

FOR SALE - INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

Turnkey Fourplex Investment

Little Haiti / Buena Vista / Design District corridor

53 NE 56th St

Miami, FL 33137

\$200K+

Renovation

40-Yr

Certification

Zone X

Flood Zone

100%

Leased

T4-R

Zoning



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All property showings are by appointment only. Do not disturb tenants.

Please consult with the listing agent for more details at (305) 767-8766 · demian@pack.im

53 NE 56TH STREET, MIAMI FL 33137

Executive Overview

Pack Real Estate Advisors presents 53 NE 56th Street — a turnkey fourplex in Miami's Little Haiti / Buena Vista / Design District corridor, comprised of Four 1BD/1BA units, in an $\pm 2,486$ SF structure, on a 5,750 SF lot, 100% leased, T4-R zoned, Flood Zone X, Opportunity Zone.

A recently completed \$200K+ renovation delivered new HVAC, electrical, plumbing, kitchens, bathrooms, flooring, impact windows and doors, laundry and exterior upgrades — minimizing near-term capital needs for the next owner.

All four units are leased on 12-month terms at \$1,800/month (\$86,400 gross), below the \$2,000–\$2,100 achieved by comparable renovated 1-bedrooms in the corridor, with staggered expirations from December 2026 to March 2027.

Offered at \$1,290,000, the asset suits investors seeking in-place income, 1031 and Opportunity Zone capital, or owner-users occupying one unit.



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Offering Summary

Property Type	Multifamily — Fourplex
Address	53 NE 56th St, Miami, FL 33137
Units	4 × 1BD/1BA
Building / Lot	±2,486 SF · 5,750 SF lot (50' × 115')
Year Built / Renovated	1954 / 2025–2026 (\$200K+ program)
40-Year Recertification	Completed 2025
Construction	CBS, single story · shingle roof
Zoning · Flood · OZ	T4-R · Flood Zone X · Opportunity Zone
Parking	4 spaces
Occupancy	100% — annual leases
In-Place / Pro Forma NOI	\$63,525 / \$69,050
Sale Price	\$1,290,000 (\$519/SF · \$322,500/unit)



Investment Highlights

01

Turnkey — \$200K+ Capital Improvement Program

Complete renovation of all four units and building systems — HVAC, electrical, plumbing, kitchens, baths, flooring, laundry, fencing and exterior. No deferred maintenance.

02

40-Year Recertification + Impact Windows & Doors

Structural and electrical recertification on file (2025); hurricane-rated openings throughout — two common obstacles for 1950s Miami multifamily already resolved.

03

Design District Corridor Infill Location

Minutes from the Design District, Midtown, Wynwood, Little River and the Magic City Innovation District — sustained institutional investment nearby.

04

Opportunity Zone + Flood Zone X + T4-R Zoning

Federally designated Opportunity Zone; Flood Zone X requires no flood insurance; T4-R permits multifamily by right.

05

100% Occupied — Below-Market Rents

Four 1BD/1BA units at \$1,800/month; comparable renovated units lease at \$2,000–\$2,100, with staggered expirations for an orderly mark-to-market.

06

Priced Below Renovated Comparables

Offered at ±\$519/SF versus \$570–\$720/SF for recently sold renovated multifamily nearby; unrenovated fourplexes traded at \$190K–\$240K/unit.



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Fact Sheet

- Four 1BD/1BA units, each with independent entrance, central A/C
- Stainless steel appliances, quartz countertops, new cabinetry and closets, porcelain tile and renovated bathrooms
- Impact windows and doors throughout
- Electrical: new panels and wiring upgrades · Plumbing: upgraded supply lines and fixtures, new water heaters
- On-site laundry facility
- Separately metered electric — tenants pay electricity; owner pays water/sewer
- Four on-site parking spaces; fully fenced property with gated entry
- 40-year recertification completed February 2025
- Flood Zone X · Opportunity Zone
- Zoning T4-R (Miami 21): multifamily by right, 3 stories / 40 ft max height
- Roof: shingle

Priced at \$1,290,000

Offered turnkey · 100% leased



Pack Real Estate Advisors

06



53 NE 56TH STREET, MIAMI FL 33137

Rent Roll

Unit	Term	Start	Expiration	Monthly	Annual
1 · 1BD/1BA	12 mo	Mar 2026	Mar 2027	\$1,800	\$21,600
2 · 1BD/1BA	12 mo	Jan 2026	Dec 2026	\$1,800	\$21,600
3 · 1BD/1BA	12 mo	Jan 2026	Jan 2027	\$1,800	\$21,600
4 · 1BD/1BA	12 mo	Mar 2026	Feb 2027	\$1,800	\$21,600
Total				\$7,200	\$86,400

- 100% occupied — all four units on 12-month leases.
- Staggered expirations (Dec 2026 – Mar 2027) allow an orderly mark-to-market to \$2,000–\$2,100.
- Tenants pay electricity (separately metered). Owner pays water/sewer.
- Copies of leases available to qualified buyers.



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Income & Expenses

	In-Place	Pro Forma
Monthly rent per unit	\$1,800	\$2,000
Gross Annual Income	\$86,400	\$96,000
Property Tax	\$10,925	\$15,000
Insurance	\$10,000	\$10,000
Water / Sewer	\$1,200	\$1,200
Common Area Electric	\$750	\$750
Total Expenses	\$22,875	\$26,950
Net Operating Income	\$63,525	\$69,050
Cap Rate @ \$1,290,000	4.92%	5.35%

- Pro forma reflects mark-to-market at \$2,000/month and an updated property tax estimate of \$15,000.
- Taxes subject to reassessment upon sale. Buyer to underwrite accordingly.
- Tenants pay electricity (separately metered); landlord pays water/sewer. Trash by City of Miami.



