

16355 NW 27 AVE

16355 NW 27 AVE | Miami Gardens, FL
OFFERING MEMORANDUM



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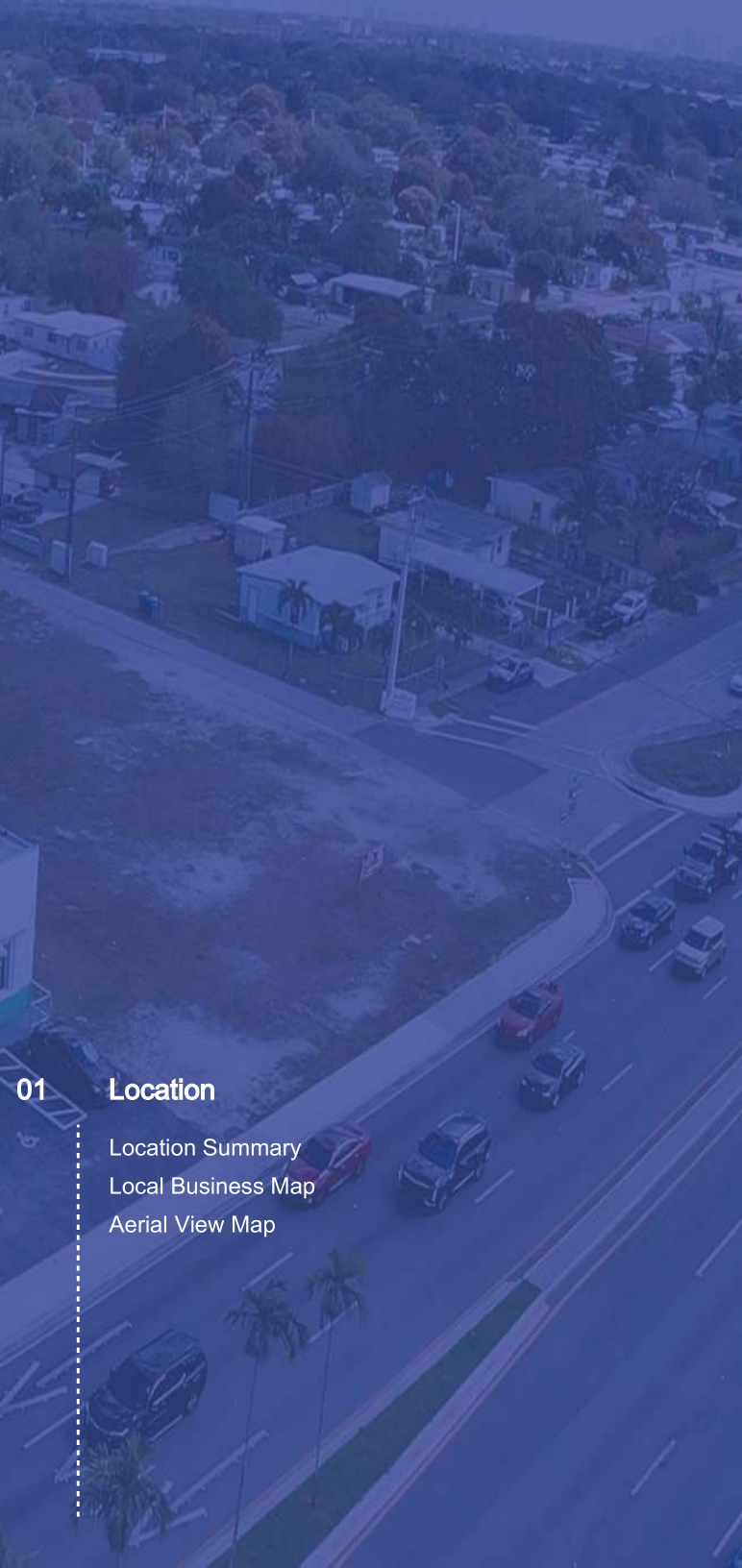


