



200-212 COLLINS AVENUE
200 COLLINS AVE, MIAMI BEACH, FL 33139

OFFERING SUMMARY

Price	\$9,800,000
Down Payment	100% / \$9,800,000
Loan Type	All Cash
Rentable SF	15,741
Price Per Rentable SF	\$623
Year Built/Renovated	1984
Lot Size	0.3 acre(s)

ASSET PERFORMANCE DATA

	PRO FORMA
CAP Rate	7.59%
Net Operating Income	\$743,337
Net Cash Flow After Debt Service	7.59% / \$743,337
Total Return	7.59% / \$743,337



INVESTMENT HIGHLIGHTS

- Highly Desirable AAA Location in Exclusive South of Fifth Neighborhood
- Unique Re-Development Opportunity With Existing Income and Great Upside
- Exceptionally Maintained Properties
- High Barrier to Entry Sub-Market with Very Affluent Demographics
- Walking Distance to Restaurants, Shops, Beaches, Hotels, and Public Parks

EXCLUSIVELY LISTED BY:

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OPERATING DATA		
	CURRENT	PRO FORMA
Gross Current Rent		\$1,500,150
Less: Vacancy/Deductions (GPR)	100.0% /	20.81% / (\$312,158)
Total Effective Rental Income		\$1,187,992
Effective Gross Income		\$1,187,992
Less: Expenses		(\$444,655)
Net Operating Income		\$743,337
Cash Flow		\$743,337
Net Cash Flow After Debt Service	/ 7.59%	/ \$743,337
Total Return	/ 7.59%	/ \$743,337

EXPENSES	
Opererating Expenses	\$444,655
Total Expenses	\$444,655
Expenses Per Unit	\$222,328
Expenses Per SF	\$28.25
Expenses as % of EGI	37.43%

UNIT MIX

UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
1	Short Term Rentals	8,590	\$98,813	\$11.50	\$98,813	\$98,813	\$11.50	\$98,813
1	Office Space	7,151	\$26,200	\$3.66	\$26,200	\$26,200	\$3.66	\$26,200