

1140 TOWERS

OFFICE BUILDING

1140 W 50 ST

HIALEAH FL 33012

MIAMI DADE



INVESTMENT HIGHLIGHTS

Lot size is 22,500 Sq.Ft

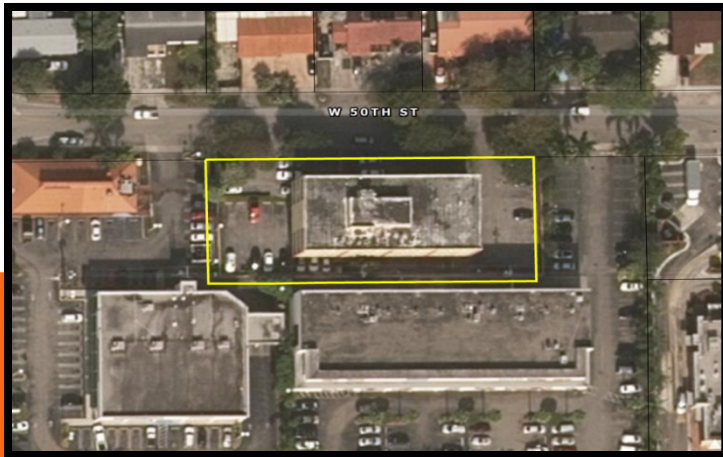
30,119 Sq.Ft Adjusted Area

Parking area in side and bottom of the building.

Significant Upside Potential

The property is just minutes from the Palmetto express way

Excellent for owner/user.



OFFERING SUMMARY

Price	\$4,500,000
Typical Down (30)%	\$1,350,000
Loan amount	\$3,150,000
Loan Type	Conventional
Interest Rate	4.25%
Amortization Term	25 year
Gross Leasable Area (GLA)	22,500
Price per square Foot (GLA)	\$149.00
Lot Size	30,119sq.ft



HOME WIZ
USA.
COMMERCIAL DIVISION

PRESENTED BY

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INVESTMENT OVERVIEW

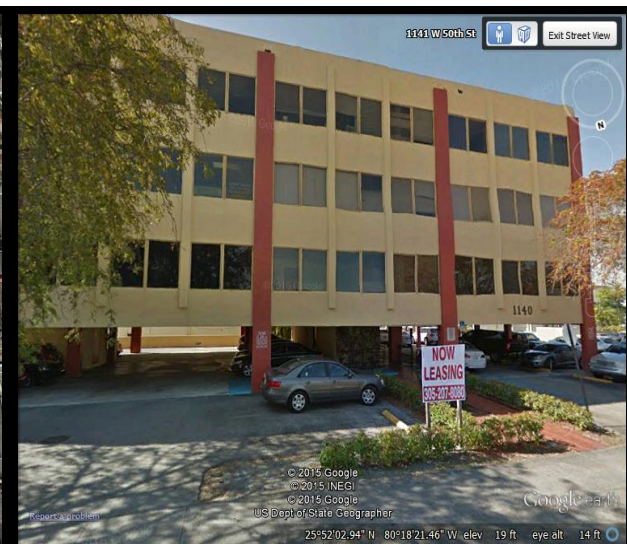
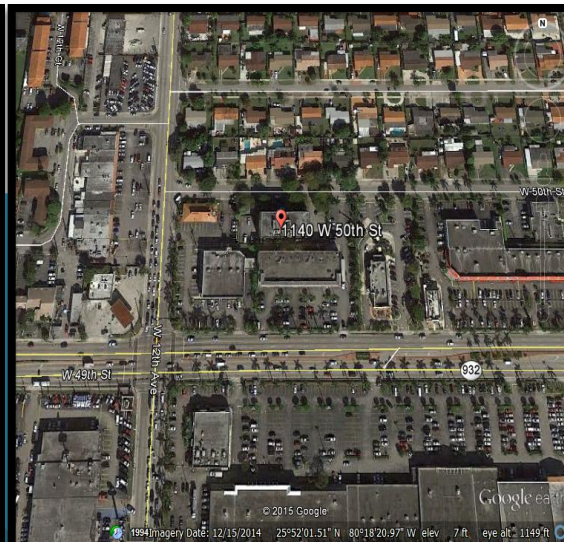
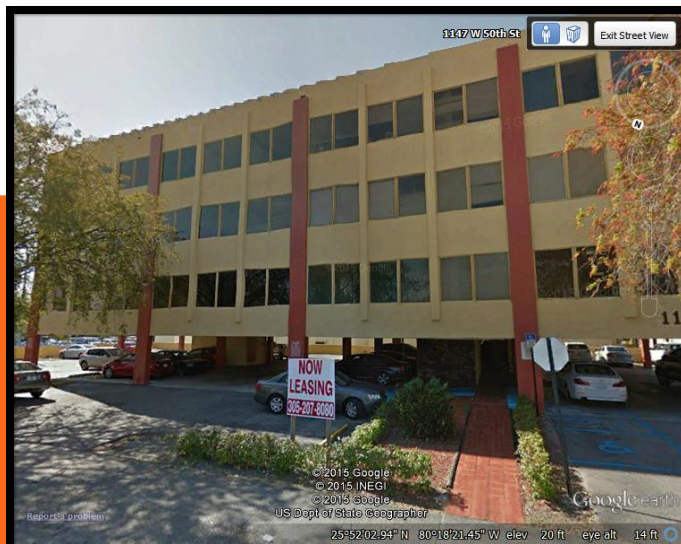
This is a unique opportunity to own a office building located in the heart of **Hialeah**.

Opportunity to purchase 30,119sq.ft of office style center.

Property consists of four story

Building with 23,000 sq.ft of office space. Property has a large parking area on the side and under the actual building.

Property is just minutes from the palmetto and the Westland Mall and is located in the dynamic and highly sought area central of Hialeah, one of the best locations in Miami. The neighborhood surrounding this center is dominated by banks, dealers and houses a prime area for business.



Rent & Expenses

Actual

Potential Rental income	\$396,000.00
Vacancy & Cr. Losses	12% of \$48,000.00
Effective Rental Income	\$348,000.00
Real Estate Taxes	\$30,200
Property Insurance	\$7,800
Off side management	\$4,000
Repairs & Maintenance	\$5,000
Utilities	\$43,760
Professional Fee	\$500
Cleaning & Janitorial Serv.	\$8,320
Elevator Maintenance	\$2,640
Phone Elevator	\$450
Total Operating expenses	\$102,670
Net operating income	\$245,330.00
Current Cap Rate	5.45%

Stabilized

Potential Rental income	\$396,000.00
Vacancy & Cr. Losses	3% of \$11,880.00
Effective Rental Income	\$384.120.00
Real Estate Taxes	\$30,200.00
Property Insurance	\$7,800.00
Off side management	\$4,000.00
Repairs & Maintenance	\$5,000.00
Utilities	\$43,760.00
Professional Fee	\$500.00
Cleaning & Janitorial Serv.	\$8,320.00
Elevator Maintenance	\$2,640.00
Phone Elevator	\$450.00
Total Operating expenses	\$102,670.00
Net operating income	\$281,360.00
Pro-forma Cap Rate	6.25%