

DR Burkhardt's Winter Garden

CONFIDENTIAL PROPERTY EVALUATION

2100 NW 22 CT
Miami, FL 33142



DR Burkharts Winter Garden

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Exclusively Marketed by:

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THE ESTUPINAN
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PROPERTY FEATURES

NUMBER OF UNITS	11
BUILDING SF	25,458
YEAR BUILT	1976
# OF PARCELS	1
ZONING TYPE	Industrial Restricted
BUILDING CLASS	Retail/Warehouse
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
CEILING HEIGHT	14-16

CONSTRUCTION

CONSTRUCTION	Reinforced Concrete
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TENANT INFORMATION

LEASE TYPE	Month To Month
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Owner Financing with: 40% Down, 6.5% Interest Rate, 3-Year Balloon

Urban Core Property: This property is ideally located near major population centers such as downtown, Brickell, Coral Gables, and Wynwood. It is also close to important logistical hubs like the airport, riverport, and seaport, making it attractive to businesses needing convenient access to these areas. The property's proximity to major highways, including I-95 and SR836, further enhances its appeal for businesses requiring efficient transportation routes. Built in 1973 with solid concrete construction, the building is situated in the Miami area and zoned as "D2" under the General Land Use Municipal Code.

Additional Information:

- Do not disturb the tenant
- Value-add opportunity
- Selling together with folio: 01-3127-046-1520

Sale Comps Map & List

Sale Comparables

Avg. NI Yield

Avg. Price/Sq ft

Avg. Vacancy At Sale

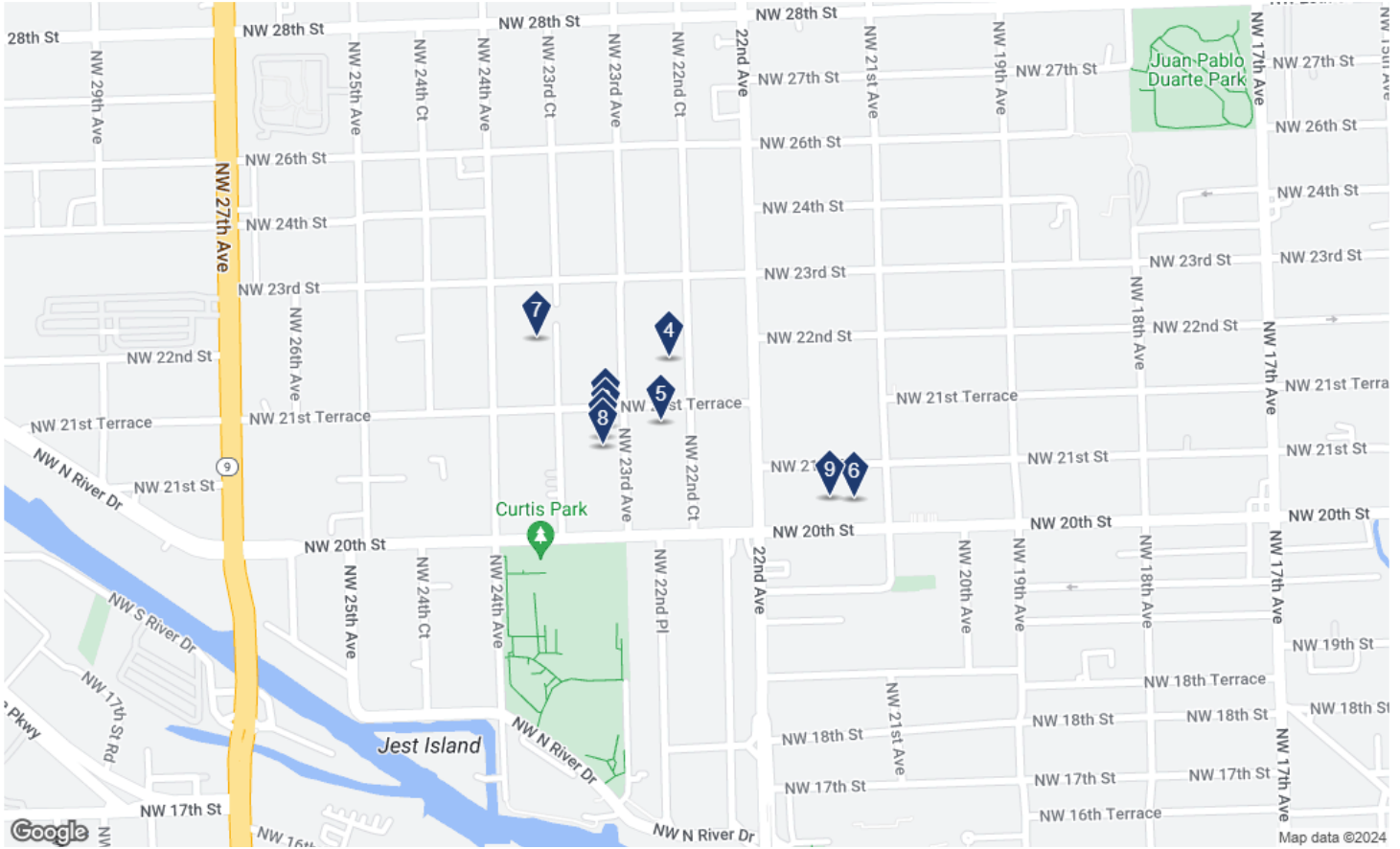
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US\$242

