



16320 NW 2ND AVENUE
16320 NW 2ND AVE
MIAMI, FL 33169

OFFERING SUMMARY

Price	\$14,000,000
Down Payment	All Cash
Rentable SF	140,000
Year Built	1987
Lot Size	7.93 acre(s)
Price/SF	\$100.00

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	11.57%
Net Operating Income	\$1,620,332
Net Cash Flow After Debt Service	(\$1,879,668)
Total Return	-13.43% / (\$1,879,668)




INVESTMENT HIGHLIGHTS

- Great Value add opportunity for a redevelopment project
- Zoned RU-5A
- Excellent access to I-95, the Palmetto Expwy and the Florida Turnpike
- Above Average Parking Ratio of 4.89 : 1,000 SF
- Ideal Office Building for Professional, Government Agencies, or Medical Tenants
- Available Space for Lease At Competitive Market Rent

EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$2,800,000	\$20.00
Potential Gross Revenue	\$2,800,000	\$20.00
General Vacancy	(\$140,000)	(\$1.00)
Effective Gross Income	\$2,660,000	\$19.00

EXPENSES		
CAM	\$537,000	\$3.84
Real Estate Taxes	\$241,702	\$1.73
Insurance	\$181,166	\$1.29
Management Fee	\$79,800	\$0.57
Total Expenses	\$1,039,668	\$7.43

NET OPERATING INCOME		
Net Operating Income	\$1,620,332	\$11.57