

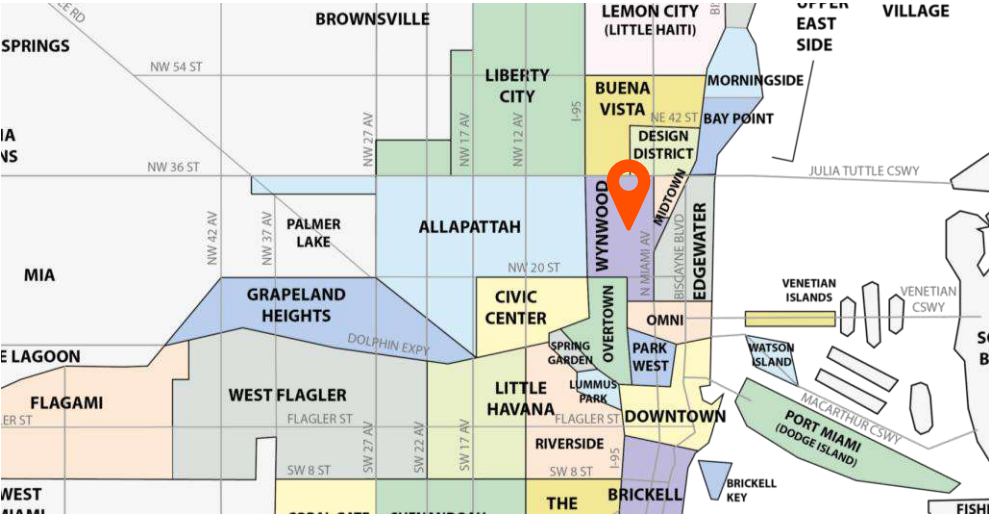


FOR SALE

Wynwood NNN Retail Investment

100 NW 25th St, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$15,380,000
Pro Forma Stabilized Cap Rate:	6.65%
Asset Class:	NNN Retail
Submarket:	Wynwood, Miami
Building SF:	16,866 SF
Lot SF:	16,260 SF
# of Units:	3
Price/SF Building:	\$911.89
Zoning:	WW-NRD T5-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to market the sale of 100 NW 25th Street — a rare Core Wynwood infill retail opportunity positioned in the heart of Miami’s most dynamic neighborhood. This 16,866-square-foot, single-story retail building sits on a 16,260-square-foot T5-O zoned lot and is currently under-rented, offering investors a clear path to compelling risk-adjusted returns. Anchored by Manta Wynwood, a popular Peruvian restaurant, and Blend Miami, the property features stable in-place income with immediate upside through lease-up of the remaining 5,900 SF vacant unit. Surrounded by top-tier retailers and restaurants including Wynwood Walls, Uchi, KYU, and Panther Coffee, the asset benefits from strong foot traffic, excellent visibility, and long-term demand drivers. As a value-add NNN retail investment with redevelopment flexibility, 100 NW 25th Street offers a strategic hold for investors targeting growth, stability, and upside in one of the most sought-after submarkets in South Florida.

INVESTMENT HIGHLIGHTS

- Core Wynwood Infill Location
- NNN Retail Investment
- High Growth and Sought After Submarket

