



**240 NE 72ND ST
MIAMI, FL 33138**

OFFERING SUMMARY

| | |
|--------------|--------------|
| Price | \$10,000,000 |
| Down Payment | All Cash |
| Rentable SF | 47,654 |
| Year Built | 1950 |
| Parcel Size | 2.42 acre(s) |
| Price/SF | \$209.85 |

PROPERTY INVESTMENT SUMMARY

| | PRO FORMA |
|----------------------------------|-------------------|
| CAP Rate | 6.01% |
| Net Operating Income | \$601,184 |
| Net Cash Flow After Debt Service | \$601,184 |
| Total Return | 6.01% / \$601,184 |



INVESTMENT HIGHLIGHTS

- High Barrier to Entry Market
- Up and Coming Little River District
- Almost 50,000 Square Feet of Rentable Area
- Easy Access to Major Thoroughfares
- Fenced Parking

EXCLUSIVELY LISTED BY:

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| REVENUE | | |
|-------------------------------|------------------|----------------|
| | PRO FORMA | \$/SF |
| Scheduled Base Rent | \$881,599 | \$18.50 |
| Potential Gross Revenue | \$881,599 | \$18.50 |
| General Vacancy | (\$44,080) | (\$0.92) |
| Effective Gross Income | \$837,519 | \$17.57 |

| EXPENSES | | |
|---------------------------|------------------|---------------|
| Real Estate Taxes | \$158,882 | \$3.33 |
| Insurance | \$28,500 | \$0.60 |
| Management Fee | \$25,126 | \$0.53 |
| Non-Reimbursable Expenses | \$236,335 | \$4.96 |
| Total Expenses | \$236,335 | \$4.96 |

| NET OPERATING INCOME | | |
|-----------------------------|------------------|----------------|
| Net Operating Income | \$601,184 | \$12.62 |