

 **25 CENTER BUILDING**
2490 CORAL WAY
MIAMI, FL 33145

OFFERING SUMMARY

Price	\$3,250,000
Down Payment	All Cash
Rentable SF	10,000
Year Built	1983
Lot Size	0.17 acre(s)
Price/SF	\$325.00

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	3.41%	6.05%
Net Operating Income	\$110,916	\$196,600
Net Cash Flow After Debt Service	\$110,916	\$196,600
Total Return	3.41% / \$110,916	6.05% / \$196,600



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Ample Parking
- Excellent Upside in Occupancy
- Located Directly on Coral Way, Which has Traffic Counts of Over 35,000 VPD
- Easy Access to Brickell, Downtown Miami, I-95 and the Miami International Airport

EXCLUSIVELY LISTED BY:

Alex D. Zylberglait
 Senior Managing Director Investments
 Senior Director, National Office and
 Industrial Properties Group
 Tel: (786) 522-7000
 License: FL BK3015211
 alex.zylberglait@marcusmillichap.com
 www.marcusmillichap.com/AlexDZylberglait

Joseph Phelps
 Associate
 Member, National Office and Industrial
 Properties Group
 Tel: (786) 522-7000
 joseph.phelps@marcusmillichap.com
 www.marcusmillichap.com/JosephPhelps

**25 CENTER BUILDING
2490 CORAL WAY
MIAMI, FL 33145**



	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$193,645	\$19.36	\$290,700	\$29.07
Potential Gross Revenue	\$193,645	\$19.36	\$290,700	\$29.07
General Vacancy			(\$8,721)	(\$0.87)
Effective Gross Income	\$193,645	\$19.36	\$281,979	\$28.20

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$13,726	\$1.37	\$13,726	\$1.37
Real Estate Taxes	\$48,194	\$4.82	\$48,194	\$4.82
Insurance	\$15,000	\$1.50	\$15,000	\$1.50
Management Fee	\$5,809	\$0.58	\$8,459	\$0.85
Total Expenses	\$82,729	\$8.27	\$85,379	\$8.54

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$110,916	\$11.09	\$196,600	\$19.66