 2500 BUILDING  
2500 NW 79TH AVE  
DORAL, FL 33122

## OFFERING SUMMARY

Price	\$13,250,000
Down Payment	25% / \$3,312,500
Loan Amount	\$9,937,500
Loan Type	Proposed New
Interest Rate / Amortization	6.00% / 25 Years
Rentable SF	97,423
Year Built	2006
Lot Size	5.06 acre(s)
Price/SF	\$136.00

## PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	1.22%	9.40%
Net Operating Income	\$161,665	\$1,245,832
Net Cash Flow After Debt Service	(\$434,585)	\$23,623
Total Return	-13.12% / (\$434,585)	0.71% / \$23,623




## INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Value Add Opportunity With Upside in Occupancy and Rental Income
- Ample Parking (Rare Property Size Over 5 Acres)
- Located Directly on NW 25th Street, Which Provides High Traffic Counts of Over 69,000
- Easy Access to the Dolphin Expressway (SR-836), Palmetto Expressway (SR-826)

## 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/AlexDZylbergla  
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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$905,270	\$9.29	\$2,041,037	\$20.95
Miscellaneous Income	\$2,700		\$2,754	
Potential Gross Revenue	\$907,970	\$9.32	\$2,043,791	\$20.98
Effective Gross Income	\$907,970	\$9.32	\$2,043,791	\$20.98

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$443,618	\$4.55	\$456,926	\$4.69
Real Estate Taxes	\$189,597	\$1.95	\$195,286	\$2.00
Insurance	\$42,289	\$0.43	\$43,558	\$0.45
Management Fee	\$70,801	\$0.73	\$102,189	\$1.05
Total Expenses	\$746,305	\$7.66	\$797,959	\$8.19

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$161,665	\$1.66	\$1,245,832	\$12.79