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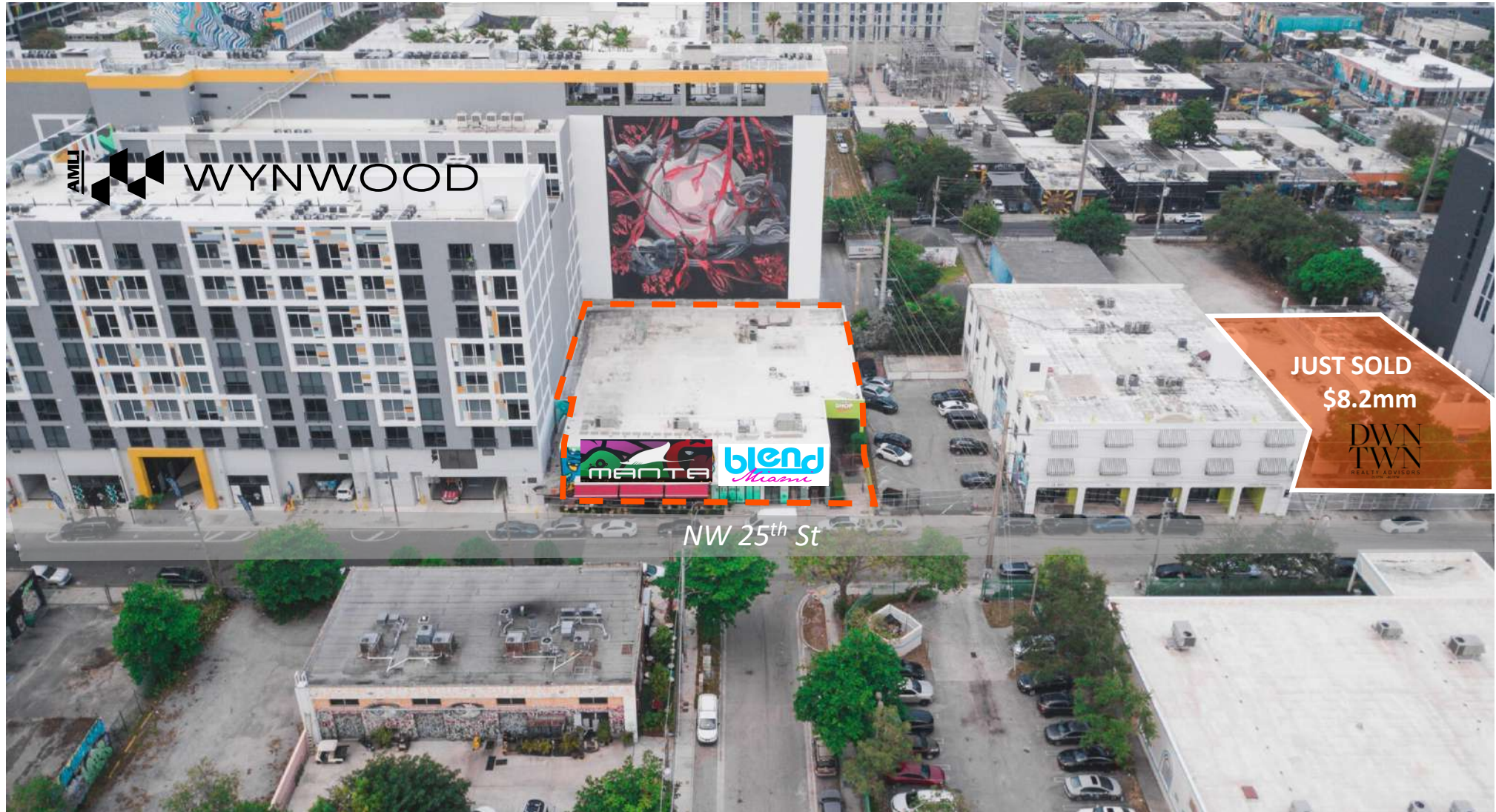
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Wynwood NNN Retail Investment

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AERIAL

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REALTY ADVISORS
25.77°N -80.19°W



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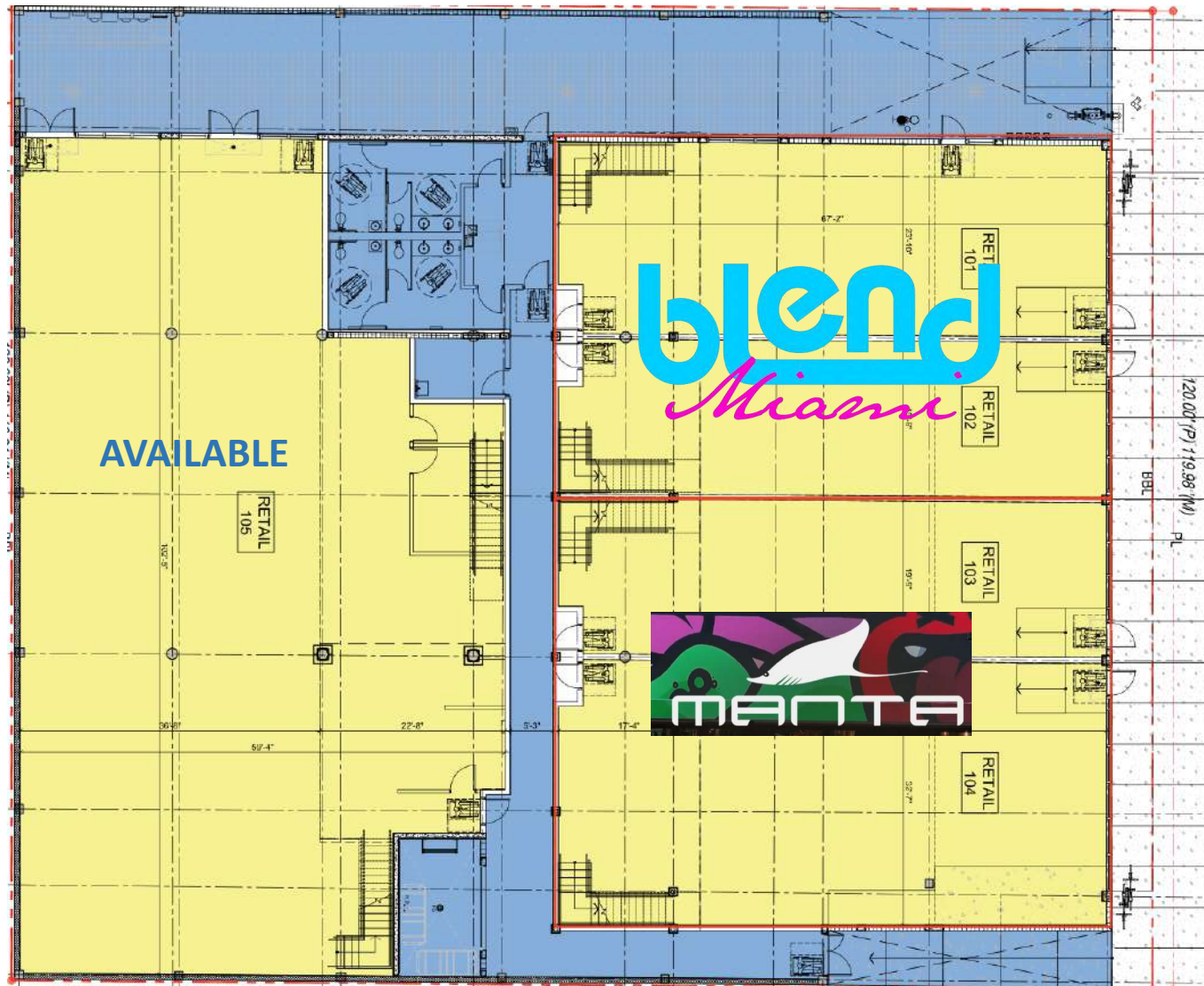
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[View Inventory](#)

