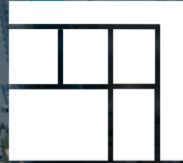


FOR SALE



**ARTOWN
WYNWOOD**
2521 NW 1ST AVENUE

IRE
INTERNATIONAL REAL ESTATE EXCHANGE



APEX
CAPITAL REALTY

OF VALUE



EXECUTIVE SUMMARY

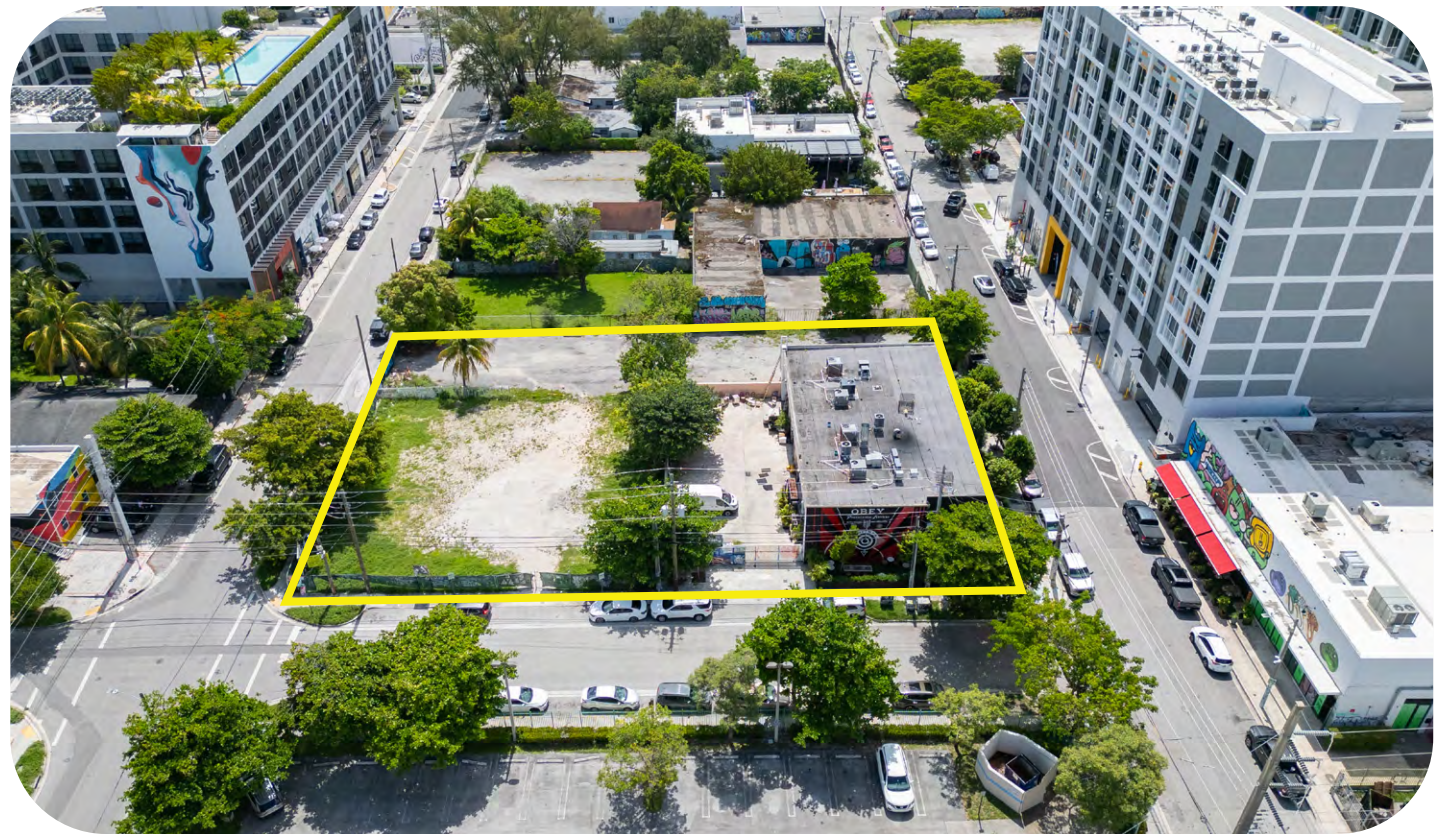
2521 NW 1 AVE, 84 NW 26 ST, 97 NW 25 ST,
81 NW 25 ST, 80 NW 26 ST

APEX Capital Realty is proud to offer a covered land play opportunity with a flexible range of development properties located in the heart of Wynwood. This exceptional assemblage boasts 5 contiguous parcels totaling 31,114 SF / .71 Acres and features an extensive frontage on NW 1 AVE, NW 26 ST, and NW 25 ST.

The site allows a developer to generate substantial income and take advantage of the flexibility of the Wynwood NRD zoning and the Live Local Act. Given Wynwood’s evolution into a full time active neighborhood that is centered around art, hospitality and creative lifestyle, the site can be easily reimagined into hotel uses, creative residential and retail uses and more.

The existing 5,000 SF retail building has been fully renovated and is fully leased to the world renown hospitality and entertainment leader Zamna Group from Tulum. The group has activated the building with a curation of unique entertainment and F&B concepts including Sha Wynwood.

Situated in the epicenter of the Miami art scene, this property is immersed in the energy of international artists, renowned galleries, and a steady stream of visitors.

