



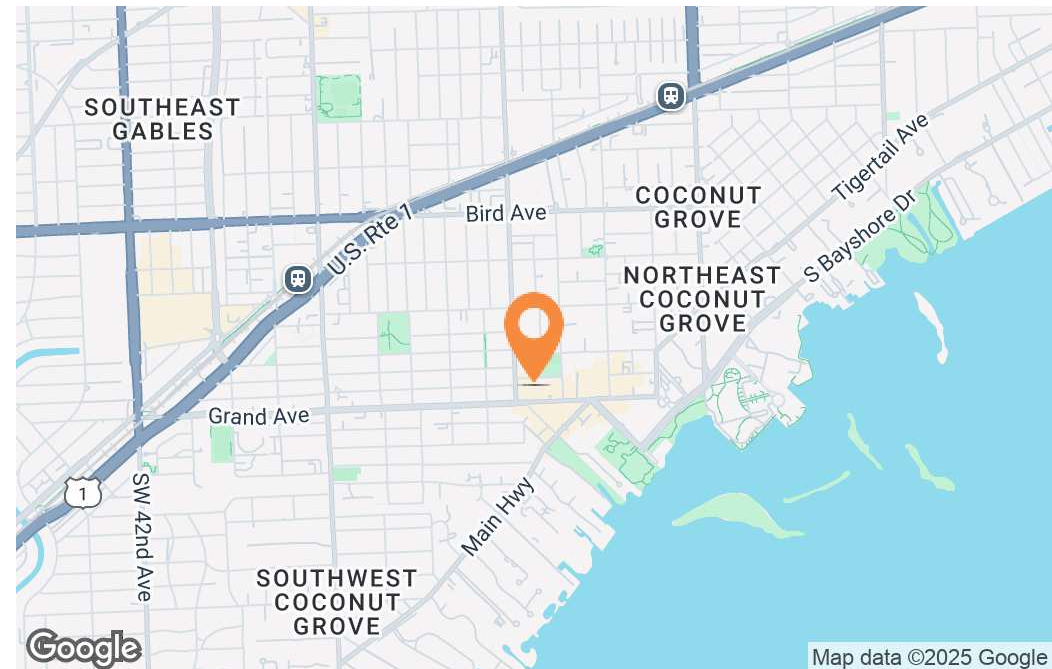
5 UNITS | COCONUT GROVE | SHOVEL READY CONDOS

LAND FOR SALE
3170 FLORIDA AVENUE

- + **SALE PRICE**
\$3,500,000
- + **LOT SIZE**
7,400 SF
- + **DEVELOPMENT SIZE**
26,458 SF
- + **UNITS**
5
- + **ZONING**
T4-L

HIGHLIGHTS

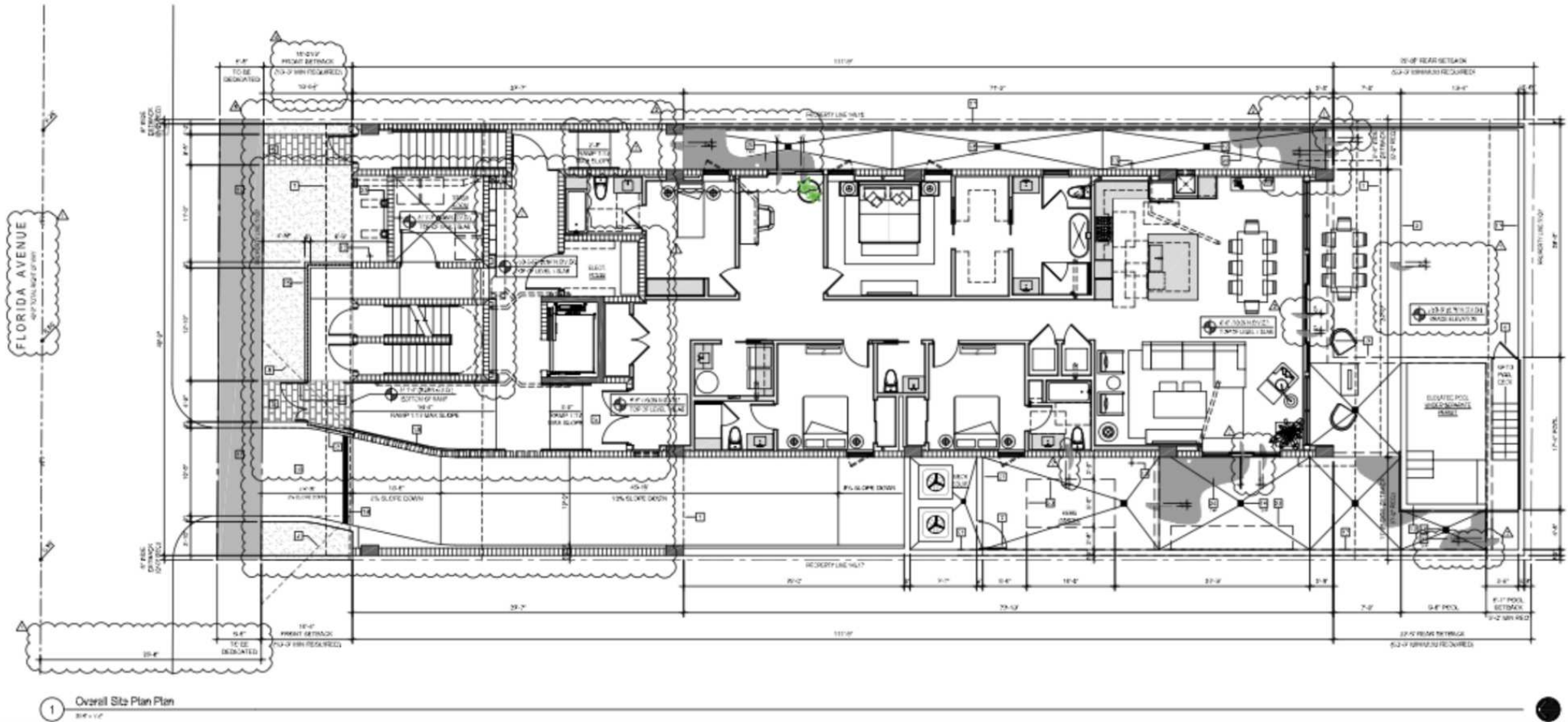
- **5 Units:** 1 Garden Home, 2 Penthouses, 2 Second Floor
- **Avg. Interior SF per unit: 2,240 SF**
- **Avg. Exterior SF per unit: 1,095 SF**
- **Construction Costs: \$300/SF**
- **Total Project Sell Out: \$16.25M**
- Units are 3 bedrooms and 3 1/2 bathrooms
- All units have a plunge pool and a terrace