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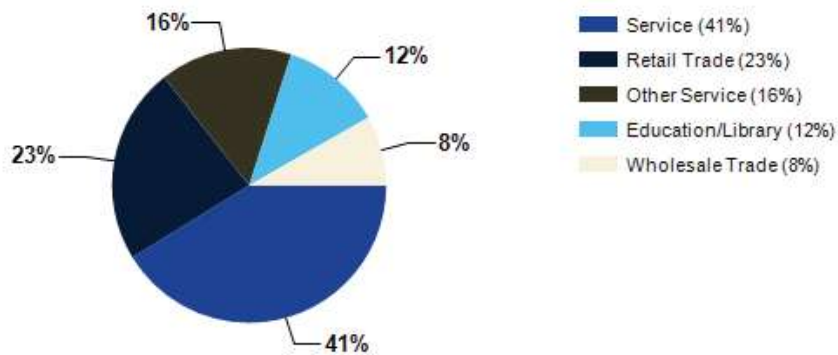


01 Location

- Location Summary
- Local Business Map
- Aerial View Map

- Miami Gardens is a diverse and vibrant city located in Miami-Dade County, Florida, known for its strong sense of community and cultural events such as the Miami Gardens Jazz in the Gardens music festival.
- The property is situated in a strategic location within close proximity to major transportation routes, including Interstate 95 and the Florida Turnpike, providing convenient access to key areas within the Miami metropolitan area.
- Nearby amenities include the Hard Rock Stadium, home to the Miami Dolphins and host of major events such as the Super Bowl and college football championships, offering potential business opportunities and attracting large crowds to the area.
- The surrounding area features a mix of residential neighborhoods, schools, and commercial establishments, creating a diverse and dynamic environment that can cater to a wide range of potential customers or tenants.
- Miami Gardens is a growing city with ongoing development projects and initiatives aimed at enhancing infrastructure and economic opportunities, showcasing potential for future growth and investment in the area.

