

Aventura

Sunny Isles

The Oaks @ Aventura West | Ojus Development Site

brightline

Biscayne Blvd

W. Dixie Hwy

NE 186 ST

NE 184 Ter

N.E 183 Ter

Mixed Use Development

223 Units &

3,324 SF of Retail

\$12.3 mm

\$55,000/door Land Cost

ASPR
Site
Plan
Approved

2572 NE 184th Terr, Miami, FL 33160

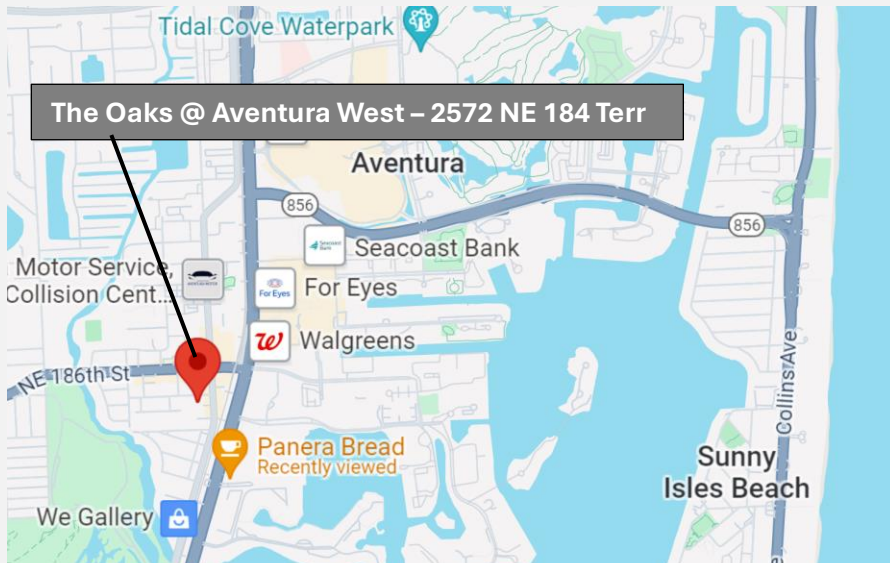
The Oaks @ Aventura West | 2572 NE 184th Terr, Miami, FL 33160

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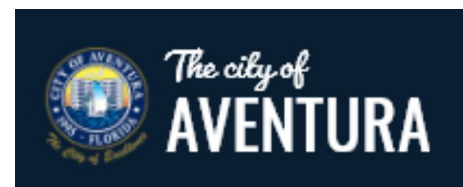
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Offering & Property Overview

Property Offering Summary

Development Opportunity:	Develop 223 units in mixed use development with plans for Apartments, Hotel, Townhomes & Retail
Development height & mix:	Two towers of 12 (hotel) and 15 (Apts.) stories
	256,310 Buildable SF
	118 Apartments
	7 Townhomes
	3 Live/Work
	128 Total Rentals (Apts, Townhomes & Live/Work)
	95 Hotel / Short term rentals
	3,324 Retail SF
	279 Parking
Project Address:	2572 NE 184th Terrace, Miami, FL 33160
Land SF:	83,868 SF +/- or 1.922 acres +/-
Zoning:	Mixed: MC Core, R ML Center & R Edge
Architect:	SKLArchitecture Design Associates
Development Status:	ASPR Approved Administrative Site Plan Reviewed
Lots:	7 lot assemblage with at least 3 points of ingress/egress
Folio #'s:	30-22-04-000-0780, 30-22-03-020-0340, 30-2203-020-0350, 30-2203-020-0360, 30-22-04-000-0760, 30-22-04-000-0800 & 30-2204-000-0010
Existing Improvement:	Sherman Willimans Retail paying \$240,000/year NNN. That's \$4 mm in value from the lease. Will return as tenant.
Asking Price:	\$12.3 million \$55,000 per door land cost \$146.6/SF land cost



Ojus, Florida

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Location – Ojus | Aventura | Miami



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Location – Ojus | Aventura | Miami



