

FOR SALE

Faith Deliverance Campus

**1180 NW 99th Street
Miami, FL 33150**



EXECUTIVE SUMMARY

1180 NW 99TH ST, MIAMI, FL 33150

1180 NW 99th Street delivers a worship campus on nearly two acres of RU-2 land inside Miami-Dade's urban core. The site was originally developed in 1959 with a ± 6,241 SF sanctuary hall (Building 1) and later expanded with additional residential buildings—including a modern 2-story, 20,340 SF multifamily building completed in 2016 (Building 4). Today the property provides 20 multifamily units that generate income to offset operating costs while offering a ready-to-use church facility or unlocks a wide spectrum of use cases.

Offered at \$6,000,000 (≈ \$70 / land SF), the opportunity secures an irreplaceable infill footprint with multiple growth paths.

PROPERTY SNAPSHOT

LAND AREA	85,857 SF (1.97 ac)
TOTAL BUILDING AREA	≈ 30,698 SF across four structures
TOTAL RESIDENTIAL UNITS	20 units total (24 beds / 18 baths)
ZONING	RU-2 (Duplex General; Multifamily 3+ units)
ANNUAL INCOME	\$314,400 gross actual
PARKING	Surface lot with 75 spaces
UTILITIES	Municipal water/sewer, wet sprinkler system (2016), multiple HVAC meters
POTENTIAL USES	Worship Campus, Charter school, community center, affordable/workforce housing, senior living, mixed-use, live/work studios, retail/ service frontage
ASKING PRICE	\$6,000,000



