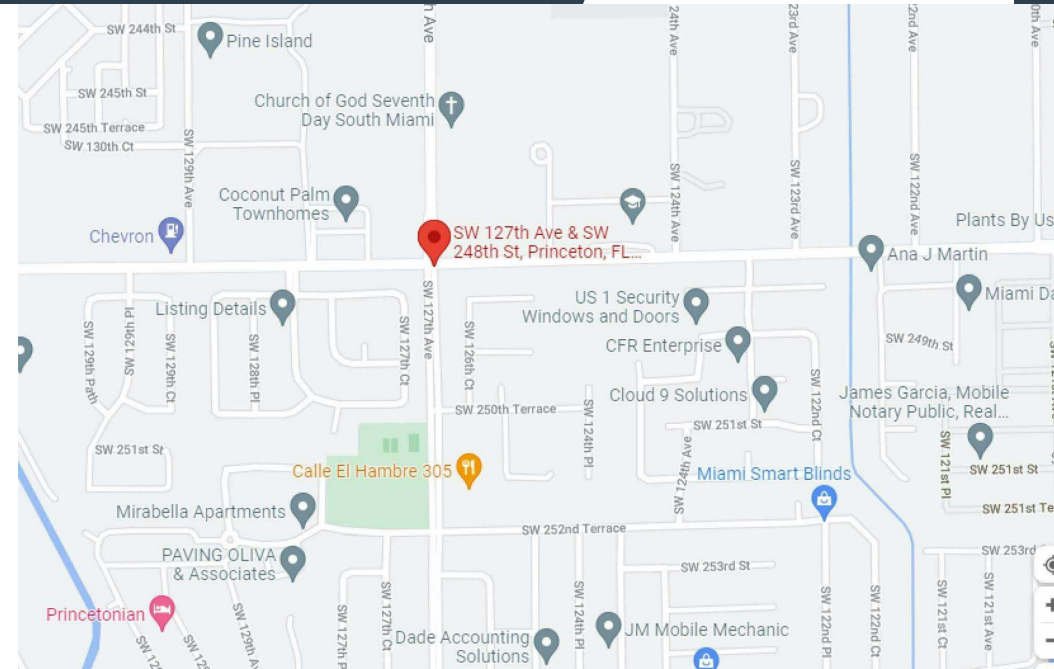


25 UNIT PRINCETON PROJECT IN PLACE

FOR SALE

SW 127 STREET & SW 248 STREET, FL 33032





PROPERTY OVERVIEW

Discover the potential of the Princeton area for your next investment. Located in the thriving community of Princeton, this Approved Project 25 units offers proximity to a range of amenities and attractions. Enjoy convenient access to nearby shopping centers, popular dining spots, and recreational facilities. With its strong sense of community and year-round events, Princeton provides an appealing environment for prospective residents. The area's close proximity to major highways and transportation hubs enhances its desirability for potential tenants. Embrace the opportunity to invest in a multifamily property in this dynamic and growing location.

