

13380 PORT SAID RD

13380 PORT SAID RD | Opa Locka, FL

OFFERING MEMORANDUM



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Exclusively Marketed by:



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01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	13380 PORT SAID RD Opa Locka FL 33054
COUNTY	Miami Dade
SUBMARKET	Opa Locka
BUILDING SF	17,905 SF
LAND SF	32,234 SF
NUMBER OF UNITS	23
YEAR BUILT	1972
APN	08-2128-007-0110

FINANCIAL SUMMARY

PRICE	\$5,000,000
PRICE PSF	\$279.25
PRICE PER UNIT	\$217,391
OCCUPANCY	100.00%
NOI (CURRENT)	\$342,437
NOI (Pro Forma)	\$296,560
CAP RATE (CURRENT)	6.85%
CAP RATE (Pro Forma)	5.93%
GRM (CURRENT)	11.16
GRM (Pro Forma)	9.79

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	13,527	144,506	541,007
2026 Median HH Income	\$38,219	\$61,582	\$60,364
2026 Average HH Income	\$53,961	\$79,560	\$80,496

Investment Highlights

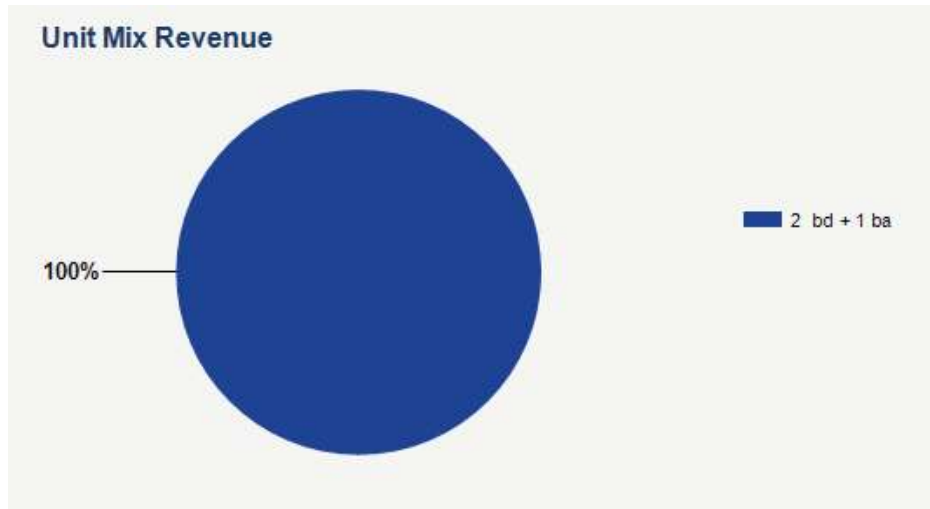
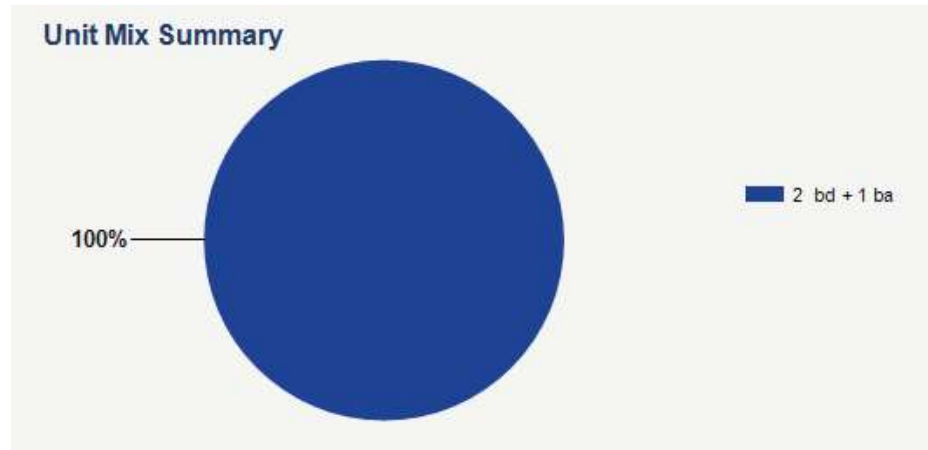
- **Unbeatable ROI Potential:** Nestled in a prime location, this Multi-Family property at 13380 PORT SAID RD promises an unparalleled return on investment. With its strategic positioning and lucrative rental opportunities, investors can expect substantial and consistent returns that outshine the competition.
- **Income-Generating Gem:** This property stands as an income-generating gem, offering a myriad of revenue streams for savvy investors. From multiple rental units to diverse leasing options, the potential for maximizing income is limitless, making it a lucrative addition to any investment portfolio.
- **Strategic Investment Opportunity:** Positioned for success, this Multi-Family property presents a strategic investment opportunity for those seeking long-term financial growth. Its strong rental demand, coupled with a burgeoning market, ensures a secure and profitable investment that is poised to deliver impressive returns over time.
- **ROI Champion:** Elevate your investment game with this ROI champion at 13380 PORT SAID RD. Boasting a track record of high returns and promising growth potential, this property is a standout choice for investors looking to capitalize on the thriving real estate market and secure their financial future.
- **Investment Excellence:** Experience investment excellence at its finest with this Multi-Family property. From its attractive location to its income-generating capabilities, this property embodies the perfect blend of opportunity and potential, setting the stage for investors to achieve remarkable ROI and financial success.



