



CHASE

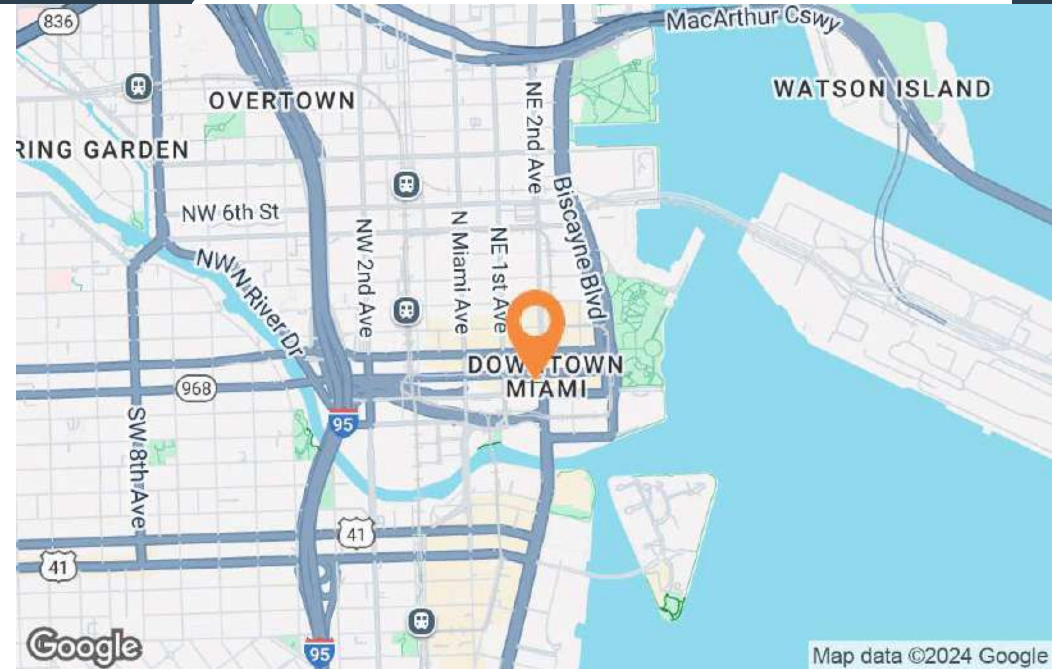
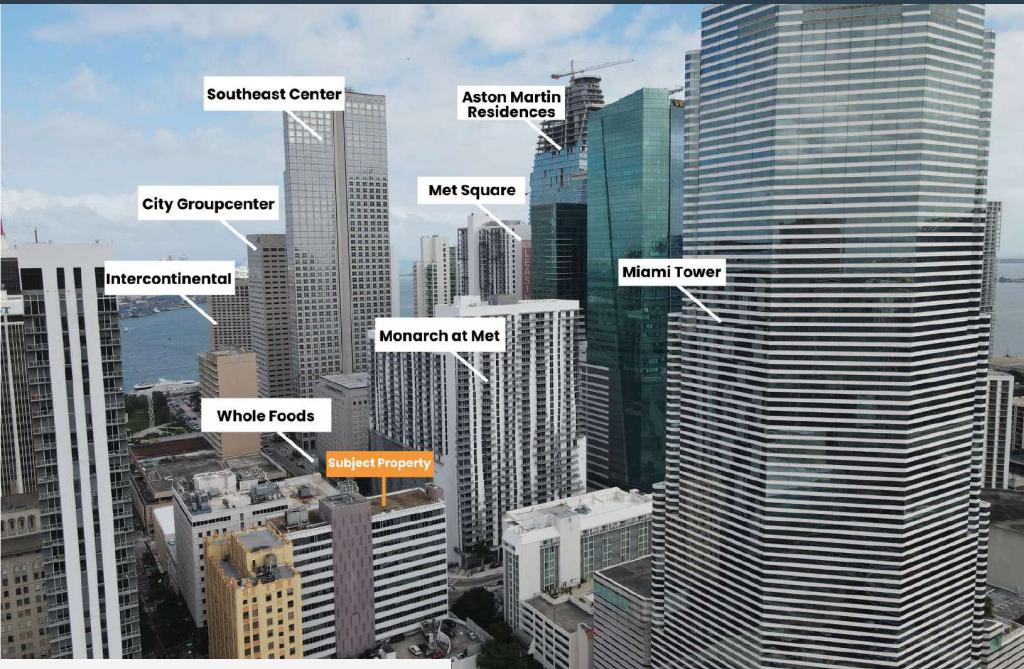
Subject Property

OFFICE CONDO FOR SALE

150 SE 2ND AVE, MIAMI,

CHASE BANK BUILDING: ENTIRE 7TH FLOOR

FA
Commercial



- + SALE PRICE**
Subject To Offer
- + SIZE**
9,931 SF
- + NOI**
\$181,186
- + TENANTS**
8

PROPERTY OVERVIEW

Entire 7th floor comprised of 9 office units in downtown next to the Miami Tower.

LOCATION OVERVIEW

Downtown Miami is a busy shopping area with cultural and event venues. During the day, the open-air malls, department stores and jewelry shops are busy with foot traffic, while at night, crowds descend on the American Airlines Arena for Miami Heat basketball games and big-name concerts.