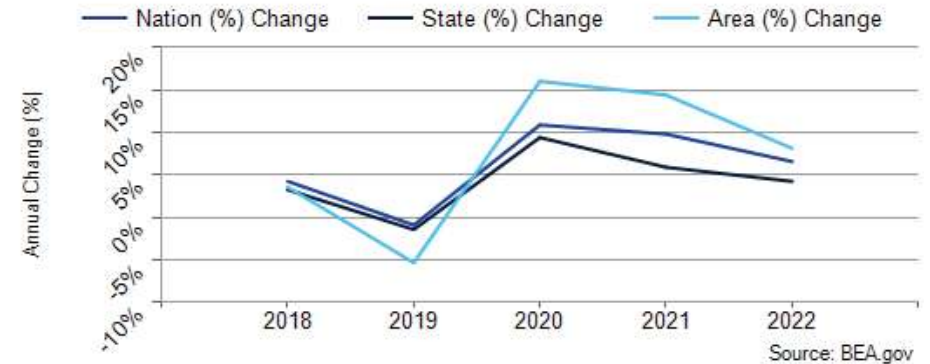
Major Industries by Employee Count

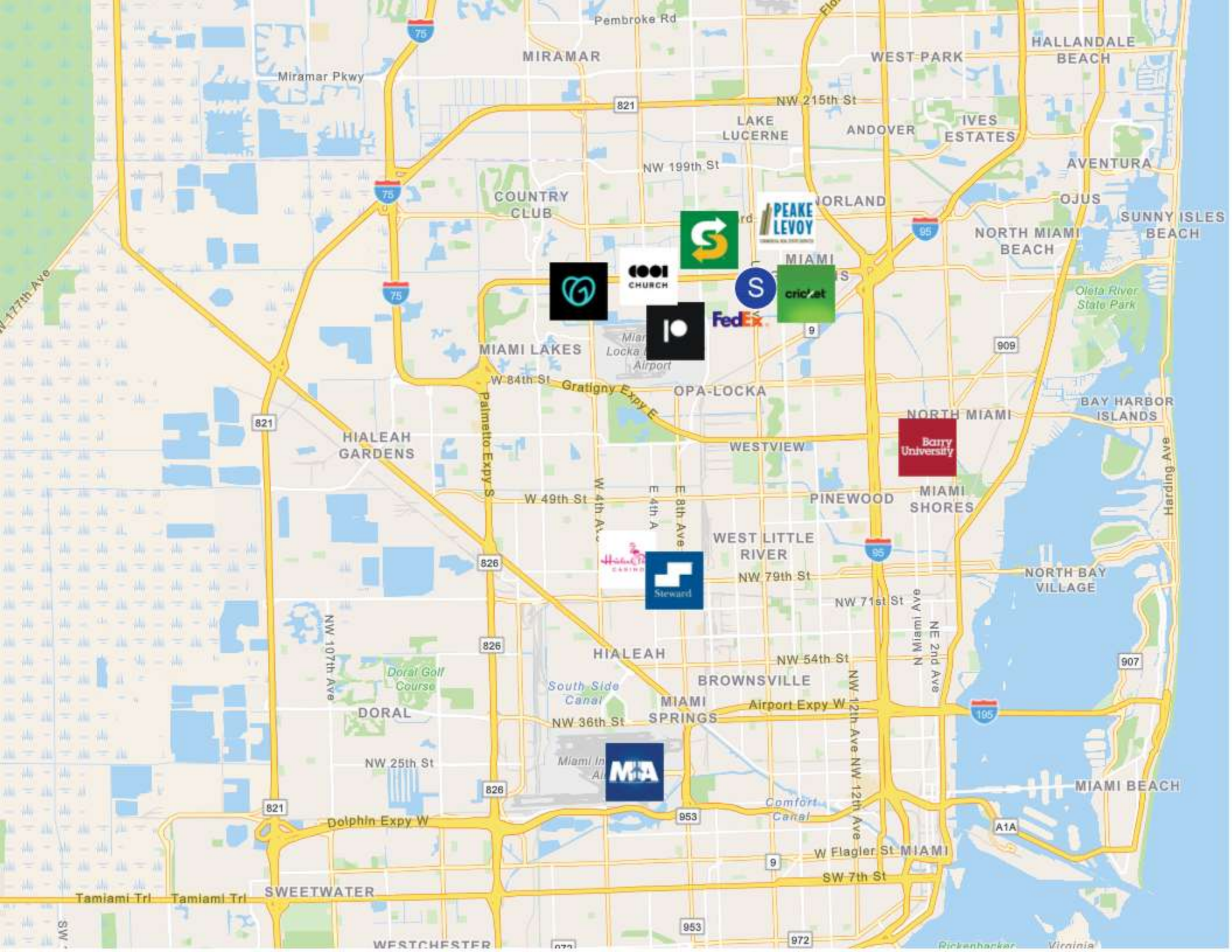


Largest Employers

Precision Response Corporation	2,800
Pro Player Stadium (now Hard Rock Stadium)	950
Lehman Buick, Isuzu, Mitsubishi, Toyota	350
Brandsmart USA	250
Publix Super Markets	240
Home Depot	236
Winn-Dixie Stores	185
Walgreens	112

