



REAL ESTATE AUCTION

**Waterfront 3 Story 10 Unit
Apartment Building**

Miami Beach, Florida

**LIVE AUCTION EVENT
SEPTEMBER 1ST
AT 11 AM ET**

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800.331.6620

www.FisherAuction.com

OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via Live Auction Event a Waterfront Three Story Ten Unit (Two Units have been Combined) Apartment Building in Miami Beach, Florida.

PROPERTY HIGHLIGHTS

- Prime Waterfront Location in the Prestigious Collins Park Neighborhood in Miami Beach
- Large Units with mix of 3/2's, 2/2's and 1/1's
- Ocean Access Waterfront on Collins Canal within minutes to Government Cut
- Close Proximity to Pedestrian Bridges providing easy access to the White Sand Beaches of South Beach and Collins Park
- Classic Art Deco Designed Building with true Old Miami Beach Charm
- Short Walking Distance to City Transportation, Collins Park, Miami City Ballet, Bass Museum, Retail / Restaurants, Miami Beach Golf Club and World Famous South Beach
- Close Proximity to Recreation and Entertainment Venues
- Perfect Investment with Upside Rental Opportunity



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 2383 Flamingo Drive, Miami Beach, Florida 33140
- **Location:** Just East of Pine Tree Drive on the East side of Flamingo Drive South of 24th Street
- **Directions:** From Alton Road go East on Dade Blvd. and bear left onto Pine Tree Drive to 24th Street. Turn right to Roundabout onto Flamingo Drive. Parking is available at the 2400 Flamingo Drive Parking Lot.
- **Access:** From Flamingo Drive
- **Unit Mix:** 10 Units (Units 7-8 have been combined) Two 3/2's, Two 2/2's, Six 1/1's
- **Building Size:** Total of 9,792± Square Feet in Three Stories
- **Construction:** Concrete Masonry / Single Hung Windows, Asphalt Rolled Roof
- **HVAC:** Window and Central Units
- **Year Built:** 1947
- **Frontage:** 85± feet along Flamingo Drive. 150± Feet along Collins Canal
- **Land Area:** 6,500± Square Feet
- **Zoning:** RM-1, Multifamily. See Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2022 Total - \$33,143.96
- **2022 Tax Assessed Value:** \$1,774,300.00
- **Parcel ID No.:** 0232270110220
- **Flood Zone:** Zone AE per Miami-Dade Flood Zone Map
- **Utilities:** Municipal Water and Sewer
- **Parking:** 5 Spaces On Site with Residential Permits available from the City of Miami Beach for On-Street Parking and adjacent Public Pay Parking



UNIT SPREADSHEET

REAL ESTATE AUCTION

Unit Numbers	Floor Plan	Monthly Rent	HVAC
1	2 bed – 2 bath	\$2,000	Wall unit/s
2	1 bed – 1 bath	\$975	Wall unit/s
3	1 bed – 1 bath	\$750	Wall unit/s
4	2 bed – 2 bath	\$2,100	Wall unit/s
5	1 bed – 1 bath	\$950	Wall unit/s
6	1 bed – 1 bath	\$850	Wall unit/s
7- 8	3 bed – 2 bath	\$2,900	Central AC
9	1 bed – 1 bath	\$1,125	Wall unit/s
10	1 bed – 1 bath	\$1,000	Wall unit/s
11	3 bed – 2 bath	\$2,500	Central AC

PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



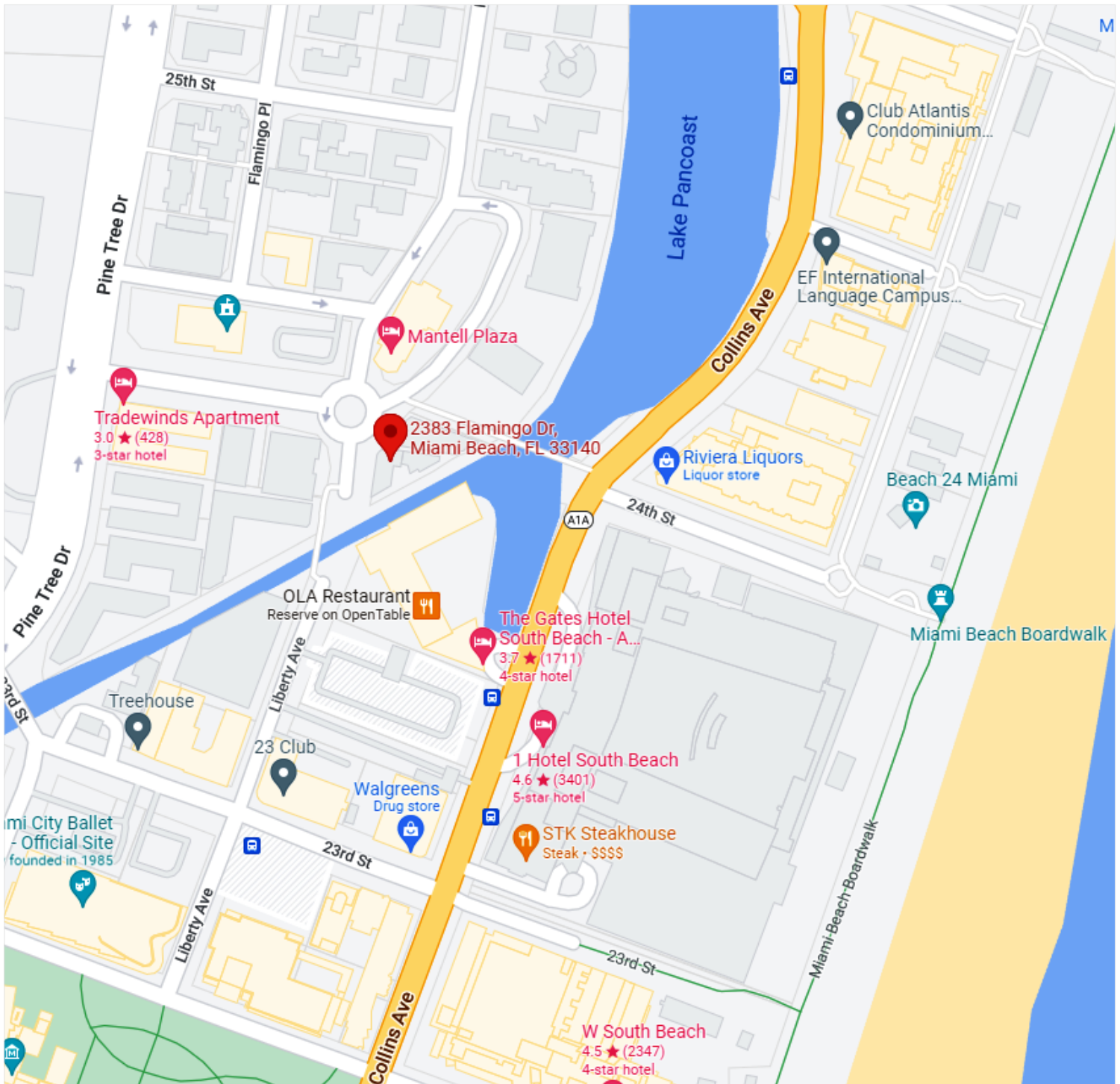
PROPERTY PHOTOGRAPHS



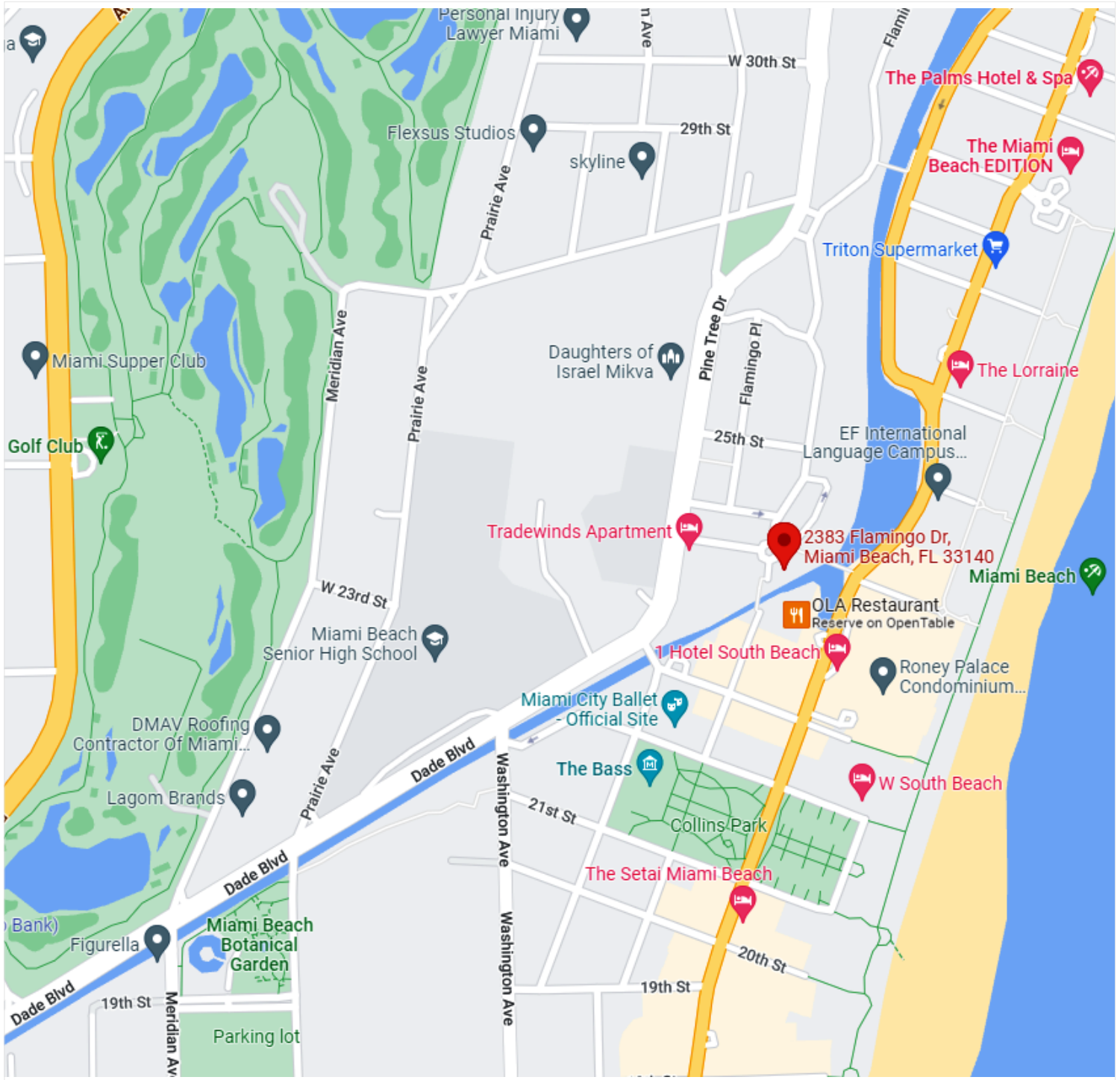
LOCATION MAP

REAL ESTATE
AUCTION

LOCATION MAP

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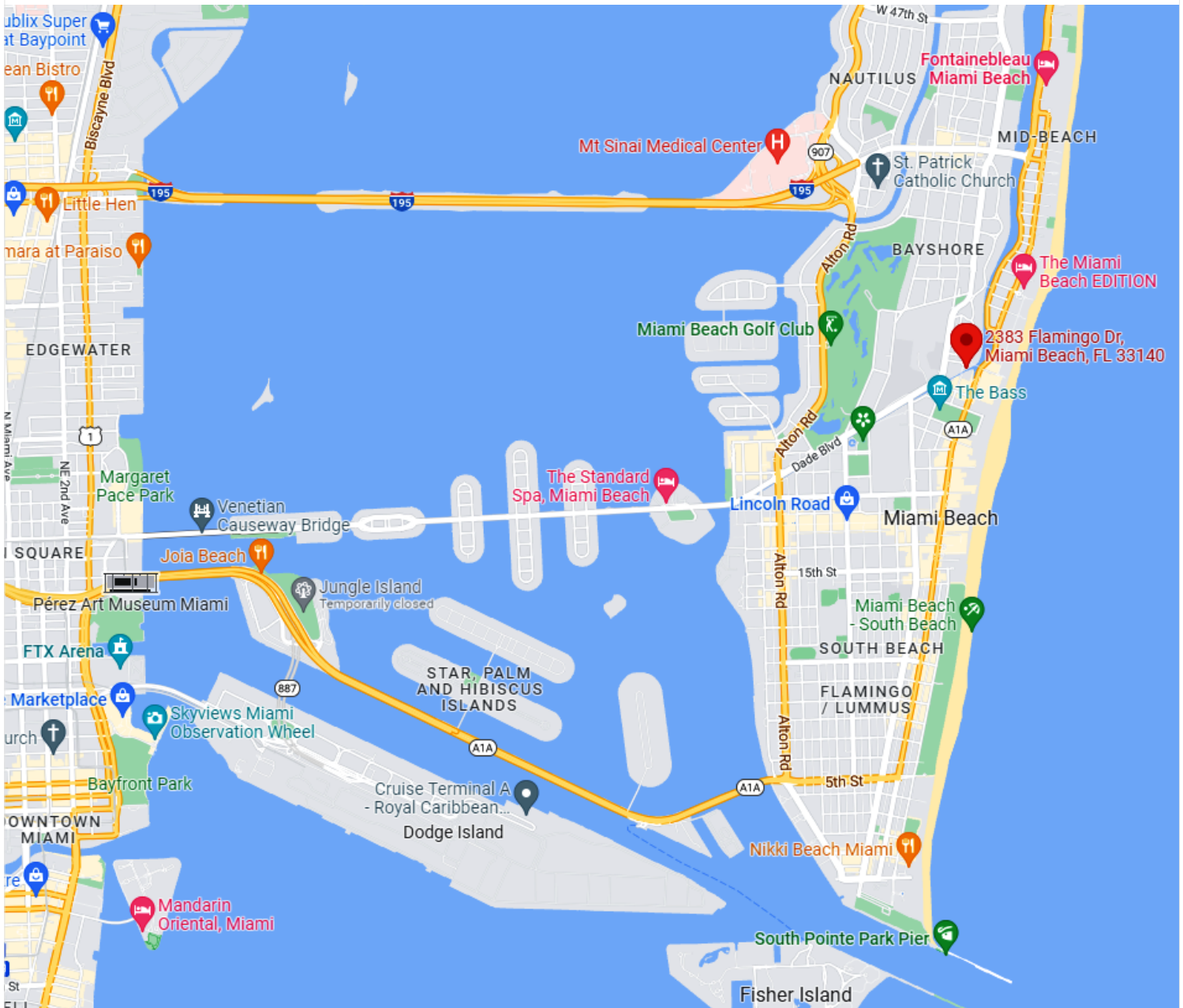
LOCATION MAP

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LOCATION MAP

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AUCTION SUMMARY

REAL ESTATE AUCTION

Live Auction Date / Time: Thursday, September 1, 2022@ 11:00 AM ET

Auction Event Location: Onsite - 2383 Flamingo Drive, Miami Beach, Florida 33140

Property Tours: Wednesday, August 10 from 6pm to 7pm
Saturday, August 20 from 6pm to 7pm
PLEASE RSVP

AUCTION METHOD

- The final bid price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the highest bidder with the highest bid being subject to the Seller's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Genovese Joblove & Battista, P.A.'s Real Estate Trust Account, (the "Escrow Agent") via a federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Escrow Deposit no later than 5:00 PM ET on Wednesday, August 31, 2022. Contact Fisher Auction Company (the "Auctioneer") for wiring instructions via email info@fisherauction.com or call 954.942.0917, Ext. 4124.
- The highest and best bidder will execute the non-contingent Real Estate Sales Contract immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Genovese Joblove & Battista, P.A.'s Real Estate Trust Account, ("the Escrow Agent"), within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 2.5% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