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Comparables

Sale Comparables — Renovated Small Multifamily, Buena Vista / Design District

Address	Type	Bldg SF	Sale Price	Date	\$/SF	\$/Unit
2 NE 44th St	Duplex, fully remodeled	1,664	\$1,125,000	Sep 2026	\$676	\$562,500
171 NW 47th St	Duplex 2×2/1, ground-up reno	1,540	\$1,050,000	Sep 2026	\$682	\$525,000
55 NW 44th St	Duplex 1/1 + 2/1, remodeled	1,244	\$900,000	Feb 2026	\$723	\$450,000
19 NE 48th St	Duplex 2×3/2	2,224	\$1,270,000	Dec 2025	\$571	\$635,000
53 NE 56th St (Subject)	Fourplex 4×1/1, renovated	2,486	\$1,290,000	—	\$519	\$322,500

Unrenovated fourplexes nearby (119 NE 56th St, \$835,000, Dec 2025; 35 NE 59th St, \$945,000, May 2026) traded at \$190K–\$240K/unit, reflecting deferred capital needs. Subject is offered below renovated comparables on a per-SF basis with renovation and recertification already completed.

Rent Comparables — Renovated 1BD/1BA, Small Buildings

Address	Rent	SF	Notes
5549 NE Miami Ct #1	\$2,000	625	One block from subject
5521 NW 1st Ave #4	\$2,100	550	W/D, parking
423 NE 71st St #4	\$2,100	860	MiMo District
880 NE 69th St	\$2,100	831	El Portal
623 NE 61st St #2	\$1,980	568	Upper East Side
Subject (in place)	\$1,800	±620	Renovated, W/D, impact, parking

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Location

53 NE 56th St sits in Miami's Little Haiti / Buena Vista / Design District corridor — one of the last infill pockets where renovated small multifamily can still be acquired below \$350K per unit. Half a block east of N Miami Ave, two blocks west of NE 2nd Ave, half a mile from Biscayne Blvd; I-95 and I-195 within five minutes.

- 4 min. to the Miami Design District
- 5 min. to Little River (Sunny's, Fooq's, Ironside, The Citadel)
- 6 min. to Midtown · 7 min. to Wynwood
- 4 min. to I-95 / I-195
- 15 min. to Downtown Miami & Brickell
- 15 min. to Miami Beach (Julia Tuttle Cswy)
- 18 min. to Miami International Airport

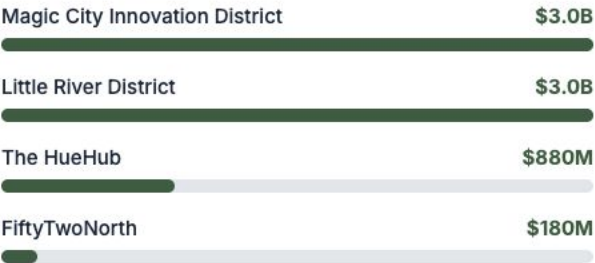


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Neighborhood Investment Activity



\$7B+ in Approved & Active Development



Total announced project value. AJ Capital · Little River (\$97M+ acquisition) and the Design District tower (no disclosed value) are not sized above — different reporting basis.

Full status, distance and timeline for all 19 projects on the next page →

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Development Pipeline

19 announced projects within a 2-mile radius of the subject property, sorted nearest to farthest. Numbers link the map to the list.



Map is schematic (vertical scale stretched); positions are approximate. Rely on the listed distances, not on map spacing.

● Under Construction ● Approved ● Proposed ● Operating / Expanding ● Land Acquired

- 12 · Sixty Uptown Magic City

Approved · latest report Sep 2025
- 14 · FiftyTwoNorth (Miami Jewish Health)

Proposed · latest report Feb 2025
- 13 · Magic City Innovation District

Approved · latest report Jun 2026
- 15 · The Helm

Proposed · latest report Dec 2025
- 11 · AJ Capital, Little River

Operating / Expanding · latest report Feb 2022
- 16 · Sweetbird North

Under Construction · latest report Jun 2026
- 17 · Miami Design Residences (Chipperfield)

Approved · latest report Apr 2026
- 9 · Midtown Capital Partners

Approved · latest report Aug 2025
- 10 · Little River District (SG Holdings)

Approved · latest report Apr 2025
- 19 · Kempinski Residences

Proposed · latest report Jul 2026

- 0.3 mi

18 · Jean-Georges Miami Tropic Residences

Under Construction · latest report Nov 2024

1.3 mi
- 0.3 mi

7 · River Haus

Proposed · latest report Feb 2024

1.4 mi
- 0.5 mi

8 · Cedar St Little River

Under Construction · latest report Jun 2025

1.4 mi
- 0.9 mi

4 · Infinity Collective

Proposed · latest report Oct 2024

1.5 mi
- 1.0 mi

5 · Memoir Little River (AJ Capital)

Proposed · latest report undated

1.5 mi
- 1.0 mi

6 · Little River Plaza

Under Construction · latest report Jan 2026

1.5 mi
- 1.1 mi

3 · Biscayne 79 (B Group)

Approved · latest report Dec 2024

1.6 mi
- 1.2 mi

2 · Evvo House Hotel

Proposed · latest report 2021, unverified

1.7 mi
- 1.2 mi

1 · Flow Life Residential

Land Acquired · latest report Mar 2025

1.9 mi

EXTERIOR

53 NE 56th St, Miami FL 33137



INTERIOR
Living & Kitchen



INTERIOR
Bedroom & Bath





PACK REAL ESTATE ADVISORS

Contact us for more information

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