Miami-Dade County GDP Trend





MIRAMAR

WEST PARK

HALLANDALE BEACH

LAKE LUCERNE

ANDOVER

IVES ESTATES

AVENTURA

SUNNY ISLES BEACH

NORTH MIAMI BEACH

COUNTRY CLUB

NORLAND

OJUS

NW 199th St

NW 215th St

Miramar Pkwy

821

75

95



9

MIAMI LAKES

Miami Lockport Airport

OPA-LOCKA

NORTH MIAMI

BAY HARBOR ISLANDS

HIALEAH GARDENS



MIAMI SHORES

W 84th St

Gratigny Expy E

WESTVIEW

W 49th St

W 4th Ave

E 4th Ave

E 8th Ave

PINEWOOD

MIAMI BEACH

826

W 49th St

WEST LITTLE RIVER

NW 79th St

NW 71st St

NORTH BAY VILLAGE

NW 107th Ave

826

HIALEAH

BROWNSVILLE

NW 54th St

N Miami Ave

NE 2nd Ave

907

Doral Golf Course

DORAL

South Side Canal

MIAMI SPRINGS

Airport Expy W

NW 36th St



MIAMI SPRINGS

NW 12th Ave

NW 12th Ave

195

MIAMI BEACH

821

Dolphin Expy W

828

953

9

W Flagler St MIAMI

SW 7th St

A1A

Tamiami Trl

SWEETWATER

WESTCHESTER

972

972

Rickenbacker

Virginia





02 **Property Description**
Property Features

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	8,000
LAND SF	24,787
LAND ACRES	0.56
YEAR BUILT	1961
YEAR RENOVATED	2004
# OF PARCELS	1
ZONING TYPE	NC
BUILDING CLASS	C
LOCATION CLASS	Urban
SUPER FLAT FLOORS	No
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
PARKING RATIO	1.33/1000 SF
RAIL SPOTS / RAIL LINES	No
CEILING HEIGHT	20
GRADE LEVEL DOORS	4
CROSS DOCK	None
FENCED YARD	No

