



1031 N MIAMI BEACH BLVD
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 NORTH MIAMI BEACH, FL 33162

OFFERING SUMMARY

Price	\$975,000
Down Payment	All Cash
Rentable SF	4,597
Year Built	1953
Lot Size	0.31 acre(s)
Price/SF	\$212.09

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	7.54%
Net Operating Income	\$73,552
Net Cash Flow After Debt Service	\$73,552
Total Return	7.54% / \$73,552




INVESTMENT HIGHLIGHTS

- Excellent Owner/User Opportunity
- Great Exposure With Excellent Visibility
- Also Available for Lease
- 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
Effective Gross Income	\$73,552	\$16.00

EXPENSES

NET OPERATING INCOME		
Net Operating Income	\$73,552	\$16.00