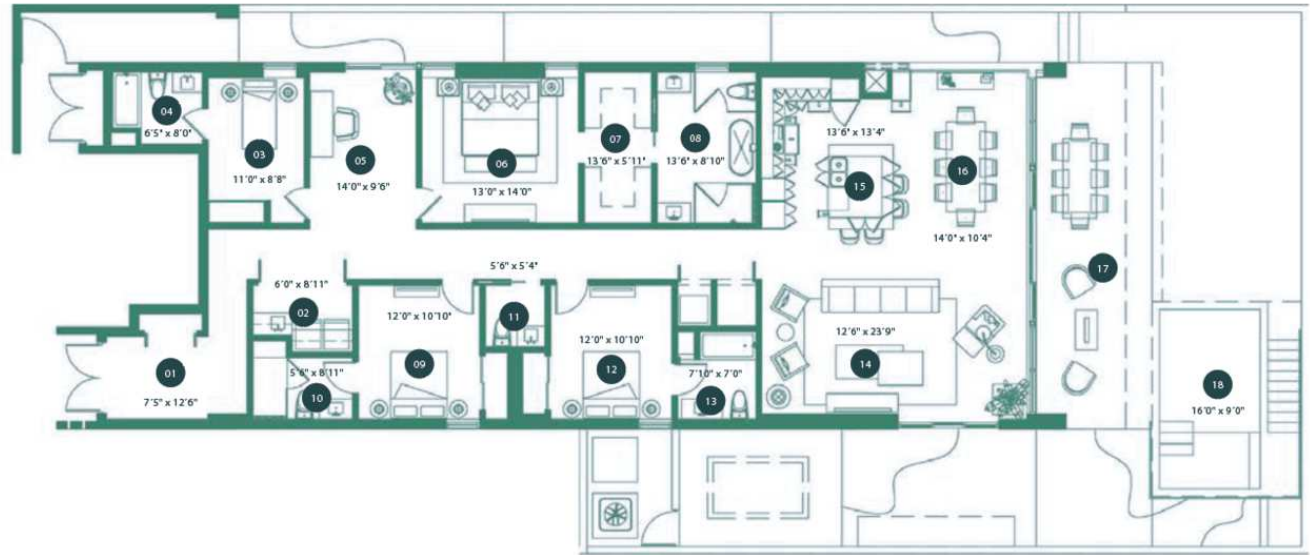




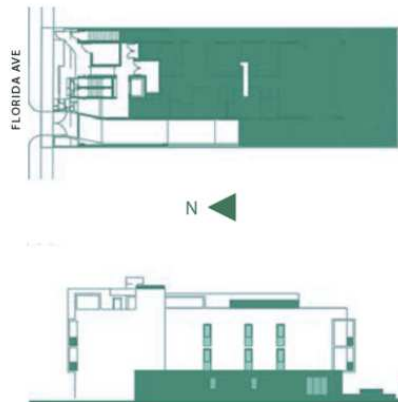


UNIT #01

TOTAL SQ.FT.	4,703 SQ.FT.	437 SQ.MT.
A/C AREA	2,588 SQ.FT.	240 SQ.MT
GARDEN	1,778 SQ.FT.	165 SQ.MT
TERRACE	338 SQ.FT.	31 SQ.MT