PROPERTY HIGHLIGHTS

- 25 Units
- Zoning: PCUC
- Land size: 60,425 SF
- 33 parking spaces

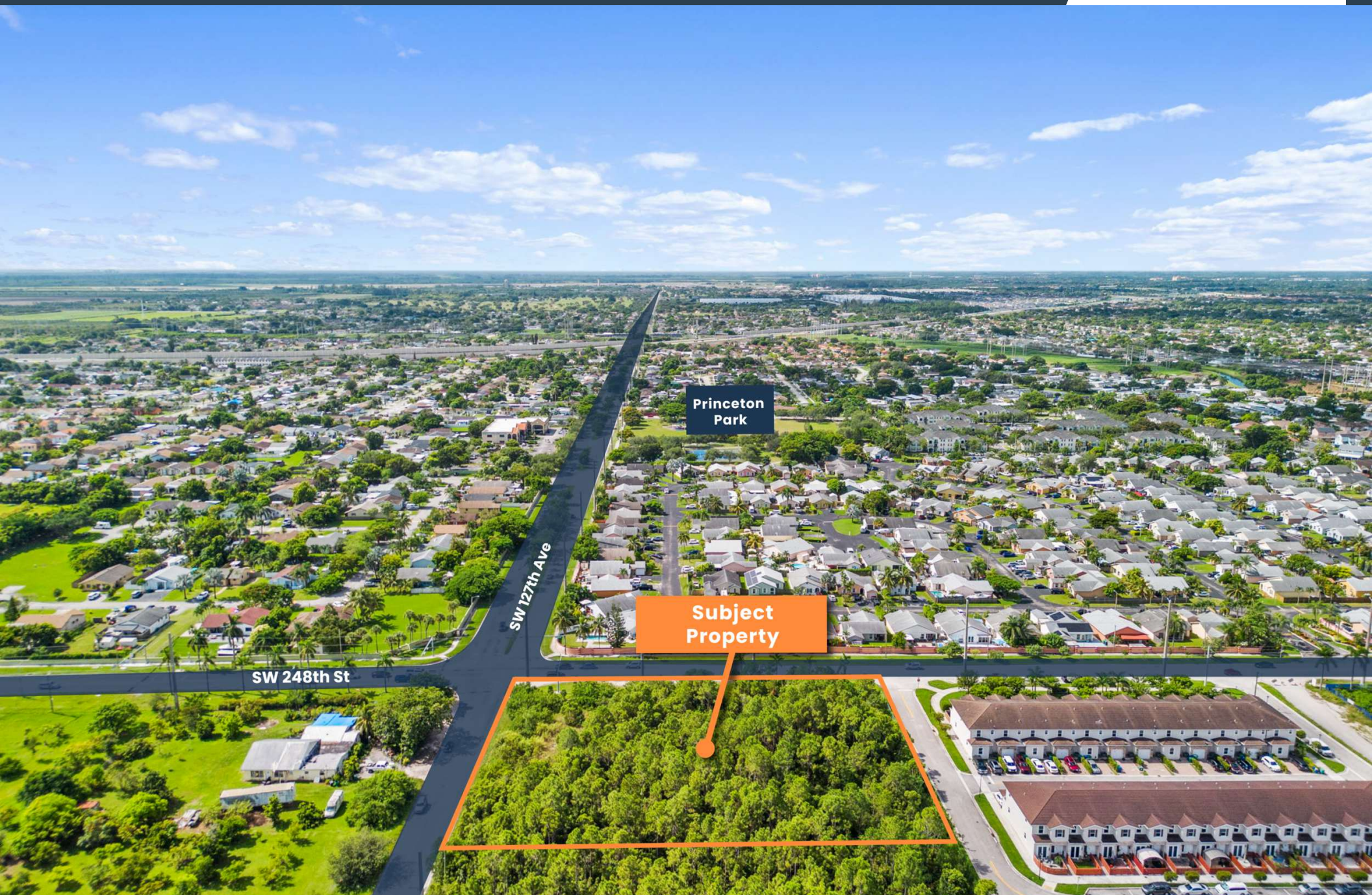
SALE PRICE
\$1,250,000

LOT SIZE
60,425 SF

UNITS
25

PARKING SPACES
33

ZONING
PCUP

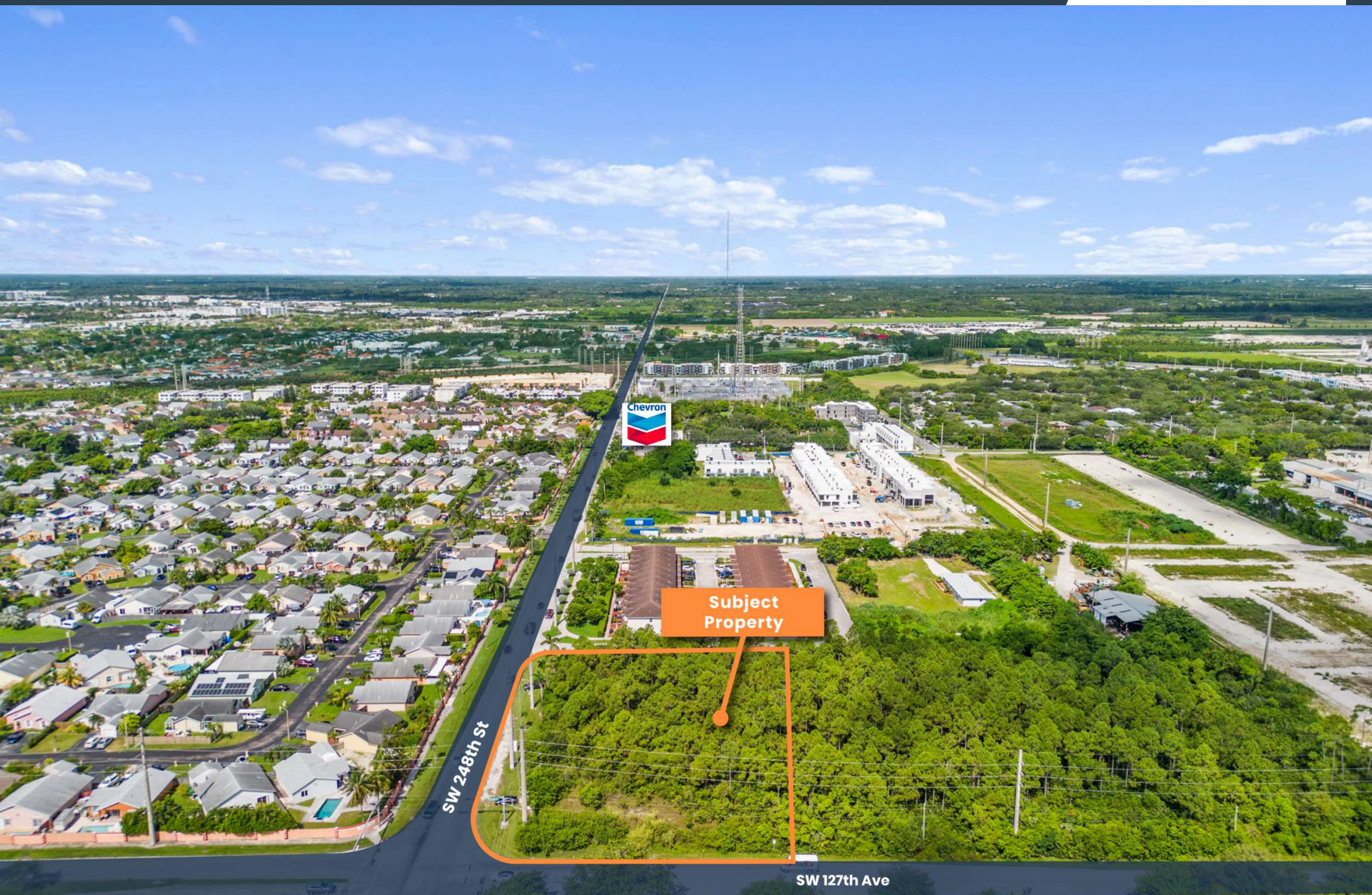




Subject
Property

SW 248th St

SW 127th Ave







PROJECT MULTIFAMILY

- Site plan approved
- Architectural drawings and Construction documents already presented
- Construction permit will be ready by march
- Water/Sewer is in the door of the 248 st (Wasa note)
- Tplat done-Derm finish

Project 1: Multifamily

Folio: 30-6923-000-1160

Address: SW 127 street & SW 248 street

25 Units

1, 2 & 3 Bedroom Units

Land size: 60.425 SF

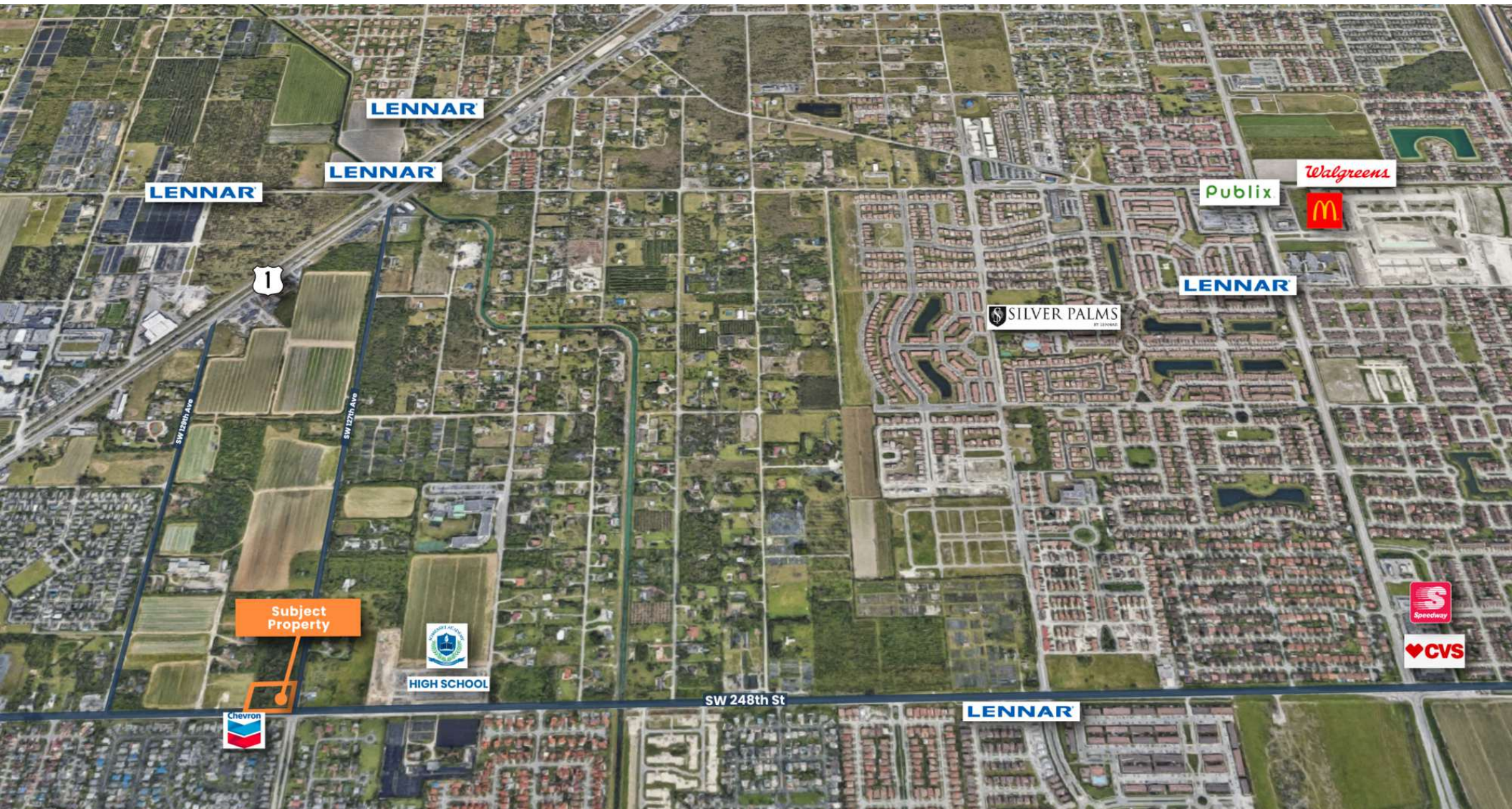
35 parking spaces

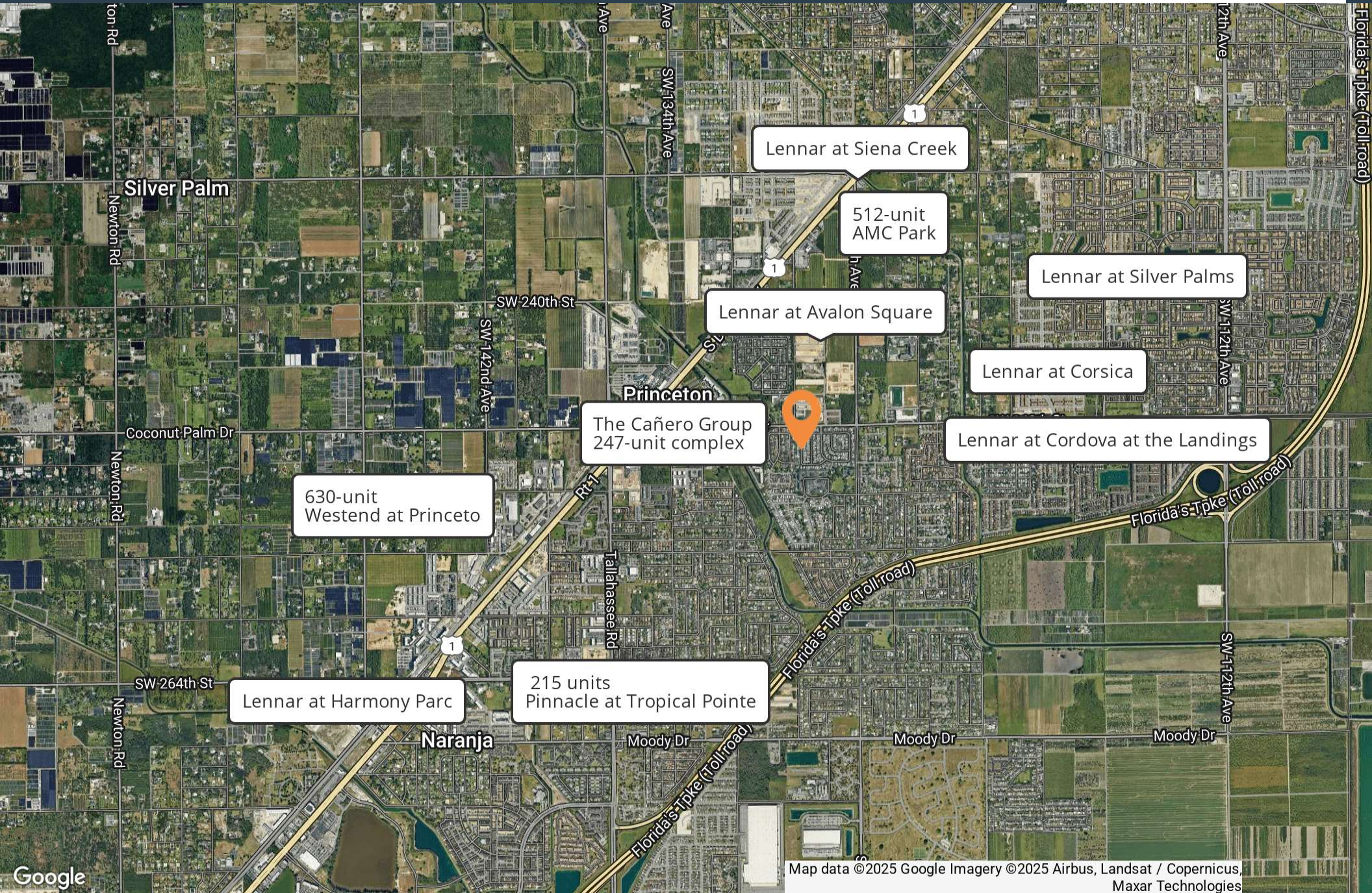
Zoning: PCUC



Princeton 2 - Multifamily (25 Units)		
	Status	Due/Expected Date
ASPR	Approved	
Plat	T-Plat approved - Final Plat under process. Production letter submitted.	Production letter expected when paving and drainage has been approved
Water and Sewer connections	POC (point of connection) approved. Location letter fee and Impact fees assessed.	Permit waiting payment of Verification letter
Construction Permit - MTCI	Mechanical, Structural and Building APPROVED, Electrical and Plumbing under revision.	approval expected within 3 weeks
FIRE	Site access and Water main approved. Requested revisions to be resubmitted 02/01/23	Approval/ comments expected within 2 weeks
Paving and Drainage	Submitted	Approval/ comments expected within 2 weeks
Construction Permit - Miami-Dade County	Comments received from MDC. Working on DERM, and zoning comments. Will resubmit when paving and drainage has been approved	Revision/approval expected within 2 weeks after submittal

