

Marcus & Millichap

**1031 North Miami Beach
Boulevard
North Miami Beach , FL 33162**

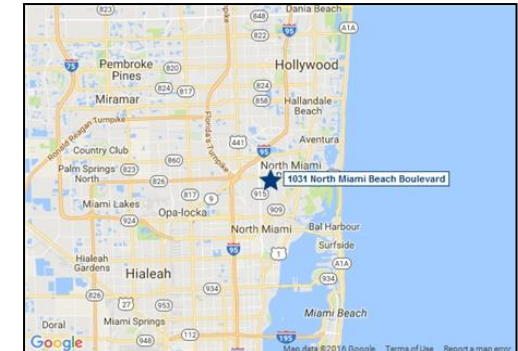


INVESTMENT HIGHLIGHTS

- ◆ Excellent Owner/User Opportunity
- ◆ Great Exposure With Excellent Visibility
- ◆ Single-Tenant NNN Lease
- ◆ Located on North Miami Beach Boulevard, Which Has High Traffic Counts of Over 56,000 Vehicles per Day
- ◆ Close Proximity to Interstate 95 (I-95)

OFFERING SUMMARY

Price	\$1,150,000
Down Payment	(100%) \$1,150,000
Rentable SF	4,597
Price Per Rentable SF	\$250.16
Year Built	1953
Parcel Size	0.31 AC
Cap Rate - Current	4.96%
Total Return - Current	4.96%



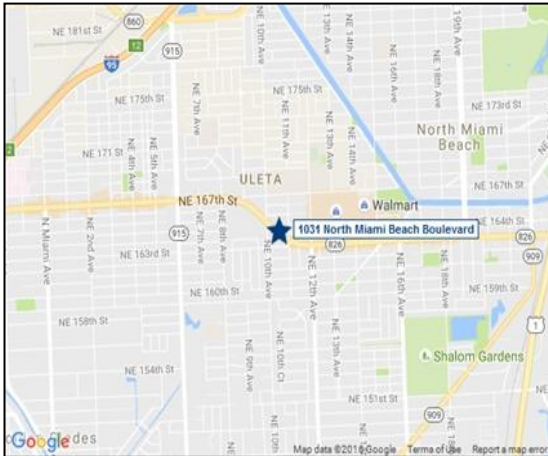
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OPERATING DATA

Income	Current
Base Rent	
Occupied Space	\$60,000
Gross Potential Rent	\$60,000
Gross Potential Income	\$60,000
Vacancy/Collection Allowance	5% / \$3,000
Effective Gross Income	\$57,000
Net Operating Income	\$57,000
Total Return	4.96% / \$57,000



INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 1031 North Miami Beach Boulevard, a one-story single-tenant office building located in North Miami Beach, Florida. The building consists of 4,597-square feet of rentable space. The property has direct frontage on North Miami Beach Boulevard, which has high traffic counts of over 56,000 vehicles per day (VPD). This location provides easy access to Interstate 95 and Miami Beach.

This building has been exceptionally maintained and provides professional curb appeal, high visibility signage opportunities, and ample parking spaces. The property is currently 100 percent occupied by Imber & Company, PA, which is a local public accounting firm. The tenant has two years left on its lease and currently pays \$60,000 a year NNN. This property is extremely easy to manage and would be an ideal opportunity for an owner/user or investor.



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