



FOR SALE

VALUE-ADD SHOPPING CENTER

854 N KROME AVE
HOMESTEAD, FL 33030

MIAMI
LIVING

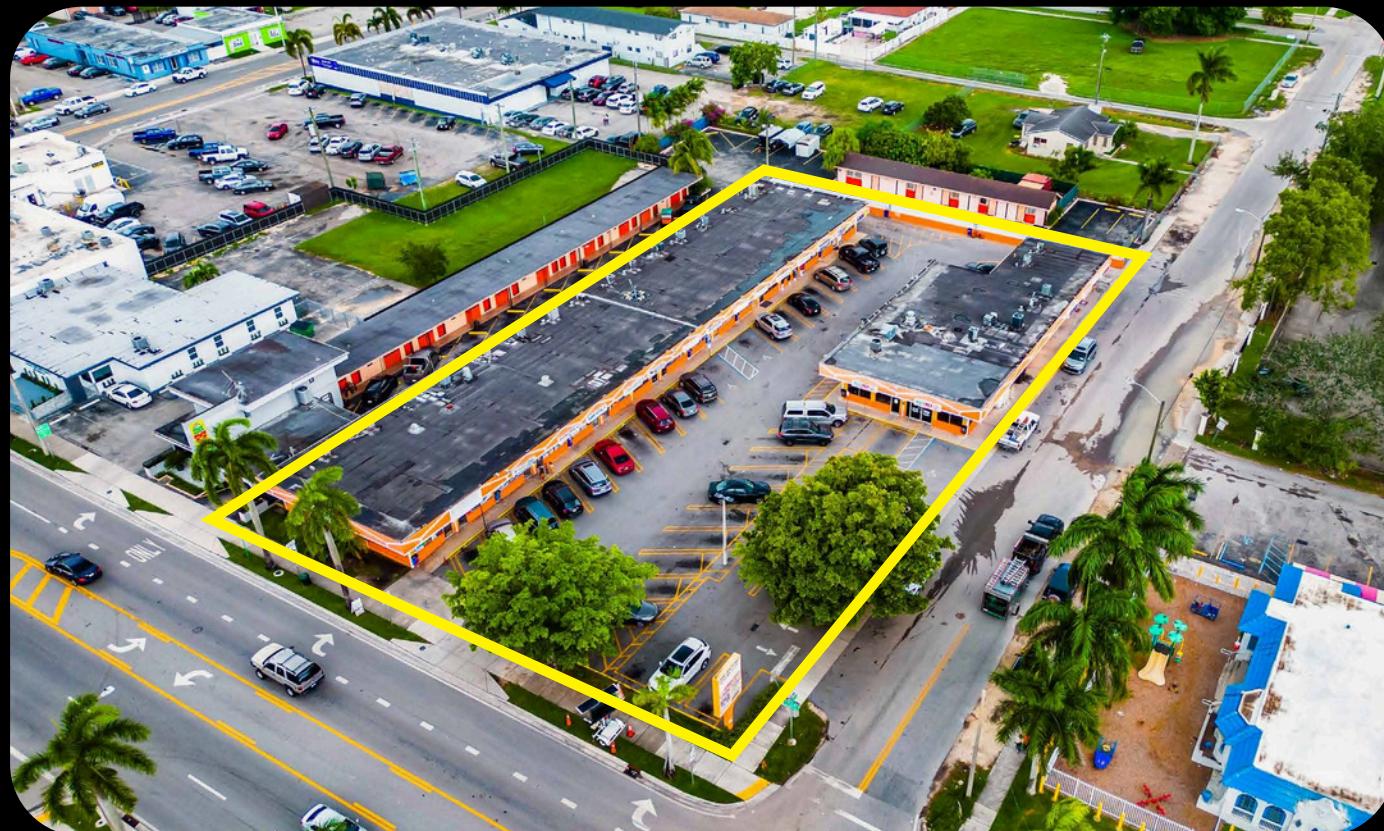
OFFERING SUMMARY

854 N KROME AVE, HOMESTEAD, FL 33030

Total Land Area	38,636 SF
Total Building Area	15,168 SF
Year Built	1973
Ceiling Height	14 FT
Zoning	B-1
Parking	43 Spaces
No. Of Tenants	16
Annual Increases	7-8%
Gross Income	\$796,957
Asking Price	\$9,000,000

Miami Living Homes is proud to present a value-add neighborhood shopping center situated in the bustling commercial retail corridor of Homestead. With its prime location bordering both Florida City, this property offers immense potential for savvy investors. Encompassing a spacious 15,168 square feet of building space, the property rests on over 38,636 SF of land.

