



1900 NE Miami Court, Miami, FL 33132

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EXECUTIVE SUMMARY







OFFERING SUMMARY

Sale Price:	\$27,950,0000
In-Place NOI:	\$1,969,983
In-Place Cap Rate:	7.05%
Price/SF:	\$642 PSF
Office RSF:	43,559 RSF
Lot SF:	14,519 SF
Investment Type:	MG Office
Occupancy:	100%
WALT:	3.6 years

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to sell the Wynwood Sky Building, a Class A creative office space located in Miami's dynamic Wynwood district. This fully stabilized property includes the two upper floors of a three-story mixed-use building, encompassing 43,559 square feet of prime office space, and boasts a robust tenant roster including Aroma 360 and Monster Energy. It offers a 7.06% cap rate, presenting an attractive yield in today's market with considerable upside potential through future rent escalations. The property benefits from under-market rents, providing a substantial opportunity for rent growth aligned with the ongoing development and demand in one of Miami's fastest-growing areas. With a strong weighted average lease term (WALT), this investment ensures long-term stability and profitability for prospective investors. Miami's Wynwood district is nationally recognized as a top submarket for tech and creative sectors, making this property a strategic asset amidst one of the great American urban growth narratives. This offering represents a rare chance to acquire a high-yield, well-positioned asset in a market poised for continued expansion and economic vibrancy.

INVESTMENT HIGHLIGHTS

- Rent Potential: Under-market rents with significant upside potential for future escalations.
- Market Area: Located in one of Miami's fastest-growing areas, renowned for attracting tech and creative sectors.
- Investment Stability: Features a strong weighted average lease term (WALT), ensuring long-term profitability.
- Investment Appeal: A rare opportunity to acquire a high-yield asset in a dynamic and expanding market.

Tony Arellano P.A. // Managing Partner ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

Devlin Marinoff // Managing Partner & Broker dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

1900 NE Miami Court, Miami, FL 33132

LOCATION DESCRIPTION



PROPERTY DESCRIPTION

At the crossroads of Wynwood and Edgewater, the Wynwood Sky Building at 1900 NE Miami Court presents an exceptional opportunity to acquire its second and third floors. This trophy boutique office building encapsulates the artistic flair and bold spirit of Wynwood, offering modern loft-style offices adorned with glass partitions, LED lighting, and striking exposed brick walls. The expansive open floor plans and lofty ceilings range from 1,326 to 9,588 square feet, customizable to suit various business needs. Tenants benefit from convenient on-site parking and valet options, enhancing accessibility in this bustling neighborhood. Notable tenants include Supply Caddy, Monster Energy, Z9 Capital, and Building Drops Engineers. Positioned along North Miami Avenue, a main artery of Wynwood, the building provides unparalleled visibility and smooth access to many renowned dining spots and amenities such as Kush, Novela Café, and Sushi Monkey.



NEIGHBORHOOD DESCRIPTION

The Portfolio is located within the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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WYNWOOD AERIAL CONTEXT





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EDGEWATER AERIAL CONTEXT





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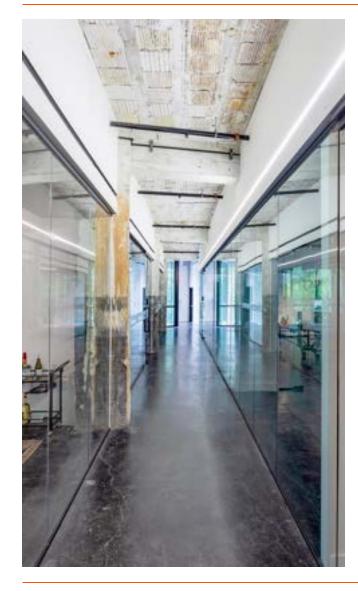
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property (or properties) in question and cannot rely upon any representation made by DW NTWN Realty Advisors, LLC or any broker associated with DW NTWN Realty Advisors, LLC.

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COMMON AREAS













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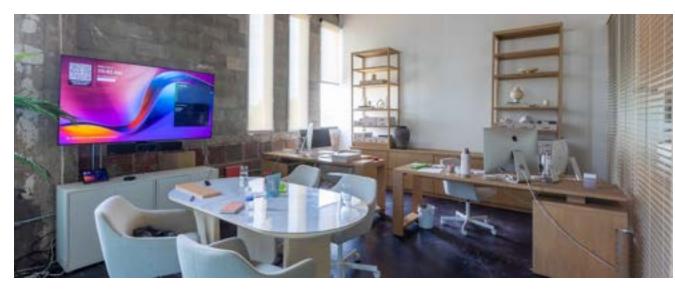
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DWNTWN REALTY ADVISORS A Commercial Brokerage Firm

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OFFICES













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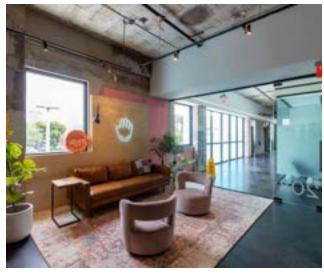
OFFICES







