



**PRICE : \$2,975,000.00**  
\$397 Price Per SQ 7,500 SQ

**4708 W FLAGLER STREET  
MIAMI FL 33134**

Albert J Cabrera  
305-764-1669  
ajcinvest@gmail.com

**3% Buyer's Broker**

# 4708 W FLAGLER ST, MIAMI FL 33144

Price : \$2,975,000.00

PSF \$397.00

- Pro Forma NOI: \$212,030.94
- Pro Forma Cap Rate: 7.12%
- Tax Roll Building SQ: 7,500 SF (\$397 PSF)
- Lot Size: 11,620 SF
- Notes:
- This two-story retail building is comprised of 5 Retail Tenants with one Residential tenant on the second floor. These are small bay units making this 7,500 SF building easy to rent and always 100% full. This building is approximately **11,620 square feet** offering a compelling investment opportunity. The property comprises multiple retails situated in the rapidly growing West Flagler corridor, just minutes from Little Havana, this 100% occupied retail strip center presents a value-add opportunity for investors. Excellent visibility along Flagler Street with exposure to over 38,000 vehicles daily.

## Rent Roll

Portfolios: Candora North, LLC

Units: Active

Unit	Tenant	Sqft	Current				Proforma		
			Monthly Rent	Current CAM	Current Annual Rent	Current Rent PSF	Proforma Monthly Rent	Annual Rent	Proforma Rent PSF
<b>Candora North, LLC - 4708 West Flagler St Miami, FL 33134</b>									
Unit - 4700	Miami Nail Lounge, Inc	1,500	4,600.00	0.00	55,200.00	36.80	4,600.00	55,200.00	36.80
Unit - 4702 U	Patricia Cerdena	900	1,350.00	0.00	16,200.00	18.00	1,650.00	19,800.00	22.00
Unit - 4708 - 4710	Gather & Bloom Events LLC	1,800	3,780.00	0.00	45,360.00	25.20	5,700.00	68,400.00	38.00
Unit - 4712	Yoandry Giz Lopez	900	2,800.00	0.00	33,600.00	37.33	2,850.00	34,200.00	38.00
Unit - 4714	Alberto Panizo Photography	900	1,772.58	0.00	21,270.96	23.63	2,850.00	34,200.00	38.00
Unit - 4716	Carlos T. Granados MD	900	2,100.00	0.00	25,200.00	28.00	2,850.00	34,200.00	38.00
Unit 4701 - U	2nd Floor Storage	600	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>7 Units</b>	<b>100% Occupied</b>	<b>7,500</b>	<b>16,402.58</b>	<b>0.00</b>	<b>196,830.96</b>	<b>26.24</b>	<b>20,500.00</b>	<b>246,000.00</b>	<b>32.80</b>

These are Gross Rents with \$0.00 CAM Fees

\* All Lease include this clause:

As per the Lease - New Landlord has the right to terminate or negotiate current lease

## Cash Flow

Portfolios: Candora North, LLC

Account Name	Current	Proforma
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
Rent Income	196,830.96	246,000.00
<b>Total Operating Income</b>	<b>196,830.96</b>	<b>246,000.00</b>
<b>Expense</b>		
Insurance - Property	4,662.65	4,662.65 *
Property Tax	24,362.41	24,362.41
Water & Sewer	600.00	600.00
Garbage and Recycling	2,784.00	2,784.00 **
<b>Lawn Care/Landscaping Services</b>		
David's Nursery Land Services Group II Corp	1,560.00	1,560.00
<b>Total Operating Expense</b>	<b>33,969.06</b>	<b>33,969.06</b>
<b>NOI - Net Operating Income</b>	<b>162,861.90</b>	<b>212,030.94</b>

\* Property Insurance is premium includes General Liability & Property. This property does not have Windstorm insurance.

The roof was replaced in 2017.

\*\* Current Garbage monthly expense is \$661.01, and \$428.72 is collected monthly from 3 Tenants.





