



Prepared By: Victor Jaramillo
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OFFERING MEMORANDUM

COLLEGE PLAZA

RETAIL NEIGHBORHOOD CENTER
7841-7899 PINES BLVD, HOLLYWOOD FL 33024

College Plaza

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Site Plan
- Property Images

03 Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

04 Financial Analysis

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

05 Demographics

- Demographics
- Demographic Charts

06 Company Profile

- Advisor Profile

Offmarket property



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01 Executive Summary
Investment Summary
Location Summary

COLLEGE PLAZA

OFFERING SUMMARY

ADDRESS	7841-7899 Pines Blvd Hollywood FL 33024
COUNTY	Broward
SUBMARKET	Hollywood Submarket
BUILDING SF	104,031 SF
LAND ACRES	8.86
LAND SF	385,942 SF
YEAR BUILT	1976
YEAR RENOVATED	2005
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$26,000,000
PRICE PSF	\$249.93
OCCUPANCY	1.70 %
NOI (In-Place)	\$2,008,678
CAP RATE (IN-PLACE)	7.73 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	17,733	191,853	464,136
2023 Median HH Income	\$71,106	\$71,191	\$70,261
2023 Average HH Income	\$90,701	\$92,516	\$94,673

Prime Retail Investment Opportunity

- Unlock the potential of a prime retail investment opportunity in the heart of Pembroke Pines, Florida. Strategically positioned on Pines Boulevard, a major east-west thoroughfare, this property commands excellent visibility and accessibility, guaranteeing a consistent flow of potential customers.

The surrounding community boasts a diverse population with strong demographics, including a high average household income. This translates to significant consumer spending power, further amplified by the proximity to Broward College, with its 65,000 student population, providing a substantial additional customer base.

The strength of this location is undeniable, as evidenced by the nearby presence of national retailers such as Publix, Ross Dress for Less, Five Below, and Petland. Their success underscores the area's robust consumer demand and spending power, creating a prime environment for your retail vision.

Seize this exceptional opportunity to curate a dynamic tenant mix that complements the thriving retail landscape and caters to the everyday needs and desires of this affluent community. With continued residential and commercial development in the area, coupled with the property's well-maintained condition and ample parking, this investment promises not only immediate returns but also sustained long-term growth and value appreciation.

Strong Leasing Market

- The vacancy rate is low at 3.2%, indicating high tenant demand and low availability. Additionally, rents have been steadily increasing over the past year at 4.5% and are expected to keep growing. In this environment, landlords are in a strong position to negotiate favorable lease terms. They can expect to fill vacancies quickly and potentially raise rents further. This trend is likely to continue as long as the economy remains healthy and the demand for rental properties outpaces the supply.



Limited Competition

- There are no new constructions in the area, which means there won't be new retail spaces competing for the same tenants. This strengthens the bargaining power of the property owner, as they face less pressure to lower rents or offer concessions to attract tenants. Without new competition, existing retail spaces become more desirable, and landlords can be more selective in choosing tenants who are the best fit for their property and the surrounding community.
- This lack of new development not only benefits landlords but also creates a more stable environment for existing businesses, as they won't be faced with sudden shifts in the competitive landscape. The Hollywood retail submarket has witnessed active sales in the past year, with 40 transactions totaling \$68.5 million, indicating strong investor interest.
- This suggests a healthy market with good potential for leasing success. Furthermore, sales prices have averaged \$379 per square foot, exceeding the submarket average, which points to high tenant demand and potentially rising rents for the College Plaza.

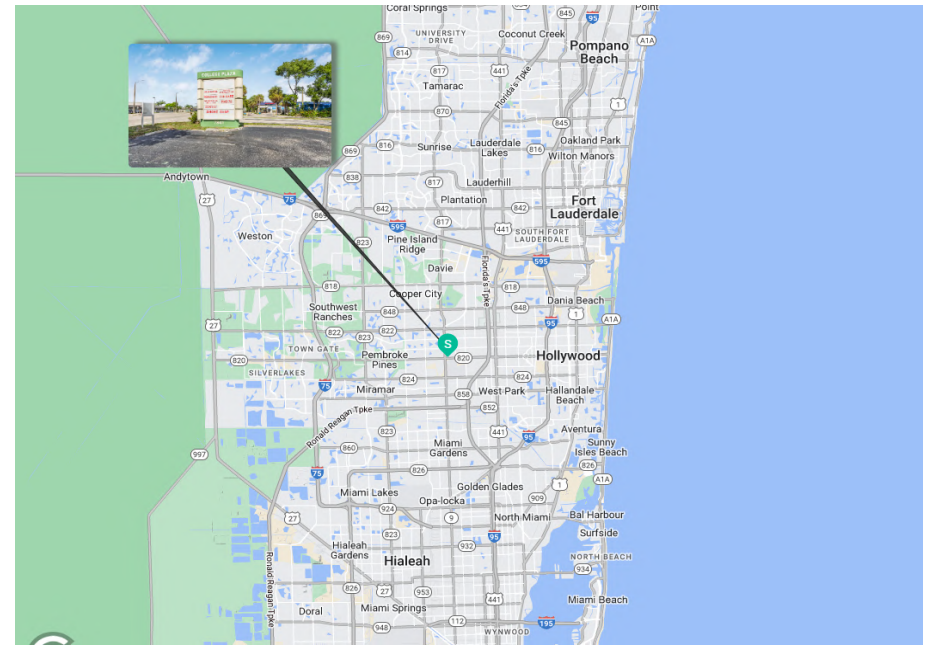
Favorable Market Conditions

- Compared to the Fort Lauderdale market, Hollywood has a lower vacancy rate and has experienced similar rent growth. This suggests a healthy retail market in Hollywood, with high demand for commercial space and a limited supply. The fact that Hollywood is outperforming its larger neighbor in terms of vacancy rates demonstrates the strength and attractiveness of the local market. This positive trend bodes well for property owners and businesses in Hollywood, as it signals a stable and potentially lucrative environment for retail investment and growth.



Neighborhood Needs:

- As a neighborhood shopping center, it's strategically positioned to serve the everyday needs of the surrounding residential population. This ensures a consistent customer base for the center's tenants, as local residents are likely to frequent the shops and services for their daily necessities. The convenience factor of having a shopping center within close proximity is a major draw for residents, further enhancing the appeal and value of the property for potential tenants. This built-in customer base, combined with the other favorable market conditions, makes the shopping center a promising investment opportunity.



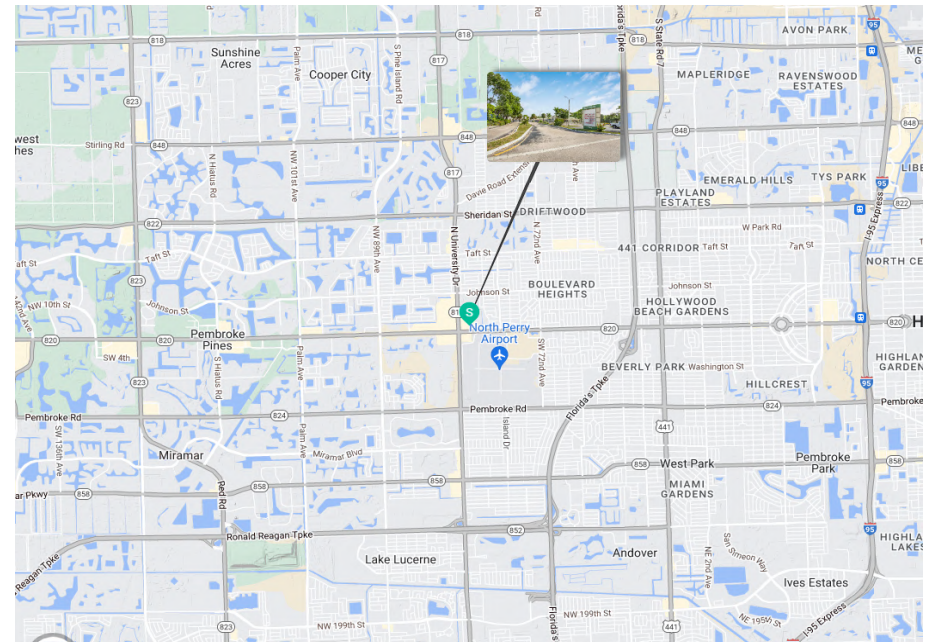
High-Traffic Corridor:

- Situated directly on Pines Blvd, a major road in Pembroke Pines, the plaza enjoys excellent visibility and captures customer traffic from a busy thoroughfare. With an estimated daily traffic count of over 100,000 vehicles, the plaza benefits from a constant flow of potential customers passing by. The high visibility, coupled with a 4.5-star rating on Google Maps, further strengthens the plaza's appeal and ensures a steady stream of foot traffic to the businesses within.

Potential for College Student Clientele:

- The plaza's name, "College Plaza," suggests proximity to a college or university. Broward College, located approximately 3.5 miles away with over 65,000 students, could be a source of additional foot traffic from students and faculty, depending on the plaza's offerings. Furthermore, the lack of retail options in the area, combined with the high traffic count and proximity to a major educational institution, makes this location a prime destination for major upside. As major grocery chains and other retailers increasingly seek to expand into underserved markets, the plaza stands out as a potentially lucrative investment opportunity. The combination of a built-in customer base, high visibility, and untapped potential could attract significant interest from national brands seeking to establish a presence in the area.

Locator Map



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02 Property Description

- Property Features
- Aerial Map
- Site Plan
- Property Images



PROPERTY FEATURES

NUMBER OF TENANTS	20
BUILDING SF	104,031
LAND SF	385,942
LAND ACRES	8.86
YEAR BUILT	1976
YEAR RENOVATED	2005
ZONING TYPE	B-3
BUILDING CLASS	B
WALK SCORE®	Very Walkable (77)
BLDG FAR	0.27
NUMBER OF STORIES	1
TYPE	Neighborhood Center
NUMBER OF PARKING SPACES	450
PARKING RATIO	4.88/1,000 SF
TENANCY	Multi
STREET FRONTAGE	980' on Pines Blvd
CORNER LOCATION	University Drive
TRAFFIC COUNTS	113500
NUMBER OF INGRESSES/EGRESSES	2

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Masonry
PARKING SURFACE	Ashalt
ROOF	Flat



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SUBJECT PROPERTY



CBI
REAL ESTATE

7841-7899 PINES BLVD
PEMBROKE PINES, FL



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SUITE	TENANT	SF
7841	Hook & Reel Seafood Rest.	6,000
7845	Amazing Smoke Shop	2,651
7849	H & N Ogi Corp.	2,966
7853	FL Salty & Sweet, Inc.	1,360
7855	Cakes & Sweets, Inc.	1,640
7857	Oasis of Pembroke Pines	1,200
7861	Salgra Dental Group	2,000
7863	Lucky Dollar Plus, Inc.	2,775
7867	C. Chaing (Optician)	1,165
7869	Sunscript LLC	1,236
7875	VACANT	1,343
7881	New Life Assembly	10,594
7889-7893	IEC US Holdings, Inc.	35,984
7909-7919		
7891-A	Bayit Furniture, Inc.	15,000
7899	Super Stylist Salon, LLC	1,350
7969	The Prestige Car Wash, LLC	2,400
OFFICE SUITES		
101	Hope's Star Group, LLC	212
102	All-Embracing Services Corp.	236
103	Management Off. & Halls	963
104	Ke Pro Service Inc.	236
105	VACANT	190
106	Slim Down Body Wrap, LLC	212
107	Boyard Management Storage	190

817

N UNIVERSITY DR

PINES BLVD

820

820



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03

Sale Comps

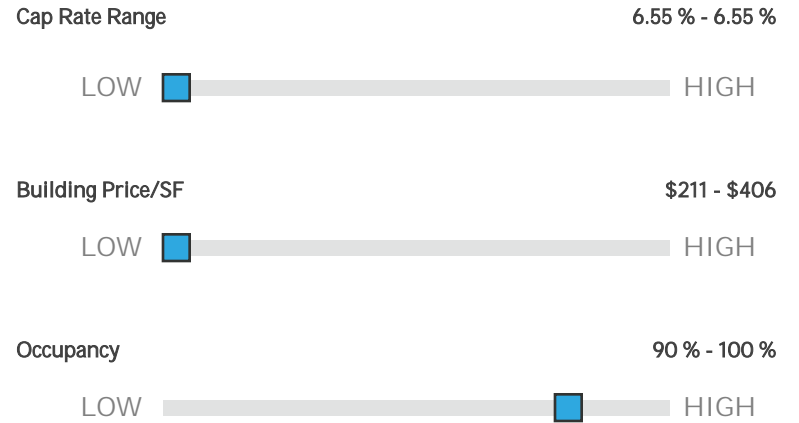
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COLLEGE PLAZA

1

Shops at Sunset Lakes
18401-18461 Miramar Pky
Miramar, FL 33029

BUILDING SF	70,274
LAND SF	364,597
LAND ACRES	8.37
SALE PRICE	\$14,800,000
PRICE PSF	\$210.60
CAP RATE	6.55 %
OCCUPANCY	98 %
CLOSING DATE	3/27/2023
DISTANCE	11.2 miles



2

6900 W State Road 84
Davie, FL 33317

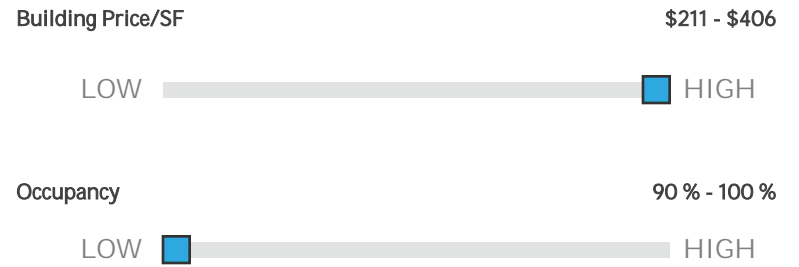
BUILDING SF	110,204
LAND SF	516,711
LAND ACRES	11.86
SALE PRICE	\$24,500,000
PRICE PSF	\$222.31
OCCUPANCY	100 %
CLOSING DATE	7/1/2024
DISTANCE	6.9 miles



Monarch Town Center

12503-12681 Miramar Pky
Miramar, FL 33027

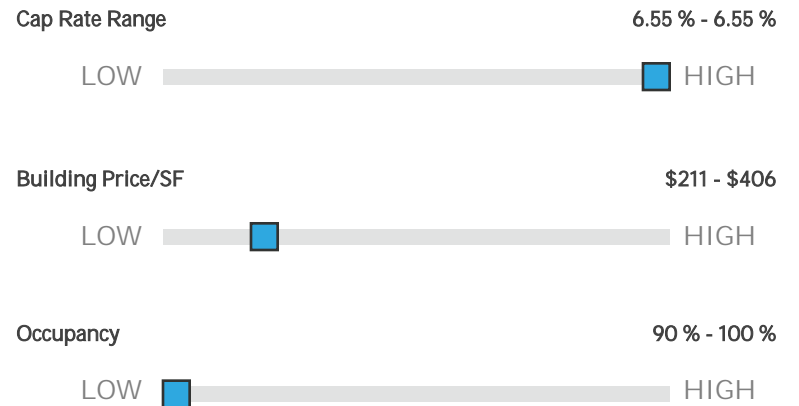
BUILDING SF	151,700
LAND SF	984,020
LAND ACRES	22.59
SALE PRICE	\$61,540,000
PRICE PSF	\$405.67
OCCUPANCY	90 %
CLOSING DATE	10/28/2022
DISTANCE	7.0 miles




