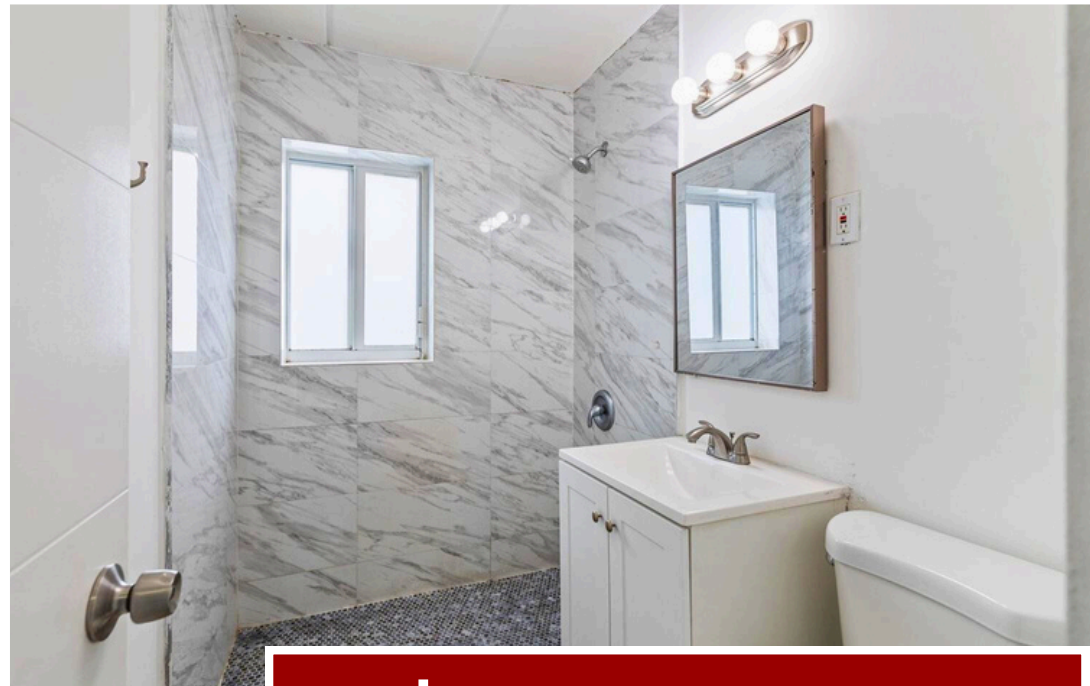
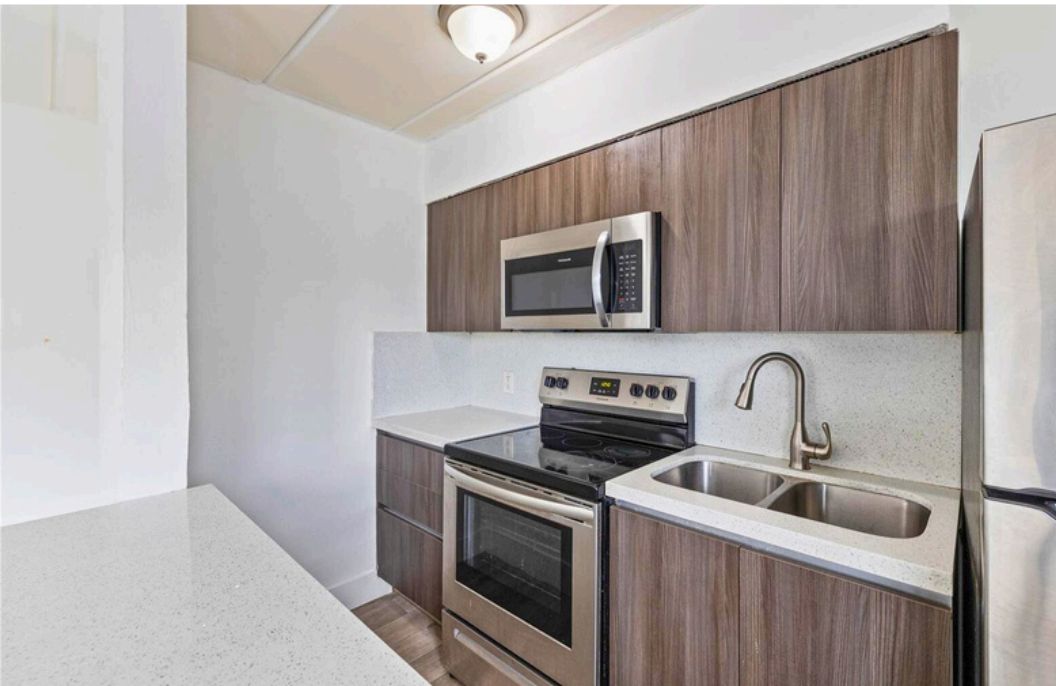