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SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	US\$850,000	US\$2,020,056	US\$1,296,728	US\$6,377,500
Price Per Sq ft	US\$73	US\$242	US\$212	US\$335
NI Yield	-	-	-	-
Time Since Sale in Months	3.0	9.2	8.0	23.0
Property Attributes	Low	Average	Median	High
Building Sq ft	4,005 Sq ft	8,572 Sq ft	7,603 Sq ft	19,680 Sq ft
Floors	1	1	1	1
Typical Floor	4,005 Sq ft	8,526 Sq ft	7,603 Sq ft	19,680 Sq ft
Vacancy Rate at Sale	-	-	-	-
Year Built	1968	1973	1972	1979
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.1	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

Sale Comps Map & List

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	NI Yield
	Tuma Electric &... 2130 NW 23rd Ave Miami, FL 33142	Warehouse ★★★★★	1979	10,000 Sq ft	-	08/04/2024	US\$1,296,728 Part of Portfolio	US\$130/Sq ft	-
	Multi-Property Sale 2140 NW 23rd Ave Miami, FL 33142	Industrial ★★★★★	1977	10,300 Sq ft	-	08/04/2024	US\$1,256,272 Part of Portfolio	US\$122/Sq ft	-
	2120 NW 23rd Ave Miami, FL 33142	Warehouse ★★★★★	1968	5,200 Sq ft	-	08/04/2024	US\$1,100,000	US\$212/Sq ft	-
	2160 NW 22nd Ct Miami, FL 33142	Service ★★★★★	1969	9,700 Sq ft	-	06/12/2023	US\$3,250,000	US\$335/Sq ft	-
	2276 NW 21st Ter Miami, FL 33142	Service ★★★★★	1971	4,005 Sq ft	-	03/11/2023	US\$1,150,000	US\$287/Sq ft	-
	2123 NW 20th St Miami, FL 33142	Freestanding ★★★★★	1973	4,183 Sq ft	-	07/07/2023	US\$850,000	US\$203/Sq ft	-
	Allapattah Land 2200 NW 23rd Ct Miami, FL 33142	Land ★★★★★	-	0.5 ac	-	30/06/2023	US\$1,600,000	US\$3,197,064/A	-
	2110 NW 23rd Ave Miami, FL 33142	Light industrial ★★★★★	1968	5,505 Sq ft	-	29/06/2023	US\$1,300,000	US\$236/Sq ft	-
	2125 NW 20th St Miami, FL 33142	Retail ★★★★★	1979	19,680 Sq ft	-	18/08/2022	US\$6,377,500	US\$324/Sq ft	-

