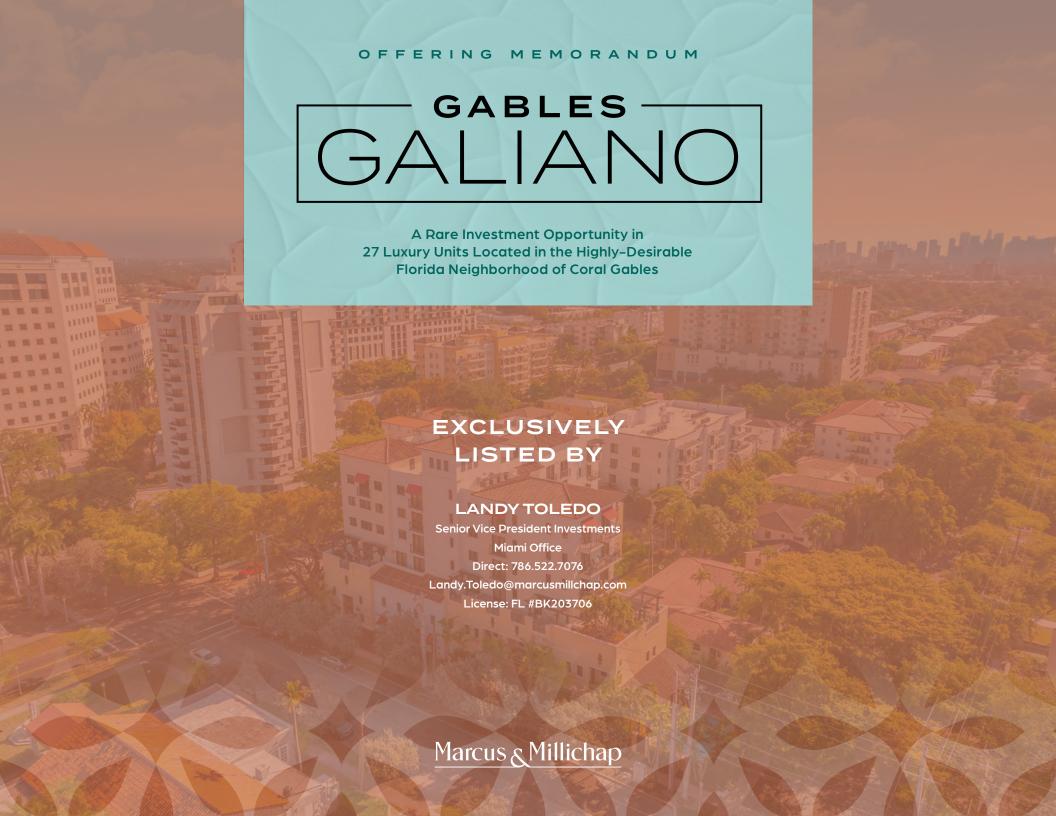


Marcus & Millichap







OFFERING SUMMARY



SIGNIFICANT OPERATING UPSIDE WITH A SPACIOUS UNIT MIX
THAT INCLUDES TWO-AND-THREE BEDROOM UNITS PLUS THREE,
TWO-STORY TOWNHOME UNITS



27



78,999 GROSS SF



37,663

RENTABLE SF (without terrace)



2020

YEAR BUILT



1,395 SF

AVG. UNIT SIZE

PRI	CIN	G S	UMI	MARY

Listing Price	\$20,000,000
Cap Rate (Current)	4.62%
Pro Forma Cap Rate (Year 1)	4.96%
Pro Forma Cap Rate (Year 2)	5.63%
Price/Rentable SF	\$531.03
Price/Unit	\$740,741
Average Rent/SF (Current)	\$3.17
Average Rent/SF (Year 2)	\$3.87
Net Operating Income (Year 1)	\$991,593
Net Operating Income (Year 2)	\$1,126,497
Lot Size	0.56 AC

Unit Mix					
Туре	# Of Units	Avg. SF			
2 Bed / 2.5 Bath / Den / TH	3	1,554			
2 Bed / 2 Bath	8	1,158			
3 Bed / 2 Bath	8	1,508			
3 Bed / 3 Bath	8	1,460			