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SITE PLAN



NW 25th St

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TENANT PROFILE



Manta Wynwood delivers a vibrant Peruvian and Nikkei dining experience that blends fresh seafood, bold flavors, and innovative presentation. With a stylish, warehouse-inspired setting that reflects Wynwood's creative energy, it has quickly become a destination for both locals and visitors. Its strong reputation, lively atmosphere, and consistent draw make it a standout concept that enhances the building's profile and anchors the neighborhood's culinary scene.



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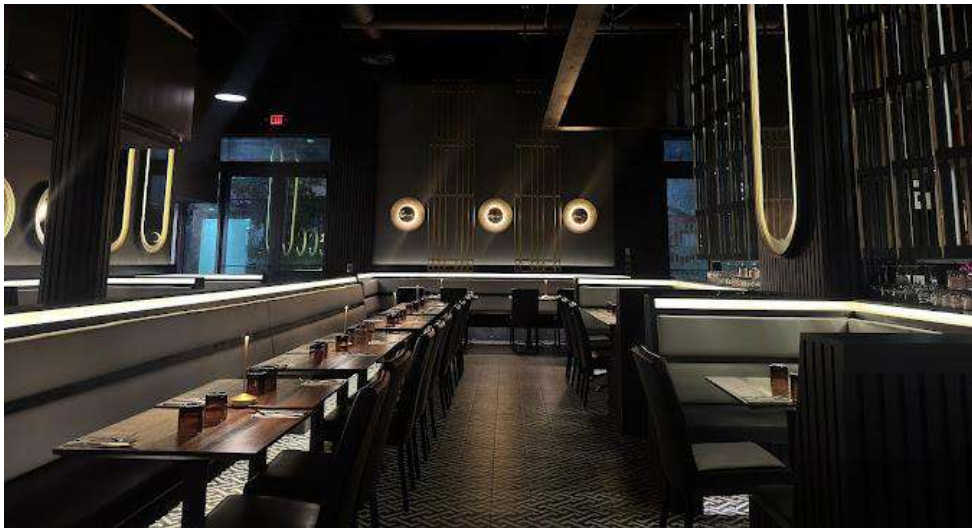
Wynwood NNN Retail Investment

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TENANT PROFILE



Cullen Partners South LLC is a dynamic restaurant and food & beverage group dedicated to delivering exceptional dining experiences across a diverse portfolio of concepts. With a focus on culinary innovation, quality ingredients, and outstanding hospitality, we operate a range of establishments, from upscale dining venues to casual eateries, each tailored to reflect the unique character of its community. Our team brings expertise in restaurant development, operations, and beverage programming, ensuring every location offers memorable flavors and impeccable service. Committed to fostering vibrant dining destinations, Cullen Partners South LLC combines strategic vision with a passion for food and beverage to elevate the guest experience and drive operational excellence.



