



CASH FLOWING VALUE ADD OPPORTUNITY
1335 NW 21ST TER
MIAMI, FL 33142

OFFERING SUMMARY

Price	\$7,950,000
Down Payment	All Cash
Rentable SF	34,602
Year Built	1955/2017
Parcel Size	1.23 acre(s)
Price/SF	\$229.76

PROPERTY INVESTMENT SUMMARY

	CURRENT
CAP Rate	5.08%
Net Operating Income	\$404,219

INVESTMENT HIGHLIGHTS

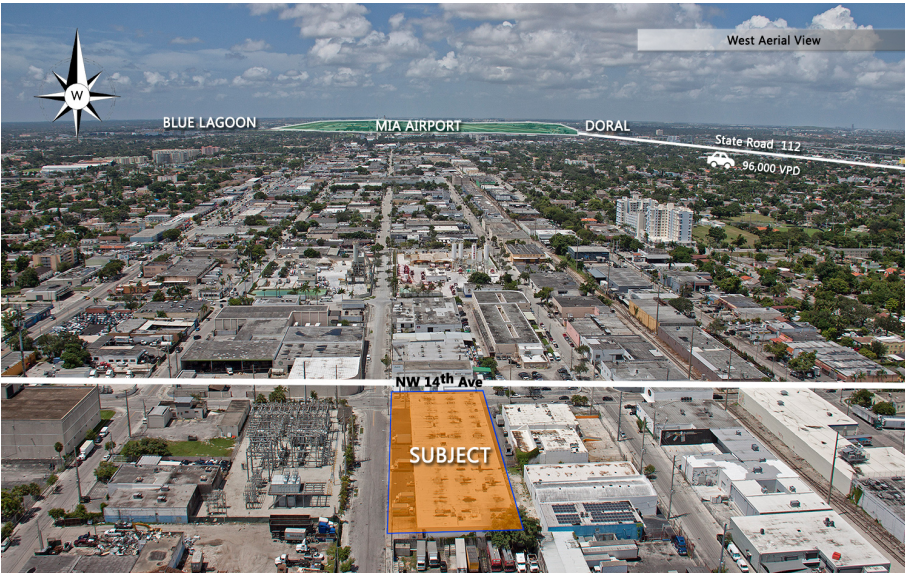
- Covered Land Play
- Located within one of Miami's Hottest Emerging Markets
- 300 Feet From Planned 1.36 Million Square Foot Mix-use Project
- 17 Dock Height Bays with 16 Foot Clearance
- Four Blocks from River Landings Mix-Use Development Site



EXCLUSIVELY LISTED BY:

Scott C. Sandelin
 First Vice President Investments
 Tel: (786) 522-7009
 License: FL SL636794
scott.sandelin@marcusmillichap.com
www.marcusmillichap.com/ScottSandelin

Alejandro D'Alba
 Senior Associate
 Tel: (786) 522-7072
 License: FL SL3071645
alejandro.d'alba@marcusmillichap.com
www.marcusmillichap.com/AlejandroDALba



REVENUE				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$536,424	\$15.50		
Expense Reimbursement Income	\$56,746	\$1.64		
Potential Gross Revenue	\$593,170	\$17.14		
General Vacancy	(\$16,093)	(\$0.47)		
Effective Gross Income	\$577,077	\$16.68		

EXPENSES				
Real Estate Taxes	\$107,800			
Insurance	\$25,952			
Total Expenses	\$172,858			

NET OPERATING INCOME				
Net Operating Income	\$404,219	\$11.68		