

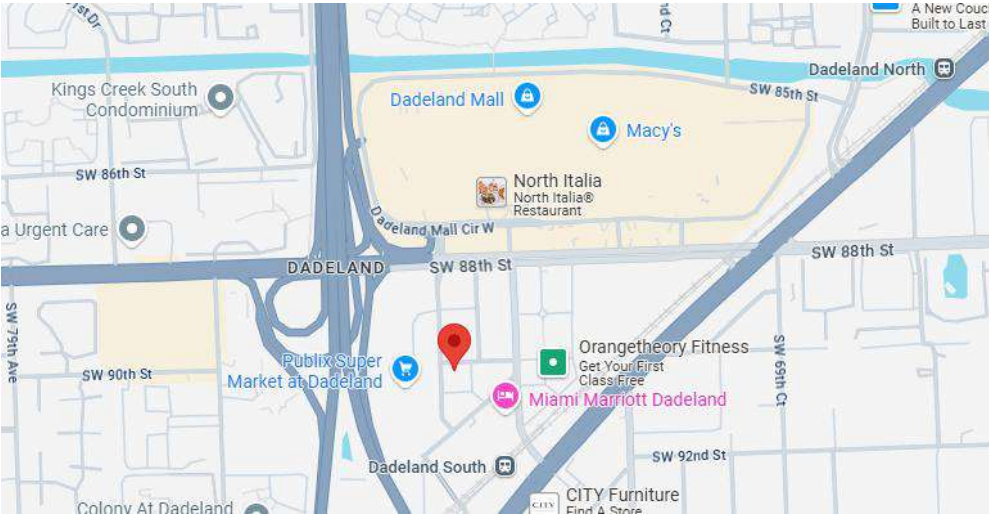


FOR SALE

Kendall NN Retail Opportunity

7360 SW 90th St, Kendall FL 33156

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,450,000
Submarket:	Kendall
Unit SF:	2,029 SF
Price/SF Building:	\$743.63
Investment Type:	NN Investment – Owner/User
Zoning:	DKUC
Cap Rate:	6.12%
NOI:	\$88,800
Lease Term:	5 Year + 2 (5) Year Options
Increases:	5% Annual Increase in the CPI Index over the Base Period CPI Index or Five (5%) Percent, whichever is greater

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 7360 SW 90th St, Kendall, FL 33156, a fully leased retail condominium at the base of a high-rise residential building in the heart of Downtown Kendall. The offering features a long-term NN lease to an established restaurant operator, providing investors with a stable income stream in one of Miami-Dade’s most walkable and transit-connected submarkets. Located within the Downtown Kendall Urban Center (DKUC) zoning district, the property is surrounded by dense residential development, premier retail, and multimodal transit access, ensuring long-term tenant demand and future value growth.

INVESTMENT HIGHLIGHTS

- NN Lease To Established Restaurant; Rinconcito Dadeland Miami
- Walkable, High-Density Urban Core
- Steps From Metrorail And Dadeland Mall
- Surrounded By Class A Residential Towers

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LOCATION DESCRIPTION



Location Overview

7360 SW 90th St is strategically located in the heart of Kendall, one of Miami's most established suburban communities. This area offers a balanced lifestyle with access to top-rated schools, including Kenwood K-8 Center and Glades Middle School, both within a short drive. The neighborhood is characterized by tree-lined streets, well-maintained parks, and a variety of family-friendly amenities, making it an ideal location for both families and professionals.

Transportation is a key advantage of this location. The property is conveniently situated near major highways, including the Palmetto Expressway (SR 826) and U.S. Route 1, facilitating easy commutes to Downtown Miami and other parts of the city. Additionally, the Dadeland South Metrorail station is nearby, providing direct access to the greater Miami area and reducing the reliance on personal vehicles.

The surrounding area boasts a wealth of shopping, dining, and entertainment options. Dadeland Mall, one of Miami's premier shopping destinations, is just minutes away, offering a wide range of retail stores and restaurants. For those seeking a more upscale experience, The Falls, an open-air shopping center, is also in close proximity. Furthermore, the vibrant neighborhoods of Coral Gables and South Miami are easily accessible, providing additional cultural, dining, and recreational opportunities.

