



INVESTMENTS REALTY

**LOW RISE MULTI-FAMILY DEVELOPMENT SITE**

Land for Sale - Allapattah Submarket

1871 NW 18th TER, Miami, FL 33125

## DISCLAIMER NOTICE

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Investments Realty, Inc. ("Global Investments Realty") and should not be made available to any other person or entity without the written consent of Global Investments Realty. Global Investments Realty and property owner expressly disclaims that this Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. As so, the info may include projections and estimates concerning the financial position, business strategy, plans, targets and potential objectives of the property Owner for future operations (including, but not limited to development plans and objectives). Such projections are based on our current expectations and assumptions about future events which may not prove to be accurate. The information contained herein is not a substitute for a thorough due diligence investigation. Global Investments Realty and property owner did not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Global Investments Realty and/or property owner did not verified, and will not verify, any of the information contained herein, nor has Global Investments Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Neither Global Investments Realty or property owner (and their respective affiliates, directors, employees or advisers of the foregoing), accept any liability for any loss howsoever arising, directly or indirectly, from this presentation or its contents.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR GLOBAL INVESTMENTS REALTY AGENT FOR MORE DETAILS.

---





AERIAL VIEW



# ASSET BREAKDOWN

Global Investments Realty is pleased to present the opportunity to acquire a low rise Multi-family development site in Miami's rapidly growing Health District

- ±13,396 SF Multi-family development Lot for Sale – Miami, FL.
- Located in a geographic submarket, Allapattah, which is experiencing major growth and demand.
- Strategically situated right between Miami International Airport and U Health / Jackson Health District (one of the largest Health Districts in the country).
- Workforce Housing and Affordability incentives available through certain City Programs can provide possible:
  - Density increases
  - Parking reductions
  - Impact Fee reductions
- Existing Duplex onsite allows for income while obtaining approvals

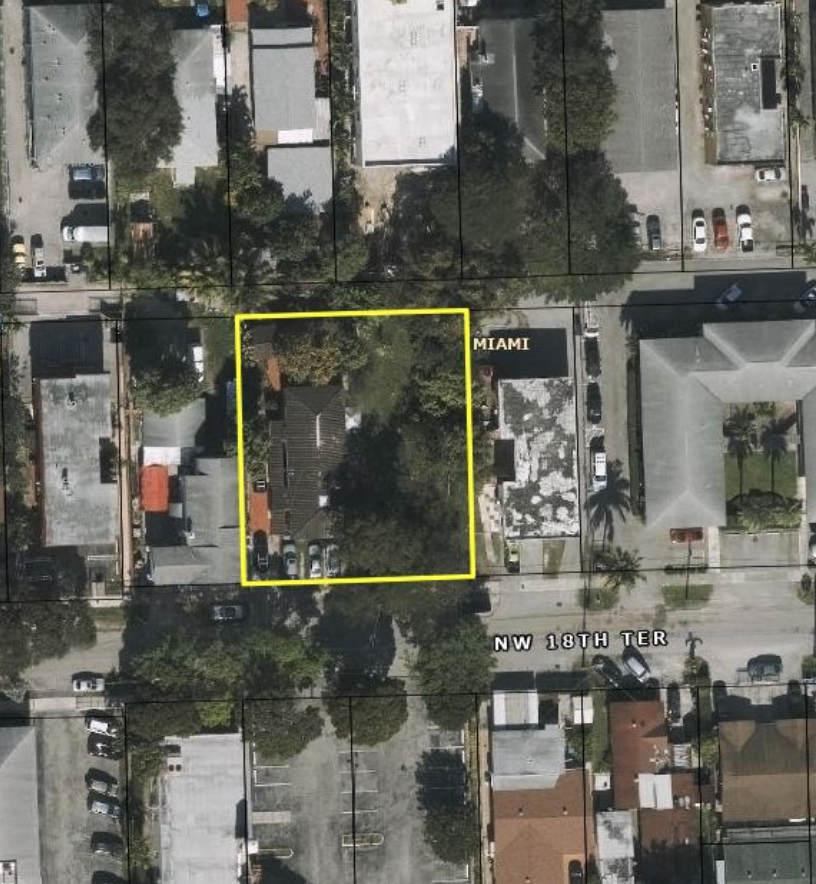
Multi Family Development Site

LOUIS MCMILLIAN | VP Commercial

[louis@glirealty.com](mailto:louis@glirealty.com)

