1055-1095 E 4TH AVE

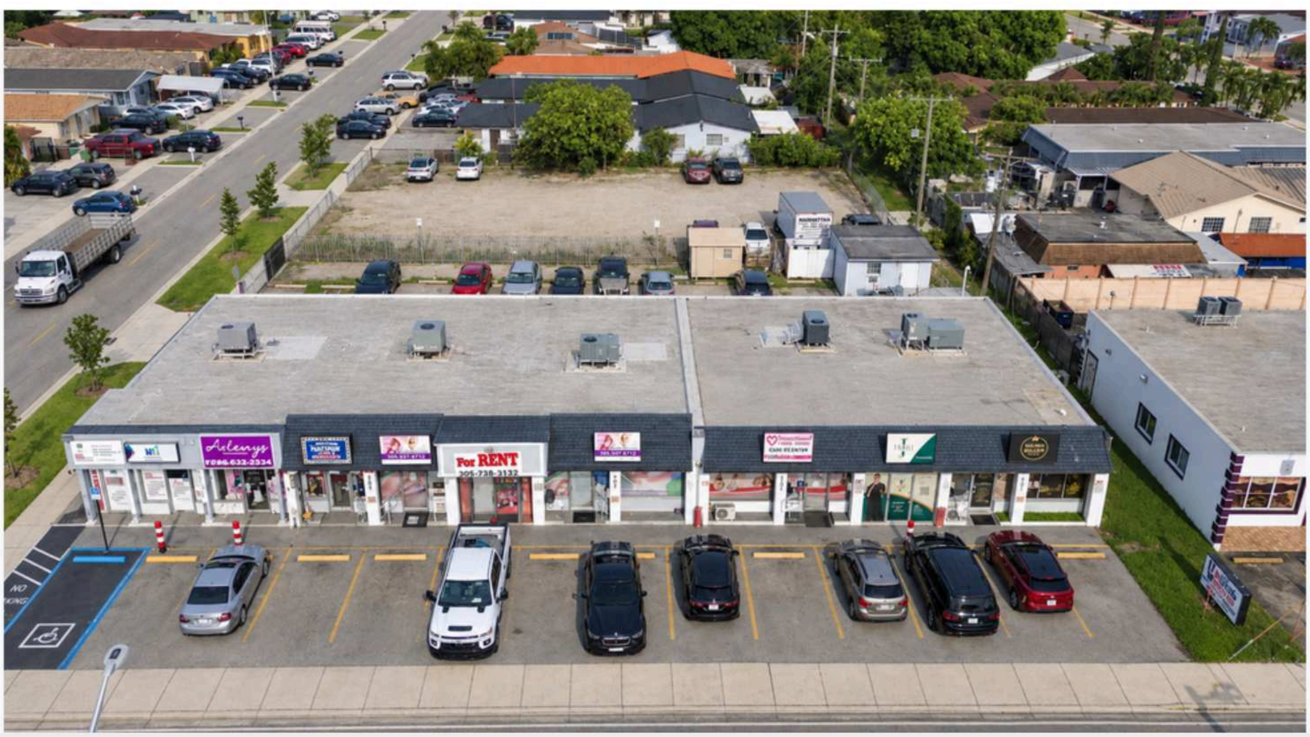
STABILIZED RETAIL + RESIDENTIAL INVESTMENT

1055-1095 E 4th Ave & 407 E 10th St | Hialeah, Florida

100% OCCUPIED | MODIFIED GROSS LEASES | MEDICAL + SERVICE TENANT BASE

A well-located property in an established, densely developed area.

$2,500,000	$166,061	6.64%	100%
ASKING PRICE	YR 1 UNDERWRITTEN NOI	YR 1 CAP RATE	CURRENT OCCUPANCY



Exclusively presented by Smith Commercial Property Group

INVESTMENT OVERVIEW

A stabilized Hialeah investment with defensive lease economics and long-term upside.

WHY THIS PROPERTY STANDS OUT

- Fully occupied at the time of offering with 11 in-place income streams.
- Two established medical tenants add a durable service-oriented component to the tenant mix.
- Long-term tenancy and an owner-built lease structure support predictable operations.
- Modified gross leases shift increases in taxes, insurance and maintenance to tenants.
- Tenants pay their own electricity and water, plus common-area lighting.
- Approximately 26 parking spaces, strong frontage and corner visibility along the E 4th Ave corridor.
- Twin-T roof system and solid structure, per ownership.
- Retail strip plus adjacent single-family residence creates diversified income and long-term optionality.

THE OPERATING STORY

This is not a turnaround deal. Current ownership has operated the property with a disciplined lease structure, expense pass-throughs and termination provisions designed to preserve control of the asset. The opportunity is to acquire a stabilized property with immediate cash flow while retaining mark-to-market and redevelopment optionality.

PROPERTY & SITE OVERVIEW

Corner positioning, parking and access support everyday tenant functionality.

