



FLAGLER PLAZA

4800 W Flagler, Coral Gables

Table of Contents

Executive Summary

- Legal Disclaimer
- Contacts
- Offering Summary
- Highlights
- Location Overview
- Property Fundamentals

Financials

- Rent Rolls
- Cash Flow Analysis
- Year 1 NOI
- 5 Year Cash Flow Assumptions

Tenant Fundamentals

- Tenant Overview
- Lease Schedule
- Tenant Mix Breakdown

Contacts

- Contact Information

Offering Summary

<u>Price</u>	6,250,000
Typical Down (35)%	?
Loan amount	4,220,000
Loan Type	Conventional
Interest Rate	7.30%
Amortization Term	25 year
Gross Leasable Area (GLA)	22,000
Price per square Foot (GLA)	\$295
Lot Size	14936 sq.ft

Investment Highlights

- Lot size of 14936 sq.ft
- Adjusted Area is 14,070 Sq.Ft
- Parking Area is in the front of the building and under the building
- Significant Upside Potential
- Property is on prime location Flagler Street corner lot and in area of coral Gables

The Opportunity

Address

- 4800 W Flagler, Coral Gables

Parcel Number

- 01-4106-014-1120

Gross Leasable Area

- 22,000 Sq.Ft

Land Area

- 14936 Sq.Ft

Year Build

- 1981

Accusation Price Point

- \$6,250,000

Leasing

- 100% leased retail/offices

Upside

- Yearly renewals increase rent prices by 5% to 7%

Facing Flagler street



Property Fundamentals

- Access
 - Entrances on the North side as well as the East side.
- Signage
 - Large Pylon Sign available Located at the Northeast side of the building
- Parking
 - Under actual building as well as in front of the building
- Traffic Counts
 - Along the West Flagler St, an average of 40,000 Vehicles pass by daily