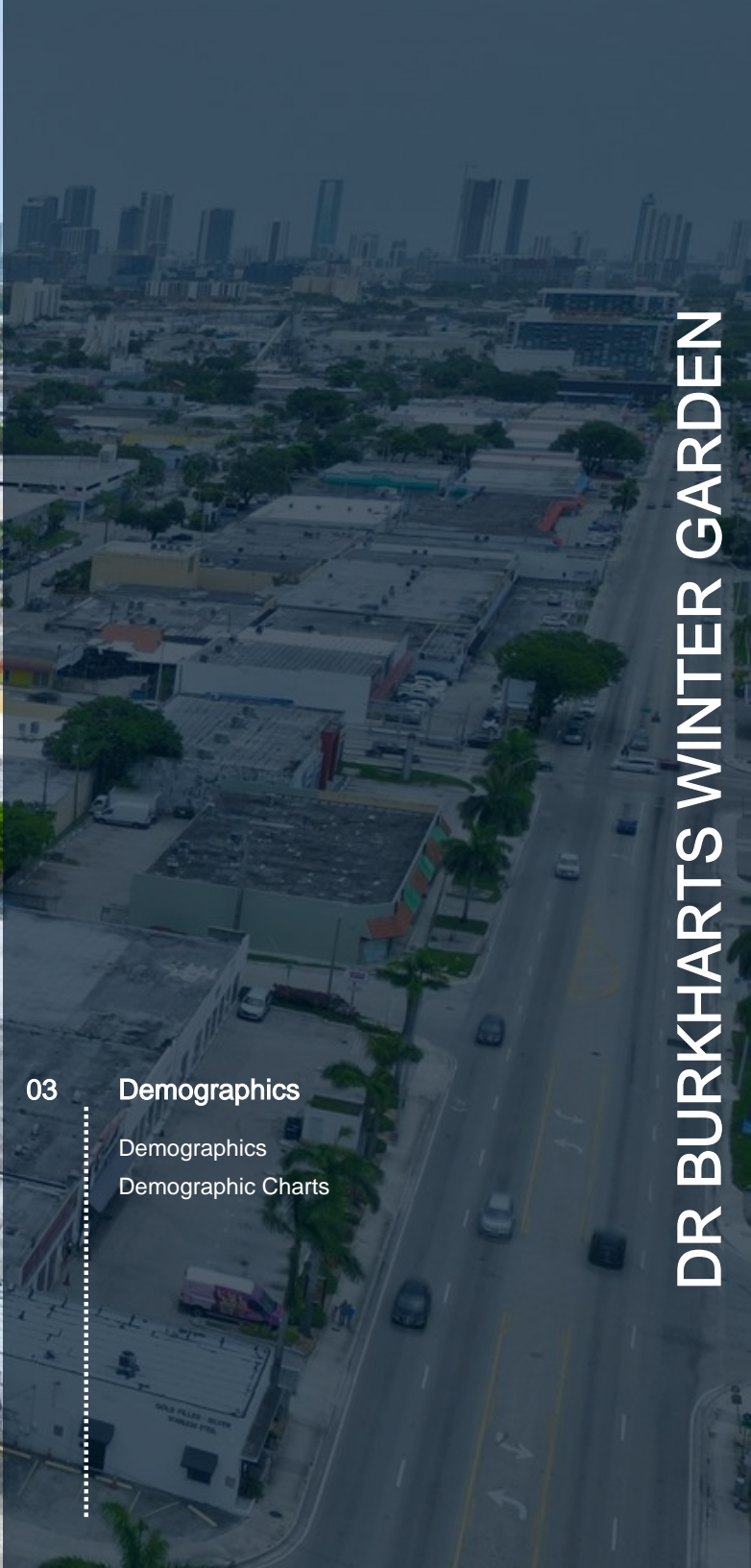


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Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,606	272,811	525,837
2010 Population	36,979	289,991	566,868
2023 Population	37,855	318,827	626,213
2028 Population	39,005	344,408	666,673
2023 African American	2,275	47,066	89,059
2023 American Indian	309	1,859	2,668
2023 Asian	233	3,328	7,926
2023 Hispanic	33,942	238,809	443,303
2023 Other Race	8,269	52,202	83,716
2023 White	8,895	81,201	180,594
2023 Multiracial	17,869	133,096	262,107
2023-2028: Population: Growth Rate	3.00 %	7.80 %	6.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,663	23,328	37,991
\$15,000-\$24,999	2,128	17,123	28,858
\$25,000-\$34,999	2,010	14,411	24,511
\$35,000-\$49,999	1,934	16,060	28,561
\$50,000-\$74,999	1,521	15,071	27,863
\$75,000-\$99,999	1,443	14,987	29,103
\$100,000-\$149,999	1,279	15,373	35,869
\$150,000-\$199,999	360	6,815	19,293
\$200,000 or greater	256	8,007	28,691
Median HH Income	\$31,895	\$43,990	\$57,617
Average HH Income	\$51,349	\$75,440	\$98,140

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,218	104,632	207,484
2010 Total Households	12,816	107,260	215,509
2023 Total Households	14,594	131,175	260,742
2028 Total Households	15,332	147,906	288,115