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DEMOGRAPHIC CONTEXT



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AERIALS



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VACANT SPACE - 5,900 SF + MOODBOARD



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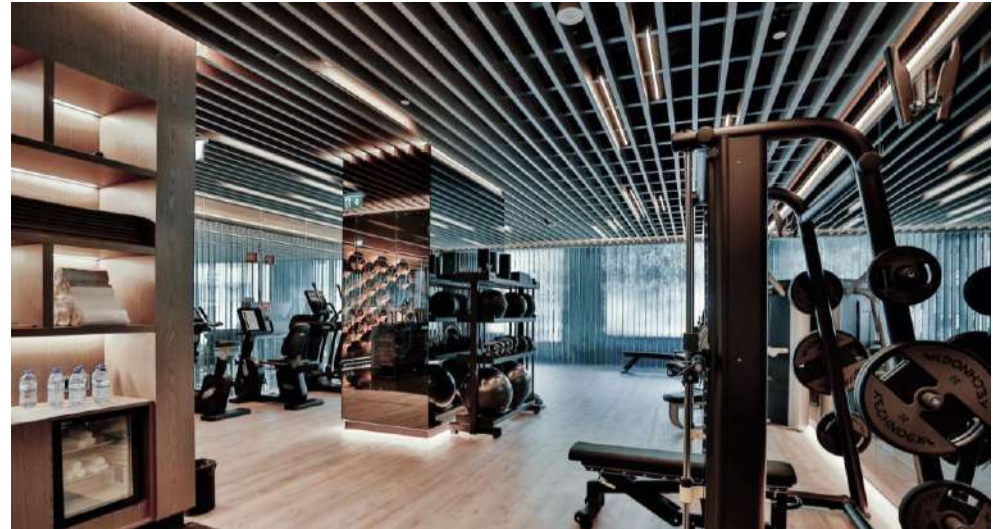
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BLEND MIAMI INTERIOR



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Wynwood NNN Retail Investment

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FINANCIAL SUMMARY

Property Info

Price Guidance	\$15,380,000
Address	100 NW 25th Street
Investment Type	Retail
Submarket	Wynwood
Total Rentable Area	14,850 RSF
Total Building Size	16,866 SF
Total Land Size	16,260 SF
Price PSF Building	\$911.89
Price PSF Land	\$945.88
# of Units	3
Occupancy **	100.0%
10 Year CAGR	5.10%
Pro Forma Cap Rate	6.41%
Stabilized Cap Rate	6.65%
Mature Year	8.04%



	Pro Forma		Stabilized Year		Mature Year							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Exit	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Rental Revenue	\$ 979,145.44	\$ 1,013,280.89	\$ 1,048,217.99	\$ 1,083,985.79	\$ 1,225,950.30	\$ 1,320,221.08	\$ 1,374,764.37	\$ 1,431,619.27	\$ 1,490,886.26	\$ 1,546,360.03	\$ 1,609,234.28	
Total Reimbursables	\$ 308,148.55	\$ 406,670.63	\$ 464,429.99	\$ 476,040.74	\$ 487,941.76	\$ 500,140.30	\$ 512,643.81	\$ 525,459.90	\$ 538,596.40	\$ 552,061.31	\$ 565,862.84	
Effective Gross Income	\$1,287,293.99	\$ 1,419,951.52	\$ 1,512,647.98	\$ 1,560,026.53	\$ 1,713,892.06	\$ 1,820,361.38	\$ 1,887,408.18	\$ 1,957,079.17	\$ 2,029,482.66	\$ 2,098,421.34	\$ 2,175,097.12	
(-) Total Expenses	\$ 301,011.44	\$ 397,251.62	\$ 453,673.20	\$ 465,015.03	\$ 476,640.40	\$ 488,556.41	\$ 500,770.32	\$ 513,289.58	\$ 526,121.82	\$ 539,274.87	\$ 552,756.74	
Expense Recovery	102%	102%	102%	102%	102%	102%	102%	102%	102%	102%	102%	
Net Operating Income	\$986,282.55	\$1,022,699.90	\$1,058,974.78	\$1,095,011.50	\$1,237,251.66	\$1,331,804.96	\$1,386,637.86	\$1,443,789.59	\$1,503,360.84	\$1,559,146.48	\$1,622,340.38	
Cap Rate	6.41%	6.65%	6.89%	7.12%	8.04%	8.66%	9.02%	9.39%	9.77%	10.14%	10.55%	

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RENT ROLL

Cash Flow Assumptions	
Pro Forma Rent 101-104	\$82.67 NNN
Pro-Forma Rent Unit 105	\$50 NNN
Adjusted Property Taxes	1.80% of Purchase Price
Adjusted Insurance	\$2.50 PSF
Annual Rental Increases	3.50%
Annual Expenses Increase	2.50%

