

 **13450 SW 129TH ST**
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MIAMI, FL 33186

OFFERING SUMMARY

Price	\$1,300,000
Down Payment	30% / \$390,000
Loan Amount	\$910,000
Loan Type	Proposed New
Interest Rate / Amortization	5.05% / 25 Years
Rentable SF	10,420
Year Built	1989
Parcel Size	0.60 acre(s)
Price/SF	\$124.76

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	7.07%	7.33%
Net Operating Income	\$91,898	\$95,316
Net Cash Flow After Debt Service	\$27,742	\$31,160
Total Return	11.89% / \$46,370	13.01% / \$50,751




INVESTMENT HIGHLIGHTS

- Stable Asset With In-place Income and Scheduled Annual Increases
- Fully Occupied by Established and Growing Business
- Strong Industrial Market With High Demand and History of High Occupancy
- Strategically Located Adjacent to the Kendall-Tamiami Executive Airport
- Minimal Landlord Responsibility
- Six Ground Level Bays

EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$113,941	\$10.93	\$117,359	\$11.26
Expense Reimbursement Income	\$9,862	\$0.95	\$9,968	\$0.96
Potential Gross Revenue	\$123,802	\$11.88	\$127,326	\$12.22
Effective Gross Income	\$123,802	\$11.88	\$127,326	\$12.22

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$6,148	\$0.59	\$6,148	\$0.59
Real Estate Taxes	\$16,833	\$1.62	\$16,833	\$1.62
Insurance	\$5,210	\$0.50	\$5,210	\$0.50
Management Fee	\$3,714	\$0.36	\$3,820	\$0.37
Total Expenses	\$31,905	\$3.06	\$32,011	\$3.07

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$91,898	\$8.82	\$95,316	\$9.15