2023 Average Household Size	2.54	2.39	2.37
2000 Owner Occupied Housing	3,224	29,264	74,378
2000 Renter Occupied Housing	9,081	66,741	115,285
2023 Owner Occupied Housing	2,916	32,814	85,144
2023 Renter Occupied Housing	11,678	98,361	175,598
2023 Vacant Housing	1,004	17,172	33,322
2023 Total Housing	15,598	148,347	294,064
2028 Owner Occupied Housing	3,222	36,248	92,582
2028 Renter Occupied Housing	12,110	111,659	195,533
2028 Vacant Housing	1,108	16,225	32,348
2028 Total Housing	16,440	164,131	320,463
2023-2028: Households: Growth Rate	4.95 %	12.15 %	10.10 %

Source: esri

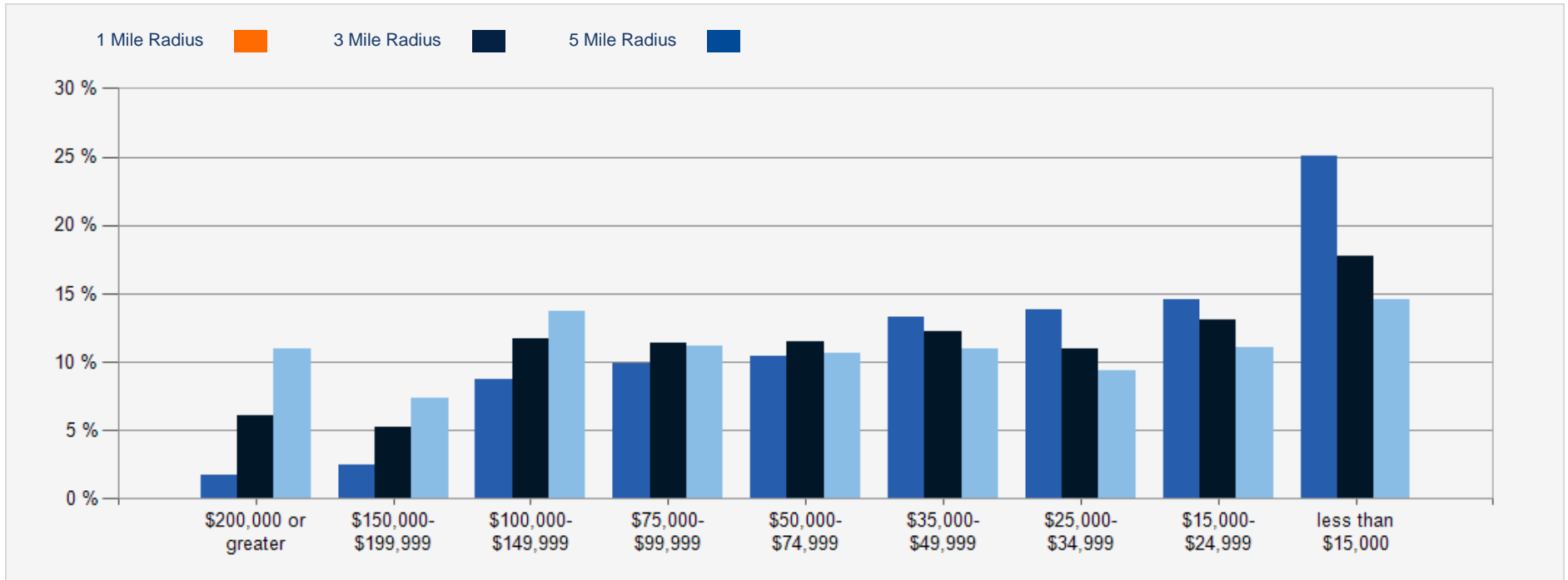
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,732	28,025	53,943
2023 Population Age 35-39	2,730	25,122	49,160
2023 Population Age 40-44	2,656	22,947	44,930
2023 Population Age 45-49	2,282	20,410	40,629
2023 Population Age 50-54	2,604	21,426	43,140
2023 Population Age 55-59	2,624	20,721	41,352
2023 Population Age 60-64	2,621	20,373	40,763
2023 Population Age 65-69	2,125	16,032	32,297
2023 Population Age 70-74	1,825	12,993	26,779
2023 Population Age 75-79	1,481	10,143	21,231
2023 Population Age 80-84	1,036	7,294	15,211
2023 Population Age 85+	1,059	8,286	17,691
2023 Population Age 18+	31,019	265,504	524,921
2023 Median Age	43	40	41