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		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	23	\$1,624	\$37,352	\$1,850	\$42,550
Totals/Averages	23	\$1,624	\$37,352	\$1,850	\$42,550



02

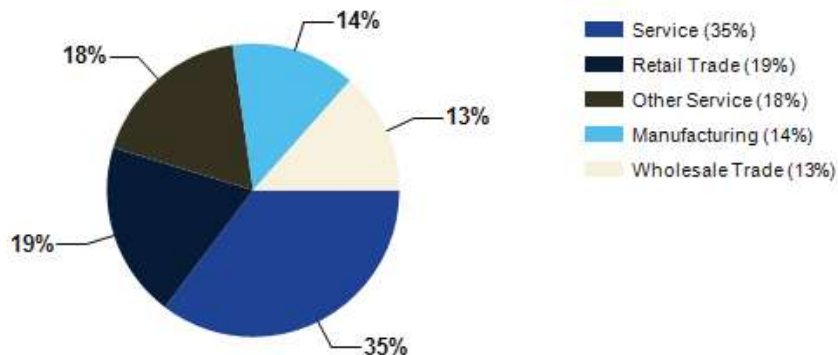
Location

- Location Summary
- Local Business Map
- Aerial View Map

Location Highlights

- The property is located in Opa Locka, a city in Miami-Dade County, Florida, known for its industrial and commercial areas.
- Opa Locka Executive Airport is nearby, providing convenient access for businesses requiring air transportation services.
- The city is in close proximity to major highways such as I-95 and the Florida Turnpike, enhancing connectivity for commuters and businesses.
- Opa Locka is part of the Miami metropolitan area, offering access to a diverse workforce and a range of amenities for residents and businesses.
- The area has seen recent developments and investments, indicating potential growth opportunities for commercial real estate in the region.