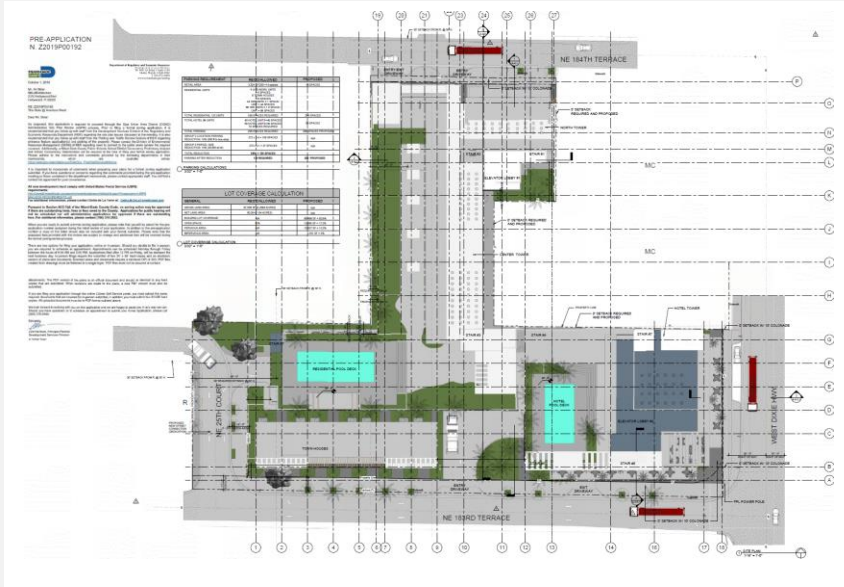
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Development Highlights



'The Oaks @ Aventura West' at 2572 NE 184 Terrace in Ojus, is an exciting site plan ASPR-approved mixed use development designed by 'SKLARchitecture' offering retail with an in-place tenant, Sherwin-Williams, and the following unit mix:

- 118 apartments in 13 stories, plus
- 3 Live/Work rentals, 7 two-level townhomes, &
- 95 units in a 15-story tower for Hotel or Short-term rentals.
- 3-story shared parking garage
- 2 pools servicing the residential apartments & hotel guests
- 2 porte-cochère, one each for the residential apartments & hotel guests
- Sherwin-Williams will return to the newly developed retail space of 3,324 SF.

Architecture, Site Plans Submission, & Renderings by
SKLARchitecture Design Associate



Ojus Urban District, Miami-Dade County, nestled next to Aventura and directly adjacent to several key community centers like the new Michael-Ann Russell Jewish Community Center (MARJCC), Scheck Hillel Community School, & Regents Park at Aventura.

Aventura boasts the Aventura Mall, the fourth-largest mall in the United States by total square feet of retail space and the largest mall in Florida. The mall features JCPenney, Macy's, Nordstrom, and Bloomingdale's, in addition to a 24-screen AMC Theatres. Aventura Mall has more than 50 eateries and restaurants as well as an Equinox Luxury Fitness Club.

Participate in the regentrification, surge of growth, & development in the rental & hotel market where rents are strong for multifamily in Ojus & Aventura.

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Demographics | Market Overview

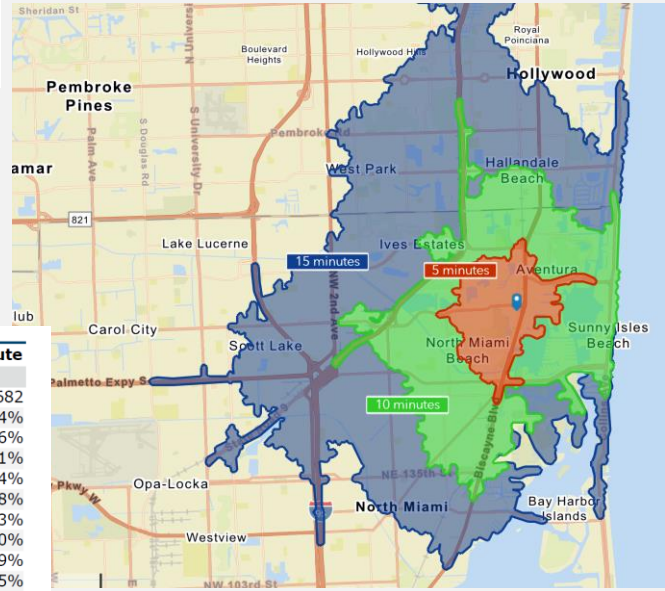


Market Profile

Oaks @ Aventura West
 2572 NE 184th Ter, North Miami Beach, Florida, 33160
 Drive time bands: 0-5, 5-10, 10-15 minute radii

- Bottom Line Take Aways**
- Avg income \$98k to \$106k in 10 min.
 - Population of 235,000 within 15 min.
 - 2024 Avg HH size is 2.5 persons

Drive Times



2024 Households by Income	0 - 5 minute	5 - 10 minute	10 - 15 minute
Household Income Base	13,821	46,406	92,682
<\$15,000	9.9%	11.4%	10.4%
\$15,000 - \$24,999	11.1%	9.6%	9.6%
\$25,000 - \$34,999	12.2%	9.1%	10.1%
\$35,000 - \$49,999	12.5%	11.8%	15.4%
\$50,000 - \$74,999	12.8%	11.5%	15.8%
\$75,000 - \$99,999	10.4%	12.5%	14.3%
\$100,000 - \$149,999	12.9%	14.1%	12.0%
\$150,000 - \$199,999	5.8%	7.3%	5.9%
\$200,000+	12.4%	12.8%	6.5%
Average Household Income	\$98,376	\$106,266	\$83,459

