



WYNWOOD

DEVELOPMENT OPPORTUNITY

With current income in place.
Built up to 21 units three levels up
with vertical Potential



The Wynwood District

Wynwood is a vibrant hub in Miami, Florida, known for its blend of artistic spaces, boutiques, vintage stores, distinctive bars, and upscale dining establishments.

Moreover, it is globally renowned for hosting a vast array of outdoor murals.

Today, Wynwood is renowned worldwide as a hub of art, trends, innovative ideas, and creative enterprises. It stands as one of the foremost creative hubs in the United States and has evolved into the preferred gathering place for the emerging generation of artists and innovators seeking a space for living, working, dining, relaxing, and innovating.





Wynwood Norte

The July 2021 proposal for North Wynwood aims to enhance zoning density, permitting a maximum of 9,000 extra residential units beyond the existing 4,000. Developers will finance infrastructure improvements like shade trees, sidewalks, lighting, and affordable housing. Embracing smaller-scale projects is promoted to blend with Wynwood's culture and prevent over-concentration of properties.



*As job hubs shift North and West,
North Wynwood moves closer to
emerging business locations*



Please call to get full details on the property

Peter Dominguez 786-512-4072

Brian Bartley 786-860-9298

Wynwood Norte Location



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Who will live here?

End Consumer Demographics

Entry-level technology employees, technology startups that have recently relocated to Wynwood, young professionals in the financial industry, recent college graduates, workers in Midtown, hospitality employees in Wynwood, Midtown, and the Design District, employees in the Design District (including Tesla HQ, Fendi, Louis Vuitton, Gucci, Prada, etc.), and employees in Wynwood looking for a new lifestyle and working at corporations like Microsoft, Facebook, Merrill Lynch, JP Morgan, and Goldman Sachs.



Wynwood North exhibits a high level of multigenerational diversity, with 36.8% of residences housing children, 10% of residents aged 65 or older, and the most significant age bracket being 25 to 29 years old

Zoning and Land Use

Neighborhood Revitalization District-2 (NRD-2)

The Neighborhood Revitalization District (NRD-2) implements a set of protective guidelines for land development, outlined in Section 3.12. Its objective is to rejuvenate, enrich, and broaden the current diverse, mixed-use neighborhood of Wynwood North. The Wynwood North Community Vision Plan, in accordance with Resolution No. R-19-0472, ratified by the City Commission on November 21, 2019 (the "Community Vision Plan"), serves as the main reference for the NRD-2.



Vision for Planning and Development

The City of Miami Planning Department, in collaboration with community stakeholders and Plusurbia, worked together to establish the purpose and objectives of the North Wynwood neighborhood. Furthermore, they formulated the NRD-2 territorial development code language. Various community meetings were held to address the following aspects:

- Identifying neighborhood resident's concerns and desires regarding their future community vision.
- Establish the North Wynwood NRD (NRD-2) boundaries.
- Identify unique neighborhood traits that should be conserved for posterity.
- Develop territorial development strategies to alleviate displacement and enhance housing and business affordability.
- Identify significant street networks and tactics to promote multimodal transportation opportunities.