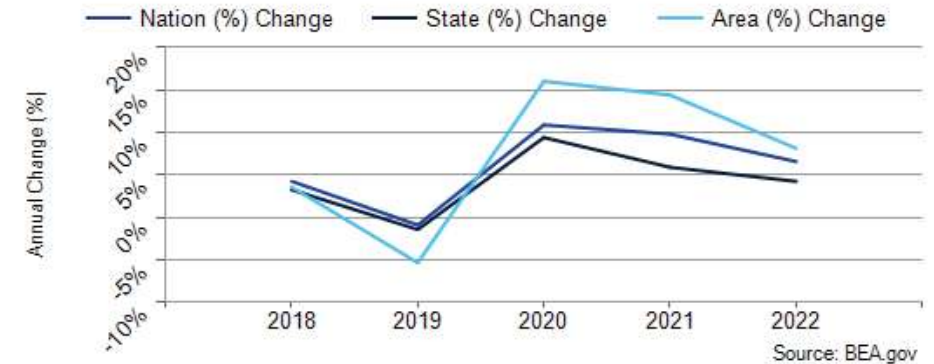
Major Industries by Employee Count

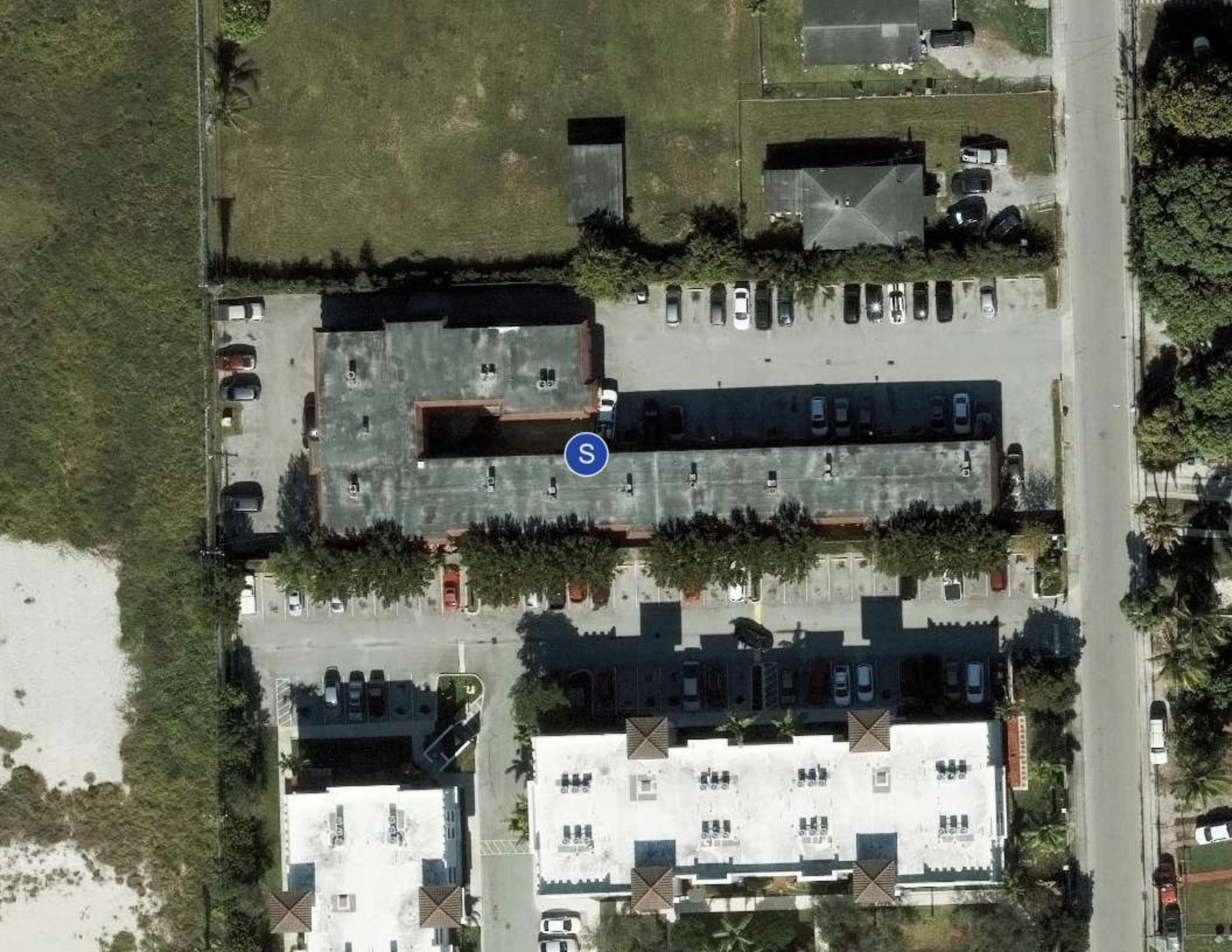


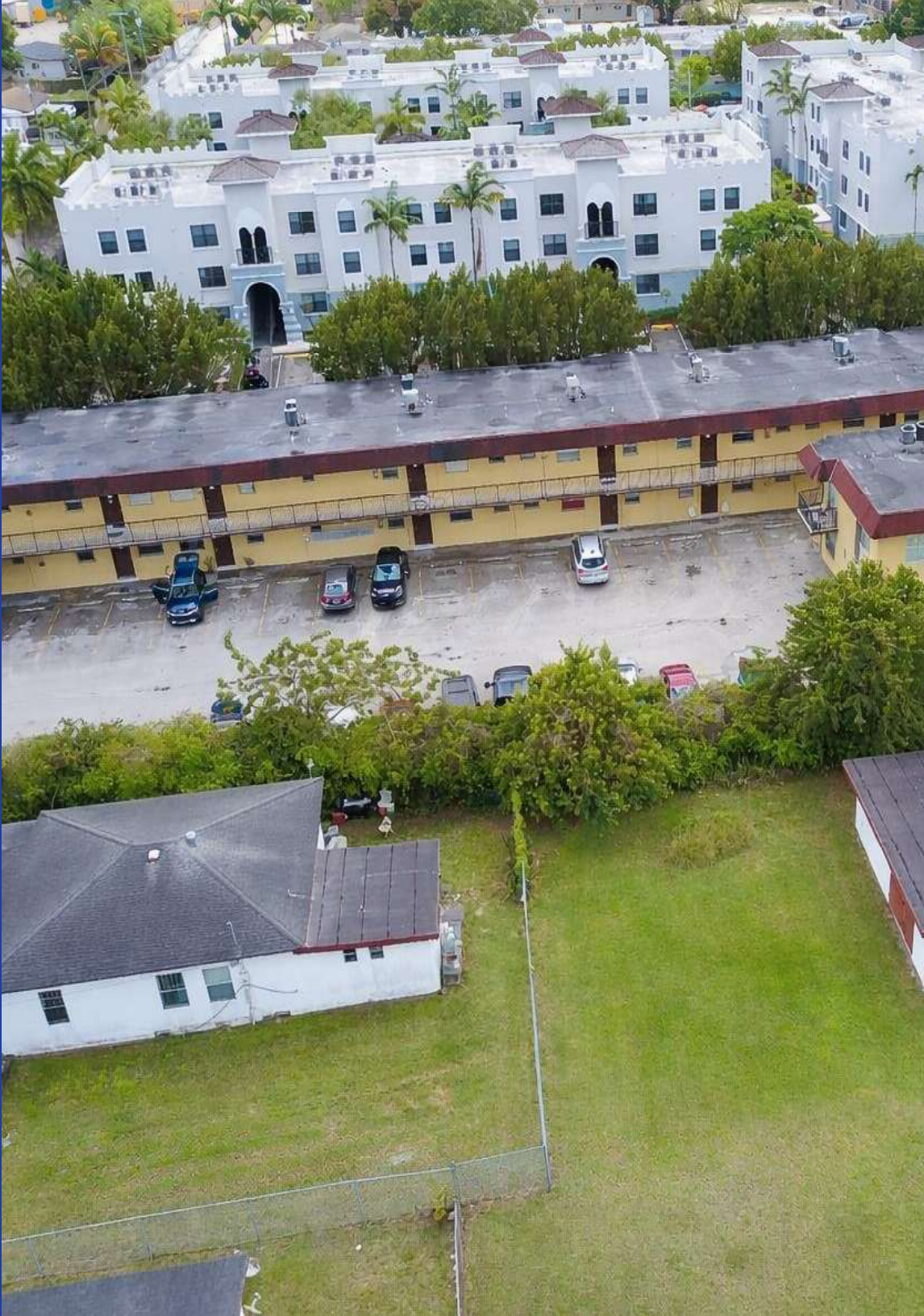
Largest Employers

Miami-Dade County Government	28,000
Miami International Airport	25,000
Miami-Dade County Public Schools	25,000
University of Miami	16,000
Florida Power & Light Company	12,000
Miami-Dade County Transit	3,000
Miami-Dade County Police Department	3,000
Miami-Dade County Fire Rescue	2,500