MECHANICAL

HVAC	yes front unit
ELECTRICAL / POWER	3-Phase

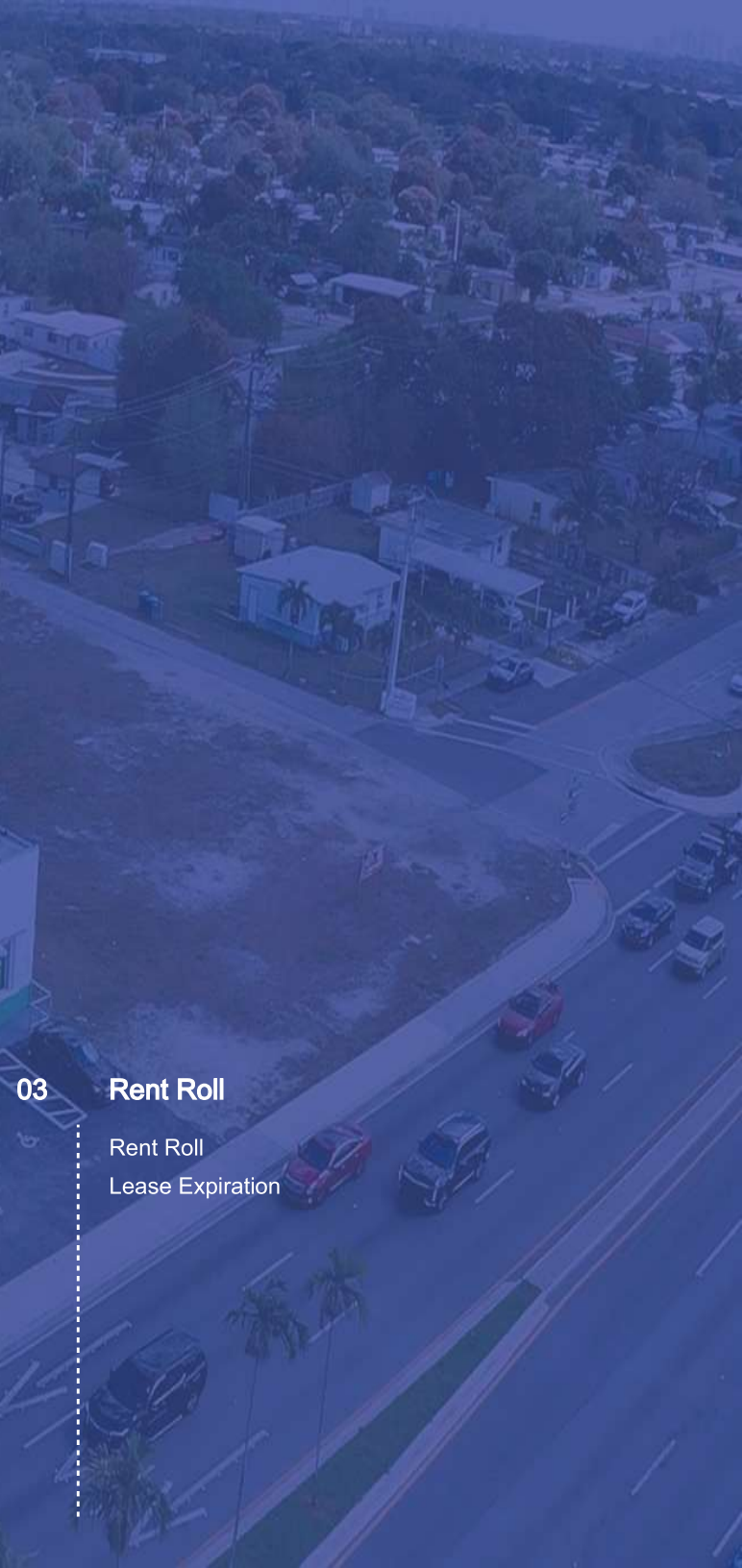
CONSTRUCTION

FOUNDATION	Masonry
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TENANT INFORMATION

MAJOR TENANT/S	Multi
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03

Rent Roll

Rent Roll

Lease Expiration

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			
	Cricket Wireless	3,000	37.50%	01/01/24	01/02/27	CURRENT	\$3,200	\$1.07	\$38,400	\$12.80		NNN	rent will be going up to \$3400
						01/02/2027	\$3,296	\$1.10	\$39,552	\$13.20			
	Andy Mechanic	2,500	31.25%	03/01/26	04/01/26	CURRENT	\$4,000	\$1.60	\$48,000	\$19.20		NNN	Tenant is Month to Month
	Mike Tire's	2,500	31.25%	02/01/25	01/01/27	CURRENT	\$2,400	\$0.96	\$28,800	\$11.52			
						01/01/2027	\$2,472	\$0.99	\$29,664	\$11.88			
Totals:		8,000					\$9,600		\$115,200				