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,870	\$64,022	\$79,104
Average Household Income 25-34	\$61,879	\$89,481	\$110,237
Median Household Income 35-44	\$41,642	\$59,839	\$79,042
Average Household Income 35-44	\$60,570	\$92,408	\$118,371
Median Household Income 45-54	\$40,978	\$56,065	\$76,845
Average Household Income 45-54	\$62,306	\$87,571	\$116,010
Median Household Income 55-64	\$31,680	\$41,085	\$55,267
Average Household Income 55-64	\$50,045	\$71,582	\$97,741
Median Household Income 65-74	\$26,193	\$30,333	\$38,330
Average Household Income 65-74	\$41,876	\$58,054	\$77,090
Average Household Income 75+	\$31,002	\$41,443	\$57,758

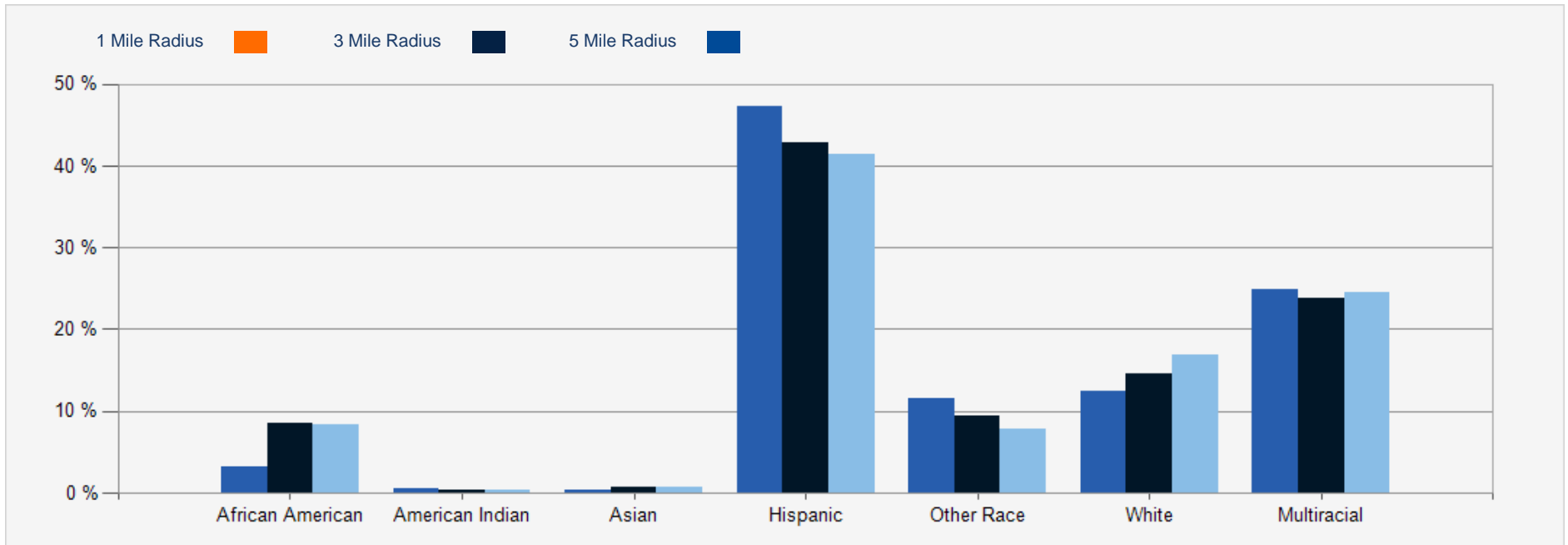
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,448	27,888	53,001
2028 Population Age 35-39	2,818	27,881	53,202
2028 Population Age 40-44	2,749	25,304	49,168
2028 Population Age 45-49	2,649	23,626	46,074
2028 Population Age 50-54	2,374	20,752	41,156
2028 Population Age 55-59	2,555	21,407	42,592
2028 Population Age 60-64	2,509	20,270	40,141
2028 Population Age 65-69	2,433	19,595	39,064
2028 Population Age 70-74	2,030	15,598	31,469
2028 Population Age 75-79	1,693	12,293	25,169
2028 Population Age 80-84	1,210	8,801	18,367
2028 Population Age 85+	1,171	8,966	18,972
2028 Population Age 18+	31,957	288,728	561,545
2028 Median Age	43	41	42