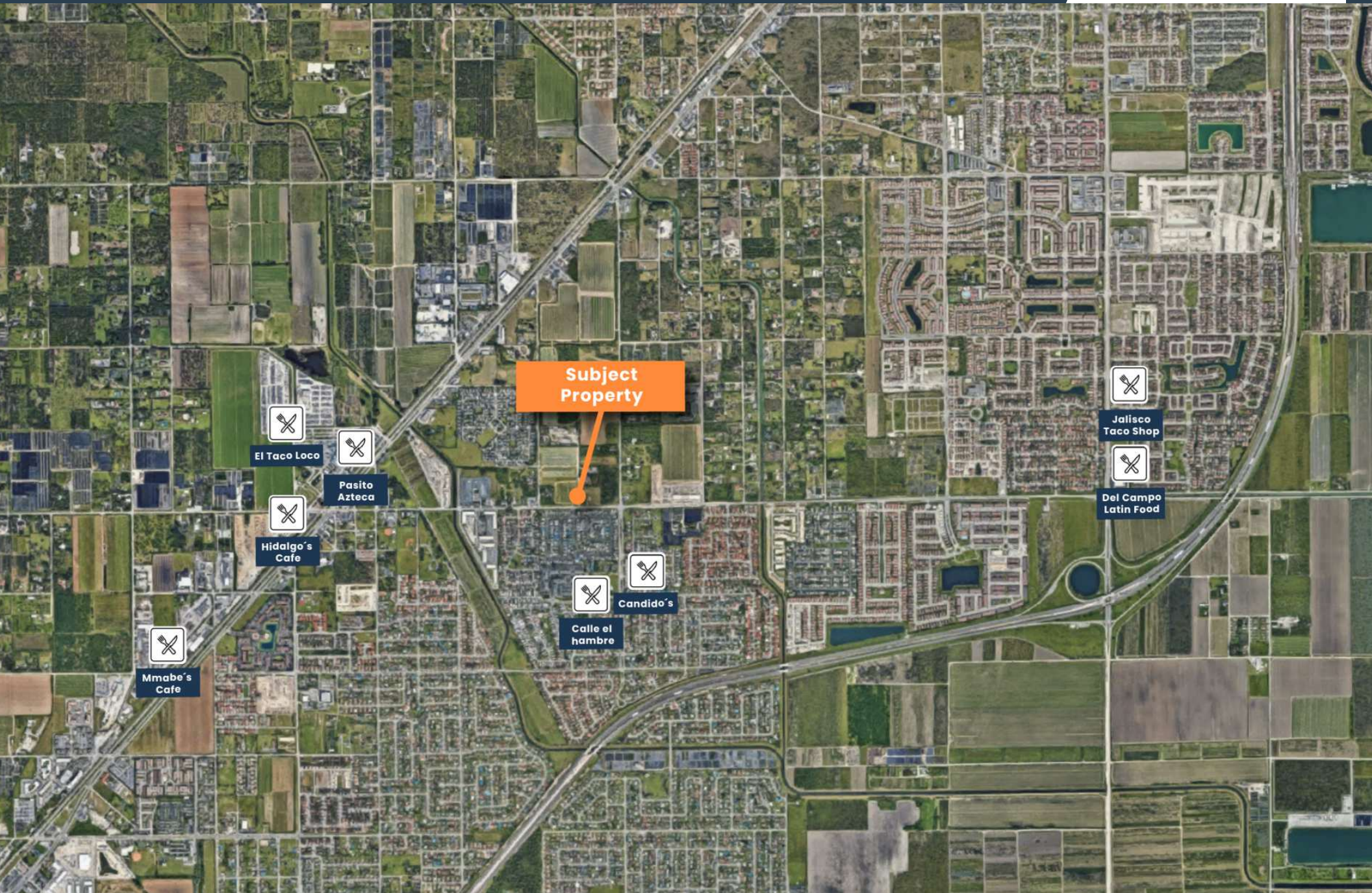
Project	1
Folio:	30-6923-000-1160
Owner	PRINCETON 1 BH26 LLC
Property Address	12891 SW 248 ST
PA Primary Zone	3050 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use	9981 ACREAGE NOT CLASSIFIED AG : VACANT LAND
Lot size:	68,824.8 Sq.Ft

