

25TH STREET EXECUTIVE BUILDING
9300 NW 25TH STREET
DORAL, FL 33172

OFFERING SUMMARY

Price	\$4,400,000
Down Payment	42.63% / \$1,875,500
Loan Amount	\$2,550,000
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 25 Years
Rentable SF	26,435
Year Built	1987
Lot Size	0.95 acre(s)
Price/SF	\$166.45

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	3.67%	8.64%
Net Operating Income	\$161,631	\$380,241
Net Cash Flow After Debt Service	(\$4,141)	\$214,469
Total Return	2.90% / \$54,387	14.69% / \$275,533



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Upside in Occupancy
- Private Bathrooms
- Located on NW 25th Street With High Traffic Counts of Over 43,000 Vehicles Per Day
- Easy Access to the Miami International Airport (MIA), Palmetto & Dolphin Expressways

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$274,250	\$10.37	\$555,135	\$21.00
Potential Gross Revenue	\$274,250	\$10.37	\$555,135	\$21.00
General Vacancy			(\$55,514)	(\$2.10)
Effective Gross Income	\$274,250	\$10.37	\$499,622	\$18.90

	EXPENSES			
Real Estate Taxes	\$55,021	\$2.08	\$55,021	\$2.08
Management Fee	\$8,227	\$0.31	\$14,989	\$0.57
Non-Reimbursable Expenses	\$112,619	\$4.00	\$119,381	\$5.00
Total Expenses	\$112,619	\$4.26	\$119,381	\$4.52

	NET OPERATING INCOME			
Net Operating Income	\$161,631	\$6.00	\$380,241	\$14.00