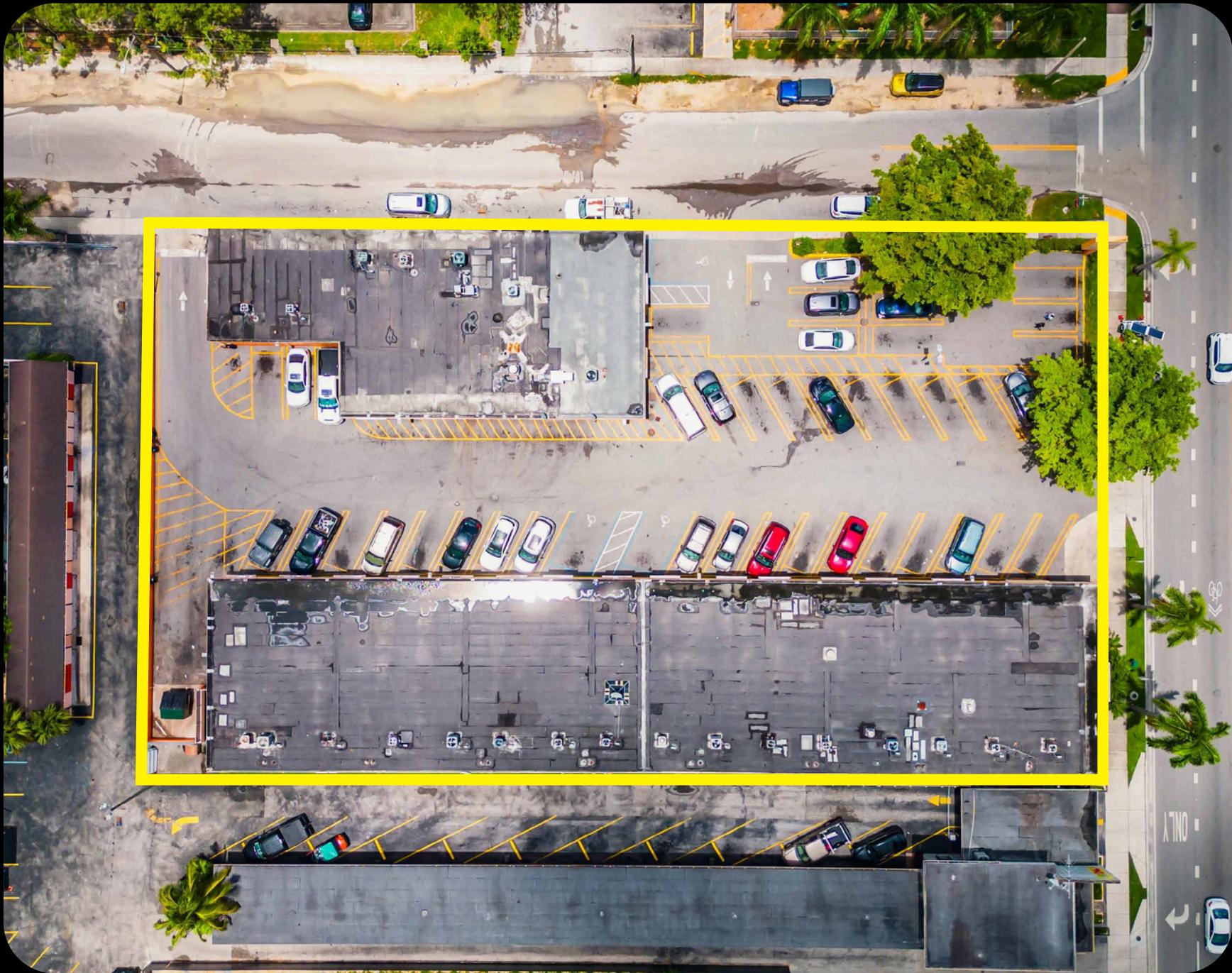
What sets it apart is its advantageous location, providing substantial benefits to future investors. Currently boasting an impressive 100% occupancy rate. The B-1 zoning permits a diverse range of tenants, and with current rental rates below market value, astute investors can seize an unparalleled opportunity to add significant value to their investment.