PROPERTY HIGHLIGHTS

- Entire 7th floor available for sale f
- 8 Tenants
- 9 Office Suites



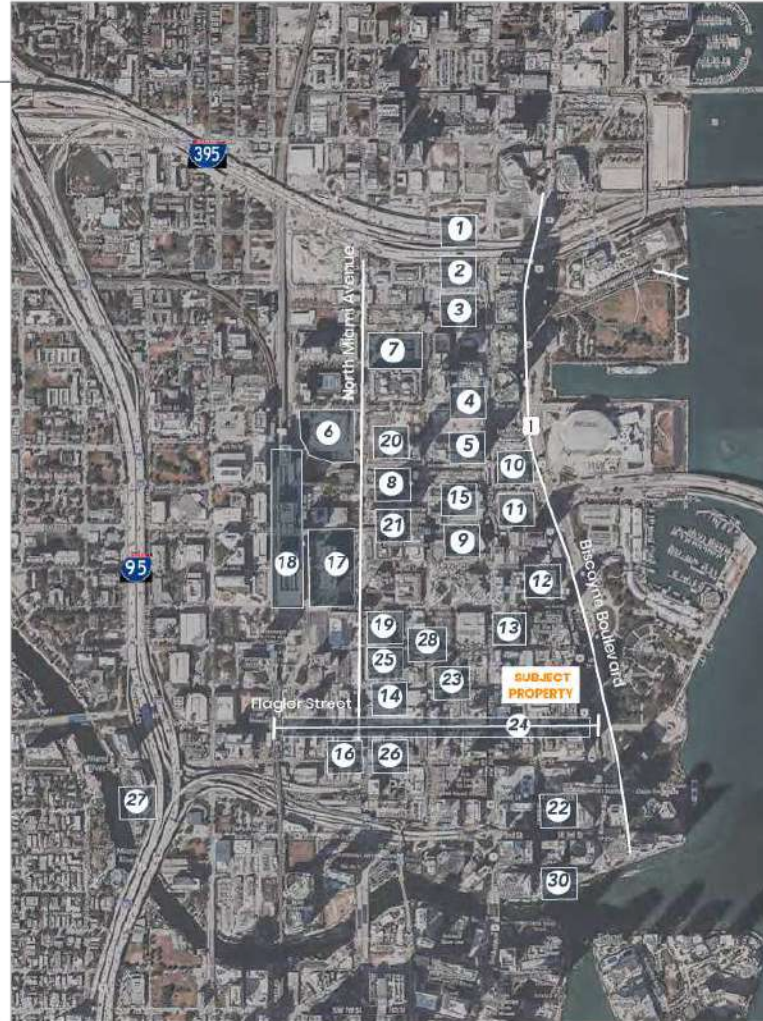
7TH LEVEL FLOOR PLAN





Nearby Developments

- | | |
|--|---|
| 1. Underdeck Miami | 16. Lions Group NYC 675 units |
| 2. Elleven Hotel Residences/ Beyond 461 units 375 Hotel keys | 17. US District Courthouse |
| 3. Naftali Group Two Supertall Towers 1.3 million total sf of development | 18. Miami Central Station 810 units 130,000 sf of retail |
| 4. CitizenM at MWC 252 Hotel keys | 19. The District 640 units |
| 5. Bezel at MWC 434 units | 20. The Crosby at MWC 450 units |
| 6. Witkoff and Monroe Capital 2,200 units | 21. Downtown 5 th 1042 units |
| 7. Legacy at MWC 310 condos 210 hotel keys | 22. Monarc at Met Apartments 482 units |
| 8. Okan tower 399 units | 23. Diamond District |
| 9. Related Group Merrimac Ventures 450 units | 24. Flagler Street Streetscape |
| 10. Nativo Miami 412 units | 25. Metro Mall Jewelry Center |
| 11. Elser Residences 640 units | 26. New Courthouse |
| 12. Waldorf Astoria 380 units | 27. Miami River 1878 residential units 330 hotel rooms 196,882 sf of retail |
| 13. YotelPad 453 units | 28. Namdar 640 units |
| 14. Lalezarian Properties 565 units | 29. Hyatt Gencom 1,500 units |
| 15. 501 First Residences 448 units | 30. Aston Martin Residences 434 units |



INITIAL BUSINESS 4 FOLIOS

| | SUITE | % SHARE | SIZE | CAF 19% |
|---|-------|--------------|--------------|--------------|
| 1 | 701 | 3,269 | 3,830 | 4558 |
| 2 | 706 | 0,858 | 1,005 | 1196 |
| 3 | 712 | 1,152 | 1,350 | 1607 |
| 4 | 715 | 1,844 | 2,160 | |
| | | 7,123 | 8,345 | 9,931 |

