

OFFERING MEMORANDUM



2600-2618 NW 103rd St  
Miami FL 33147

**Joseph Suarez**  
Trustpoint Realty LLC  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522



# CONTENTS

## 01 Executive Summary

Investment Summary

## 02 Location

Location Summary  
Local Business Map  
Major Employers Map  
Aerial View Map  
Traffic Counts  
Drive Times  
Drive Times (Heat Map)

## 03 Property Description

Property Features  
Floor Plan  
Parcel Map  
Additional Map

## 04 Rent Roll

Rent Roll  
Lease Expiration

## 05 Financial Analysis

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

## 06 Demographics

General Demographics  
Race Demographics

## 07 Company Profile

Advisor Profile

*Exclusively Marketed by:*



### Joseph Suarez

Trustpoint Realty LLC  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522



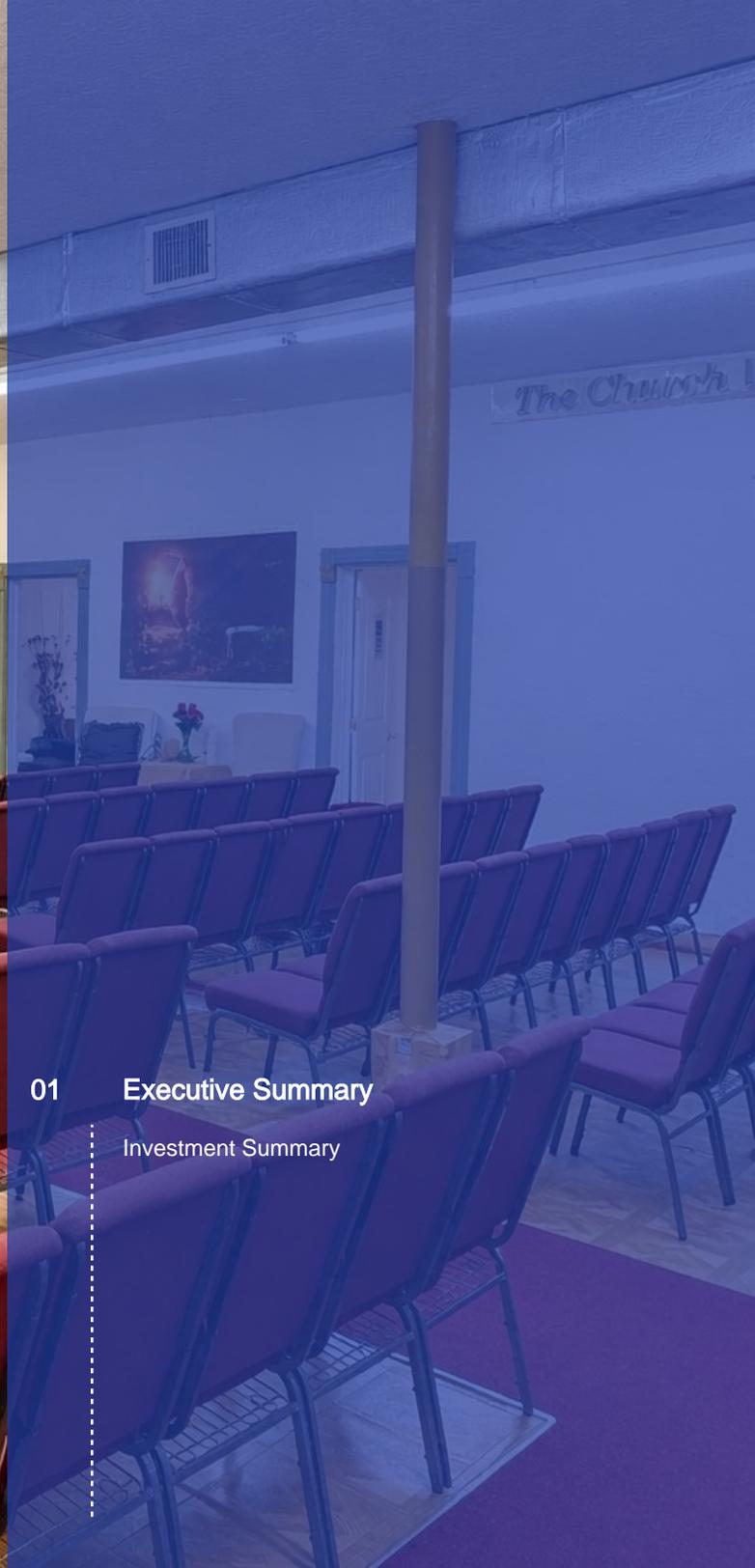
Brokerage License No.: CQ1069326  
www.trustpointrealty.com



01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	2600-2618 NW 103rd St Miami FL 33147
COUNTY	Miami Dade
MARKET	Miami
SUBMARKET	West Little River
BUILDING SF	4,012 SF
LAND ACRES	0.24
LAND SF	10,800 SF
YEAR BUILT	1947

## FINANCIAL SUMMARY

PRICE	\$1,000,000
PRICE PSF	\$249.25
OCCUPANCY	100%
NOI (CURRENT)	\$96,643
CAP RATE (CURRENT)	9.66%
GRM (CURRENT)	8.17
GRM (PRO FORMA)	7.86

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	17,651	173,587	529,431
2026 Median HH Income	\$55,075	\$54,745	\$55,903
2026 Average HH Income	\$74,647	\$74,612	\$79,665



## Investment Highlights

- Prime Location for Maximum ROI: Nestled in a sought-after area, this mixed-use property at 2600-2618 NW 103rd St. boasts a prime location that promises exceptional returns on investment. With high visibility and accessibility, this property is a lucrative opportunity for savvy investors looking to capitalize on the thriving market.
- Diverse Income Streams: This property offers a unique blend of commercial and residential spaces, providing diverse income streams for investors. From retail storefronts to residential units, each space is meticulously designed to attract tenants and maximize rental income. This dynamic mix ensures a steady cash flow and long-term profitability.
- Value-Add Potential: Unlock the full potential of this property with value-add opportunities that promise exponential growth in ROI. Whether it's renovating existing units, optimizing commercial spaces, or enhancing amenities, there are endless possibilities to increase property value and attract higher-paying tenants.



Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

Trustpoint Realty LLC  
15207 NW 50th Ave, Miami Lakes, FL 33014

- Investment Opportunity of a Lifetime: Don't miss out on this rare investment opportunity at 2600-2618 NW 103rd St. With its strategic location, diverse income streams, and value-add potential, this property is a gateway to long-term financial success. Seize the chance to secure a high ROI and establish your portfolio in one of the most promising real estate markets.

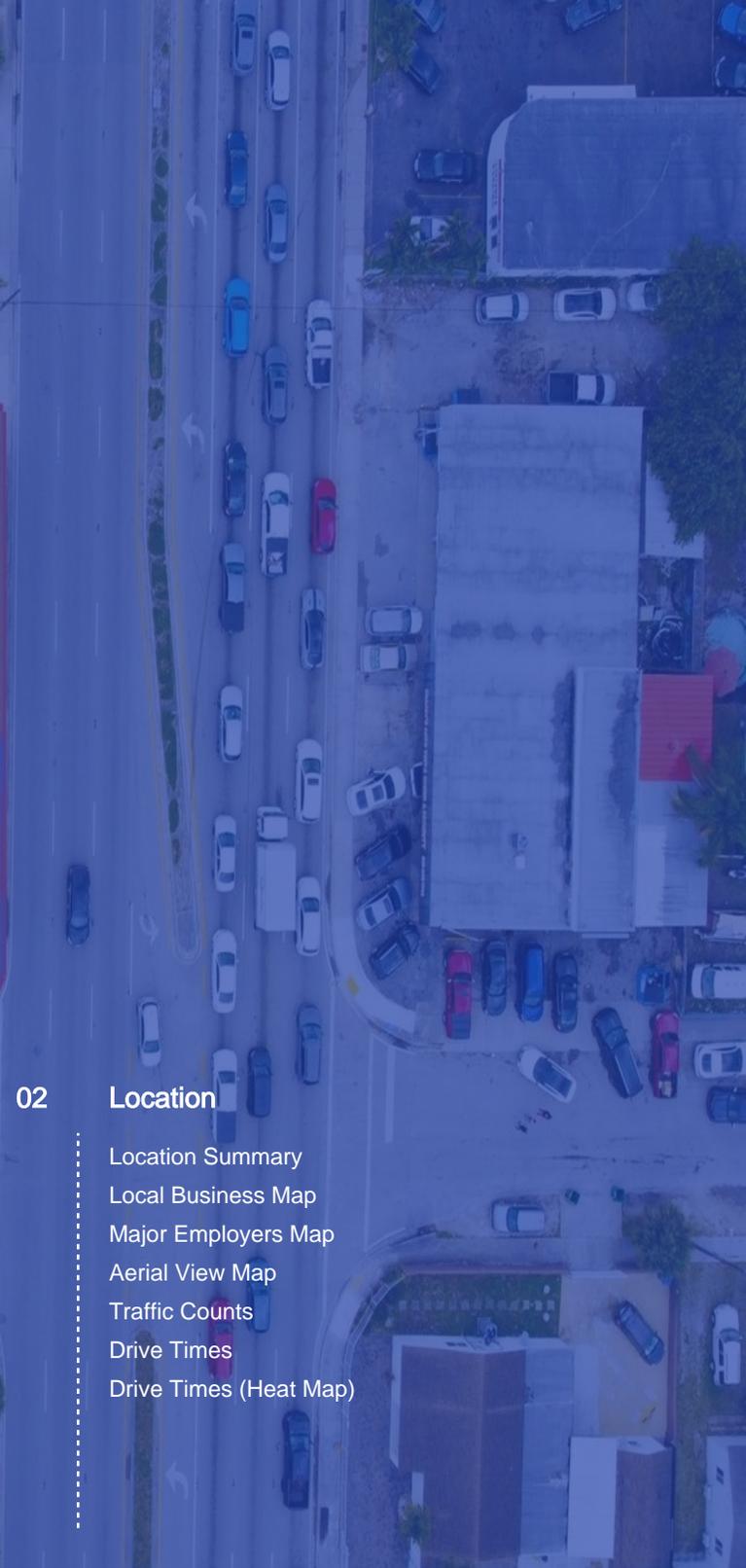




02

Location

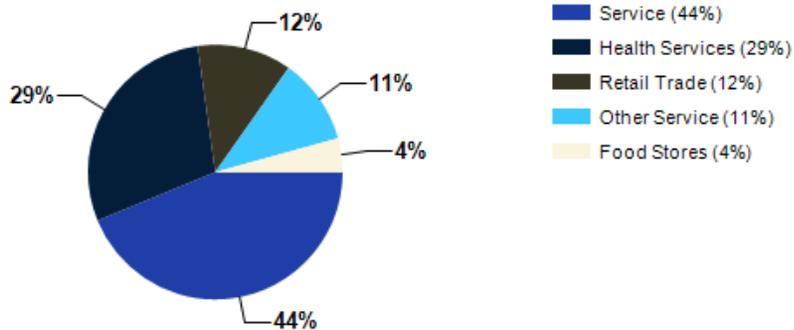
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)



## Location Highlights

- The property is located in the West Little River neighborhood of Miami, FL. This area is known for its diverse community and vibrant cultural scene.
- Nearby amenities include the Westview Plaza Shopping Center, which features a variety of retail stores and restaurants for convenience.
- The neighborhood is in close proximity to major transportation routes, such as NW 27th Ave and NW 103rd St, providing easy access for customers and employees.
- West Little River is experiencing ongoing development and revitalization efforts, making it an attractive location for businesses looking to capitalize on growth potential.
- The area boasts a mix of residential and commercial properties, creating a dynamic environment with potential for synergies between businesses and local residents.