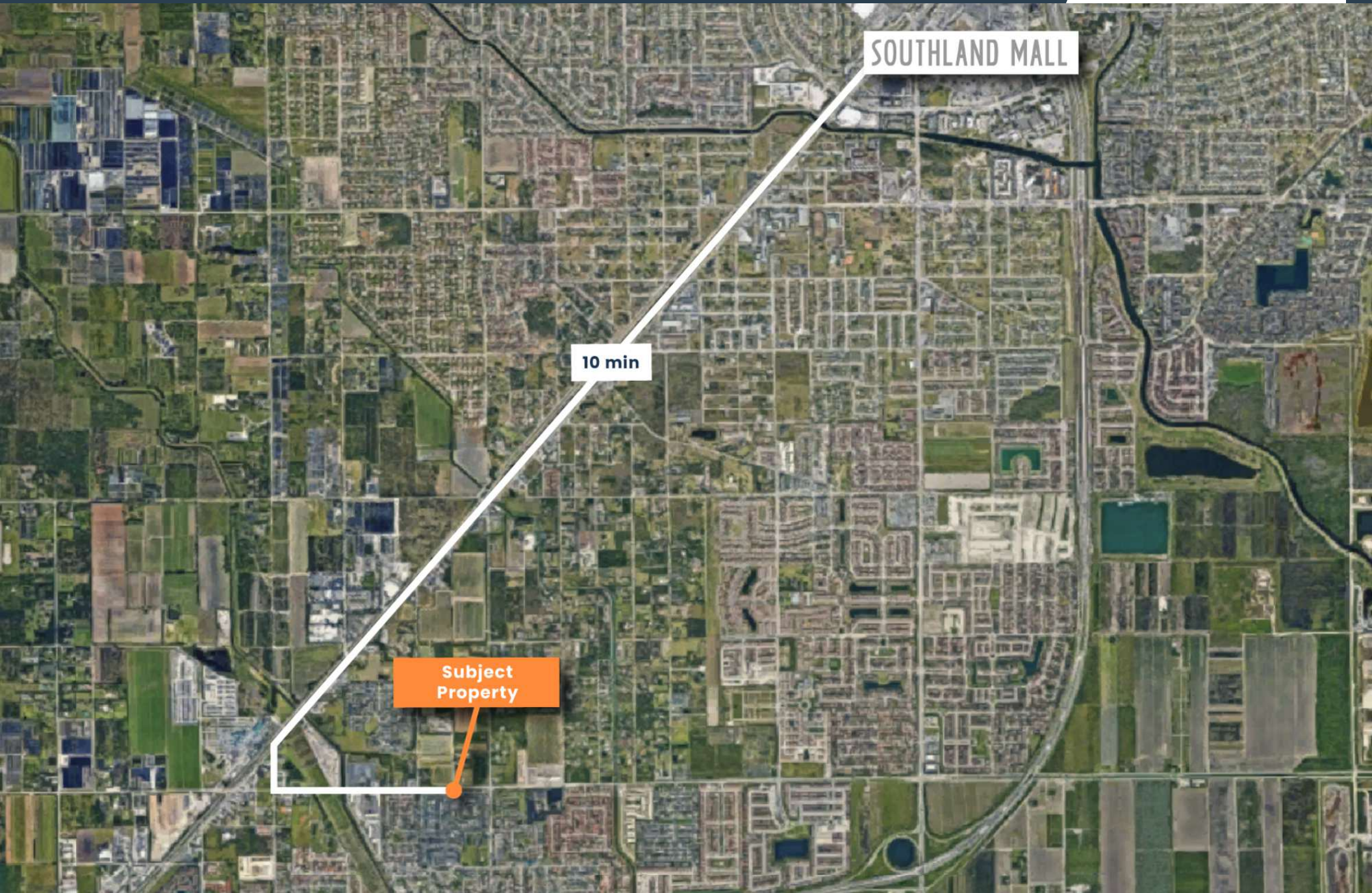


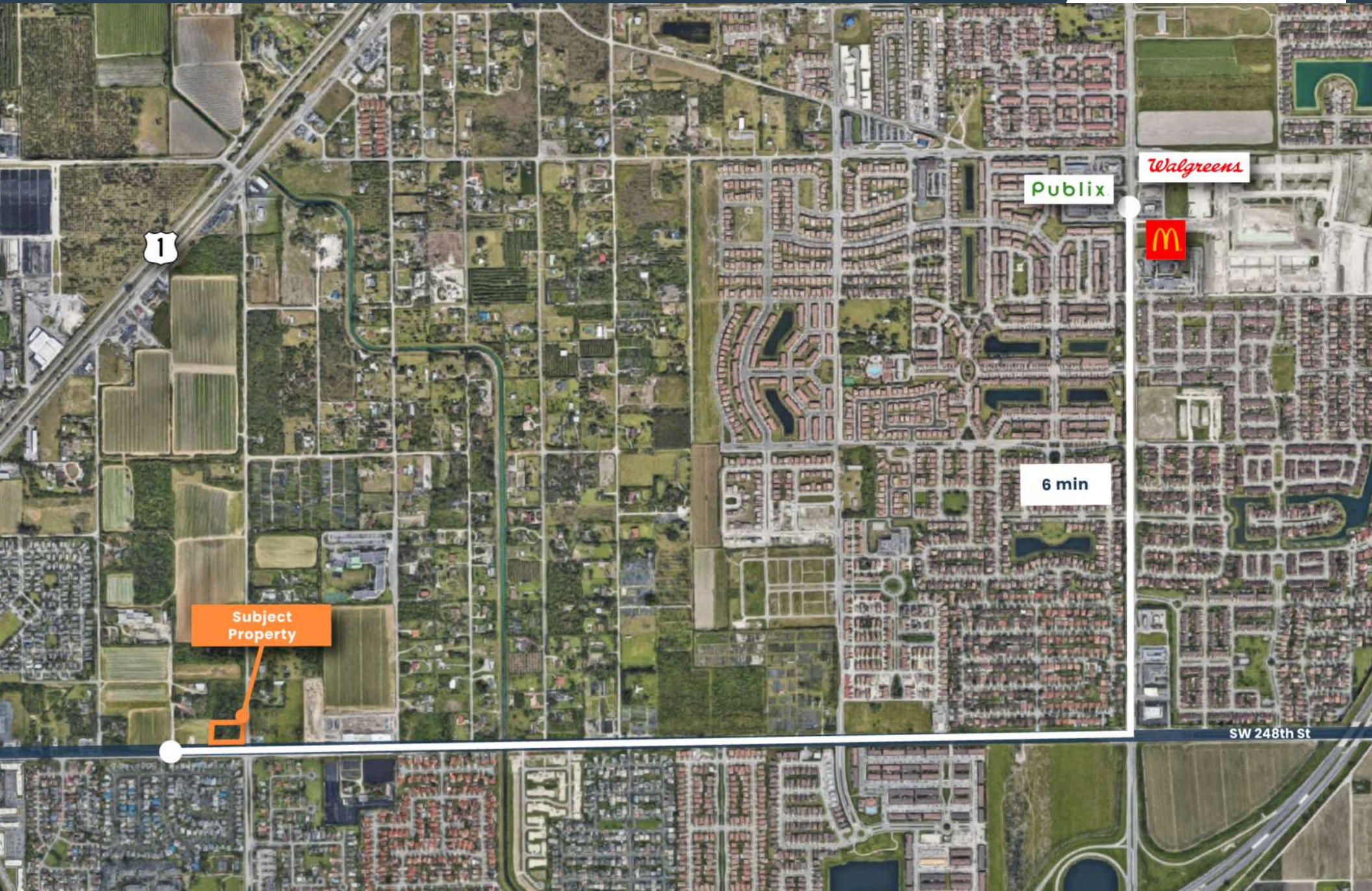


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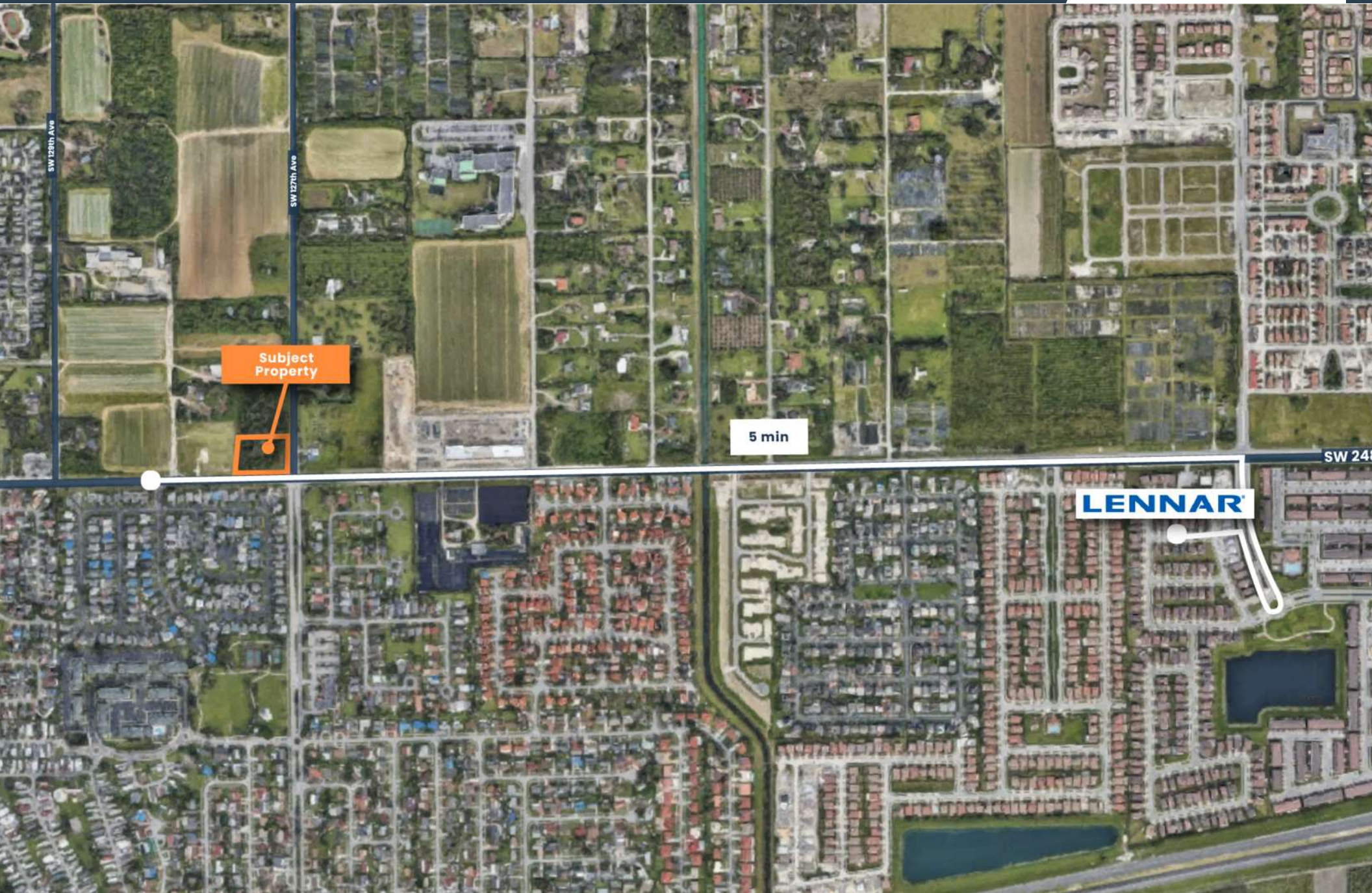








