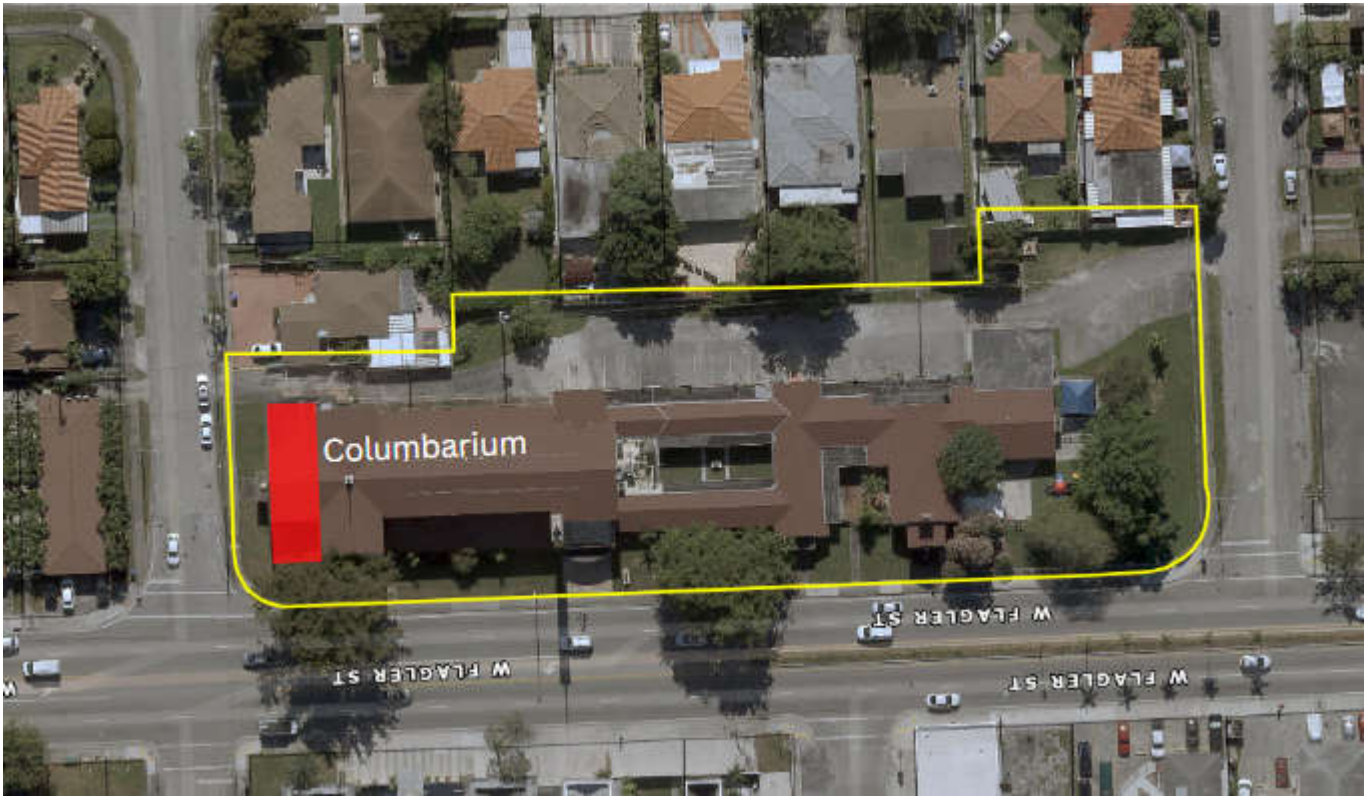


3360 W FLAGLER ST, MIAMI, FL 33135-1137
Property is in an opportunity zone.



There is a columbarium in the property.

The columbarium could be walled off.

This means there are ashes of deceased humans which are in urns. There are an average of 2 visitors a month that can schedule visits by appointment. Most deceased people are from 1950 to 1960 or so, no one comes to visit anymore.

310 urns that are in the columbarium already and 200 reserved. Which means the 200 have paid for the space and either didn't die or never put the remains in.

The urns cannot be moved under any circumstances as they each have a deed to the property.

Please do your due diligence before bringing any buyer to the property, we have had many offers where agents believed they had it figured out how to move the ashes but in the end they found out it was impossible.

The ashes cannot be moved under any circumstances from the property.

However, they can be moved within the property on a trailer or a drive-through system that can be designed or built by the prospective buyer.

Thinking outside of the box is what is needed to solve the obstacle. It's more of a small obstacle because this columbarium is not registered with the state (no bureaucracy).

The property appraised for way more (\$12 Million) than asking price, so this is the reason the property is being offered at a substantial discount.

The great news about the urns is: They are very peaceful and quiet.