



**1800 PROFESSIONAL CENTER**  
**1800 SW 27TH AVE**  
**MIAMI, FL 33145**

### OFFERING SUMMARY

Price	\$8,250,000
Down Payment	40.15% / \$3,312,375
Loan Amount	\$4,950,000
Loan Type	Proposed New
Interest Rate / Amortization	4.85% / 25 Years
Rentable SF	33,407
Year Built	1986
Lot Size	0.65 acre(s)
Price/SF	\$246.95

### PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	4.52%	8.14%
Net Operating Income	\$373,283	\$671,614
Net Cash Flow After Debt Service	\$31,208	\$329,539
Total Return	4.09% / \$135,506	13.25% / \$439,010



## INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Ample Covered Parking
- Excellent Value-Add Opportunity with Below Market Rents.
- Ideal for Medical or Professional Tenants
- Located Directly on SW 27th Avenue, With High Traffic Counts of Over 39,000 VPD.
- Minutes from I-95, Coral Gables, Brickell, and Miami International Airport.

### EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$684,598	\$20.49	\$916,108	\$27.42
Expense Reimbursement Income			\$128,267	\$3.84
Potential Gross Revenue	\$684,598	\$20.49	\$1,044,375	\$31.26
General Vacancy			(\$52,219)	(\$1.56)
<b>Effective Gross Income</b>	<b>\$684,598</b>	<b>\$20.49</b>	<b>\$992,156</b>	<b>\$29.70</b>

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$140,398	\$4.20	\$140,398	\$4.20
Real Estate Taxes	\$122,339	\$3.66	\$122,339	\$3.66
Insurance	\$28,040	\$0.84	\$28,040	\$0.84
Management Fee	\$20,538	\$0.61	\$29,765	\$0.89
<b>Total Expenses</b>	<b>\$311,315</b>	<b>\$9.32</b>	<b>\$320,542</b>	<b>\$9.60</b>

NET OPERATING INCOME				
<b>Net Operating Income</b>	<b>\$373,283</b>	<b>\$11.17</b>	<b>\$671,614</b>	<b>\$20.10</b>