Miami-Dade County GDP Trend







03 Property Description

Property Features



PROPERTY FEATURES

NUMBER OF UNITS	23
BUILDING SF	17,905
LAND SF	32,234
YEAR BUILT	1972
# OF PARCELS	1
ZONING TYPE	4400 MULTI-FAMILY - 3 STORY
BUILDING CLASS	c
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50
PARKING RATIO	2:1

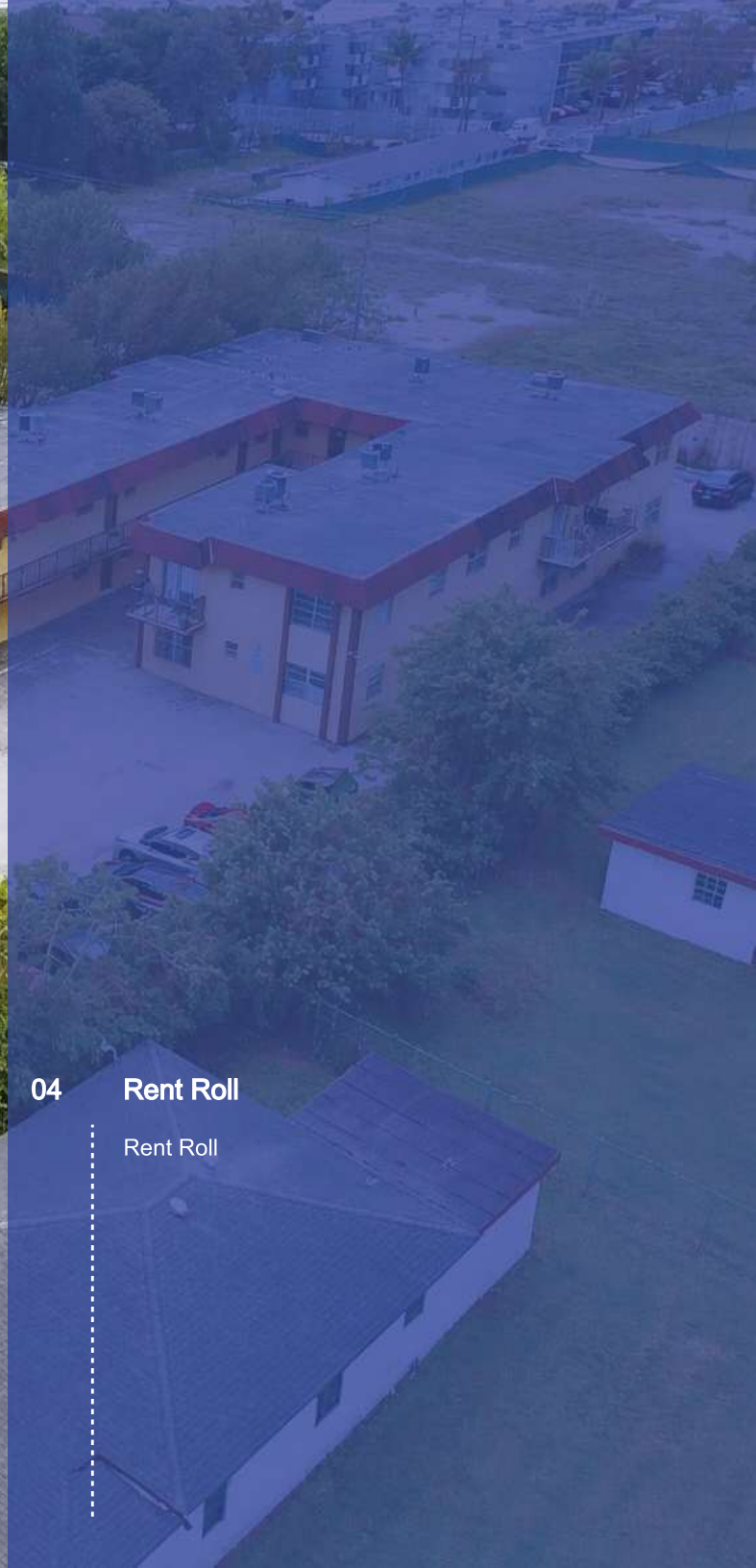
MECHANICAL

HVAC	Central
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UTILITIES

WATER	30,977
TRASH	2,366
ELECTRIC	3,432





Unit	Unit Mix	Current Rent	Market Rent	Move-in Date	Lease End	Notes
1	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
2	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
3	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
4	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
5	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
6	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
7	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
8	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
9	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
10	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
11	2 bd + 1 ba	\$1,700.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
12	2 bd + 1 ba	\$1,700.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
13	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
14	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
15	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
16	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
17	2 bd + 1 ba	\$1,550.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
18	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
19	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
20	2 bd + 1 ba	\$1,700.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
21	2 bd + 1 ba	\$1,700.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
22	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
23	2 bd + 1 ba	\$1,650.00	\$1,850.00	03/01/2026	04/01/2026	Month to Month
Totals / Averages		\$37,350.00	\$42,550.00			