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population Summary			
2010 Total Population	27,887	106,284	211,240
2020 Total Population	33,126	111,808	231,427
2020 Group Quarters	514	683	3,206
2024 Total Population	33,268	111,604	235,029
2024 Group Quarters	557	720	3,440
2029 Total Population	38,149	114,411	237,245
2024-2029 Annual Rate	2.78%	0.50%	0.19%
2024 Total Daytime Population	38,625	125,761	216,890
Workers	22,320	69,906	101,552
Residents	16,305	55,855	115,338
Household Summary			

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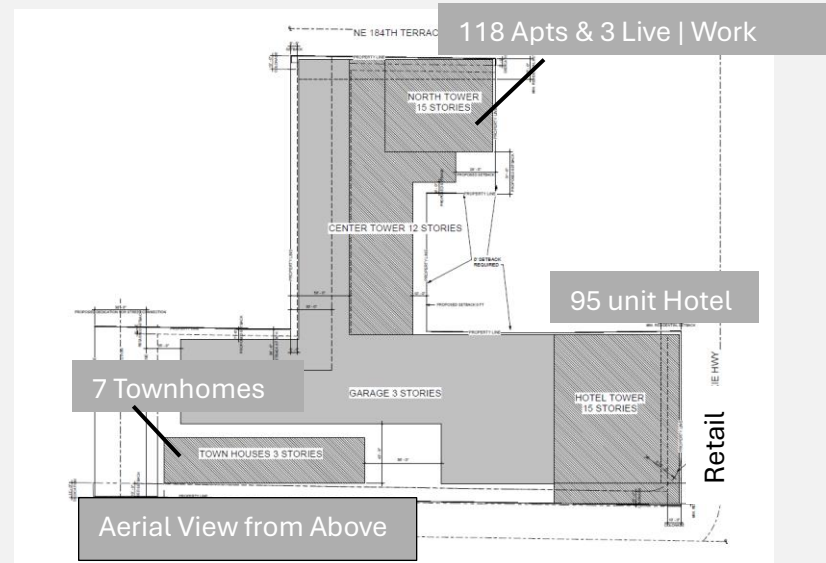
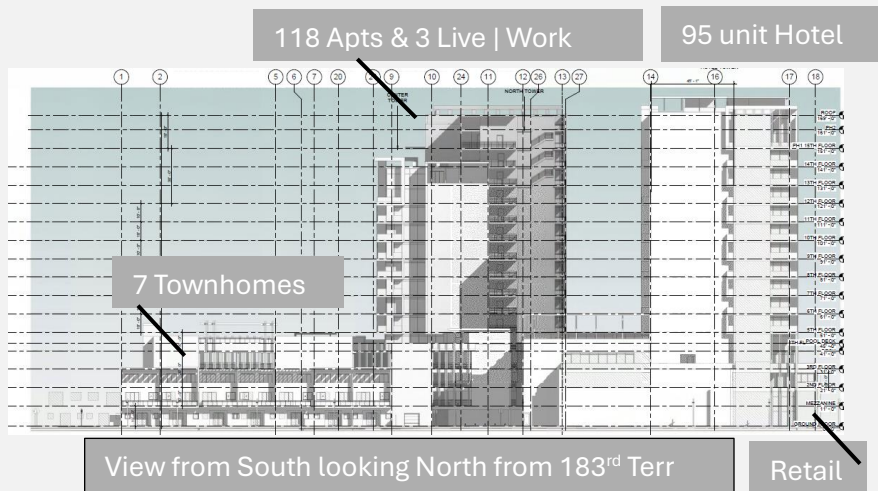
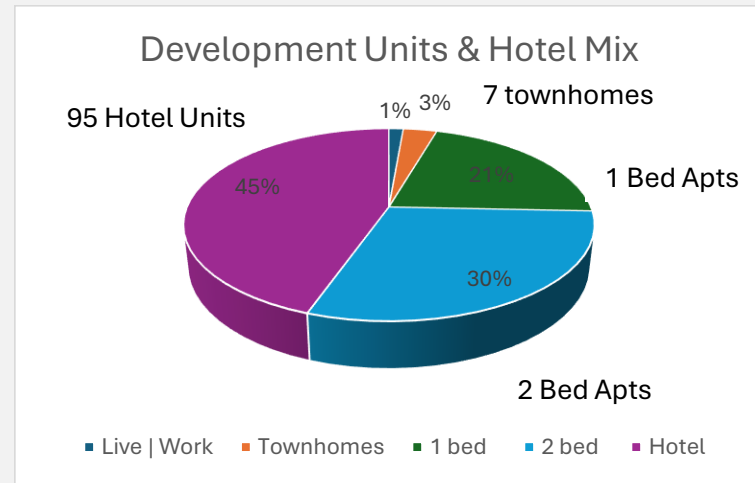
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Development Details & Unit Mix

