



NICKEY GREGORY COMPANY
1930 NW 23RD ST
MIAMI, FL 33142

OFFERING SUMMARY

| | |
|--------------|--------------|
| Price | \$4,500,000 |
| Down Payment | All Cash |
| Rentable SF | 46,628 |
| Year Built | 1967 |
| Parcel Size | 1.11 acre(s) |
| Price/SF | \$64.34 |

PROPERTY INVESTMENT SUMMARY

| | CURRENT | PRO FORMA |
|----------------------|-----------|-----------|
| CAP Rate | 6.19% | |
| Net Operating Income | \$278,568 | \$0 |



EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS

- Five Year Lease Features 2-5 year Renewal Options
- Prime Miami Location in the Fast growing Submarket of Allapattah
- Strong Economic Market
- Close Proximity to I-95, Dolphin Expressway, Port of Miami, Miami Intl. Airport


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| | REVENUE | | | |
|-------------------------------|------------------|-------|-----------|-------|
| | CURRENT | \$/SF | PRO FORMA | \$/SF |
| Scheduled Base Rent | \$278,568 | | | |
| Potential Gross Revenue | \$278,568 | | | |
| Effective Gross Income | \$278,568 | | | |

EXPENSES

| NET OPERATING INCOME | | | | |
|-----------------------------|------------------|----------------|------------|---------------|
| Net Operating Income | \$278,568 | \$11.95 | \$0 | \$0.00 |