

# HIALEAH COMMERCE CENTER

RETAIL/OFFICE BUILDING  
3750 W 16 AVE  
HIALEAH FL 33012  
MIAMI DADE



## INVESTMENT HIGHLIGHTS

- Lot size is 52,000 Sq. Ft
- Parking area all over around the building
- Significant Upside Potential
- The property is just minutes from the Palmetto express way
- Strategic corner lot



## OFFERING SUMMARY

<u>Price</u>	To Be Determined
Typical Down (35)%	\$?
Loan amount	\$5,000,000
Loan Type	Conventional
Interest Rate	4.25%
Amortization Term	25 year
Gross Leasable Area (GLA)	41,000
Price per square Foot (GLA)	\$170.00
Lot Size	52,000sq.ft



HOME WIZ  
USA.  
COMMERCIAL DIVISION

PRESENTED BY

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# INVESTMENT OVERVIEW

This is a unique opportunity to own a retail/office building located in the heart of **Hialeah**.

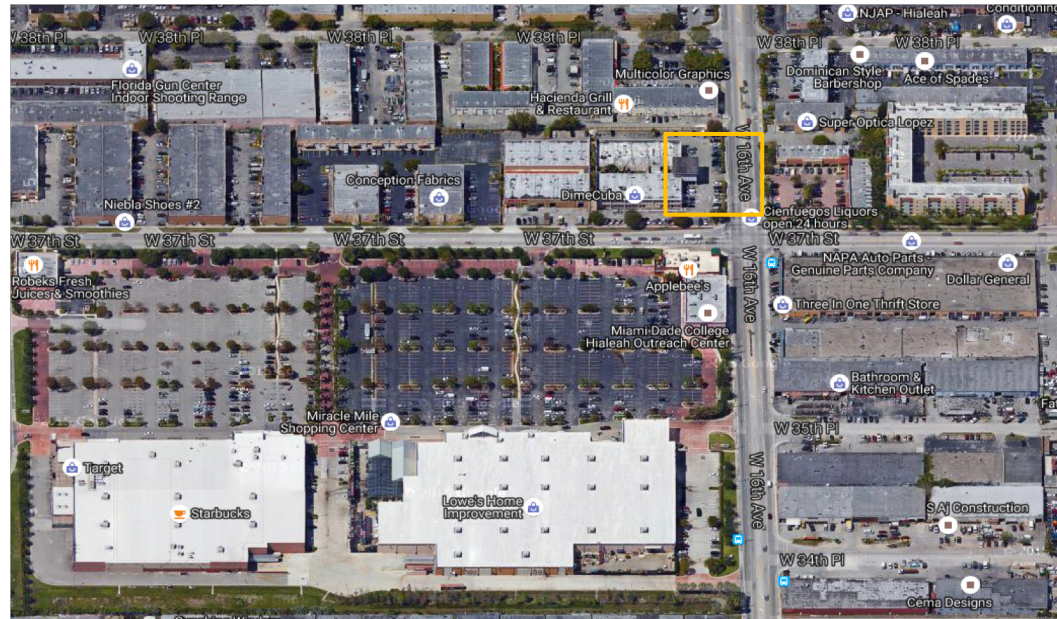
Retail/office style center.

Property consists in two stores

Building with 41,000 sq. Ft of retail/office space. Property has a parking area on the around the actual building.

Property is just minutes from the palmetto and the Westland

Mall and is located in the dynamic and prime corner location adjacent to Lowes and target super center.



## Rent & Expenses

Actual	
Potential Rental income	\$580,000.00
Vacancy & Cr. Losses	4% of \$23,200.00
Effective Rental Income	\$556,800.00
Real Estate Taxes	\$55,000.00
Property Insurance	\$15,000.00
Off site management	\$5,000.00
Repairs & Maintenance	\$5,000.00
Utilities	\$12,200.00
Professional Fee	\$500.00
Cleaning & Janitorial Serv.	\$6,300.00
Elevator Maintenance	\$900.00
Phone Elevator	\$360.00
Total Operating expenses	\$100,260.00
<b>Net operating income</b>	<b>\$456,540.00</b>
Current Cap Rate	6.55%

Proforma	
Potential Rental income	\$600,000.00
Vacancy & Cr. Losses	4% of \$24,000.00
Effective Rental Income	\$576,000.00
Real Estate Taxes	\$55,000.00
Property Insurance	\$15,000.00
Off site management	\$5,000.00
Repairs & Maintenance	\$5,000.00
Utilities	\$12,200.00
Professional Fee	\$500.00
Cleaning & Janitorial Serv.	\$6,300.00
Elevator Maintenance	\$900.00
Phone Elevator	\$360.00
Total Operating expenses	\$100,260.00
<b>Net operating income</b>	<b>\$475,740.00</b>
Pro-forma Cap Rate	<b>6.80%</b>