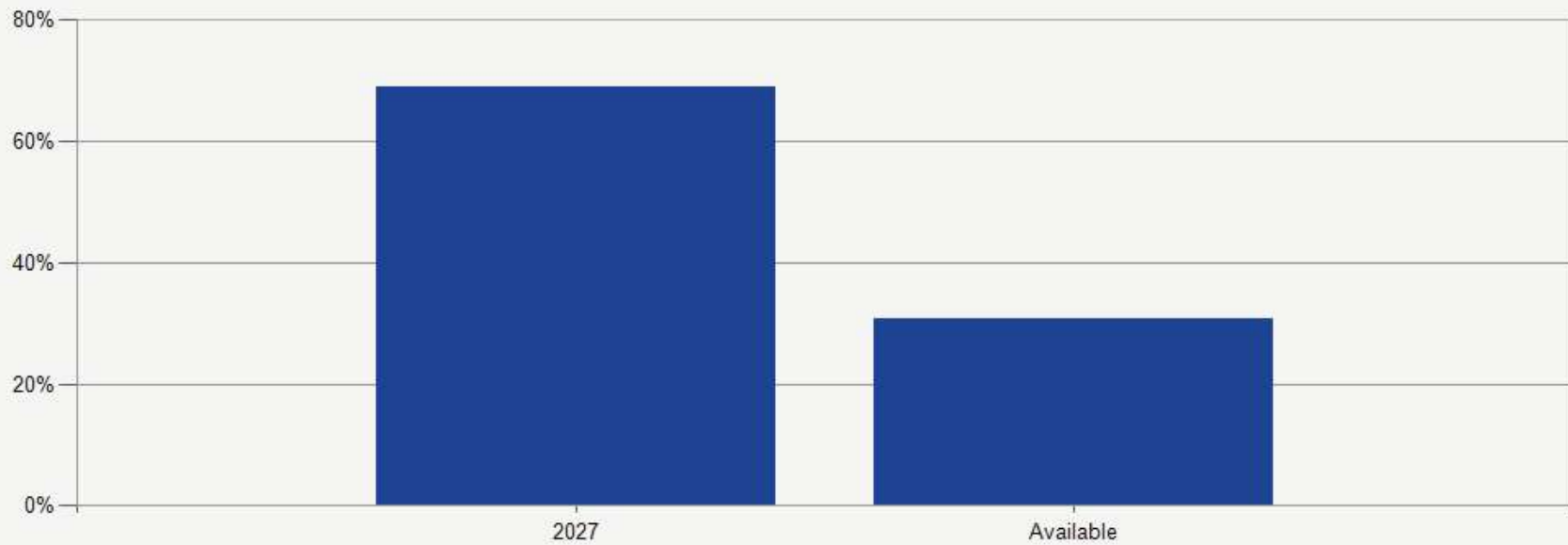
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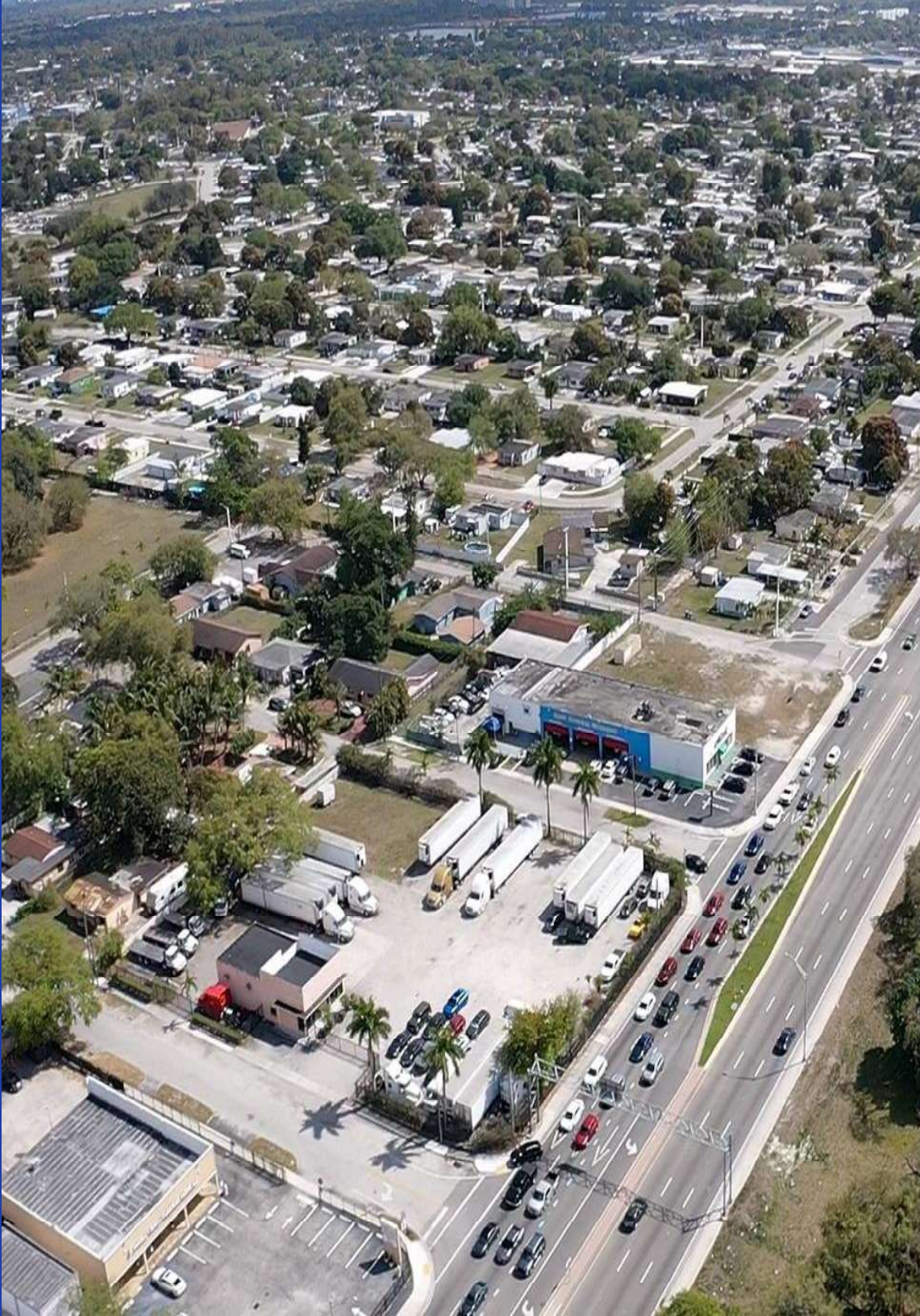
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 15207 NW 50th Ave, Miami Lakes, FL 33014

