



BANK OF AMERICA HIALEAH
1 E 49TH ST
HIALEAH, FL 33013

OFFERING SUMMARY

Price	\$2,700,000
Net Operating Income	\$111,127
Capitalization Rate	4.12%
Price/SF	\$250.74
Net Cash Flow	4.12% / \$111,127
Down Payment	All Cash
Cash on Cash Return	4.12%
Rent/SF	\$10.32
Gross Leasable Area	10,768 SF
Year Built/Renovated	1963
Lot Size	3 acre(s)

LEASE SUMMARY

Tenant	Bank of America
Credit Rating	BBB+
Lease Type	Absolute Net
Lease Commencement	6/30/2003
Lease Expiration	6/30/2023
Lease Term Remaining	6.2 Years
Options	Option 1: 7/1/2023 - 6/30/2028 Option 2: 7/1/2028 - 6/30/2033 Option 3: 7/1/2033 - 6/30/2038 Option 4: 7/1/2038 - 6/30/2043



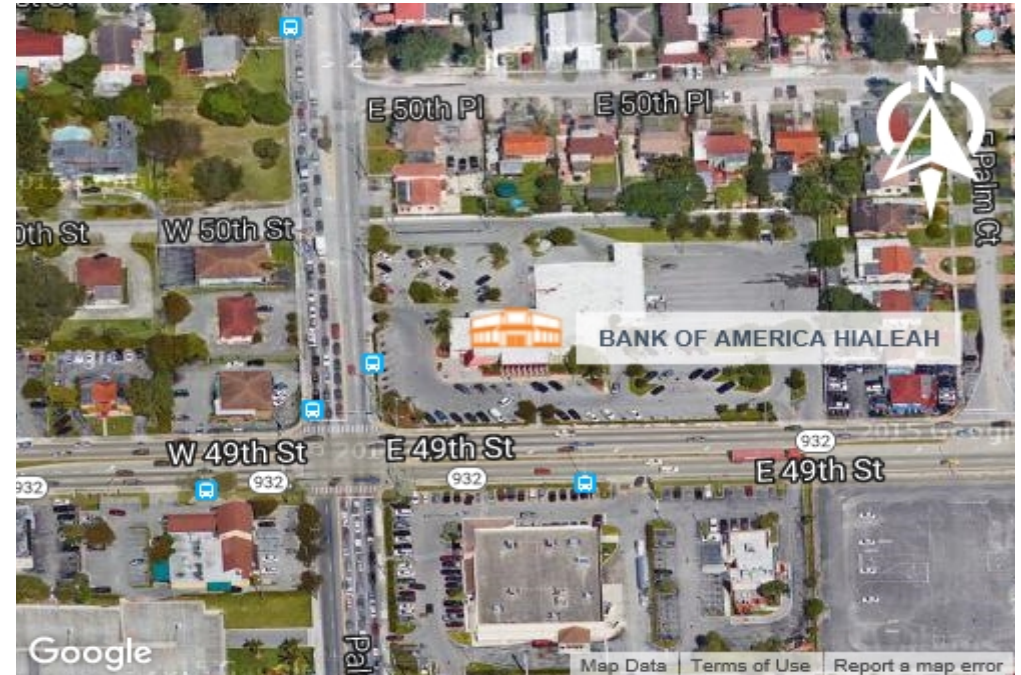
EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$111,127	\$10.32	\$9,261	Current	N/A
	\$0.00			-100.00%



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Ample Parking
- Zoned B-1 With C-2 Rezoning Potential
- Absolute Net Lease Bank of America With 6 Years Remaining on Lease Term
- BBB+ S&P Credit Rating
- Corner Signalized Location
- Easy Access to the Palmetto Expressway (SR-826) and the Miami

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2016 Population	29,914	221,419	506,560
2010 Population	28,493	210,460	475,124
2016 Households	8,228	70,437	158,810
2010 Households	7,973	67,435	149,926
Average HH Income	\$51,970	\$42,258	\$46,973

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