Wynwood
♥ NORTE

Wynwood Development Map

JAMESON EQ. Office: 21,161 SF Retail: 5,380 SF	PRINTHOUSE		THE OASIS	CARPE R.E. Office: 20,000 SF Retail: 17,000 SF Courtyard: 35K SF
GATEWAY Office: 205,000 SF Retail: 25,313 SF Stories: 12	THE GATEWAY AT WYNWOOD		WYNWOOD SQUARE	CIM GROUP Units: 257 Office: 60,000 SF Retail: 27,000 SF Stories: 12
LENNAR Units: 189 Retail: 17,000 SF Stories: 11	WYNWOOD GREEN		2110 N MIAMI	SONNY BAZBAZ Units: 163 Rooms: 79 Retail: 12,000 SF Stories: 12
RELATED Units: 248 Retail: 27,000 SF Stories: 12,8	WYNWOOD 29		PRH N. MIAMI	RELATED GROUP Units: 317 Office: 60,400 SF Retail: 22,700 SF
111 WYN Size: 50,000 SF Rooms: 72 Stories: 5	111 WYNWOOD		ARLO HOTEL	QUADRUN GLOB. Size: 141,758 SF Rooms: 217 SF Stories: 9
BEL INVEST Units: 143 Retail: 22,973 SF Stories: 8	DIESEL LIVING		AMLI	RESIDENTIAL Units: 365 Retail: 34,000 SF
MIXED-USE Units: 152 Office: 50,000 SF Retail: 34,000 SF	KUSHNER		FISHER BROTHERS	FISHER BROS. Size: 1.5 Acre Assemblage
RELATED GROUP EAST END CAP. Office: 60,000 SF Retail: 5,000 SF	ANNEX		2121 WYNWOOD	2121 WYN Units: 10 Retail: 24,000 SF Stories: 2
THOR Retail: 63,000 SF	WYNWOOD WALK		WYNWOOD URBAN CAMPUS	MORE DEV. Units: 10 Retail: 24,000 SF Stories: 2
PENDING Rooms: 100 +	PENDING HOTEL		CUBE	REDSKY Office: 80,000 SF Retail: 11,400 SF Stories: 8
RELATED Units: 306 Office: 58,760 SF Retail: 35,858 SF Stories: 12	DORSEY		250 WYNWOOD	FORTIS GROUP Units: 11 Stories: 6
MOXY Size: 98,189 SF Rooms: 120 Retail: 18,129 SF Stories: 8	MOXY HOTEL		WYNWOOD 25	EAST END Units: 289 Retail: 31,000 SF Stories: 8
STERLING BAY Office: 209,050 SF Retail: 28,436 SF Stories: 10	545 WYN		MANA	MIXED-USE Units: 220 Retail: 35,000 SF
			MOISHE MANA Showroom: 1.5M SF Office: 1M SF Retail: 400,000 SF Parks: 90,000 SF	