PROPERTY FACTS

Asking Price	**$2,500,000**
Reported Area	**6,029 SF**
Income Streams	**11**
Parking	**~26 spaces**
Price / SF	**$415**
Price / Unit	**$227,273**

SITE NOTES

- Corner commercial location at E 4th Ave and E 11th St with strong visibility and frontage.
- Multiple access points plus rear alley access.
- Approximately 26 parking spaces improve convenience for medical, service and neighborhood retail users.
- One-story commercial building at 1055-1095 E 4th Ave plus the adjacent residence at 407 E 10th St.
- Strong infill Hialeah location with a built-in surrounding residential customer base.

CONSTRUCTION

Twin-T roof system and solid structure (per ownership), supporting a durable long-term ownership profile.

LEASE STRUCTURE & TENANT STABILITY

Expense recoveries and tenant-paid utilities support a more defensive income profile.

MODIFIED GROSS ECONOMICS

- Tenants pay their own electricity and water.
- Tenants pay common-area lighting.
- Tenants are responsible for increases in taxes, insurance and maintenance per the lease structure.
- Underwriting model reflects 100% reimbursement of tax and insurance increases above the Year 1 base.

TENANT BASE

The property is fully occupied and includes a diversified mix of medical, beauty, service and neighborhood-oriented users, plus the adjacent residence. Two medical tenants are a key component of the tenant base, and multiple tenants have established long-term operating histories at the property. Detailed lease documents and termination provisions should be reviewed during due diligence.

Unit	Monthly Rent	Annual Rent
407 Small House	$1,500	$18,000
1055-A	$2,250	$27,000
1055-B	$1,250	$15,000
1065	$2,329	$27,948
1075	$2,121	$25,452
1085-A	$1,000	$12,000
1085-B	$1,500	$18,000
1085-C	$1,109	$13,308
1095-A	$1,775	$21,300
1095-B	$1,250	$15,000
Storage Back -B-	$1,000	$12,000

Tenant names and lease expirations are not shown in the underwriting model; lease abstracts available for diligence.

FINANCIAL OVERVIEW

Year 1 underwriting based on the $2.50MM acquisition model.

$205,011
GROSS RENT

$166,061
UNDERWRITTEN NOI

6.64%
UNDERWRITTEN CAP

YEAR 1 UNDERWRITING

Income / Expense	Year 1
Gross Rent	$205,011
Vacancy Allowance (3%)	$-6,150
Effective Gross Income	$198,861
Operating Expenses	$-32,800
Net Operating Income	$166,061

RECOVERY & EXPENSE STRUCTURE

- Current occupancy is 100%; the model applies a 3% vacancy factor for conservatism.
- Tax and insurance increases above the Year 1 base are modeled as 100% reimbursable by tenants.
- Water, electricity and common-area lighting are tenant-paid and are not modeled as owner expenses.
- Maintenance increase recoveries are part of the lease structure per ownership but are not separately modeled as a reimbursement line.
- The model is unlevered and includes no debt service.

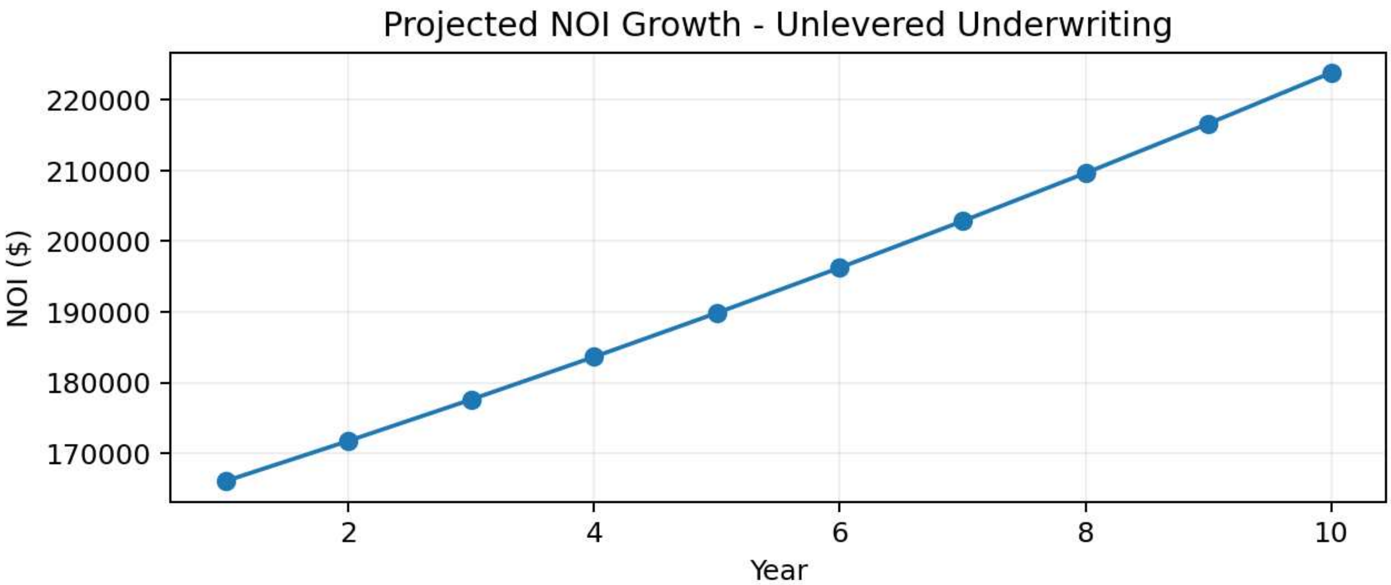
KEY MODEL ASSUMPTIONS

10-year hold | 3% rent growth | 3% tax growth | 3% insurance growth | 3% market appreciation | 7% selling costs