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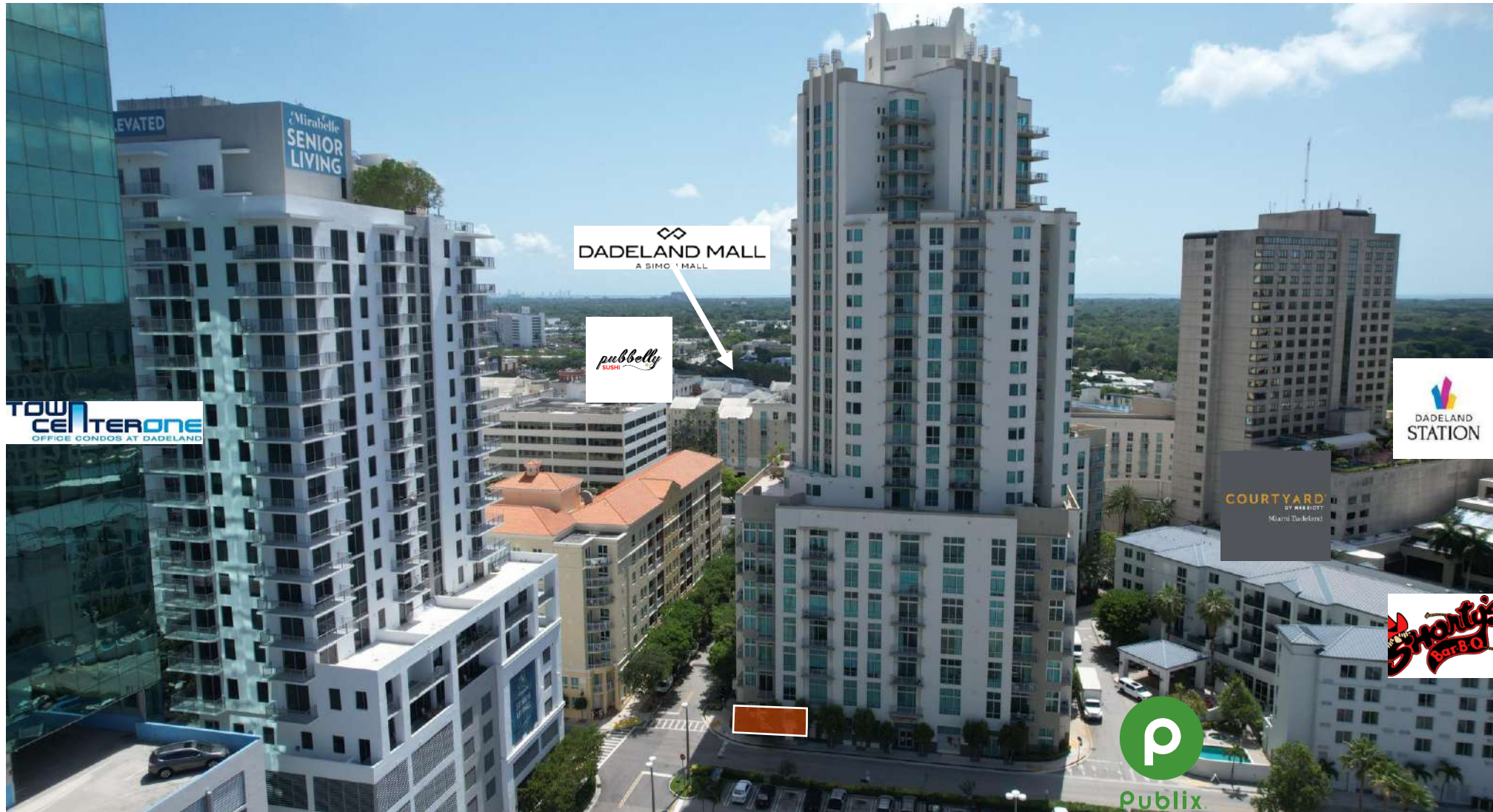
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AERIAL

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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PRO FORMA



Property Info	
Address 1	7360 SW 90 st
Address 2	Retail Condo
Submarket	Dadeland
Type	Core NN Retail
Tenants	1
Buildings	1
Total RSF	2,029 SF
Total Building SF	2,029 SF
Loss Factor	0.0%
Total Land Size	0 / 1.52 AC
Occupancy Rate	100%

Cash Flow Assumptions		
Annual Rent Increase		5%
Adjusted Property Taxes	\$2.72 PSF	
Adjusted Insurance	\$0.00 PSF	
CAM	\$0.00 PSF	

Expenses Summary	PSF	Annual
Taxes	\$12.86	\$26,100.00
Insurance	\$0.00	\$0.00
Association Fee	\$5.91	\$12,000.00
Total Expenses	\$18.78	\$38,100.00

Financial Overview	
Price Guidance	\$1,450,000.00
Price PSF	\$714.64
Gross Income	\$138,900.00
Base Rent	\$100,800.00
Expenses Recovery	\$38,100.00
Landlord Responsibility	\$12,000.00
Effective Gross Income	\$126,900.00
(-) Total Expenses	\$38,100.00
Net Operating Income	\$88,800.00
Cap Rate	6.12%

* Landlord is responsible for association fee

Cash Flow Schedule					
Year	1	2	3	4	5
NOI	\$88,800.00	\$93,240.00	\$97,902.00	\$102,797.10	\$107,936.96
Cap Rate	6.12%	6.43%	6.75%	7.09%	7.44%

		Base PSF	Base Annual	NNN PSF	NNN Annual	Gross Annual	Gross Monthly
	SF						
SubTotal	2,029	\$49.68	\$100,800.00	\$18.78	\$38,100.00	\$100,800.00	\$8,400.00
Total	2,029		\$100,800.00		\$38,100.00	\$138,900.00	\$11,575.00
	SF	PSF	Annual	NNN PSF	NNN Annual	Gross Annual	Gross Monthly
			\$0.00	\$18.78	\$0.00	\$0.00	\$0.00
	0		\$0.00		\$0.00	\$0.00	0
	2,029		\$100,800.00		\$38,100.00	\$138,900.00	\$11,575.00

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MOODBOARD



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