In-Place Rent Roll												
Unit	Tenant	Unit SF	Monthly Rent	Annual NNN Rent	NNN Rent/SF	Current OPEX/SF	Total Gross Rent	Lease Start	Lease End	PRS Share	Options // Notes	
101	Cullen Partners South LLC*	2,070	\$ 29,000.00	\$ 348,000.00	\$93.17	\$ 21.90	\$ 115.08	3/1/2021	2/28/2031	27.18%	One-5yr at greater of \$40,000/month or FMV, 5% increases thereafter + 7% of gross sales	
102	Cullen Partners South LLC	1,665	\$ -	\$ -				2/1/2021	2/28/2031	-		
103	Manta AQP	1,665	\$ 4,802.12	\$ 57,625.44			\$ 82.67	10/1/2019	9/30/2029	-	One-5yr at FMV, 3.75% annual increases thereafter	
104	Manta AQP	2,950	\$ 19,110.00	\$ 229,320.00	\$62.18	\$ 20.49	\$ -	10/1/2019	9/30/2029	31.42%		
105	Active Negotiations**	6,500	\$ -	\$ -	\$0.00	\$ -	\$ -	-	-	43.77%		
Totals		14,850	\$ 52,912.12	\$ 634,945.44						102.37%		

Rental Revenue Schedule		Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Exit 2036
Unit SF												
Fair value Unit 101-104		\$82.67 NNN	\$85.56 NNN	\$88.56 NNN	\$91.66 NNN	\$94.87 NNN	\$98.19 NNN	\$101.62 NNN	\$105.18 NNN	\$108.86 NNN	\$112.67 NNN	\$116.61 NNN
Fair Value Unit 105		\$50 NNN	\$51.75 NNN	\$53.56 NNN	\$55.44 NNN	\$57.38 NNN	\$59.38 NNN	\$61.46 NNN	\$63.61 NNN	\$65.84 NNN	\$68.14 NNN	\$70.53 NNN
Cullen Partners South LLC*	2,070	\$ 367,200.00	\$ 379,200.00	\$ 391,200.00	\$ 403,200.00	\$ 415,200.00	\$ 480,000.00	\$ 504,000.00	\$ 529,200.00	\$ 555,660.00	\$ 583,443.00	\$ 612,615.15
Cullen Partners South LLC	1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Manta AQP	1,665	\$ 57,625.44	\$ 59,786.39	\$ 62,028.38	\$ 64,354.45	\$ 157,951.43	\$ 163,874.61	\$ 170,019.91	\$ 176,395.66	\$ 183,010.50	\$ 187,596.76	\$ 194,162.64
Manta AQP	2,950	\$ 229,320.00	\$ 237,919.50	\$ 246,841.48	\$ 256,098.04	\$ 279,853.89	\$ 290,348.41	\$ 301,236.48	\$ 312,532.85	\$ 324,252.83	\$ 332,378.64	\$ 344,011.89
Active Negotiations**	6,500	\$ 325,000.00	\$ 336,375.00	\$ 348,148.13	\$ 360,333.31	\$ 372,944.98	\$ 385,998.05	\$ 399,507.98	\$ 413,490.76	\$ 427,962.94	\$ 442,941.64	\$ 458,444.60
Total	14,850	\$ 979,145.44	\$ 1,013,280.89	\$ 1,048,217.99	\$ 1,083,985.79	\$ 1,225,950.30	\$ 1,320,221.08	\$ 1,374,764.37	\$ 1,431,619.27	\$ 1,490,886.26	\$ 1,546,360.03	\$ 1,609,234.28
*Tenant will pay 7% of gross sales during their option period		Blended Average NNN Rate PSF										
**Assuming lease up of the vacant bay by 2026		\$ 65.94	\$ 68.23	\$ 70.59	\$ 73.00	\$ 82.56	\$ 88.90	\$ 92.58	\$ 96.41	\$ 100.40	\$ 104.13	\$ 108.37

Option Period
Pro-Forma Rollover

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EXPENSES & REIMBURSABLES

Property Expenses	In-Place	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Exit 2036
Property Taxes	\$138,117.9	\$140,604.1	\$232,834.1	\$285,145.2	\$292,273.8	\$299,580.7	\$307,070.2	\$314,746.9	\$322,615.6	\$330,681.0	\$338,948.0	\$347,421.7
Insurance	\$42,165.0	\$43,219.1	\$44,299.6	\$45,407.1	\$46,542.3	\$47,705.8	\$48,898.5	\$50,120.9	\$51,374.0	\$52,658.3	\$53,974.8	\$55,324.1
Management Fees	\$30,000.0	\$30,750.0	\$31,518.8	\$32,306.7	\$33,114.4	\$33,942.2	\$34,790.8	\$35,660.6	\$36,552.1	\$37,465.9	\$38,402.5	\$39,362.6
CAM	\$84,330.0	\$86,438.3	\$88,599.2	\$90,814.2	\$93,084.5	\$95,411.7	\$97,796.9	\$100,241.9	\$102,747.9	\$105,316.6	\$107,949.5	\$110,648.3
Total	\$294,612.9	\$301,011.4	\$397,251.6	\$453,673.2	\$465,015.0	\$476,640.4	\$488,556.4	\$500,770.3	\$513,289.6	\$526,121.8	\$539,274.9	\$552,756.7