AMENDMENT 2017 NINE (9) FOLIOS

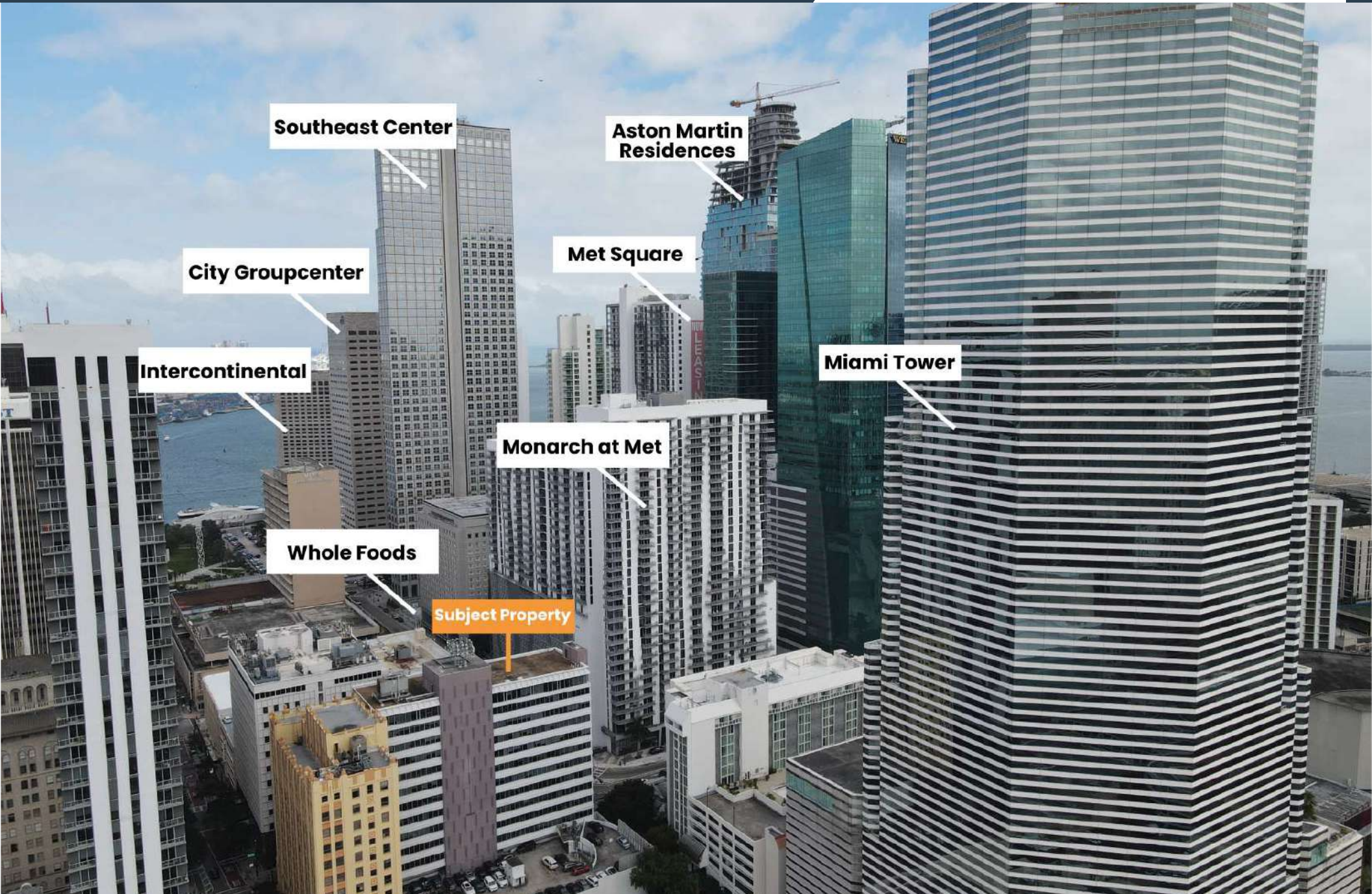
| | %SHARE REAL | %SHARE/TAX ROLL | SIZE/TAX ROLL | SIZE/CONDO DOCS | CAF 19.00% | SIZE LEASE CONTRACT |
|-----|--------------|-----------------|---------------|-----------------|--------------|---------------------|
| 701 | 1,015 | 1,015 | 1121 | 1,189 | 1,415 | 1,415 |
| 702 | 1,076 | 1,076 | 1188 | 1,261 | 1,501 | 1,501 |
| 703 | 1,076 | 1,076 | | 565 | 672 | |
| 704 | 0,695 | 0,695 | 767 | 814 | 969 | 973 |
| 705 | 0,695 | 0,695 | 662 | 703 | 837 | 840 |
| 706 | 1,245 | 1,245 | 1374 | 1,458 | 1735 | 1,735 |
| 709 | 0,541 | 0,541 | 598 | 634 | 754 | 755 |
| 710 | 0,858 | 0,858 | 948 | 1,005 | 1,196 | 1,415 |
| 712 | 0,611 | 0,611 | 675 | 716 | 852 | 852 |
| | 7,123 | 7,717 | 8521 | 8,345 | 9,931 | 10151 |