O. 305.635.3005  
C. 305.496.8400

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

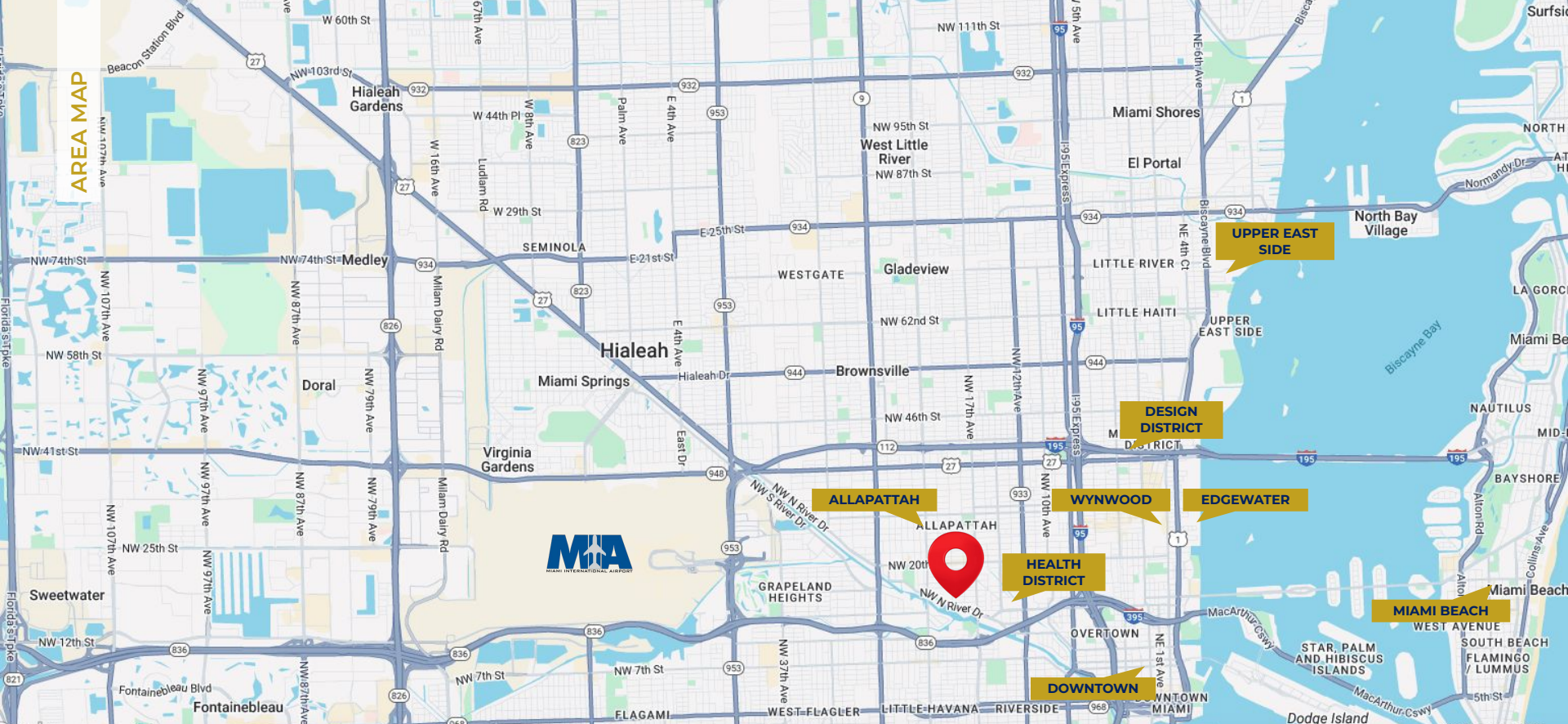


## INVESTMENT SUMMARY

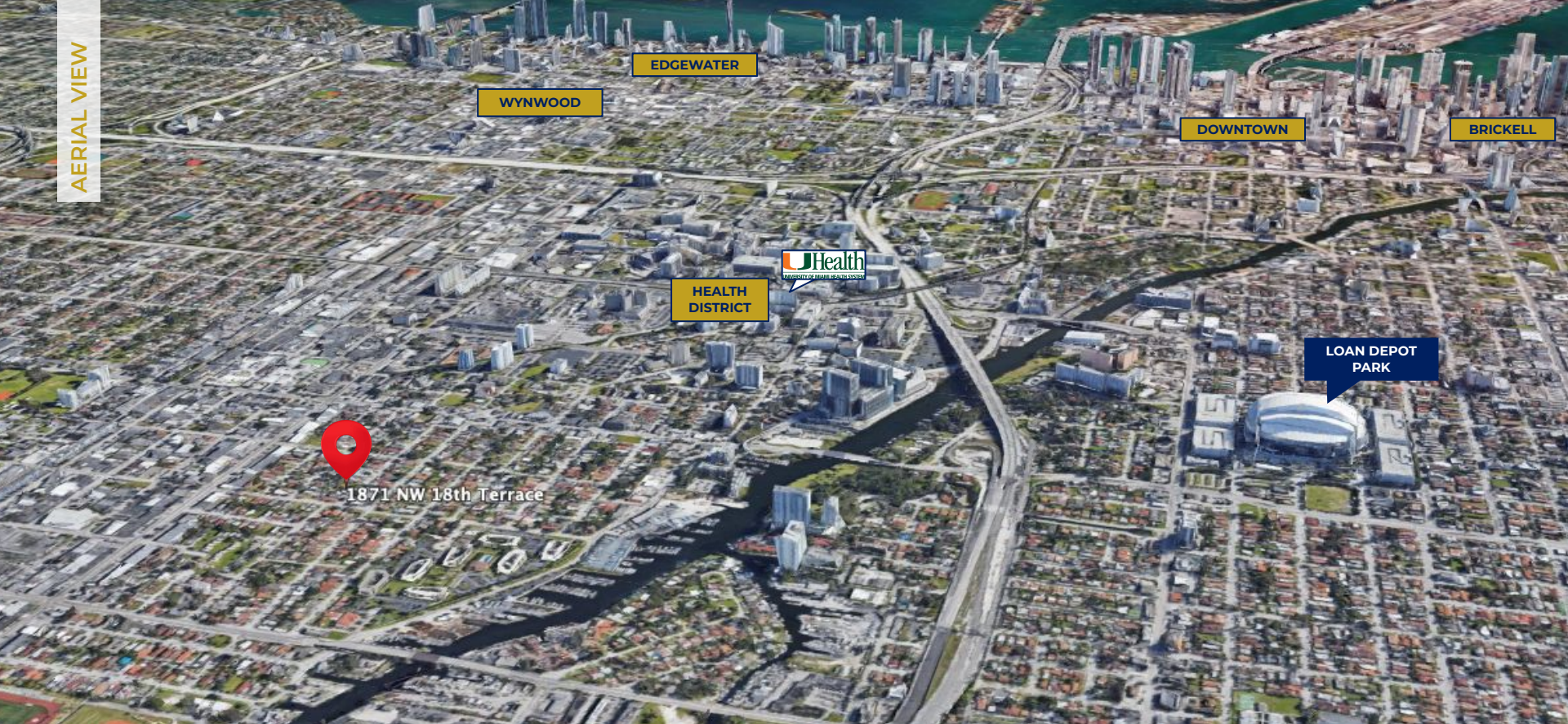
---

|                     |  |
|---------------------|--|
| Lot Size:           | ±13,396 SF   |
| Zoning:             | T-4  |
| Existing Building:  | Duplex   |
| Buildable Units:    | 11 (as of Right)*<br>(* can be increased to 22 under specific City of Miami Affordability incentive) |
| Existing Cash Flow: | \$/month<br>(month to month leases allow for increase)   |
| Availability:       | Immediate  |
| Asking Price:       | \$1,099,000  |











AERIAL VIEW

DOWNTOWN

BRICKELL

HEALTH  
DISTRICT

1871 NW 18th Terrace



AERIAL VIEW



1871 NW 18th Terrace

— ESTD 1995 —

# GLOBAL

INVESTMENTS REALTY



**Louis McMillian**  
VP | Commercial  
Global Investments Realty

[louis@glirealty.com](mailto:louis@glirealty.com)  
C. 305.496.8400

---

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.