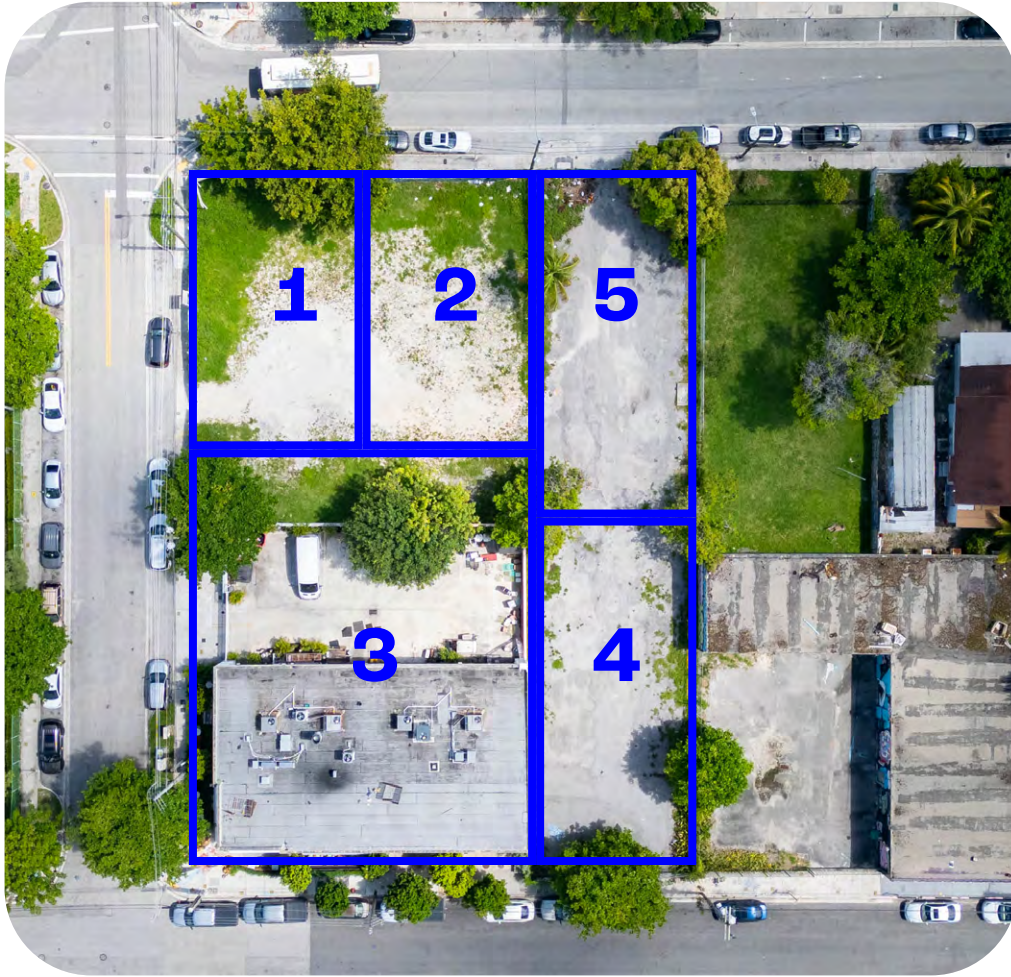


Building SF	5,000 SF
Total Lot SF	31,114 SF
Zoning	T5-0 NRD-1 / T5-L NRD-1
Gross Building SF	+/-124,456 (As OF Right) 181,901 (Inc. Bonus)
Density Allowed As Of Right	107 Residential Units 214 Hotel Keys
Live Local Highest 1 Mile Radius Zoning	36 Story Height (T6-36)
Asking Price	Price Upon Request



INCOME

Address	Tenant	Suite Number	Square Footage	NOI
91 NW 25th St	Zamna Miami	101 - 105	5,000 SF	\$585,423.60



ZONING HIGHLIGHTS

The Artown Wynwood site offers flexibility to build a variety of uses including Retail, Residential, Hotel, and Office uses.

Options for Development using existing Zoning:

1. Maximize Entire Site By Building Using Existing NRD-1 Advantages

a. **Gross Building SF:** 181,901 SF

b. **Max Density Allowed As Of Right:** 107 Residential Units | 214 Hotel Keys

2. Build On Vacant Lots Using Approved Plans:

a. **Mixed Use Development:** Consisting of two connected towers

b. **Program:** 48 Residential Units | 48 Hotel Keys | 10,661 SF of Retail | 95 Parking Spaces | 2 Tower Development (Resi Tower 5 Stories | Hotel Tower 8 Stories)

#	Address	Lot Size SF	Lot Size Acres	Density Allowed	Hotel Keys	Gross Building SF as of Right	Gross Building SF + Bonus	Zoning
1	2521 NW 1 AVE	5,200	0.12	17.91	35.81	20,800	23,400	T5-L NRD-1
2	84 NW 26 ST	5,200	0.12	17.91	35.81	20,800	23,400	T5-L NRD-1
3	97 NW 25 ST	5,200	0.12	17.91	35.81	20,800	23,400	T5-L NRD-1
4	81 NW 25 ST	5,300	0.12	18.25	36.50	21,200	38,160	T5-O NRD-1
5	80 NW 26 ST	10,214	0.23	35.17	70.34	40,856	73,541	T5-O NRD-1
		31,114	0.71	107	214	124,456	18,901	

LIVE LOCAL ACT & DEVELOPMENT POTENTIAL

OPTIONS FOR DEVELOPMENT USING LIVE LOCAL LAW



OPTION A - BY RIGHT

a. Conservative scenario with the following main assumptions: - 40% affordable units (up to 120% AMI) to benefit from height & density benefits.

By-right scenario for all other zoning requirements (e.g. setback requirements, lot coverage ratios, parking requirements).

