

DEVELOP 5 UNITS IN MIAMI'S UPPER EAST SIDE | COMPS

285 NE 55TH Street, Miami, FL | Development Opportunity 5 Units | Land Asking Price : \$650,000

Asking price of land is 10% +/- of proforma potential sell out.

***Assuming 80% of sold value is then $\$652/\text{SF} \times 9,367$ sellable SF = Retail Value \$6.1 mm +/-**

Existing Property Specs:

Note: Property is vacant and fenced. Vacant lot for development.

- Lot Size: 3,400 SF
- Zoning: T5-L

Proposed Conceptual Development:

Development Strategy: Build a 14,000 buildable SF multi-level building of 5 units 2-stories each for a total of 9,367 leasable/sellable SF.

- Buildable SF 14,000 SF +/-
- Sellable SF: 9,367 SF +/-

NEW CONSTRUCTION SOLD COMPS: Suggest a sellout of \$6.1 mm +/-

260 NW 49th St, Miami, FL 33127

- Built 2025 6 Beds / 8 Baths - 4,287 SF
- 7,150 Square Feet Lot
- Sold For \$3,500,000 (Nov 2025) or **\$816/SF***

260 NW 47th St, Miami, FL 33127

- Built 2024 5 Beds / 7 Baths - 3,591 SF
- 7,150 Square Feet Lot
- Sold For \$3,200,000 (Dec 2025) or \$891/SF

NOTE: All information is subject to change without notice, errors, omissions, and withdrawal and/or corrections at any time. Buyes should perform their own market research and verify information before making a decision to purchase or build.