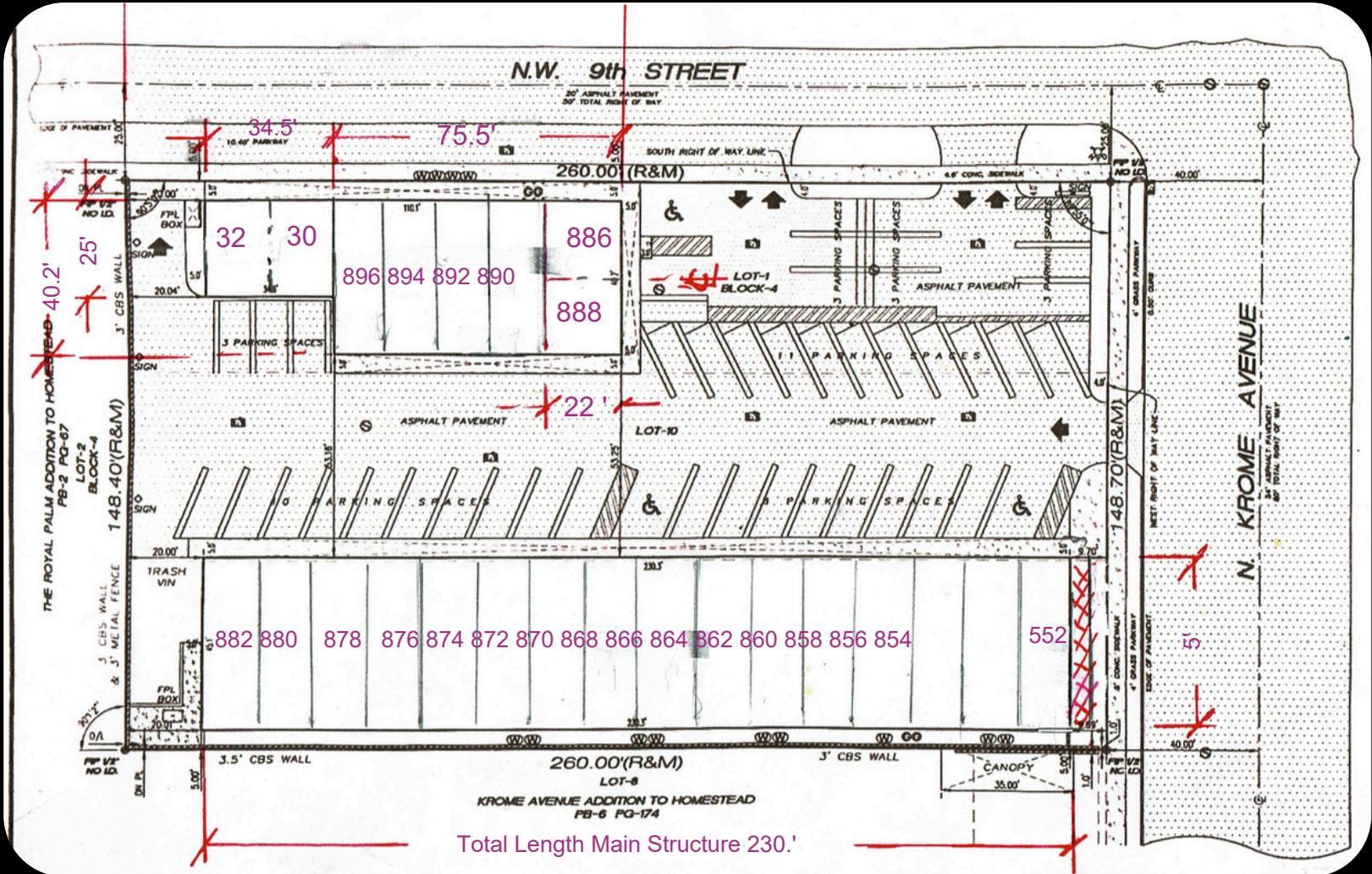


PROPERTY PHOTOS

BIRD'S EYE VIEW



SURVEY



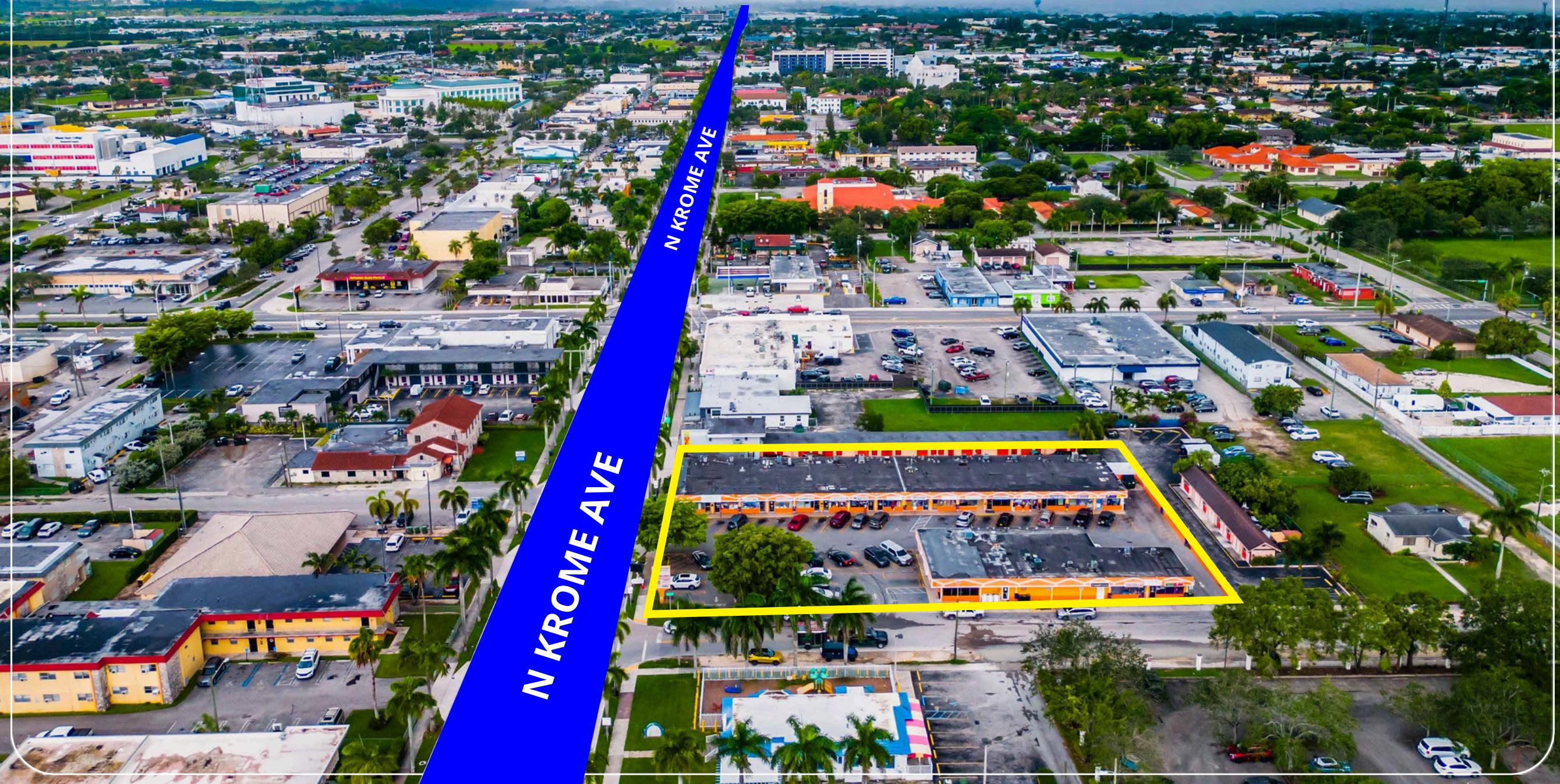
RENT ROLL

Tenant	GLA	% of GLA	Lease Commence	Lease Expire	Monthly Rent + Tax	Annual Rent + Tax	Rent PSF	Annual Increases
General Convenience Store	1,240	8.33%	5/1/2021	4/1/2024	\$4,279.77	\$51,357	\$41.42	4%
Heidi Loaisiga, General Store	620	4.17%	5/1/2023	4/1/2026	\$3,115.13	\$37,382	\$60.29	8%
Tieda Guatemala Corp. - Pablo	1,860	12.50%	9/1/2022	8/1/2025	\$7,891.65	\$94,700	\$50.91	7%
All Services Enterprise	620	4.17%	6/1/2022	5/1/2025	\$2,706.43	\$32,477	\$52.38	7%
Daniela's Beauty Salon	620	4.17%	2/1/2021	1/1/2024	\$2,139.88	\$25,679	\$41.42	4%
Sara Arias	620	4.17%	5/1/2023	4/1/2026	\$3,008.63	\$36,104	\$58.23	8%
Pablo Nesho, General Store	620	4.17%	3/1/2023	2/1/2026	\$2,864.85	\$34,378	\$55.45	7.50%