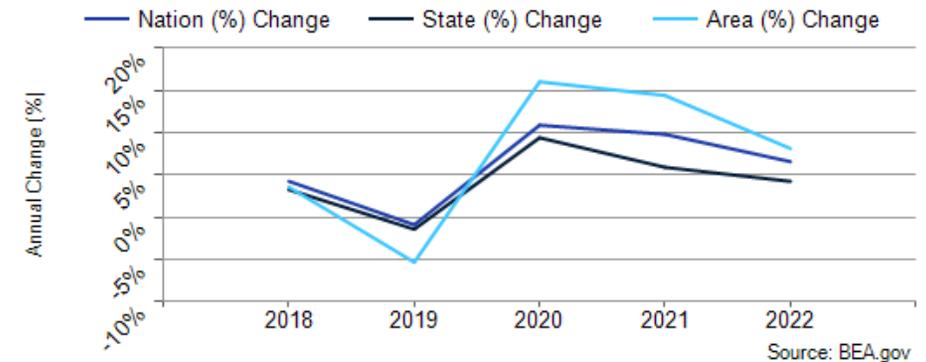
## Major Industries by Employee Count



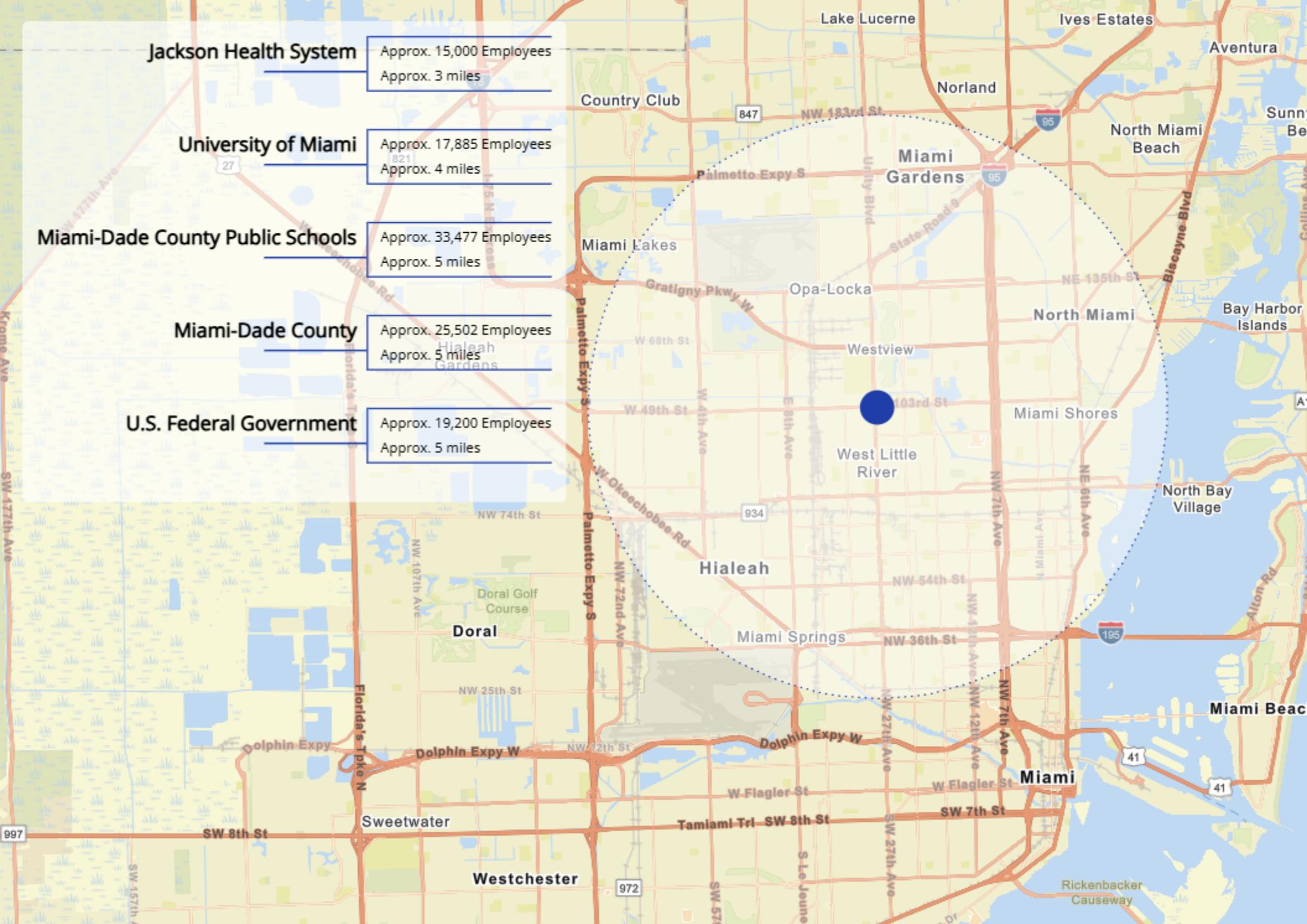
## Largest Employers

Miami-Dade County Public Schools	32,789
Miami-Dade County	28,000
State of Florida	17,700
Federal Government	17,600
American Airlines	9,304
University of Miami	7,574
Jackson Memorial Hospital Public Health Trust	7,216
Miami-Dade Community College	5,700

## Miami-Dade County GDP Trend

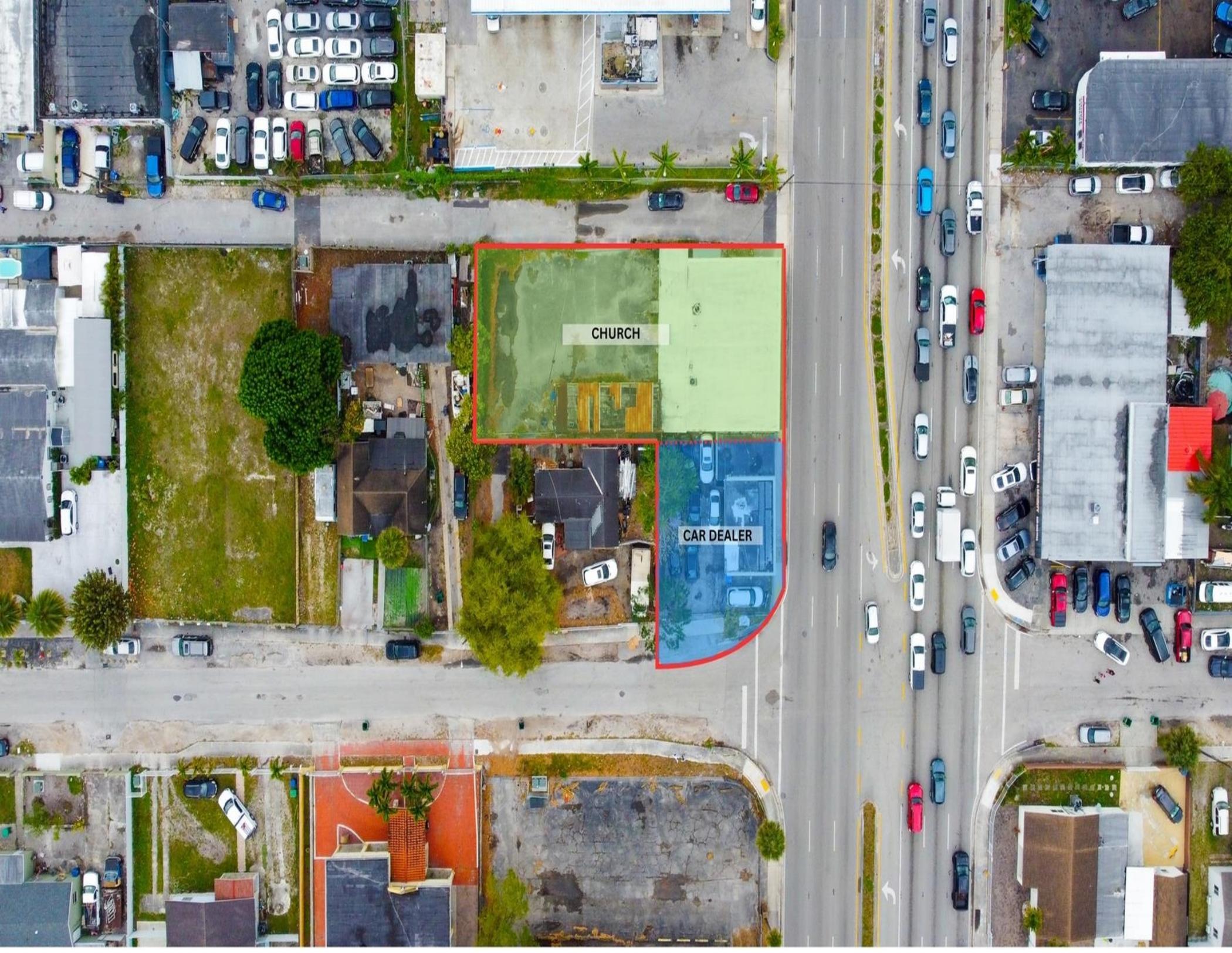






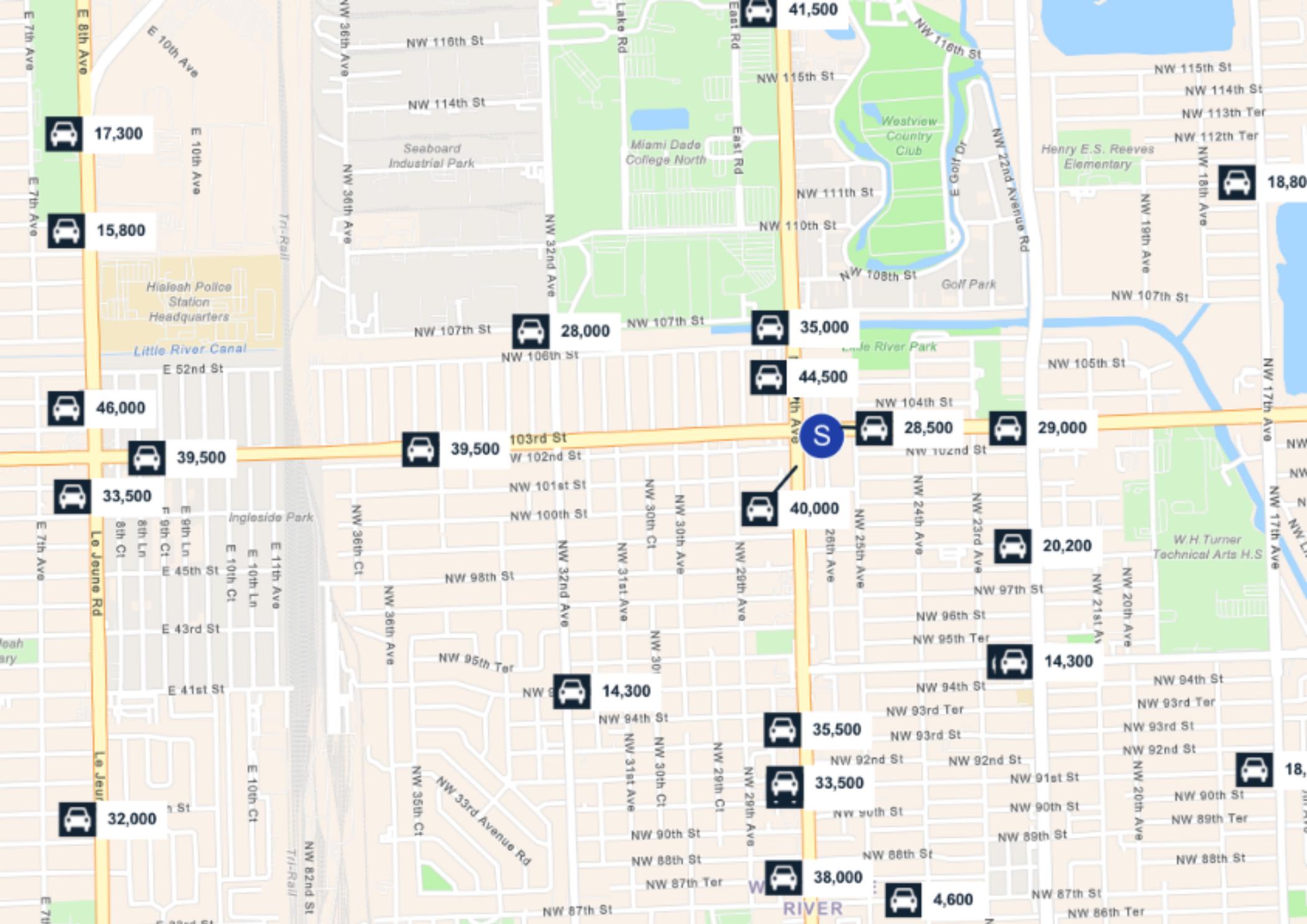
Joseph Suarez  
 Esq. Broker  
 (305) 300-0348  
 joey@trustpointrealty.com  
 3366522

Trustpoint Realty LLC  
 15207 NW 50th Ave, Miami Lakes, FL 33014



CHURCH

CAR DEALER



Joseph Suarez  
 Esq. Broker  
 (305) 300-0348  
 joey@trustpointrealty.com  
 3366522

