

EXCLUSIVE OFFICE OFFERING

Marcus & Millichap
Real Estate Investment Services

**1101 Southwest 1st Street
Miami, FL 33130**

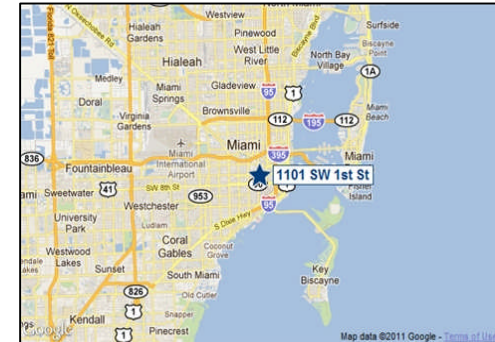


INVESTMENT HIGHLIGHTS

- ◆ Excellent User/Investor Opportunity
- ◆ High Demand Rental Location
- ◆ Close Proximity to Professional and Medical Offices
- ◆ On-Site Parking
- ◆ Nearby Downtown Miami, Interstate 95

OFFERING SUMMARY

Price	\$245,000
Down Payment	(100%) \$245,000
Gross SF	1,955
Price Per Gross SF	\$125.32
Rentable SF	1,955
Price Per Rentable SF	\$125.32
Year Built	1957
Parcel Size	.092 AC (4,000 SF)
Cap Rate - Pro Forma	11.13%
Total Return - Pro Forma	10.93%



Listed by:

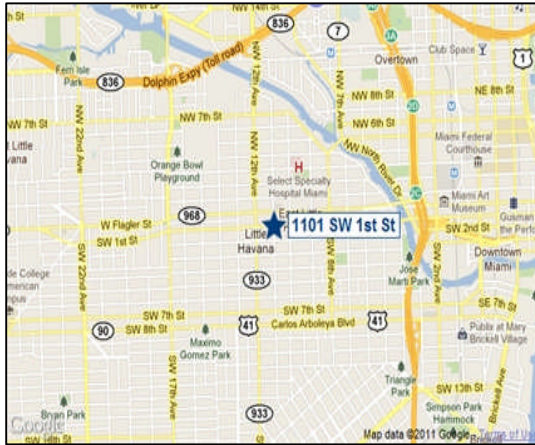
ALEX D. ZYLBERGLAIT, CCIM
Vice President Investments
Director

National Office and Industrial Properties Group
Tel: (786) 522-7056
Fax: (305) 675-8581
License: FL BK3015211
Alex.Zylberglait@marcusmillichap.com
www.marcusmillichap.com/AlexDZylberglait

Offices Nationwide

5201 Blue Lagoon Drive, Suite 100
Miami, FL 33126 • Tel: (786) 522-7000 Fax: (786) 522-7010

www.marcusmillichap.com



INVESTMENT OVERVIEW

Marcus & Millichap is proud to offer 1101 Southwest 1st Street, a single-tenant medical office building with approximately 1,955 square feet of rentable space. This Class C concrete block structure was built in 1957. The property has six on-site parking spaces with a 3.07 to 1000 square feet parking ratio. Jackson Memorial Hospital and the new University of Miami Hospital are located nearby. The nearby area includes many professional and medical related businesses. This property is centrally located minutes from the 836 Expressway, Interstate 95, Miami International Airport, and Downtown Miami.

The property is located in the dense neighborhood of Little Havana with close by transportation, housing and entertainment. It is near a brand new Miami-Dade Public Library. The property is located right in the heart of Miami, just west of the major employment, government and cultural center of Downtown Miami CBD and the Brickell financial district. There is easy access to Interstate 95, 836 Expressway, Interstate 395, and the 826 Expressway. Minutes from the property are the Miami International Airport, Miami Beach, and Coral Gables.

OPERATING DATA

INCOME	Pro Forma
Base Rent	
Occupied Space	\$42,000
Gross Potential Rent	\$42,000
Gross Potential Income	\$42,000
Vacancy/Collection Allowance	5% 2,100
Effective Gross Income	\$39,900
Total Expenses	12,636
Net Operating Income	\$27,264
Reserves	489
Total Return	10.93% \$26,776

MAJOR TENANTS

- ♦ Vacant

EXPENSES

Real Estate Taxes	\$5,573
Insurance	2,444
Repairs & Maintenance	2,933
Management Fee	1,197
Reserves	489
Total Expenses	\$12,636
Expenses per SF	\$6.46



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