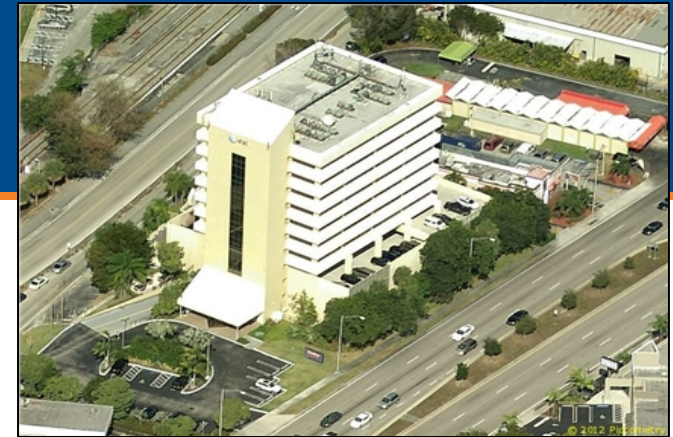


Marcus & Millichap

Real Estate Investment Services

DADELAND EXECUTIVE CENTER
 9700 South Dixie Highway
 Miami, FL 33156



INVESTMENT HIGHLIGHTS

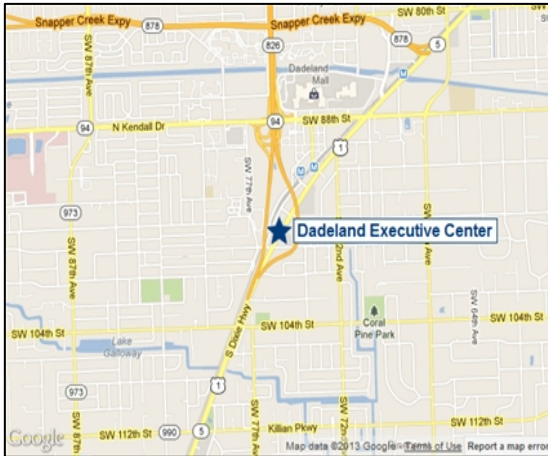
- ◆ High Visibility Professional Office Building with 68,142 Square Feet of Rentable Space
- ◆ Unparalleled Access Off South Dixie Highway (US1) and Palmetto Expressway (SR 826)
- ◆ Urban Infill Location Within Walking Distance to Metro Rail and Downtown Dadeland/Dadeland Mall
- ◆ Upgraded Major Building Components with No Deferred Capital Projects
- ◆ Tremendous Upside Through Modernization/Redevelopment and Lease Up of Vacant Space (Now at 71% Occupancy) as Well as Renewals
- ◆ Potential Future Revenue from Advertising on the Exterior Walls

OFFERING SUMMARY

Price	\$12,300,000
Down Payment	(30%) \$3,690,000
Loan Amount	\$8,610,000
Loan Type	Proposed New
Interest Rate/Amortization	4.500%/25 Years
Rentable SF	68,142
Price Per Rentable SF	\$180.51
Year Built	1982
Parcel Size	+/- 1.17 Acres
Cap Rate - Current	6.00%
Net Cash Flow After Debt Service - Current	3.96%
Total Return - Current	9.13%

Listed by:

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INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale the Dadeland Executive Center, a 68,142 rentable square foot Class B office building located in Miami, Florida. The property is situated right off the intersection of South Dixie Highway (US1) and the Palmetto Expressway (SR 826) in the affluent vicinity of Pinecrest, South Miami, Kendall and more specifically, in the downtown Kendall/Dadeland area. The subject property has tremendous visibility, standing 11 stories high and boasting outstanding views in all directions.

The building is anchored by AT&T, which occupies 25,108 rentable square feet, and also houses a variety of tenants who provide legal, accounting, and other professional services. Many of the tenants have been in this building for over 15 years and a number of the area's office buildings house companies doing business with Latin America. The property represents a tremendous opportunity for a new investor to modernize the asset and raise rental incomes significantly through higher occupancy as well as through lease renewals. The building also offers potential corporate users an ability to secure space, including a 9,500-square foot penthouse with outstanding building signage visibility.

9700 SOUTH DIXIE HIGHWAY • MIAMI, FL 33156

OPERATING DATA

Income	Current
Base Rent	
Occupied Space	\$1,519,294
Gross Potential Rent	\$1,519,294
Expense Reimbursements	\$262,008
Other Income	\$82,087
Gross Potential Income	\$1,863,389
Vacancy/Collection Allowance	25.9% / \$482,052
Effective Gross Income	\$1,381,337
Total Expenses	\$642,780
Net Operating Income	\$738,557
Leasing & Capital Costs	\$18,206
Net Cash Flow Before Debt Service	\$720,351
Debt Service	\$574,286
Debt Coverage Ratio	1.29
Net Cash Flow After Debt Service	3.96% / \$146,065
Principal Reduction	\$190,738
Total Return	9.13% / \$336,803

EXPENSES

Real Estate Taxes	\$146,639
Insurance	134,249
CAM	306,639
Management Fee	55,253
Total Expenses	\$642,780
Expenses per SF	\$9.43

MAJOR TENANTS

- ◆ AT&T
- ◆ Samole & Berger, P.A.
- ◆ Sapurstein & Bloch
- ◆ John Addison, DMD, P.A.
- ◆ Jewish Community Svcs.
- ◆ Berney & Abitante



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