Trustpoint Realty LLC  
 15207 NW 50th Ave, Miami Lakes, FL 33014

1

**US-27**  
6.06 miles | 16.9 minutes

2

**I-95 N**  
2.21 miles | 5.8 minutes

3

**Opa Locka Airport**  
5.63 miles | 10.6 minutes  
Management Area

4

**MIA**  
8.14 miles | 19.2 minutes

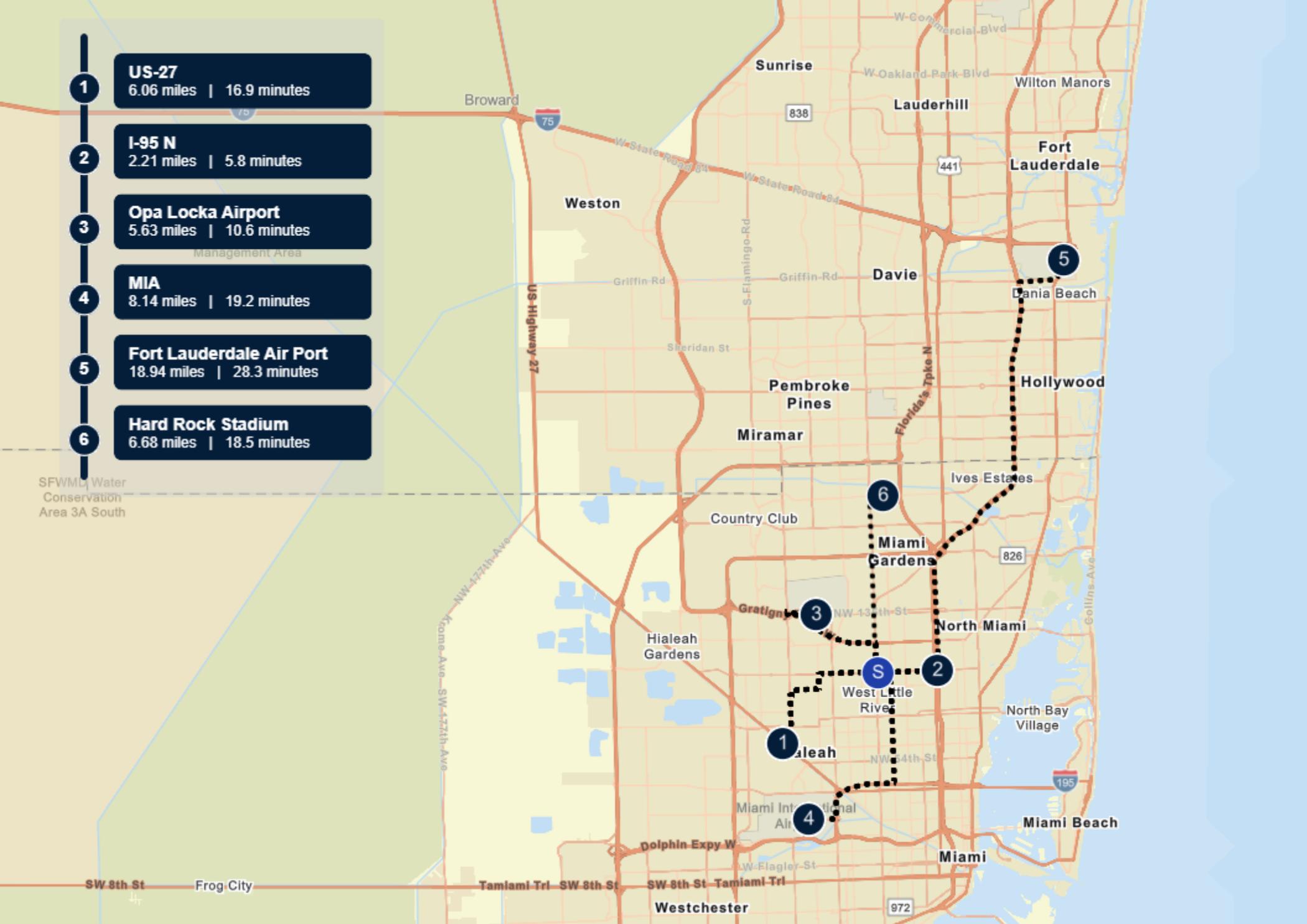
5

**Fort Lauderdale Air Port**  
18.94 miles | 28.3 minutes

6

**Hard Rock Stadium**  
6.68 miles | 18.5 minutes

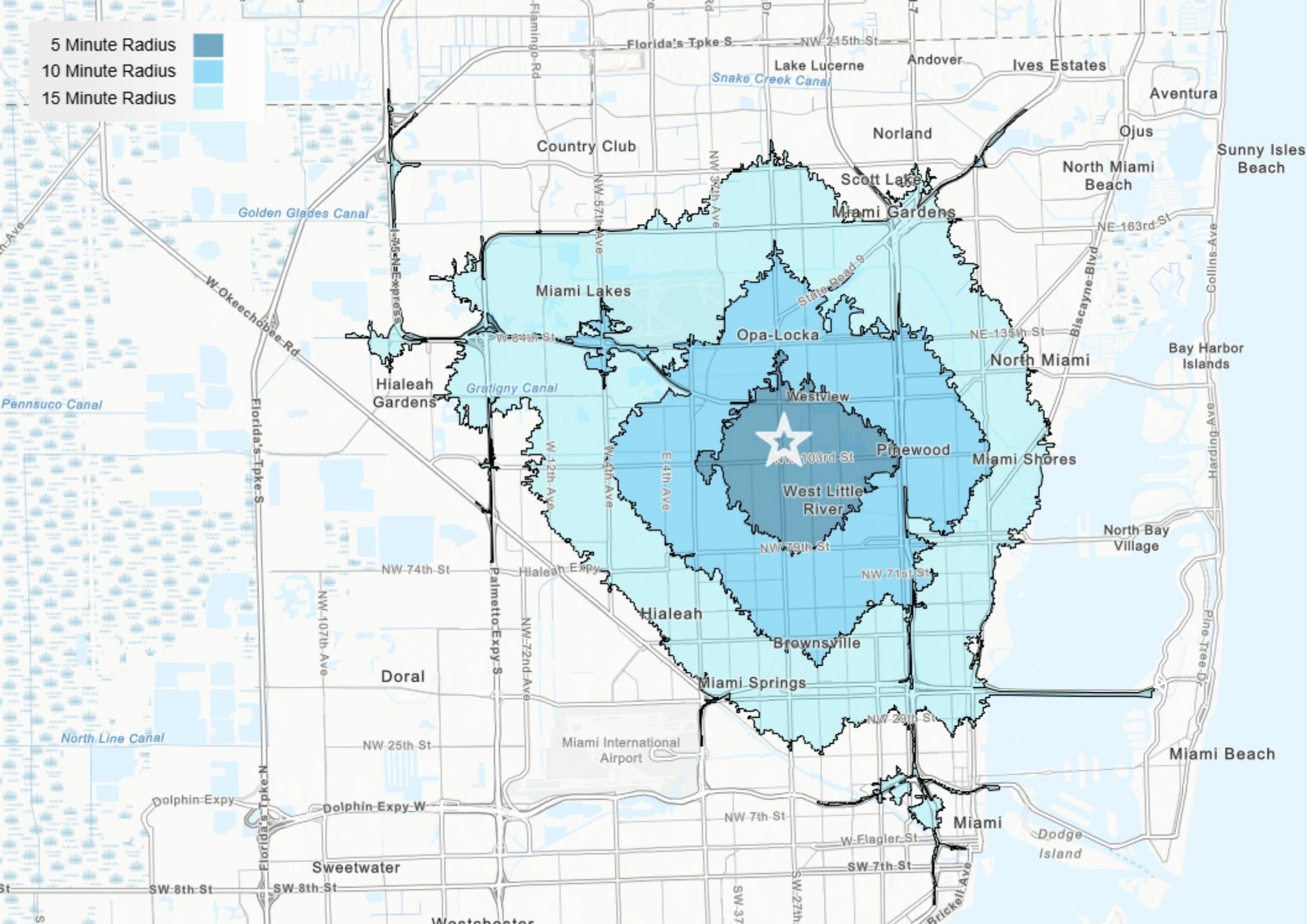
SFWM Water Conservation Area 3A South



Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

Trustpoint Realty LLC  
15207 NW 50th Ave, Miami Lakes, FL 33014

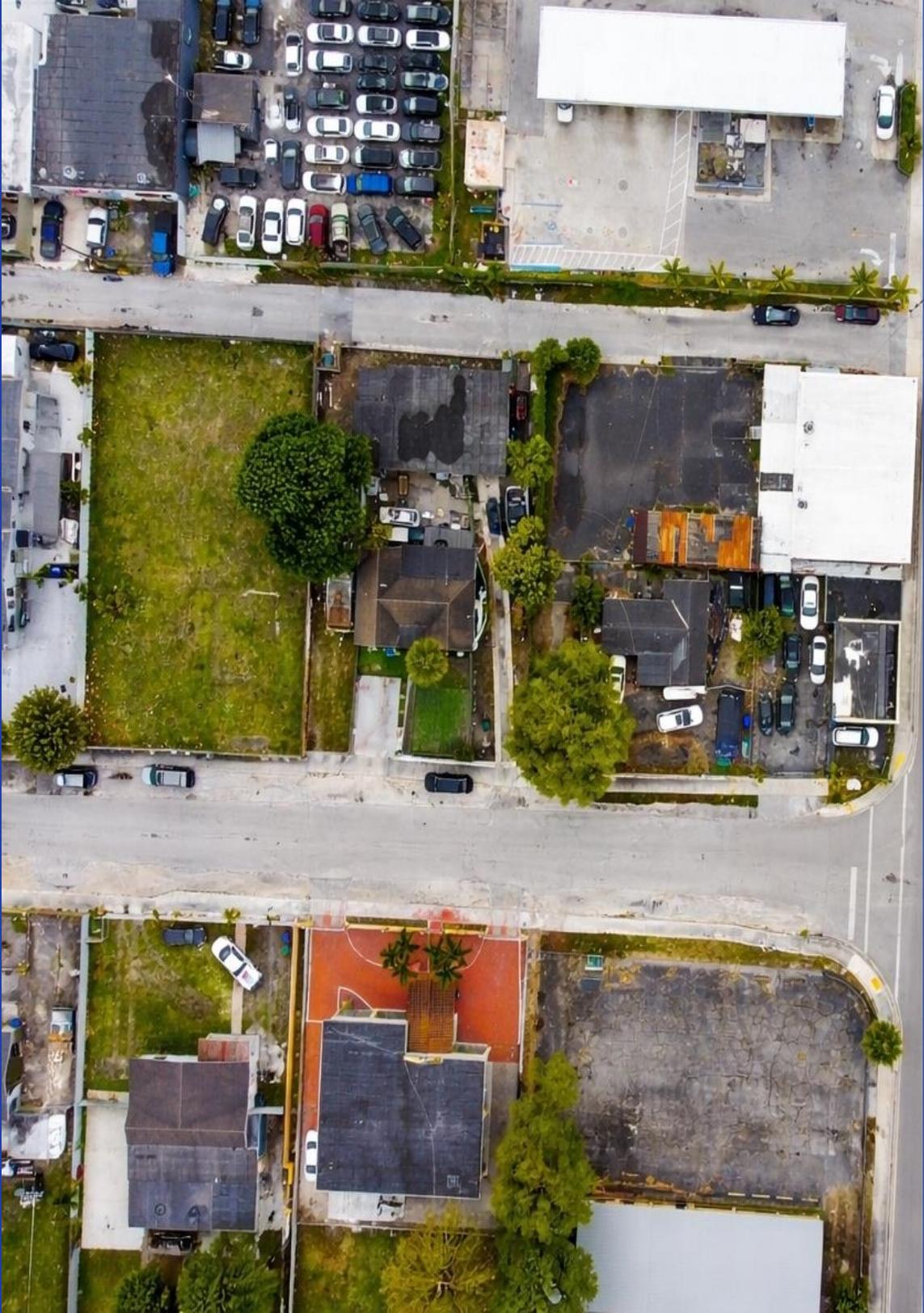
5 Minute Radius  
 10 Minute Radius  
 15 Minute Radius



Joseph Suarez  
 Esq. Broker  
 (305) 300-0348  
 joey@trustpointrealty.com  
 3366522

