 383-395 ALHAMBRA CIRCLE  
383 ALHAMBRA CIR  
CORAL GABLES, FL 33134

## OFFERING SUMMARY

Price	\$6,750,000
Down Payment	All Cash
Rentable SF	11,451
Year Built	1983
Lot Size	0.28 acre(s)
Price/SF	\$589.47

## PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	4.70%
Net Operating Income	\$317,009
Net Cash Flow After Debt Service	\$317,009
Total Return	4.70% / \$317,009




## INVESTMENT HIGHLIGHTS

- Turnkey Modern Office Building
- Primer Location in Coral Gables
- Private Offices & Open Floor Plan
- Great Exposure With Excellent Visibility
- Located on the Corner of Lejeune Road and Alhambra Circle, Which Has A Combined Traff
- Easy Access To Downtown Miami, SR-836, Miami International Airport, and Doral

## EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$458,040	\$40.00
Miscellaneous Income	\$1,800	
Potential Gross Revenue	\$459,840	\$40.16
General Vacancy	(\$22,902)	(\$2.00)
Effective Gross Income	\$436,938	\$38.16

EXPENSES		
CAM	\$17,177	\$1.50
Real Estate Taxes	\$81,056	\$7.08
Insurance	\$8,588	\$0.75
Management Fee	\$13,108	\$1.14
Total Expenses	\$119,929	\$10.47

NET OPERATING INCOME		
Net Operating Income	\$317,009	\$27.68