	Unit SF	PRS %	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Exit 2036
Cullen Partners South LLC*	2,070	27.18%	\$81,815	\$107,973	\$123,308	\$126,391	\$129,551	\$132,790	\$136,109	\$139,512	\$143,000	\$146,575	\$150,239
Cullen Partners South LLC	1,665	-	-	-	-	-	-	-	-	-	-	-	-
Manta AQP	1,665	-	-	-	-	-	-	-	-	-	-	-	-
Manta AQP	2,950	31.42%	\$94,578	\$124,816	\$142,544	\$146,108	\$149,760	\$153,504	\$157,342	\$161,276	\$165,307	\$169,440	\$173,676
Active Negotiations**	6,500	43.77%	\$131,756	\$173,881	\$198,577	\$203,542	\$208,630	\$213,846	\$219,192	\$224,672	\$230,289	\$236,046	\$241,947
Total	14,850	102.37%	\$308,149	\$406,671	\$464,430	\$476,041	\$487,942	\$500,140	\$512,644	\$525,460	\$538,596	\$552,061	\$565,863

*Taxes Adjusted April of Year 2	Average NNN PSF	\$21	\$27	\$31	\$32	\$33	\$34	\$35	\$35	\$36	\$37	\$38
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- Option Period
- Pro-Forma Rollover

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NEIGHBORHOOD CONTEXT MAP



moxy
HOTELS



PASTIS

Joe's Pizza



Arlo
Wynwood



dōma
FOOD & WINE MIAMI WYNWOOD

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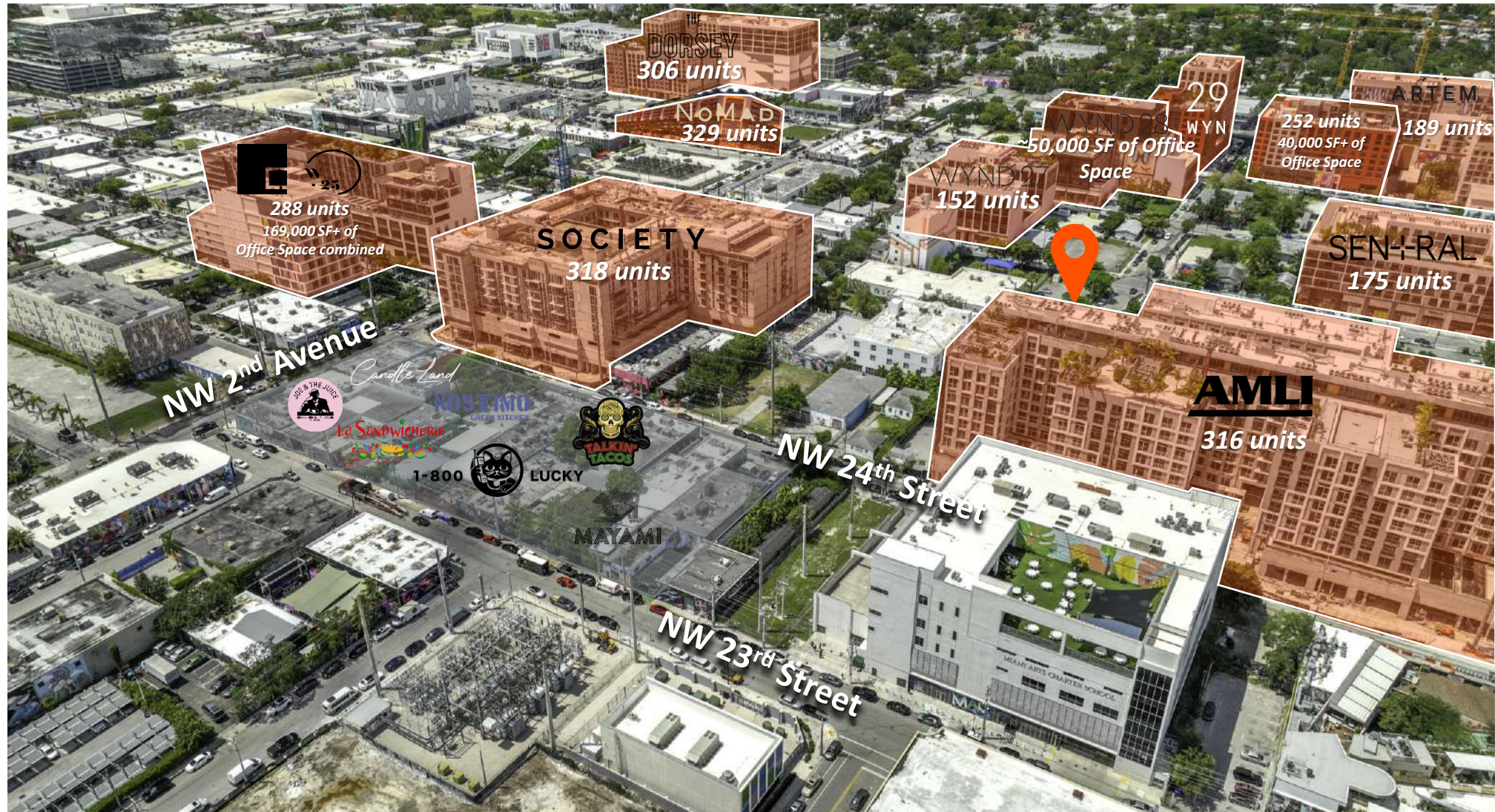
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AERIAL CONTEXT