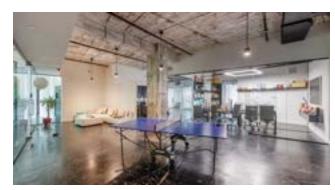












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FINANCIAL SUMMARY



Proper	rty Info
Price Guidance	\$27,950,000
Address	1900 NE Miami Court, Miami
Investment Type	MG Office
Submarket	Wyrwood
Total 2nd Floor SF	20,350 RSF
Total 3rd Floor SF	20,070 RSF
Total Building Size	40,420 RSF
Total Land Size	14,519 SF
Price PSF Building	\$691.49
# of Units	11
Occupancy	100%
Cash Flow	Assumptions
Pro-Forma Rent	\$50 MG
Adjusted Property Taxes	1.80% of Purchase Price
Adjusted Insurance	\$2.50 PSF
Management Fee	3% of EGR
Annual Expenses Increase	3%





		Stabilized										
						Proforma						
Year	In-Place 2024	Y1 2025	Y2 2026	Y3 2027	Y4 2028	YS 2029	Y6 2030	Y7 2031	Y8 2032	Y9 2033	Y10 2034	Exit
Rental Revenue	\$1,684,884	\$2,148,358	\$2,221,785	\$2,297,393	\$2,373,056	\$2,443,297	\$2,454,950	\$2.531,470	\$2,610,423	\$2,691,889	\$2,767,108	\$2,821,293
Total Reimbursables	\$41,037	\$167,641	\$453,092	\$605,620	\$630,116	\$655,104	\$678,911	\$705,485	\$732,863	\$761,067	\$789,842	\$818,741
Effective Gross Income	\$1,725,921	\$2,315,998	\$2,674,877	\$2,903,013	\$3,003,172	\$3,098,401	\$3,133,861	\$3,236,955	\$3,343,286	\$3,452,956	\$3,556,950	\$3,640,034
(-) Total Expenses OER	\$245,393 14%	\$346,015 15%	\$607,904 23%	\$750,092 26%	\$772,797 26%	\$795,953 26%	\$817,982 26%	\$842,607 26%	\$867.976 26%	\$894,110 26%	\$920.767 26%	\$947,525 26%
(-) CAM Reconciliation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income	\$1,480,528	\$1,969,983	\$2,066,972	\$2,152,921	\$2,230,375	\$2,302,448	\$2,315,879	\$2,394,348	\$2,475,310	\$2,558,846	\$2,636,184	\$2,692,509
Cap Rate	5.30%	7.05%	7.40%	7.70%	7.98%	8.24%	8.29%	857%	8.86%	9.16%	9.43%	9.63%

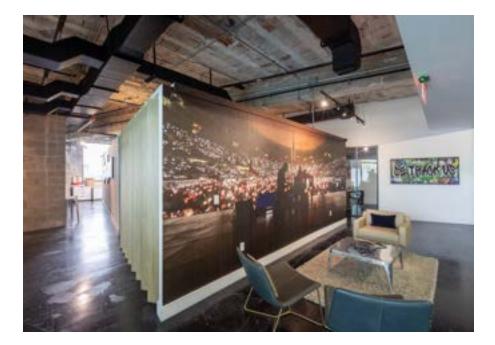
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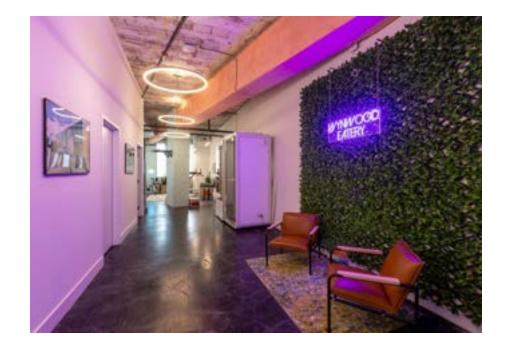
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RENT ROLL



Stabiliz	red Rent Roll	1,8642	225 000200	720710201	270.52	Contratto a	0.03200	02223	400.00	20.30	25.12.43.13.13.13.
Unit	Tenant	Linit SF	Monthly Rent	Annual Rent	Rent/SF	Annual Increases	Lease Start	Lease End	Recoveries	Base Year	Option To Renew Terms
207	Setrack	2.625	\$10,937.5	\$131,250.0	\$50.00	3.85%	6/1/23	5/31/26	MG	2023	(2) 1 Year Options at 4% annual increase
208	Touchland	2.927	\$14,768.5	\$177,222.5	\$60.55	3.38%	4/1/23	3/31/26	MG	2023	(1) 3 Year Option at FMV or the greater of 5% increase, at an annual 3.5% increase
209	4Eon	1.334	\$5,447.2	\$65,366.0	\$49.00	3.00%	1/2/24	1/1/27	MG	2023	(1) 3 Year Option at 3% annual increase
210	Cloud Kitchens/City Storage	2.575	\$9,994.2	\$119,930.6	\$46.58	3.38%	5/1/23	4/90/25	MG	5053	(1) 3 Year Option
211	FirmPlot	1,890	\$7,500.0	\$90,000.0	\$47.62	3.00%	7/1/24	12/31/26	MG at a 5% cap on controllable	2024	None
212	A/8	1.326	\$6,077.5	\$72,930.0	\$55.00	3.00%	7/1/24	6/30/27	MG at a 5% cap on controllable	2024	None
214	Supply Caddy	4,298	\$17,908.3	\$214,900.0	\$50,00	3.00%	4/1/24	3/31/29		2025	(2) 3 Year Options at a 3% increase
215	Building Drops	3.375	\$12,093.8	\$145,125.0	\$43.00	4.44%	8/1/23	10/31/28	MG at a 5% cap	2023	(1) 5 Year Option at FMV, not exceeding 14% from the 5th year, at a 3.5% annual increase
316	Monster	7,932	\$36,355.0	\$436,260.0	\$55.00	3.00%	5/1/24	6/30/29	MG starting 1/1/2025 at a 5% cap	2024	(2) 3 Year Options at 95% of the FMV
319	29/Aroma 360	9,588	\$39,950.0	\$479,400,0	\$50.00	3,38%	2/1/24	1/31/29	MG	2024	(1) S year Option at a 3.5% increase
322	Mco/Sherpa	2,550	\$9.987.5	\$119,850.0	\$47.00	3.38%	10/1/23	9/30/28		2023	None
	Helium Mobile		\$3,000.0	\$36,000.0							
Total /	Average	40,420	\$174,019.5	\$2,088,234.1	\$50.34	3.35%					
WALT	7							-3.6			