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,106	\$81,096	\$90,299
Average Household Income 25-34	\$78,817	\$109,129	\$126,503
Median Household Income 35-44	\$58,075	\$80,974	\$96,127
Average Household Income 35-44	\$81,110	\$115,182	\$140,249
Median Household Income 45-54	\$57,600	\$78,704	\$97,594
Average Household Income 45-54	\$85,006	\$112,495	\$140,694
Median Household Income 55-64	\$41,783	\$59,927	\$80,177
Average Household Income 55-64	\$67,814	\$95,073	\$121,905
Median Household Income 65-74	\$33,191	\$40,226	\$52,359
Average Household Income 65-74	\$57,875	\$78,230	\$97,026
Average Household Income 75+	\$41,034	\$55,868	\$75,951

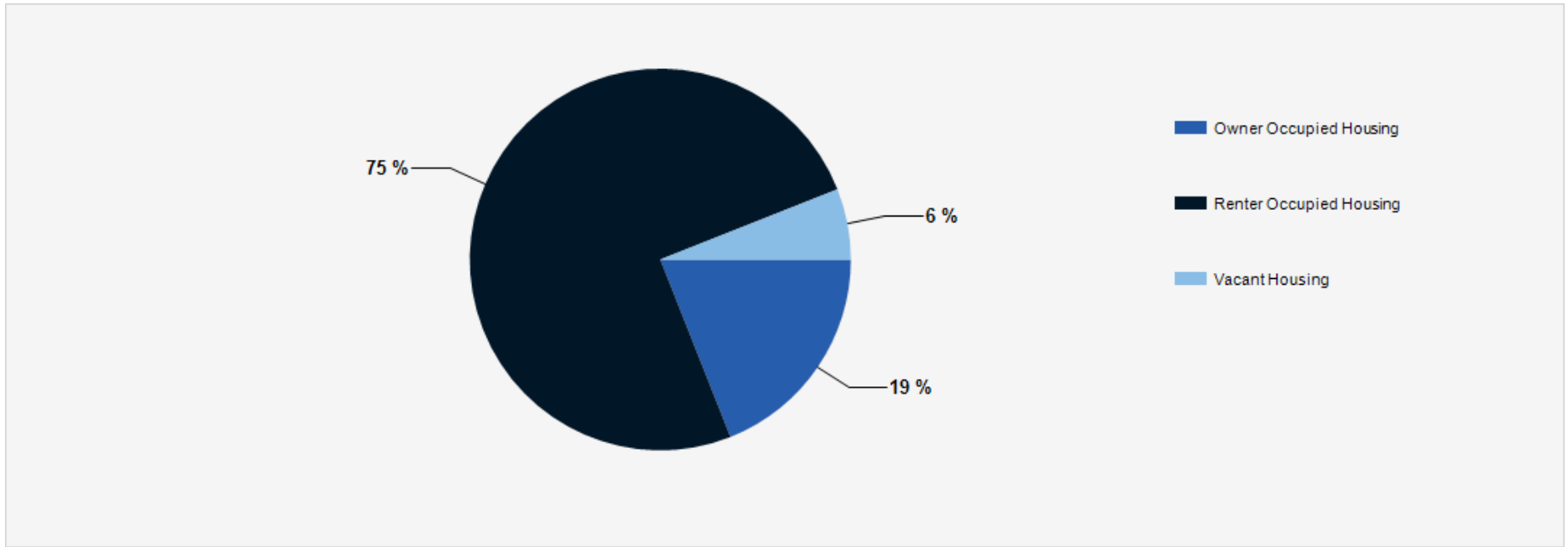
2023 Household Income



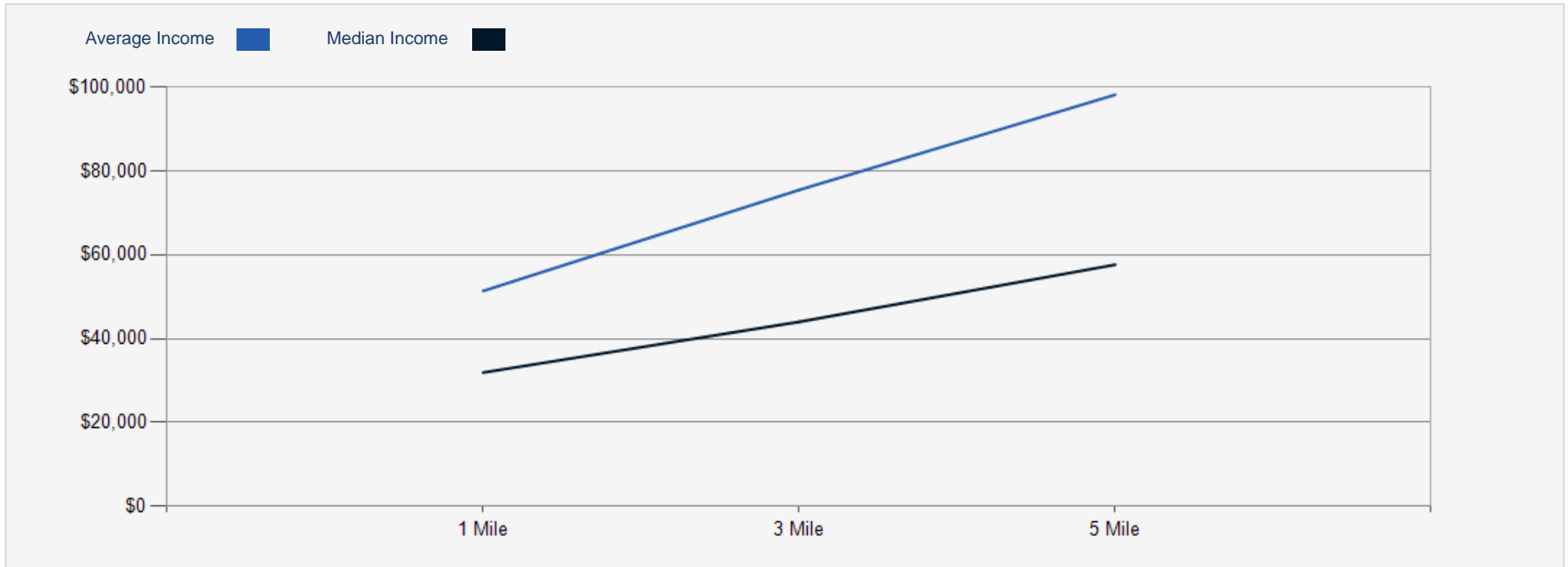
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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