Rent Roll Building #1

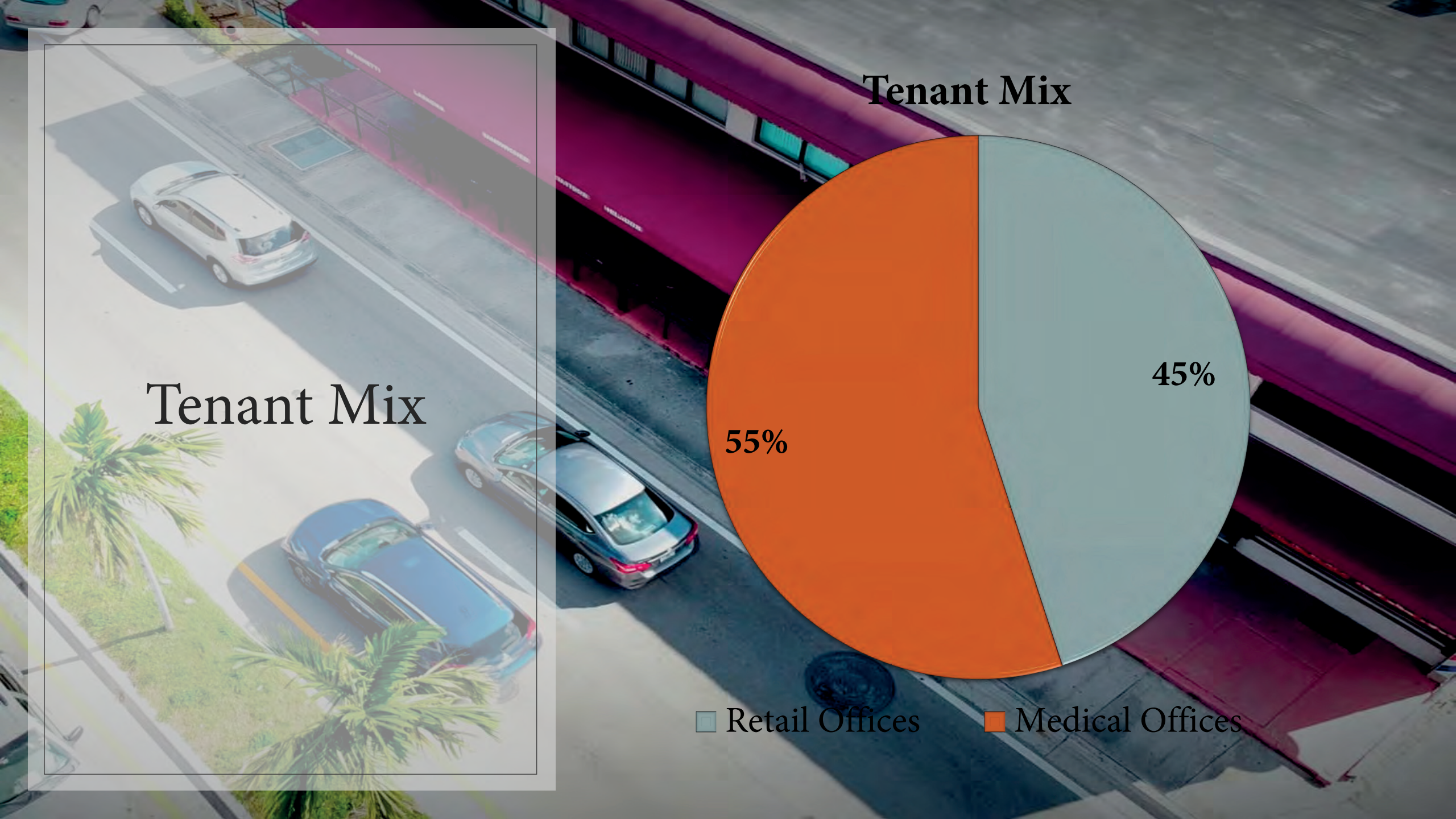
Tenant	Suite	Lease Status	Sq.ft	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent
Pizza Onne Concepts II	101-102	Current	1550	06/30/2010	06/30/26	\$42	\$5,445.00	\$65,340
Rayko Jewelry	103	Current	750	11/30/2020	09/30/24	\$48.00	\$3,000	\$36,000
Quintero Insurance	104	Current	750	03/31/2022	06/30/2025	\$43	\$3,016	\$36,199
Marianao Barber Shop	105	Current	750	11/30/2014	06/30/25	\$42	\$2,635	\$31,620
Selem Medical Center	106-107	Current	1550	10/31/1997	10/31/24	\$32	\$5,925.00	\$71,100
Evolution Beauty	108	Current	750	01/30/1998	01/31/25	\$45	\$2,796	\$33,552
Selem Medical Center	109	Included	750	10/31/1997	10/31/24	\$42	Included	Included
Skillful Minds	110	Current	215	06/01/2021	05/31/24	\$34	\$611	\$7,332

Rent Roll Building #2

Tenant	Suite	Lease Status	Sq.ft	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent
Baralt Financial	209	Current	750	10/31/2014	10/31/24	\$30	\$1900	\$22,800
Ministerio Misericordia	210	Current	750	11/30/2018	11/30/24	\$28	\$1,792	\$21,504
JDR Medical Center	211	Current	750	11/30/2020	11/30/24	\$29	\$1,848	\$22,176
Professional Health	212	Current	750	11/30/2017	11/30/24	\$29	\$1,848	\$22,176
Mejias Medical Center	213	Current	750	11/30/2014	11/30/24	\$25	\$3,175	\$38,100
Mejias Medical Center	214	Included	750					
Step therapy	215	Current	850	09/30/2022	09/30/24	\$35	\$2,500	\$30,000
Blue Sky Med	216	Included	650	07/01/2022	06/30/2024	\$25	1,374	16,488
Lileni Medical Center	218	Current	750	01/07/2014	10/31/2024	\$30	\$1,890	\$22,680
Grounds Works	227	Current	215	01/08/2022	09/30/2024	\$39	\$700	\$8,400