LEVEL 1



LEVEL 1

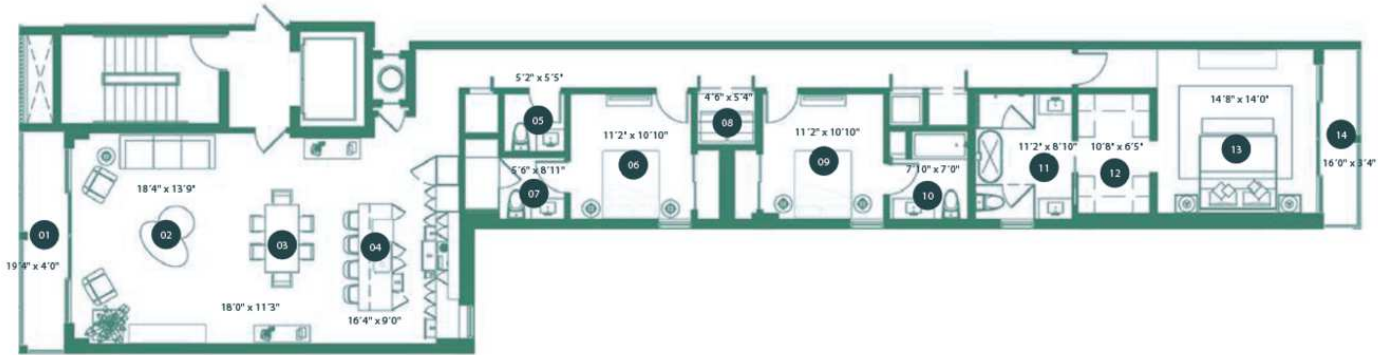
- | | |
|---------------------|-----------------|
| 01. Foyer | 10. Bathroom 2 |
| 02. Laundry | 11. Powder Room |
| 03. Bedroom 1 | 12. Bedroom 3 |
| 04. Bathroom 1 | 13. Bathroom 3 |
| 05. Den | 14. Great room |
| 06. Master Bedroom | 15. Kitchen |
| 07. Master Closet | 16. Dining |
| 08. Master Bathroom | 17. Terrace |
| 09. Bedroom 2 | 18. Pool |

DEPOSIT STRUCTURE:

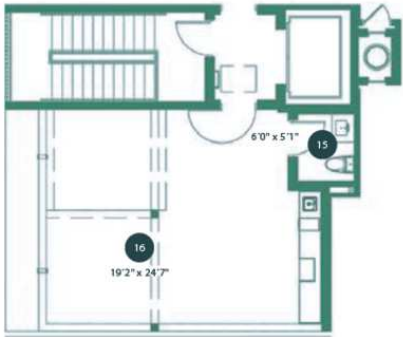
10% Reservation 10% Contract
10% Top Off 70% Closing

UNIT #02

TOTAL SQ.FT.	2,698 SQ.FT.	251 SQ.MT.
A/C AREA	2,067 SQ.FT.	192 SQ.MT
ROOF TERRACE	494 SQ.FT.	46 SQ.MT
BALCONIES	137 SQ.FT.	13 SQ.MT



LEVEL 2



ROOF TOP

LEVEL 2

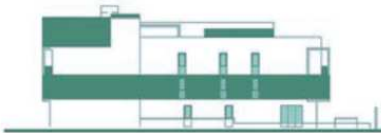
- 01. Balcony 1
- 02. Living Room
- 03. Dining
- 04. Kitchen
- 05. Powder Room
- 06. Bedroom 1
- 07. Bathroom 1
- 08. Laundry
- 09. Bedroom 2
- 10. Bathroom 2
- 11. Master Bathroom
- 12. Master Closet
- 13. Master Bedroom
- 14. Balcony 2

ROOF TOP

- 15. Powder Room
- 16. Roof Terrace



N

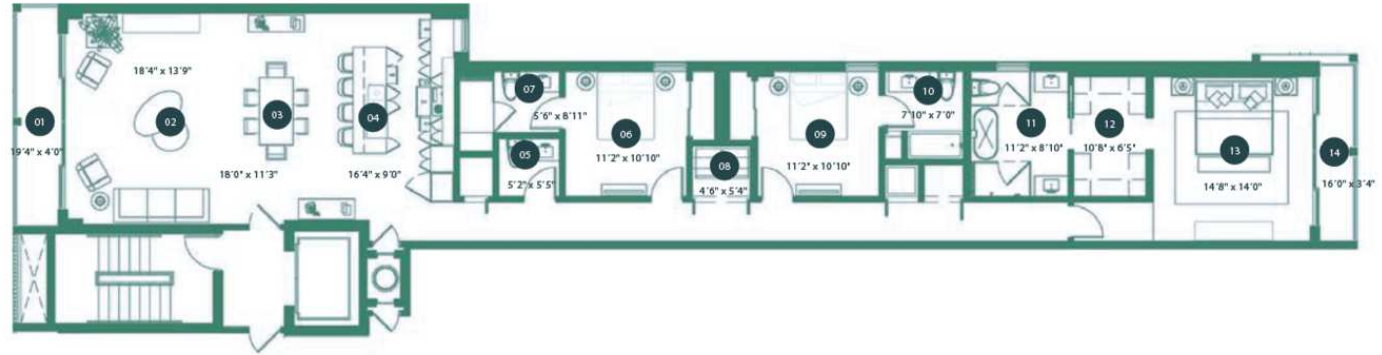


DEPOSIT STRUCTURE:

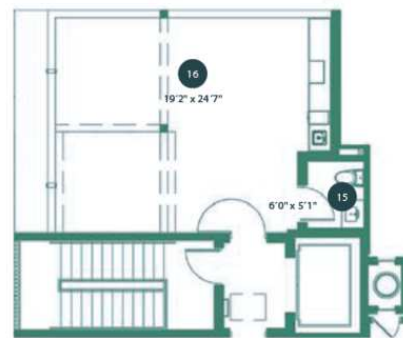
10% Reservation 10% Contract
10% Top Off 70% Closing

UNIT #03

TOTAL SQ.FT.	2,664 SQ.FT.	248 SQ.MT.
A/C AREA	2,033 SQ.FT.	189 SQ.MT
ROOF TERRACE	494 SQ.FT.	46 SQ.MT
BALCONIES	137 SQ.FT.	13 SQ.MT



LEVEL 2



ROOF TOP

LEVEL 2

- 01. Balcony 1
- 02. Living Room
- 03. Dining
- 04. Kitchen
- 05. Powder Room
- 06. Bedroom 1
- 07. Bathroom 1
- 08. Laundry
- 09. Bedroom 2
- 10. Bathroom 2
- 11. Master Bathroom
- 12. Master Closet
- 13. Master Bedroom
- 14. Balcony 2

ROOF TOP

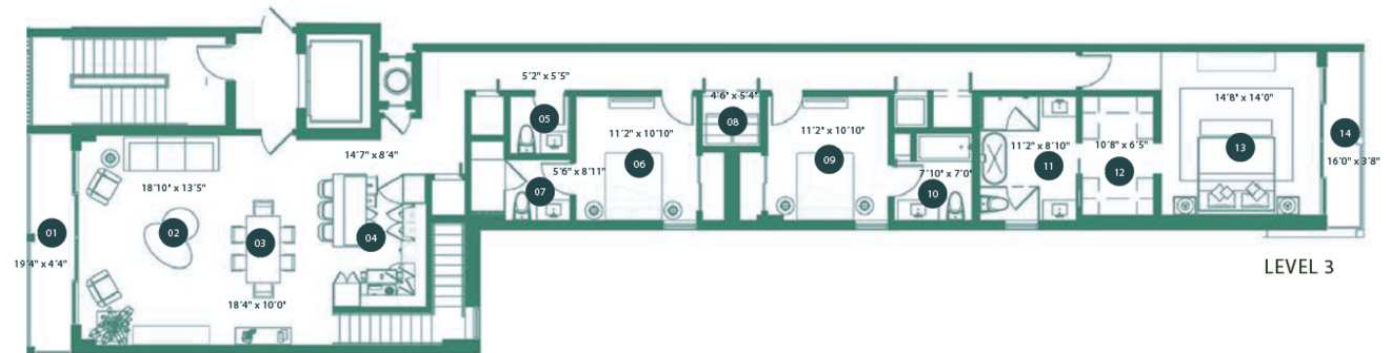
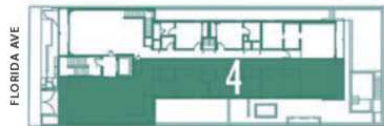
- 15. Powder Room
- 16. Roof Terrace

DEPOSIT STRUCTURE:

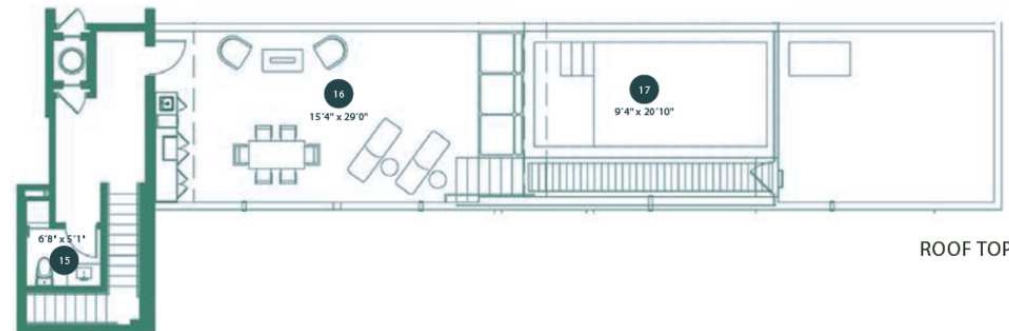
10% Reservation 10% Contract
10% Top Off 70% Closing