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EXPENSES SUMMARY



	Cash Flow Assumptions	
Adjusted Property Taxes	Section Control of the Control	1.80% of Purchase Price
Adjuted Insurance		\$2,50 PSF
Management Fee		3% of EGR
Arrual Expenses Increase		3%

2024 Expenses Summary							
				2024 Adjusted			
Portfolio Overview	Square Footage	Floor Mocation	2023 Taxes	Taxes	Insurance	Adjusted Insurance	CAM
2nd floor	20.350	50.3%	\$58,438,69	\$250,673.78	97	-04	
Ind Roor	20.070	49.7%	\$58,847.23	\$252,426,22		-	-
Total	40.420	100.0%	\$117,285.92	\$503,100.00	\$1958985	\$101.050.00	\$57,970.76

	Proforma Expension Schedule												
	2023 Budget	In Place 2024	Y1 2025	YZ 2026	Y3 2027	Y4 2028	Y5 2029	Y6 2030	Y7 2031	Y8 2032	Y9 2033	Y10 2034	Exit
Taxins 2nd floor	\$58,439	\$58,439	\$60,192	\$187,180	\$258,194	\$265,940	\$273,918	\$282,136	\$290,600	\$299,318	\$306,297	\$317,546	\$327,072
Taxes 3rd floor	\$58.847	\$58,647	560,613	\$188,488	\$252,426	\$259,999	\$267,799	\$275.833	\$284,108	\$292,631	\$301,410	\$310,452	\$319,766
reutance**	\$19,590	\$19,590	\$101,050	\$104,082	\$107,204	\$110,420	\$113,733	\$117,145	\$120,659	\$124,279	\$128,007	\$131,847	\$135,803
DAM	\$57.971	\$57.971	\$59,710	\$61,501	\$63,346	\$65,247	\$67,204	\$69,220	\$71,297	\$73,436	\$75,639	\$77.908	\$80,245
Hanagement Fee		\$50.547	\$64,453	\$66,654	\$68,922	\$71,192	\$73,299	\$73.648	\$75,944	\$78,313	\$80,757	\$83,013	\$84,639
etal	\$194,847	\$245,393	\$346,015	\$607,904	\$750,092	\$772,797	\$795.953	\$817,982	\$842,607	\$867,976	\$894,110	\$920,767	\$947,525

^{*}Taxies Adjusted April of Year 2.

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DWNTWN REALTY ADVISORS

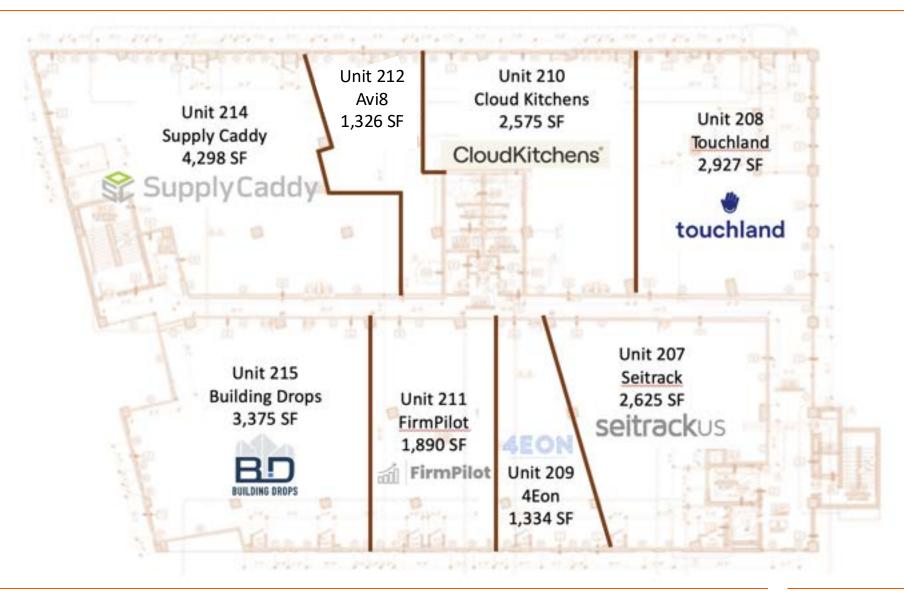
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^{**}Insurance Adjusted Year 1