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LOCATION MAP



MIAMI
OPA LOCKA
EXECUTIVE
AIRPORT



MIAMI DADE
COLLEGE
NORTH CAMPUS



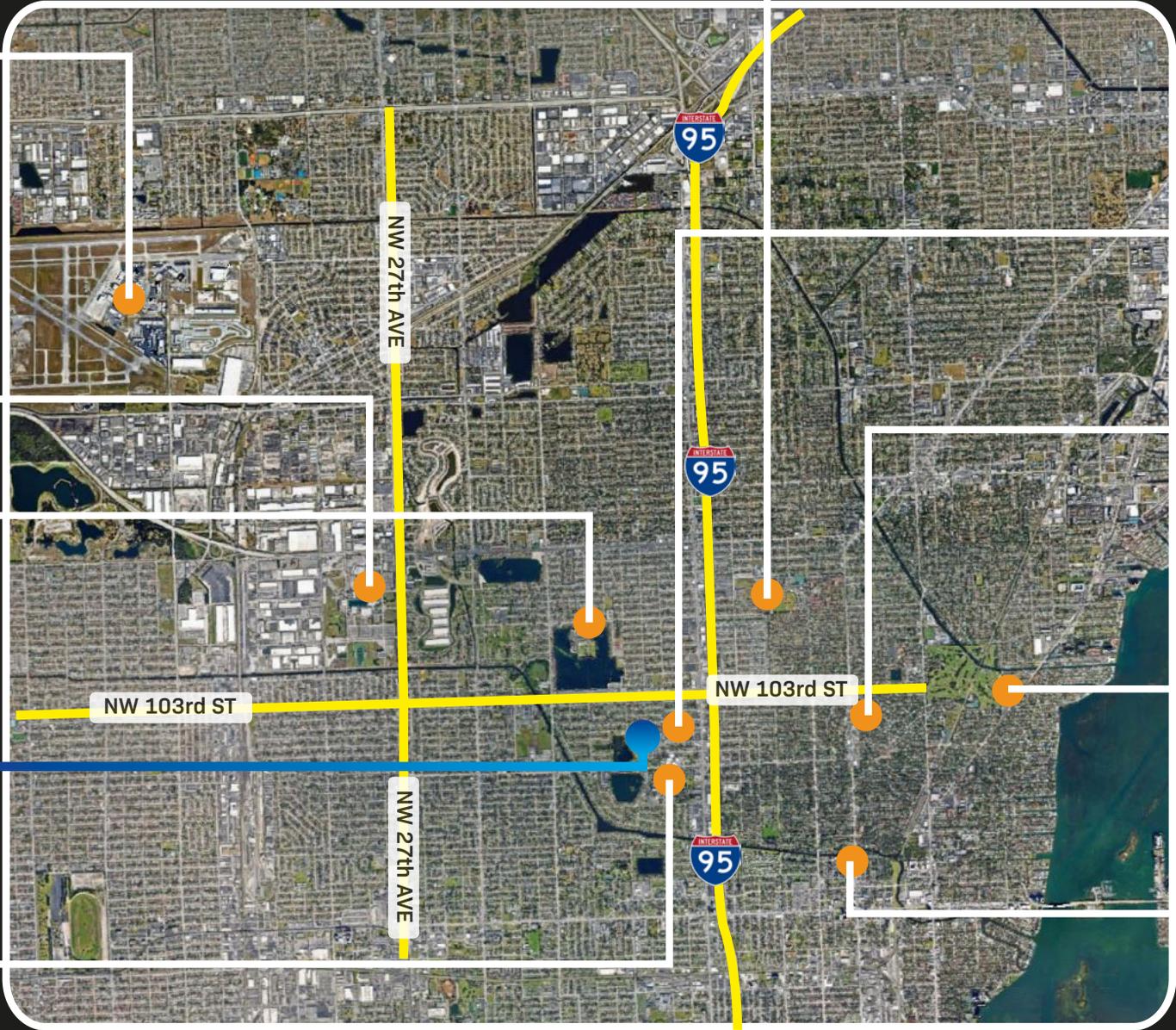
BOYS & GIRLS
CLUBS OF
MIAMI



NORTH SHORE
MEDICAL
CENTER



SUBJECT SITE
1180 NW 99TH ST,
MIAMI, FL 33150



JEWISH
LEADERSHIP
ACADEMY



MIAMI SHORES
COUNTRY CLUB



BARRY
UNIVERSITY



PURA VIDA
MIAMI



THE CITADEL

OWNER-USER VALUE DRIVERS

- **Ready-to-Use Sanctuary:** ± 6,200 SF main hall with classrooms/offices and fellowship space-ideal for worship services, charter school, or community center use. Building can be refreshed cosmetically but is fully functional.
- **Income Cushion:** ± \$314,000 annual gross rent from 18 units (majority in 2016 building) supports operating overhead, staffing, or debt service.
- **One-Campus Solution:** Combine worship, outreach programs, admin offices, and on-site housing in a single secure environment.
- **Strategic Location:** 0.6 mi to I-95; 10-15 min drive to Health District, Wynwood & Downtown-ideal for regional congregation access and volunteer outreach.



FUTURE REDEVELOPMENT UPSIDE

Redevelopment strategies include senior housing, charter boarding schools, affordable or workforce apartments, or phased demolition of legacy units while retaining the sanctuary.

Both images shown are conceptual massings. For the mid-rise: “Requires full rezoning to a mid-rise district or site-specific PUD.” For the affordable scheme: “By-right unit count, requires small-scale amendment or affordable-housing bonuses for the extra story.”

Metric	Current (RU-2)	Potential*
Units/Acre	12	30-45 (CDMP / Affordable bonuses)
Maximum Units	24	59-89
Height	2 Stories	4-6 stories
Land Basis @ Ask	\$70 / SF	Below 2024-25 infill sales avg \$86-\$140 / SF

**Subject to rezoning, small-scale CDMP amendment, or LIHTC programs.*



Figure 1 – Faith-Anchored Affordable Housing

Illustrative 3-story affordable housing wing alongside the existing Grace Church; fits within by-right unit count but needs CDMP small-scale amendment or LIHTC density/height bonuses



Figure 2 – Mid-Rise Market-Rate Rental

Illustrative 5-story tower with ground-floor community/office space; requires full rezoning or PUD on the 1.97-acre RU-2 parcel.

FINANCIAL SNAPSHOT

Gross Scheduled Rent	\$314,400 annually
BUILDING INFORMATION & DESCRIPTIONS	
Sanctuary (Bldg 1)	6,241 SF worship hall (1959)
Quadplex (Bldg 2)	2,564 SF, 4 residential units (1971)
Community Building (Bldg 3)	2,145 SF office/community space (2013)
Multifamily Building (Bldg 4)	20,340 SF, 14 residential units (2016)

LAND & IMPROVEMENT COMPARABLES

ADDRESS	ACRES	ZONING	SALE DATE	PRICE	\$/SF
450 NW 84th St	1.16	RU-2	11/15/24	\$4.35 M	\$86
729 NE 87th St	0.85	T4-R	04/02/25	\$5.15 M	\$140
Subject (ask)	1.97	RU-2	-	\$6.0 M	\$70

RENT ROLL OVERVIEW

UNIT TYPE	COUNT	MONTHLY RENT	ANNUAL RENT
Efficiency	2	\$1,200	\$14,400
1 Bedroom / 1 Bathroom	9	\$1,400	\$16,800
2 Bedroom / 1 Bathroom	9	\$1,600	\$19,200
TOTAL UNITS	20		



PRESENTED BY



ALEXANDER REYES - Commercial Advisor

Alexander Reyes is a Commercial Real Estate Broker at Apex Capital Realty in Miami, specializing in investment sales, leasing, and land acquisitions across South Florida. With deep expertise in industrial, multifamily, and retail properties, he leverages data-driven market analysis, targeted outreach strategies, and a robust network of local and institutional investors to deliver exceptional results. Known for his integrity, transparent communication, and client-focused approach, he is committed to maximizing value and fostering long-term relationships at every stage of the transaction.

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ADRIANO SALUCCI - VP Investment Sales

Adriano Salucci serves as the Vice President of Investment Sales at Apex Capital Realty, bringing over 15 years of experience in the commercial real estate industry.

He plays a key role in recruiting and managing the Apex sales team, while also having successfully closed over \$120 million in sales and leases over the past five years. His primary focus has been on development sites across Florida, particularly in Miami.

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