| Unit | Tenant | Base Rent 23 | \$/Per SF | Sale Tax Rate | Sale Tax | Total Paid | Operations | Sq.Ft. | Option to renew | Increased Annual Rate | Security Deposit | Expiration |
|-------------------------|-------------------------------|---------------------|-----------|---------------|-----------|-------------|-----------------------------|--------------|-----------------|-----------------------|-----------------------|---------------------|
| 701 | Merino Capital Solutions Inc. | \$ 3,773.32 | \$ 32.00 | 6.5% | \$ 245.27 | \$ 4,018.59 | General Office Use | 1,415 | 1/1 | 4% | \$ 4,018.59 | 12/31/2023 |
| 702 | Nicolas Alejandro | \$ 3,000.00 | \$ 23.98 | 6.5% | \$ 195.00 | \$ 3,195.00 | General Office Use | 1,501 | N/A | N/A | \$ 3,000.00 | 1/14/2024 |
| 703 | B&T Global | \$ 1,773.33 | \$ 32.00 | 6.5% | \$ 115.27 | \$ 1,888.60 | Exchange Consulting | 665 | 1/1 | N/A | \$ 1,468.54 | 1/31/2024 |
| 704 | Ygal Cohen | \$ 2,675.75 | \$ 33.00 | 6.5% | \$ 135.60 | \$ 2,221.82 | Asset Management | 973 | N/A | N/A | \$ 1,783.83 | 9/14/2023 |
| 705 | Karyn Todd | \$ 2,272.59 | \$ 32.47 | 6.5% | \$ 143.40 | \$ 2,349.59 | Law Office | 840 | 1/3 | 3% | \$ 1,960.00 | 8/31/2026 |
| 706 | Tyler Tenenbaum | \$ 4,482.00 | \$ 31.00 | 6.5% | \$ 291.33 | \$ 4,773.33 | General Office Use | 1,735 | 1/2 | 4% | \$ 4,482.00 | 2/29/2024 |
| 709 | Bazoom Group US, Inc | \$ 2,453.75 | \$ 39.00 | 6.5% | \$ 143.14 | \$ 2,345.22 | Real Estate Consultant | 755 | 1/1 | 4% | \$ 2,032.51 | 8/31/2023 |
| 710 | Moneyede Martin | \$ 3,787.33 | \$ 38.00 | 6.5% | \$ 213.79 | \$ 3,502.79 | Law Office | 1,196 | N/A | 4% | \$ 2,900.00 | 6/30/2024 |
| 712 | Inoar America LLC | \$ 2,627.00 | \$ 37.00 | 6.5% | \$ 133.90 | \$ 2,193.90 | Beauty Products | 852 | N/A | 4% | \$ 2,000.00 | 7/22/2025 |
| TOTAL Base Rent: | | \$ 26,845.08 | | | | | TOTAL RENTED SURFACE | 9,932 | | | TOTAL Deposit: | \$ 23,645.47 |

BH 150, A CONDOMINIUM
 ALLOCATION OF PERCENTAGE SHARES OF COMMON
 ELEMENTS, COMMON SURPLUS AND COMMON EXPENSES
 Continued

| | |
|------|--------|
| 507 | 0.482% |
| 500 | 0.528% |
| 509 | 0.495% |
| 510 | 0.906% |
| 511 | 1.172% |
| 601 | 1.096% |
| 600 | 2.473% |
| 604 | 1.093% |
| 608 | 0.917% |
| 602 | 1.548% |
| 701 | 3.259% |
| 715 | 1.844% |
| 712 | 1.152% |
| 706 | 0.858% |
| 800 | 2.563% |
| 801 | 0.802% |
| 802 | 0.723% |
| 808 | 1.048% |
| 810 | 0.786% |
| 804 | 1.215% |
| 904 | 1.072% |
| 903 | 0.326% |
| 914 | 0.615% |
| 913 | 0.562% |
| 908 | 0.434% |
| 907 | 0.536% |
| 902 | 0.507% |
| 901 | 0.691% |
| 906 | 1.232% |
| 905 | 1.156% |
| 1010 | 0.842% |
| 1011 | 0.601% |
| 1012 | 0.569% |
| 1008 | 0.562% |
| 1007 | 0.430% |
| 1025 | 0.558% |







Southeast Center

Aston Martin Residences

JW Marriott Marquis Miami

Mint Wind and Ivy Condos

Miami Tower

Monarch at Met

Whole Foods

Subject Property

SE 1st St

BRIGHTLINE/MIAMI CENTRAL STATION

One of the most advanced passenger rail systems in the nation connecting downtown Miami, Fort Lauderdale, West Palm Beach and Orlando. It also serves as the central hub to all forms of transportation with direct access to the Metromover, Metrostation and Tri-Rail with 280,000 square feet office, 185,000 square feet retail, 800 apartments.



ALL ABOARD FLORIDA

ALL ABOARD FLORIDA's roots trace back to Florida trailblazer Henry Flagler, founder of the Florida East Coast Railway and the descendant companies that have provided rail service for over a century.