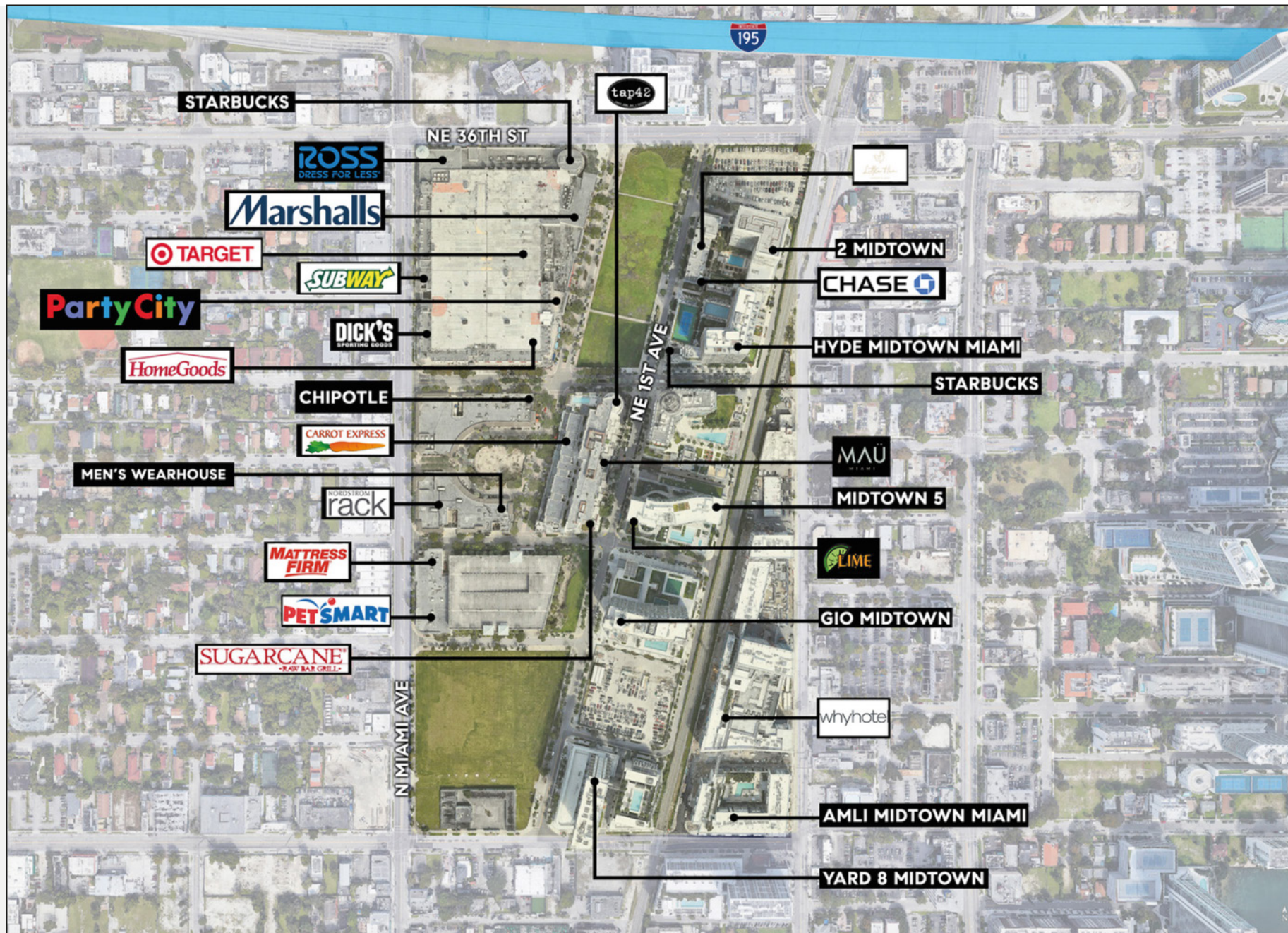
Wynwood Development Initiatives



S Subject Property: 15,000± SF | 35th Street, Miami, FL 33127

	Land SF	Price PSF	Sale Price	Sale Date	Address	City	State	ZIP
1	41,500	\$626.51	\$26,000,000	04/2023	2825 NW 2nd Ave, et al.	Miami	FL	33127
2	10,000	\$470.00	\$4,700,000	01/2023	3490 NW 2nd Ave, et al.	Miami	FL	33127
3	10,000	\$370.00	\$3,700,000	07/2022	3327 NW 2nd Ave, et al.	Miami	FL	33127
4	35,790	\$642.64	\$23,000,000	03/2022	3300 N Miami Ave, et al.	Miami	FL	33127
5	10,450	\$720.38	\$7,528,000	05/2023	2724 NW 2nd Ave	Miami	FL	33127
6	11,300	\$592.92	\$6,700,000	03/2023	160 NW 28th St	Miami	FL	33127
7	29,577	\$612.92	\$26,000,000	12/2022	2220 NW 1st Ct, et al.	Miami	FL	33127
8	12,181	\$985.14	\$12,000,000	11/2022	2134 N Miami Ave, et al.	Miami	FL	33127

Midtown Points of Interest



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Wynwood's Development Boom



WYNWOOD SQUARE

THE ENTRANCE TO WYNWOOD

ARTEM WYNWOOD

95 NW 29th Street

2916 North Miami Avenue

90 NW 29th Street

Office Space Under Construction (AAA):
266,000 sq ft

2022 Commercial Space Completion:
25,000 sq ft

Commercial Space:
5,000 sq ft

Retail/Restaurants:
32,000 sq ft

Office Space (Class A):
195,000 sq ft

Residential:
189 Units

Residential Rental Units:
509

Roof Deck:
8,500 sq ft Covered

Parking Capacity:
324 Spaces

Outdoor Public Place:
26,000 sq ft

Parking:
5 Floors

Developer:
LMC (Lennar)