16 UNIT MULTIFAMILY

CAMPOS
COMMERCIAL
REAL ESTATE



734 NW 80TH ST, MIAMI, FL 33150

\$3,700,000



Units: 16 (all one bed/one bath)



Gross Income: \$374,400



Total Building Size: 8,880 SF



(NOI): \$260,300



Total Lot Size: 17,250 SF (0.317 Acres)



Cap Rate: 8.00%



Zoning: NCUAD



Renovated units



35,000+ vehicles/day

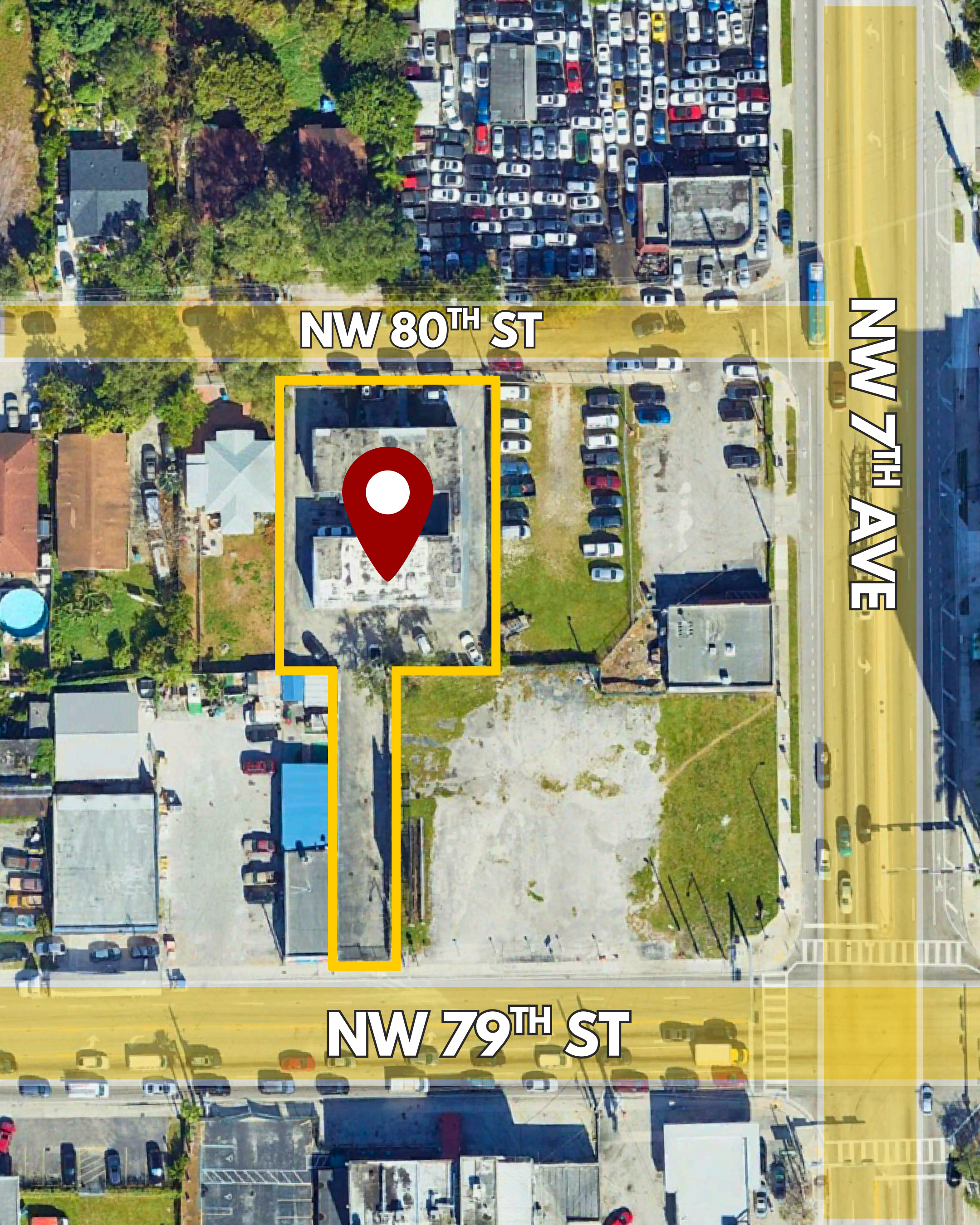
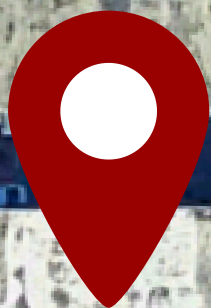