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THE NEIGHBORHOOD



SONY MUSIC



pwc



FOUNDERS FUND



CLAIRE
GROUP



Gensler

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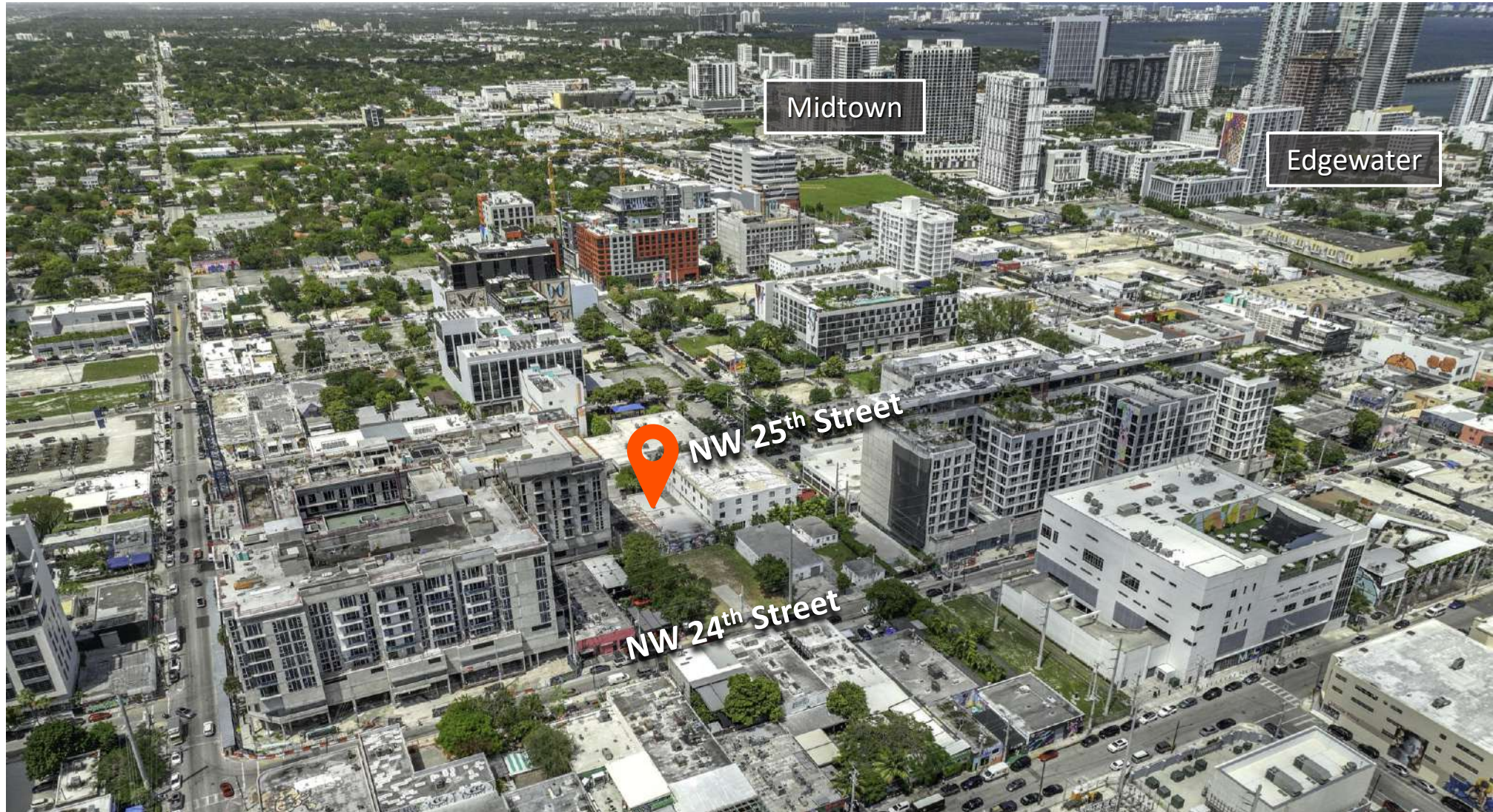
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NORTHEAST AERIAL CONTEXT