- Tower setbacks starting at Level 6 on T5-L sites and at Level 9 for T5-O sites.
- Full use of the podium as a garage to maximize the quantity of parking spaces onsite: garage from Mezzanine level to Level 8. Tower starts at Level 9.

OPTION B - WITH WAIVERS

Three alternative scenarios proposed using the same building massing but with different unit mixes and/or uses. Share the following characteristics:

- 40% affordable units (up to 120% AMI) to benefit from height & density benefits.
- Use of waivers to improve project efficiency: up to 90% lot coverage ratio; parking in the second layer; 30% parking requirement reduction.
- Tower setbacks starting at Level 9 for both T5-L and T5-O sites.
- Garage from Level 2 to 7; Tower starts at Level 8; Mezz level retail (no parking).

OPTION B1 MIXED USE RESIDENTIAL / RETAIL

- 15 units per residential floor (405 total)
- Unit mix composed of 40% studios, all affordable
- 35 stories

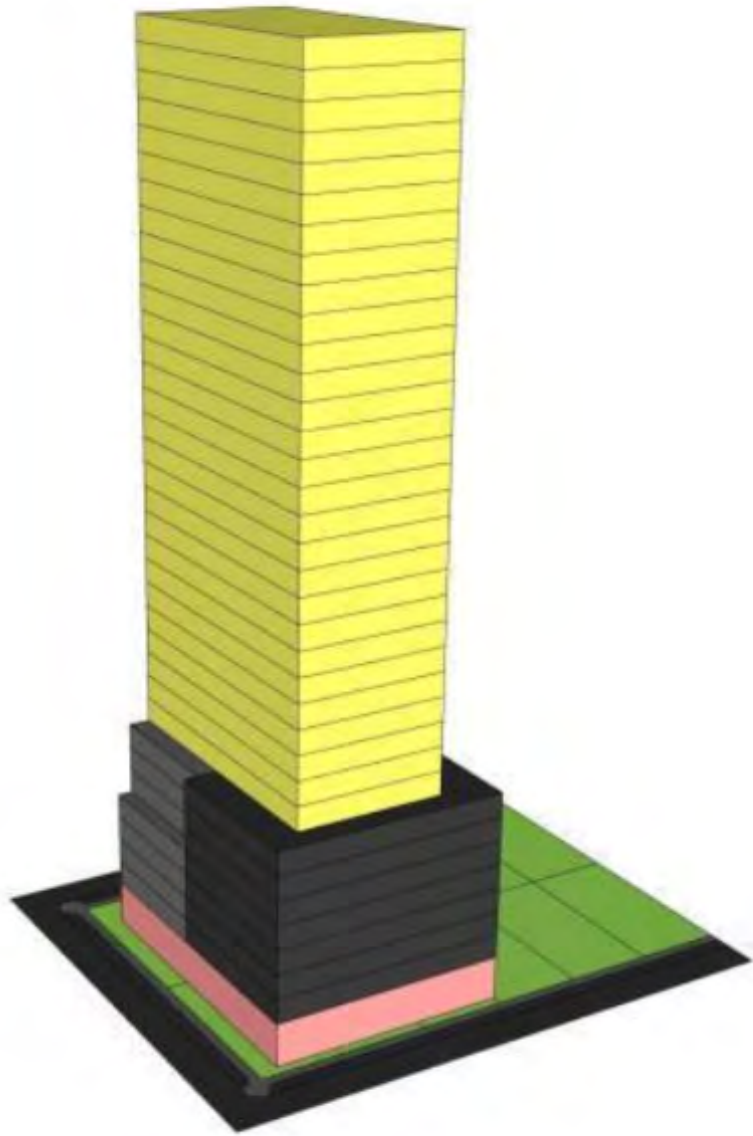
OPTION B2 MIXED USE RESIDENTIAL / RETAIL

- 16 units per residential floor (432 total)
- Unit mix composed of 50% studios, 40% affordable & 10% market rate
- 35 stories

OPTION B3 MIXED USE RESIDENTIAL / LODGING / RETAIL

- Mix of Option B1 tower floor plate with the addition of 5 lodging/hotel floors. Lodging use is assumed as short-term rental product type (e.g. 350 SF rooms with kitchenettes)
- 15 units per residential floor (345 total)
- 28 hotel rooms per lodging floor (140 rooms total)
- 36 stories

