

 **TAMIAMI METRO OFFICE BUILDING**
13595 SW 134TH AVENUE
MIAMI, FL 33186

OFFERING SUMMARY

Price	\$8,300,000
Down Payment	28.92% / \$2,400,000
Loan Amount	\$5,900,000
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 25 Years
Rentable SF	39,069
Year Built	2007
Lot Size	2.13 acre(s)
Price/SF	\$212.44

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	6.46%	7.16%
Net Operating Income	\$536,479	\$593,870
Net Cash Flow After Debt Service	\$142,259	\$202,292
Total Return	11.57% / \$277,678	14.32% / \$343,579



INVESTMENT HIGHLIGHTS

- Newer 2007 Construction With 2014 Completion
- 143 Parking Spaces
- 100% Occupied
- Spacious Floor Plans With Class A Finishes
- Easy Access to the Florida Turnpike and the Don Shula Expressway (SR-874)

EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$738,797	\$18.91	\$805,675	\$20.62
Miscellaneous Income	\$21,983		\$22,743	
Potential Gross Revenue	\$760,780	\$19.47	\$828,418	\$21.20
General Vacancy	(\$38,039)	(\$0.97)	(\$41,421)	(\$1.06)
Effective Gross Income	\$722,741	\$18.50	\$786,997	\$20.14

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Real Estate Taxes	\$83,164	\$2.13	\$85,659	\$2.19
Insurance	\$21,996	\$0.56	\$22,656	\$0.58
Management Fee	\$21,682	\$0.55	\$23,610	\$0.60
Non-Reimbursable Expenses	\$186,262	\$5.00	\$193,127	\$5.00
Total Expenses	\$186,262	\$4.77	\$193,127	\$4.94

NET OPERATING INCOME				
Net Operating Income	\$536,479	\$14.00	\$593,870	\$15.00