UNIT #04

TOTAL SQ.FT.	3,337 SQ.FT.	310 SQ.MT.
A/C AREA	2,288 SQ.FT.	213 SQ.MT
ROOF TERRACE	912 SQ.FT.	85 SQ.MT
BALCONIES	137 SQ.FT.	13 SQ.MT



LEVEL 3



ROOF TOP

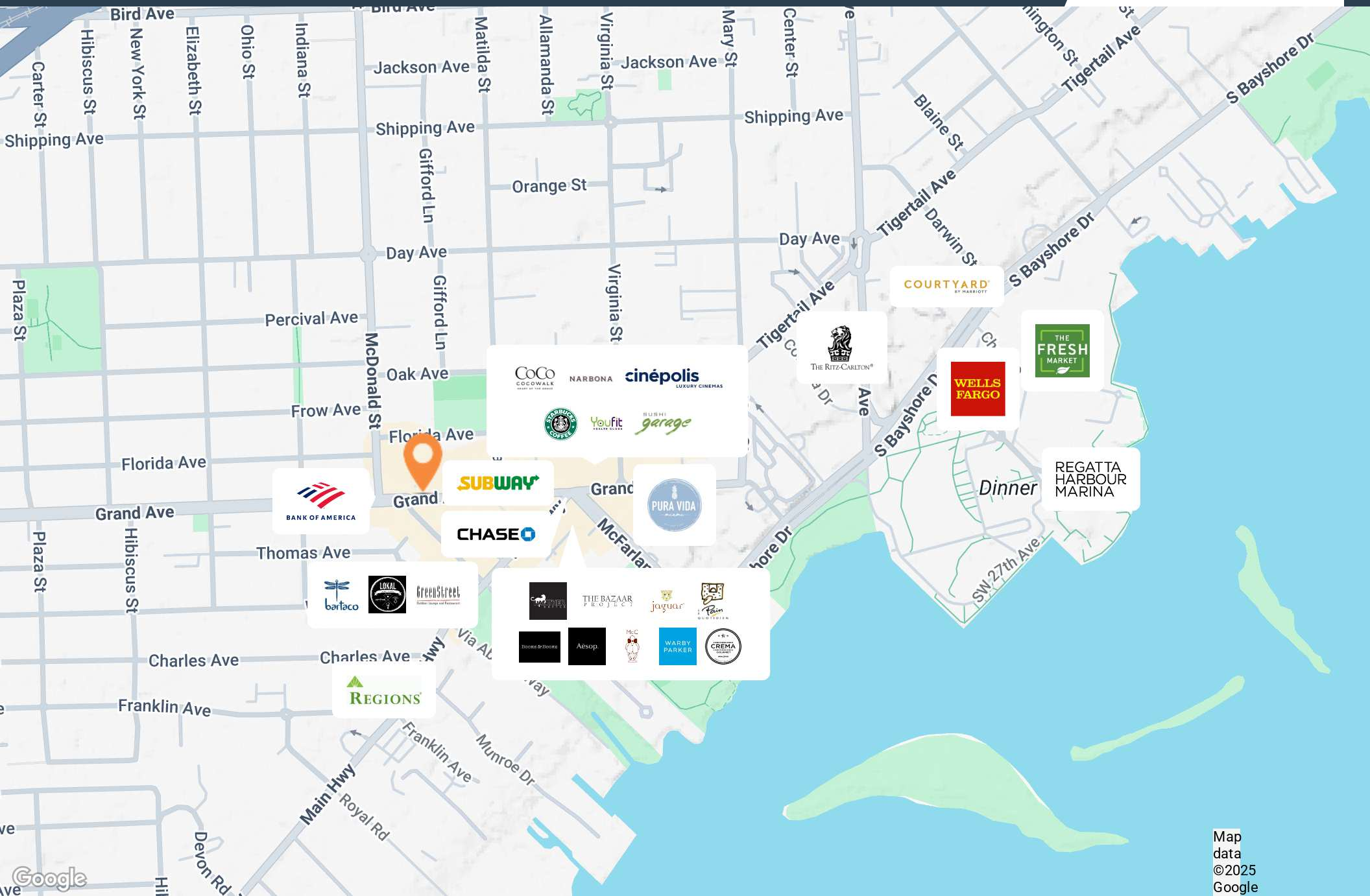
LEVEL 3

ROOF TOP

- | | | |
|-----------------|---------------------|------------------|
| 01. Balcony 1 | 08. Laundry | 15. Powder Room |
| 02. Living Room | 09. Bedroom 2 | 16. Roof Terrace |
| 03. Dining | 10. Bathroom 2 | 17. Pool |
| 04. Kitchen | 11. Master Bathroom | |
| 05. Powder Room | 12. Master Closet | |
| 06. Bedroom 1 | 13. Master Bedroom | |
| 07. Bathroom 1 | 14. Balcony 2 | |

DEPOSIT STRUCTURE:

