

Marcus & Millichap
Real Estate Investment Services

7241 Southwest 168th Street
Palmetto Bay, FL 33157



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- ◆ Excellent User/Investor Opportunity
- ◆ Proximate to Pinecrest, Kendall, and Dadeland
- ◆ Strong Rental Income Upside
- ◆ Ample Parking
- ◆ Located in an Affluent Community

Price	\$1,250,000
Down Payment	(100%) \$1,250,000
Gross SF	5,949
Price Per Gross SF	\$210.12
Rentable SF	5,000
Price Per Rentable SF	\$250.00
Year Built	1986
Parcel Size	0.16 AC
Cap Rate - Current	-0.10%
Total Return - Current	-0.20%

Listed by:

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7241 SOUTHWEST 168TH STREET • PALMETTO BAY, FL 33157

OPERATING DATA

INCOME	Current
Base Rent	
Occupied Space	\$37,776
Gross Potential Rent	\$37,776
Gross Potential Income	\$37,776
Vacancy/Collection Allowance	5% 1,889
Effective Gross Income	\$35,887
Total Expenses	37,077
Net Operating Income	-\$1,189
Reserves	1,250
Total Return	-0.20% -\$2,439



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to purchase an office building located at 7241 Southwest 168th Street in Palmetto Bay, Florida. Users/investors can control an asset in an exclusive high-end area of Miami-Dade County. Built in 1986, the building has adequate parking and attractive floor plans.

7241 Southwest 168th Street is located across from the Deering Estate Property and near other high-end residential area. The building sits minutes from the city of Pinecrest, Kendall and Dadeland Mall.

EXPENSES

Real Estate Taxes	\$15,500
Insurance	10,000
Utilities	5,600
Repairs & Maintenance	4,000
Management Fee	1,077
HVAC	900
Total Expenses	\$37,077
Expenses per SF	\$7.42



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