



OFFERING MEMORANDUM

1800 BISCAYNE PLAZA IN EDGEWATER - GROUND FLOOR RETAIL

275 NE 18th St, Miami, FL 33132



1800BISCAYNE
PLAZA



ASSET BREAKDOWN

A strategically placed Class A retail strip situated on Biscayne Blvd and in one of Miami's key commercial markets. There are over 12,000 residential units within a 1 mile radius.

- Includes entire ground floor retail with 11 retail spaces fully leased to 12 tenants.
- 36 parking spaces inside the residential parking garage leased to the residents.
- +/- 20,036 Sq. Ft. (Leasable space) plus 1 storage located on the 5th floor with +/- 2,500 SF.
- Exclusive use of ground floor parking lots. Covered parking for retail tenants.
- The roof rights for any future wireless antenna tenant.

Price: Call to Ask

1800 Biscayne Plaza in Edgewater
Ground Floor Retail

JUAN ARAUJO-ROCA | Lic. Real Estate
JOEL RODRIGUEZ | Broker

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Property Overview

Address:	275 NE 18th Street, Miami
Tenants:	12 retail tenant's
Total SF:	+/- 20,036
Parking:	36 parking tenants leased by residents
Storage:	1 storage with +/- 2,500 SF
Roof:	Commercial Units have the roof rights
Parking Lot:	Two (2) parking lots with +/- 49 parking spaces
Covered Parking Lot:	Inside bldg. with +/- 23 parking
Year Built:	2005



STREET VIEW



EST[®] 1995
GLOBAL
INVESTMENTS REALTY

FIRSTPRO
International Realty

SUBJECT PROJECT
275 NE 18TH ST

LEASABLE
+/- 20,036 SF

LEASABLE UNITS
11 STORES

AERIALS



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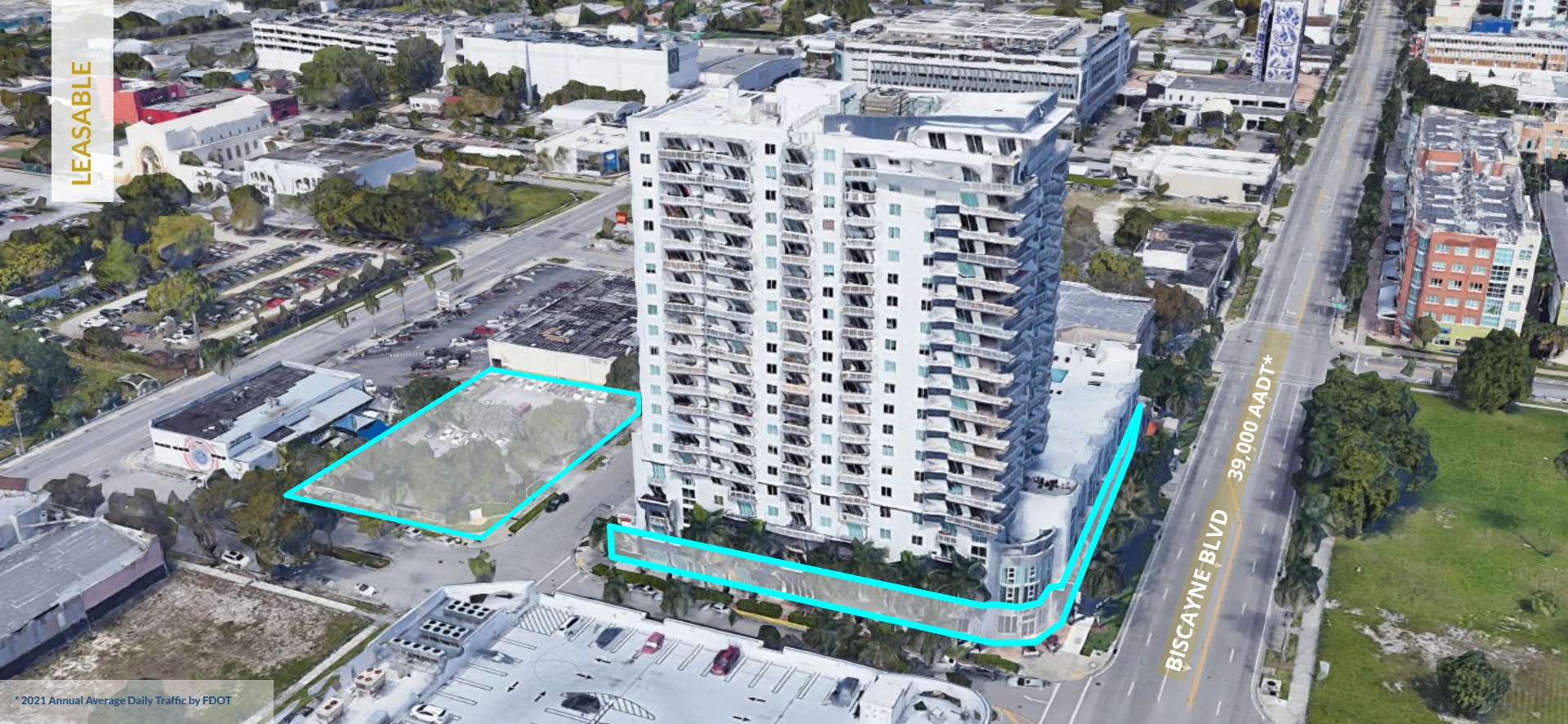
LEASABLE UNITS
11 STORES