All projections are illustrative and assumption-driven; actual results will vary.

10-YEAR UNDERWRITING

Illustrative unlevered return profile based on the current model assumptions.



9.20%	$223,834	$3,359,791	$1,938,101
10-YEAR IRR	YEAR 10 NOI	YEAR 10 SALE	10-YEAR NOI

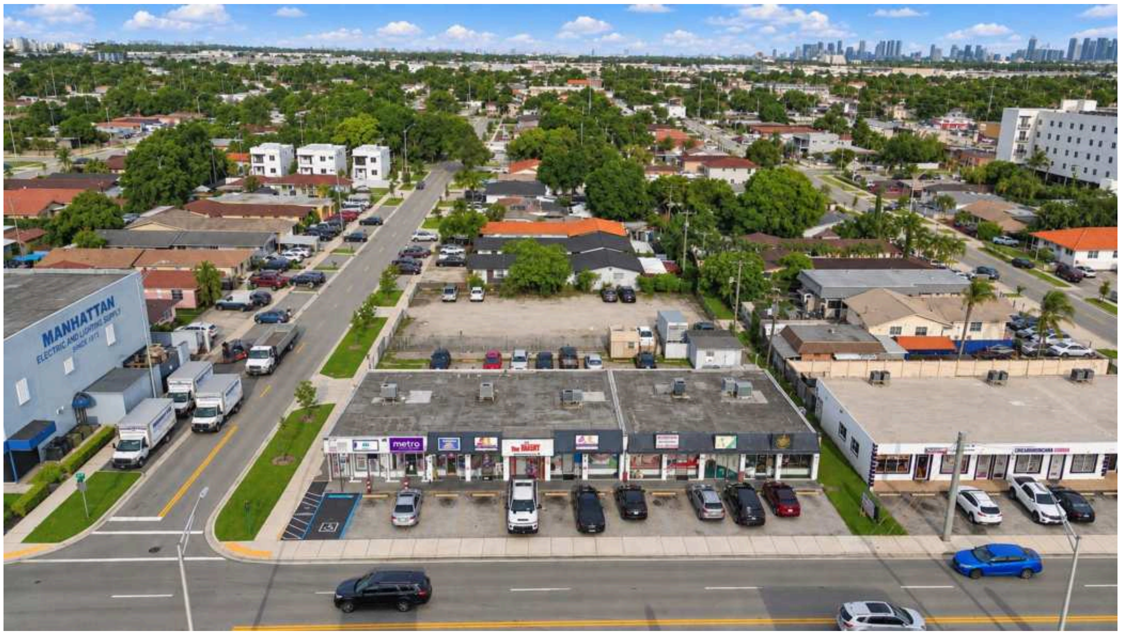
RETURN PROFILE

- Year 1 NOI of $166,061 grows to approximately $223,834 by Year 10 under the model.
- Illustrative Year 10 gross sale value: $3,359,791 based on 3% annual market appreciation.
- Total projected NOI over the 10-year hold: $1,938,101.
- Illustrative total net profit to date: $2,562,706 in the model, including sale proceeds.

Projection note: This underwriting is not a guarantee of performance. It assumes no financing and uses the purchase price as the base for market appreciation. Buyers should perform independent lease, expense, tax, insurance and exit-value analysis.

MARKET SUPPORT & POSITIONING

Busy E 4th Ave frontage, parking and strong surrounding density support the property's appeal.



E 4TH AVE CORRIDOR

The property sits on a busy E 4th Ave corridor in Hialeah with strong neighborhood visibility, convenient parking and multiple access points. The strong surrounding density supports medical, beauty, service and neighborhood retail demand, while the corner configuration and rear access strengthen daily operations.

LEASE COMPS SNAPSHOT

- 600-650 E 9th St: $38/SF NNN
- American Building Plaza: $31/SF
- Hialeah Plaza: $40/SF

Comps reproduced from the prior brochure and not independently updated in this OM.

VALUE-ADD WITHOUT A TURNAROUND

- Day-one stabilized cash flow.
- Mark-to-market rent opportunity as leases roll.
- Potential tenant-mix optimization over time.
- Assemblage and future redevelopment optionality.

PROPERTY GALLERY & CONTACT

A well-located, fully occupied Hialeah asset with a structured lease profile.

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