



**269 MIRACLE MILE  
CORAL GABLES (MIAMI), FL 33134**

### OFFERING SUMMARY

	JANUARY 1, 2019	YEAR 2
Price	\$5,850,000	
Down Payment	All Cash	
Gross Leasable Area	4,450	
Price/SF	\$1,314.61	
Occupancy	100.0%	
Year Built	1950	
Lot Size	0.13 acre(s)	
CAP Rate	4.50%	
Net Operating Income	\$263,253	
Net Cash Flow After Debt Service	\$263,253	
Total Return	4.50% / \$263,253	



### INVESTMENT HIGHLIGHTS

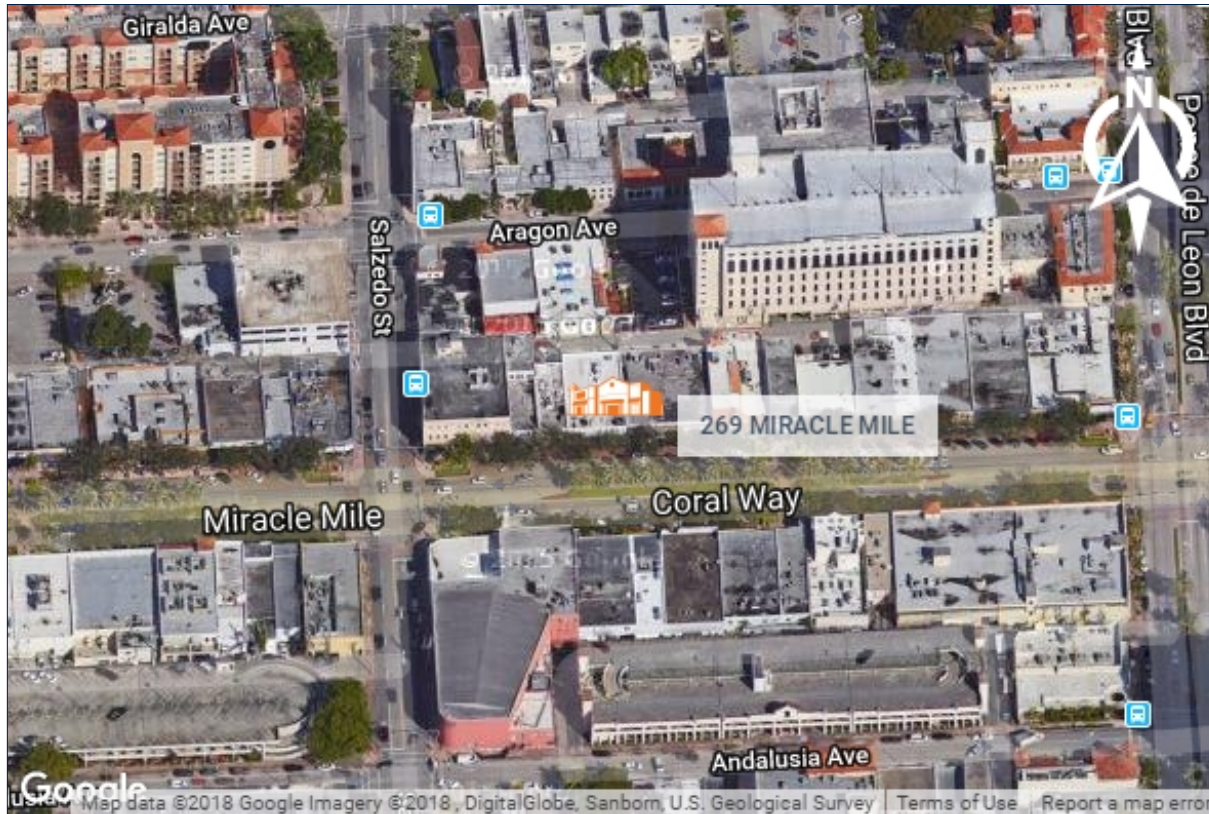
- Trophy Location in Excellent Condition
- \$25 Million Streetscape renovation will increase property value and Market Rent
- 100% occupied with Established Tenants

#### EXCLUSIVELY LISTED BY:

Alex D. Zylberglait  
 Senior Managing Director Investments  
 Tel: (786) 522-7000  
 License: FL BK3015211  
[alex.zylberglait@marcusmillichap.com](mailto:alex.zylberglait@marcusmillichap.com)  
[www.marcusmillichap.com/AlexDZylberglait](http://www.marcusmillichap.com/AlexDZylberglait)



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REVENUE		
	JANUARY 1,2019	YEAR 2
Base Rental Revenue	\$263,252	
Reimbursement Income	\$105,559	
Miscellaneous Income		
Potential Gross Revenue	\$368,811	
General Vacancy		
Effective Gross Revenue	\$368,811	

EXPENSES		
CAM	\$4,450	\$7,565
Insurance	\$3,115	\$3,115
Real Estate Taxes	\$87,578	\$87,578
Management Fee	\$10,415	\$10,415
Miscellaneous Expenses		
Total Expenses	\$105,558	\$105,558

NET OPERATING INCOME		
Net Operating Income	\$263,253	(\$105,558)