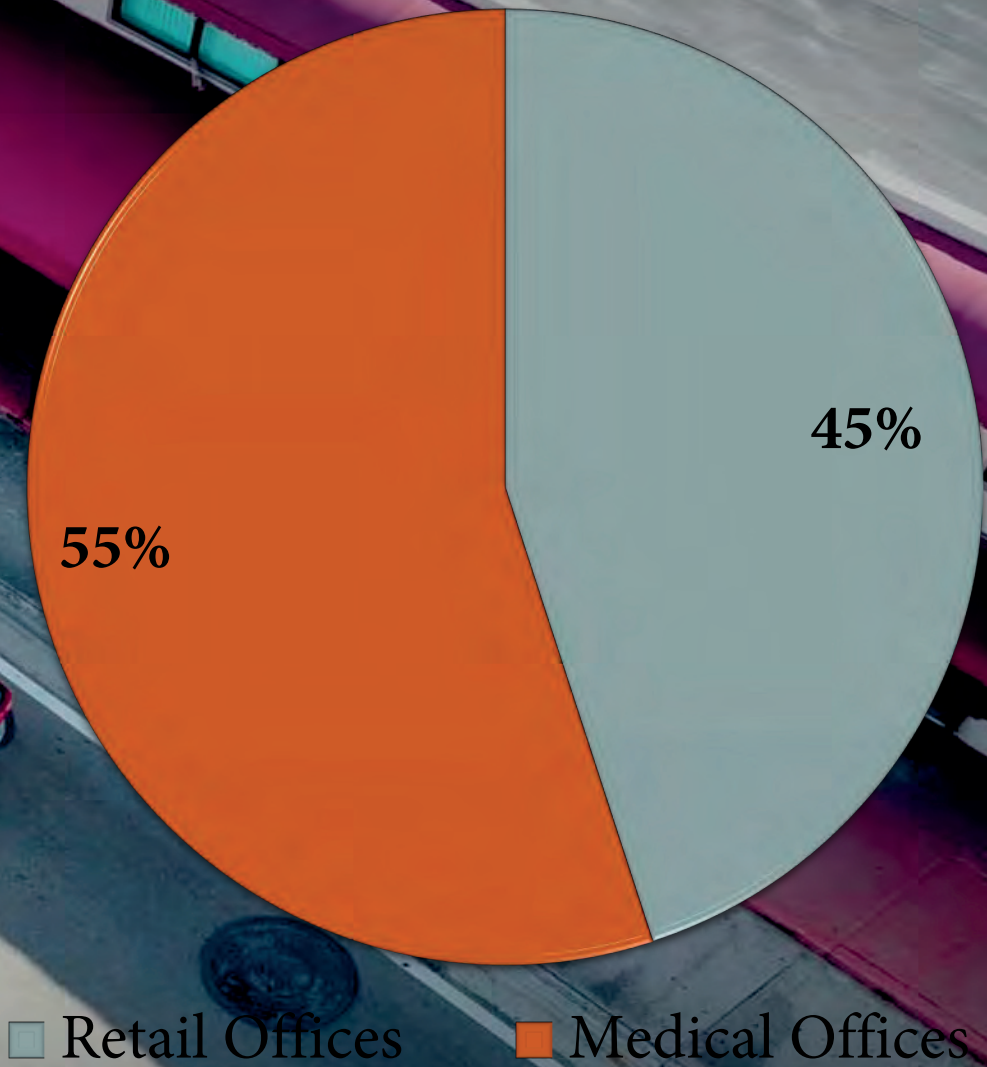
Financials

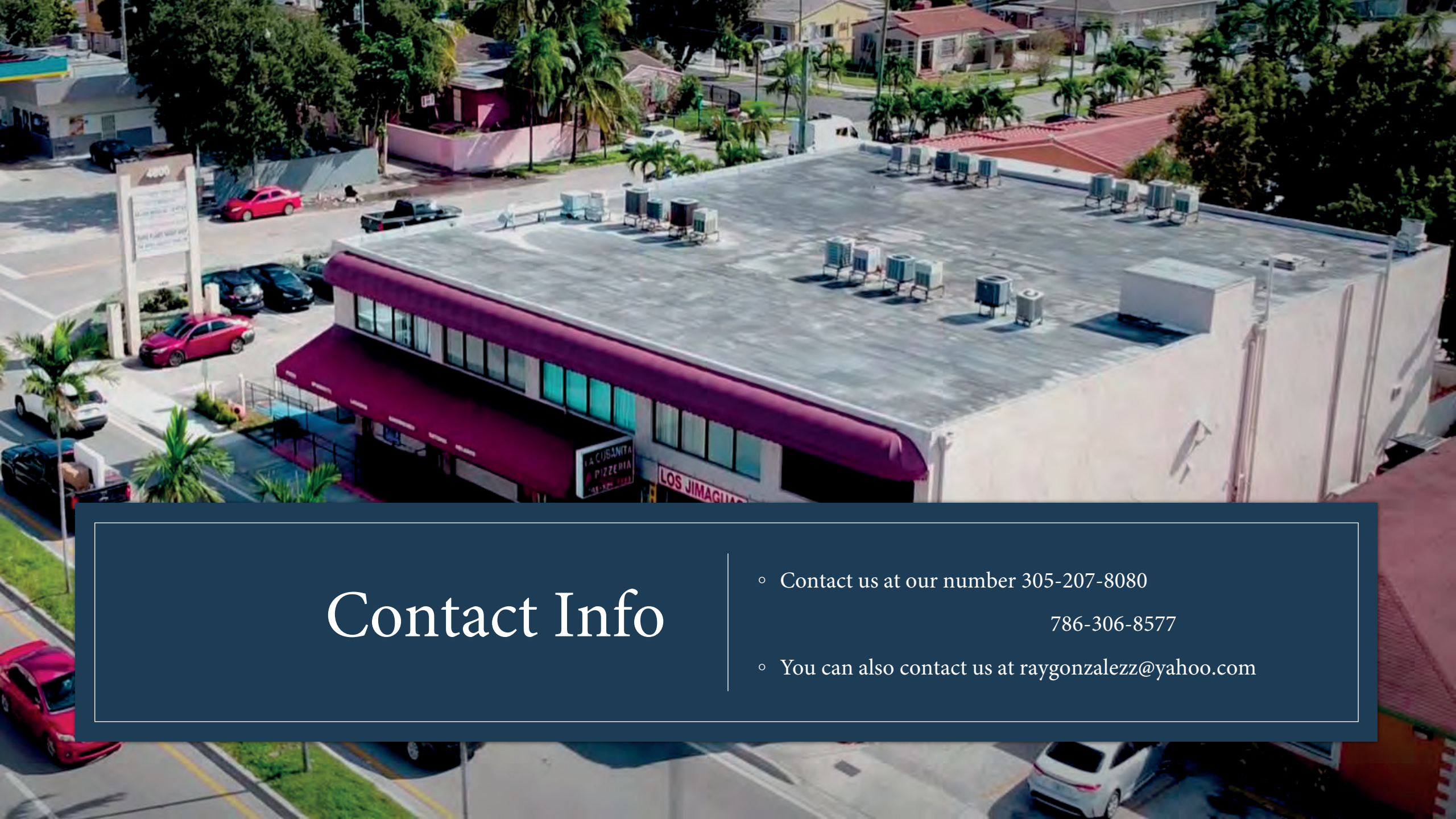
2024 Actual		2025	2025	2026	2027	2028
Potential Rent Income	\$471,500	\$495,075	\$519,829	\$545,820	\$573,111	\$601,767
Vacancy & Cr. Losses	2%	2%	2%	2%	2%	2%
Effective Rental Income	\$462,000	\$485,174	\$509,432	\$534,904	\$561,649	\$589,732
Income reimbursement	\$21,576	\$27,825	29,216	30,677	32,210	33,821
Real Estate Taxes	\$50,800	\$56,687	\$59,521	\$62,488	\$64,612	\$65,222
Property Insurance	\$9,500	\$11,500	\$12,500	\$10,500	\$11,500	\$12,500
Offsite Management	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Repairs & Maintenance	\$5,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Utilities	\$11,800	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Professional Fee	\$500	\$500	\$500	\$500	\$500	\$500
Cleaning & janitorial Serv.	\$6,740	\$6,740	\$6,740	\$6,740	\$6,740	\$6,740
Elevator Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Total Operation Expenses	\$88,540	\$93,127	\$96,961	\$97,928	\$101,052	\$102,662
Net Operating Income	\$395,036	\$392,047	\$412,471	\$436,976	\$460,597	\$487,070
Current Cap Rate \$6,250,000	6.32%	6.27%	6.59%	6.99%	7.36%	7.79%



Tenant Mix

Tenant Mix





Contact Info

- Contact us at our number 305-207-8080
786-306-8577
- You can also contact us at raygonzalezz@yahoo.com