PARKING LOT

SOUTH PARKING LOT

NORTH PARKING LOT

LEASABLE



*2021 Annual Average Daily Traffic by FDOT

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275 NE 18TH ST

LEASABLE
+/- 20,036 SF

LEASABLE UNITS
11 STORES



PROFIT & LOSS 12 MONTH RECAP

Subject Properties: 275 NE 18th St
Bldg Size: 20,036 SF
Zoning: RU-5

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
INCOME													
4002 Rent Charge	73,325.40	80,822.60	80,828.38	77,863.52	78,445.92	65,711.96	76,251.28	72,015.93	88,223.37	77,501.28	66,835.03	70,920.88	908,745.55
4007 NSF Fees	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
4008 Late Fee Income	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	400.00
4014 RE Taxes	4,729.37	5,301.26	6,067.51	5,247.54	5,959.39	6,692.83	5,356.41	5,301.64	6,388.91	5,468.64	5,787.77	6,274.28	68,575.55
4015 CAM	10,983.35	11,717.59	13,003.09	13,195.06	12,153.92	13,905.71	11,348.88	11,922.36	56,551.31	12,375.37	12,181.72	13,119.70	192,458.06
4023 Parking Income	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,790.00	0.00	7,000.00	3,500.00	3,500.00	42,290.00
4024 Water & Sewer Income	0.00	581.41	1,396.23	7,631.67	0.00	1,277.43	0.00	762.57	0.00	0.00	500.00	0.00	12,149.31
4029 Parking Sign	1,300.00	1,300.00	1,533.19	1,300.00	1,100.00	1,516.81	1,050.00	1,720.63	850.00	1,250.00	1,200.00	1,500.00	15,620.63
4039 Special Assessment	0.00	0.00	0.00	1,314.38	1,314.38	1,067.07	1,217.03	1,659.04	969.72	1,067.07	1,857.21	1,609.90	12,075.80
TOTAL INCOME	93,838.12	103,222.86	106,528.40	110,102.17	102,473.61	93,671.81	99,013.60	93,382.17	159,983.31	101,162.36	91,861.73	97,124.76	1,252,364.90
EXPENSE													
6300 Condo Association Dues	11,275.06	15,157.58	13,246.32	13,226.32	13,226.32	13,226.32	13,226.32	13,226.32	18,290.22	15,758.27	15,758.27	15,758.27	171,375.59
6650 Insurance	0.00	0.00	6,798.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,798.55
6700 Mortgage Interest	35,507.66	31,716.29	28,576.24	31,803.11	30,436.64	31,362.19	30,270.41	31,186.96	35,507.66	30,013.67	30,923.57	21,474.97	368,779.37
6806 Fire Sprinkler Certification	0.00	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
6808 Backflow Certification	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6812 Inspections and Certification	0.00	690.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	690.00
6800 Other Licenses, Permits & Fee	150.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.00
6855 Pest Control	321.00	321.00	321.00	0.00	321.00	642.00	0.00	642.00	321.00	0.00	0.00	0.00	3,852.00
7000 Management Fees	3,841.27	4,216.13	4,216.42	4,068.00	4,097.00	3,460.00	3,624.00	3,775.00	3,658.00	4,050.00	3,516.75	5,521.00	48,043.57
7251 A/C Repairs & Maintenance	0.00	1,474.00	0.00	0.00	699.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,173.00
7256 Locks & Keys	508.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	508.25
7257 Plumbing Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00
7260 General Repair	0.00	0.00	0.00	0.00	0.00	424.66	0.00	0.00	0.00	0.00	0.00	0.00	424.66
7262 Electrical Repair	0.00	495.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495.00
7400 Property Taxes	0.00	0.00	-381.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,144.54	105,763.51
7501 Electric	374.66	361.00	336.45	317.96	294.79	275.82	262.68	245.26	228.70	216.34	201.37	197.91	3,312.94
7504 Water And Sewer Utility	1,704.97	1,943.80	1,360.42	1,325.18	1,698.83	1,882.48	1,588.57	1,453.89	1,158.20	1,187.32	1,027.37	1,189.07	17,520.10
TOTAL EXPENSES	53,682.87	56,854.80	54,474.37	50,740.57	50,773.58	51,898.47	48,971.98	50,529.43	59,163.78	52,475.60	51,427.33	151,248.76	732,241.54
OTHER INCOME													
4355 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.97	23.09	26.06
4350 Other Income	214.00	321.00	321.00	321.00	214.00	428.00	1,752.66	1,328.00	717.50	214.00	214.00	428.00	6,473.16
TOTAL OTHER INCOME	214.00	321.00	321.00	321.00	214.00	428.00	1,752.66	1,328.00	717.50	214.00	216.97	451.09	6,499.22
NET INCOME	40,369.25	46,689.06	52,375.03	59,682.60	51,914.03	42,201.34	51,794.28	44,180.74	101,537.03	48,900.76	40,651.37	-53,672.91	526,622.58