OPTION A: SUMMARY

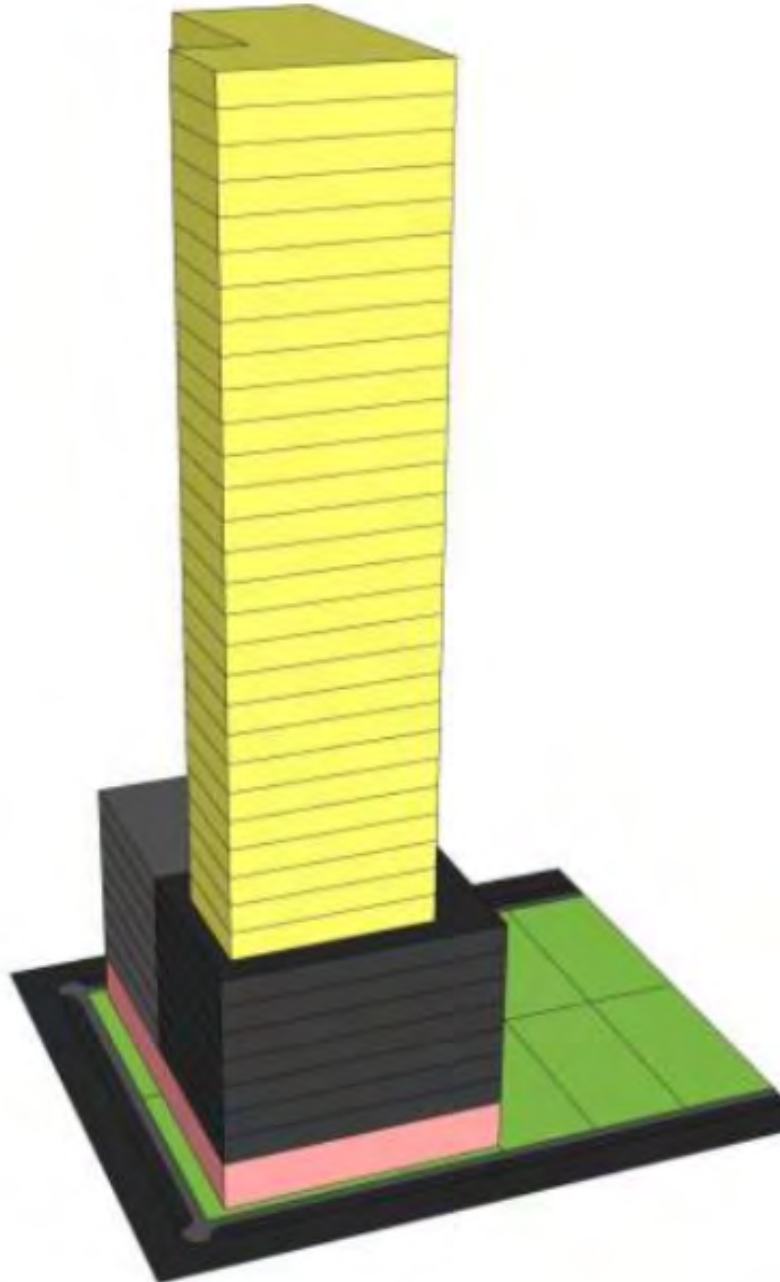


BY RIGHT

Lot Size	
Waivers	
Lot Coverage	
Open Space	
Level 1 - 5 Setback	
Principal Frontage	
Secondary Frontage (North Parcels)	
Secondary Frontage (South Parcels)	
Rear	
Podium Height	
Level 6 - 8 Setback	
Principal Frontage (North Parcels)	
Principal Frontage (South Parcels)	
Secondary Frontage (North Parcels)	
Secondary Frontage (South Parcels)	
Rear (North Parcels)	
Rear (South Parcels)	
Above 8th Story Setback	
Principal Frontage	
Secondary Frontage	
Rear & Sides	
Above 8th Story Floorplate (SF)	
Residential	
Commercial / Office	
Parking Placement Setback	
Principal Frontage	
Secondary Frontages	
Rear	
# Of Stories	
Total Units	
Number of Units Per Floor	
Parking Count	

REQUIRED		PROPOSED	
31,160		31,160	
-	-	-	-
80%	24,928	79.30%	24,702
10%	3,116	20.73%	6,458
5'		12'	
5'		23'	
5'		6'	
0'		0'	
5 & 8 Stories		5 & 8 Stories	
20'		20'	
5'		12'	
20'		23'	
5'		6'	
10		10'	
0'		0'	
20'		32'	
20'		23'	
30'		30'	
18,000		14,520	
30,000		-	
25'		25'	
25'; up to 50% at 5'		25'; up to 50% at 5'	
0'		0'	
36		36	
715		432	
-		16	
-		365	

OPTION B1: SUMMARY



BY RIGHT

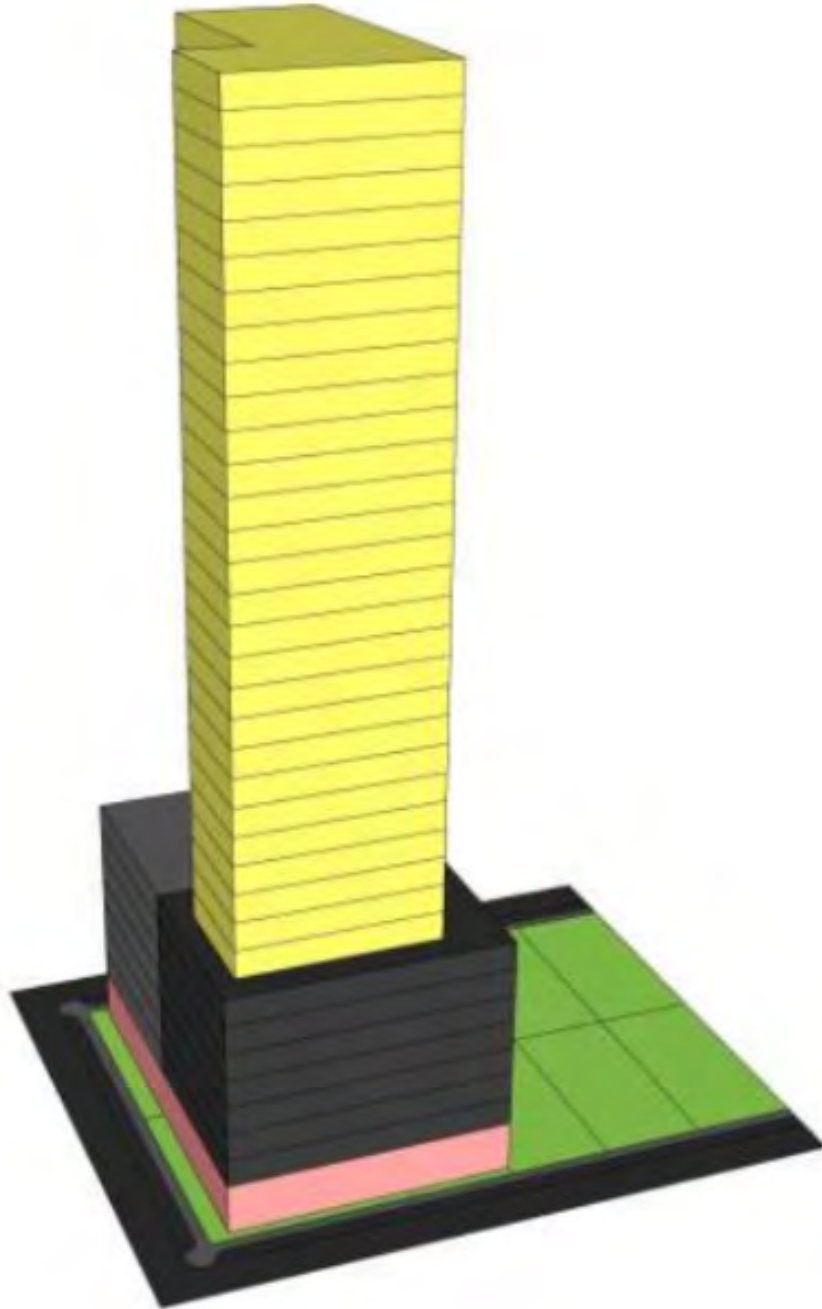
Lot Size
Waivers
Lot Coverage
Open Space
Level 1 - 5 Setback
Principal Frontage
Secondary Frontage (North Parcels)
Secondary Frontage (South Parcels)
Rear
Podium Height
Level 6 - 8 Setback
Principal Frontage (North Parcels)
Principal Frontage (South Parcels)
Secondary Frontage (North Parcels)
Secondary Frontage (South Parcels)
Rear (North Parcels)
Rear (South Parcels)
Above 8th Story Setback
Principal Frontage
Secondary Frontage
Rear & Sides
Above 8th Story Floorplate (SF)
Residential
Commercial / Office
Parking Placement Setback
Principal Frontage
Secondary Frontages
Rear

