



**675 NW 97TH ST
MIAMI, FL 33150**

OFFERING SUMMARY

Price	\$3,650,000
Down Payment	All Cash
Rentable SF	12,271
Year Built	1970/1998
Lot Size	0.58 acre(s)
Price/SF	\$297.45

PROPERTY INVESTMENT SUMMARY

	CURRENT
CAP Rate	2.17%
Net Operating Income	\$79,101
Net Cash Flow After Debt Service	\$79,101
Total Return	2.17% / \$79,101



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Seller Currently Occupies the Building and is Willing to Vacate Upon Sale
- Excellent Owner/User Opportunity
- Modern Class A Interior Finishes
- Direct Frontage on I-95, Which Provides Traffic Counts of Over 250,000 VPD
- Easy Access to the Miami International Airport (MIA) and I-95

EXCLUSIVELY LISTED BY:

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REVENUE		
	CURRENT	\$/SF
Scheduled Base Rent	\$180,000	\$14.67
Expense Reimbursement Income	\$1,800	\$0.15
Potential Gross Revenue	\$181,800	\$14.82
Effective Gross Income	\$181,800	\$14.82

EXPENSES		
CAM	\$28,000	\$2.28
Real Estate Taxes	\$52,245	\$4.26
Insurance	\$17,000	\$1.39
Management Fee	\$5,454	\$0.44
Total Expenses	\$102,699	\$8.37

NET OPERATING INCOME		
Net Operating Income	\$79,101	\$6.45