

CONFIDENTIAL OFFERING MEMORANDUM

12985 W Dixie Hwy – North Miami, FL

Asking Price: \$2,000,000

EXECUTIVE SUMMARY

12985 W Dixie Hwy is a stabilized, 100% occupied neighborhood retail strip center located along the West Dixie Highway corridor in North Miami. The property consists of 7 physical retail units totaling approximately 5,900 square feet and is leased to 6 established tenants, with one tenant occupying two contiguous units under a single lease. The asset provides immediate in-place cash flow supported by long-term leases extending through 2027–2028. The property is well maintained and features recent capital improvements, including a newer roof, minimizing near-term capital expenditures. At the \$2,000,000 asking price, the asset delivers a solid in-place return with upside through operational efficiency.

INVESTMENT HIGHLIGHTS

- 100% Occupied Stabilized Retail Asset
- 7 Units | 5,900 SF | 6 Tenants
- One Tenant Occupies Two Combined Units Under One Lease
- Long-Term Leases Through 2027–2028
- Immediate In-Place Cash Flow
- Efficient Cap Rate Upside (5.88%)
- Recent Capital Improvements Including Newer Roof
- Service-Oriented Neighborhood Retail
- Low Management and Low CapEx Profile
- Ideal for Private Investors or 1031 Exchange Buyers

RENT ROLL SUMMARY (Tenant Names Withheld)

Unit	SF	Monthly Rent	Lease Expiration
A	900	\$2,000.00	11/2028
B	900	\$1,629.54	06/2028
C	900	\$2,000.00	11/2028
D	900	\$1,730.56	01/2027
E	900	\$1,784.64	03/2028
F + G	1,400	\$3,100.00	11/2028
TOTAL	5,900	\$12,244.74	

INCOME & EXPENSE SUMMARY

Description	Annual Amount
Gross Scheduled Income	\$146,936.88
Operating Expenses (27%)	(\$39,672.96)
Net Operating Income (NOI)	\$107,263.92
Cap Rate @ \$2,000,000	5.36%
Efficient Cap Rate (20% OE)	5.88%

Note: One tenant occupies two contiguous units (Units F & G) under a single lease with a combined rent. Information deemed reliable but not guaranteed. Buyer to verify all information.