- 100% PRIVATE**
This privately owned, operated and maintained passenger rail service will be running in 2014, at no risk to Florida taxpayers
- 6,000 CONSTRUCTION JOBS FOR FLORIDIANS**
An additional 1,000 jobs will be needed to operate the rail service
- 50 MILLION TRAVELERS**
The number of annual passengers who can benefit from rail service to travel between South Florida and Orlando in approximately three hours
- \$6+ BILLION***
The amount of money traffic congestion costs Florida travelers each year due to 274 million hours in travel delays and 216 million excess gallons of fuel consumed
*2009 annual figure from Texas A&M University's 2010 Urban Mobility Report
- 3 MILLION CARS OFF THE ROAD**
Less highway use means taxpayer savings on reduced highway maintenance and repair

Benefits and Services:

- Frequent, regularly scheduled round trips daily
- Gourmet meals and beverage service
- Reserved business- and coach-service seating
- Wi-Fi availability
- Access to major international airports, seaports and existing commuter rail systems like Metrorail and SunRail



FLAGLER STREET REVITALIZATION

Flagler Street is the original Main Street, a promenade stretching from Bay to River. When Flagler Street and Miami Ave intersect it creates the four quadrants of city's grid and could not get anymore Main & Main St. The fully funded 30 million revitalization project entails a near-total redesign and reconstruction of the street from Biscayne Boulevard to the Miami-Dade County Courthouse. On-street parking will be eliminated, replacing it with valet stations, extending and level sidewalks to allow ample room for pedestrians, cafe tables, bike racks and benches. Oak trees will be planted down the entire street, while upgrading and burying the electric and sewage. Flagler Street will return to its days of glory, rivaling any Miami pedestrian mall and ultimately competing with the Worth Avenues and Rodeo Drives of the world.



Design | Concept | Plan



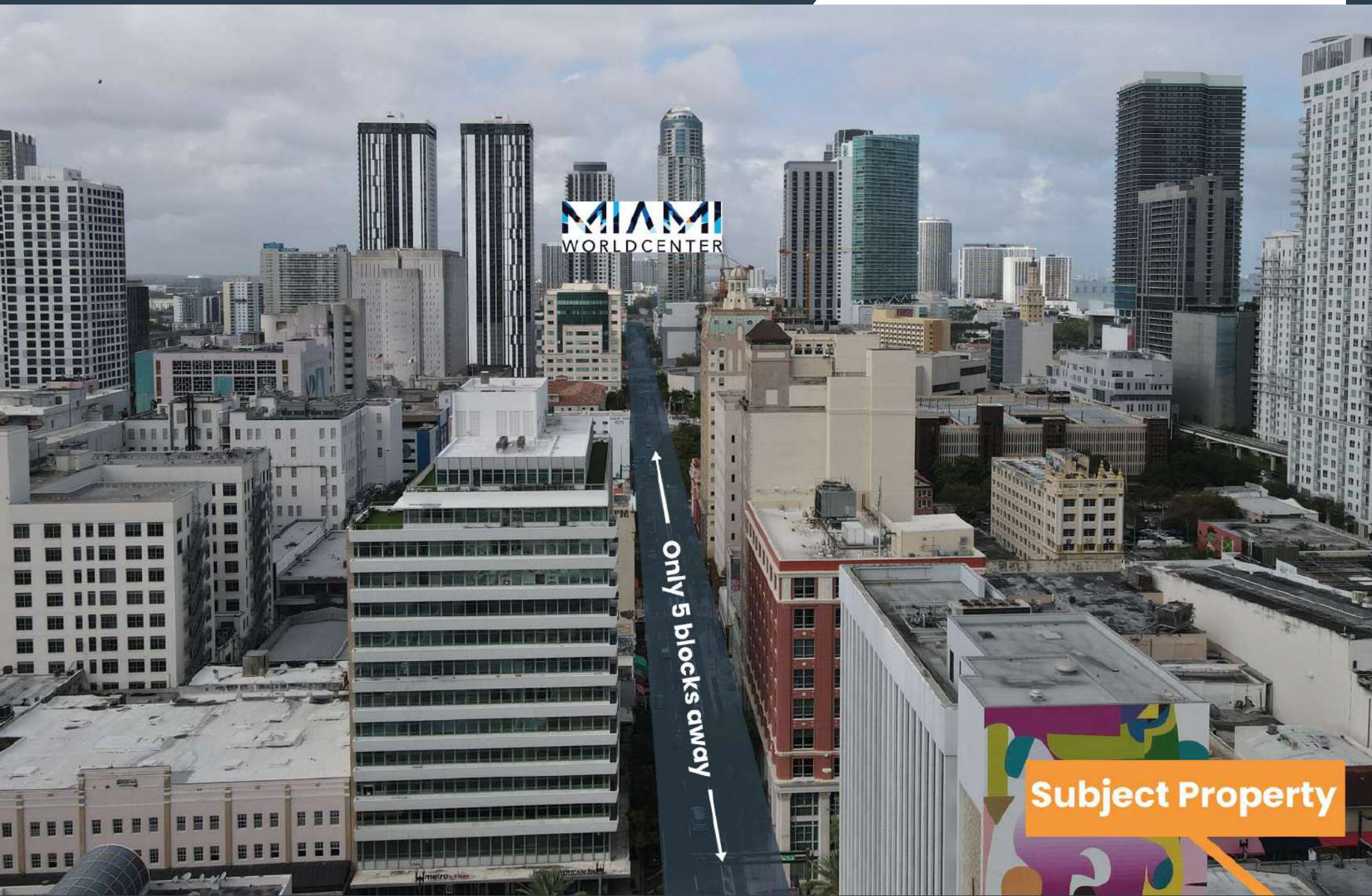
MIAMI WORLD CENTER & THE PARAMOUNT LUXURY CONDO

Miami World Center is a new mega project and Downtown's game changer. With nearly 30 acres and an estimated price tag of more than \$1.5 billion, Miami World Center will be the second largest urban development in the United States. It will include 765,000 Sq.Ft of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 Sq.ft of convention space, and an 80,000 Sq.ft outdoor event deck. To top it all off – literally – the Master Plan for Miami Worldcenter will include multiple residential towers with over 1,000 units. Read more on Miami World Center.