10% Reservation 10% Contract
10% Top Off 70% Closing



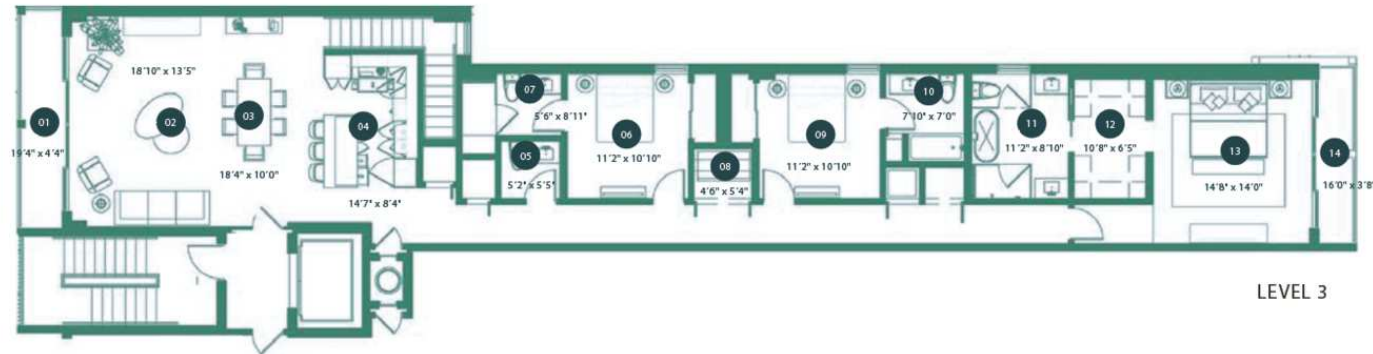
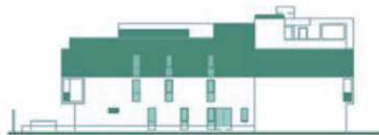
Map
data
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Google

UNIT #05

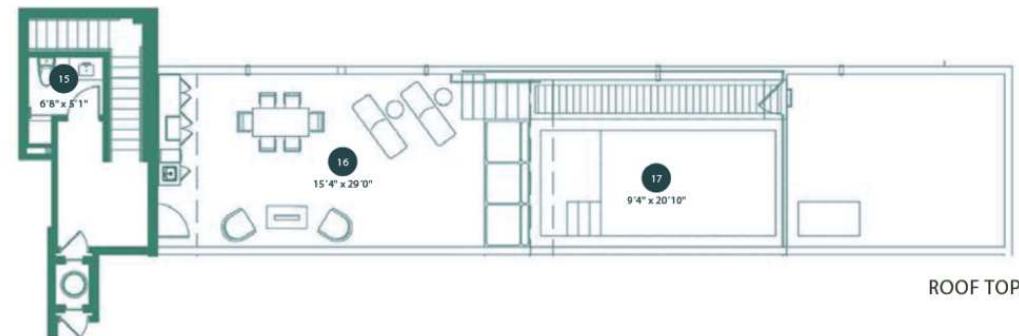
TOTAL SQ.FT.	3,272 SQ.FT.	304 SQ.MT.
A/C AREA	2,223 SQ.FT.	207 SQ.MT.
ROOF TERRACE	912 SQ.FT.	85 SQ.MT.
BALCONIES	137 SQ.FT.	13 SQ.MT.



N



LEVEL 3



ROOF TOP

LEVEL 3

- 01. Balcony 1
- 02. Living Room
- 03. Dining
- 04. Kitchen
- 05. Powder Room
- 06. Bedroom 1
- 07. Bathroom 1

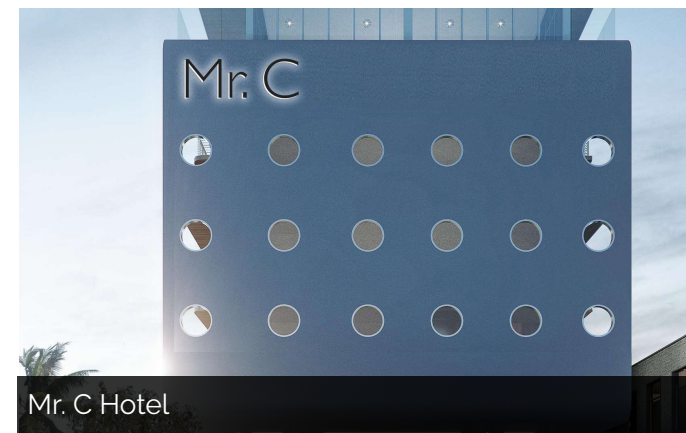
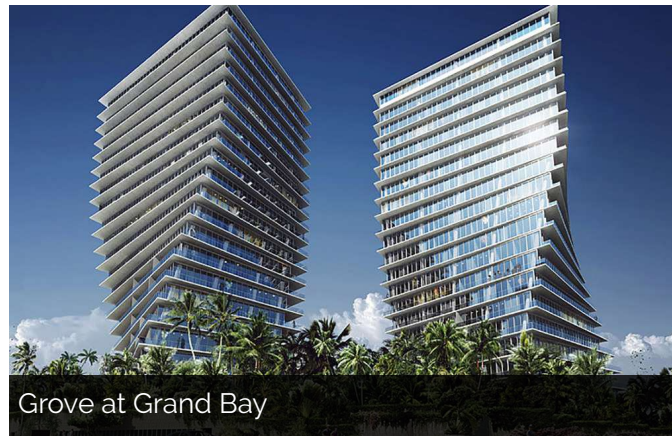
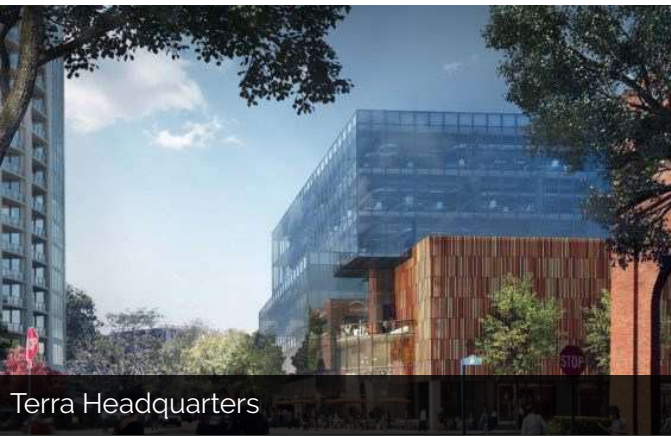
- 08. Laundry
- 09. Bedroom 2
- 10. Bathroom 2
- 11. Master Bathroom
- 12. Master Closet
- 13. Master Bedroom
- 14. Balcony 2

