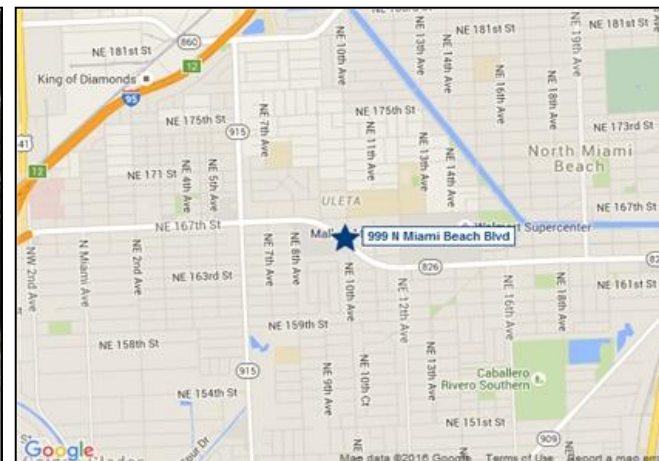


999 North Miami Beach Boulevard North Miami Beach, FL 33162



Offering Summary

| | |
|------------------------------|-----------|
| Price | \$377,000 |
| Current Net Operating Income | \$32,400 |
| Cap Rate | 8.59% |
| Gross Leasable Area (GLA) | 844 |
| Price/SF | \$446.68 |
| Rent/SF | \$38.39 |
| Down Payment | \$377,000 |
| Cash on Cash Return | 8.59% |
| Year Built | 1961 |
| Lot Size | 1200 SF |

Annualized Operating Data

| | |
|----------------------|----------------|
| Tenant | Copy Post |
| Lease Type | Double Net |
| Lease Commencement | Month to Month |
| Lease Expiration | Month to Month |
| Lease Term Remaining | Month to Month |

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 present 999 North Miami Beach Boulevard, a 844-square-foot single tenant office building located in Miami, Florida. The property is located on busy North Miami Beach Boulevard, which has over 57,000 vehicles per day. This location provides easy access to Interstate 95 (I-95) and Miami Beach.

This building has been exceptionally maintained and provides professional curb appeal. It has great exposure with easy access to the property. The current tenant is on a month to month lease for \$2,700. The tenant reimburses for all expenses. This asset is extremely easy to manage and would be an ideal opportunity for owner/user or investor.

Investment Highlights

- Excellent User Opportunity
- Great Exposure with Excellent Visibility
- Corner Location
- Office Suite
- Located on Busy North Miami Beach Boulevard With Over 57,000 Vehicles per Day

Financing

| | |
|---------------------|-----|
| Lender/Service | N/A |
| Loan Amount | \$0 |
| Loan Type | N/A |
| Maturity Date | N/A |
| Interest Rate | 0% |
| Amortization | 0 |
| Annual Debt Service | \$0 |