



ONE AVENTURA EXECUTIVE CENTER
20900 NE 30TH AVE
AVENTURA, FL 33180

OFFERING SUMMARY

| | |
|--------------|--------------|
| Price | \$1,985,000 |
| Down Payment | All Cash |
| Rentable SF | 4,306 |
| Year Built | 2008 |
| Lot Size | 2.75 acre(s) |
| Price/SF | \$460.98 |

PROPERTY INVESTMENT SUMMARY

| | PRO FORMA |
|----------------------------------|-------------------|
| CAP Rate | 7.18% |
| Net Operating Income | \$142,489 |
| Net Cash Flow After Debt Service | \$142,489 |
| Total Return | 7.18% / \$142,489 |



INVESTMENT HIGHLIGHTS

- Class A Property with state of the art Designs, Finishes, and Amenities
- Direct Frontage on 209th St and Located Off Biscayne Boulevard
- High Demand for Office Condo Space in the Aventura Submarket
- Excellent Owner-User Opportunity
- 2008 Construction
- Four Contiguous Suites Totaling 4,306 Square Feet of Rentable Space

EXCLUSIVELY LISTED BY:

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| REVENUE | | |
|-------------------------------|------------------|----------------|
| | PRO FORMA | \$/SF |
| Scheduled Base Rent | \$275,168 | \$63.90 |
| Potential Gross Revenue | \$275,168 | \$63.90 |
| General Vacancy | (\$13,758) | (\$3.20) |
| Effective Gross Income | \$261,410 | \$60.71 |

| EXPENSES | | |
|-----------------------|------------------|----------------|
| CAM | \$79,920 | \$18.56 |
| Real Estate Taxes | \$37,000 | \$8.59 |
| Insurance | \$2,000 | \$0.46 |
| Total Expenses | \$118,920 | \$27.62 |

| NET OPERATING INCOME | | |
|-----------------------------|------------------|----------------|
| Net Operating Income | \$142,489 | \$33.09 |