SUMMARY OF TERMS

Interest Offered

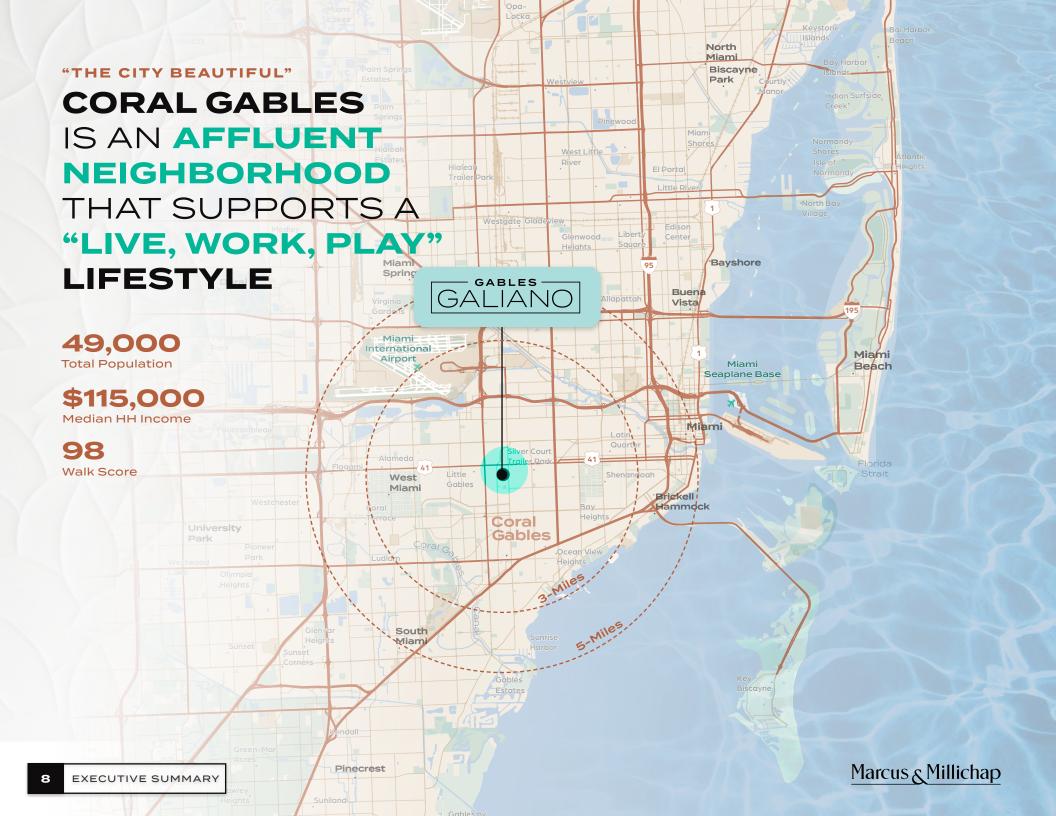
Fee Simple interest in Gables Galiano, a best-in-class 27-unit boutique multifamily property in the affluent Coral Gables neighborhood.

Sale Terms

Gables Galiano is being offered at \$20,000,000 with a 4.62% cap rate.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent(s). At no time shall the tenants, on–site management or staff be contacted without prior approval.





BOUTIQUE RESIDENTIAL WITH SIGNIFICANT OPERATING UPSIDE

Marcus & Millichap is pleased to offer for sale Gables Galiano located at 1091 Galiano Street in Coral Gables, Florida. This property comprises 27 luxury residential units with a diverse mix of spacious floorplans. This includes eight three-bedroom three-bath units, eight three-bedroom two-bath units, eight two-bedroom two-bath units, and three two-bedroom two-and-a-half-bath townhomes. Each unit offers an average of 1,395 square feet of fully air-conditioned living space. The modern mid-rise construction features floors three through six with ceiling heights of 9 feet 3 inches, while the townhomes showcase impressive 13-foot ceilings, creating an open and airy atmosphere. Every unit includes at least one large private terrace, enhancing the overall living experience. Residents can enjoy a wide range of desirable amenities, including a resort-style pool, an outdoor barbecue area, climate-controlled common areas, and secure bicycle storage. The property also features a gated parking garage with 56 spaces and two elevators for added convenience and security.

Currently, in-place rents average \$3.17 per square foot, which is below the market rate for comparable Class A properties in the area. This presents a significant opportunity for income growth through strategic rent adjustments. With its strong physical attributes, generous unit sizes, and substantial upside potential, this property offers an exceptional investment opportunity for buyers seeking both immediate and long-term returns in a supply-constrained rental market.

Luxury 27-Unit Mid-Rise Featuring Spacious Floorplans Averaging 1,395 SF

- Modern Amenities Include Resort-Style
 Pool, Outdoor BBQ Area, Gated Garage, and
 Climate-Controlled Common Areas
- Secure Building with Gated Parking Garage, Bicycle Storage, and Dual Elevators
- Located in Supply-Constrained Coral Gables Market, Offering Strong Demand Fundamentals and Long-Term Rent Growth Potential
- In-Place Rents Averaging \$3.17/SF Are Below Market, Presenting Immediate Upside Through Strategic Rent Adjustments

HIGHLIGHTS

Marcus & Millichap