



**TAMIAMI METRO OFFICE BUILDING**  
**13595 SW 134TH AVENUE**  
**MIAMI, FL 33186**

**OFFERING SUMMARY**

Price	\$8,300,000
Down Payment	28.92% / \$2,400,000
Loan Amount	\$5,900,000
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 25 Years
Rentable SF	39,069
Year Built	2007
Lot Size	2.13 acre(s)
Price/SF	\$212.44

**PROPERTY INVESTMENT SUMMARY**

	CURRENT	PRO FORMA
CAP Rate	5.94%	6.61%
Net Operating Income	\$492,633	\$548,745
Net Cash Flow After Debt Service	\$98,414	\$157,167
Total Return	9.74% / \$233,832	12.44% / \$298,454



**INVESTMENT HIGHLIGHTS**

- Newer 2007 Construction With 2014 Completion
- 143 Parking Spaces
- 100% Occupied
- Spacious Floor Plans With Class A Finishes
- Easy Access to the Florida Turnpike and the Don Shula Expressway (SR-874)

**EXCLUSIVELY LISTED BY:**

Alex D. Zylberglait  
 Senior Managing Director Investments  
 Senior Director, National Office and  
 Industrial Properties Group  
 Tel: (786) 522-7000  
 License: FL BK3015211  
 alex.zylberglait@marcusmillichap.com  
 www.marcusmillichap.com/AlexDZylberg  
 lait

Francisco Baserva  
 Associate  
 Tel: (786) 522-7067  
 License: FL SL3110858  
 francisco.baserva@marcusmillichap.com  
 www.marcusmillichap.com/FranciscoBas  
 erva

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$738,797	\$18.91	\$805,675	\$20.62
Miscellaneous Income	\$28,834		\$29,834	
Potential Gross Revenue	\$767,631	\$19.65	\$835,509	\$21.39
General Vacancy	(\$30,705)	(\$0.79)	(\$33,420)	(\$0.86)
<b>Effective Gross Income</b>	<b>\$736,926</b>	<b>\$18.86</b>	<b>\$802,089</b>	<b>\$20.53</b>

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Real Estate Taxes	\$114,102	\$2.92	\$117,525	\$3.01
Insurance	\$21,921	\$0.56	\$22,579	\$0.58
Management Fee	\$29,477	\$0.75	\$32,084	\$0.82
Non-Reimbursable Expenses	\$244,292	\$6.00	\$253,344	\$6.00
<b>Total Expenses</b>	<b>\$244,292</b>	<b>\$6.25</b>	<b>\$253,344</b>	<b>\$6.48</b>

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
<b>Net Operating Income</b>	<b>\$492,633</b>	<b>\$13.00</b>	<b>\$548,745</b>	<b>\$14.00</b>