Parking:
668 Spots

Bicycle Spaces:
668

Promoter:
L&L Holding Company
and Oak Row Equities



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Wynwood Latest Real Estate Updates

Russell Galbut's Crescent Heights scores \$224M loan for Whole Foods-anchored Edgewater project

Developer broke ground on planned 39-story mixed-use project

Miami

Apr. 01, 2022 02:30 PM

THE REAL DEAL
SOUTH FLORIDA REAL ESTATE NEWS



COMMERCIAL REAL ESTATE

Wal-Mart in Midtown Miami breaks ground after beating court challenge



Wal-Mart broke ground on a 203,000-square-foot store in Midtown Miami.

Evolve doubles down on apartment development in Wynwood Norte

Firm plans 105-unit building near its planned 141-unit project

Looks Like Trader Joe's Is About to Open Its Midtown Miami Store

LAINÉ DOSS | JANUARY 27, 2022 | 8:00AM



Having fun at Trader Joe's. Photo by Daniella Mia

Wynwood office building sells for \$49M at 100% occupancy



The Wynwood Annex office at 215 N.W. 24th St., Miami, sold for \$44 million

Developer bets on Wynwood Norte, plans 200-plus apartments

Alexis Bogomolni's ABH Developer Group paid over \$35M for dev sites in district



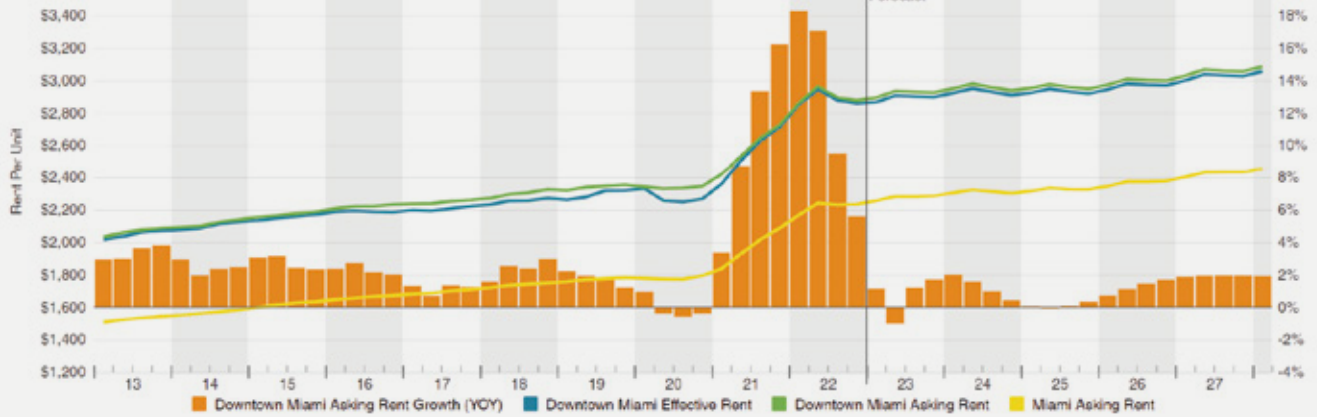
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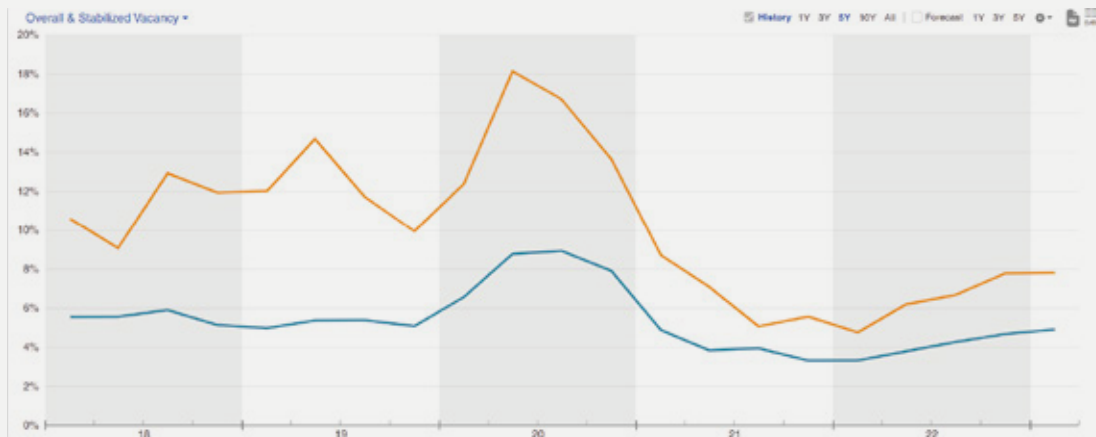
Trends in the Rental Market

