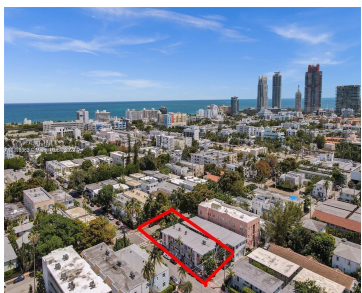
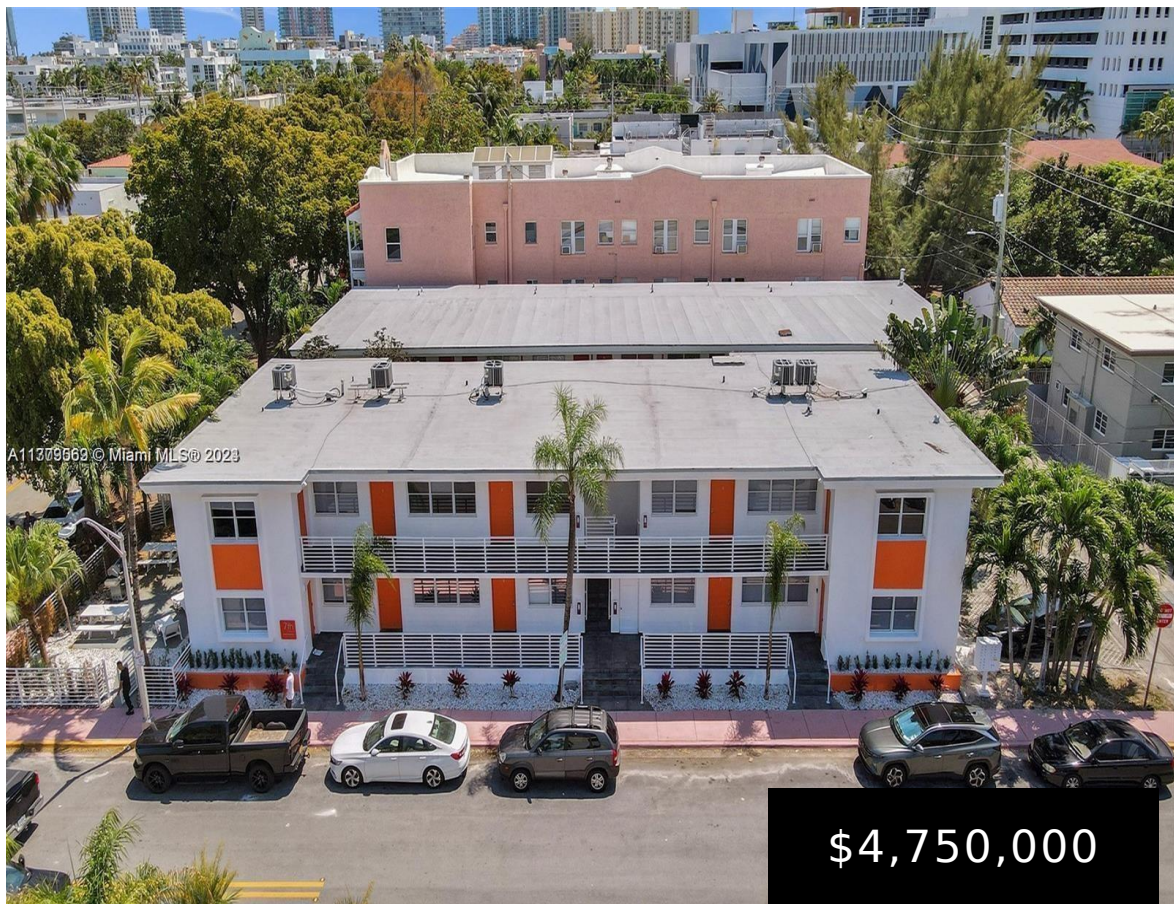


1000 7TH ST, MIAMI BEACH, FL, 33139  
https://igorpresman.com

1000 7th St, Miami Beach, FL, 33139



A		B		C		D		E		F	
APT		Rent VALUE		Parking: 4 SPACES @ 150.00 PER MONTH		ACTUAL RENT COLLECTED		Parking Spots		Bedrooms	
1	10	\$3,000.00		\$0.00		\$0.00				2	
2	1	\$2,190.00		\$2,190.00						1	
3	2	\$3,150.00		\$3,150.00						2	
4	3	\$3,150.00		\$3,150.00						2	
5	4	\$2,950.00		\$2,950.00						2	
6	5	\$2,150.00		\$2,150.00						1	
7	6	\$2,290.00		\$2,290.00						1	
8	7	\$3,000.00		\$3,000.00						2	
9	8	\$3,000.00		\$3,000.00						2	
10	9	\$2,750.00		\$2,750.00						2	
11											
12											
13		\$27,630.00		\$600.00		\$24,630.00					
14											
15											
16											

A		B		C	
		Monthly		Annually	
3	Income	\$27,730.00		\$332,760.00	
4	Parking	\$600.00		\$7,200.00	
5	total income:	\$28,330.00		\$339,960.00	
6					
7					
8					
9					
10	Expenses:				
11	FPL	\$37.40		\$448.80	
12	Waste Removal	\$500.00		\$6,000.00	
13	Water/sewer	\$760.00		\$9,120.00	
14	cleaning	\$300.00		\$3,600.00	
15	Real Estate tax 11/ 2023	\$2,539.72		\$30,476.60	
16	Misc	\$750.00		\$9,000.00	
17					
18	Total expenses	\$4,887.12		\$58,645.40	
19					
20					
21	Net Income:	\$23,442.88		\$281,314.60	

ASSUMABLE SELLER FINANCING LOAN = \$2,000,000 = ONLY 6.5% INTEREST ONLY = Term 3 Years. 1.5 Points at close. 10 UNITS (7 2BR & 3 1BR)= RARE opportunity to own a Luxury Completely Renovated Turn-Key Investors Dream Income Producing Goldmine! Mid-Century Modern meets Art Deco Masterpiece in this completely restored down to the studs 10 [...]

- Residential Income
- Quadruplex
- Active
- 7868 sq ft



# Building Details

**Cooling features:** Central Air  
**ParkingTotal:** 4  
**Building Name:** OCEAN BEACH ADDN NO 3  
**Roof:** Flat Roof With Facade Front

**ArchitecturalStyle:** Attached  
**NewConstructionYN:** No  
**Exterior material:** CBS Construction  
**Heating:** Central





# Amenities & Features

**Features:** Stairs  
**GarageYN:** No  
**CoolingYN:** Yes  
**FireplaceYN:** No

**Waterfront available:** Yes  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No