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PROFIT & LOSS YTD

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	TOTAL
INCOME							
4002 Rent Charge	82,352.62	61,974.63	62,059.61	77,941.27	51,734.41	50,812.62	386,875.16
4007 NSF Fees	50.00	0.00	0.00	0.00	50.00	50.00	150.00
4008 Late Fee Income	0.00	0.00	0.00	0.00	45.00	0.00	45.00
4014 RE Taxes	6,593.57	5,071.59	6,296.59	7,239.76	7,385.17	5,277.98	37,864.66
4015 CAM	15,146.44	9,107.35	12,415.52	13,748.63	14,940.80	11,072.06	76,430.80
4023 Parking Income	0.00	3,500.00	0.00	3,000.00	2,750.00	3,125.00	12,375.00
4029 Parking Sign	750.00	1,200.00	1,100.00	1,100.00	850.00	850.00	5,850.00
4039 Special Assessment	1,067.07	2,246.14	1,366.05	1,809.48	1,564.30	1,103.86	9,156.90
TOTAL INCOME	105,959.70	83,099.71	83,237.77	104,839.14	79,319.68	72,291.52	528,747.52
EXPENSE							
6300 Condo Association Dues	16,624.42	16,624.42	16,624.42	16,624.42	16,624.42	16,624.42	99,746.52
6650 Insurance	0.00	0.00	7,123.00	0.00	100.00	0.00	7,223.00
6700 Mortgage Interest	30,745.19	30,657.31	28,599.76	30,473.39	29,404.37	30,297.72	180,177.74
6808 Backflow Certification	0.00	0.00	0.00	0.00	0.00	300.00	300.00
6800 Other Licenses, Permits & Fee	244.00	44.00	0.00	0.00	0.00	0.00	288.00
6852 Janitorial Expense	500.00	0.00	0.00	0.00	0.00	0.00	500.00
6855 Pest Control	214.00	214.00	214.00	214.00	107.00	321.00	1,284.00
7000 Management Fees	4,117.00	3,448.00	3,102.98	4,047.06	2,717.97	2,696.00	20,129.01
7251 A/C Repairs & Maintenance	120.00	0.00	0.00	0.00	0.00	750.00	870.00
7256 Locks & Keys	0.00	0.00	0.00	0.00	0.00	1,230.50	1,230.50
7250 Total Repairs Expense	120.00	0.00	0.00	0.00	0.00	1,980.50	2,100.50
7501 Electric	182.42	315.34	321.96	279.37	271.11	280.79	1,650.99
7504 Water And Sewer Utility	1,120.55	1,445.59	1,318.13	1,854.73	1,498.15	1,230.48	8,467.63
7510 Trash Removal	450.00	0.00	0.00	0.00	0.00	0.00	450.00
TOTAL EXPENSES	54,437.58	52,748.66	57,304.25	53,492.97	50,723.02	55,711.41	324,417.89
OTHER INCOME							
4355 Interest Income	1.02	22.38	22.34	24.61	23.78	119.84	213.97
4350 Other Other Income	214.00	107.00	107.00	428.00	1,523.00	107.00	2,486.00
TOTAL OTHER INCOME	215.02	129.38	129.34	452.61	1,546.78	226.84	2,699.97
NET INCOME	51,737.14	30,480.43	26,062.86	51,798.78	30,143.44	16,806.95	207,029.60

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1800 Biscayne Plaza in Edgewater - Ground
Floor Retail

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