College Plaza

7841-7899 Pines Blvd
Hollywood, FL 33024

BUILDING SF	104,031
LAND SF	385,942
LAND ACRES	8.86
YEAR BUILT	1976
ASKING PRICE	\$26,000,000
PRICE PSF	\$249.93
CAP RATE	7.73 %
OCCUPANCY	2 %



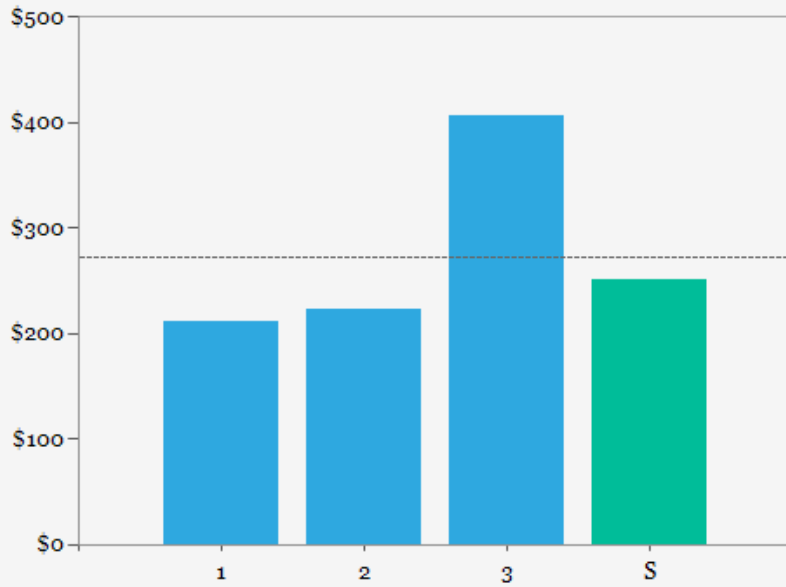
	PROPERTY	BLDG SF	SALE PRICE	PSF	CAP RATE	BUILT	CLOSE DATE	DISTANCE (mi)
1	Shops at Sunset Lakes 18401-18461 Miramar Pky Miramar, FL 33029	70,274	\$14,800,000	\$210.60	6.55 %		3/27/2023	11.20
2	6900 W State Road 84 Davie, FL 33317	110,204	\$24,500,000	\$222.31			7/1/2024	6.90
3	Monarch Town Center 12503-12681 Miramar Pky Miramar, FL 33027	151,700	\$61,540,000	\$405.67			10/28/2022	7.00
AVERAGES		110,726	\$33,613,333	\$279.53	6.55 %			
S	 College Plaza 7841-7899 Pines Blvd Hollywood, FL 33024	104,031	\$26,000,000	\$249.93	7.73 %	1976		



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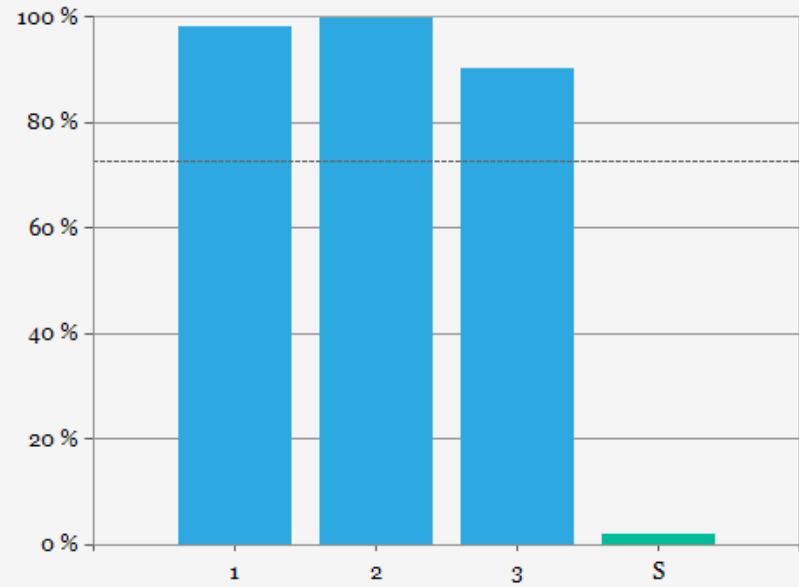
Price/SF

