



1031 N MIAMI BEACH BLVD
 1031 N MIAMI BEACH BLVD
 NORTH MIAMI BEACH, FL 33162

OFFERING SUMMARY

Price	\$1,250,000
Down Payment	All Cash
Rentable SF	4,597
Year Built	1953
Lot Size	0.31 acre(s)
Price/SF	\$271.92

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	4.80%	5.88%
Net Operating Income	\$60,000	\$73,552
Net Cash Flow After Debt Service	\$60,000	\$73,552
Total Return	4.80% / \$60,000	5.88% / \$73,552




INVESTMENT HIGHLIGHTS

- Excellent Owner/User Opportunity
- Great Exposure With Excellent Visibility
- Single-Tenant NNN Lease
- Located on North Miami Beach Boulevard, Which Has Traffic Counts of Over 56,000 VPD
- Close Proximity to Interstate 95 (I-95)

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


1031 N MIAMI BEACH BLVD
1031 N MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162



	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$60,000	\$13.05	\$73,552	\$16.00
Potential Gross Revenue	\$60,000	\$13.05	\$73,552	\$16.00
Effective Gross Income	\$60,000	\$13.05	\$73,552	\$16.00

EXPENSES

NET OPERATING INCOME				
Net Operating Income	\$60,000	\$13.05	\$73,552	\$16.00