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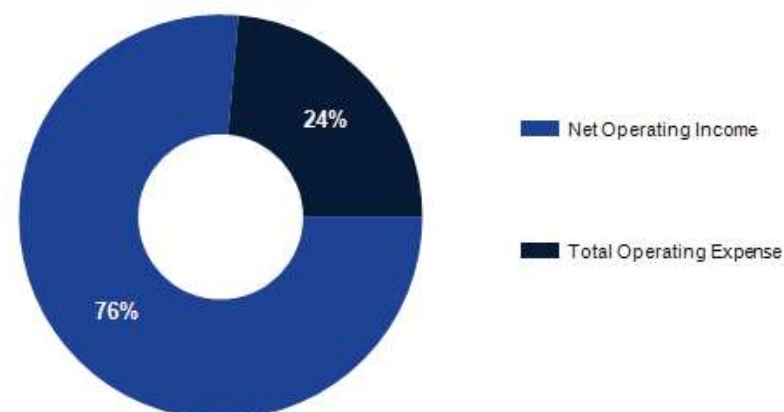


05 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

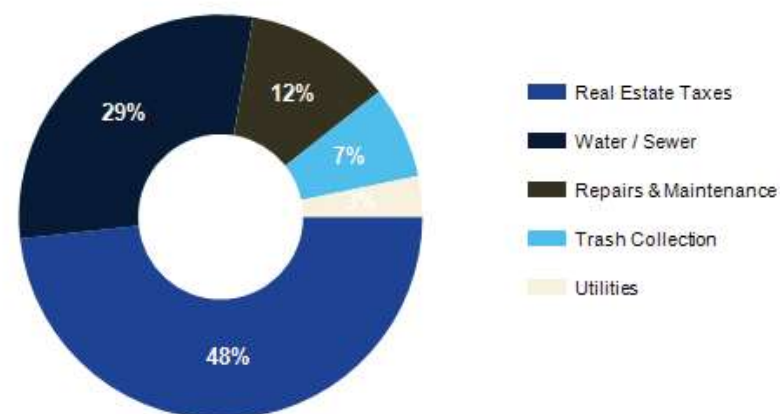
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$448,200		\$510,600	
Effective Gross Income	\$448,200		\$510,600	
Less Expenses	\$105,763	23.59%	\$214,040	41.91%
Net Operating Income	\$342,437		\$296,560	



EXPENSES	CURRENT		PRO FORMA	
	Per Unit		Per Unit	
Real Estate Taxes	\$51,053	\$2,220	\$102,106	\$4,439
Insurance			\$36,800	\$1,600
Management Fee (4.00% of GSI)			\$20,424	\$888
Repairs & Maintenance	\$12,500	\$543	\$12,500	\$543
Water / Sewer	\$30,977	\$1,347	\$30,977	\$1,347
Utilities	\$3,433	\$149	\$3,433	\$149
Trash Collection	\$7,800	\$339	\$7,800	\$339
Total Operating Expense	\$105,763	\$4,598	\$214,040	\$9,306
Expense / SF	\$5.91		\$11.95	
% of EGI	23.59%		41.91%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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GLOBAL

Price	\$5,000,000
MillageRate	1.02000%



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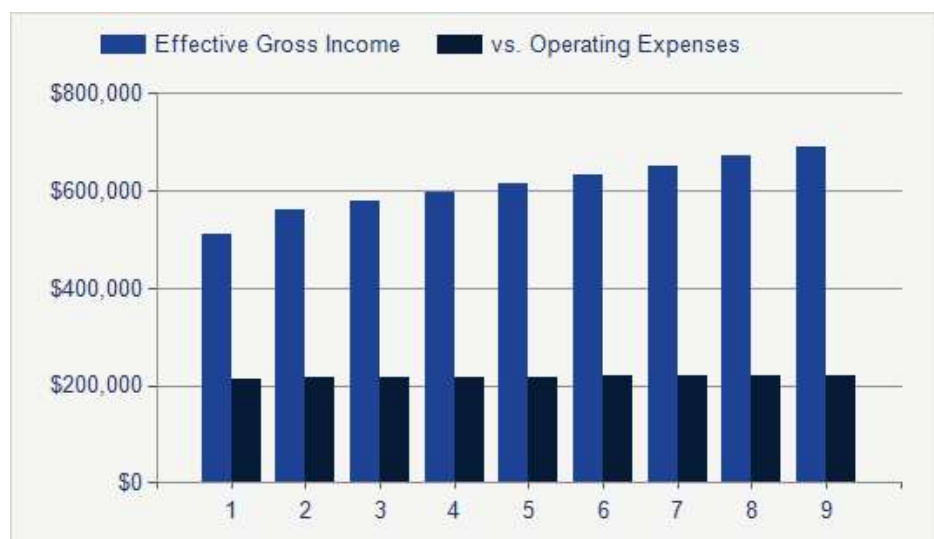
INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Scheduled Rent	10.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$448,200	\$510,600	\$561,660	\$578,510	\$595,865	\$613,741	\$632,153	\$651,118	\$670,651	\$690,771
Effective Gross Income	\$448,200	\$510,600	\$561,660	\$578,510	\$595,865	\$613,741	\$632,153	\$651,118	\$670,651	\$690,771
Operating Expenses										
Real Estate Taxes	\$51,053	\$102,106	\$102,106	\$102,106	\$102,106	\$102,106	\$102,106	\$102,106	\$102,106	\$102,106
Insurance		\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800
Management Fee		\$20,424	\$22,466	\$23,140	\$23,835	\$24,550	\$25,286	\$26,045	\$26,826	\$27,631
Repairs & Maintenance	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
Water / Sewer	\$30,977	\$30,977	\$30,977	\$30,977	\$30,977	\$30,977	\$30,977	\$30,977	\$30,977	\$30,977
Utilities	\$3,433	\$3,433	\$3,433	\$3,433	\$3,433	\$3,433	\$3,433	\$3,433	\$3,433	\$3,433
Trash Collection	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800
Total Operating Expense	\$105,763	\$214,040	\$216,082	\$216,756	\$217,451	\$218,166	\$218,902	\$219,661	\$220,442	\$221,247
Net Operating Income	\$342,437	\$296,560	\$345,578	\$361,753	\$378,414	\$395,575	\$413,251	\$431,457	\$450,209	\$469,524