Average: \$272.13



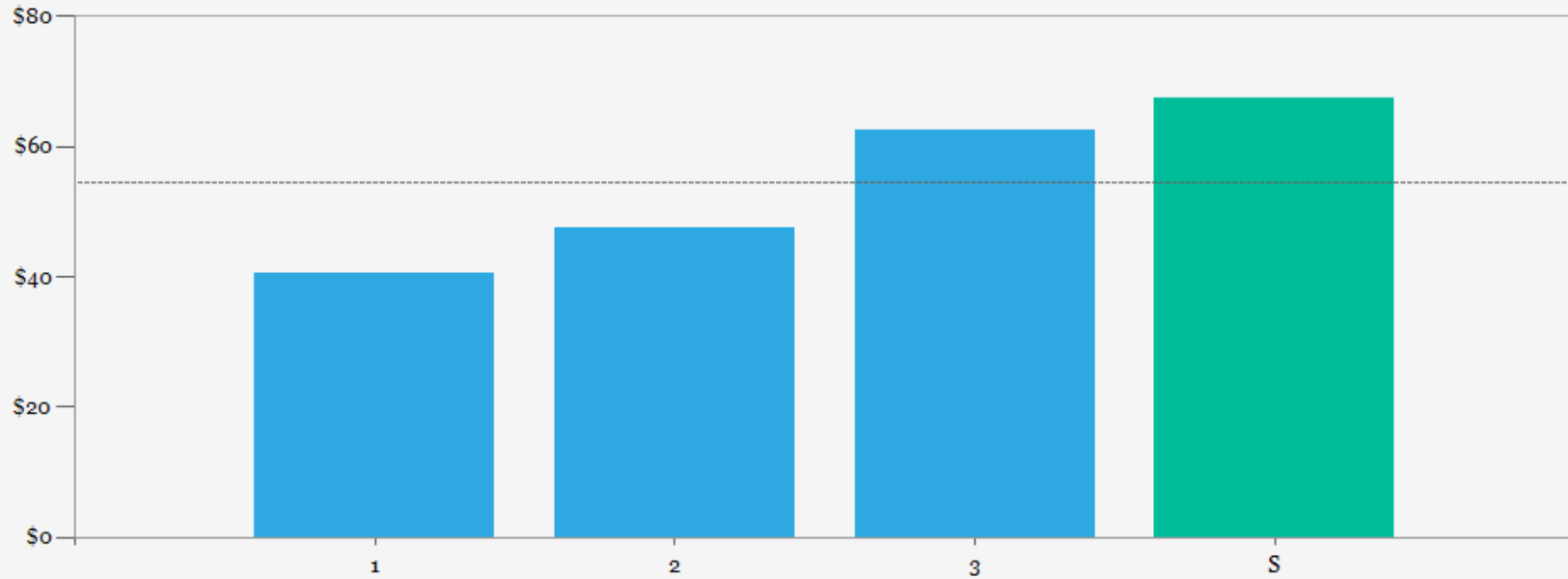
Occupancy

Average: 72.50 %

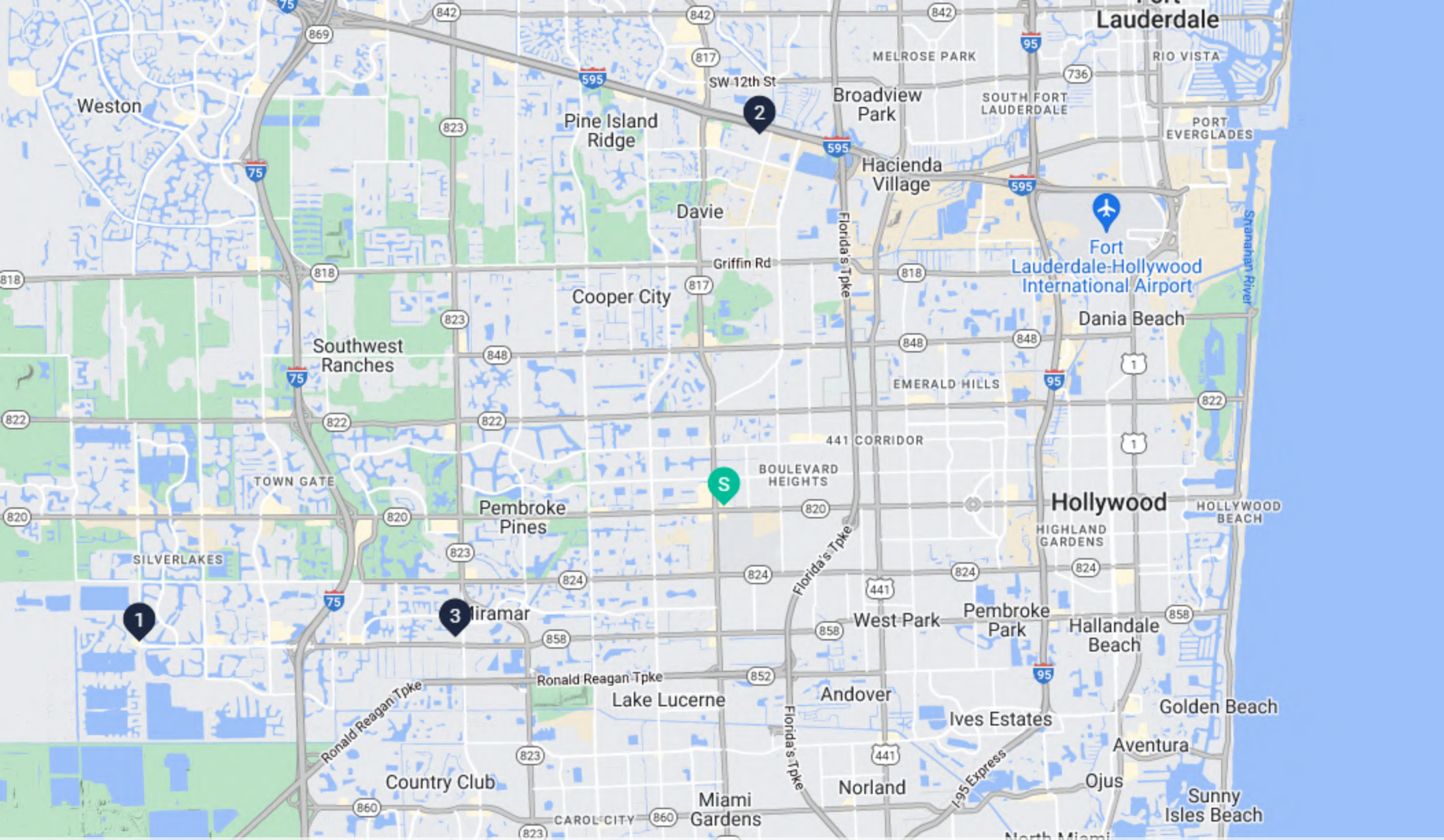


Land PSF

Average: \$54.48



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#	Property Name	Address	City
S	College Plaza	7841-7899 Pines Blvd	Hollywood
1	Shops at Sunset Lakes	18401-18461 Miramar Pky	Miramar
2	Monarch Town Center	6900 W State Road 84	Davie
3	Monarch Town Center	12503-12681 Miramar Pky	Miramar



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04

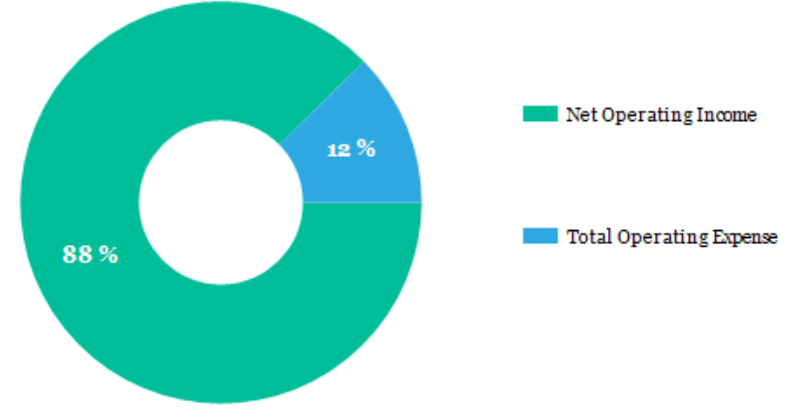
Financial Analysis

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REVENUE ALLOCATION
IN-PLACE

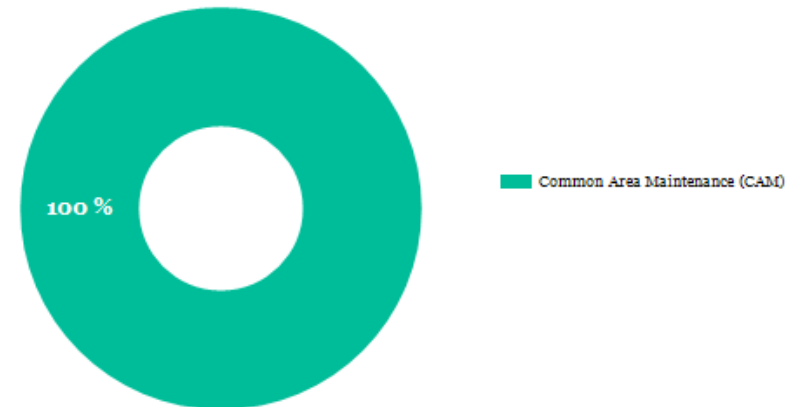
INCOME	IN-PLACE
Gross Annualized Rent	\$2,167,188
Retail Sales Percent Revenue	\$124,788
Occupancy *	1.70 %
Effective Gross Income	\$2,291,976
Less Expenses	\$283,298
Net Operating Income	\$2,008,678

* vacancy amount factored into gross revenue



EXPENSES	IN-PLACE
Common Area Maintenance (CAM)	\$283,298
Total Operating Expense	\$283,298
Expense / SF	\$2.72
% of EGI	12.36 %

DISTRIBUTION OF EXPENSES
IN-PLACE



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GLOBAL

Price	\$26,000,000
Analysis Period	10 year(s)
Consumer Price Index	3.25 %
Millage Rate (not a growth rate)	1.05000 %
Exit Cap Rate	6.25 %