MIAMI
WORLDCENTER

only 5 blocks away

Subject Property

AN OPEN AIR SHOPPING CENTER BY THE WATER

24 million people a year visit Bayside Market. Recently the end lease was purchased by Ashkenazy and they are currently retenanting the entire marketplace with vibrant new restaurants, bars and retail. Downtown Miami's skyline has a major new \$18 million player. The Skyviews Miami Observation Wheel debuted recently at the Bayside Marketplace. The 200-foot high Ferris wheel — or observation wheel, allows you to take in spectacular views of Biscayne Bay and the city's skyline.



SE 1ST STREET

SE 1st Street is a tree-line promenade with many of the last remaining historical buildings in Miami. It stretches all the way east to Bayfront park and Biscayne Bay. Through the most recent years, there's been a profuse organic growth of European cafes, restaurant and shopping.



WHOLESALE JEWELRY SALES IN DOWNTOWN MIAMI TOALED CLOSE TO \$1 BILLION

Downtown Miami's Jewelry District comprises four city blocks, bounded by Flagler Street, North Miami Avenue, NE 2nd Street and NE 2nd Avenue, and the main street goes through NE 1st Street. Downtown Miami did close to \$1 Billion in jewelry wholesales in 2012. The second largest jewelry center in the Nation, The Seybold Building facilitates 280 jewelers and is located near all the subject sites. Tenants in the building have confirmed that there is a waiting list to get a space, and rent is being collected for the full year in advance. Miami is competing with Los Angeles and New York to become the city with highest number of jewelry sales, and to offer the most attractive environment for shoppers as well as retailers. There is a tremendous potential in catering to Miami's jewelry market since buildings with these amenities are nonexistent today





MIAMI DADE COLLEGE

The Wolfson Campus was opened in 1970 and is the only comprehensive urban campus in the city. Located within the city's financial, governmental, technological and cultural hubs, Wolfson educates over 27,000 students each year. Many of the student body is from from an international pool of students, which live in the downtown neighborhood.



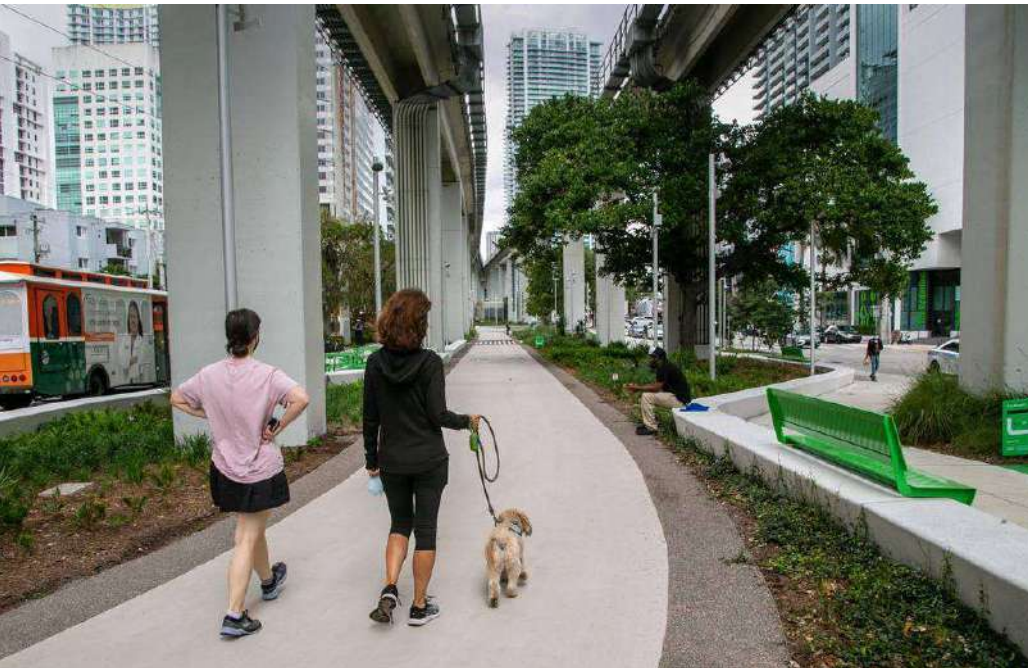






OVERVIEW

Phase 1 of the Underline has been completed and starts right in front of the AC Element Hotel. With 0.5 miles long, from the Miami River to SW 13th Street, the Underline features biking and walking trails, an Urban Gym, a Promenade, a seating area called the Oolite Room, Dining Areas, Gaming Tables, and Soccer and Basketball Courts. Upcoming Phases 2 and 3 will complete the project all the way to South Miami and span 10 miles.