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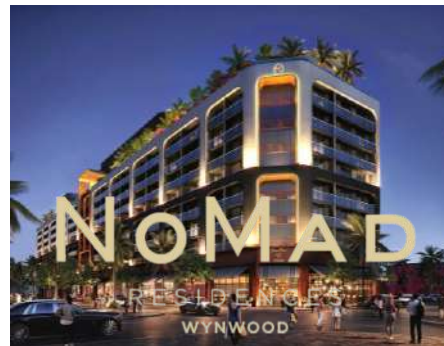
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Wynwood NNN Retail Investment

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Portfolio is located within the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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[View Inventory](#)

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COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
2801 NW 5th Ave	\$6,000,000	6/20/2025	9,148	\$656	5,250	\$1,143	I
325-339 NW 24th St (Part of a 2 Property Sale)	\$8,567,035	8/1/2024	15,246	\$562	15,119	\$567	
282-292 NW 25th St (Part of a 2 Property Sale)	\$3,732,965	8/1/2024	8,959	\$417	4,641	\$804	
36-38 NW 24th St (Part of a 3 Property Sale)	\$10,500,000	4/24/2024	10,019	\$1,048	13,300	\$789	T5-O
2320-2324 N Miami Ave (Part of a 3 Property Sale)	\$7,283,447	4/24/2024	15,000	\$486	9,285	\$784	T6-8-O
2328 N Miami Ave (Part of a 3 Property Sale)	\$5,716,553	4/24/2024	6,500	\$879	3,270	\$1,748	T6-8-O
161 NW 29th St	\$5,150,000	2/16/2024	13,939	\$369	4,067	\$1,266	T6-8-O
1925 NE 2nd Ave	\$12,000,000	1/18/2024	21,344	\$562	7,177	\$1,672	C-1
2601 NW 6th Ave	\$7,700,000	1/5/2024	16,800	\$458	11,423	\$674	D-1
300 NW 29th St	\$5,000,000	1/2/2024	6,970	\$717	5,679	\$880	T6-8-O NRD-1
250 NW 24th St (Condo)	\$3,600,000	12/7/2023	11,326		3,396	\$1,060	\$6,100
187 NW 28th St	\$8,000,000	10/24/2023	6,970	\$1,148	1,639	\$4,881	\$6,101
170 NW 23rd St (Part of a 2 Property Sale)	\$14,759,276	9/22/2023	16,535	\$893	9,581	\$1,540	T5-O
2215 NW 1st Pl (Part of a 2 Property Sale)	\$9,240,724	9/22/2023	21,941	\$421	17,825	\$518	T5-O
545 NW 28th St	\$7,000,000	5/26/2023	13,939	\$502	9,600	\$729	D1 (Wynwood NRD)
166 NW 29th St (Part of a 4 Property Sale)	\$4,795,778	4/12/2023	13,678		2,200	\$2,180	C-2, Miami
175 NW 20th St (Part of a 2 Property Sale)	\$3,816,165	9/29/2022	4,356	\$876	1,178	\$3,240	T6-8-O
1851 NE 2nd Ave (Part of a 3 Property Sale)	\$22,480,900	9/6/2022	43,124	\$521	35,000	\$642	C-1, 6600
2887-2899 NW 5th Ave	\$8,711,200	7/22/2022	12,197	\$714	10,300	\$846	C-2
164 NW 20th St	\$7,200,000	6/8/2022	16553	\$434.97	23,000	\$313.04	T6-8-O
2734 NW 1st Ave	\$9,000,000	5/23/2022	6534	\$1,377.41	18,800	\$478.72	6101
2435-2445 N Miami Ave	\$9,200,000	4/27/2022	12406	\$741.58	8,407	\$1,094.33	6100
584 NW 27th St	\$3,075,000	4/5/2022	4792	\$641.69	4,000	768.75	D1/NRD-1
2003-2013 N Miami Ave	\$2,600,000	4/1/2022	4356	\$596.88	7,562	343.82	T6-8-O
2214 N Miami Ave	\$10,800,000	3/31/2022	20,473	\$528	21,543	\$501	T6-8-O; NRD-1
2830 NW 5th Ave	\$11,200,000	3/17/2022	17,160	\$653	14,000	\$800	C-2
2600-2610 N Miami Ave	\$9,050,000	1/6/2022	13,068	\$693	14,758	\$613	T6-8 O NRD-1

Timeline	T36 Months
Total Sale Comparables	27
Total Sale Volume	\$216,179,043
Total Building Sq Ft	282,000
Total Land Acres	8.34
Average Price PSF BUILDING	\$1,143.65
Median Price PSF BUILDING	\$800.00
Max Price PSF BUILDING	\$4,881.02
Min Price PSF BUILDING	\$313.04
Average Price PSF LAND	\$675.82
Median Price PSF LAND	\$641.69
Min Price PSF LAND	\$369.47

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