	TownHomes	LiveWork	Res. Units	1 bedroom	2+ bedrooms	Hotel Units
GROUND	7	3				
MEZANNINE			2			
2nd FLOOR			7	5	2	
3rd FLOOR			7	5	2	
4th FLOOR			10	5	5	
5th FLOOR			10	4	6	9
6th FLOOR			10	4	6	9
7th FLOOR			10	4	6	9
8th FLOOR			10	4	6	9
9th FLOOR			10	4	6	9
10th FLOOR			10	4	6	9
11th FLOOR			10	4	6	9
12th FLOOR			9		8	9
13th FLOOR			2	2	2	9
14th FLOOR			3	2	2	7
PH			3		3	7
SUBTOTALS	7	3	118	47	66	95
TOTALS						223



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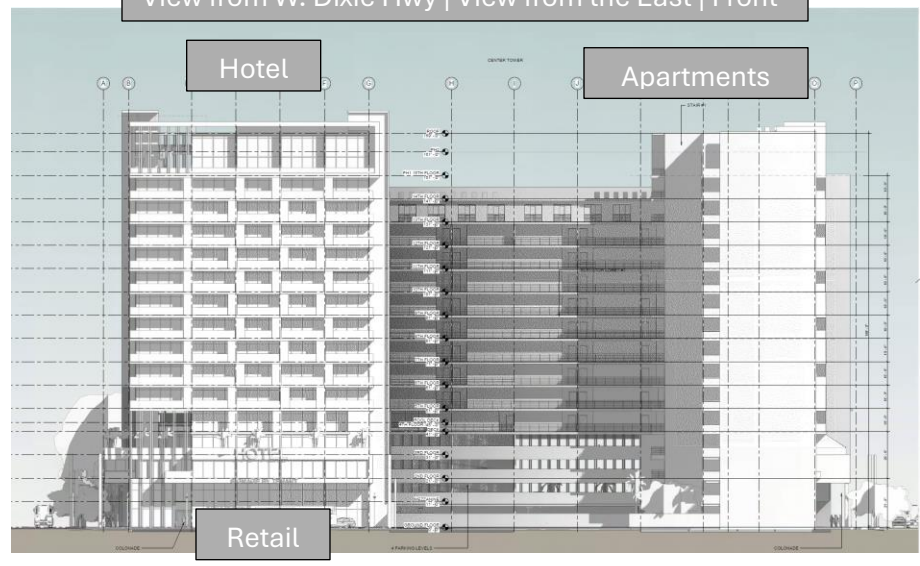
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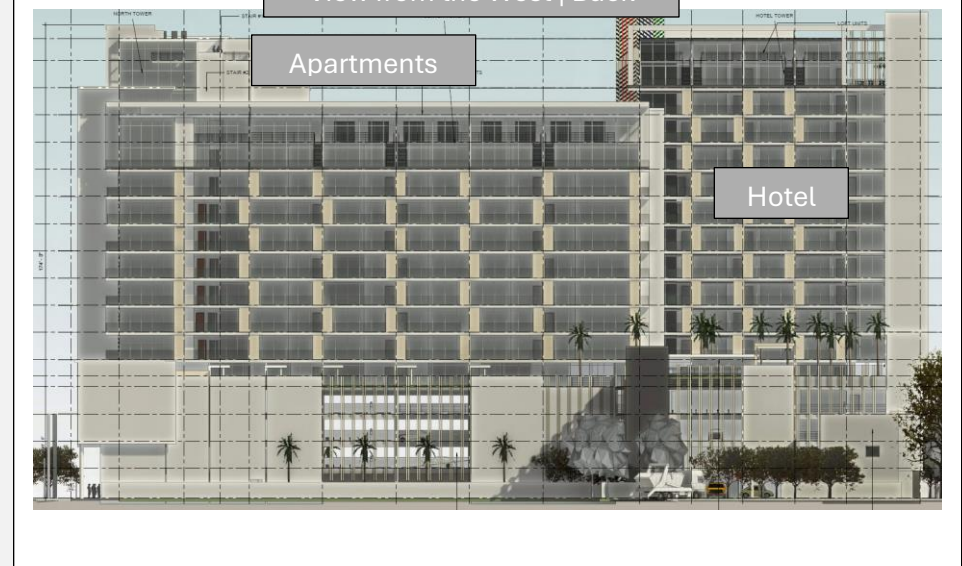