Of Stories
Total Units
Number of Units Per Floor
Parking Count

REQUIRED		PROPOSED	
31,160		31,160	
Assumes waiver for parking in second layer			
Lot Coverage Waiver			
Parking Reduction Waiver			
90%	28,044	88.96%	27,720
10%	3,116	11.04%	3,440
5'		10'	
5'		5'	
5'		5'	
0'		0'	
8 Stories		7 Stories	
5'		10'	
5'		10'	
5'		5'	
5'		5'	
0'		0'	
0'		0'	
20'		20'	
20'		20'	
30'		30'	
18,000		12,794	
30,000		-	
5'		5'	
5'		5'	
0'		0'	

36	35
715	405
-	15
-	348

OPTION B2: SUMMARY



WITH WAIVERS ALT. UNITS

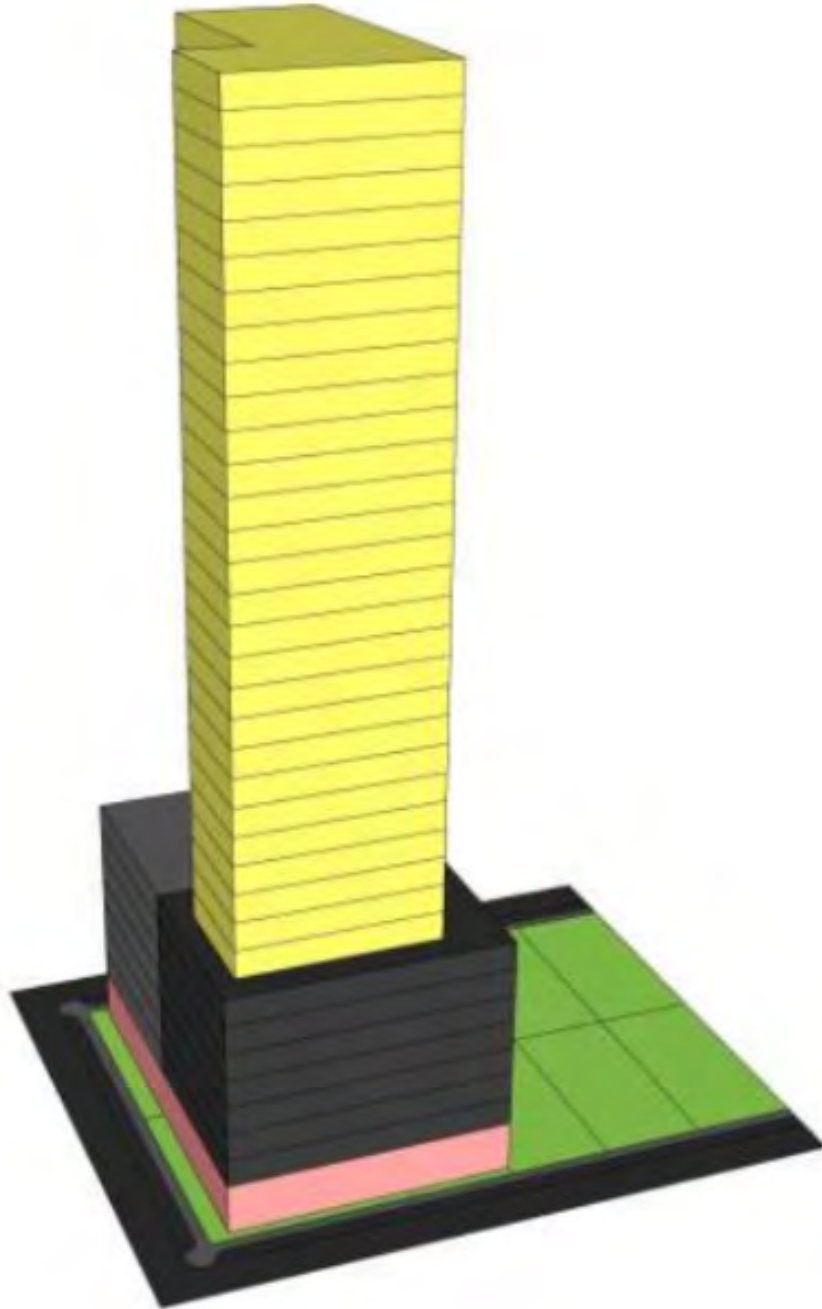
Lot Size
Waivers
Lot Coverage
Open Space
Level 1 - 5 Setback
Principal Frontage
Secondary Frontage (North Parcels)
Secondary Frontage (South Parcels)
Rear
Podium Height
Level 6 - 8 Setback
Principal Frontage (North Parcels)
Principal Frontage (South Parcels)
Secondary Frontage (North Parcels)
Secondary Frontage (South Parcels)
Rear (North Parcels)
Rear (South Parcels)
Above 8th Story Setback
Principal Frontage
Secondary Frontage
Rear & Sides
Above 8th Story Floorplate (SF)
Residential
Commercial / Office
Parking Placement Setback
Principal Frontage
Secondary Frontages
Rear