Trustpoint Realty LLC  
 15207 NW 50th Ave, Miami Lakes, FL 33014

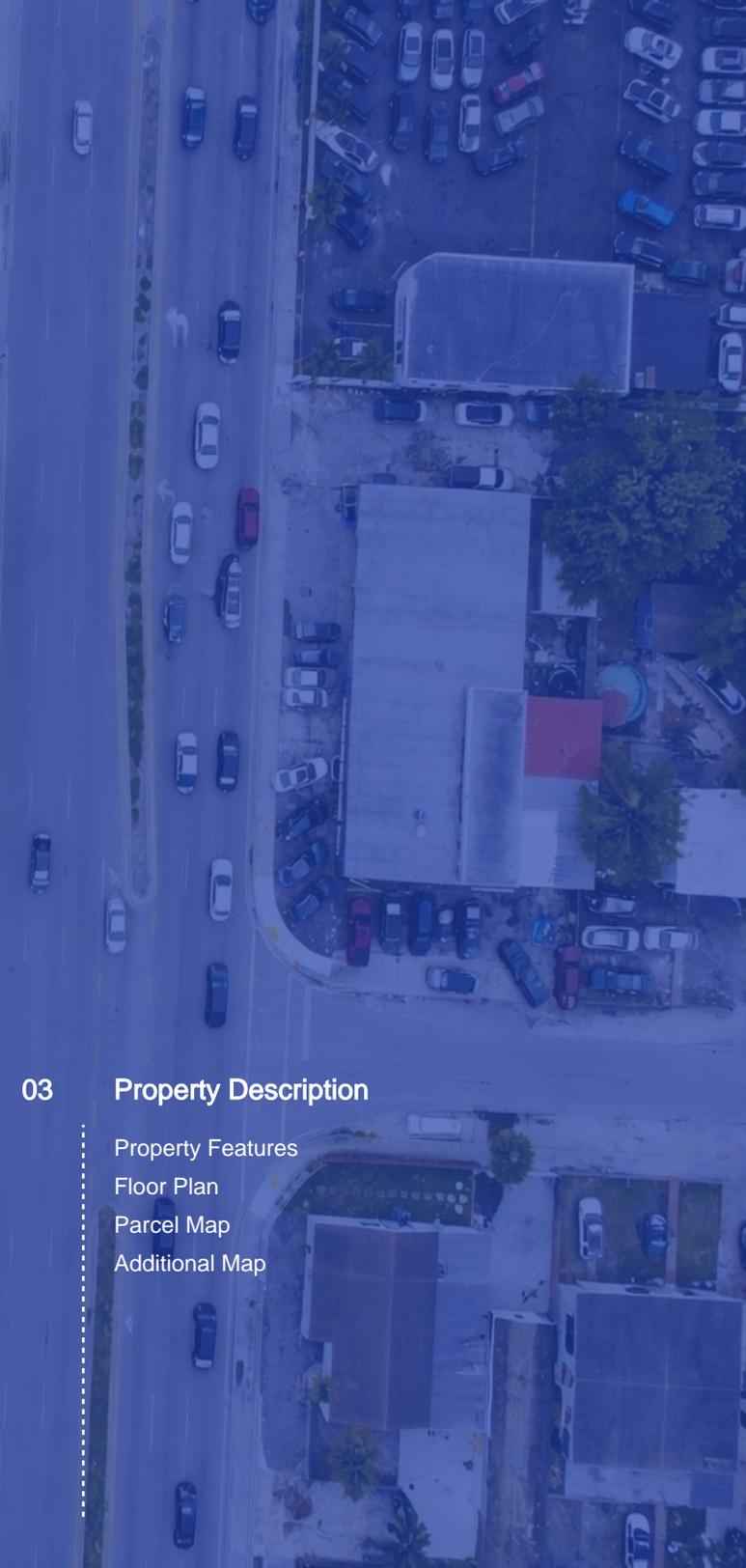
Drive Times (Heat Map) |



03

Property Description

- Property Features
- Floor Plan
- Parcel Map
- Additional Map



## GLOBAL

NUMBER OF UNITS	2
BUILDING SF	4,012
LAND SF	10,800
LAND ACRES	0.24
# OF PARCELS	2
YEAR BUILT	1947
ZONING TYPE	UC-MC
LOCATION CLASS	Urban
BUILDING CLASS	C
NUMBER OF BUILDINGS	2

## MULTI-FAMILY VITALS

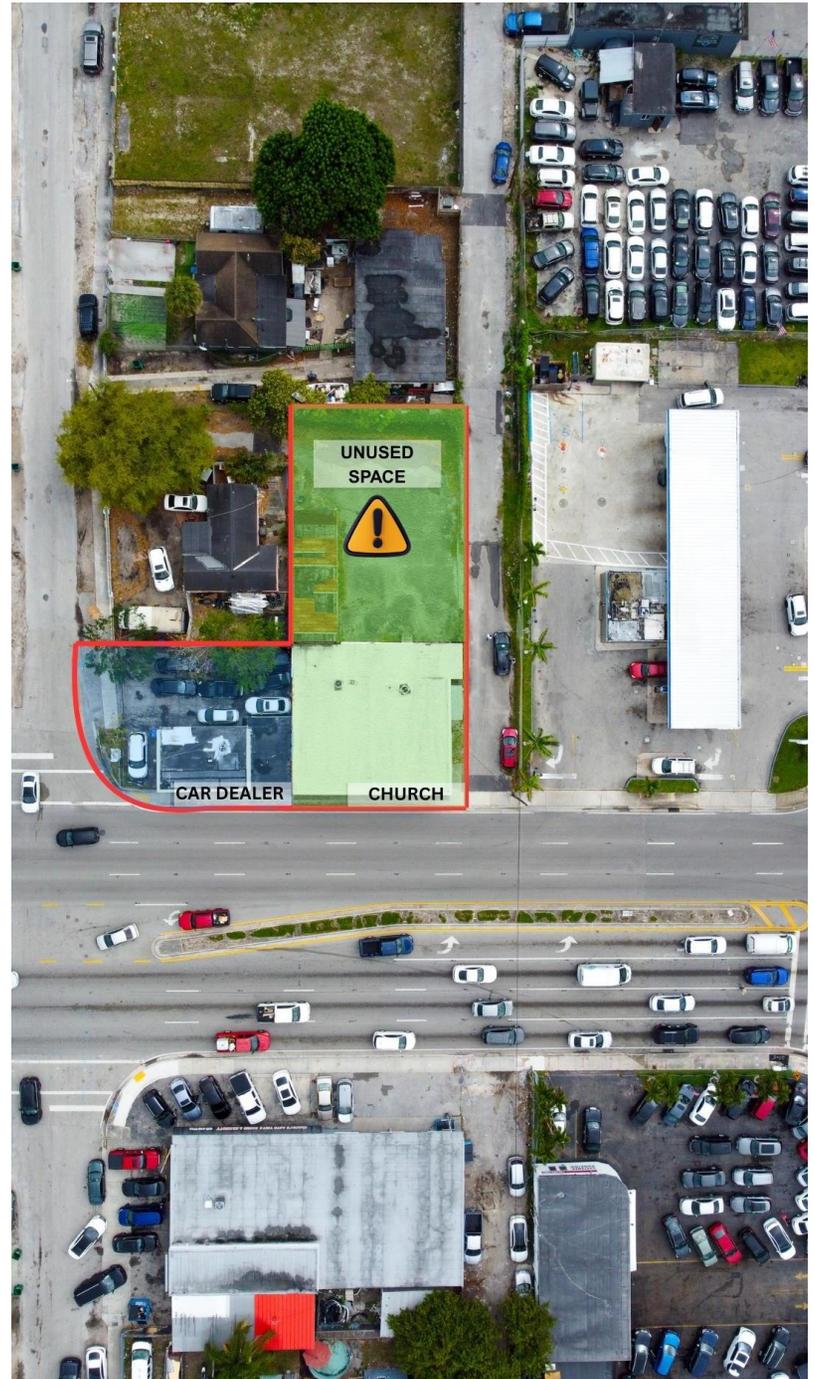
NUMBER OF PARKING SPACES	20
HVAC	Yes

## COMMERCIAL VITALS

NUMBER OF UNITS	2
HVAC	Yes
LIGHTING	freeform

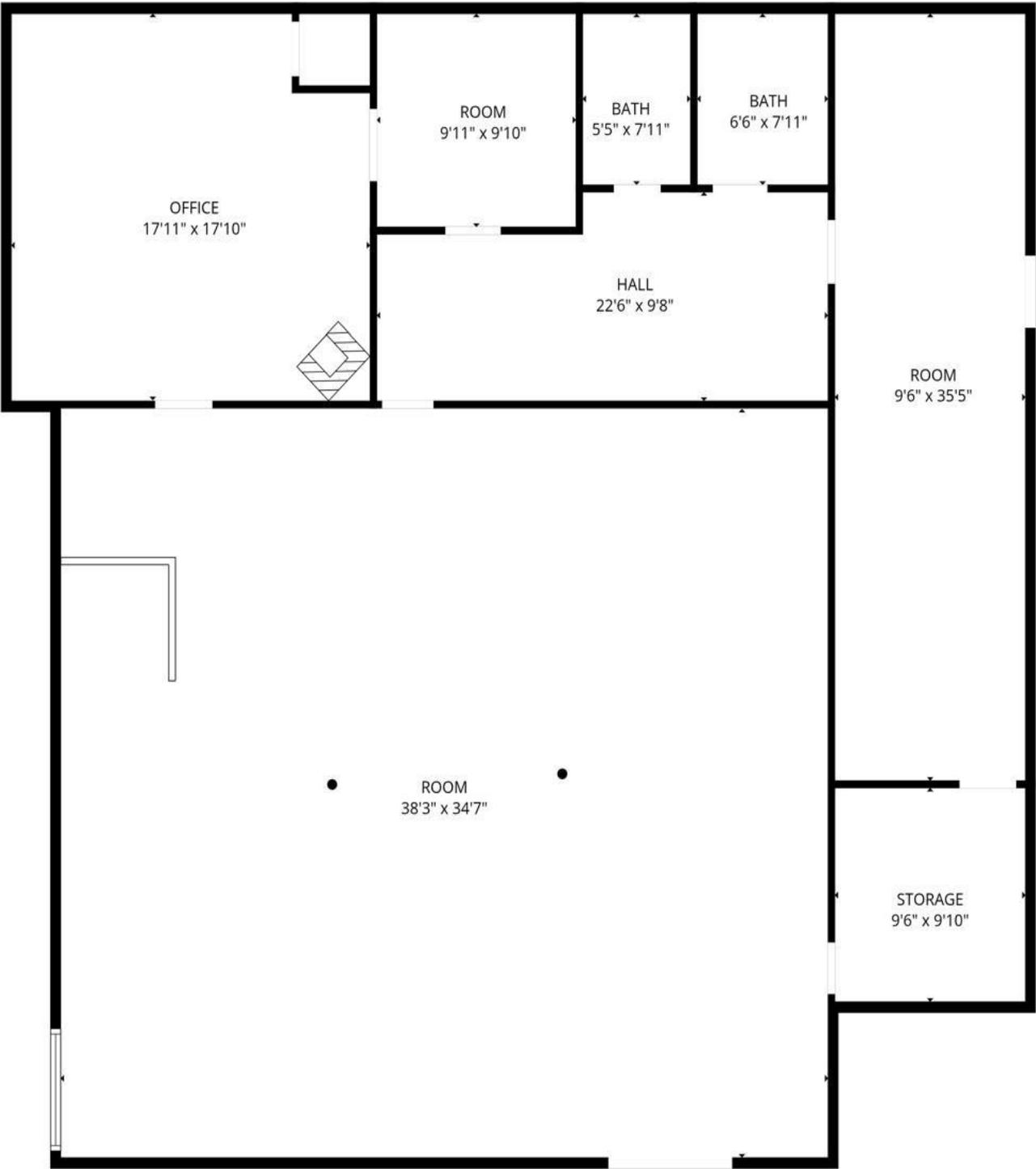
## CONSTRUCTION

FOUNDATION	Reinforced Concrete
FRAMING	Concrete / Masonry
EXTERIOR	Concrete
PARKING SURFACE	Asphalt
ROOF	Flat Roof
LANDSCAPING	Minimal or None