Building Elevations

View from W. Dixie Hwy | View from the East | Front



View from the West | Back



Apartments

Hotel

Townhomes

View from the SW | 184th Terr



Apartments

Hotel

Townhomes

View from the SW | 183rd Terr



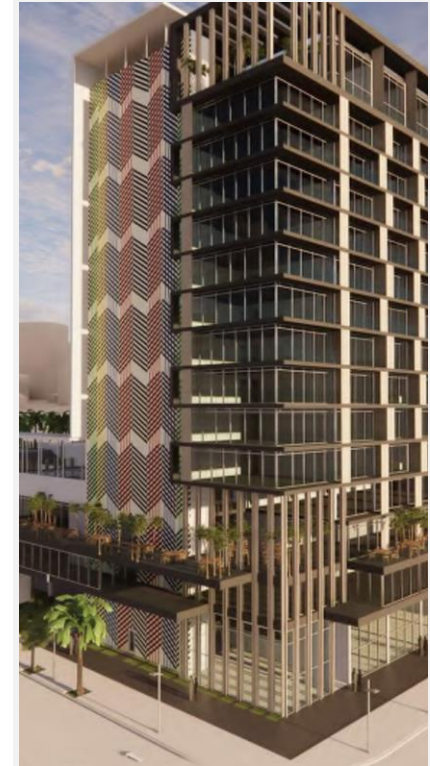
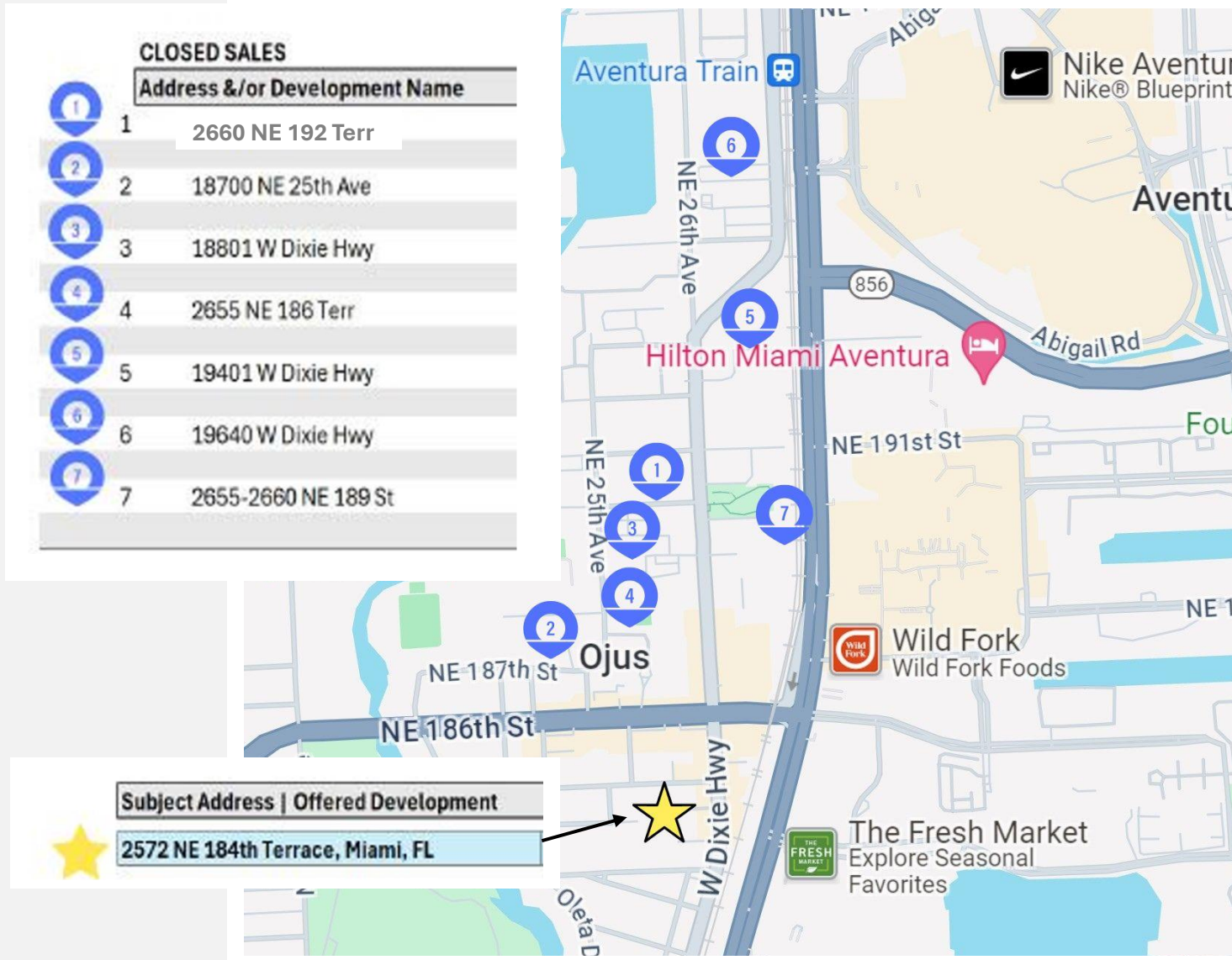
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Comparable Land Sales Map



For the summary of the closed sales analysis of these for \$P/SF & \$P/unit, please see the next page.