OVERVIEW

Brickell City Centre brings three levels of unparalleled shopping, dining and entertainment anchored by a 107,000 square foot, ultra-modern Saks Fifth Avenue

SHOP

Luxury brands are rapidly opening their doors with premium, contemporary and blend of new-to-market brands in the mix. The 500,000 square foot vertical shopping experience is rounded out with a mix of premium and contemporary shops filled with beauty, home decor, jewelry, apparel and much more. Market Drivers - Brickell City Centre. brickellcitycentre.com

EAT + DRINK

The restaurants and bars, an integral piece of the Brickell City Centre experience, make up the third and fourth levels, an experience anchored by CMX, the VIP Cinema Experience.

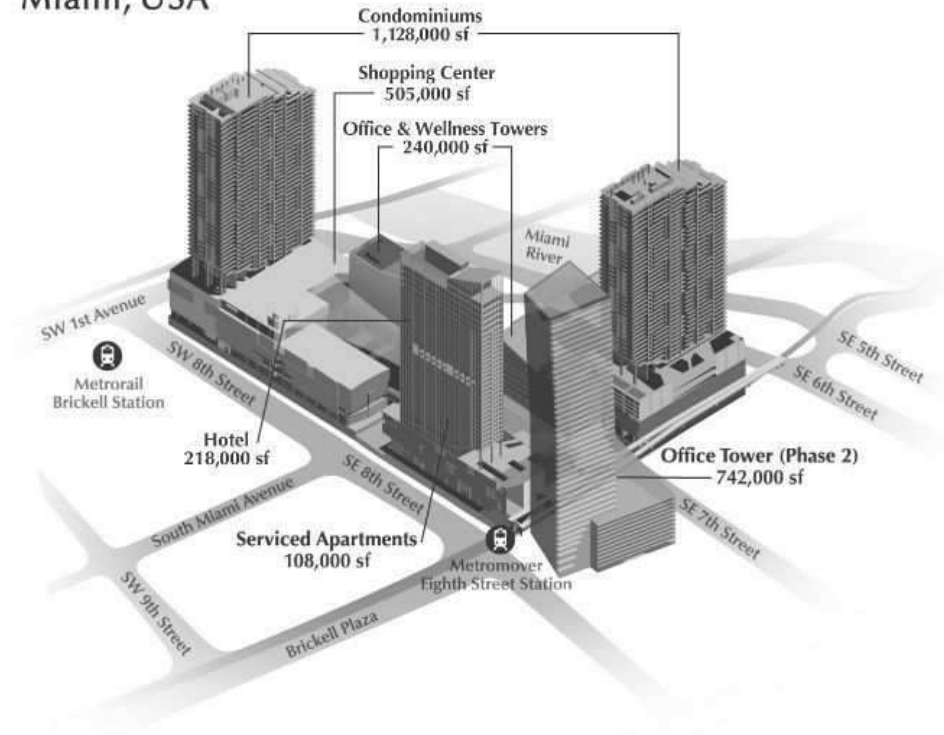


WHAT'S COMING

Developer Swire Properties has announced that it will begin focusing on developing the remaining phases at Brickell City Centre after completing a selloff of condo units there. Swire also sold two office towers at Brickell City Centre in July 2020 for \$163 million, and plans to recycle the funds into new projects. At least four new potential towers could be built by Swire at Brickell City Centre. Swire has plans for an 80-story, 1,049-foot supertower called Market Drivers - Brickell City Centre Phase 2 brickellcitycentre.com One Brickell City Centre with a mix of uses, serving as the Brickell Avenue entrance to the complex. The developer has also submitted plans for a 62-story tower on the Associated Photo site next to Brickell City Centre. Another 52-story tower is planned on the former Tobacco Road property



Brickell CityCentre Miami, USA



MIAMI RIVERWALK TOWERS

Chetrit Group secured a \$310 million construction loan for its \$1 billion mixed-use mega development planned for the Miami River.

Madison Realty Capital provided the loan for the first and second phases of the multi-phased project, according to a release. New York-based Chetrit has long planned to develop the 6.2-acre site, south of the river, between I-95 and Southwest Second Avenue.

The city of Miami approved the project in October 2015, as a five-phase development with a 330-key hotel, 1,700 residential units, 266,000 square feet of retail and office, and more than 2,000 parking spaces. Market Drivers - Chetrit \$1B Miami River Development - Miami Riverwalk Towers.

The first two phases will include a 54-story, 632-unit tower, and a 24,000-square-foot, three-story two-building commercial component. The third phase will have another 1 million square feet of development.