Ice Cream Shop - Servi	620	4.17%	3/1/2023	6/1/2026	\$2,918.10	\$35,017	\$56.48	7.50%
A TU Servicio/Check Cashing	620	4.17%	6/1/2022	5/1/2025	\$2,689.34	\$32,272	\$52.05	7%
MayaMeX Linda Restaurant	2,480	16.67%	6/1/2022	5/1/2025	\$12,192.92	\$146,315	\$59.00	7.50%
Cienfuegos Clothing Store	620	4.17%	9/1/2020	8/1/2023	\$1,956.02	\$23,472	\$37.86	4%
David's Beauty Salon	620	4.17%	6/1/2023	5/1/2026	\$3,008.63	\$36,104	\$58.23	8%
General and Overcounter Drugstore	620	4.17%	5/1/2023	4/1/2026	\$3,008.63	\$36,104	\$58.23	8%
Servi America	1,860	12.50%	3/1/2023	2/1/2026	\$8,914.05	\$106,969	\$57.51	7%
Jassen Cienfuegos	620	4.17%	4/1/2023	3/1/2026	\$2,918.10	\$35,017	\$56.48	8%
Bakery Shop	620	4.17%	12/1/2022	11/1/2025	\$2,800.95	\$33,611	\$54.21	7.50%
TOTALS	14,880	100.00%			\$66,413.08	\$796,957	\$53.56	

RETAIL MAP



NORTH VIEW



EAST VIEW



GameStop STARBUCKS

PartyCity HomeGoods®

Marshalls.