INCOME - Growth Rates

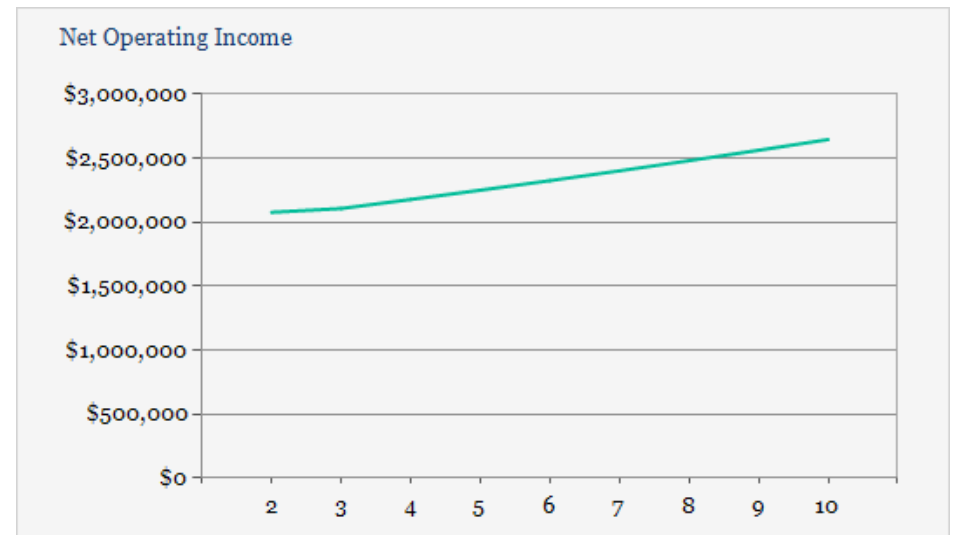
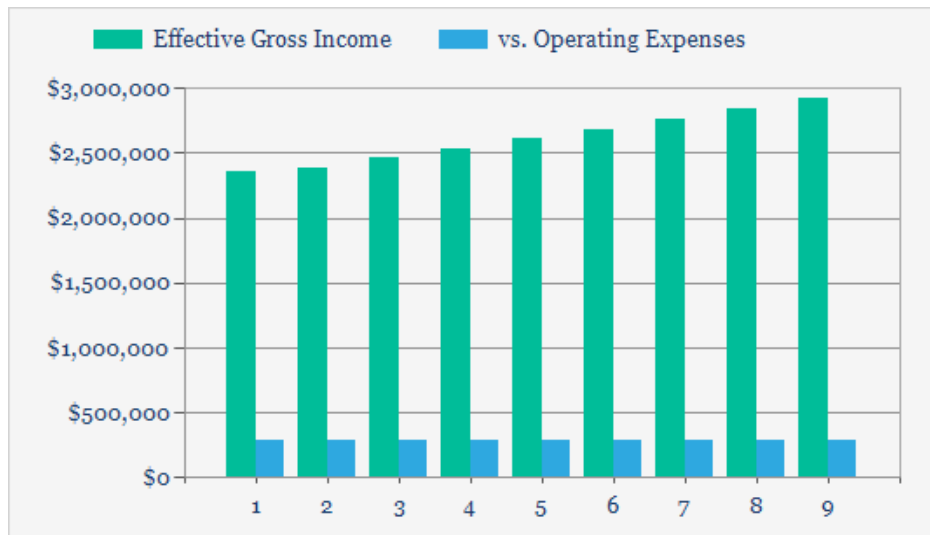
Gross Annualized Rent	3.00 %
Retail Sales Percent Revenue	1.95 %



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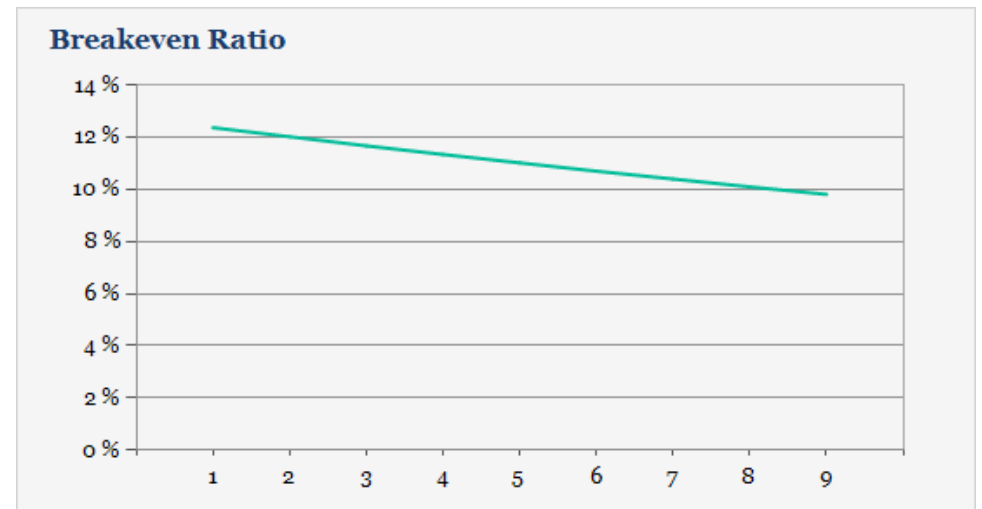
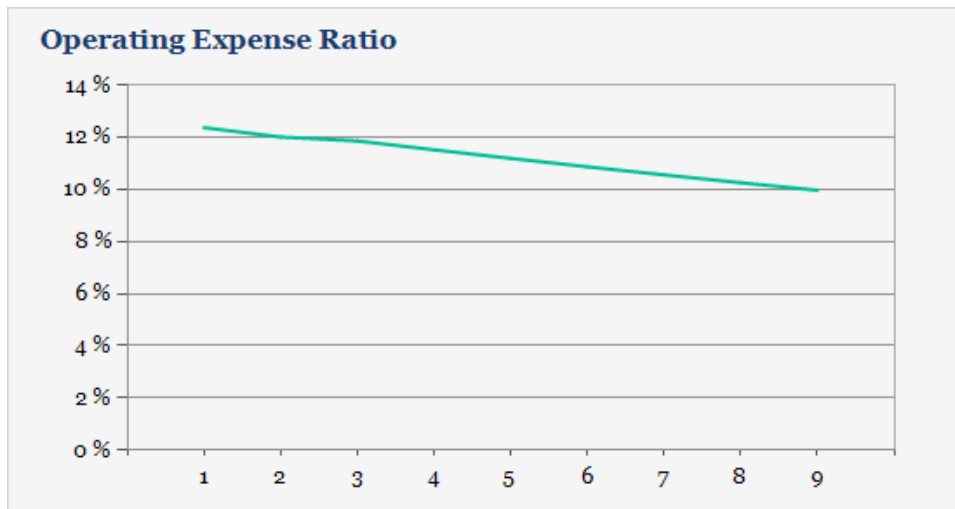
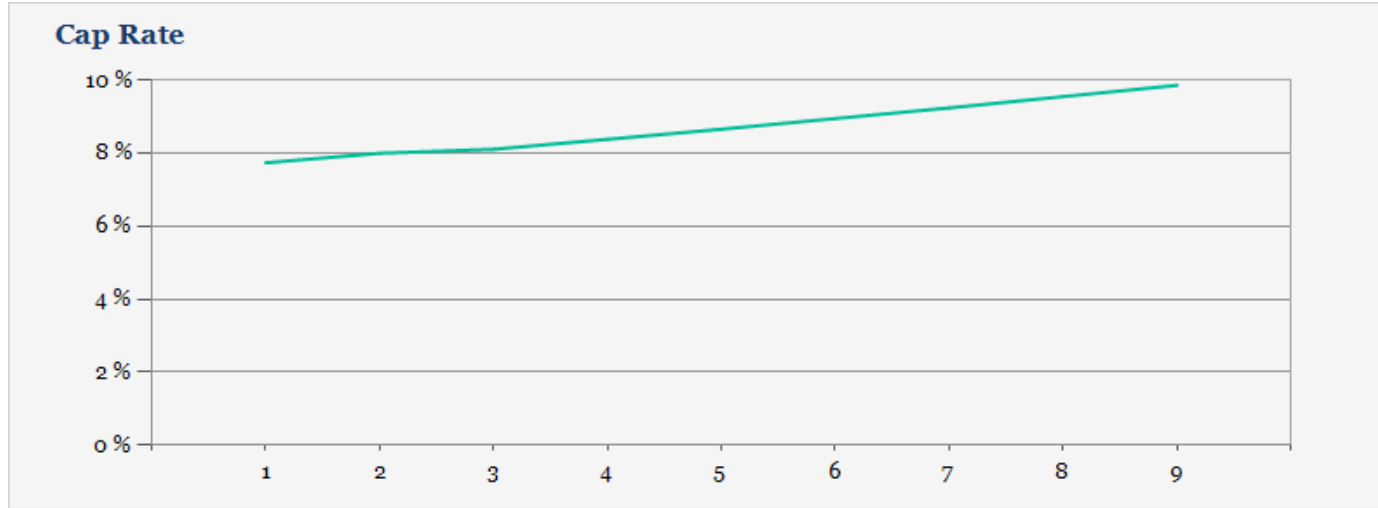
Calendar Year	In-Place	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Annualized Rent	\$2,167,188	\$2,232,204	\$2,299,170	\$2,368,145	\$2,439,189	\$2,512,365	\$2,587,736	\$2,665,368	\$2,745,329	\$2,827,689
Retail Sales Percent Revenue	\$124,788	\$127,221	\$129,702	\$132,231	\$134,810	\$137,439	\$140,119	\$142,851	\$145,637	\$148,477
Occupancy*	1.70 %	0.00%	98.30 %	98.30 %	98.30 %	98.30 %	98.30 %	98.30 %	98.30 %	98.30 %
Effective Gross Income	\$2,291,976	\$2,359,425	\$2,389,786	\$2,460,118	\$2,532,533	\$2,607,093	\$2,683,863	\$2,762,908	\$2,844,295	\$2,928,095
Operating Expenses										
Common Area Maintenance (CAM)	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298
Total Operating Expense	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298	\$283,298
Net Operating Income	\$2,008,678	\$2,076,127	\$2,106,488	\$2,176,820	\$2,249,235	\$2,323,795	\$2,400,565	\$2,479,610	\$2,560,997	\$2,644,797