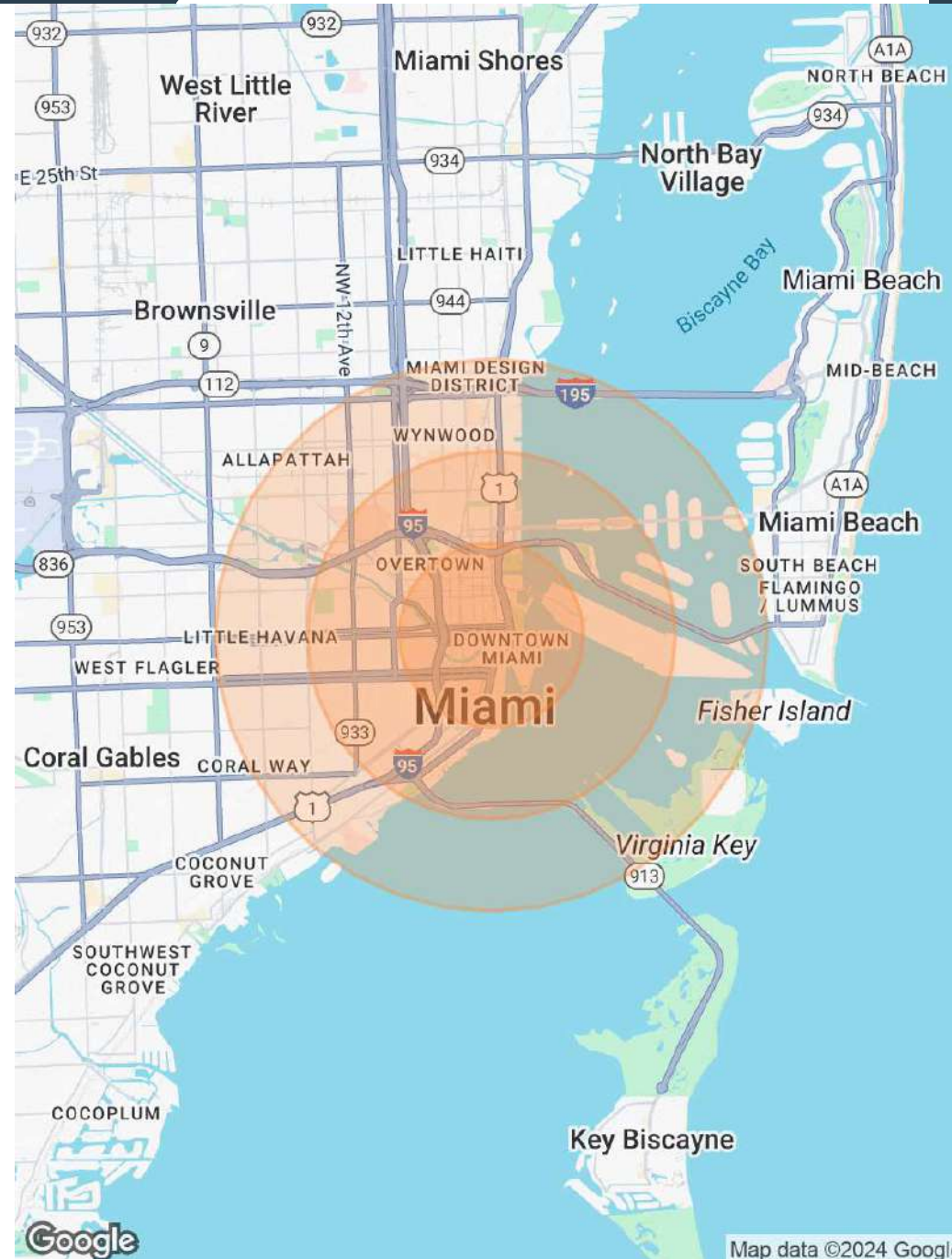
Henry Bodek of Galaxy Capital Group arranged the Miami River project financing



- 1) **The ROIs for landlords and property investors is impressive:** this demand is fueled by a population that prefers to rent. 2) renters form a large percentage of the population: almost 70% of miami's residents rent
- 2) **Miami is very landlord-friendly:** miami is one of the few places that offer landlords and real estate investors more freedom than most other states.
- 3) **The tourism industry is booming:** more than 59 million tourists visited the sunshine state in the first half of 2021.
- 4) **There is a strong job market:** miami is not only florida's biggest urban economy, but it also has america's 12th largest gdp (by metropolitan areas).
- 5) **The city has a big retiree population:** housing value fluctuations rarely affect most retirees. and since they don't have a reason to sell their homes, there are fewer homes on the real estate market for property buyers.
- 6) **Miami has beautiful white sandy beaches:** miami is not only stunning and serene but it also has one of the best climates in the US.
- 7) **There is a strong international market:** the city is very immigrant friendly. and this is one of the reasons why miami remains attractive to foreign investors.

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 45,855 | 122,137 | 202,363 |
| Average Age | 37.5 | 39.3 | 39.9 |
| Average Age (Male) | 38.5 | 39.0 | 39.2 |
| Average Age (Female) | 36.7 | 40.2 | 41.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 32,313 | 70,504 | 106,099 |
| # of Persons per HH | 1.4 | 1.7 | 1.9 |
| Average HH Income | \$90,782 | \$73,637 | \$70,130 |
| Average House Value | \$354,361 | \$297,641 | \$308,251 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 59.9% | 68.6% | 74.0% |
| RACE | 1 MILE | 2 MILES | 3 MILES |
| Total Population - White | 33,823 | 85,609 | 142,887 |
| Total Population - Black | 2,669 | 13,425 | 20,496 |
| Total Population - Asian | 1,554 | 2,724 | 3,331 |
| Total Population - Hawaiian | 0 | 3 | 120 |
| Total Population - American Indian | 225 | 312 | 640 |
| Total Population - Other | 1,713 | 4,063 | 8,997 |

* Demographic data derived from 2020 ACS - US Census



FABIO FAERMAN

CCIM | Broker Associate



1390 Brickell Avenue.
Suite 104
Miami, FL 33131
T 786.26 2.9966
info@facommercial.com



PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



EDUCATION

CCIM, MBA, BA in Architecture.

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

Subject Property

FA
Commercial

