



**8925 SW 148TH ST
VILLAGE OF PALMETTO BAY, FL
33176**

OFFERING SUMMARY

Price	\$4,975,000
Down Payment	All Cash
Rentable SF	25,135
Year Built	1973
Lot Size	0.92 acre(s)
Price/SF	\$197.93

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	7.39%	7.92%
Net Operating Income	\$367,544	\$393,811
Net Cash Flow After Debt Service	\$367,544	\$393,811
Total Return	7.39% / \$367,544	7.92% / \$393,811



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Ample On-Site Parking
- Upside in Occupancy
- Private Offices and Open Floor Plans
- Located Just Off South Dixie Highway, Which Has Traffic Counts of Over 68,000 VPD
- Easy Access to the Florida Turnpike, Palmetto Expressway (SR-826) and South Miami

EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$515,053	\$20.49	\$602,368	\$23.97
Expense Reimbursement Income	\$40,609	\$1.62	\$40,609	\$1.62
Potential Gross Revenue	\$555,662	\$22.11	\$642,977	\$25.58
General Vacancy			(\$60,237)	(\$2.40)
Effective Gross Income	\$555,662	\$22.11	\$582,740	\$23.18

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$90,801	\$3.61	\$90,801	\$3.61
Real Estate Taxes	\$71,288	\$2.84	\$71,288	\$2.84
Insurance	\$9,358	\$0.37	\$9,358	\$0.37
Management Fee	\$16,670	\$0.66	\$17,482	\$0.70
Total Expenses	\$188,117	\$7.48	\$188,930	\$7.52

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$367,544	\$14.62	\$393,811	\$15.67