DOWNTOWN MIAMI AREA | Unit market rent and rental growth



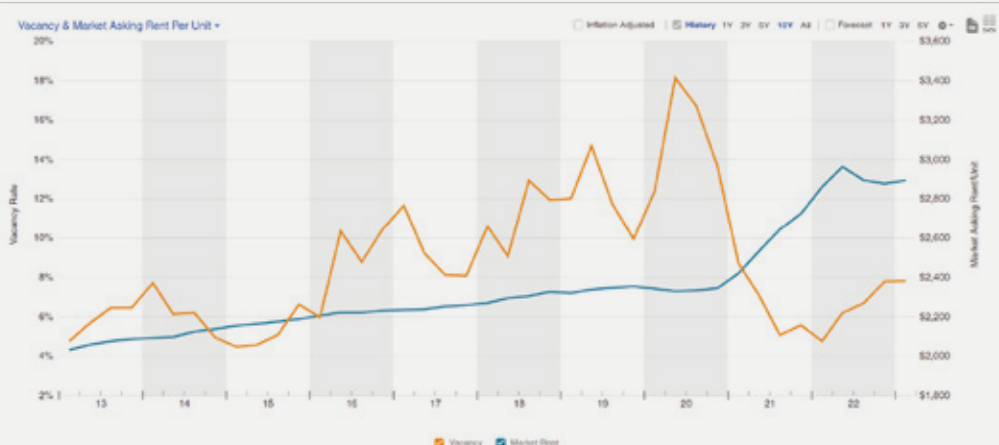
Job Overview

DOWNTOWN MIAMI AREA | Vacancy Management



Comparison of Vacancia and Market Prices

DOWNTOWN MIAMI AREA | Vacancy and market rent per unit



Wynwood Multifamily Off Market



Multifamily Off Market Features

- 8 units all 1 bed 1 bath
- 7 units are Rented in \$1,750 and 1 Unit is Rented in \$1,850
- 636 sqft each unit
- All redone new with permits, impact windows 2008
- All tankless water heater
- All central AC new
- Approved to Build 23 units
Income washer \$300 monthly
- Building 4866 sqft
- Lot 7,150

Wynwood Multifamily Off Market



Expenses

- \$45 monthly landscaping
- \$300 water monthly
- \$350 trash monthly
- Insurance \$12,000
- Taxes \$12,000

Total income 2024

$\$14,4000 \times 12 = \$172,800$

Expenses $\$3,095 \times 12 = \$37,140$

5.8 % Cap Rate

PRO FORMA 2025

$\$181,200 - \$37,140 = \$144,060$

6.2 % Cap Rate

Is a Transferable LLC transaction
so there is no increase on taxes

Asking \$2.3 Million



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