High-demand Opportunity Zone

NW 7TH AVE

NW 80TH ST

NW 79TH ST



Offering Memorandum

734 NW 80th Street, Miami, FL 33150

16-Unit Renovated Multifamily | Fronting 79th Street

Property Overview

Address: 734 NW 80th Street, Miami, FL 33150

Building Size: 8,880 SF

Lot Size: 17,250 SF

Zoning: NCUAD (Urban Core)

Units: 16 (fully occupied)

Average Rent: \$1,950 per unit

Annual Gross Income: \$374,400

Year Built: 1962 | **Condition:** Renovated

Investment Highlights

- **Fully Stabilized Cash Flow**

- 16 renovated units generating \$374,400 annual gross income
- Strong in-place rents at \$1,950 average per unit

- **Development Upside**

- NCUAD zoning allows Live Local Act (SB 102) incentives
- Potential to redevelop to higher density (preliminary review suggests up to approximately 60-75 units, subject to final approvals and design)

- **Strategic Location**

- Fronting NW 79th Street with over 35,000 vehicles per day
- Just one block from I-95, providing unmatched connectivity to Downtown Miami, North Bay Village, and Miami Beach
- Located in a high-demand Opportunity Zone, providing additional tax advantages for investors

- **Surging Corridor**

– 79th Street is experiencing a wave of new developments, mixed-use projects, and revitalization efforts, positioning this property at the forefront of growth.

Future Development Potential

- **Lot Size:** 17,250 SF
- Under NCUAD with **Live Local Act**, preliminary feasibility suggests you could increase density significantly:

Potential Buildable Units: ±60–75 units (subject to site plan approval, setbacks, parking, and design requirements)

This allows investors to enjoy immediate cash flow today with a longer-term covered land play to unlock future value.

Location Highlights

- **One block to I-95** – quick access throughout Miami-Dade
- **Gateway Corridor:** NW 79th St is the main route to **North Bay Village & Miami Beach**
- **High Visibility:** Over 35,000 vehicles/day
- **Opportunity Zone:** Favorable tax incentives for qualified investors
- Surrounded by new mixed-use and multifamily developments, fueling demand and value growth.

