



975 EXECUTIVE OFFICES
975 N MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162

OFFERING SUMMARY

Price	\$4,800,000
Down Payment	All Cash
Rentable SF	21,448
Year Built	1972/2002
Lot Size	0.53 acre(s)
Price/SF	\$223.80

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	8.25%
Net Operating Income	\$396,217
Net Cash Flow After Debt Service	\$396,217
Total Return	8.25% / \$396,217




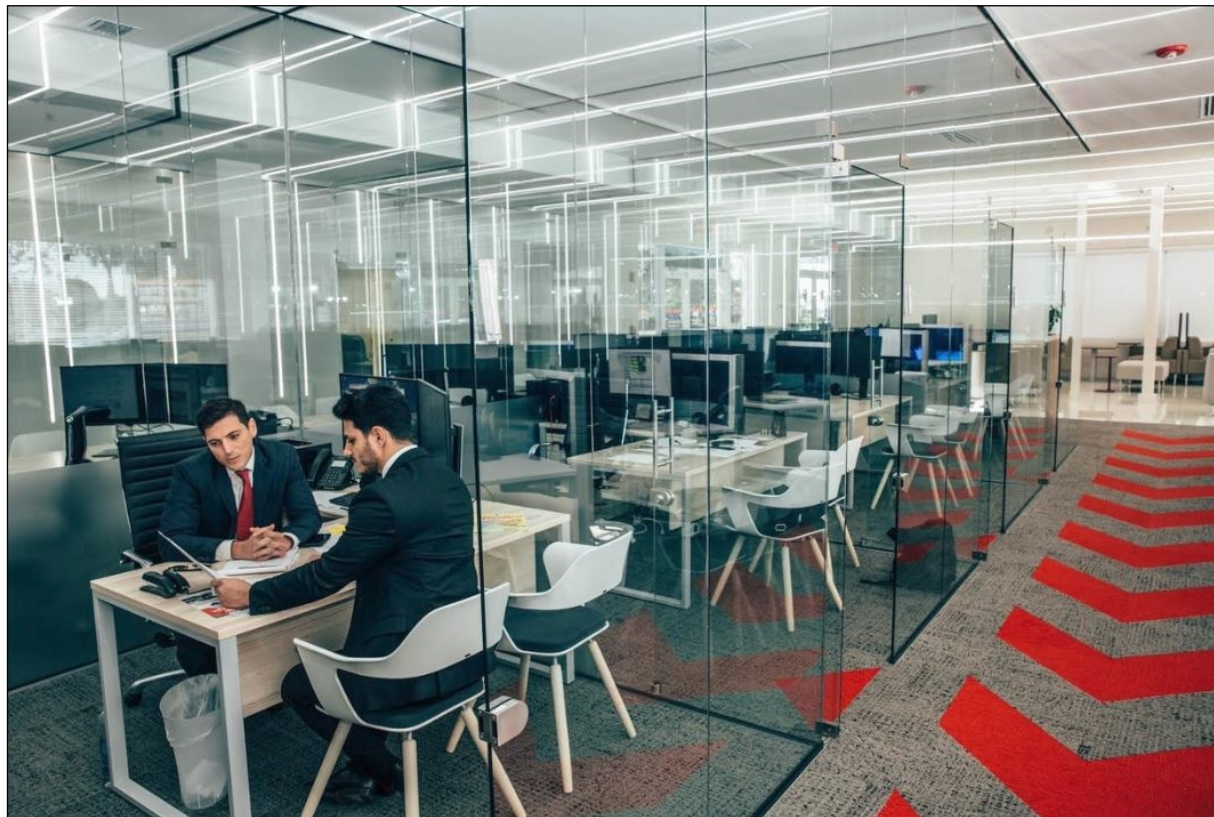
INVESTMENT HIGHLIGHTS

- Great Exposure with Excellent Visibility
- Value-Add in Increasing Rents to Market Level and Taking Advantage of High Demand
- Constructed in 1972 and Fully Renovated in 2017
- Excellent Owner/User Opportunity

EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$579,096	\$27.00
Potential Gross Revenue	\$579,096	\$27.00
General Vacancy	(\$28,955)	(\$1.35)
Effective Gross Income	\$550,141	\$25.65

EXPENSES		
CAM	\$48,258	\$2.25
Real Estate Taxes	\$74,148	\$3.46
Insurance	\$15,014	\$0.70
Management Fee	\$16,504	\$0.77
Total Expenses	\$153,924	\$7.18

NET OPERATING INCOME		
Net Operating Income	\$396,217	\$18.47