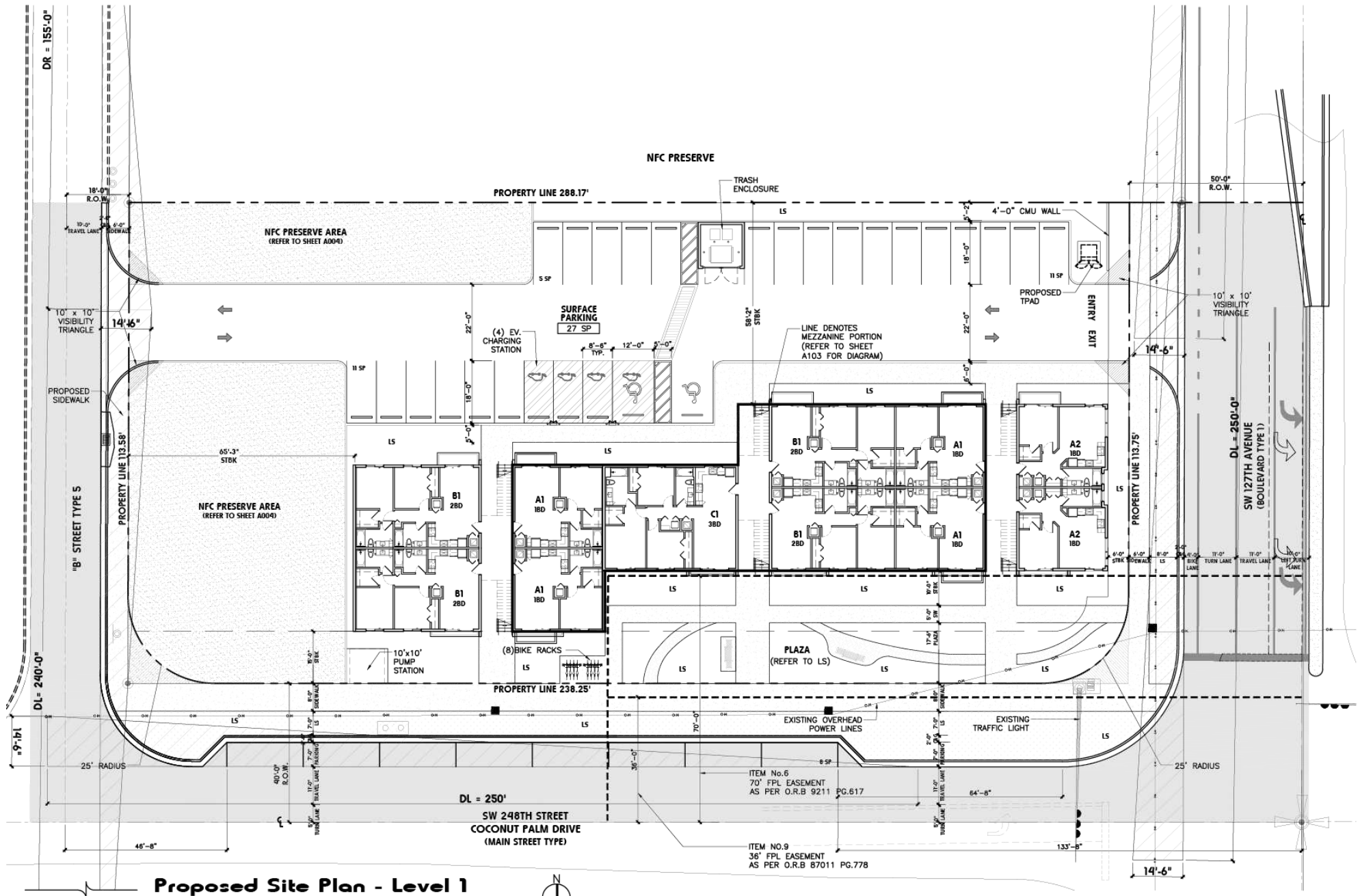


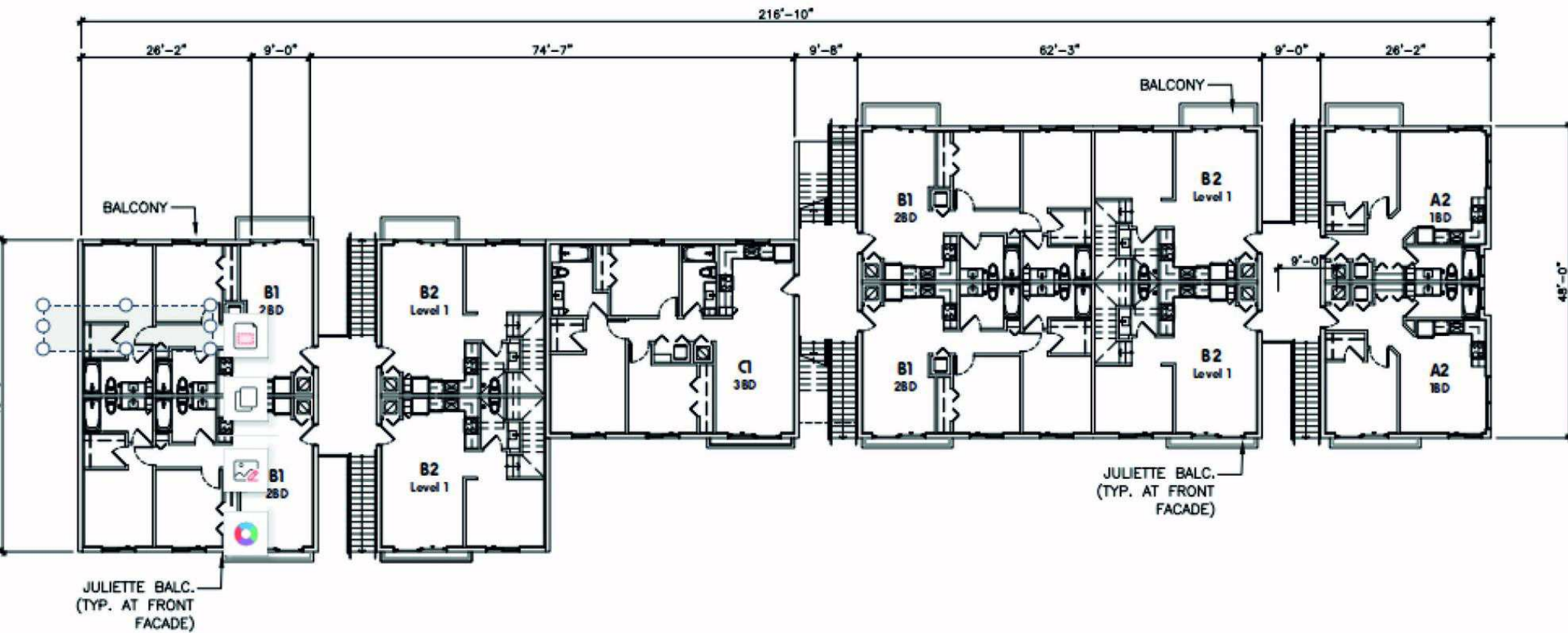


ZONING DATA				
Property Information				
Folio:		30-6923-000-1160		
Property Address:		SW 127th Ave & 248th Street		
Site Area:		Square Footage (sf)		Acres (ac)
Gross Area		60,425.00 sf		1.39 ac
Net Area		39,693.00 sf		.91 ac
Existing Zoning:		PCUC - Princeton Community Urban Center		
Land Use:		R - Edge		
Density		Required		Proposed (GSF)
Edge Sub-District:		18 du/ac	25 units	18 du/ac 25 units
REGULATORY GUIDELINES				
Building Setbacks		Required		Proposed
Front (SW 248th Street)		15'-0"		15'-0"
Side Street (SW 127th Ave)		6'-0"		6'-0"
Side Street (Type B Street)		6'-0"		65'-3"
Rear (North)		0'-0"		58'-2"
Building Frontage (Refer to Sheet A003)				
Frontage Line: 239.25'		70%	166.8 ft	85% 216.8 ft
Open Space (Refer to Sheet A003)				
Common/Private		10%	3,969 sf	39% 15,372 sf
Building Height		2 stories Max.		2 Stories/Mezzanine
PARKING				
Required Off-Street Parking		# DU or sf		# Spaces
Residential Uses				
1BD Units @ 1.0 sp/unit		10 units		10.0 sp
2BD Units @ 1.5 sp/unit		12 units		18.0 sp
3BD Units @ 1.75 sp/unit		3 units		5.3 sp
Grand Total Required :		33.3 sp		
Provided		Standard		HC
Surface (Off-Street)		25 sp		2 sp
On-Street (SW 248th Street)		8 sp		
Sub-Total		33 sp		2 sp
Grand Total Provided :		35 sp		
Electric Vehicle & Bicycle Parking				
Electric Vehicle or EV		Required		Provided
10 or more spaces		10%	3.3 EVSE sp	4.0 EVSE sp
Bicycle Parking				
25 to 50 pkg spaces in Lot		4 bike pkg sp		8 bike pkg sp

DEVELOPMENT SUMMARY							
UNIT BREAKDOWN							
Unit Type	SF/Unit Provided	Level 1	Level 2	Mezzanine	Total Units	Lesable Area	% of Totals
1BD							
A1	624 sf	4 units	2 units	units	6 units	3,744 sf	
A2	623 sf	2 units	2 units	units	4 units	2,492 sf	
Sub-Total		6 units	4 units	units	10 units	6,236 sf	40%
2BD							
B1	870 sf	4 units	4 units	2 units	10 units	8,700 sf	
B2	1,205 sf	units	2 units	units	2 units	2,410 sf	
Sub-Total		4 units	6 units	2 units	12 units	11,110 sf	48%
3BD							
C1	1,190 sf	1 units	1 units	1 units	3 units	3,570 sf	12%
Grand Total							
		11 units	11 units	3 units	25 units	20,916 sf	100%
						837 avg sf/unit	



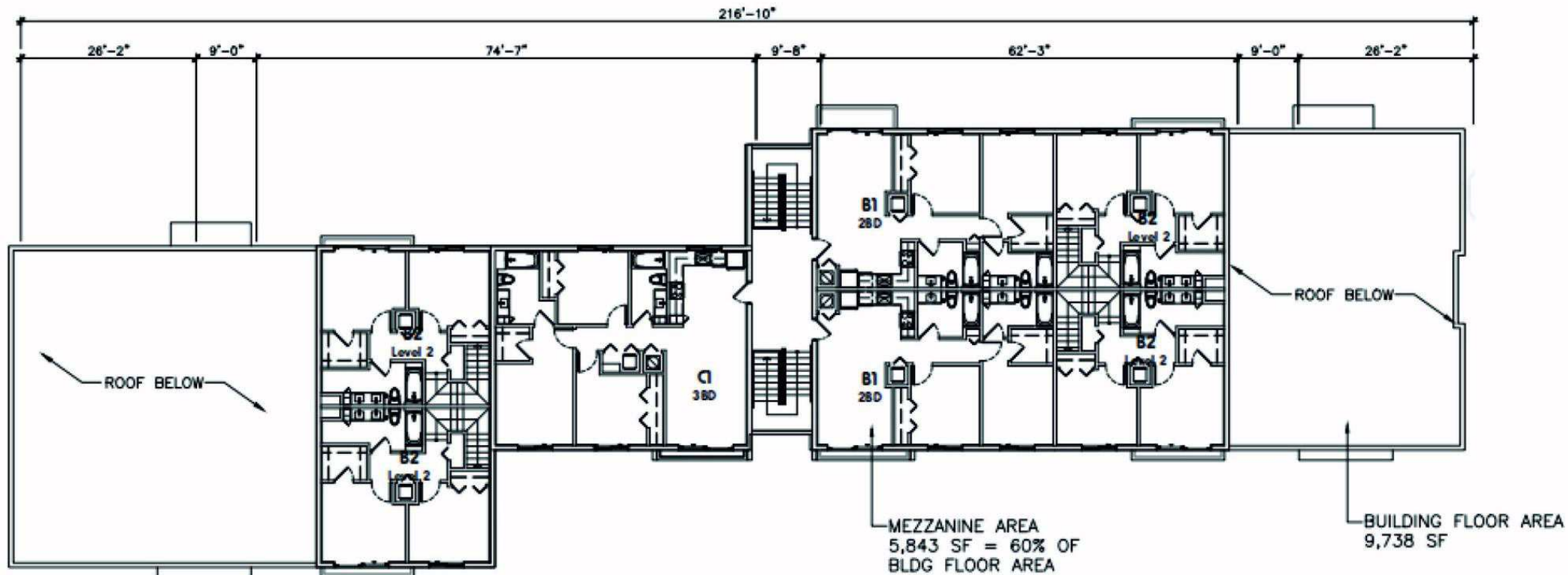




Proposed Level 2

SCALE: 1/16" = 1'-0"