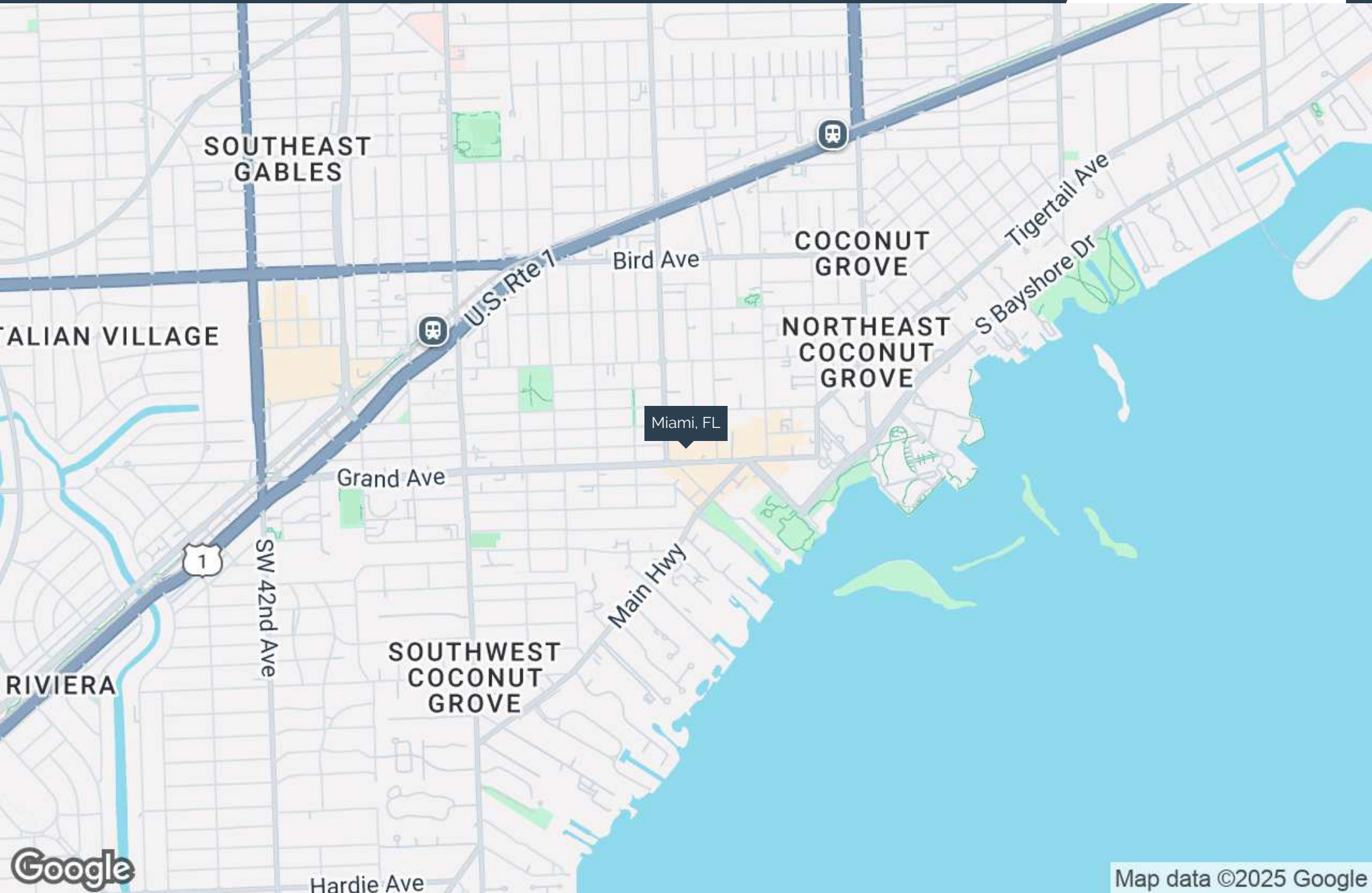
ROOF TOP

- 15. Powder Room
- 16. Roof Terrace
- 17. Pool

DEPOSIT STRUCTURE:

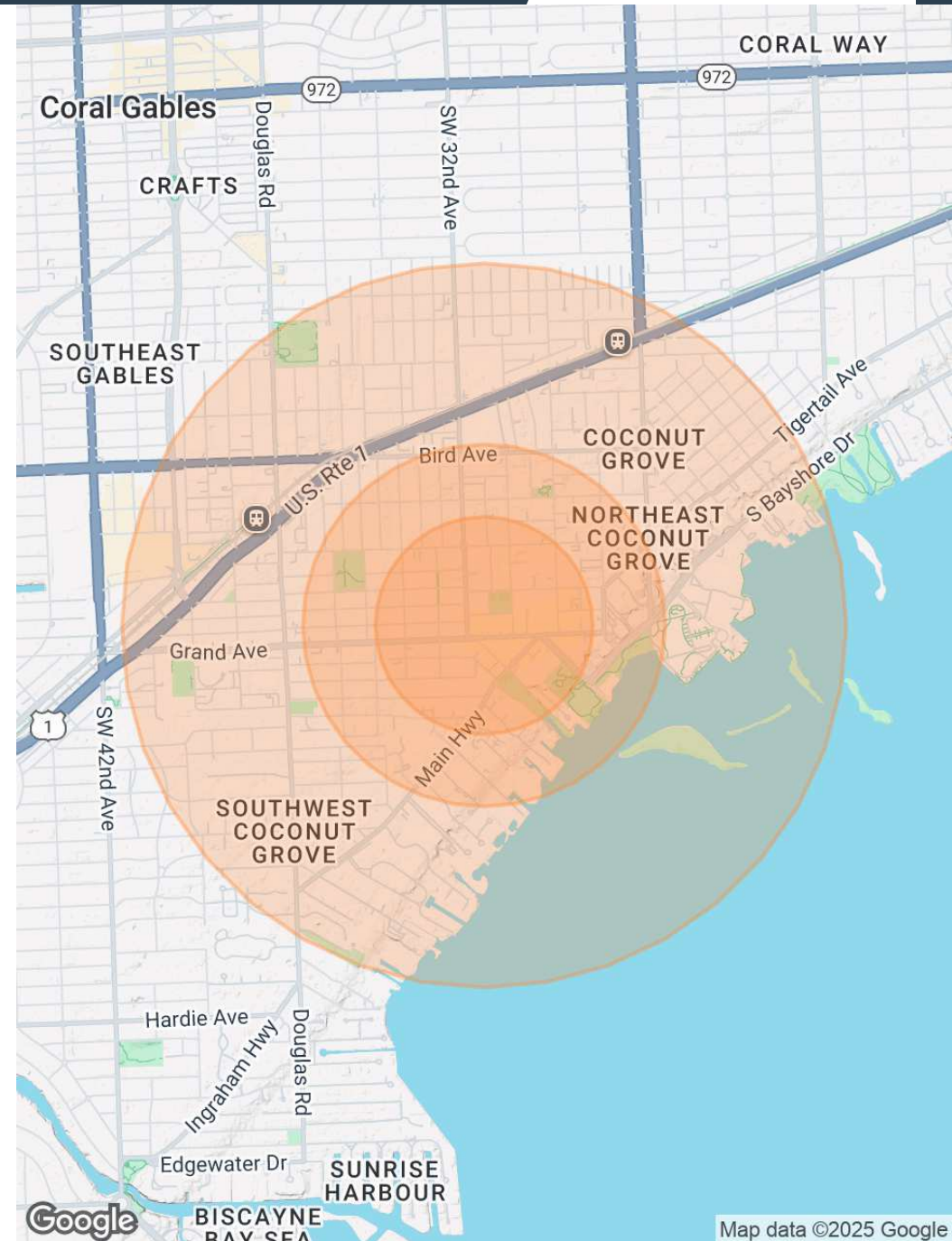
10% Reservation 10% Contract
10% Top Off 70% Closing





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,467	6,984	21,223
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,200	3,304	9,600
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$145,926	\$151,486	\$142,561
Average House Value	\$984,048	\$967,300	\$919,472
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	37.7%	40.2%	50.8%
RACE	0.3 MILES	0.5 MILES	1 MILE
% White	49.7%	48.1%	46.1%
% Black	17.8%	16.7%	10.4%
% Asian	1.3%	1.5%	1.7%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.2%	0.2%	0.2%
% Other	5.7%	6.1%	7.9%

Demographics data derived from AlphaMap



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**.





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

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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

 786.262.9966

 info@facommercial.com

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