

# Marcus & Millichap

Real Estate Investment Services

**1400 BISCAYNE**  
1400 Biscayne Boulevard  
Miami, FL 33132

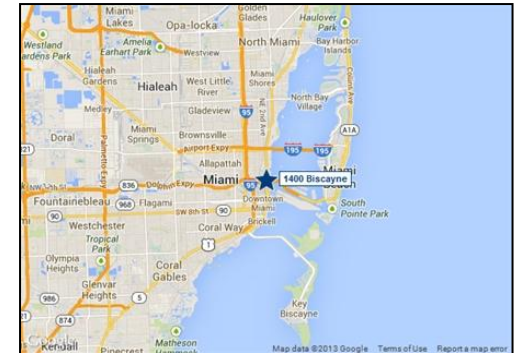


### INVESTMENT HIGHLIGHTS

- ◆ High Rise Office Building

### OFFERING SUMMARY

Price	<b>Request for Offer</b>
Rentable SF	1,310,500
Year Built	1971/2011
Parcel Size	5.91 Acres



Listed by:

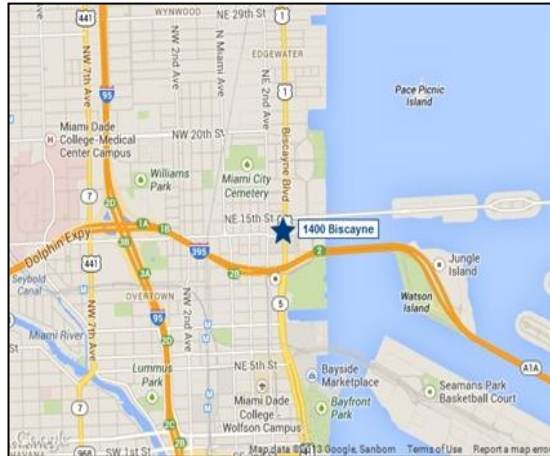
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## OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Revenue	\$3,256,200	\$3,376,057
Abatements	(\$251,717)	(\$161,192)
Gross Potential Rent	\$3,004,483	\$3,214,865
Expense Reimbursements		\$29,964
Other Income	\$654,988	\$674,637
Gross Potential Income	\$3,659,471	\$3,919,466
Vacancy/Collection Allowance	15.0% / \$548,921	15.0% / \$587,920
Effective Gross Income	\$3,110,550	\$3,331,546
Total Expenses	\$1,400,343	\$1,446,824
Net Operating Income	\$1,710,207	\$1,884,722
Leasing & Capital Costs	\$156,464	\$78,793



## INVESTMENT OVERVIEW

1400 Biscayne Boulevard  
Miami, FL 33142

## EXPENSES

Real Estate Taxes	\$564,788	\$581,732
Insurance	181,409	186,852
Utilities	274,863	283,108
General Operating	54,972	56,622
Repairs & Maintenance	60,000	61,800
Landscaping & Security	27,486	28,311
Janitorial	82,459	84,933
Management Fee	108,869	116,604
Payroll	40,000	41,200
Parking Garage	5,497	5,662
<b>Total Expenses</b>	<b>\$1,400,343</b>	<b>\$1,446,824</b>
<b>Expenses per SF</b>	<b>\$1.07</b>	<b>\$1.10</b>



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