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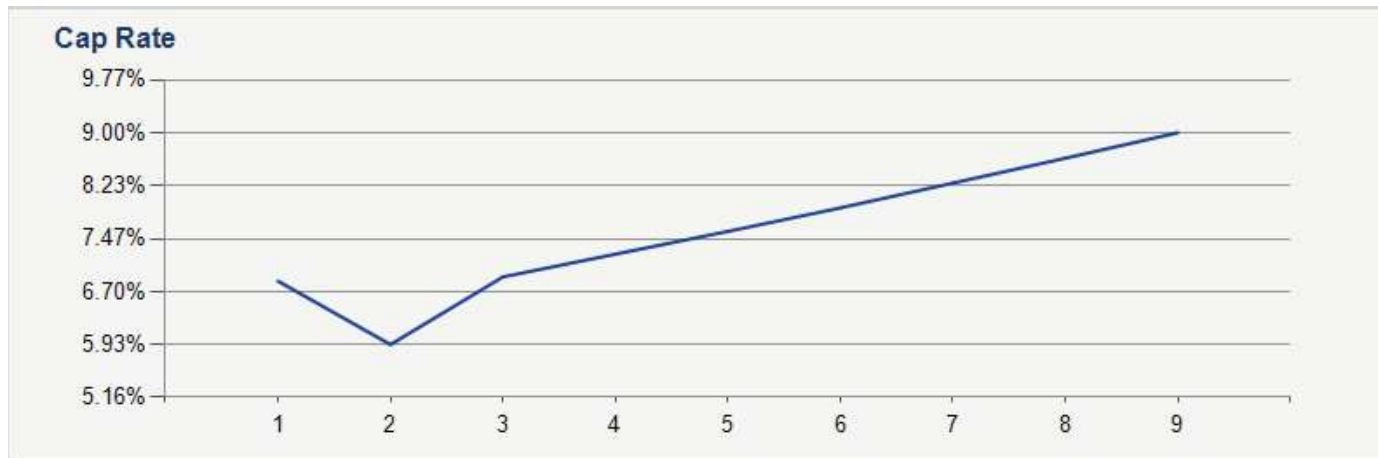


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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	6.85%	5.93%	6.91%	7.24%	7.57%	7.91%	8.27%	8.63%	9.00%	9.39%
Operating Expense Ratio	23.59%	41.91%	38.47%	37.46%	36.49%	35.54%	34.62%	33.73%	32.86%	32.02%
Gross Multiplier (GRM)	11.16	9.79	8.90	8.64	8.39	8.15	7.91	7.68	7.46	7.24
Breakeven Ratio	23.60%	41.92%	38.47%	37.47%	36.49%	35.55%	34.63%	33.74%	32.87%	32.03%
Price / SF	\$279.25	\$279.25	\$279.25	\$279.25	\$279.25	\$279.25	\$279.25	\$279.25	\$279.25	\$279.25
Price / Unit	\$217,391	\$217,391	\$217,391	\$217,391	\$217,391	\$217,391	\$217,391	\$217,391	\$217,391	\$217,391
Income / SF	\$25.03	\$28.51	\$31.36	\$32.30	\$33.27	\$34.27	\$35.30	\$36.36	\$37.45	\$38.57
Expense / SF	\$5.90	\$11.95	\$12.06	\$12.10	\$12.14	\$12.18	\$12.22	\$12.26	\$12.31	\$12.35