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Comparable Land Sales

Subject Address Offered Development	Sold	Asking Price	Land SF	Land Acres	Units	\$P/SF	\$P/Unit Land Cost
 2572 NE 184th Terrace, Miami, FL	Asking	\$ 12,300,000	83,868	1.93	223	\$ 166.9	\$ 63,063



Average Sales	\$	157.6
Implied pricing	\$	13,220,613

CLOSED SALES

	Address &/or Development Name	Sold	Sales Price	Land SF	Land Acres	\$P/SF
1	2660 NE 192 Terr	2023	\$ 21,550,000	135,172	3.10	\$ 159.4
2	18700 NE 25th Ave	2022	\$ 3,875,000	27,442	0.63	\$ 141.2
3	18801 W Dixie Hwy	2021	\$ 7,850,000	52,148	1.20	\$ 150.5
4	2655 NE 186 Terr	2023	\$ 4,300,000	21,171	0.49	\$ 203.1
5	19401 W Dixie Hwy	2021	\$ 12,000,000	77,083	1.77	\$ 155.7
6	19640 W Dixie Hwy	2022	\$ 15,400,000	95,832	2.20	\$ 160.7
7	2655-2660 NE 189 St	2022	\$ 10,750,000	80,947	1.86	\$ 132.8

Note: All Data from public record sites like CoStar, MLS, & Miami-Dade County Property Appraiser. Though all information is believed to be true, it may be subject to errors, omissions, change, and withdrawal without notice; and may not include all sales. Market prices for development sites are subject to numerous supply & demand forces. Buyer(s) should perform their own due diligence and rely upon their own research solely for purchase valuation decisions.

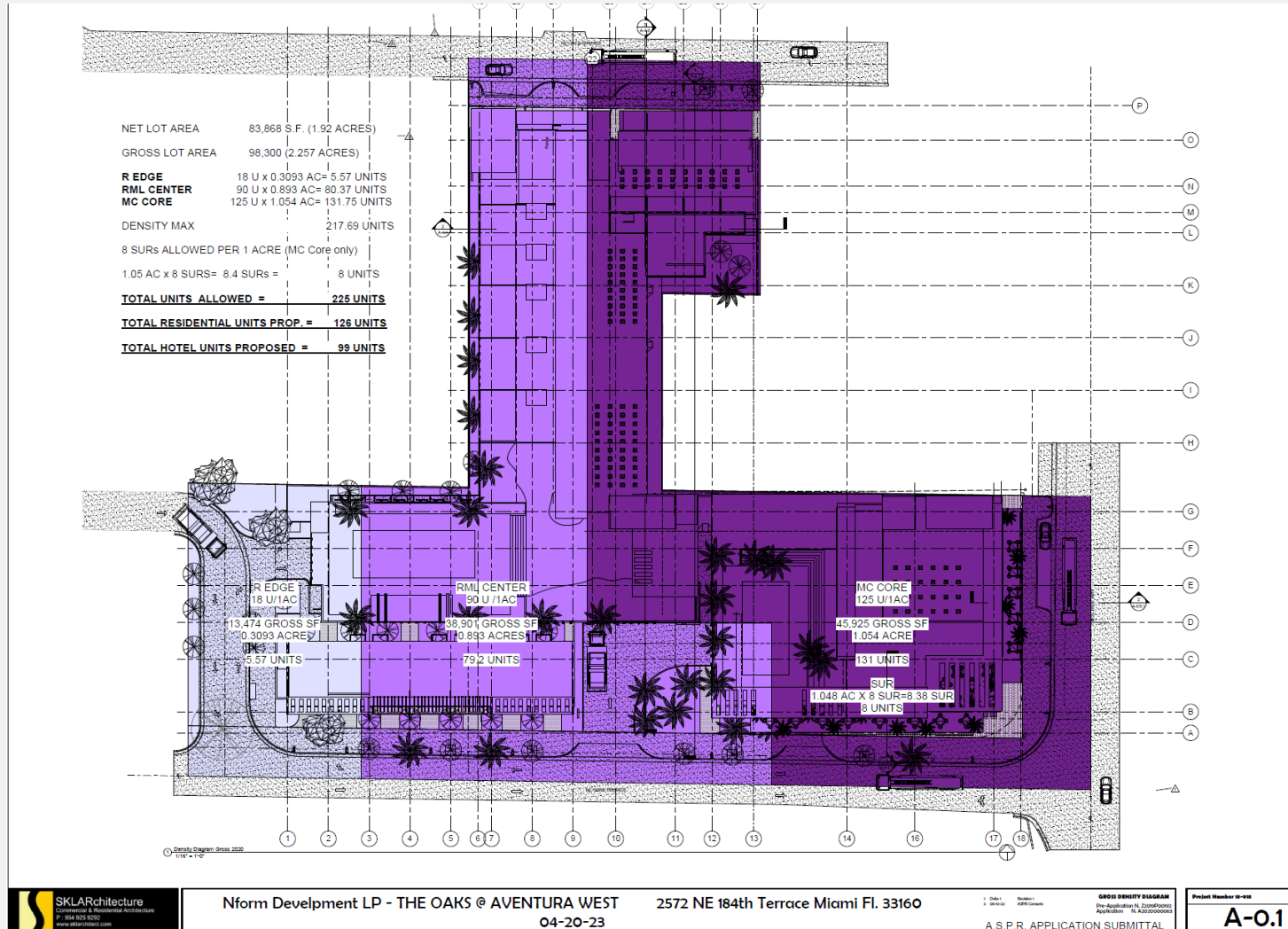
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Zoning Details & Map