Of Stories
Total Units
Number of Units Per Floor
Parking Count

REQUIRED		PROPOSED	
31,160		31,160	
Assumes waiver for parking in second layer			
Lot Coverage Waiver			
Parking Reduction Waiver			
90%	28,044	88.96%	27,720
10%	3,116	11.04%	3,440
5'		10'	
5'		5'	
5'		5'	
0'		0'	
8 Stories		7 Stories	
5'		10'	
5'		10'	
5'		5'	
5'		5'	
0'		0'	
0'		0'	
20'		20'	
20'		20'	
30'		30'	
18,000		12,794	
30,000		-	
5'		5'	
5'		5'	
0'		0'	

36	35
715	432
-	16
-	348

OPTION B3: SUMMARY



WITH WAIVERS - RESI & LODGING

Lot Size
Waivers
Lot Coverage
Open Space
Level 1 - 5 Setback
Principal Frontage
Secondary Frontage (North Parcels)
Secondary Frontage (South Parcels)
Rear
Podium Height
Level 6 - 8 Setback
Principal Frontage (North Parcels)
Principal Frontage (South Parcels)
Secondary Frontage (North Parcels)
Secondary Frontage (South Parcels)
Rear (North Parcels)
Rear (South Parcels)
Above 8th Story Setback
Principal Frontage
Secondary Frontage
Rear & Sides
Above 8th Story Floorplate (SF)
Residential
Commercial / Office
Parking Placement Setback
Principal Frontage
Secondary Frontages
Rear

Of Stories
Total Units
Number of Units Per Floor
Parking Count

REQUIRED		PROPOSED	
31,160		31,160	
Assumes waiver for parking in second layer			
Lot Coverage Waiver			
Parking Reduction Waiver			
90%	28,044	88.96%	27,720
10%	3,116	11.04%	3,440
5'		10'	
5'		5'	
5'		5'	
0'		0'	
8 Stories		7 Stories	
5'		10'	
5'		10'	
5'		5'	
5'		5'	
0'		0'	
0'		0'	
20'		20'	
20'		20'	
30'		30'	
18,000		12,794	
30,000		-	
5'		5'	
5'		5'	
0'		0'	

