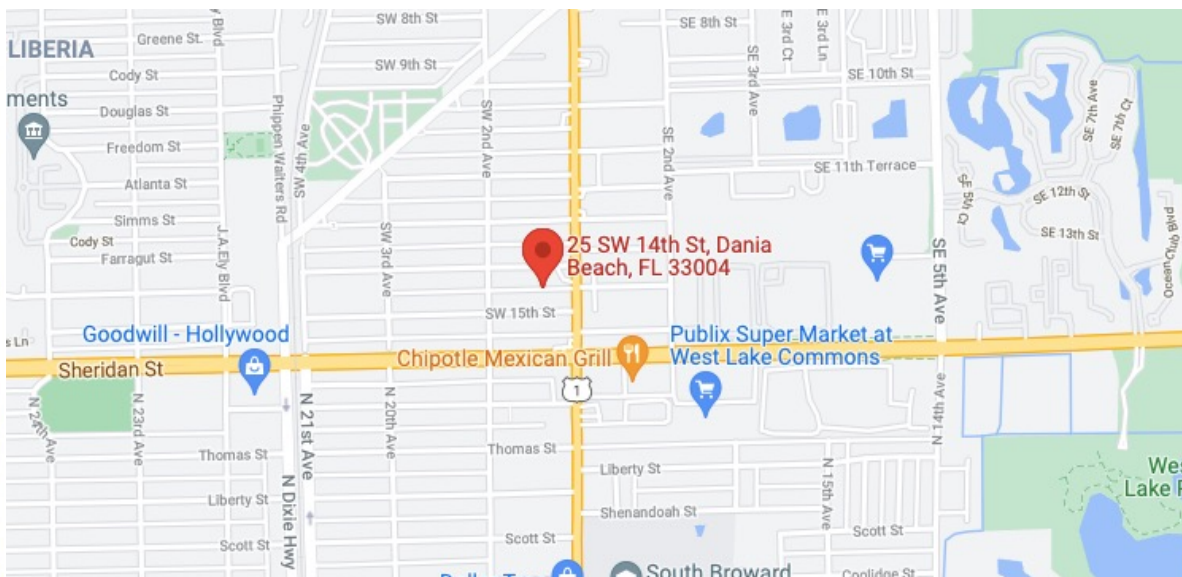
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Dania Beach Apartments

Dania, Florida

1970 build 20 unit in a strong rental market



MLD Investments

Income:

Rental Income:	\$ 377,100
Others (laundry machines, pet and late fees, ...)	\$ 3,700
<u>Total Income :</u>	<u>\$ 380,800</u>

Expenses:

Real-Estate tax:	\$ 32,627
Property insurance	\$ 27,240
Water & sewer & trash	\$ 16,324
FPL	\$ 2,160
Licenses:	\$ 250
Pest control	\$ 720
Land scaping & cleaning	\$ 4,180
Repair:	\$ 7,950
Comcast / Internet (Security Cameras)	\$ 720
<u>total :</u>	<u>\$ 92,171</u>

Total Net Profit (NOI) : **\$ 288,629**

Property Value : **\$5,500,000**

CAP 5.25%

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Close to 50 unit in N Miami and Dania

Total Income : \$ 814,367.00

Total NOI : \$ 606,045.06

Purchase price: \$12,500,000

CAP :4.85%

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North Miami, Florida
Sale Comparison Approach