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06

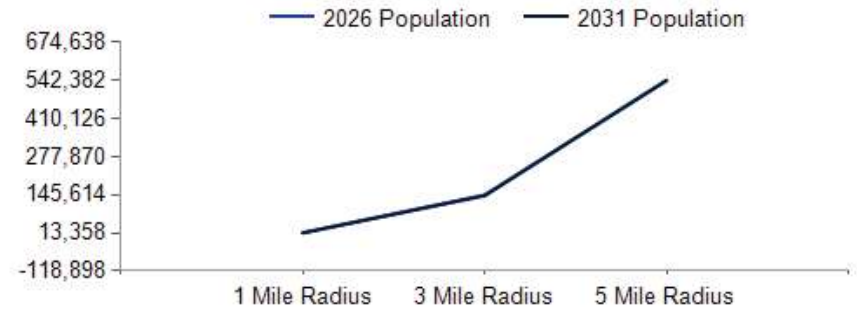
Demographics

General Demographics

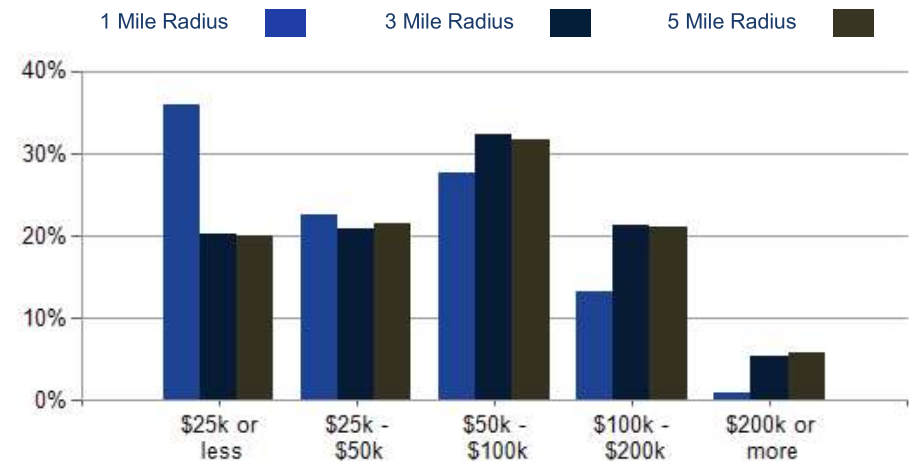
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,335	141,155	541,784
2010 Population	12,576	144,631	548,134
2026 Population	13,527	144,506	541,007
2031 Population	13,358	142,360	542,382
2026 African American	6,139	54,490	174,750
2026 American Indian	47	443	1,649
2026 Asian	46	526	4,240
2026 Hispanic	7,117	84,487	333,122
2026 Other Race	1,736	15,344	58,626
2026 White	2,063	25,576	103,680
2026 Multiracial	3,492	48,090	197,959
2026-2031: Population: Growth Rate	-1.25%	-1.50%	0.25%

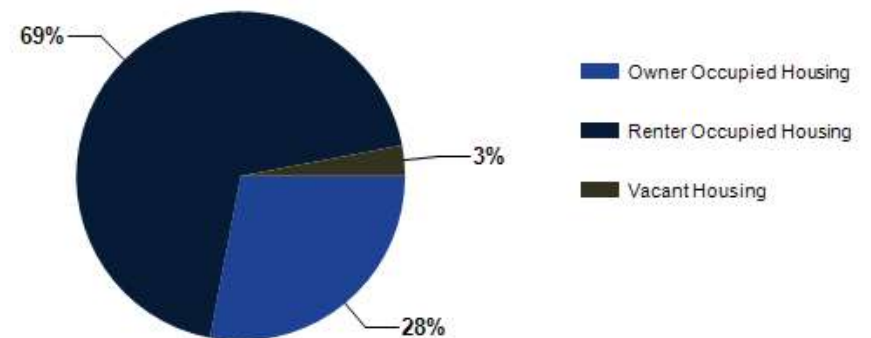
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,142	5,227	21,243
\$15,000-\$24,999	671	4,062	15,214
\$25,000-\$34,999	542	4,118	16,269
\$35,000-\$49,999	598	5,442	22,705
\$50,000-\$74,999	794	8,388	34,021
\$75,000-\$99,999	597	6,500	23,681
\$100,000-\$149,999	472	7,006	27,017
\$150,000-\$199,999	191	2,813	11,122
\$200,000 or greater	42	2,466	10,355
Median HH Income	\$38,219	\$61,582	\$60,364
Average HH Income	\$53,961	\$79,560	\$80,496



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



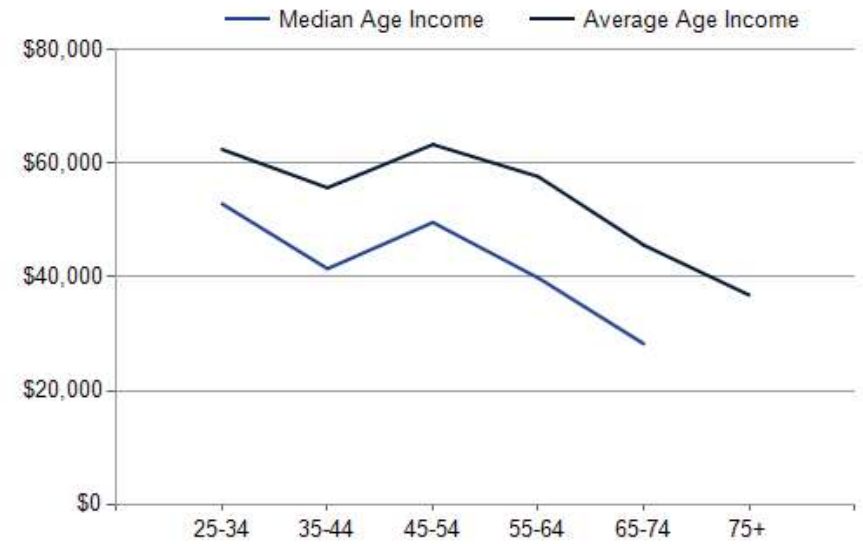
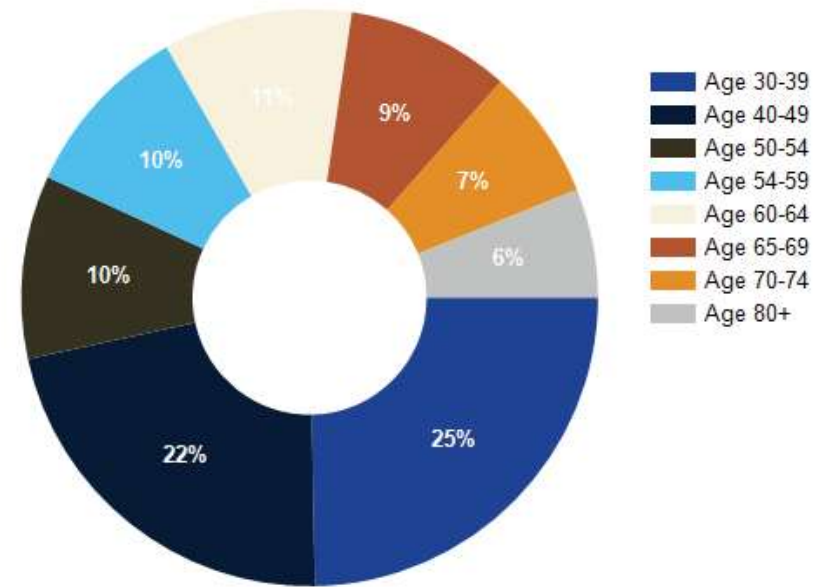
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	914	9,630	36,130
2026 Population Age 35-39	936	9,759	36,290
2026 Population Age 40-44	892	9,004	34,043
2026 Population Age 45-49	746	8,662	32,961
2026 Population Age 50-54	770	9,714	36,958
2026 Population Age 55-59	740	9,428	36,436
2026 Population Age 60-64	794	9,979	37,423
2026 Population Age 65-69	688	8,204	30,681
2026 Population Age 70-74	551	7,358	26,126
2026 Population Age 75-79	457	5,557	20,114
2026 Population Age 80-84	285	3,733	13,879
2026 Population Age 85+	208	3,467	13,217
2026 Population Age 18+	10,134	116,043	437,598
2026 Median Age	37	42	42
2031 Median Age	37	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,895	\$67,880	\$67,690
Average Household Income 25-34	\$62,473	\$83,406	\$84,942
Median Household Income 35-44	\$41,453	\$74,215	\$73,032
Average Household Income 35-44	\$55,726	\$93,885	\$96,206
Median Household Income 45-54	\$49,617	\$76,403	\$74,529
Average Household Income 45-54	\$63,338	\$95,313	\$95,988
Median Household Income 55-64	\$39,839	\$64,583	\$62,762
Average Household Income 55-64	\$57,681	\$83,731	\$85,018
Median Household Income 65-74	\$28,238	\$45,784	\$45,209
Average Household Income 65-74	\$45,625	\$65,148	\$65,105
Average Household Income 75+	\$36,836	\$55,625	\$52,524