* vacancy amount factored into gross revenue



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Calendar Year	In-Place	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	7.73 %	7.99 %	8.10 %	8.37 %	8.65 %	8.94 %	9.23 %	9.54 %	9.85 %	10.17 %
Operating Expense Ratio	12.36 %	12.00 %	11.85 %	11.51 %	11.18 %	10.86 %	10.55 %	10.25 %	9.96 %	9.67 %
Breakeven Ratio	12.36 %	12.01 %	11.66 %	11.33 %	11.01 %	10.69 %	10.39 %	10.09 %	9.80 %	9.52 %
Price / SF	\$249.93	\$249.93	\$249.93	\$249.93	\$249.93	\$249.93	\$249.93	\$249.93	\$249.93	\$249.93
Income / SF	\$22.03	\$22.68	\$22.97	\$23.64	\$24.34	\$25.06	\$25.79	\$26.55	\$27.34	\$28.14
Expense / SF	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72



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5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	UNLEVERED IRR
5.25 %	\$42,842,569	\$412	17.28 %
5.50 %	\$40,895,179	\$393	16.37 %
5.75 %	\$39,117,128	\$376	15.51 %
6.00 %	\$37,487,248	\$360	14.70 %
6.25 %	\$35,987,758	\$346	13.93 %
6.50 %	\$34,603,613	\$333	13.20 %
6.75 %	\$33,321,998	\$320	12.50 %
7.00 %	\$32,131,927	\$309	11.84 %
7.25 %	\$31,023,929	\$298	11.21 %

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	UNLEVERED IRR
5.25 %	\$50,377,079	\$484	13.54 %
5.50 %	\$48,087,212	\$462	13.16 %
5.75 %	\$45,996,463	\$442	12.81 %
6.00 %	\$44,079,944	\$424	12.47 %
6.25 %	\$42,316,746	\$407	12.16 %
6.50 %	\$40,689,179	\$391	11.85 %
6.75 %	\$39,182,172	\$377	11.57 %
7.00 %	\$37,782,809	\$363	11.29 %
7.25 %	\$36,479,954	\$351	11.03 %





05

Demographics

Demographics

Demographic Charts

COLLEGE PLAZA

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,448	156,368	373,132
2010 Population	16,175	169,721	402,780
2023 Population	17,733	191,853	464,136
2028 Population	17,402	190,281	464,226
2023 African American	3,898	66,195	154,218
2023 American Indian	66	1,646	2,543
2023 Asian	873	7,606	18,056
2023 Hispanic	9,361	84,326	193,654
2023 Other Race	2,476	23,620	49,214
2023 White	5,182	46,223	128,543
2023 Multiracial	5,224	46,474	111,355
2023-2028: Population: Growth Rate	-1.90 %	-0.80 %	0.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	595	5,214	13,760
\$15,000-\$24,999	299	3,229	10,171
\$25,000-\$34,999	289	3,650	10,425
\$35,000-\$49,999	988	8,898	22,658
\$50,000-\$74,999	1,077	13,448	29,740
\$75,000-\$99,999	1,264	10,772	25,275
\$100,000-\$149,999	882	10,745	26,365
\$150,000-\$199,999	416	5,752	14,343
\$200,000 or greater	439	4,224	12,440
Median HH Income	\$71,106	\$71,191	\$70,261
Average HH Income	\$90,701	\$92,516	\$94,673

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,114	58,084	145,145
2010 Total Households	5,800	58,271	143,182
2023 Total Households	6,248	65,934	165,178
2028 Total Households	6,162	65,801	166,633
2023 Average Household Size	2.76	2.89	2.79
2000 Owner Occupied Housing	3,232	40,162	99,147
2000 Renter Occupied Housing	1,617	14,609	35,622
2023 Owner Occupied Housing	3,571	41,588	102,467
2023 Renter Occupied Housing	2,677	24,346	62,711
2023 Vacant Housing	235	2,938	9,252
2023 Total Housing	6,483	68,872	174,430
2028 Owner Occupied Housing	3,651	43,119	106,666
2028 Renter Occupied Housing	2,511	22,683	59,967
2028 Vacant Housing	331	3,795	10,519
2028 Total Housing	6,493	69,596	177,152
2023-2028: Households: Growth Rate	-1.40 %	-0.20 %	0.90 %



Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,286	13,609	32,859
2023 Population Age 35-39	1,228	13,704	32,530
2023 Population Age 40-44	1,284	13,721	32,539
2023 Population Age 45-49	1,147	12,523	29,865
2023 Population Age 50-54	1,244	13,029	31,171
2023 Population Age 55-59	1,242	12,461	29,857
2023 Population Age 60-64	1,283	12,660	30,056
2023 Population Age 65-69	925	10,196	25,266
2023 Population Age 70-74	739	7,681	19,948
2023 Population Age 75-79	529	5,518	14,905
2023 Population Age 80-84	332	3,449	9,547
2023 Population Age 85+	360	3,346	9,571
2023 Population Age 18+	14,372	151,896	369,412
2023 Median Age	41	40	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,146	\$65,072	\$68,460
Average Household Income 25-34	\$87,235	\$85,953	\$89,817
Median Household Income 35-44	\$85,854	\$86,010	\$87,345
Average Household Income 35-44	\$109,947	\$109,282	\$112,824
Median Household Income 45-54	\$84,030	\$85,910	\$88,131
Average Household Income 45-54	\$105,963	\$107,944	\$114,010
Median Household Income 55-64	\$77,928	\$77,452	\$76,782
Average Household Income 55-64	\$99,872	\$97,913	\$100,837
Median Household Income 65-74	\$49,609	\$56,118	\$54,196
Average Household Income 65-74	\$66,760	\$75,207	\$77,789
Average Household Income 75+	\$51,031	\$55,382	\$55,377

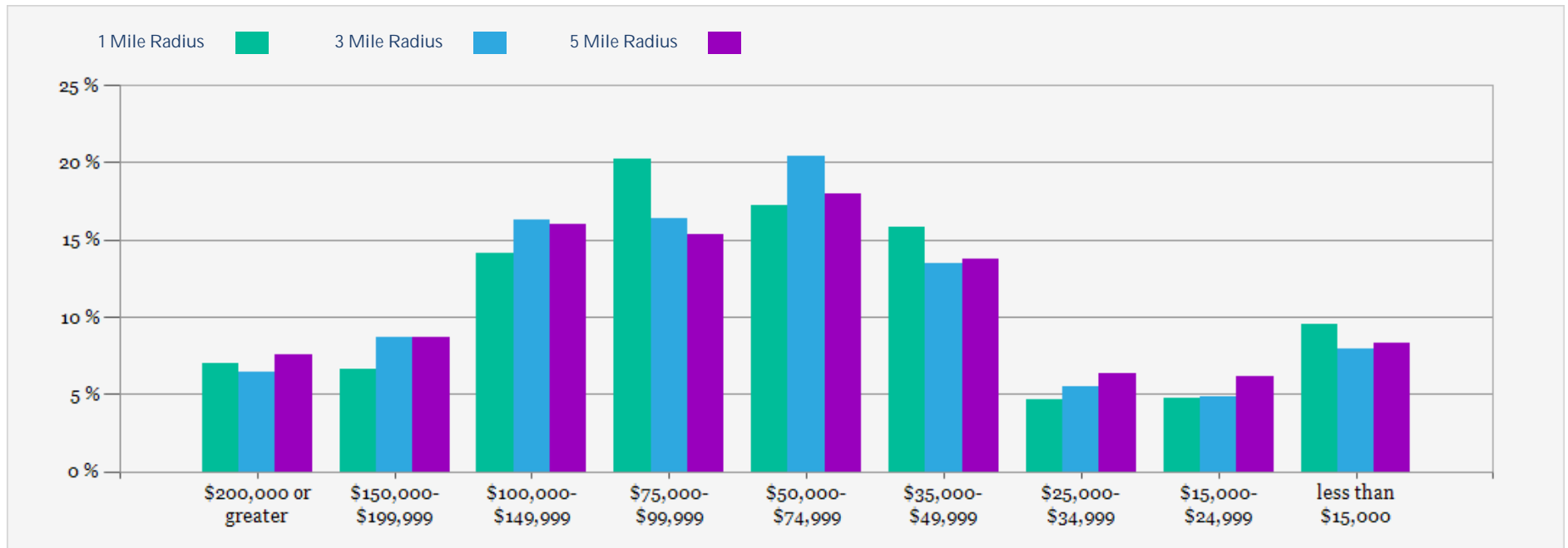
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,163	12,946	31,007
2028 Population Age 35-39	1,249	13,513	32,391
2028 Population Age 40-44	1,170	13,194	31,776
2028 Population Age 45-49	1,204	13,123	31,368
2028 Population Age 50-54	1,083	11,738	28,408
2028 Population Age 55-59	1,160	12,061	29,168
2028 Population Age 60-64	1,131	11,506	27,945
2028 Population Age 65-69	1,106	11,240	27,590
2028 Population Age 70-74	825	9,108	23,087
2028 Population Age 75-79	634	6,549	17,577
2028 Population Age 80-84	424	4,342	12,090
2028 Population Age 85+	391	3,697	10,779
2028 Population Age 18+	14,311	153,204	374,954
2028 Median Age	42	41	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,455	\$79,226	\$83,043
Average Household Income 25-34	\$107,729	\$104,824	\$109,686
Median Household Income 35-44	\$96,992	\$102,059	\$102,728
Average Household Income 35-44	\$130,833	\$128,425	\$132,004
Median Household Income 45-54	\$95,631	\$103,472	\$104,820
Average Household Income 45-54	\$126,822	\$128,814	\$134,852
Median Household Income 55-64	\$90,085	\$92,167	\$92,901
Average Household Income 55-64	\$122,976	\$119,050	\$122,566
Median Household Income 65-74	\$62,393	\$68,876	\$68,727
Average Household Income 65-74	\$85,702	\$94,163	\$97,518
Average Household Income 75+	\$67,034	\$72,240	\$72,247