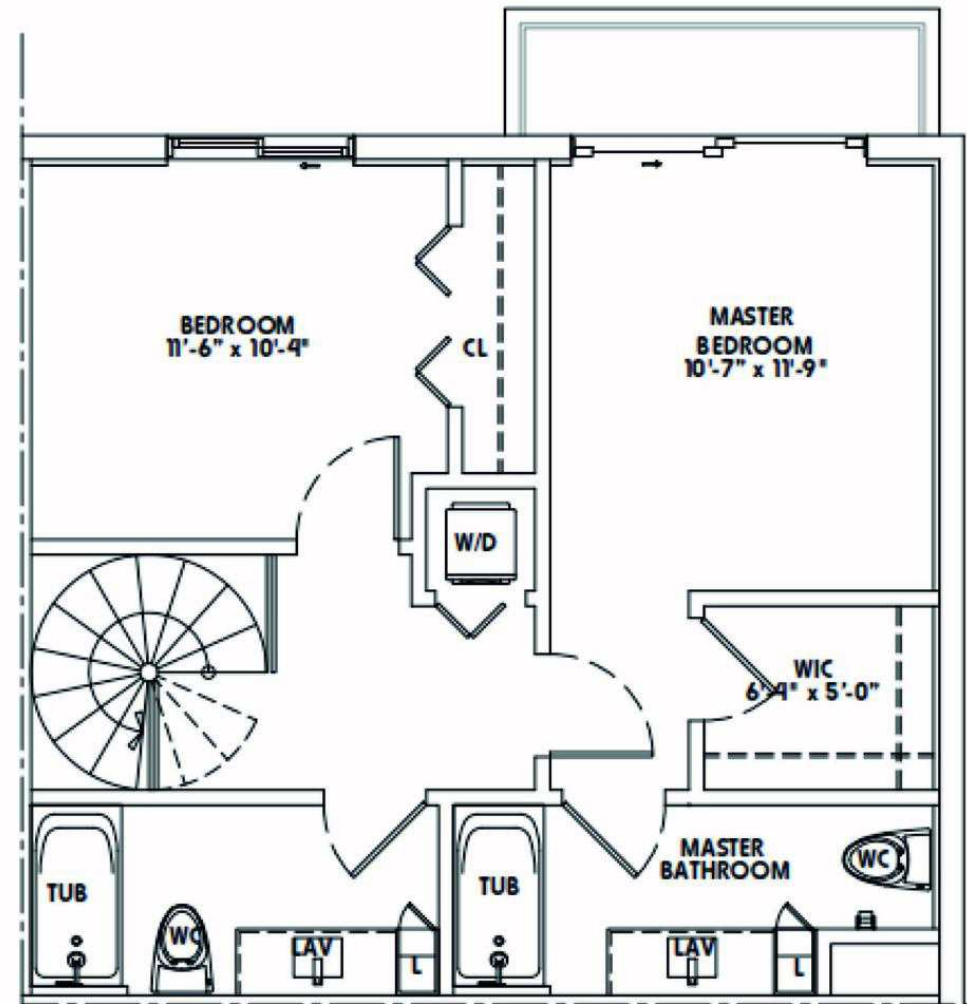
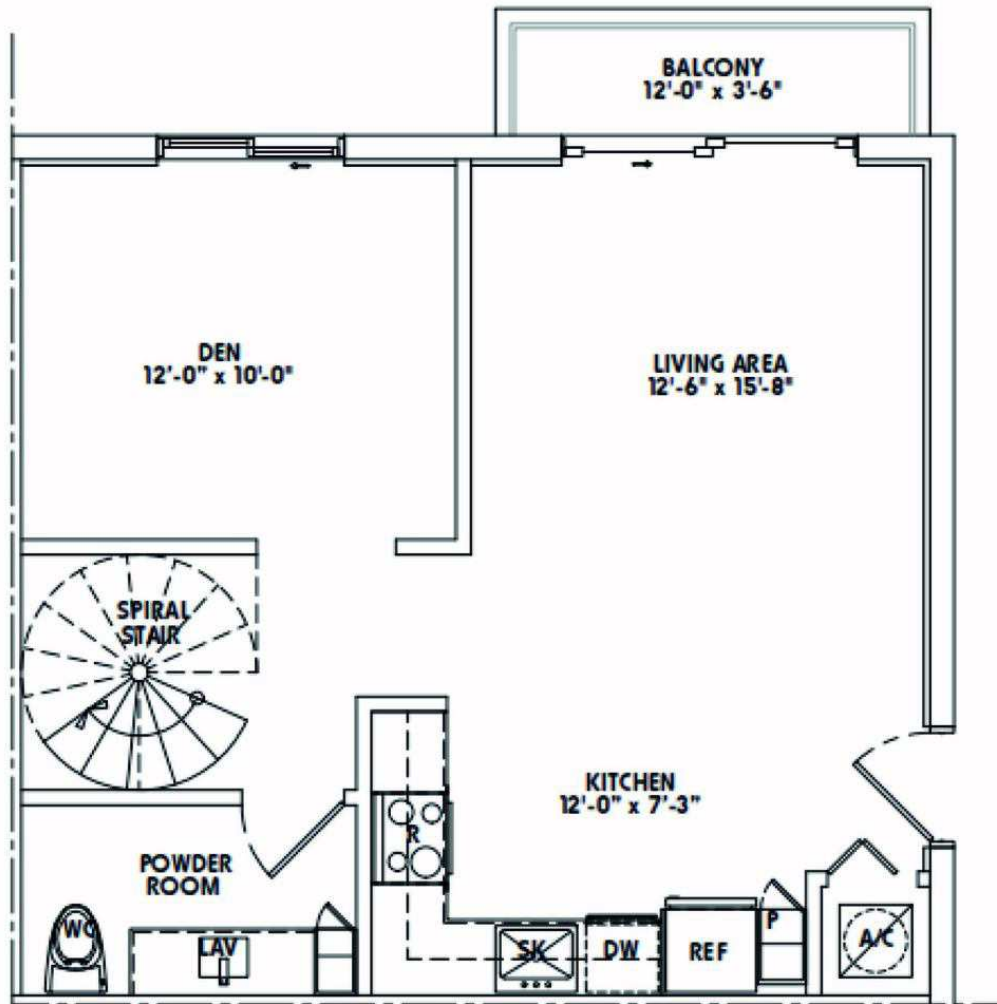
Proposed Level 3

SCALE: 1/8" = 1'-0"

N

NOTES:

Per Section 33.284.86.B.12.a – Buildings with less than six (6) stories may have a single story with a maximum height of thirty (30) feet, provided that no mezzanine area intended for commercial use exceeds ten (10) percent and no mezzanine area intended for residential use exceeds eighty (80) percent of the floor area of that story.