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SITE PLAN – 2nd FLOOR



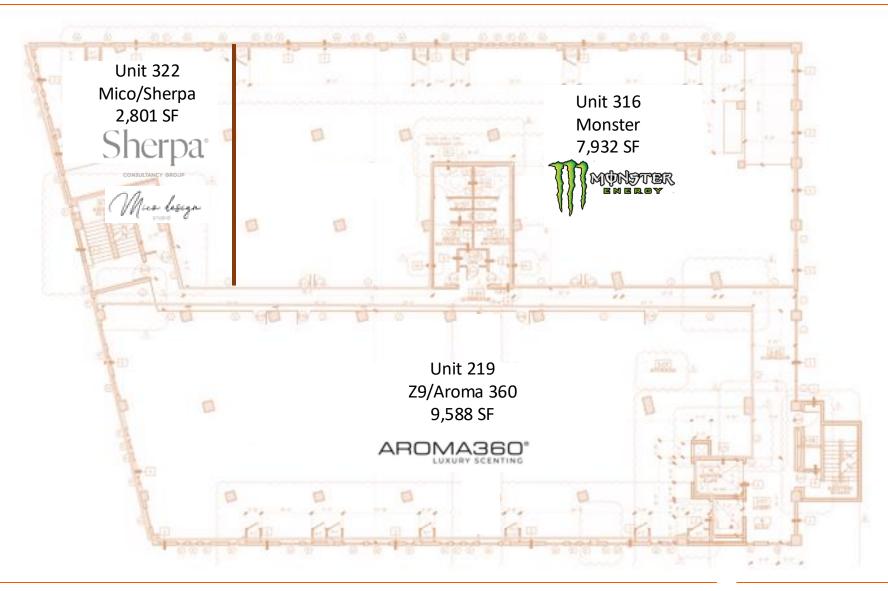


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SITE PLAN - 3rd FLOOR





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TENANT PROFILES





4EON is a leading full-service Experiential Marketing Agency. Our doors opened in 2001 with the desire to provide both businesses and brands with visual merchandising and experiential marketing services that offered more innovative and customer-focused services than were provided. From Italy, we made our way to New York City and Miami to grow our company and client portfolio in a variety of locations, sizes and industries including: Fashion, Automotive Media, Music, Health & Wellness, and Food & Beverage.



At CloudKitchens, we help restaurateurs succeed in delivery. Our ghost kitchens give you a delivery model that works, so you can focus on the food.



SupplyCaddy is a leading global manufacturer and supplier of packaging and disposables for the food service industry. With headquarters in Miami, Florida, and manufacturing facilities in North America and Europe, SupplyCaddy is able to provide high-quality, affordable products for restaurants, chains, and foodservice brands.



Building Drops is a unique engineering consulting company. Our privately held entity is comprised of several diverse divisions, with a focus on the fenestration industry. We use our extensive background in technology and automation and global approach to further enhance our customers' experience. Our expertise and integrated capabilities make us the preferred partner in the building industry, which allows us to provide any and all resources that our customers could require.



The foundation Aroma360® built on two primary principles — to provide a healthy scenting solution for homes and businesses, and to educate people about the incredible benefits of Aromachology. Through the incorporation of our high-quality oils, we strive to not only create aromatic sanctuaries but also to preserve the naturally occurring therapeutic properties.

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TENANT PROFILES





Monster Energy is way more than an energy drink. Led by our athletes, musicians, employees, and fans, Monster Energy is a lifestyle in a can. Monster is the relentless pursuit of victory, being your best, being at the top of your game. It is the most badass energy drink on the planet. Monster is the world's greatest skiers and skaters, boarders and bikers, rockers and racers, gamers and Girls.



Mico Design Studio is an interior design and execution firm based in Miami, founded by Agustina Fernández and Victoria Cufré. With a focus on the finest details and a constant search for innovation, Mico Design Studio offers comprehensive support from the initial concept to the completion of our clients' goals. We create projects from scratch and restyle spaces, partnering with leading contractors and manufacturers to make critical structural decisions regarding flooring, lighting, architecture, and finishing details.



We offer consulting services for food and retail-based businesses. Our team will assist you all the way from the development of your restaurant's identity, designing and executing modern visions for successful gastronomy, to important advice on property research and retail concepts.

seitrackus

Seitrack US was founded in 2010 as an artistic management agency committed to developing talent. Seitrack US, was born as a result of the partnership between Luana Pagani, formerly Senior V.P of Global Marketing for Sony Music, and the merger between Ocesa Entertainment and Seitrack Management: "OCESA – Seitrack" artistic representation and marketing agency for live shows.