Contact:

Francisco Campos

Campos Commercial Real Estate
camposcommercial@gmail.com
786-805-7408

Vicente Rodriguez

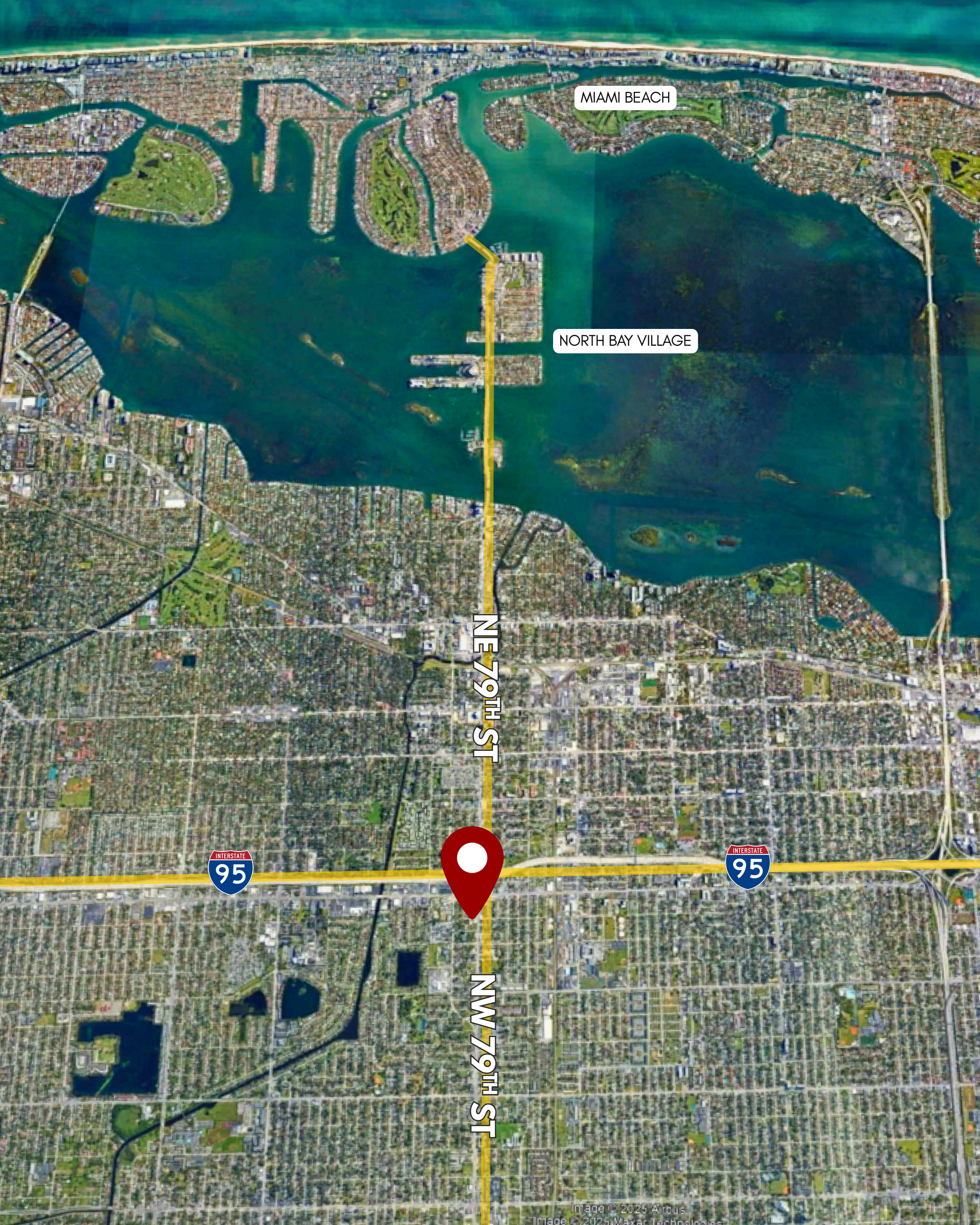
Fausto Commercial
vr@faustocommercial.com
305-510-6627