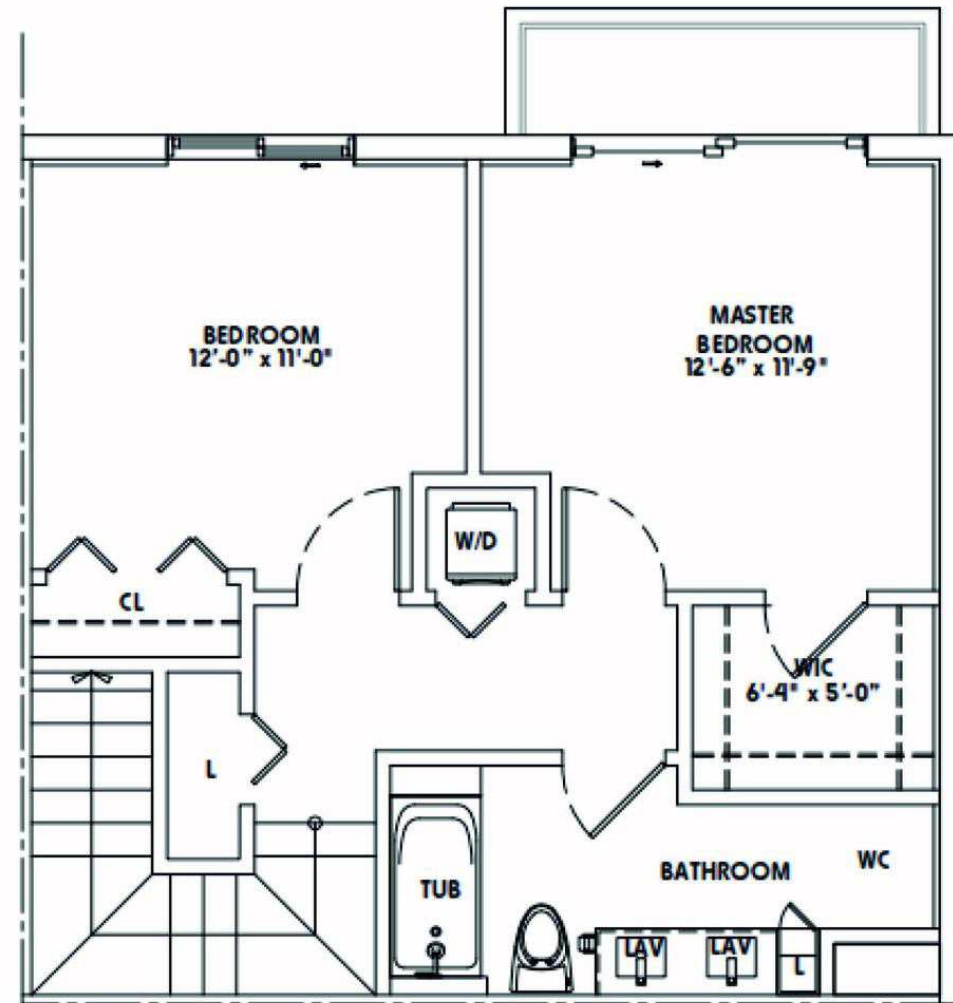
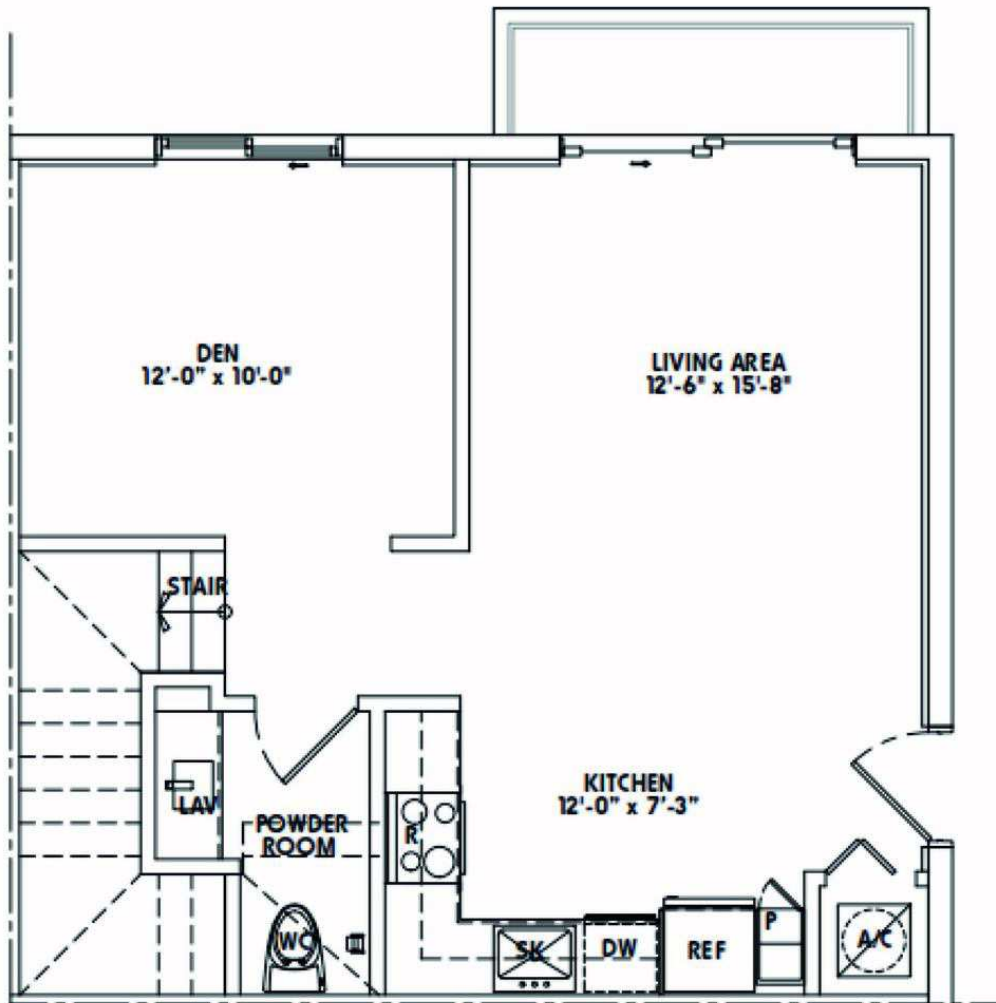


Unit Type "B2-OPT 1"

(2BD/2.5BATH)

SCALE: 1/4" = 1'-0"

AREA: 1,216 SQ. FT.



Unit Type "B2-OPT 2"

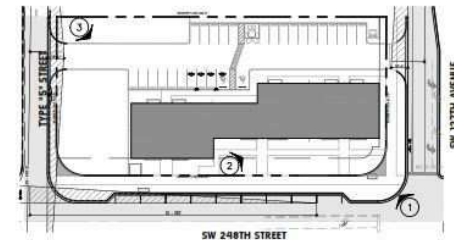
(2BD/1.5BATH)

SCALE: 1/4" = 1'-0"

AREA: 1,205 SQ. FT.



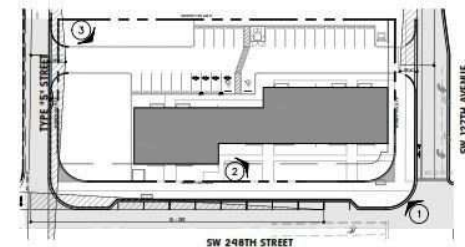
01 Corner View from SW 248th St & 127th Ave
SCALE: NTS





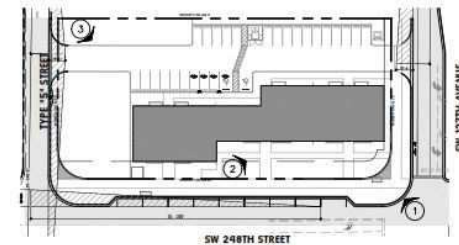
02 View from Plaza

SCALE: NTS





03 North View of Building
SCALE: NTS



Subject property located in **Homestead**, Florida, has two projects for development: Project 1: Multifamily and Project 2: Townhomes & Apartments. Those looking for homes at affordable prices usually find them in Homestead and Princeton. This area had the **highest home sales** for less of \$400,000 in Miami-Dade in 2020. 750 were homes sold!

First-time homebuyers (mostly locals and a handful of New Yorkers) boosted sales on these codes, said Raquel Brookins, associate broker at Coldwell Banker Realty. These people were looking for a primary residence and making a better profit. "With \$400,000 in Homestead you can buy a four or five bedroom house built in 1999 or later," he said. "That same amount of money, further north, allows you to buy a smaller, older house that needs a lot of repairs. Most buyers are drawn to Homestead for their choice of new houses, that is why the Lennar firm continues to build in the area." The **average sale price** in our investment zone increased from 2019 to 2020: ZIP Code 33033 (Homestead) had an increase of 7.1%, from \$278,700 to \$300,000 ZIP Code 33032 (Princeton) had an increase of 11.7%, from \$295,805 to \$335,000xt here...



HOMESTEAD

Situated toward the southern tip of Florida, Homestead, FL is often considered the 'Gateway to Everglades & Biscayne National Parks' for its proximity to the historic natural sites. Residents are about 20 miles from Key Largo, and 25 miles from downtown Miami, providing plenty to do in the area. Homestead is also the site of Coral Castle, a unique hand-carved building and sculptures from coral by Ed Leedskalnin over the course of 28 years.

Population (2019)

- 68,438
- Density: 4,645 people per square mile

PRINCETON

The Princeton neighborhood is a dream. This neighborhood is very safe and clean, allowing the community to be comfortable and feeling secure. The schools allow for a reliable and guarded learning environment.

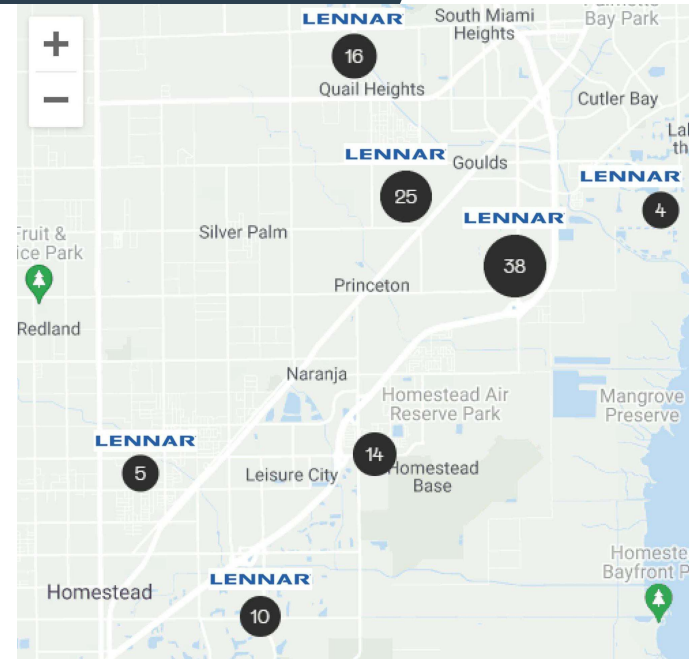
Population (2020)

- 39,308
- Density: 5,299.72/sq mi (2,046.13/km²)



THE RIVIERA

A delightful haven of newly designed homes, The Riviera is a masterplan community in Homestead, FL, that offers stunning lake views and a family-friendly environment. The community is just minutes from the Florida Turnpike, providing easy access to Miami's downtown hub and the Florida Keys. Plus, homeowners have access to convenient amenities, such as the clubhouse, fitness center and swimming pool.





