



**3664 NW 48TH TER
MIAMI, FL 33142**

OFFERING SUMMARY

Price	\$1,100,000
Down Payment	All Cash
Rentable SF	12,780
Year Built	1961
Parcel Size	0.41 acre(s)
Price/SF	\$86.07

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	0.45%	7.78%
Net Operating Income	\$4,945	\$85,534
Net Cash Flow After Debt Service	\$4,945	\$85,534
Total Return	0.45% / \$4,945	7.78% / \$85,534



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Perfect for Owner/User or Investor
- Ample Parking
- Situated in Strong Industrial Market Due to Close Proximity to Miami Intl Airport
- Easy Access to SR-112, I-95 (Interstate 95), and the Miami International Airport

EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$44,400	\$3.47	\$134,190	\$10.50
Potential Gross Revenue	\$44,400	\$3.47	\$134,190	\$10.50
General Vacancy			(\$6,710)	(\$0.53)
Effective Gross Income	\$44,400	\$3.47	\$127,481	\$9.98

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Real Estate Taxes	\$21,509	\$1.68	\$21,509	\$1.68
Insurance	\$10,224	\$0.80	\$10,224	\$0.80
Management Fee	\$1,332	\$0.10	\$3,824	\$0.30
Non-Reimbursable Expenses	\$39,455	\$3.00	\$41,947	\$3.00
Total Expenses	\$39,455	\$3.09	\$41,947	\$3.28

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$4,945	\$0.00	\$85,534	\$7.00