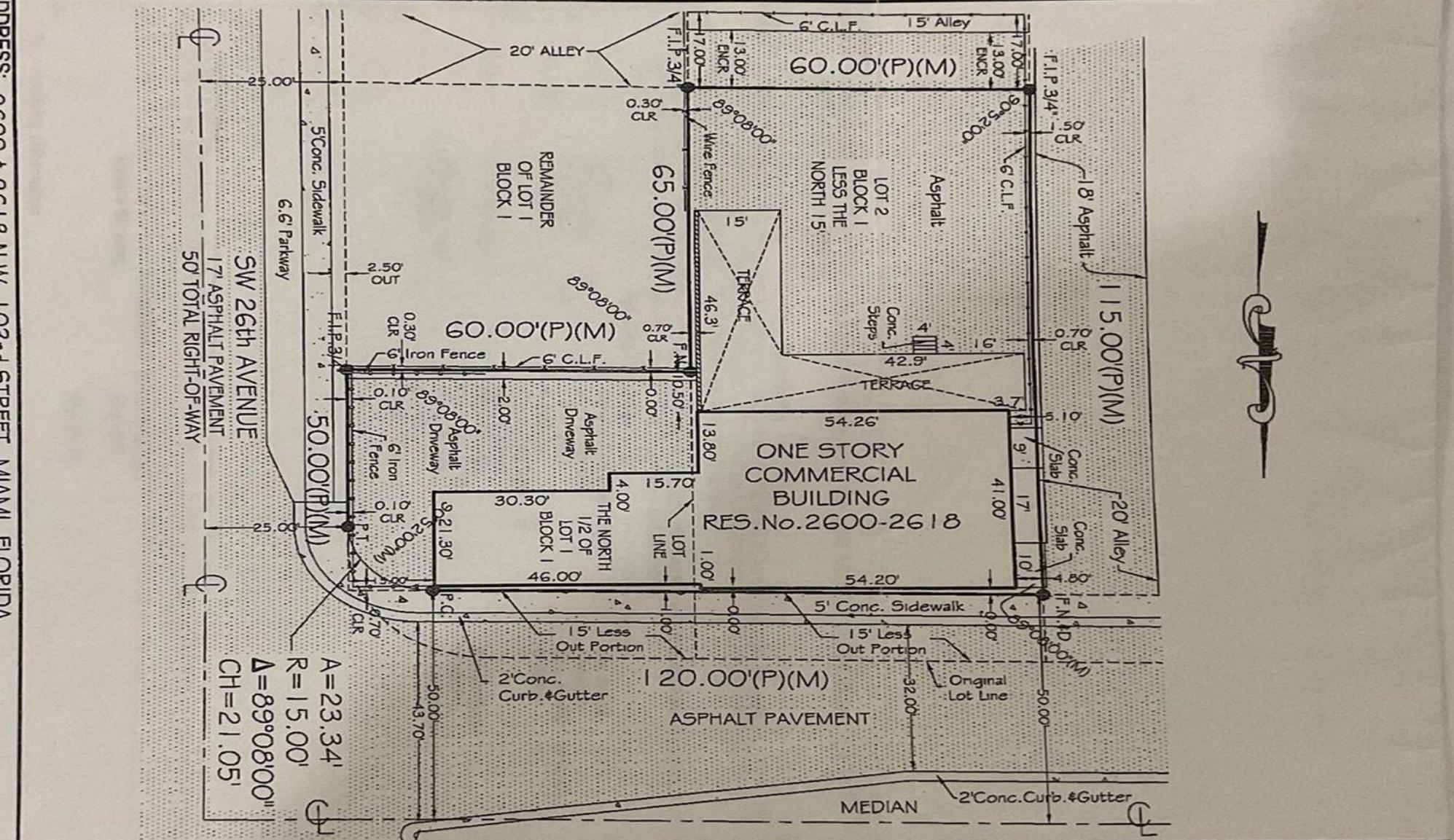


Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

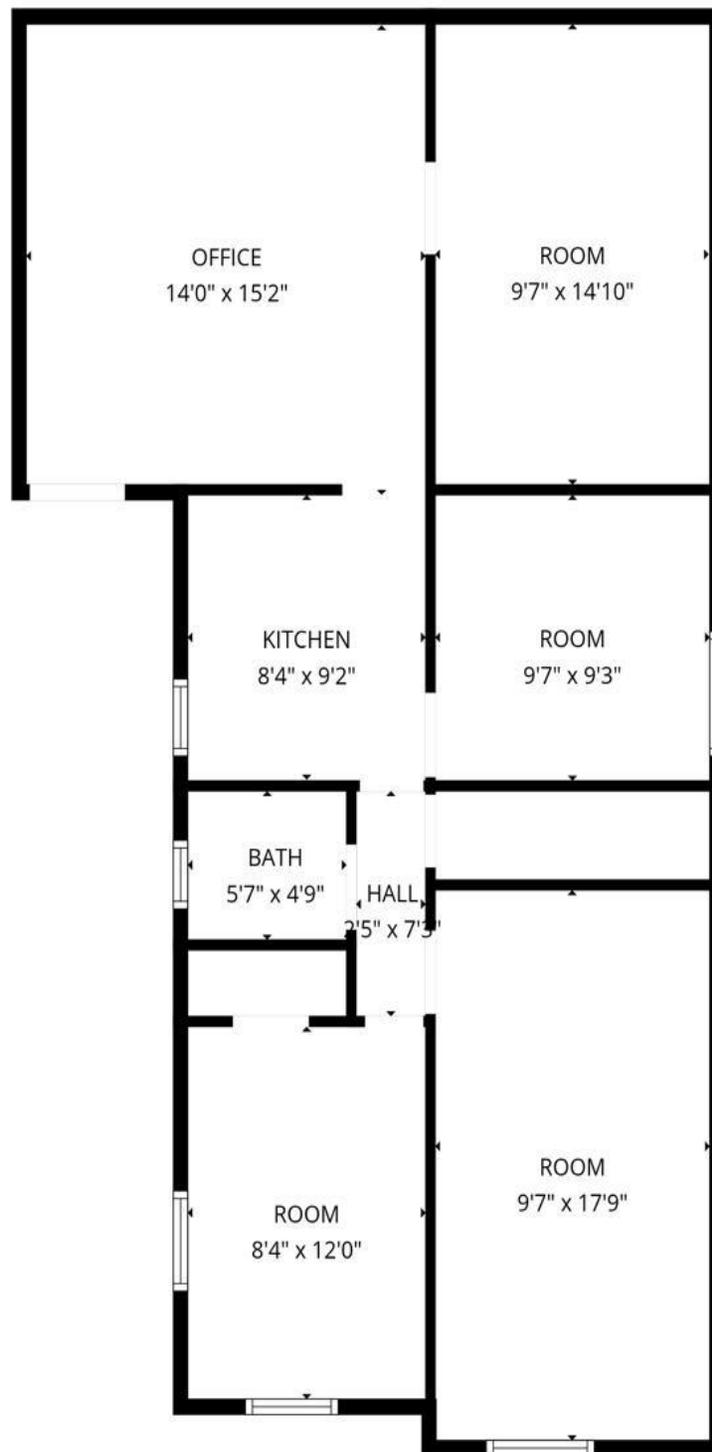
Trustpoint Realty LLC  
15207 NW 50th Ave, Miami Lakes, FL 33014



<b>ABBREVIATIONS:</b>	U.E.=Utility Easement CONC.=Concrete CL=Clear R=Radius F.R.=Found Rebar A/C=Air Conditioner C.B.=Catch Basin	P=Property Line B.C.=Block Corner R/W=Right-of-Way O.U.L.=Overhead Utility Line F.N.&D.=Found Nail & Disc CBS=Concrete Block Stucco O/H=Roof Overhang	BM=Bench Mark Chatta.=Chattahoochee F.D.H.=Found Drill Hole W/M=Water Meter F.I.P.= Found Iron Pipe F.N.=Found Nail A=Central Angle	Comm.=Community P.C.=Point of Curvature P.T.=Point of Tangency P.C.P.=Permanent Control Point P.L.S.=Professional Land Surveyor Res.=Residence CLF=Chain Link Fence	PL=Planter Pkwy=Parkway N.T.S.=Not to Scale LB=Licensed Business L.S.=Land Surveyor T=Tangent Sec=Section RNG=Range	P.O.B.=Point of Beginning M=Monument Line N/A=Non applicable O/S=Off Set BBQ=Barbecue P.P.=Power Pole R/R=RailRoad SWK=Sidewalk
-----------------------	--	---	---	---	--	--



- a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.
- b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
- c) Elevations shown hereon are with references to the National Geodetic Vertical Datum (NGVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.
- d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
- e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
- f) Code restrictions and title search not reflected in this survey.
- g) Underground utilities and encroachments, if any not located.
- h) Lands depicted claims as to own.
- i) All roads shown
- j) No identification
- k) Distance along
- l) The graphic part graphic/name such, should be c



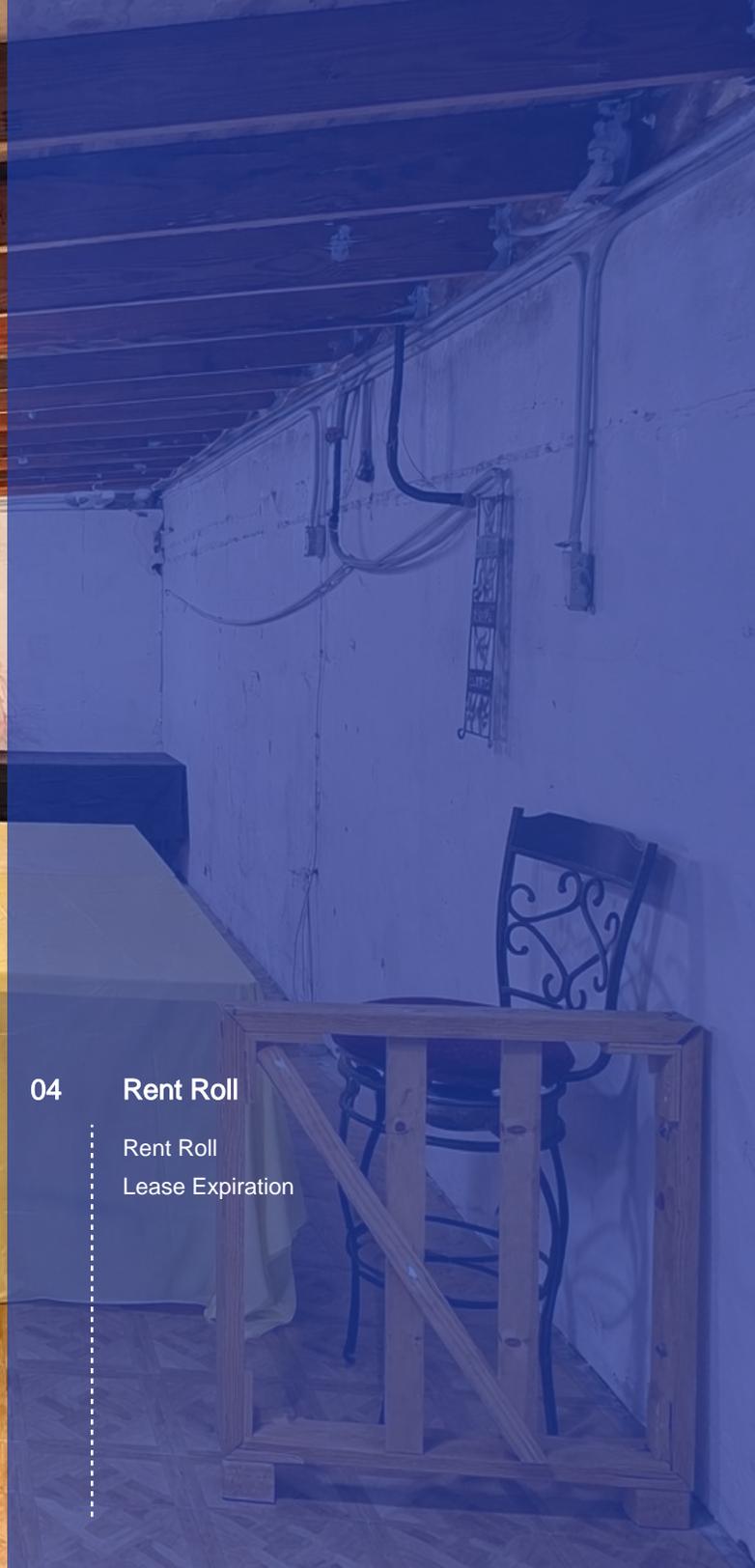


04

Rent Roll

Rent Roll

Lease Expiration

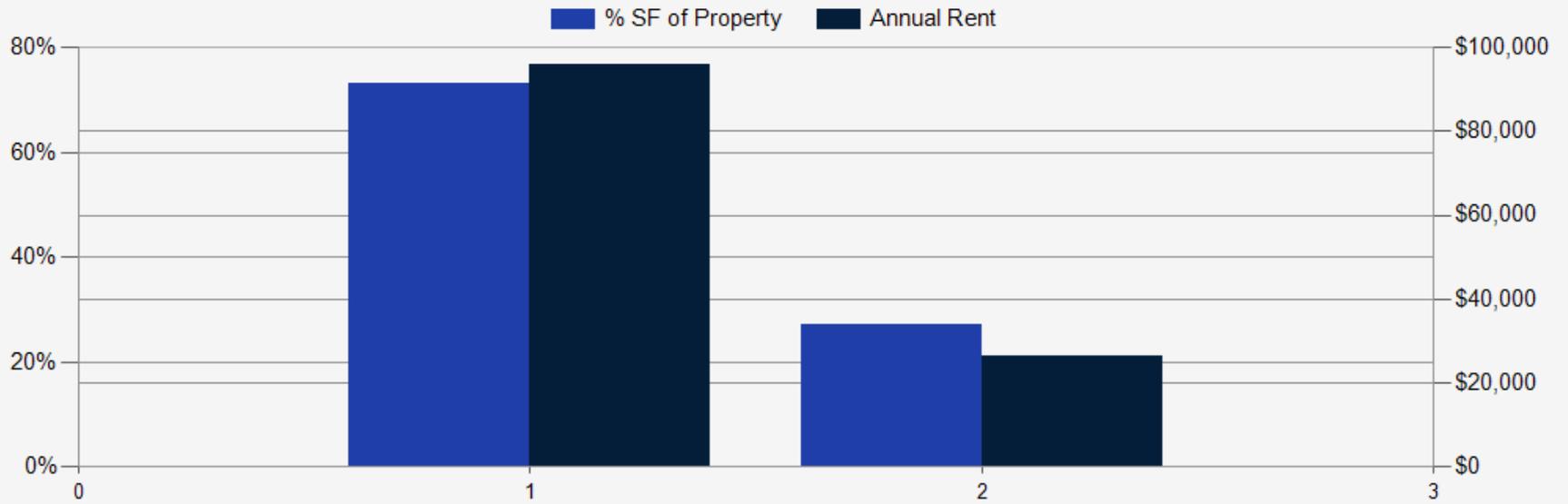


COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				CAM Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			
	Greater Missionary Church	2,914	72.63%	03/01/26	04/01/26	CURRENT	\$8,000	\$2.75	\$96,000	\$32.94		M/M	
						12/31/2026	\$8,320	\$2.86	\$99,840	\$34.32			
	Auto Sales	1,098	27.37%	03/01/26	04/01/26	CURRENT	\$2,200	\$2.00	\$26,400	\$24.04		M/M	
						12/31/2026	\$2,288	\$2.08	\$27,456	\$24.96			
Totals:		4,012					\$10,200		\$122,400				