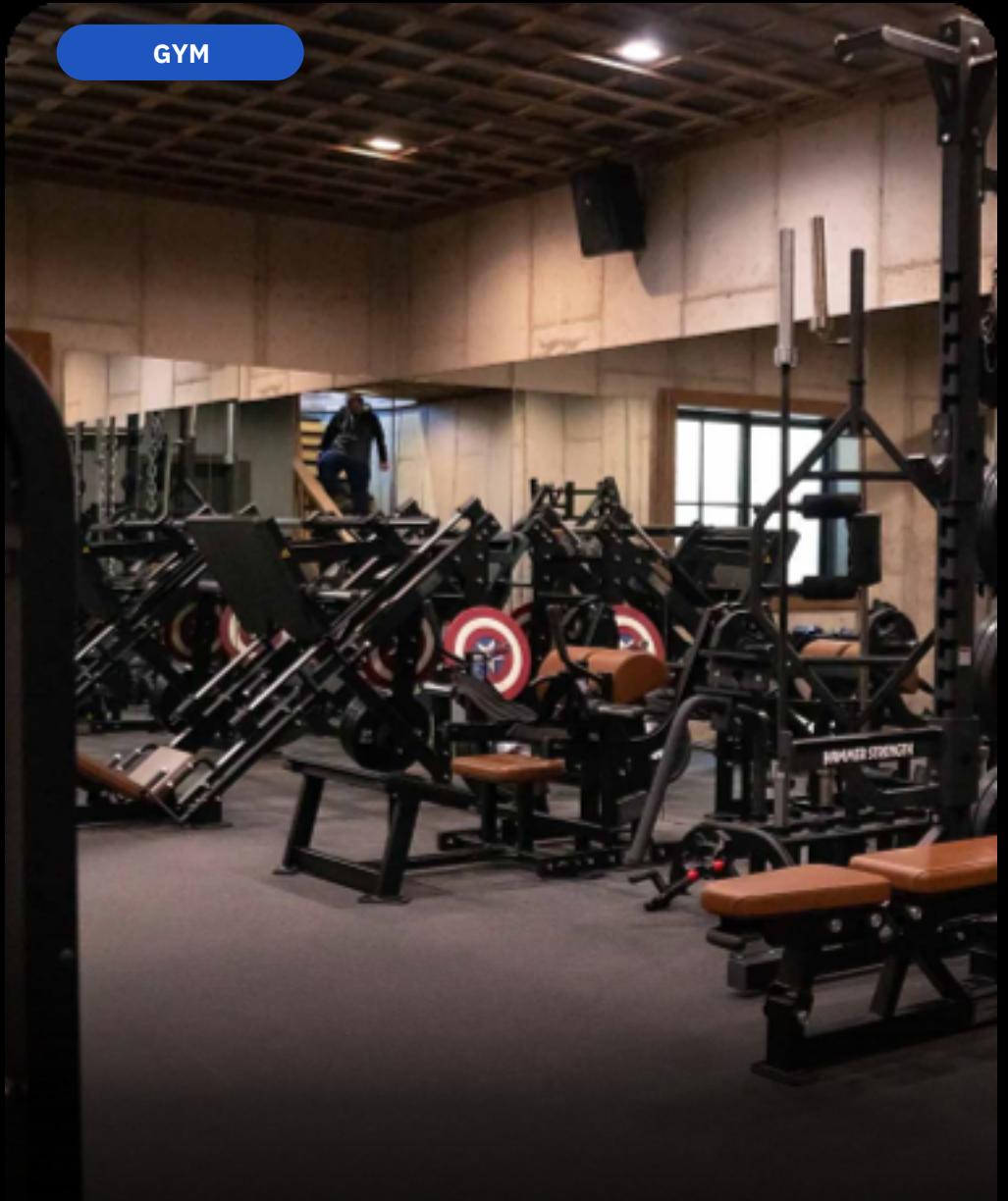
CVS

Pollo Tropical®
CITRUS MARINATED CHICKEN

CHASE



GYM



RESTAURANT