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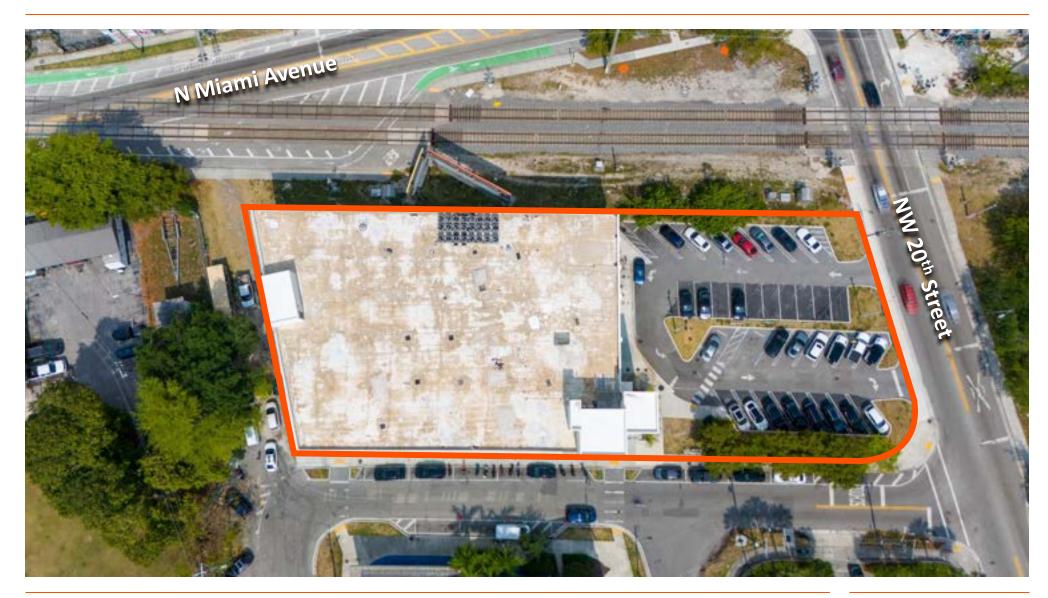
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OVERHEAD VIEW





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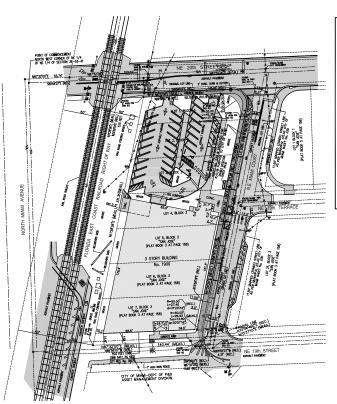
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BOUNDARY SURVEY





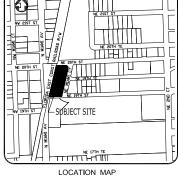
SKETCH OF SURVEY



BEREVILLATIONS:

SAMPLE PLANT | ARCHITECTURE | ABEREVILLATIONS:

SAMPLE PLANT | ARCHITECTURE | A



SEC. 36-53-41 NOT TO SCALE

SURVEYOR'S NOTES 1-DATE OF COMPLETION:

07-25-2018

PROPERTY ADDRESS: 1900 N.E. MIAMI CT. MIAMI FL 33132

FOLIO NO.: 01-3136-002-0340

CERTIFIED TO

DGR 1900 HOLDINGS LLC

II-LEGAL DESCRIPTION:

ot 1, LESS the North 5 feet thereof, and bits 2 through 7, Includve, and a 15 foot strip lying South and adjacent or 7, In Block 3, of SAN JOSE, a Subdivision, according to the Plat thereof, as recorded in Plat Block 3, at Page 83, of the Plate Records of Mingray Date Courty, Ringits:

LESS AND EXCEPT that portion conveyed to the City of Maint for road and other purposes by Right-of-Way Deed recorded May 18, 2015 in Official Records Book 20610, Page 3220, re-exceeded on May 3, 2016 in Official Records Book 2000 at Page 728, and re-exceeded on May 18, 2016 in Official Records Book 30001 at Page 728, and re-exceeded on May 18, 2016 in Official Records Book 30001 at Page 4310 of the Public Records of Mathe-Table County, Forbita, and more particularly associated as Mathematical Records Book 30001 at Page 4310 of the Public Records of Mathematical County, Forbita, and more particularly associated as Mathematical Records Book 30001 at Page 4310 of the Public Records of Mathematical County, Forbita, and more particularly associated as Mathematical Records Book 30001 at Page 4310 of the Public Records May 18, 2016 in Official Records Book 30001 at Page 4310 of the Public Records Book 30001 at Page 4310 of the Public Records Book 30001 at Page 5410 of the Public R

A portion of Lots 1 thru 7. Inclusive, and a 15 foot stip lying South and adjacent to said Lot 7 in Block 3 of "SAN JOSE" according to the fut mesor is a recorded in Flat Book 3 Page 158, of the Public Records of Marri-Dade County, Plottid bying and being in the NE of the NE 5 in Section 36, Township S3 South, Range 41 East, Mami-Dade County, Florida, more particularly described as follows:

Commonling of the Information count of the NEL of the Info NEL

III-ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDAP PLASMANT TO ROLLE SHOT OF THE LANDBAMMISTATIVE COOLS IT SUBJECTED THAT MINIMAIN RELIATED BOTANCE ACQUIRACY FOR THIS STRONG SURVEY IS FOOT IN 7,500 FEET. THE ACCURACY OSTANDED BY MEASUREMENT AND CONTRACT OF THE STATE ACQUIRACY FOR THIS STANDARD STA

IV-SOURCES OF DATA:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT, NO SPECIFIC

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF N.E. 20th STREET WITH AN ASSUMED BEARING OF N 8732'00" E, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

AND THE CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNMAMED PARTIES.