Population By Age

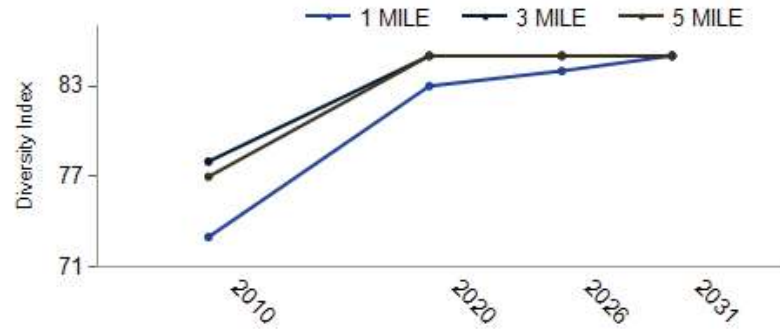


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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	85	85
Diversity Index (current year)	84	85	85
Diversity Index (2020)	83	85	85
Diversity Index (2010)	73	78	77

POPULATION DIVERSITY



POPULATION BY RACE

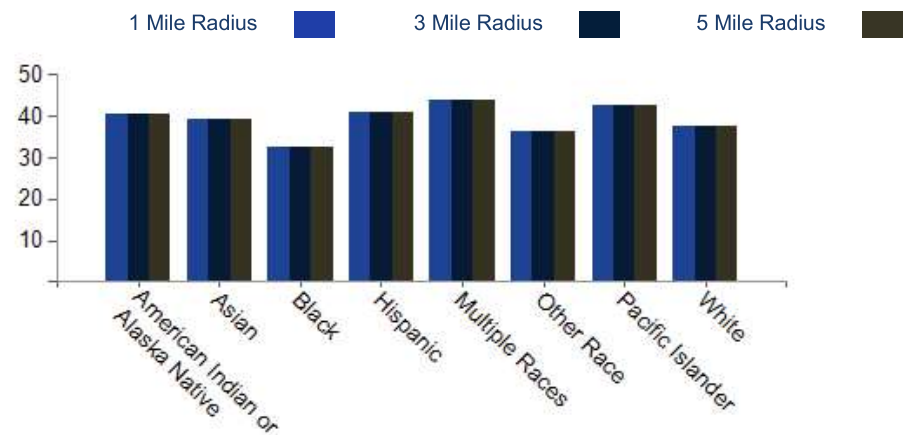


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	30%	24%	20%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	34%	37%	38%
Multiracial	17%	21%	23%
Other Race	8%	7%	7%
White	10%	11%	12%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	39	39
Median Asian Age	39	39	44
Median Black Age	32	39	38
Median Hispanic Age	41	44	44
Median Multiple Races Age	44	46	46
Median Other Race Age	36	39	39
Median Pacific Islander Age	43	38	39
Median White Age	37	40	41

2026 MEDIAN AGE BY RACE



07 **Company Profile**

Advisor Profile



Joseph Suarez
Esq. Broker

Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Trustpoint Realty LLC and it should not be made available to any other person or entity without the written consent of Trustpoint Realty LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Trustpoint Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Trustpoint Realty LLC has 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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