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Inform Development LP - THE OAKS @ AVENTURA WEST
 04-20-23

2572 NE 184th Terrace Miami Fl. 33160

1 Date: 04/20/23
 2 Version: 01

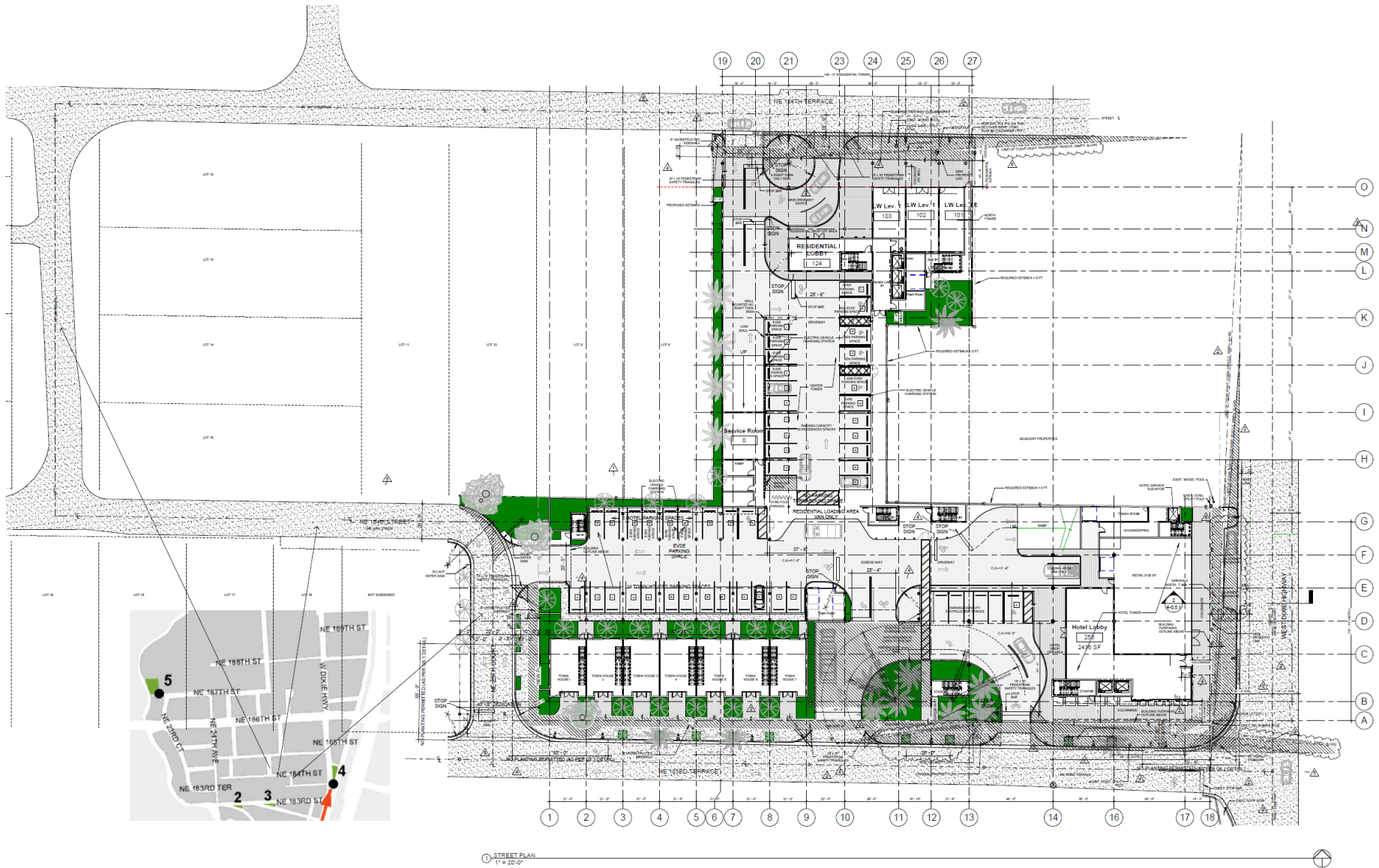
GROSS DENSITY DIAGRAM
 City-Development, Commercial
 Application N. 2202000001

