

Lease Abstract

1270 NW 29TH ST

Property Address:	1270 NW 29 th Street Miami, FL 33142
Tenant Name:	LUH Crew LLC/ Armando Vasquez & Carlos Villegas
Unit #:	1
Commencement Date:	12/10/2024
Expiration Date:	12/31/2026
Lease Term:	2 Years
Permitted Use:	Tattoo Shop
Renewal Option:	N/A
Rentable Area (approx.):	1,094 sq ft sq ft
Base Rent:	\$2,141.88
CAM:	N/A
Increase:	4% or CPI

Property Address:	1270 NW 29 th Street Miami, FL 33142
Tenant Name:	Chandry Smitten
Unit #:	2
Commencement Date:	12/01/2021
Expiration Date:	M2M
Lease Terms:	M2M
Permitted Use:	Residential
Renewal Option:	N/A
Rentable Area (approx.):	291 sq ft
Base Rent:	\$1,500.00
CAM:	N/A
Increase:	N/A

Property Address:	1270 NW 29 th Street Miami, FL 33142
Tenant Name:	Young Musicians Unite Inc/Sammy Gonzalez
Unit #:	3
Commencement Date:	08/01/2021
Expiration Date:	07/31/2027
Lease Term:	2 Years
Permitted Use:	Music School & any lawful purposes
Renewal Option:	Two (2), Twenty-four (24) months terms
Rentable Area (approx.):	1,615 sq ft sq ft
Base Rent:	\$1,735.92
CAM:	\$ 740.21
Increase:	3%

Prepared By: Liliana Acosta

Date: 11/24/2025

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1260 NW 29TH ST

Property Address:	1260 NW 29 th Street Miami, FL 33142
Tenant Name:	YUHMI, LLC/ Walter S Chamut
Unit #:	101
Commencement Date:	03/14/2025
Expiration Date:	02/28/2027
Lease Term:	2 Years
Permitted Use:	Creative Office
Renewal Option:	One (1), Twenty-four (24) months terms
Rentable Area (approx.):	1,567 sq ft sq ft
Base Rent:	\$3,950.00
CAM:	N/A
Increase:	4% or CPI

Property Address:	1260 NW 29 th Street Miami, FL 33142
Tenant Name:	Studio Bros, LLC/ Sammy Gonzalez
Unit #:	102
Commencement Date:	03/12/2021
Expiration Date:	03/31/2026
Lease Term:	5 Years
Permitted Use:	Recording Studio
Renewal Option:	Two (2), Sixty (60) months terms
Rentable Area (approx.):	1,463 sq ft sq ft
Base Rent:	\$2,342.47
CAM:	\$ 387.70
Increase	3%

Property Address:	1260 NW 29 th Street Miami, FL 33142
Tenant Name:	Wynwood School of Music (WSM)
Unit #:	103
Commencement Date:	05/01/2020
Expiration Date:	04/30/2030
Lease Term:	5 Years
Permitted Use:	Music School w/assoc general office
Renewal Option:	Two (2), Sixty (60) months terms
Rentable Area (approx.):	3,084 sq ft sq ft
Base Rent:	\$2,731.81
CAM:	\$ 816.82
Increase	3%

Property Address:	1260 NW 29 th Street Miami, FL 33142
Tenant Name:	Raleigh Music Publishing, LLC/ Steven Storch
Unit #:	104
Commencement Date:	10/01/2023
Expiration Date:	09/30/2026
Lease Term:	3 Years
Permitted Use:	Music Studio
Renewal Option:	One (1), Thirty-six (36) months term
Rentable Area (approx.):	2,255 sq ft sq ft
Base Rent:	\$3,592.48
CAM:	\$1,556.19
Increase:	3% or CPI