Waterside Apartments

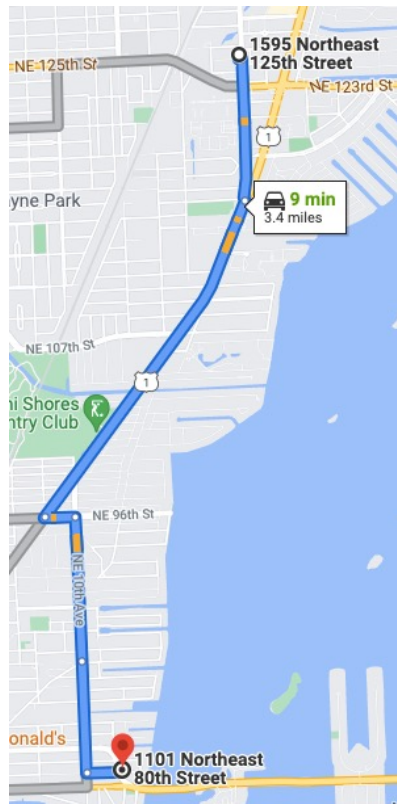
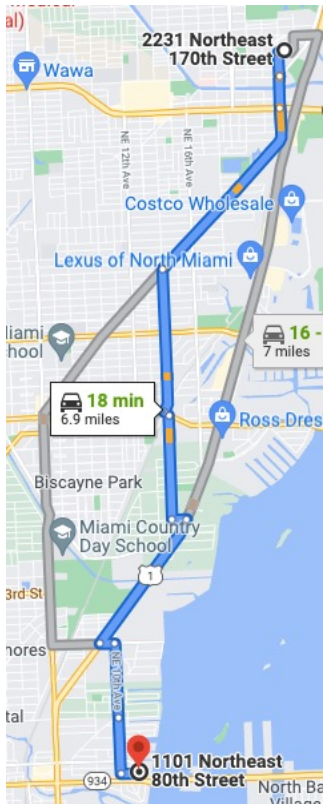
Address: 1101 NE 80th St,
Miami, FL 33138
Neighborhood: Miami
Units: 24
Year Built: 1970
Lot Size: 0.53 acres

Sale:

Sale Price: Feb 28, 2020 \$3.75M
Per Unit: \$156,250



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North Miami, Florida
Sale Comparison Approach

Sun King Apartments

Address: 14190 W Dixie Hwy,
North Miami, FL 33161

Neighborhood: North Miami

Units: 18

Year Built: 1979

Lot Size: 0.30 acres

Sale:

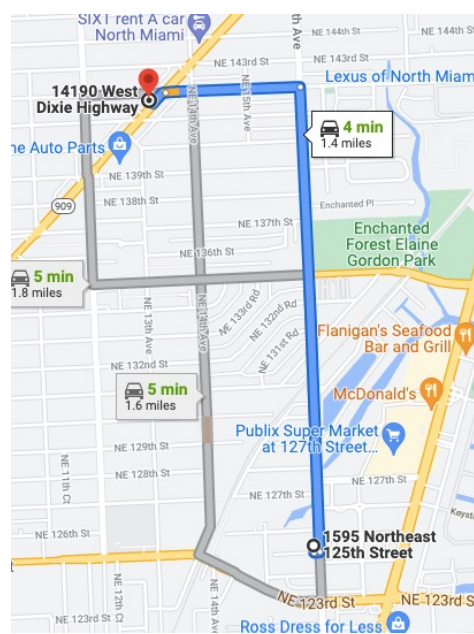
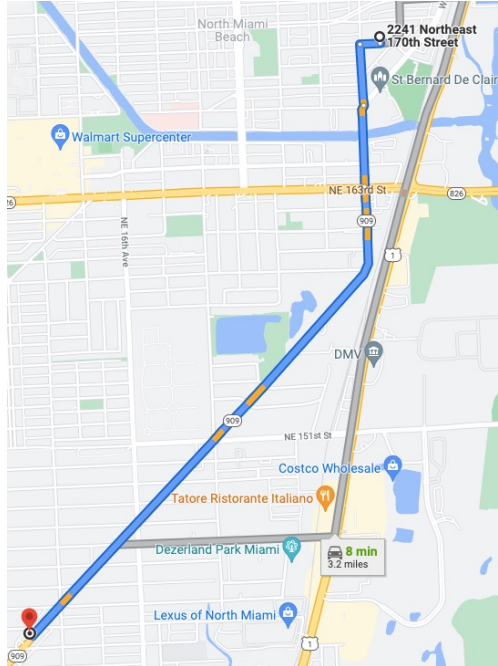
Sale Price: Sep 21, 2020 \$2.1M

Per Unit: \$116,667



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North Miami, Florida
Rental Comparison Approach

Prestige Palms

Address: 14425 NE 6th Ave,
North Miami, FL 33161

Neighborhood: North Miami

Units: 51

Year Built: 1971

Lot Size: 0.82 acres



Rent:

26 1bd – 620 SF: \$1,150
25 2bd – 850 SF: \$1,400



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