

 **GULFIX BUILDING**
10900 NW 25TH ST
DORAL, FL 33172

OFFERING SUMMARY

Price	\$5,000,000
Down Payment	All Cash
Rentable SF	16,905
Year Built	2007
Lot Size	1.15 acre(s)
Price/SF	\$295.77

PROPERTY INVESTMENT SUMMARY

	CURRENT
CAP Rate	5.75%
Net Operating Income	\$287,393
Net Cash Flow After Debt Service	\$287,393
Total Return	5.75% / \$287,393



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Stabilized Asset
- Historically Low Vacancy Rates
- Located Directly on NW 25th Street, Which Has High Traffic Counts of Over 43,000 VPD
- Easy Access to the Miami International Airport and the Palmetto Expressway (SR-826)

EXCLUSIVELY LISTED BY:

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REVENUE		
	CURRENT	\$/SF
Scheduled Base Rent	\$439,668	\$26.01
Expense Reimbursement Income	\$39,922	\$2.36
Potential Gross Revenue	\$479,590	\$28.37
General Vacancy	(\$13,190)	(\$0.78)
Effective Gross Income	\$466,399	\$27.59

EXPENSES		
CAM	\$72,057	\$4.26
Real Estate Taxes	\$71,623	\$4.24
Insurance	\$21,335	\$1.26
Management Fee	\$13,992	\$0.83
Total Expenses	\$179,007	\$10.59

NET OPERATING INCOME		
Net Operating Income	\$287,393	\$17.00