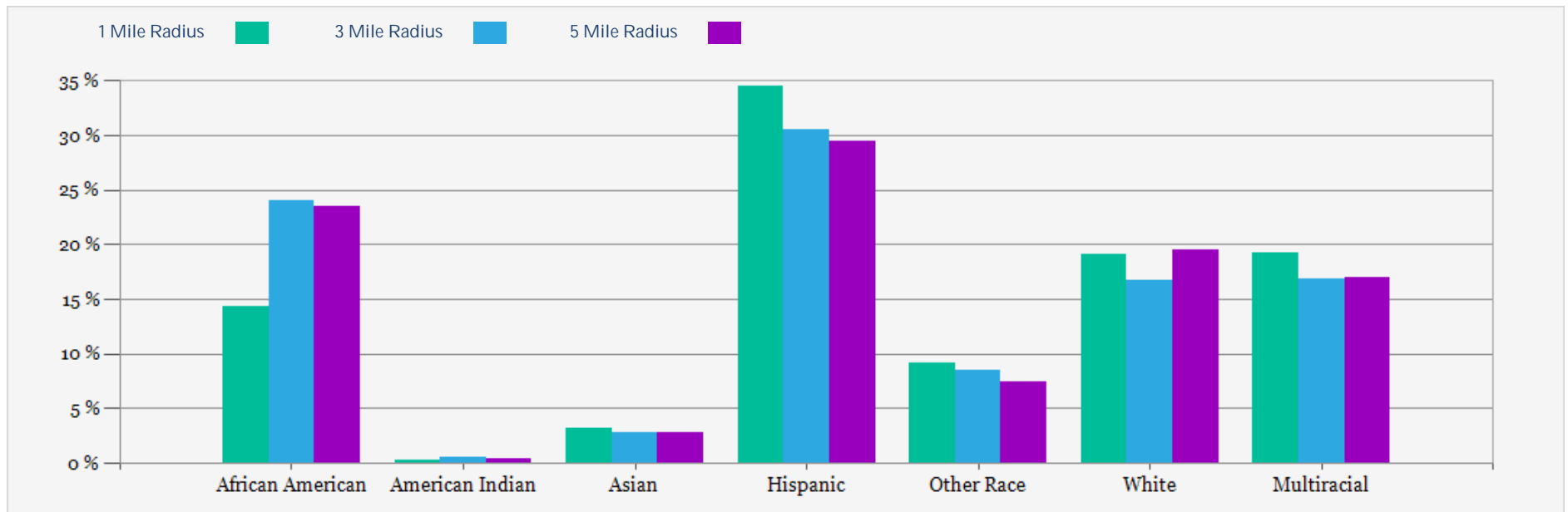


Victor Jaramillo
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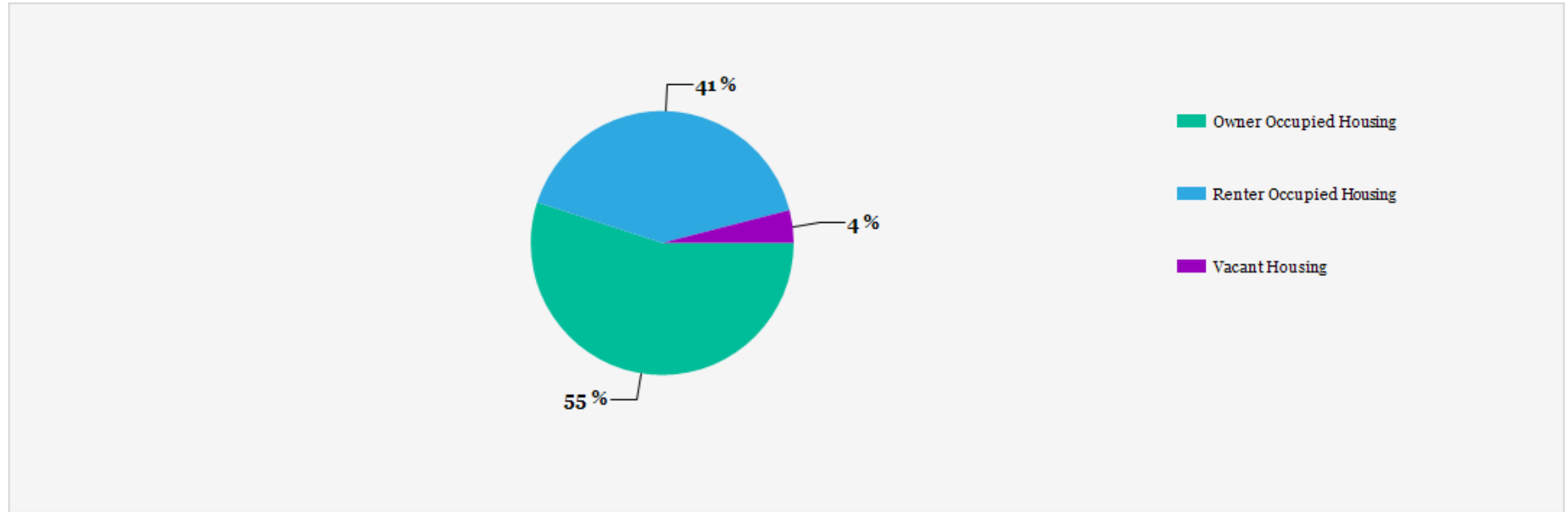
2023 Household Income



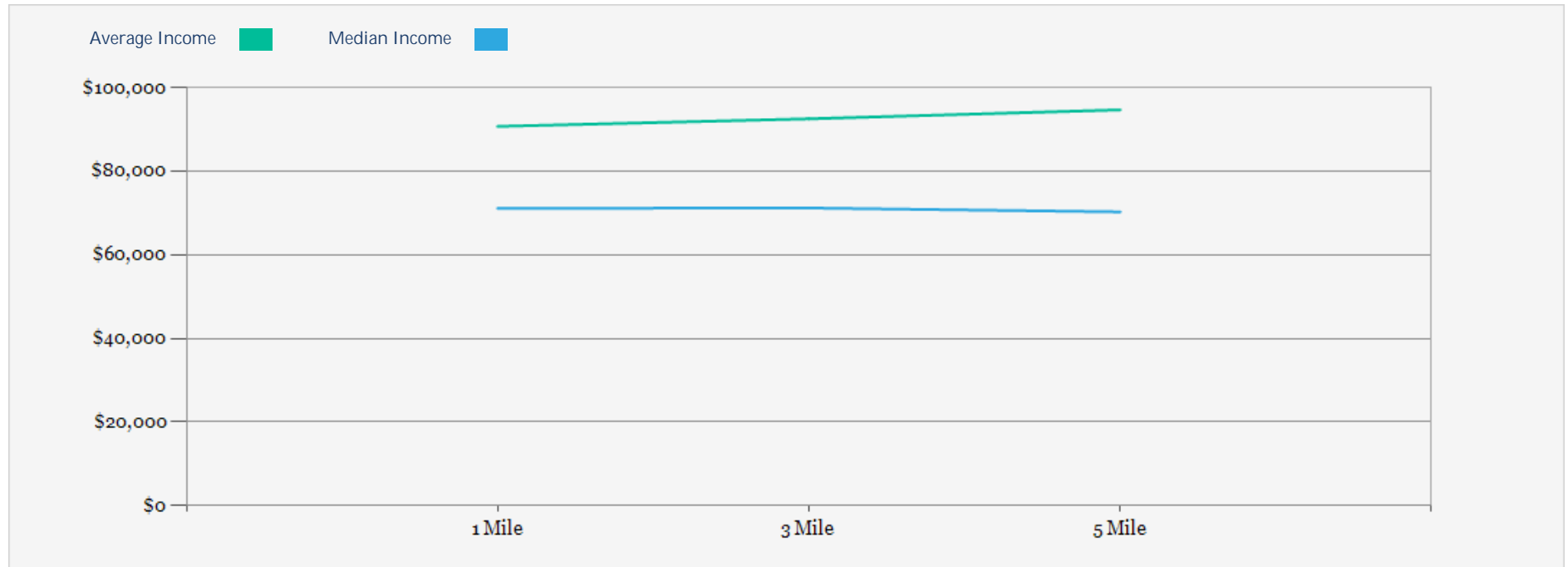
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





06 Company Profile
 Advisor Profile

COLLEGE PLAZA





Victor Jaramillo
Commercial Real Estate Broker

Victor, a seasoned and accomplished commercial real estate expert, leads CBI Real Estate, a premier full-service firm in Florida. His discerning eye for opportunity, nimble and agile approach, and in-depth understanding of market intricacies have consistently delivered superior results for his clientele, culminating in over \$1.1 billion in CRE offers. Victor's ability to navigate the complexities of the South Florida market is unparalleled, consistently identifying optimal solutions for clients seeking to acquire or lease industrial properties.

With a proven track record of success, Victor has cultivated an extensive network of industry relationships and represents billion-dollar CRE institutions, closing numerous deals with them. His strategic insights, combined with a meticulous approach to detail, have solidified his reputation as a trusted advisor and a driving force in the South Florida commercial real estate landscape.

Victor's mastery of the market extends beyond transactions, as he possesses an innate ability to anticipate trends and forecast future developments. His forward-thinking approach and unwavering commitment to excellence have positioned CBI Real Estate as a sought-after partner for businesses seeking to thrive in the dynamic South Florida market.



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 CBI Real Estate and it should not be made available to any other person or entity without the written consent of CBI Real Estate.

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 CBI Real Estate. 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. CBI Real Estate 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, CBI Real Estate has not verified, and will not verify, any of the information contained herein, nor has CBI Real Estate 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.

Offmarket property



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