AREA OVERVIEW

REAL ESTATE AUCTION

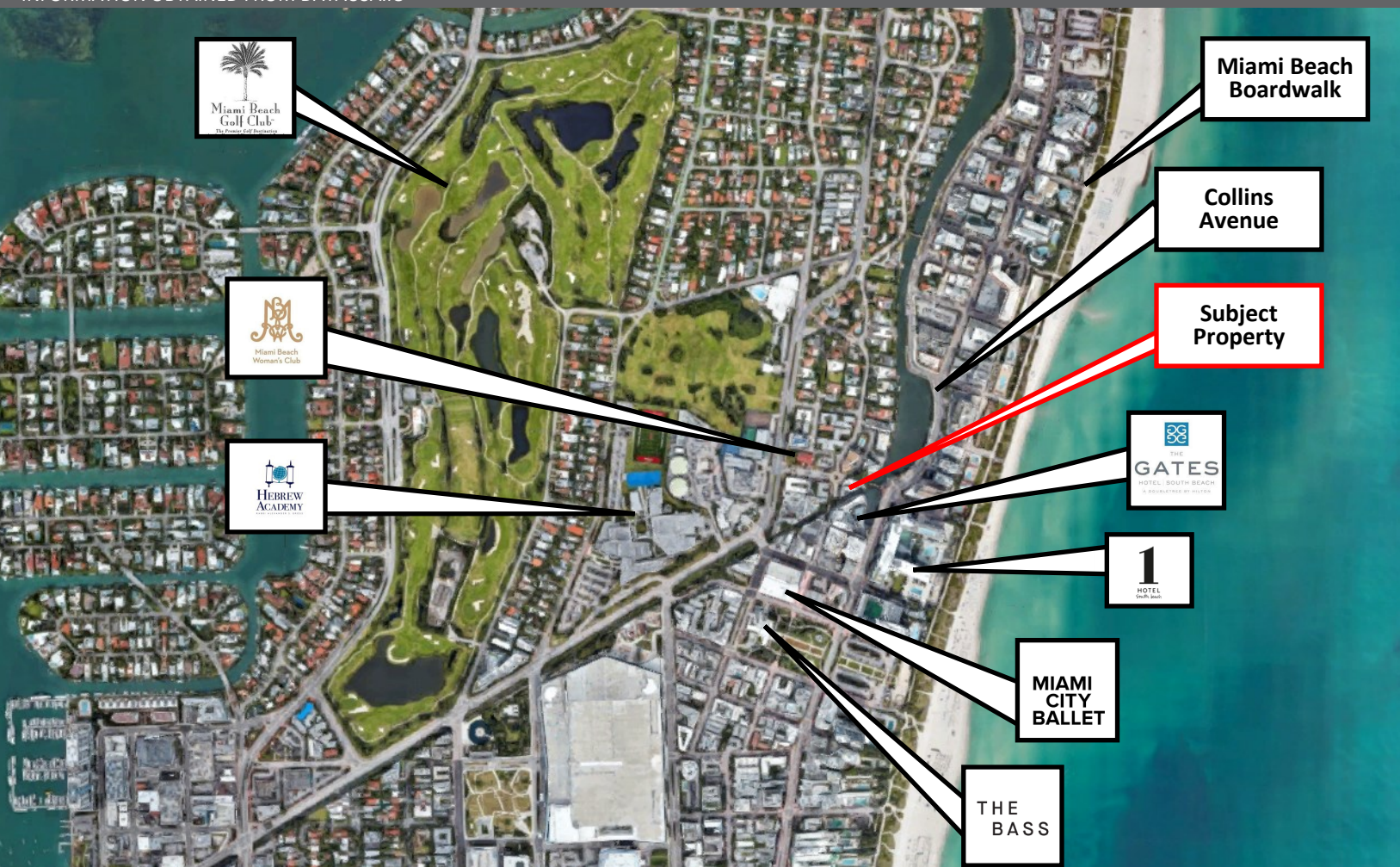
Beyond the radiant sun, surf and sand, discover Miami Beach's rich history as an entertainment and cultural destination. From world-famous Art Deco architecture to renowned nightclubs to designer fashions, there's so much going on in Miami Beach that you'll need an extra hour to enjoy all that it offers.

*INFORMATION OBTAINED FROM MIAMIBeachFL.GOV

DEMOGRAPHIC

	MIAMI BEACH, FL	MIAMI, FL	MIAMI-DADE COUNTY, FL
POPULATION	90,108	467,968	2.72M
MEDIAN HH INCOME	\$53,971	\$42,966	\$55,171
MEDIAN AGE	41.4	40.1	40.5
MEDIAN PROPERTY VALUE	\$459,000	\$358,500	\$330,500

*INFORMATION OBTAINED FROM DATAUSA.IO



TEAM SUMMARY

REAL ESTATE AUCTION

Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



Patricia McGrath
In-House Counsel



Francis Santos
Executive V.P. & COO



Paul Fisher
Executive V.P. of
Business Development



Andre LaBauve
CFO



Doug Dennison
Sr. Project/Sales
Manager



Ben Whidden
V.P. of Business Development
Central Florida



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher's Dubai Ambassador

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Miami Beach, Florida



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