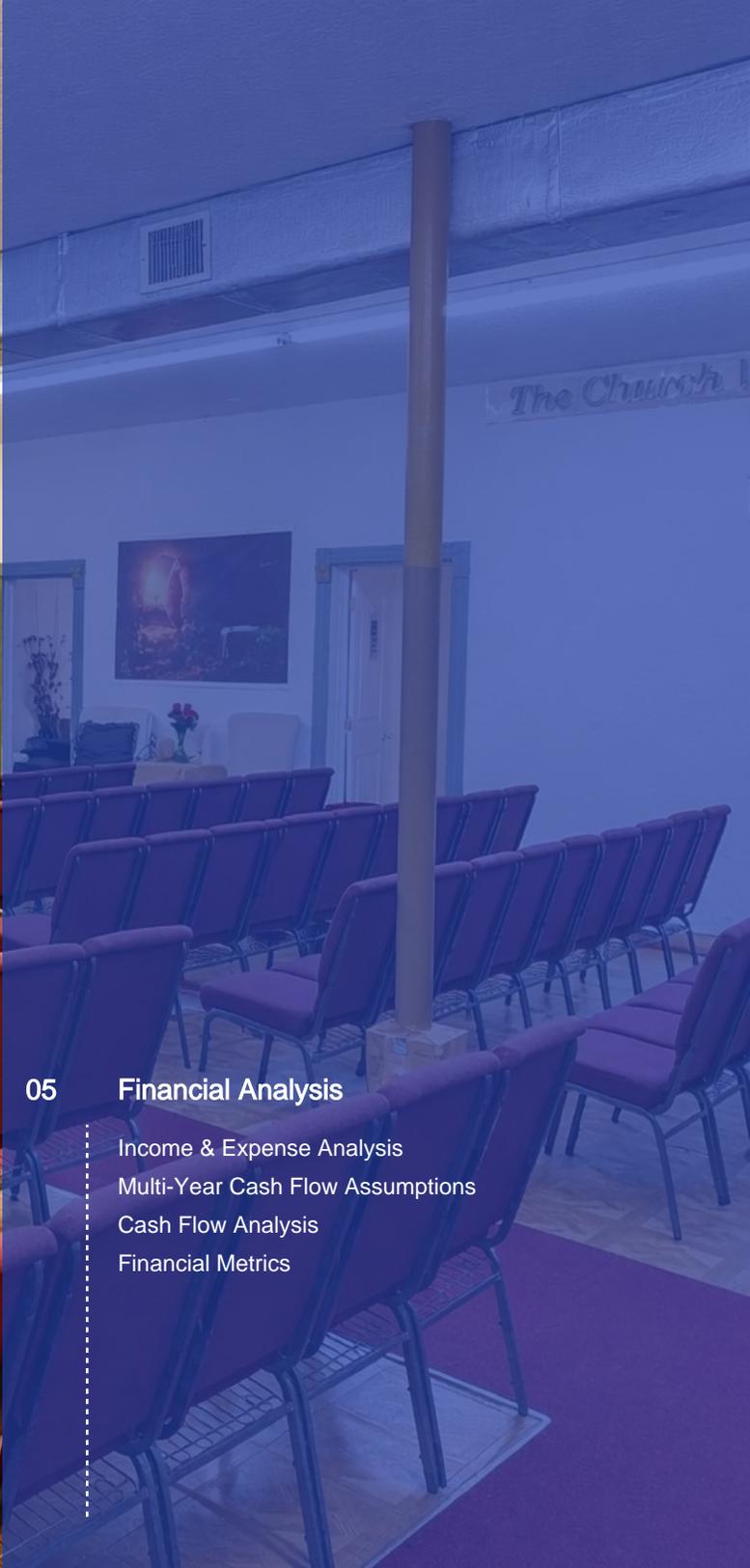


### Tenant SF Analysis



### Commercial Lease Expiration Summary



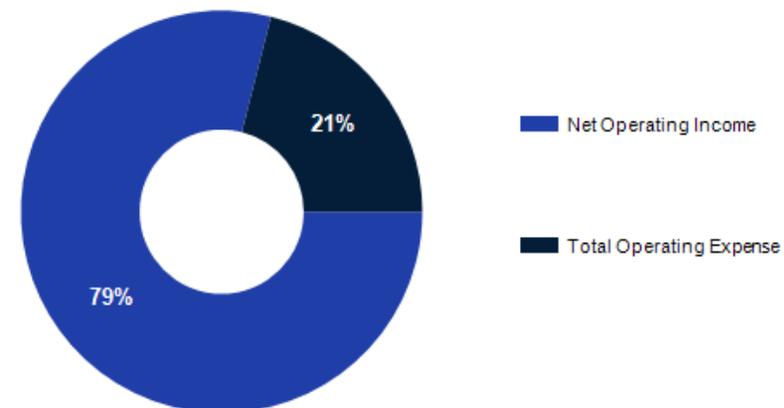


## 05 Financial Analysis

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

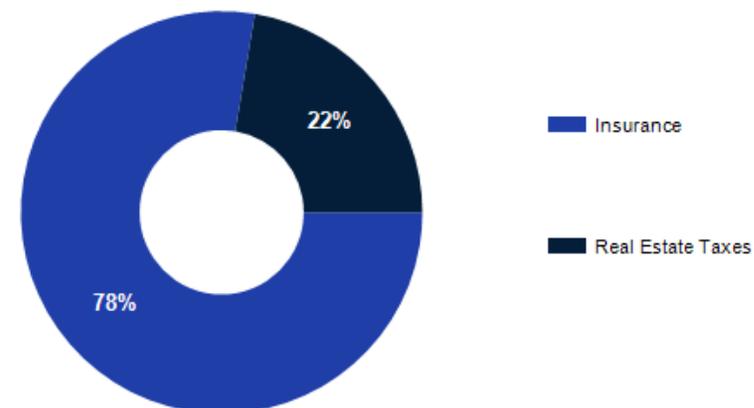
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Commercial Rent	\$122,400
<b>Effective Gross Income</b>	<b>\$122,400</b>
Less Expenses	\$25,757
<b>Net Operating Income</b>	<b>\$96,643</b>



EXPENSES	CURRENT
Real Estate Taxes	\$5,757
Insurance	\$20,000
<b>Total Operating Expense</b>	<b>\$25,757</b>
Expense / SF	\$6.42
% of EGI	21.04%

## 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.



Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

Trustpoint Realty LLC  
15207 NW 50th Ave, Miami Lakes, FL 33014

---

## GLOBAL

---

Price	\$1,000,000
MillageRate	0.58000%

---

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

---

INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Commercial Rent	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%

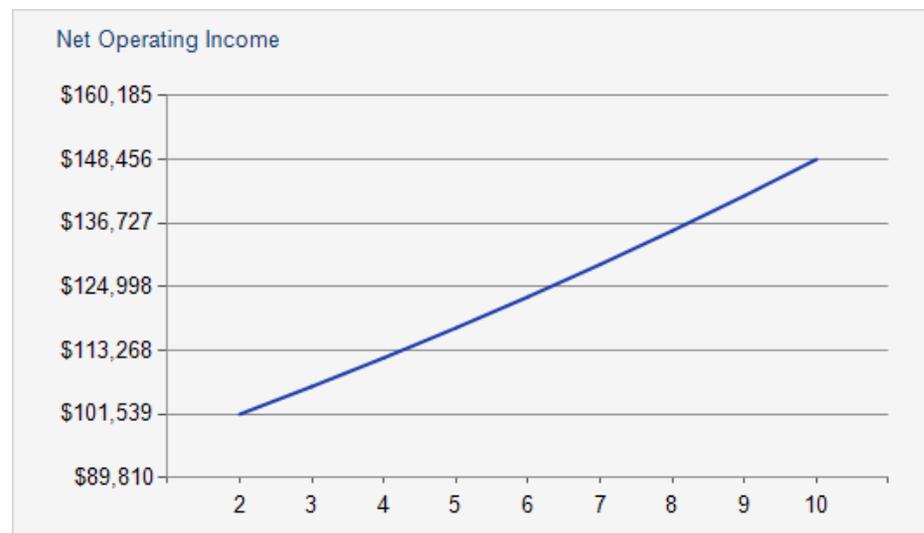
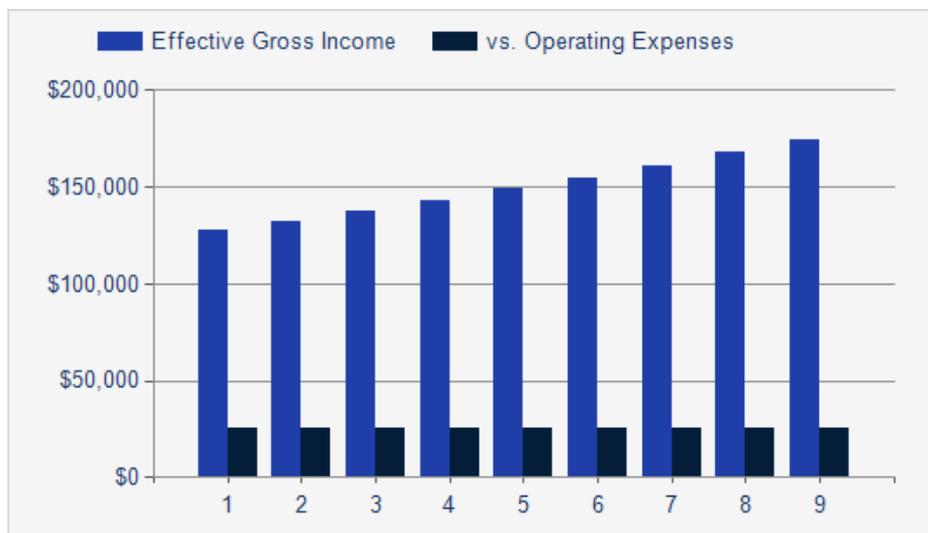
---



Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

Trustpoint Realty LLC  
15207 NW 50th Ave, Miami Lakes, FL 33014

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Commercial Rent	\$122,400	\$127,296	\$132,388	\$137,683	\$143,191	\$148,918	\$154,875	\$161,070	\$167,513	\$174,213
<b>Effective Gross Income</b>	<b>\$122,400</b>	<b>\$127,296</b>	<b>\$132,388</b>	<b>\$137,683</b>	<b>\$143,191</b>	<b>\$148,918</b>	<b>\$154,875</b>	<b>\$161,070</b>	<b>\$167,513</b>	<b>\$174,213</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$5,757	\$5,757	\$5,757	\$5,757	\$5,757	\$5,757	\$5,757	\$5,757	\$5,757	\$5,757
Insurance	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
<b>Total Operating Expense</b>	<b>\$25,757</b>									
<b>Net Operating Income</b>	<b>\$96,643</b>	<b>\$101,539</b>	<b>\$106,631</b>	<b>\$111,926</b>	<b>\$117,434</b>	<b>\$123,161</b>	<b>\$129,118</b>	<b>\$135,313</b>	<b>\$141,756</b>	<b>\$148,456</b>