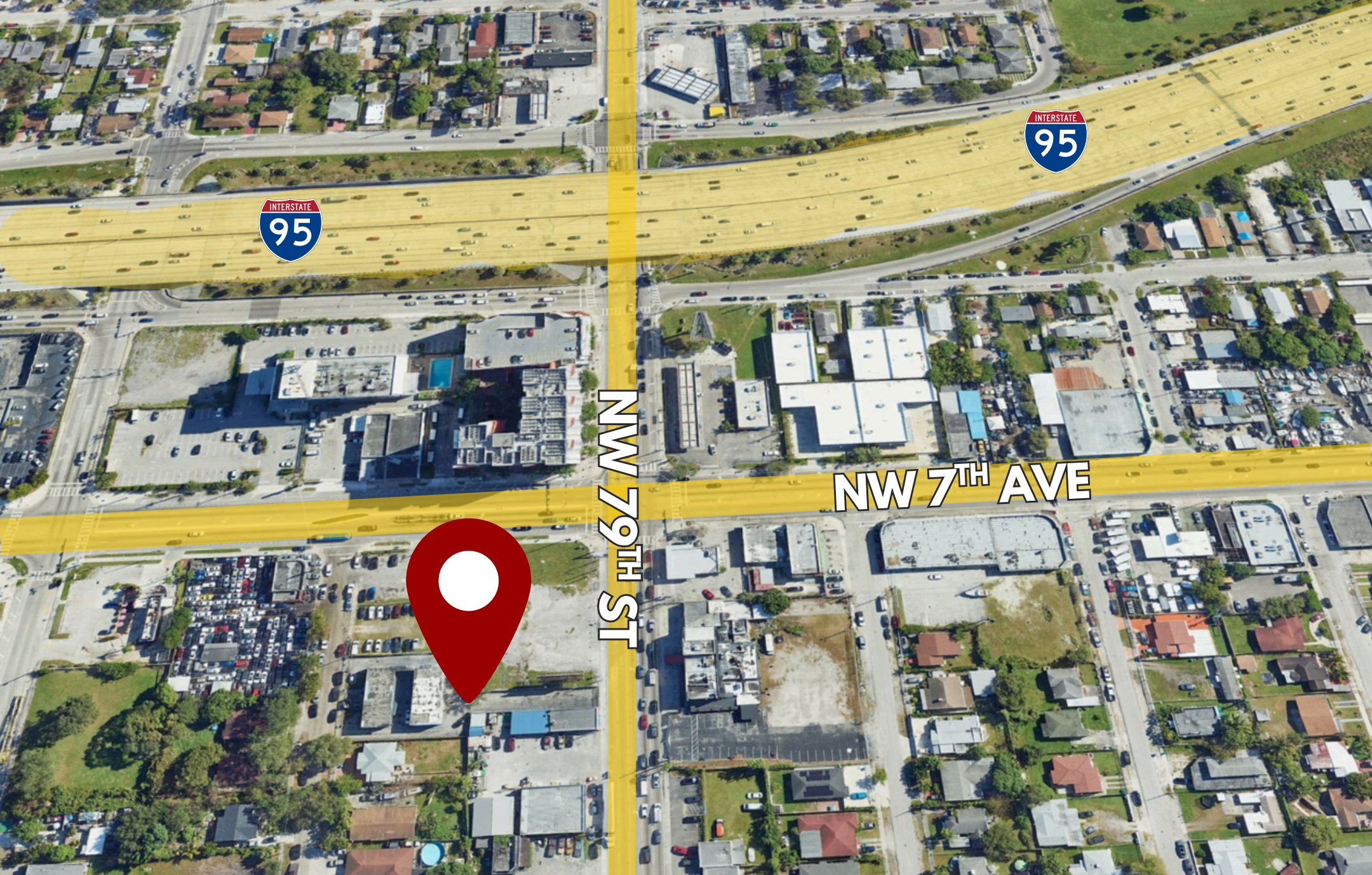
MIAMI BEACH

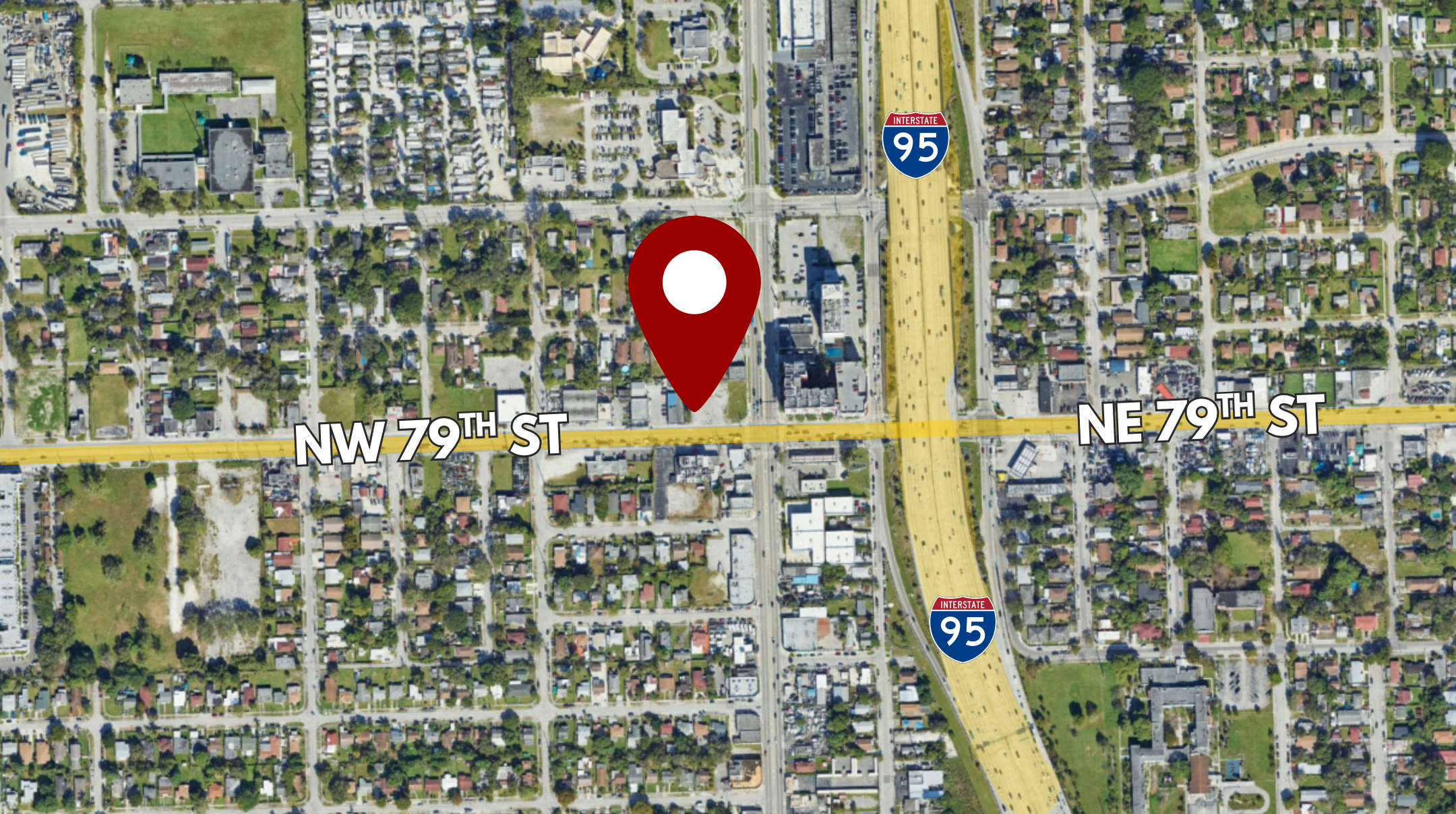
NORTH BAY VILLAGE

NE 79TH ST

NW 79TH ST







Contact:

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Campos Commercial Real Estate

camposcommercial@gmail.com

786-805-7408

Vicente Rodriguez

Fausto Commercial

vr@faustocommercial.com

305-510-6627

Disclaimer

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The seller has not provided any documentation or information to verify the details presented in this Offering Memorandum. As such, all data has been independently compiled and should not be relied upon without independent verification.

All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

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