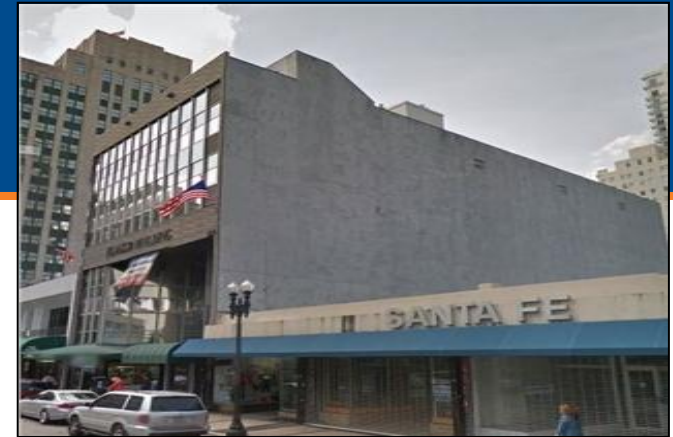


Marcus & Millichap

Real Estate Investment Services

**219 East Flagler Street
Miami, FL 33131**

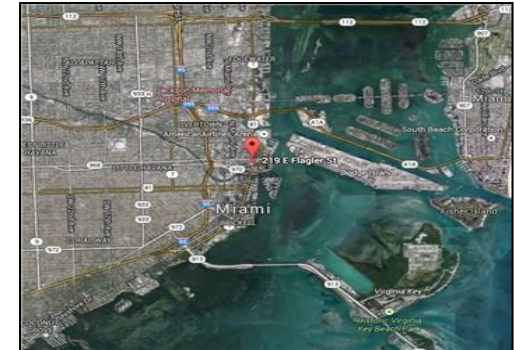


OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- ◆ Downtown Miami Central Business District
- ◆ East Flagler Frontage
- ◆ Close Proximity to Interstate 95
- ◆ Ground Floor Retail

Price	Request for Offer
Rentable SF	42,123
Year Built	1984
Parcel Size	7,000



Listed by:

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OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$554,645	\$926,706
Gross Potential Rent	\$554,645	\$926,706
Gross Potential Income	\$554,645	\$926,706
Vacancy/Collection Allowance		5% / \$46,335
Effective Gross Income	\$554,645	\$880,371
Total Expenses	\$237,138	\$354,519
Net Operating Income	\$317,507	\$525,852



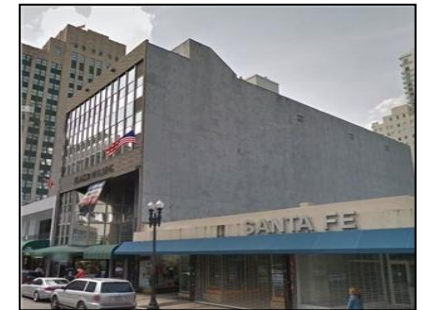
INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 219-223 East Flagler Street in Downtown Miami's Central Business District (CBD). This six-story office building with ground floor retail is approximately 42,000 square feet and was built in 1984. The building has recently gone through an extensive renovation of the lobby, new HVAC on each floor, cooling tower, and new sprinkler system. The building is currently stabilized with below market rents, which provides an opportunity for an investor to lease the property at current market rents.

The plan for Downtown Miami is to create jobs through seven different industries. Those seven industries include financial services (international banking and venture capital), international trade, motion picture/media production, urban tourism, biomedical and IT/telecommunications. The projection is by 2030, for 31,000 new residents to reside in the CBD.

EXPENSES

Real Estate Taxes	\$48,906	\$150,000
Insurance	26,500	26,500
Utilities	69,000	69,000
* Repairs & Maintenance	20,000	20,000
Contract Services	45,000	45,000
**Management Fee	27,732	44,019
Total Expenses	\$237,138	\$354,519
Expenses per SF	\$5.63	\$8.42



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