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

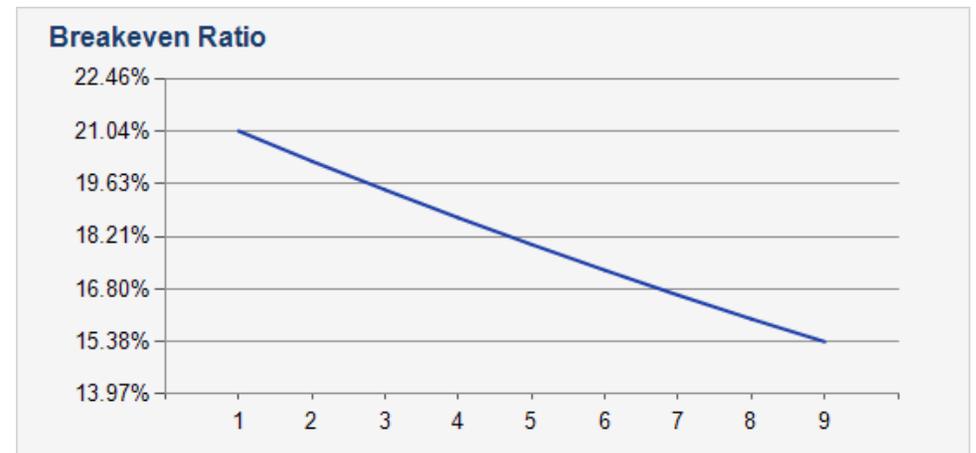
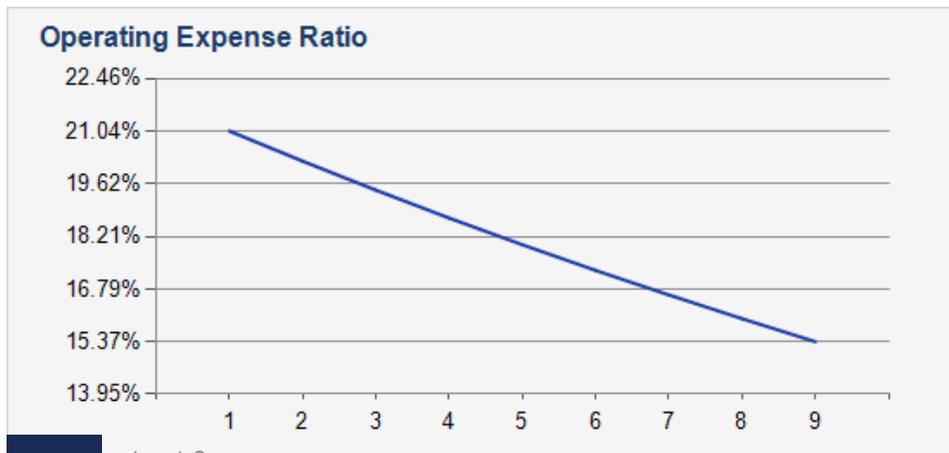
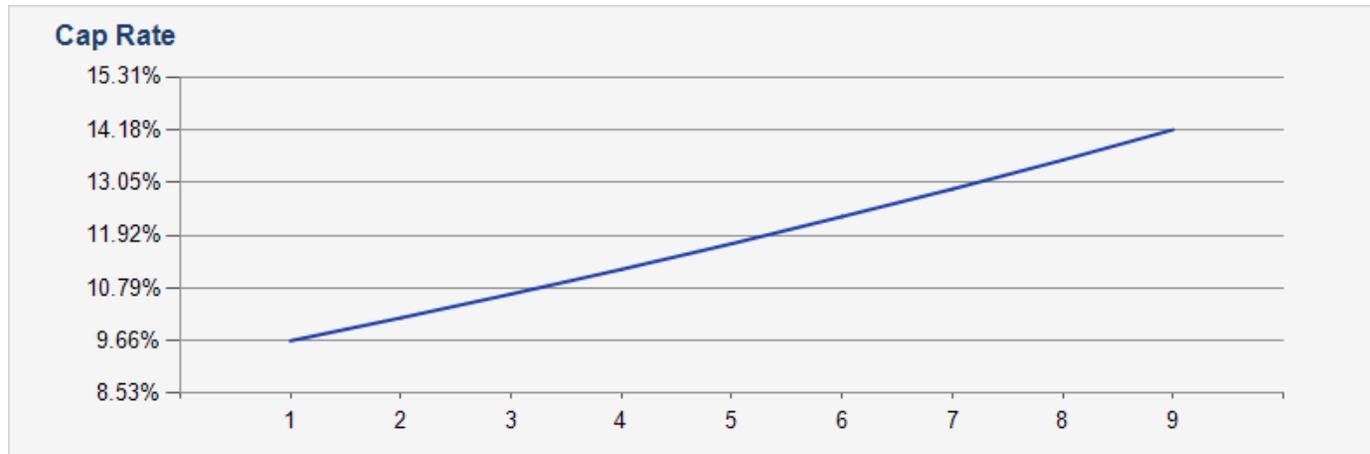


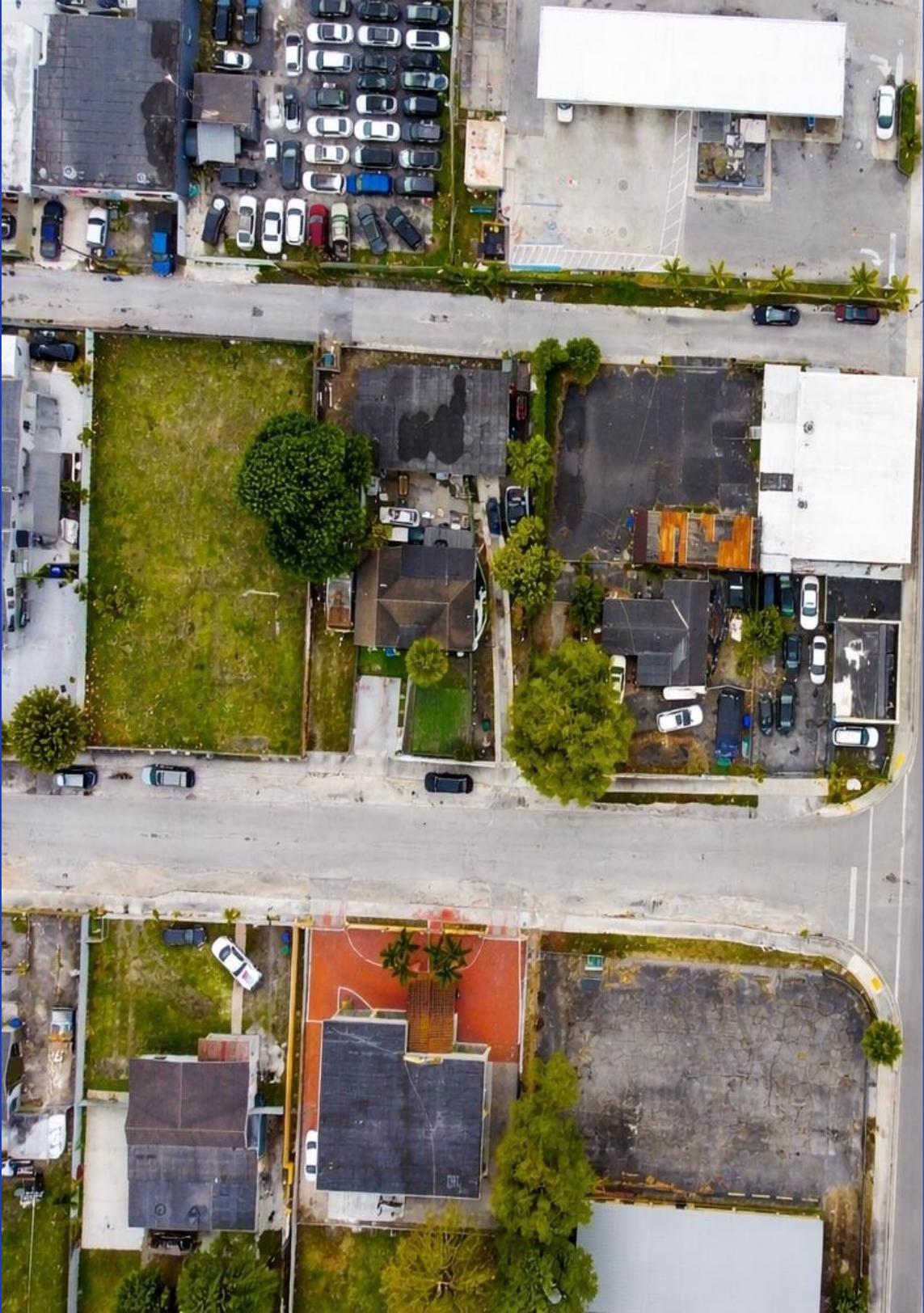
Joseph Suarez  
 Esq. Broker  
 (305) 300-0348  
 joey@trustpointrealty.com  
 3366522

Trustpoint Realty LLC  
 15207 NW 50th Ave, Miami Lakes, FL 33014

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	9.66%	10.15%	10.66%	11.19%	11.74%	12.32%	12.91%	13.53%	14.18%	14.85%
Operating Expense Ratio	21.04%	20.23%	19.45%	18.70%	17.98%	17.29%	16.63%	15.99%	15.37%	14.78%
Gross Multiplier (GRM)	8.17	7.86	7.55	7.26	6.98	6.72	6.46	6.21	5.97	5.74
Breakeven Ratio	21.04%	20.23%	19.46%	18.71%	17.99%	17.30%	16.63%	15.99%	15.38%	14.78%
Price / SF	\$249.25	\$249.25	\$249.25	\$249.25	\$249.25	\$249.25	\$249.25	\$249.25	\$249.25	\$249.25
Price / Unit	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Income / SF	\$30.50	\$31.72	\$32.99	\$34.31	\$35.69	\$37.11	\$38.60	\$40.14	\$41.75	\$43.42
Expense / SF	\$6.41	\$6.41	\$6.41	\$6.41	\$6.41	\$6.41	\$6.41	\$6.41	\$6.41	\$6.41

