

INDUSTRIAL FOR SALE

10401 SW 186 ST, Miami, FL 33157



OFFERING SUMMARY

SALE PRICE:	\$2,800,000
NOI:	\$177,385
LOT SIZE:	27,105 SF
YEAR BUILT:	1983
BUILDING SIZE:	17,734 SF
ZONING:	Perrine Industrial District, IU-1 and IU-2
PRICE / SF:	\$157.92
OCCUPANCY	100%

PROPERTY OVERVIEW

Corner location on high traffic Quail Roost Drive, off of SW 104 Avenue.

PROPERTY HIGHLIGHTS

- Office Showroom
- High Ceilings
- Close Proximity to US 1
- Easy Access to major thoroughfares
- Traffic Count: 24,280
- Walk Score: 69
- Transit Score: 43
- Great Investment Opportunity
- Multi Tenancy
- Upside/Value Add Potential
- Fully Leased

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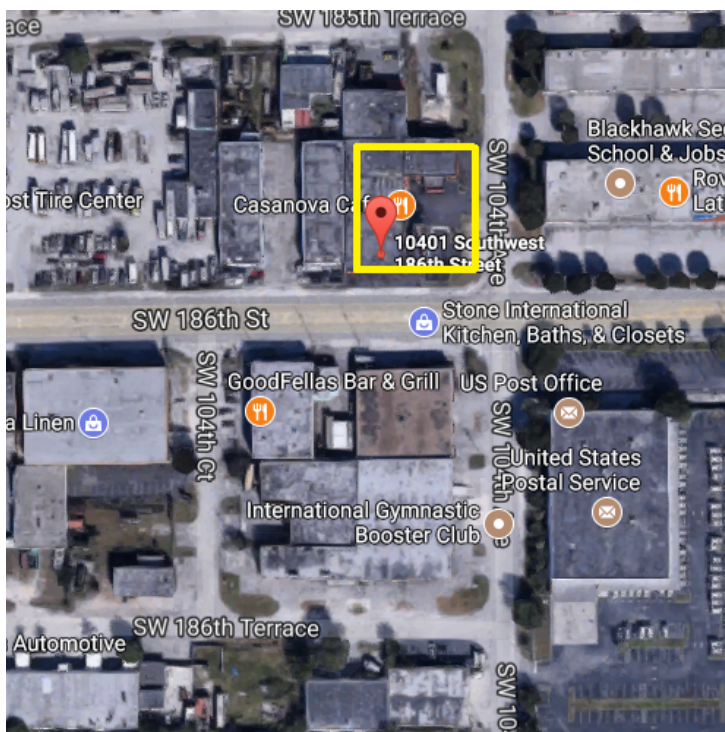
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10401 SW 186 ST

FINANCIAL ANALYSIS

1

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

LOCATION MAPS

DEMOGRAPHICS MAP

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INVESTMENT OVERVIEW

Price	\$2,800,000
Price per SF	\$157.92
CAP Rate	6.3%
Cash-on-Cash Return (yr 1)	6.34 %
Total Return (yr 1)	\$177,385
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$224,472
Other Income	-
Total Scheduled Income	\$213,012
Vacancy Cost	\$0
Gross Income	\$213,012
Operating Expenses	\$35,626
Net Operating Income	\$177,385
Pre-Tax Cash Flow	\$177,385

FINANCING DATA

Down Payment	\$2,800,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY

Jesti Body Shop	\$24,960
JC Ply Supplies Corp Bay 1	\$27,528
JC Ply Supplies Corp Bay 2	\$31,128
Casanova's Restaurant	\$37,812
Billboard	\$16,800
Little Shop of Hotrods	\$75,000

Gross Income	\$213,228
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EXPENSE SUMMARY

Taxes	\$18,867
General Liability Insurance	\$2,119
Property Insurance	\$14,640

Gross Expenses	\$35,626
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Net Operating Income	\$177,385
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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT
Jesti Body Shop	2,000	03/01/2017	04/30/2022	\$2,080
JC Ply Supplies Corp	2,000	07/1/2017	08/31/2022	\$2,294
JC Ply Supplies Corp	2,000	02/01/2017	03/31/2022	\$2,594
Casanova's Restaurant	2,000	Month	Month	\$3,151
Billboard	0	2017	2026	\$0
Little Shop of Hotrods	7,089	4/1/2019	9/1/2019	\$1400
Totals/Averages	15,089			\$12,251

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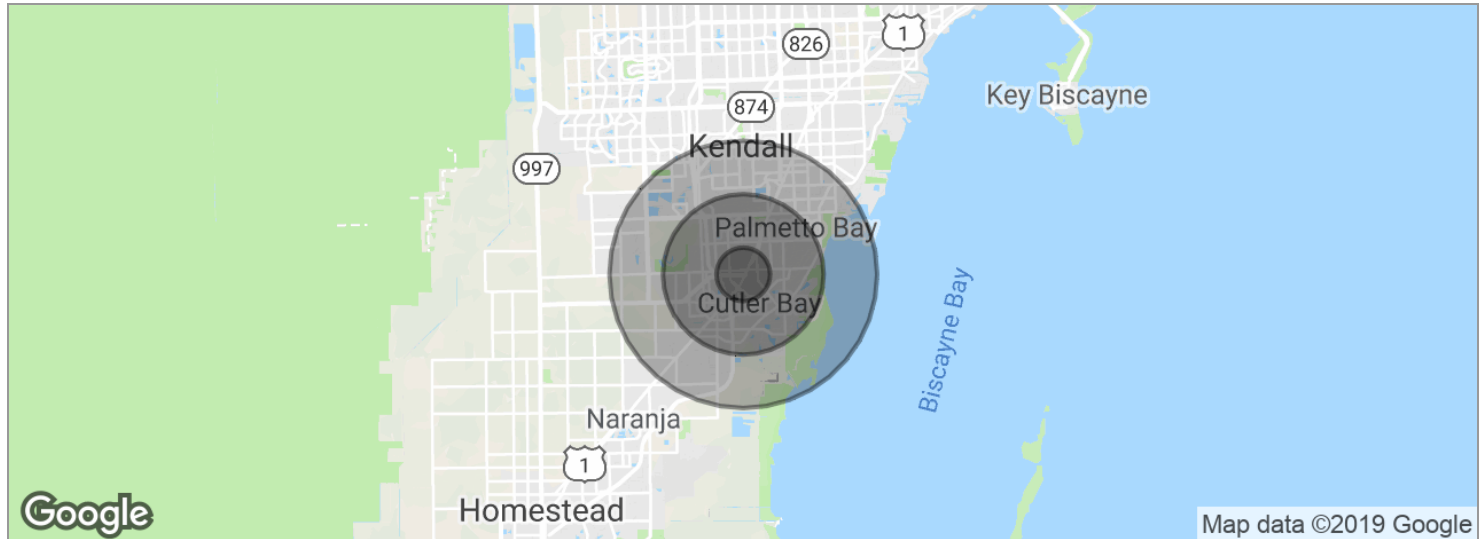
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,230	130,122	238,923
Median age	34.3	35.6	35.6
Median age (male)	31.1	34.2	33.9
Median age (Female)	37.6	36.2	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,605	39,522	72,191
# of persons per HH	3.1	3.3	3.3
Average HH income	\$53,674	\$67,382	\$77,667
Average house value	\$267,322	\$328,807	\$361,509

* Demographic data derived from 2010 US Census

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