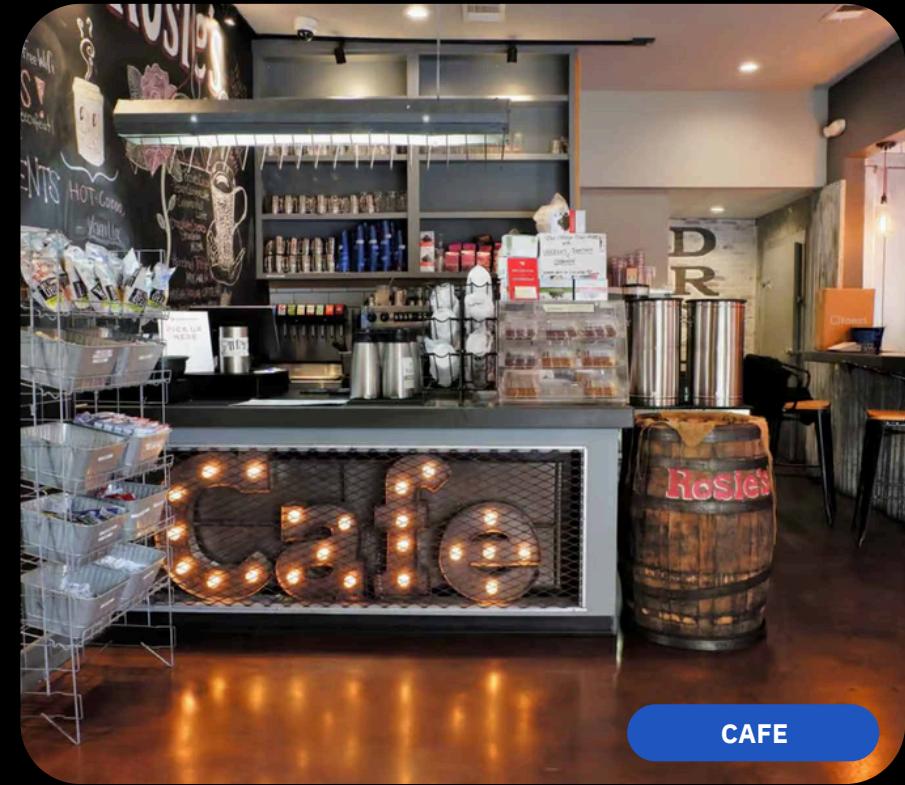
JEWELRY STORE



HARDWARE STORE



CAFE



THRIFT STORE



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