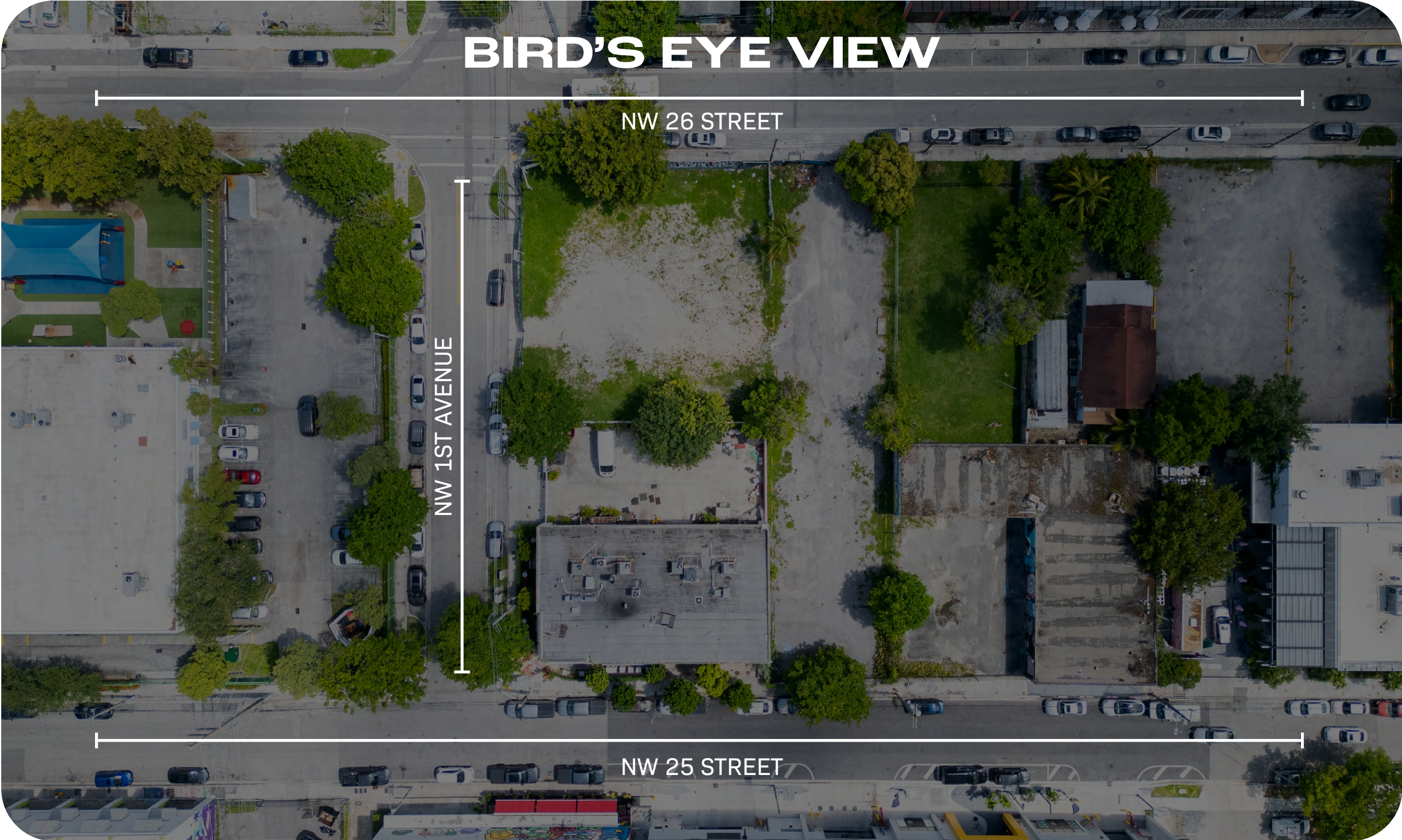
36	35
715	432
-	16
-	348

BIRD'S EYE VIEW

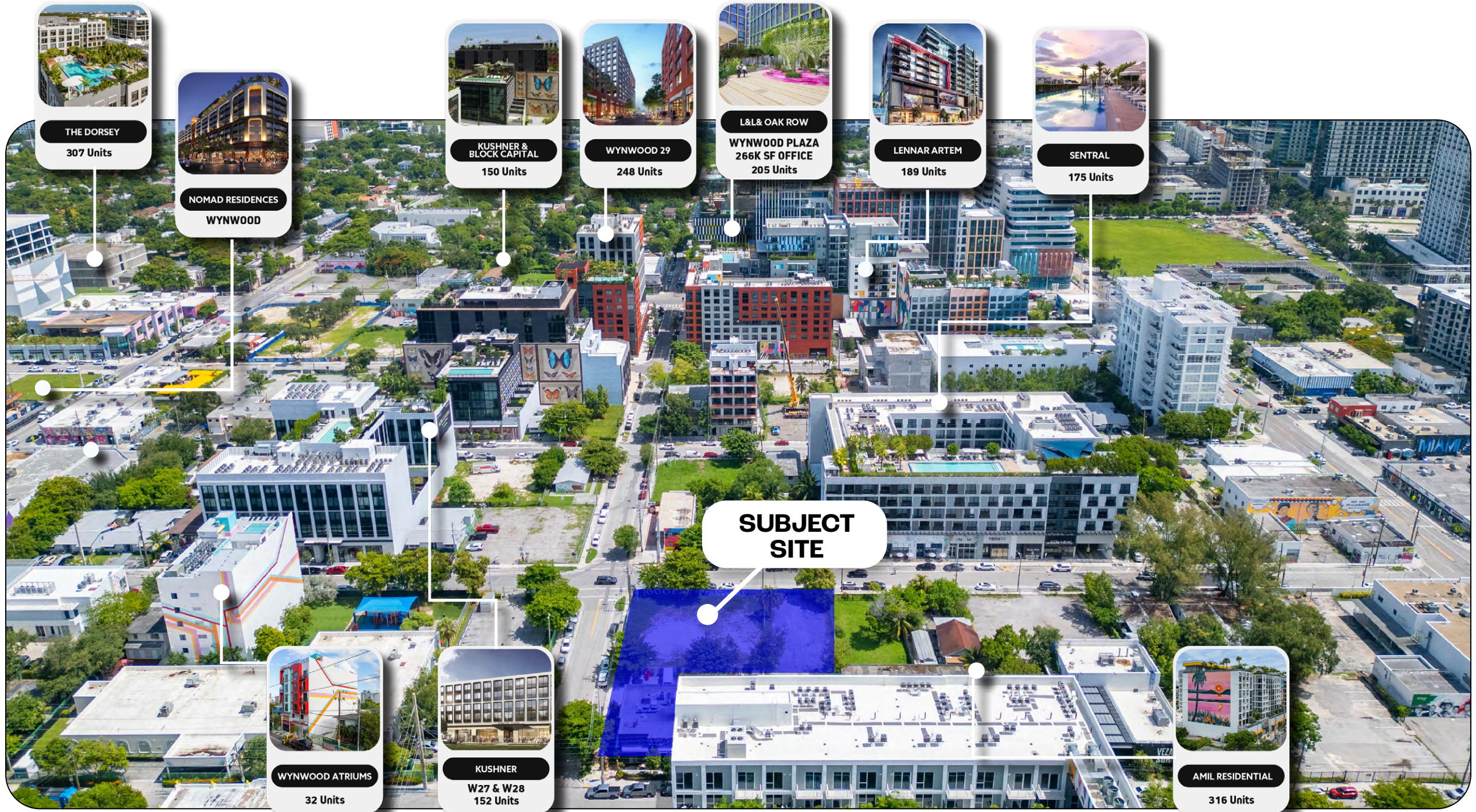
NW 26 STREET

NW 1ST AVENUE

NW 25 STREET



DEVELOPMENT MAP



THE DORSEY
307 Units



NOMAD RESIDENCES
WYNWOOD



KUSHNER & BLOCK CAPITAL
150 Units



WYNWOOD 29
248 Units



L&L & OAK ROW
WYNWOOD PLAZA
266K SF OFFICE
205 Units



LENNAR ARTEM
189 Units



SENTRAL
175 Units

SUBJECT SITE



WYNWOOD ATRIUMS
32 Units

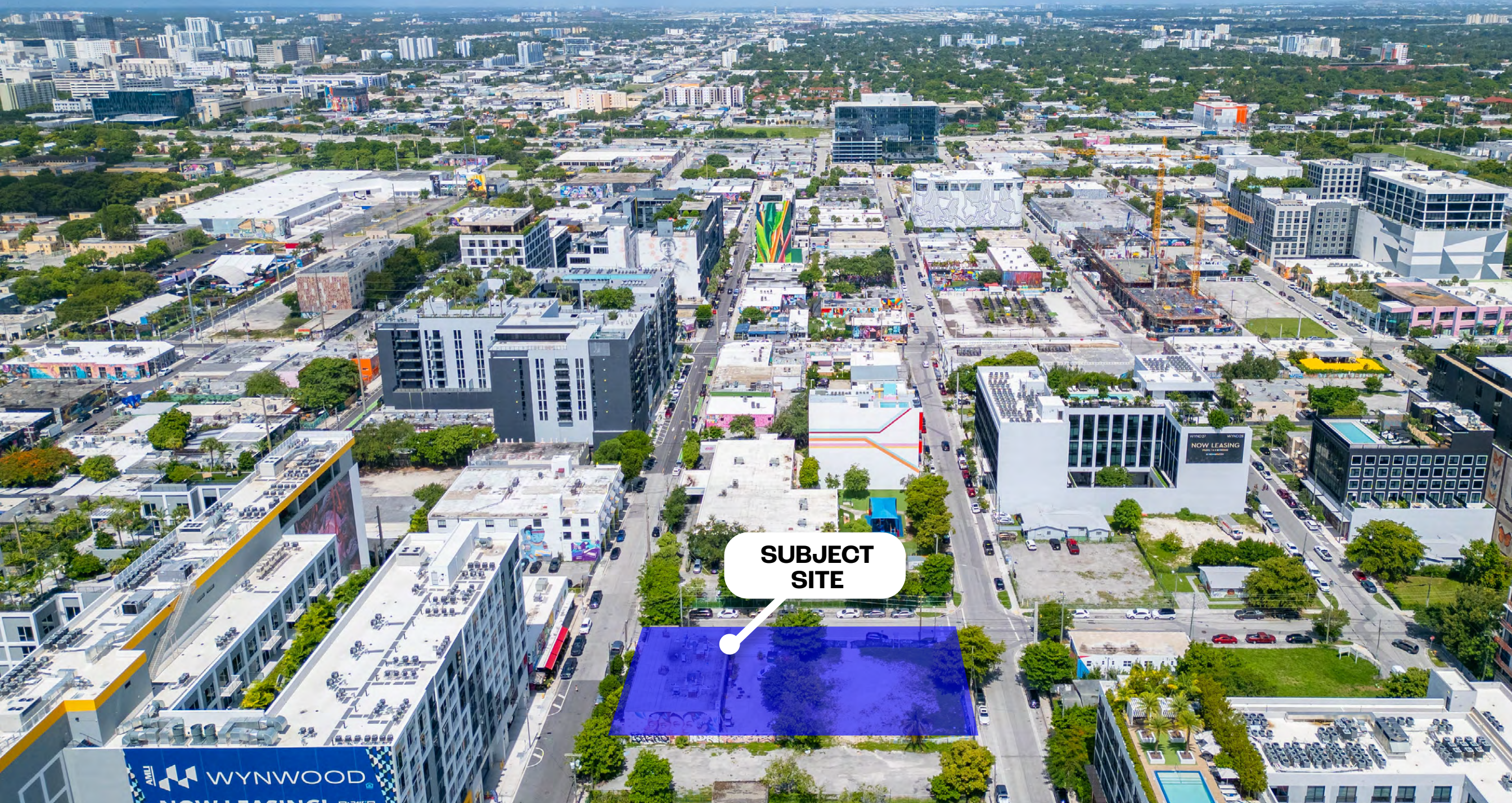


KUSHNER
W27 & W28
152 Units



AMIL RESIDENTIAL
316 Units

WEST VIEW



**SUBJECT
SITE**

WYNWOOD
NOW LEASING

SOUTH VIEW



**SUBJECT
SITE**

EAST VIEW



**SUBJECT
SITE**

WYNWOOD

Wynwood has transformed from an industrial area into a thriving arts and entertainment destination. One of Wynwood's most iconic features is the Wynwood Walls, a curated outdoor gallery featuring colorful murals and graffiti art by renowned artists from around the world. Wynwood's streets are adorned with stunning works of art, creating a visually captivating and Instagram-worthy backdrop.

In addition to its street art, Wynwood is also known for its eclectic mix of galleries, studios, and creative spaces. The neighborhood is home to a diverse community of artists, designers, and entrepreneurs who have helped shape its unique cultural identity.

Wynwood's creative energy extends beyond its art scene, as the neighborhood also boasts a vibrant nightlife and dining scene. From trendy bars and craft breweries to gourmet eateries and food halls, Wynwood offers a diverse array of culinary experiences to suit every palate.





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APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.

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