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



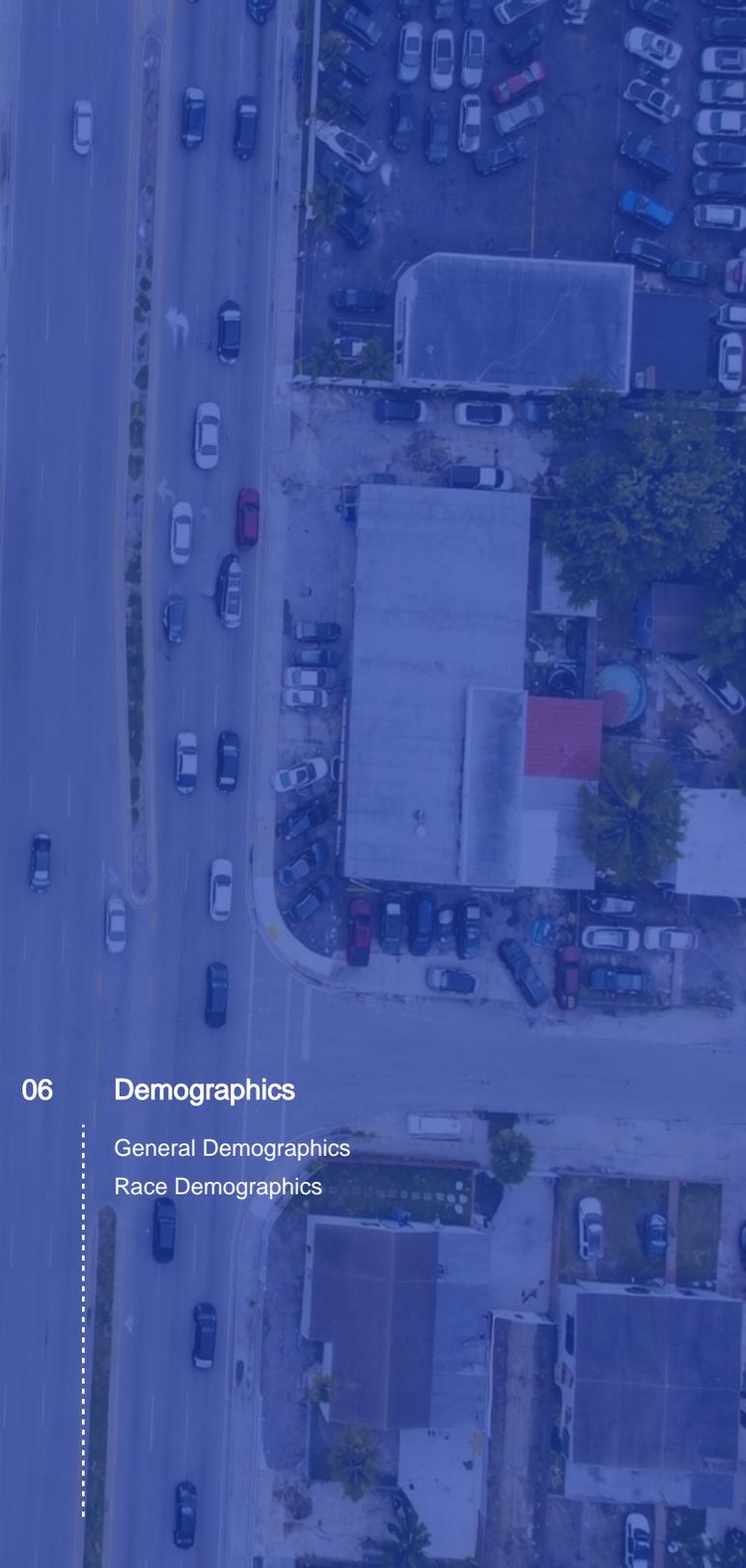


06

Demographics

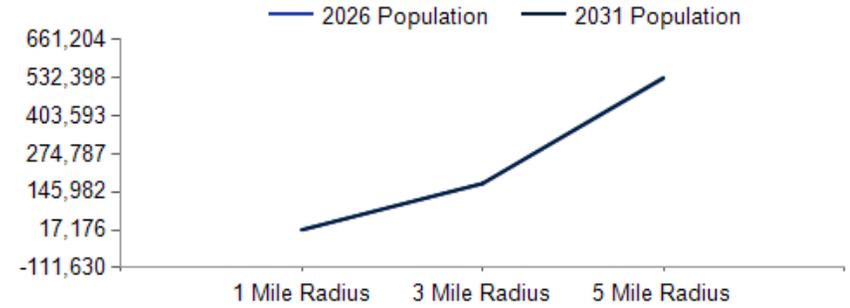
General Demographics

Race Demographics

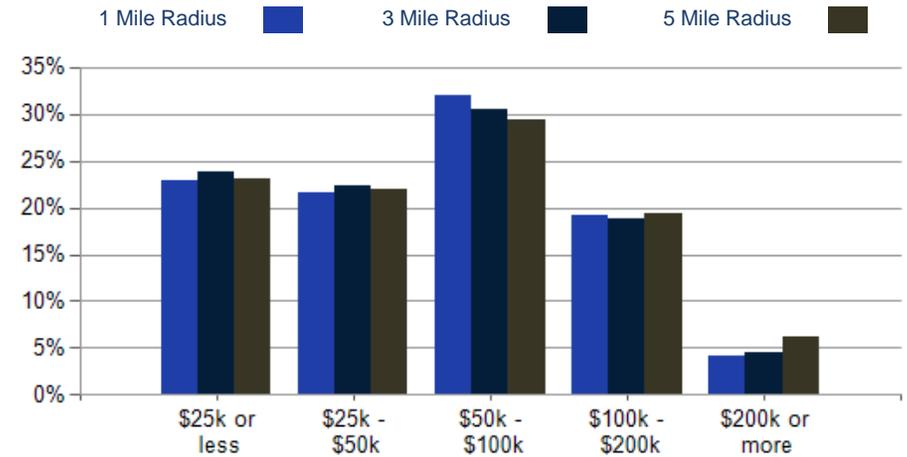


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,964	174,379	538,526
2010 Population	18,909	174,400	534,885
2026 Population	17,651	173,587	529,431
2031 Population	17,176	174,646	532,398
2026 African American	4,706	69,277	164,112
2026 American Indian	102	668	1,974
2026 Asian	23	696	3,668
2026 Hispanic	12,451	95,973	325,451
2026 Other Race	2,710	19,387	60,236
2026 White	3,537	30,773	109,221
2026 Multiracial	6,569	52,746	190,100
2026-2031: Population: Growth Rate	-2.70%	0.60%	0.55%

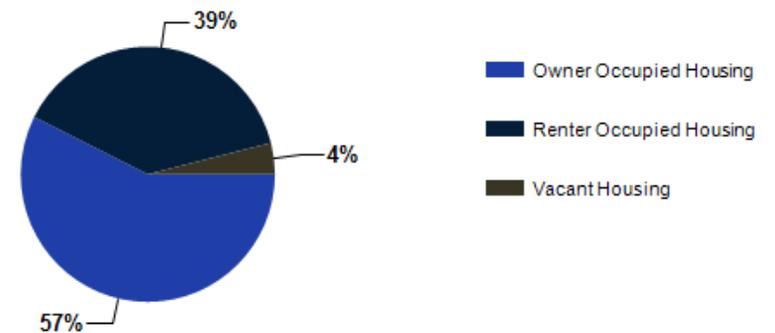
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	764	8,011	25,776
\$15,000-\$24,999	540	5,341	17,176
\$25,000-\$34,999	544	5,256	17,498
\$35,000-\$49,999	688	7,276	23,496
\$50,000-\$74,999	1,034	9,997	33,065
\$75,000-\$99,999	783	7,205	21,676
\$100,000-\$149,999	685	7,494	25,861
\$150,000-\$199,999	410	3,109	10,121
\$200,000 or greater	237	2,556	11,382
Median HH Income	\$55,075	\$54,745	\$55,903
Average HH Income	\$74,647	\$74,612	\$79,665



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



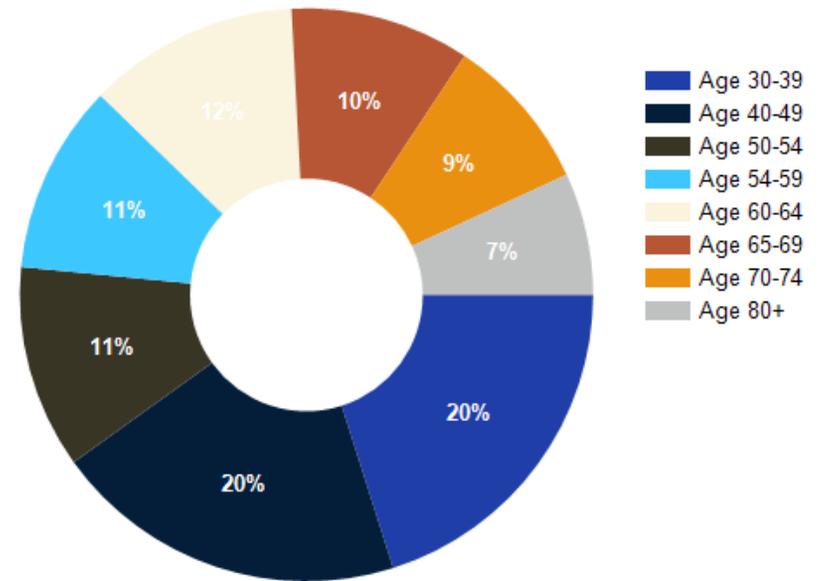
Source: esri



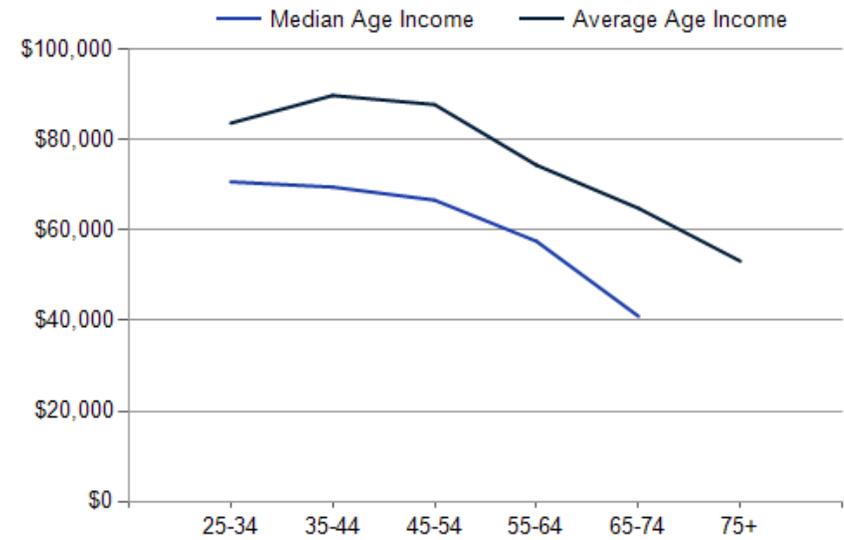
Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,100	11,260	35,083
2026 Population Age 35-39	1,160	11,627	35,822
2026 Population Age 40-44	1,146	10,722	33,853
2026 Population Age 45-49	1,098	10,383	32,504
2026 Population Age 50-54	1,290	11,123	35,542
2026 Population Age 55-59	1,202	11,088	35,250
2026 Population Age 60-64	1,340	11,862	36,574
2026 Population Age 65-69	1,139	9,939	30,639
2026 Population Age 70-74	990	8,485	26,157
2026 Population Age 75-79	774	6,352	20,330
2026 Population Age 80-84	545	4,249	14,119
2026 Population Age 85+	454	4,070	13,679
2026 Population Age 18+	14,646	138,960	428,575
2026 Median Age	45	41	42
2031 Median Age	46	42	43

Population By Age



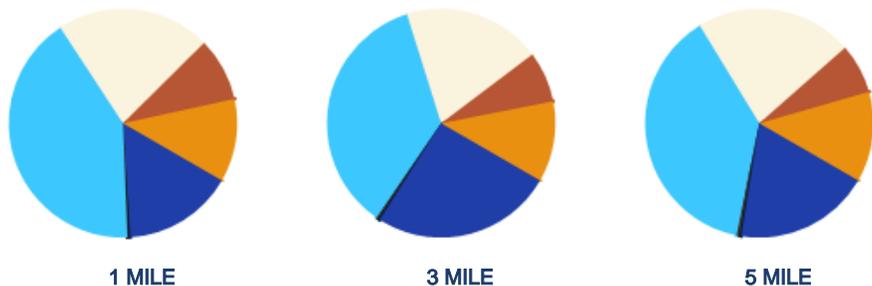
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,721	\$63,250	\$64,550
Average Household Income 25-34	\$83,716	\$78,652	\$83,905
Median Household Income 35-44	\$69,555	\$64,247	\$66,581
Average Household Income 35-44	\$89,830	\$87,296	\$94,819
Median Household Income 45-54	\$66,677	\$67,933	\$70,210
Average Household Income 45-54	\$87,818	\$90,756	\$97,695
Median Household Income 55-64	\$57,560	\$56,382	\$57,620
Average Household Income 55-64	\$74,403	\$77,293	\$83,993
Median Household Income 65-74	\$40,957	\$41,605	\$41,444
Average Household Income 65-74	\$64,873	\$61,459	\$64,229
Average Household Income 75+	\$53,157	\$52,374	\$52,093



Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

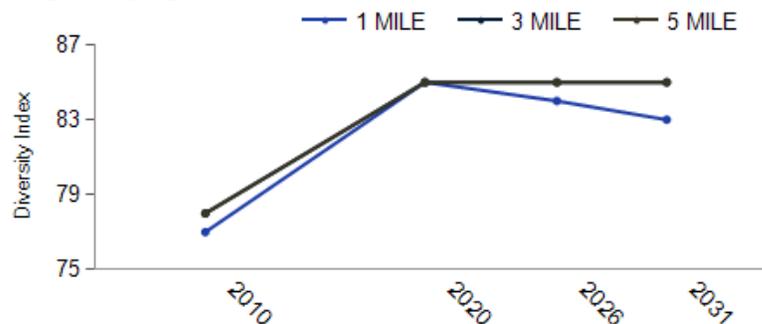
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	85	85
Diversity Index (current year)	84	85	85
Diversity Index (2020)	85	85	85
Diversity Index (2010)	77	78	78

### POPULATION BY RACE



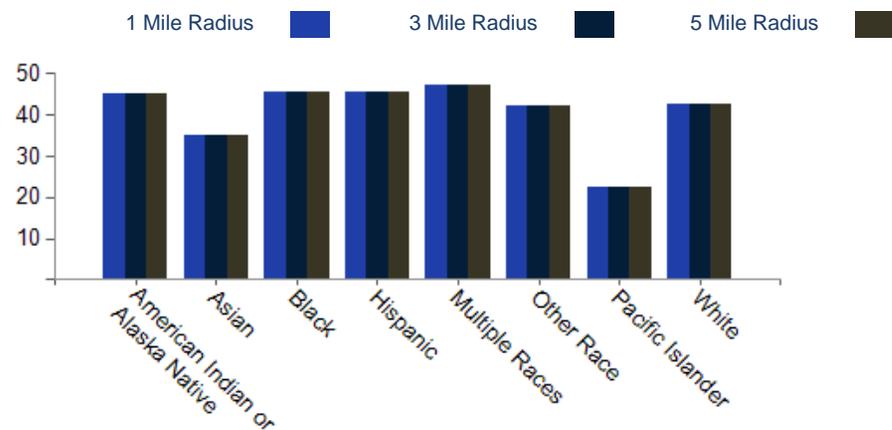
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	16%	26%	19%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	41%	36%	38%
Multiracial	22%	20%	22%
Other Race	9%	7%	7%
White	12%	11%	13%

### POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	38	38
Median Asian Age	35	41	43
Median Black Age	45	37	38
Median Hispanic Age	46	44	44
Median Multiple Races Age	47	46	46
Median Other Race Age	42	38	39
Median Pacific Islander Age	23	41	40
Median White Age	43	40	43

### 2026 MEDIAN AGE BY RACE



Joseph Suarez  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522

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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Trustpoint Realty LLC has not verified, and will not verify, any of the information contained herein, nor has Trustpoint Realty LLC 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**Joseph Suarez**

Trustpoint Realty LLC  
Esq. Broker  
(305) 300-0348  
joey@trustpointrealty.com  
3366522



Brokerage License No.: CQ1069326  
[www.trustpointrealty.com](http://www.trustpointrealty.com)