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENE ANANGEMENT ACROCY (FEMA) COMMUNITY PAREL CITY OF MAMILE 2005, MAP-PAREL 2,000-C312, SUPER L, EFRECTIVE DATE, SEPTEMBER 11, 2009 AND A FRIM INDEX DATE OF EPTEMBER 11, 2007.

IN SOME CASES GRAPPIC REPRESENTATION HAVE BEEN EARGGERATED TO MORE CLEARLY LLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER

V-VERTICAL CONTROL:

THERE ARE NO ELEVATIONS DEPICTED IN THIS SURVEY.

INDERSORUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN SUBSURFACE SOL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSOIL THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLIDE THE DETERMINATION OF WEILAWAS, FILLEDIN AREAS, GEOLOGICA, CONDITIONS OR POSSIBLE CONTANINATION BY WACKROOKS LIQUO OF SOLD WASTE THAT MAY OCCUR WHITHIS, UPON, ACKORS, MUITTHEN.

I-SURVEYOR'S CERTIFICATE:

HHRBEY CERTIFY THAT THIS TROUBLAMY SURVEY! AND THE SURVEY MAY RESULTING THE THEORETION MAY REPERFORMED MOBES OF THE PERFORMED TO THE BEST OF MY NORWILEDGE AND BELLEF AND FURTHER. THAT SAD TROUBLAMY SURVEY! MEETS THE INTERFORMED OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF IT, DETAIL THE PROVISION OF THE STANDARDS OF THE STANDARDS

3TCI, Inc., A FLORIDA CORPORATION FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799

BY: REGISTERED SURVEYOR AND MAPPER LS4312 STATE OF FLORIDA



NOTICE: NOT VALE WITHOUT THE SIGNATURE AND ORIGINAL RAYSED SEAL OF A FLOREDA LICES SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING



PROFESSIONAL LAND SURVEYORS AND MAPPERS 12211 SW 129th CT. MIAMI FL 33186 tel: 305.316.8474 fax: 305.378.1662 www.3tci.com

BOUNDARY SURVEY

0F 1900 N.E. MIAMI CT. MIAMI FL 33132
 DRAFTER:
 CHECKED:
 FIELD BOOK:
 JOB NUMBER:
 SCALE:
 SHEET

 FES
 RO
 2014-7
 15-929
 1"=20"
 1 OF 1

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DWNTWN REALTY ADVISORS

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AREA OF PROPERTY BEFORE R-O-W DEDICATION (LESSOUT PARCEL) 47.355 SQ. FT.

AREA OF PROPERTY AFTER R-O-W DEDICATION (LESSOUT PARCEL) 42,653 SQ. FT.

1900 NE Miami Court, Miami, FL 33132

MIAMI, FLORIDA





LOCATION OVERVIEW

Miami has been experiencing a commercial real estate boom since the 2010s. First with a surge in luxury residential condos that led to an increase in demand for office and retail space in 2016-2018. The development of Brickell City Centre notably placed Brickell as Miami's financial district, as well as the expansion of the Wynwood Arts District which contributed to Miami's reputation as a financial and entertainment hub. Following Covid, Miami has seen an increase in population coming from all over the United States and an increased interest from institutional investment firms to move their capital to the Sunshine State. Miami is also seeing a significant influx of capital from Latin America and Europe. The city has been attracting millions of tourists, not only to enjoy the beaches but for its city components.



