



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

OFFERING SUMMARY

Price	\$7,800,000
Down Payment	40.15% / \$3,131,700
Loan Amount	\$4,680,000
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	\$233.48

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	4.87%	8.70%
Net Operating Income	\$379,956	\$678,287
Net Cash Flow After Debt Service	\$56,539	\$354,871
Total Return	4.95% / \$155,149	14.64% / \$458,370



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:

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


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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)
Effective Gross Income	\$684,598	\$20.49	\$992,156	\$29.70

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$140,398	\$4.20	\$140,398	\$4.20
Real Estate Taxes	\$115,666	\$3.46	\$115,666	\$3.46
Insurance	\$28,040	\$0.84	\$28,040	\$0.84
Management Fee	\$20,538	\$0.61	\$29,765	\$0.89
Total Expenses	\$304,642	\$9.12	\$313,869	\$9.40

NET OPERATING INCOME				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$379,956	\$11.37	\$678,287	\$20.30