 2500 BUILDING
2500 NW 79TH AVE
DORAL, FL 33122

OFFERING SUMMARY

Price	\$13,750,000
Down Payment	24.91% / \$3,425,001
Loan Amount	\$10,324,999
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	\$141.14

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	1.36%	9.07%
Net Operating Income	\$187,068	\$1,246,452
Net Cash Flow After Debt Service	(\$432,432)	(\$2,407)
Total Return	-12.63% / (\$432,432)	-0.07% / (\$2,407)




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/AlexDZylberglait


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 DORAL, FL 33122



	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$905,270	\$9.29	\$2,051,145	\$21.05
Miscellaneous Income	\$2,700		\$2,754	
Potential Gross Revenue	\$907,970	\$9.32	\$2,053,899	\$21.08
General Vacancy			(\$9,455)	(\$0.10)
Effective Gross Income	\$907,970	\$9.32	\$2,044,444	\$20.99

EXPENSES				
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	\$45,398	\$0.47	\$102,222	\$1.05
Total Expenses	\$720,902	\$7.40	\$797,992	\$8.19

NET OPERATING INCOME				
Net Operating Income	\$187,068	\$1.92	\$1,246,452	\$12.79