Population Growth 2010-2022 +35%



Renter Occupied



\$5.7 Billion CONSUMER **SPENDING**



25M +**Annual Visitors**



2022 Average Household Income



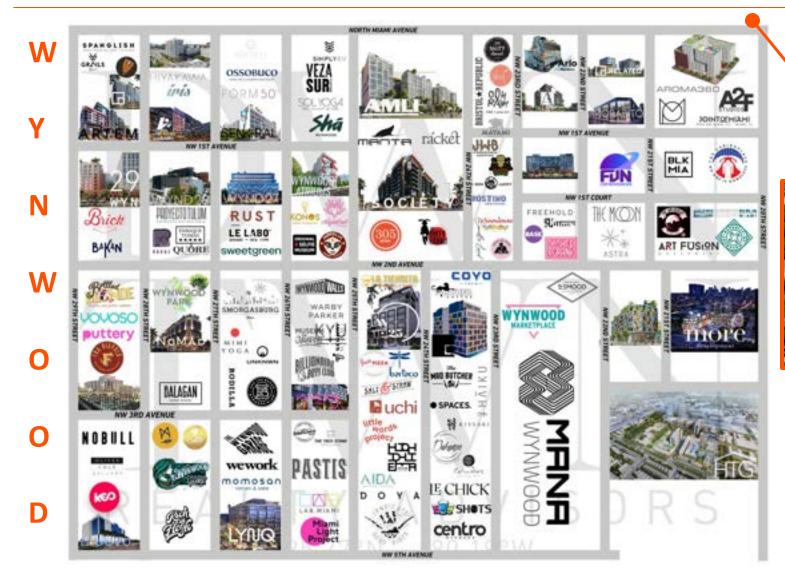
Low Tax State **Pro-Business City**

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WYNWOOD CONTEXT MAP







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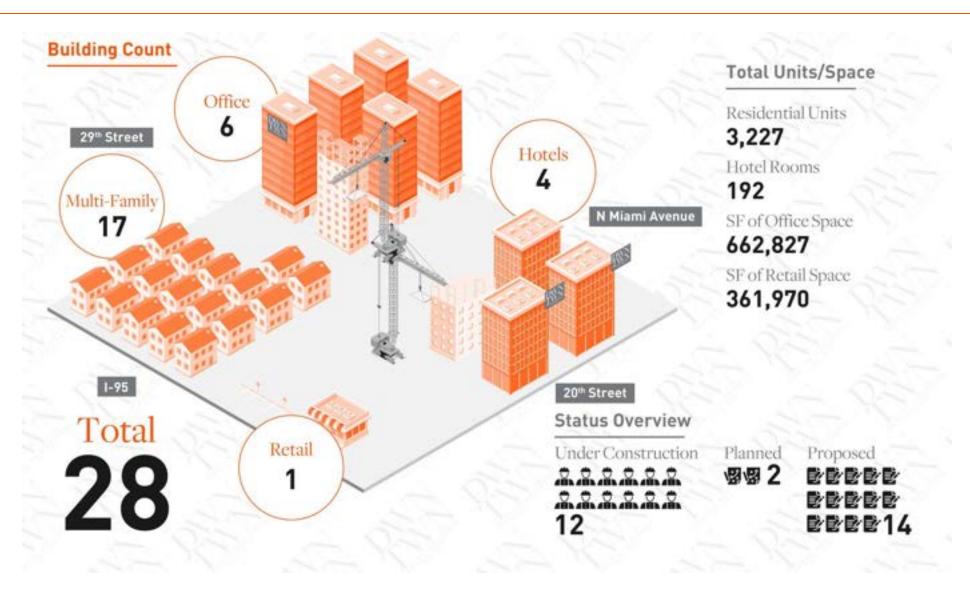
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property (or properties) in question and cannot rely up on any representation made by DW NTWN Realty Advisors, LLC or any broker associated with DW NTWN Realty Advisors, LLC.

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WYNWOOD DEVELOPMENT CONTEXT





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WYNWOOD RESIDENTIAL DEVELOPMENT PIPELINE





WYNHOUSE 308 units 2200 NW IST AVE FISHER BROTHERS



AMLI WYNWOOD 316 units 70 NW 25TH ST AMLI RESIDENTIAL



WYNWOOD URBY 289 units 26 NE 27TH ST URBY



318 units 2431 NW 2ND AVE PMG



318 units 51 NW 28TH ST RELATED GROUP



2400 WYNWOOD 20 units 2400 NW 2ND AVE GOLDMAN



NOMAD RESIDENCES 329 units 2700 NW 2ND AVE RELATED GROUP



THE COLLECTIVE 108 units 2825 NW 2ND AVE FIDELITY



VIEW 29 116 units 2901 NW 2ND AVE NEW URBAN DEVELOPMENT



ALCHEMY 186 units 18 NW 25RD ST ALCHEMY



WYNWOOD WORKS 122 units 2035 N MIAMI AVE MAGELLAN



WNWD21 304 units 2110 N MIAMI AVE RELATED COMPANIES



260 units 56 NE 29TH ST RILEA GROUP



THE WYNWOOD PLAZA 509 units 95 NW 29TH ST L&L HOLDING



420 units 2400 N MIAMI AVE LIVRWK

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WYNWOOD SALES COMPS - LAST 2 YEARS



Total Comps	19
Historical Years	2
Closing Frequency/Honth	0.6
Total Sales Volume	\$279,186,200
Average Price/SF Building	\$1,023
Median Price/SF Building	\$876
Min Price/SF Building	\$67
Max Price/SF Building	\$4,80
Average Price/SF Land	\$1,174
Median Price/SF Land	\$714
Min Price/SF Land	\$700
Max Price/SF Land	\$5,599

Top Litting Brokers	Transactions	Sales Volume
DWWTWN Realty Advisors	- 6	\$184,700,000
DAPMILL	1	\$8,771,200
Worldwide Group	7.	\$8,000,000
Metro I Commercial	7	\$7,800,000
NAI Martii	1	\$7,700,000
Fortune Christie's International Real Estate	1	\$5,700,000
Chariff Realty Group	1	\$5,150,000
Urban Resource LLC UR Marni LLC	-1	\$4,500,000