Project Number 18-01

A-0.1

A.S.P.R. APPLICATION SUBMITTAL

Site Plan



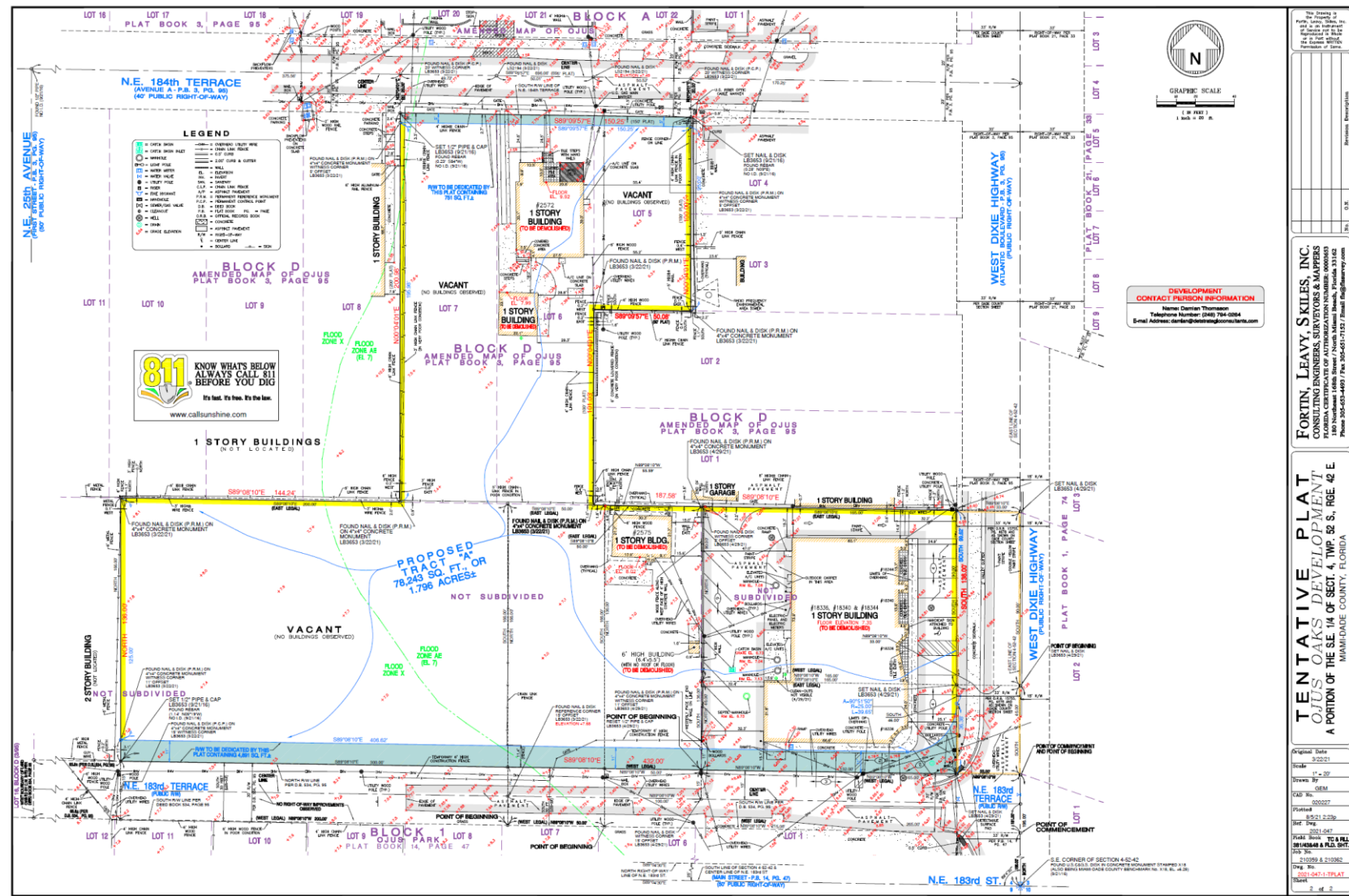
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Survey



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