



**1031 N MIAMI BEACH BLVD  
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NORTH MIAMI BEACH, FL 33162**

## OFFERING SUMMARY

Price	\$1,250,000
Down Payment	All Cash
Rentable SF	4,597
Year Built	1953
Lot Size	0.31 acre(s)
Price/SF	\$271.92

## PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	5.88%
Net Operating Income	\$73,552
Net Cash Flow After Debt Service	\$73,552
Total Return	5.88% / \$73,552




## INVESTMENT HIGHLIGHTS

- Excellent Owner/User Opportunity
- Great Exposure With Excellent Visibility
- Located on North Miami Beach Boulevard, Which Has Traffic Counts of Over 56,000 VPD
- Close Proximity to Interstate 95 (I-95)

### EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$73,552	\$16.00
Potential Gross Revenue	\$73,552	\$16.00
<b>Effective Gross Income</b>	<b>\$73,552</b>	<b>\$16.00</b>

### EXPENSES

NET OPERATING INCOME		
<b>Net Operating Income</b>	<b>\$73,552</b>	<b>\$16.00</b>