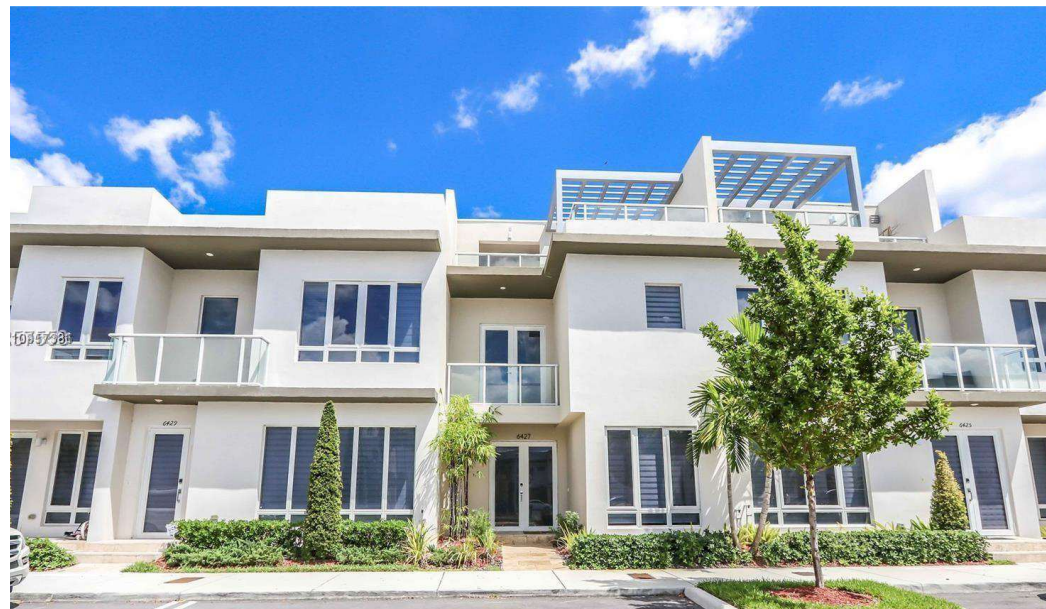
Corsica - Province Collection in Homestead, FL | New Homes by Lennar



Vence - Laguna Collections in Homestead, FL | New Homes by Lennar



Urbana - Doral, FL | New Homes by Lennar



Urbana - Doral, FL | New Homes by Lennar

OTHER DEALS IN THE AREA

LAND FOR SALE



OTHER DEALS IN THE AREA

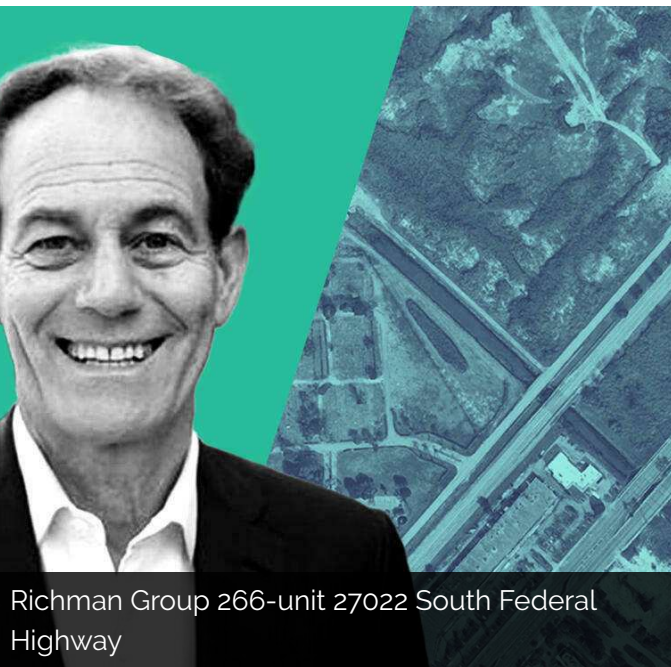
LAND FOR SALE



512-unit - AMC Park - 12501 Southwest 236th Street



215 units Pinnacle at Tropical Pointe - 25155 Southwest 136th Avenue



Richman Group 266-unit 27022 South Federal Highway



630-unit - Westend at Princeton - Southwest 252nd Street and Southwest 145th Avenue

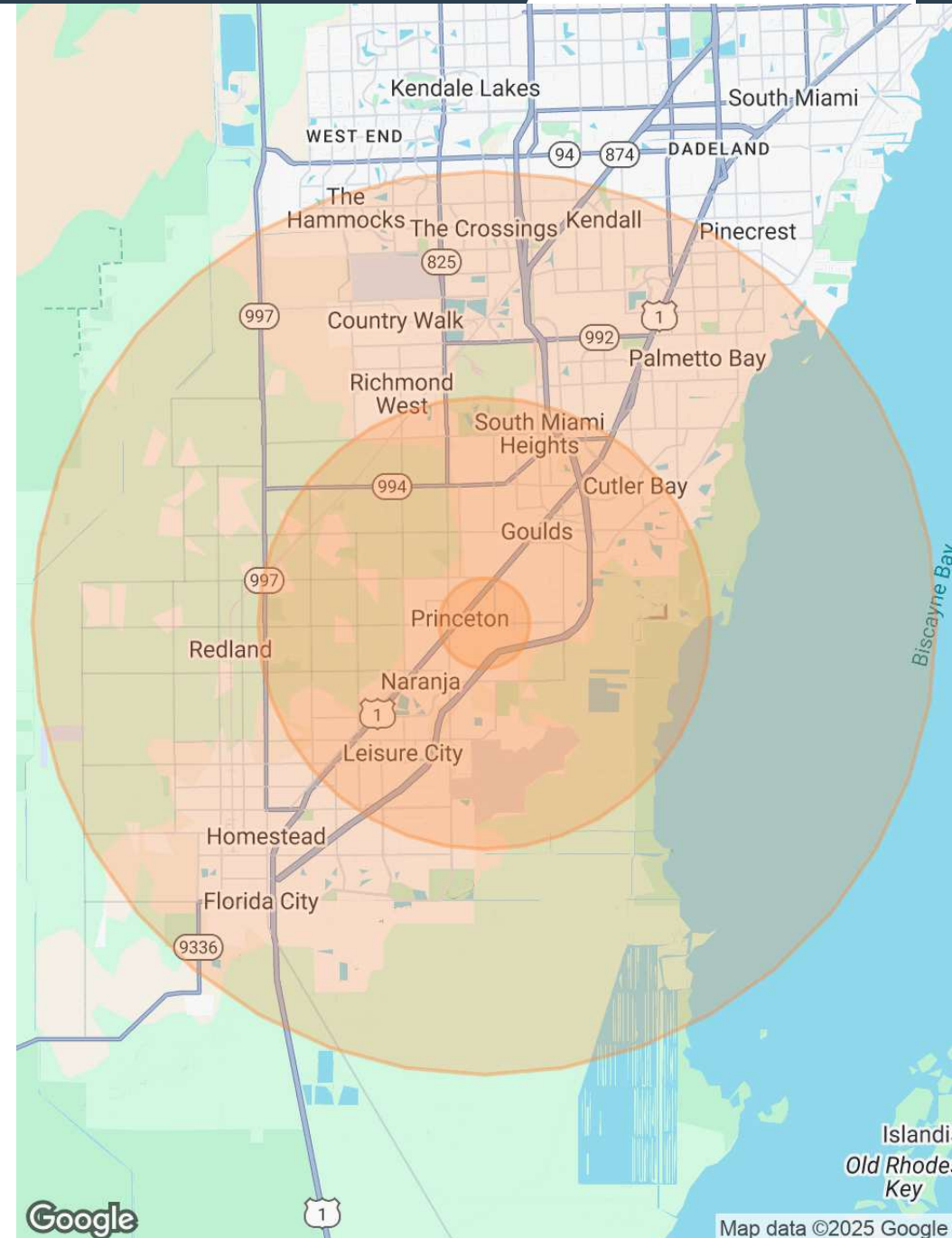


Cañero Group 247-unit complex at 24735 South Dixie Highway

- 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
- 3) **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.
- 4) **The tourism industry is booming:** more than 59 million tourists visited the sunshine state in the first half of 2021.
- 5) **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).
- 6) **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.
- 7) **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.
- 8) **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	5 MILES	10 MILES
Total Population	9,131	178,963	509,137
Average Age	36.3	36.0	37.0
Average Age (Male)	34.5	34.4	35.5
Average Age (Female)	36.4	37.5	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,536	52,960	154,794
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$73,178	\$65,356	\$78,735
Average House Value	\$339,309	\$294,726	\$310,561
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	59.6%	66.2%	64.2%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	4,953	116,295	334,367
Total Population - Black	2,128	35,893	84,354
Total Population - Asian	212	2,700	10,959
Total Population - Hawaiian	0	10	113
Total Population - American Indian	0	102	2,299
Total Population - Other	588	6,176	25,089

* Demographic data derived from 2020 ACS - US Census



Map data ©2025 Google

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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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

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