							Sales - All Py	operty Types			
Property Address	Property Name	* Type *	Building SF	* Land Area SF	Sale Date		Price Per SF	Price Per SF Land	Buyer (True) Company	* Seller (True) Company	Listing Broker Company
6-38 NW 24th St		Flex	25,855	31,579	4/25/2024			\$746	Douglas Levine	Benaim x Partners	DWNTWN Realty Advisors
ET NW 29th St.		Flex	4,067	ULBOO	2/16/2024	\$6,150,000	\$1,266	\$373	Bardisa Family Holdings	Lombardi Properties	Chariff Healty Croup
19-121 NW 24th St		Office	6,255	14,375	1/25/2024	\$7,800,000	\$1,247	\$543	Pinelli Inc.	Rock Joseph Soffer	Metro 1 Commercial
601 NW 6th Ave	Wynwood Corner	Fiex	11,434	17,424	1/5/2024	\$7,700,000	\$673	\$442	Austin Burke of Florida	Clara Homes	NAI Miami
00 NW 29th 58		Flex	5,679	6,970	V2/2024	\$5,000,000	\$880	\$717	Red Group	Lemer-Rubinstein Family, LLLP	
97 NW 28th St		Flox	1,639	6,970	10/04/2025	\$8,000,000	\$4,001	\$1,148	Greg Blanco	National Safe Harbor Exchange	Worldwide Group
70 NW 25HI St	North Building 23rd St	Flex	27,406	38,476	9/02/2003	\$24,000,000	\$876	\$624	Philip Levine	100	DWNTWN Beatly Advisors
509 N Miumi Ave	The Print Shop	Office	21,509	13,504	9/20/2023	\$19,000,000	\$883	\$1,407	Link Real Extate	Tri Star Equities	DWNTWN Realty Advisors
45 NW 28th St		Fiex	9,600	10,909	5060003	\$7,000,000	\$729	\$502	Douglas Levine	Murthy Associates Lic	
D-37 NE 28th St		Office	3,991	12,249	2/9/2023	\$5,700,000	\$1,426	\$405	Michael Howard Wolk	Riles Group, Inc.	Fortune Christie's International Real Estate
22 NW 24th St	CUBE Wymed	Office	108,952	18,125	12/13/2022	\$62,000,000	\$500	\$4,724	LNDMix Development Tricera Capital	Brick & Timber Collective	DWMTWN Realty Advisors
OR NW 29th St.		Piec	6,000	9,148	TI/18/2022	\$4,500,000	\$750	\$492	Carrillo, Pedro F	Evolve Companies	Urban Resource LLC UR Mami LLC
900 NW lst Ave		Fiex	24,000	34,375	9/19/2022	\$1,600,000	\$67	\$711	Douglas Levine	LNDMRK Development	
987-2899 NW 5th Ave		Flex	10,300	12,197	7/02/0002	\$6,711,200	\$646	\$714	22A PMILLC	UOVO	33A PM LLC
312 N Miami Ave		Flex	5,600	4.792	6/14/2022	\$5,575,000	\$961	\$1,163	East End Capital	Chaim Chane	
64 NW 20th St.		Flex	23,000	16,553	6/8/2022	\$7,200,000	\$313	\$435	Cregory & Rita Mazier	Rommey Bahhur	DWNTWN Beatly Advisors
734 NW lst Ave	The Onex	Flex	18,600	6,534	5/25/2022	\$9,000,000	\$479	\$1,377	Fortis Development Group	Brick & Timber Collective	
15-219 NW 24th Street	The Annex	Office	64,900	8,753	2/26/2002	\$49,000,000	\$755	\$5,500	Brick & Timber	Related Group	DWNTWN Realty Advisors
5-89 NE 2715 SI		Office	20,495	26,136	5/16/2022	\$18,750,000	\$515	\$717	Martin Miculitriki		
lotal / Average			399,680	260,837	120000000000000000000000000000000000000	\$279,186,200	\$1,023	\$1,774			

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OFFICE LEASE COMPS



	Office
Total Lease Comparables	10
Historical Years	1.5
Total Absorption	110,429 SF
Monthly Absorption	6,135 SF
Average Lease Size	11,043 SF
Lease Closing Frequency / Month	0.56
Average Rates	\$60.51
Median	\$62.52
Max	\$80.00
Min	\$35.04

	Leases 2024											
Sign Date	. Address		Rent/SF/Yr -	Lease Type	▼ Tenant	Leasing Rep Company						
May 2024	215-219 NW 24th St	2,998	\$80	NNN	Blankfactor	DWNTWN Realty Advisors						
Mar 2024	545 NW 26th St	44,742	\$65	NNN	Sony	Blanca Commercial Real Estate						
Mar 2024	1920-1930 N Miami Ave	2,350	\$45			Howard Chase Real Estate LLC						
Mar 2024	215-219 NW 24th St	5,200	\$72	NNN	Blankfactor	DWNTWN Realty Advisors						
Jan 2024	545 NW 26th St	38,409	\$65	NNN	Miami International Holdings	Blanca Commercial Real Estate						
Jan 2024 Oct 2023	1920-1930 N Miami Ave 545 NW 26th St	6,712 2,317	\$35 \$73	NNN		Metro 1 Commercial Blanca Commercial Real Estate						
Sep 2023 Aug 2023 Jul 2023	2509 N Miami Ave 2121 NW 2nd Ave 2509 N Miami Ave	3,176 1,484 3,041	\$60 \$50 \$60	NNN NNN	El Car Wash Ludicrous Funds	Metro 1 Commercial INHOUSE COMMERCIAL Metro 1 Commercial						

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