

EXCLUSIVE OFFICE OFFERING

Marcus & Millichap
Real Estate Investment Services

**3631 W Flagler Street
Miami, FL 33135**



INVESTMENT HIGHLIGHTS

- ◆ Excellent Visibility
- ◆ Private Offices & Open Floor Plans
- ◆ Centrally Located
- ◆ High Traffic Counts
- ◆ Ideal for Investor or Owner/User
- ◆ Easy Access to Coral Gables, Downtown Miami, SR 836 and Miami International Airport (MIA)

OFFERING SUMMARY

Price	\$1,350,000
Down Payment	(100%) \$1,350,000
Rentable SF	6,528
Price Per Rentable SF	\$206.80
Year Built	1965
Parcel Size	0.32 Acre
Cap Rate - Current	9.11%
Cap Rate - Pro Forma	10.30%
Total Return - Current	9.11%
Total Return - Pro Forma	10.30%



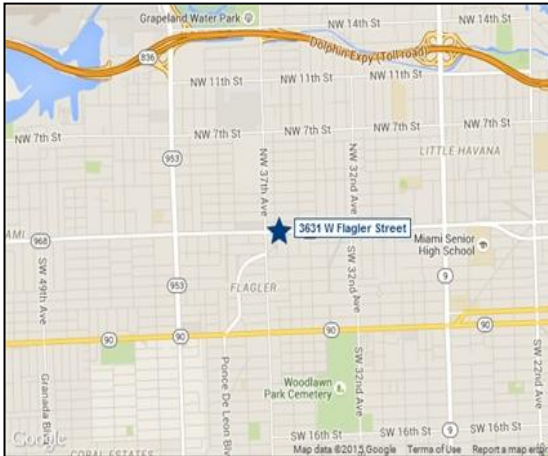
Listed by:

ALEX D. ZYLBERGLAIT
Senior Vice President Investments
Tel: (786) 522-7056
Fax: (786) 522-7010
License: FL BK3015211
Alex.Zylberglait@marcusmillichap.com
www.marcusmillichap.com/AlexDZylberglait

Offices Nationwide

5201 Blue Lagoon Drive, Suite 100
Miami, FL 33126 • Tel: (786) 522-7000 Fax: (786) 522-7010

www.marcusmillichap.com



INVESTMENT OVERVIEW

Marcus and Millichap is proud to present 3631 W Flagler Street, located near the intersection of Ponce De Leon Boulevard and West Flagler Street in Miami, Florida. This is a very established area with significant growth over the last number of years due to its strategic location near major residential, commercial, and transportation corridors. The property has approximately 6,500 square feet of office space and is located on the north side of West Flagler Street, just east of NW 37th Avenue. The property offers an investor the opportunity to acquire a strategically located, two-story medical office building which is ideal for any type of medical or professional businesses. This property has strong in place cash flow and investors have the ability to easily re-lease it to other medical or professional businesses. An investor can acquire this asset at a competitive price per square foot of just over \$200 and, with attractive financing, can easily generate double digit returns. With very limited medical office inventory in the immediate area, this property is positioned to be well received and strongly sought after by both investors and tenants alike.

OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$127,991	\$144,500
Gross Potential Rent	\$127,991	\$144,500
Expense Reimbursements	\$38,244	\$38,244
Gross Potential Income	\$166,235	\$182,744
Effective Gross Income	\$166,235	\$182,744
Total Expenses	\$43,231	\$43,726
Net Operating Income	\$123,004	\$139,018
Total Return	9.11% / \$123,004	10.30% / \$139,018

MAJOR TENANTS

- ◆ Wellmax Health Medical Centers

EXPENSES

Real Estate Taxes	\$24,530	\$24,530
Insurance	7,223	7,223
Utilities	2,505	2,505
Repairs & Maintenance	3,986	3,986
Management Fee	4,987	5,482
Total Expenses	\$43,231	\$43,726
Expenses per SF	\$6.62	\$6.70



5201 Blue Lagoon Drive
Suite 100
Miami, FL 33126
Tel: (786) 522-7000
Fax: (786) 522-7010

www.marcusmillichap.com

Marcus & Millichap
Real Estate Investment Services