

# Marcus & Millichap

Real Estate Investment Services

**INTERNATIONAL CITY BUILDING**  
**152 NW 168 Street**  
**North Miami Beach, FL 33169**

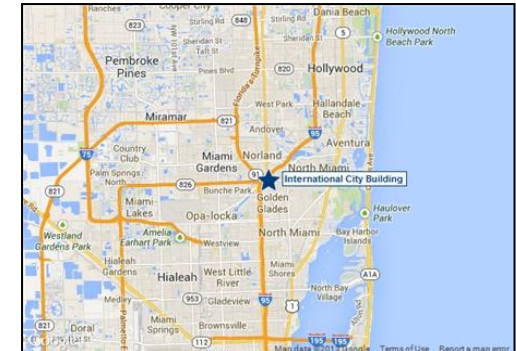


## INVESTMENT HIGHLIGHTS

- ◆ Across from Jackson Memorial Hospital North
- ◆ Great for Medical Use
- ◆ Covered Parking
- ◆ Excellent Access to I-95 & SR 826 Given its Golden Glades Interchange Location
- ◆ Great Location in Northeast Miami-Dade County

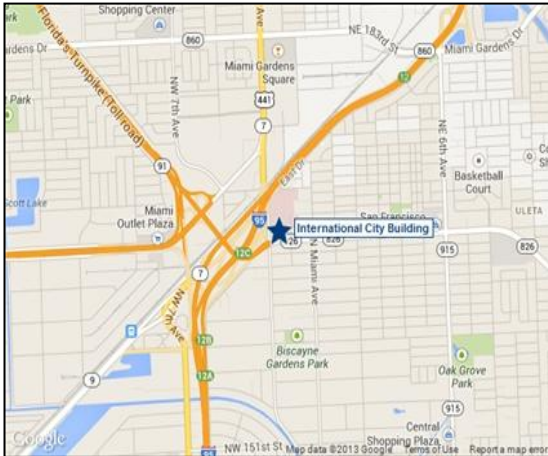
## OFFERING SUMMARY

Price	\$1,870,000
Down Payment	(50%) \$935,000
Loan Amount	\$935,000
Loan Type	Proposed New
Interest Rate/Amortization	5.000%/25 Years
Gross SF	38,128
Price Per Gross SF	\$49.05
Rentable SF	26,200
Price Per Rentable SF	\$71.37
Year Built	1973
Parcel Size	0.86 Acres
Cap Rate - Pro Forma	18.26%
Net Cash Flow After Debt Service - Pro Forma	29.50%



Listed by:

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## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present the International City Building located at 152 NW 168th Street. This is a three-story medical office building consisting of 26,200 square feet of rentable space. This is an excellent property for owner/user or value-added investment opportunity. This asset is located across the street from Jackson Memorial Hospital North, just next to Interstate 95, State Road 826, and the Florida Turnpike. The property will be delivered vacant and currently has a number of code violations with the city of North Miami Beach which need to be resolved by the prospective buyer. The property is being sold on an "As-Is" basis.

152 NW 168 STREET • NORTH MIAMI BEACH, FL 33169

## OPERATING DATA

Income	Pro Forma
Base Rent	
Occupied Space	\$628,800
Gross Potential Rent	\$628,800
Gross Potential Income	\$628,800
Vacancy/Collection Allowance	10% / \$62,880
Effective Gross Income	\$565,920
Total Expenses	\$224,521
Net Operating Income	\$341,399
Debt Service	\$65,591
Net Cash Flow After Debt Service	29.50% / \$275,808

## EXPENSES

Real Estate Taxes	\$44,805
Insurance	26,200
Utilities	52,400
Repairs & Maintenance	40,800
Contract Services	32,750
Management Fee	22,637
Reserves	4,929
<b>Total Expenses</b>	<b>\$224,521</b>
<b>Expenses per SF</b>	<b>\$8.57</b>



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