



PALM AVENUE MEDICAL CENTER
2900 PALM AVE
HIALEAH, FL 33012

OFFERING SUMMARY

Price	\$1,750,000
Down Payment	All Cash
Rentable SF	13,983
Year Built	0
Lot Size	0.35 acre(s)
Price/SF	\$125.15

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	10.86%
Net Operating Income	\$189,991
Net Cash Flow After Debt Service	\$189,991
Total Return	10.86% / \$189,991



INVESTMENT HIGHLIGHTS

- Strategically located within minutes of hospitals and major retail centers
- Shell Condition - Designer Ready
- Signalized Intersection
- Great Exposure With Excellent Visibility
- Easy Access to the Palmetto Expressway (SR826)
- Strong Demographics

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/AlexDZylberglait

Francisco Baserva
 Associate
 Member, National Office and Industrial
 Properties Group
 Tel: (786) 522-7067
 License: FL SL3110858
francisco.baserva@marcusmillichap.com
www.marcusmillichap.com/FranciscoBaserva

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$321,609	\$23.00
Potential Gross Revenue	\$321,609	\$23.00
General Vacancy	(\$16,080)	(\$1.15)
Effective Gross Income	\$305,529	\$21.85

EXPENSES		
Real Estate Taxes	\$26,841	\$1.92
Management Fee	\$15,276	\$1.09
Non-Reimbursable Expenses	\$115,538	\$8.26
Total Expenses	\$115,538	\$8.26

NET OPERATING INCOME		
Net Operating Income	\$189,991	\$13.59