

Marcus & Millichap

11755 SW 90th Street  
Miami, FL 33186

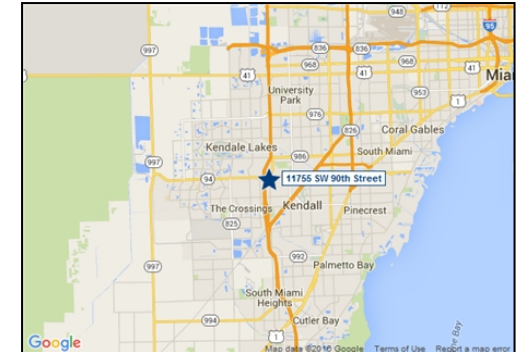


**INVESTMENT HIGHLIGHTS**

- ◆ Newer Building Renovated in 2010
- ◆ Attractive Projected Double Digit Cash-on-Cash Returns
- ◆ Ample Parking
- ◆ High Traffic Counts of Over 65,000 Vehicles per Day on Kendall Drive (88th Street)
- ◆ Located Right Next to The Palms at Town & Country Shopping Mall and Kendall Village Center
- ◆ Excellent Location Right Off Kendall Drive (88th Street) and the Florida Turnpike
- ◆ Minutes From Kendall Regional & Baptist Hospitals

**OFFERING SUMMARY**

Price	\$3,100,000
Down Payment	(100%) \$3,100,000
Rentable SF	13,136
Price Per Rentable SF	\$235.99
Year Built	2001/2010
Parcel Size	0.67 AC
Cap Rate - Current	3.68%
Cap Rate - (2)Pro Forma	8.48%
Total Return - Current	3.68%
Total Return - (2)Pro Forma	8.48%



Listed by:

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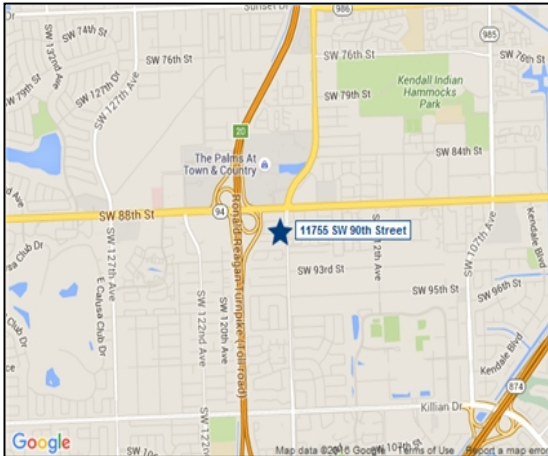
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## OPERATING DATA

Income	Current	(2Pro Forma)
<b>Base Rent</b>		
Occupied Space	\$179,439	\$350,207
Gross Potential Rent	\$179,439	\$350,207
<b>Gross Potential Income</b>	<b>\$179,439</b>	<b>\$350,207</b>
Vacancy/Collection Allowance		5% / \$17,510
<b>Effective Gross Income</b>	<b>\$179,439</b>	<b>\$332,697</b>
Total Expenses	\$65,330	\$69,928
<b>Net Operating Income</b>	<b>\$114,109</b>	<b>\$262,769</b>
Total Return	3.68% / \$114,109	8.48% / \$262,769

## MAJOR TENANTS

- ◆ New World Academy



## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 11755 SW 90th Street, a two-story office building in Miami, Florida. The building consists of 13,136 square feet of rentable space and is 50 percent occupied by New World Academy, a child-care and learning center for infants through Pre School children. This gives the building an upside in occupancy, which offers an attractive projected cash-on-cash return.

This building was constructed in 2001, then renovated in 2010 and has been exceptionally maintained. It provides professional curb appeal, high visibility signage opportunity and ample parking spaces. All of the offices are completely built out with first class finishes and private bathrooms. The interior has a combination of private offices and open floor space, which are well suited for medical and other professional uses.

11755 SW 88th Street is located right off of Kendall Drive (88th Street), which has high traffic counts of over 65,500 vehicles per day giving the building great exposure on a very high-traffic corridor. The property is right next to The Palms at Town & Country and Kendall Village Center, which offer many amenities such as a movie theater, gym, bars & restaurants and over 60 retail stores.

## EXPENSES

(1)Real Estate Taxes	\$52,947	\$52,947
Insurance	7,000	7,000
Management Fee	5,383	9,981
<b>Total Expenses</b>	<b>\$65,330</b>	<b>\$69,928</b>
<b>Expenses per SF</b>	<b>\$4.97</b>	<b>\$5.32</b>



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