

COMPS & VALUATION

For buyers seeking to purchase and lease the retail bay at 116 S. Miami Ave, please note this valuation:

Co-Star® Survey Comp-Average \$49.69/SF/year NNN * 4,500 SF = \$223,605/year in Net Operating Income









Using a 6% Cap Rate, then the **potential implied valuation on average may be \$3,726,750.**

Lease Comps	Analytics	Map				
Rents Per SF	Survey	Low	High			
NNN Asking Rent	\$49.69	\$40.00	\$60.00			
NNN Starting Rent	-	-	-			
NNN Effective Rent	-	-	-			
Concessions	Survey	Low	High			
Months Free Rent	-	-	-			
TI Allowance Per SF	-	-	-			
Concessions	-	-	-			
Asking Rent Discount	-	-	-			
Annual Rent Increase	-	-	-			
Volume	Survey	Low	High			
Deals	7	-	-			
SF Leased	27,452	3,000	5,000			
Average Deal SF	3,921	3,000	5,000			
Buildings	6	-	-			
Building SF	1,938,296	4,464	1,200,000			
Time on Market	Survey	Low	High			
Months on Market	5.1	4.1	6.1			
Months Vacant	6.1	5.1	7.2			
Average Term in Years	-	-	-			

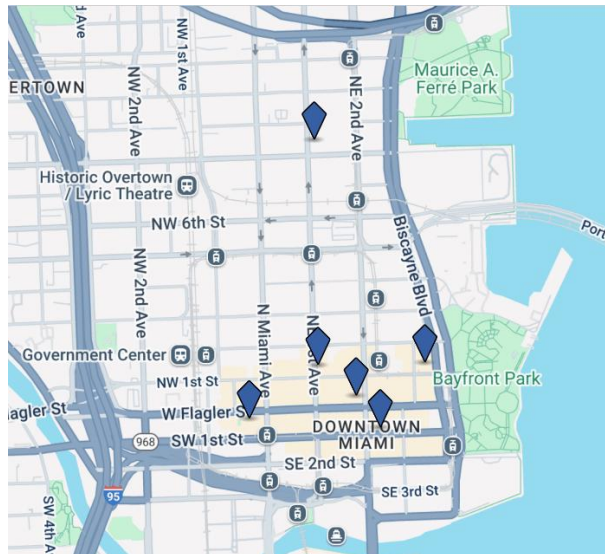
Deals by NNN Asking Rent

NNN Asking Rent Range	Count
<\$5	0
\$15	0
\$25	0
\$35	0
\$45	1
>\$45	1

Downtown Miami Retail Comps – Lease Retail past 18 months which support the Analysis above.

Lease Comps		Analytics	Map								
	Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type
	Aug 2024	Sep 2024	16-20 W Flagler St	Miami	1st	4,775	\$40.00	NNN	Asking	Retail	Direct
	Jan 2024	Jan 2024	169 E Flagler St	Miami	1st	3,000				Retail	Direct
	Dec 2023		111 NE 1st St	Miami	1st	3,350				Retail	Direct
	Oct 2023	Nov 2023	223-225 SE 1st St	Miami	1st	4,492	\$60.00	NNN	Asking	Retail	Direct
	Aug 2023		851 NE 1st Ave	Miami	1st	3,835				Retail	Direct
	Jul 2023		169 E Flagler St	Miami	1st	3,000				Retail	Direct
	Jun 2023	Oct 2023	100 N Biscayne Blvd	Miami	1st	5,000				Retail	Direct

Downtown Miami Market Comps – Leased Retail - see diamonds for those locations noted above.



Note: This information is sourced from Co-Star® May 04, 2025. Note that all information is subject to errors, omissions, change, and withdrawal without notice. Not all market data is input into CoStar, but it does have the majority, though not always, all complete market data. Relying on these lease comps is for conversations and subject to buyer's opinions and goals in leasing. Buyers should perform their own due diligence and don't rely on this information as representations or warranties.