Tenant SF Analysis



Lease Expiration Summary





04

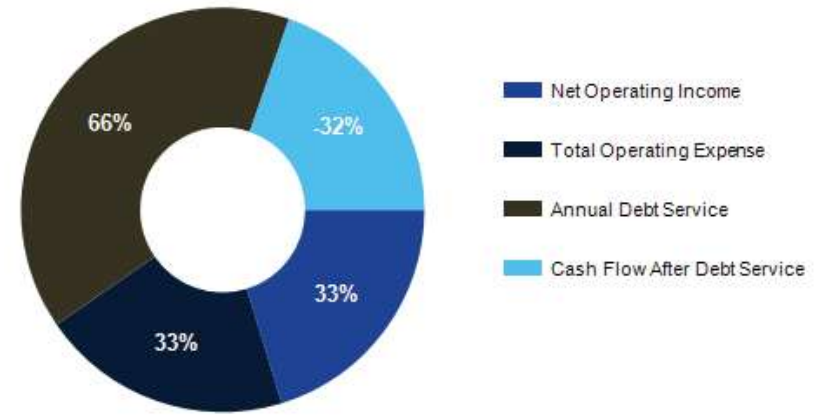
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

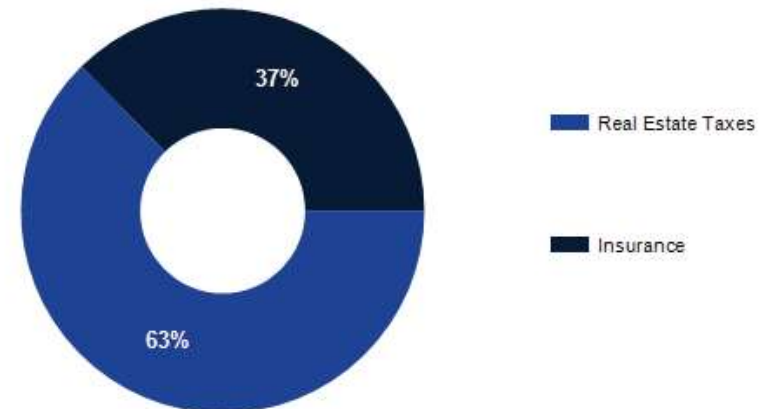
INCOME	CURRENT
Gross Scheduled Rent	\$80,640
Effective Gross Income	\$80,640
Less Expenses	\$40,166
Net Operating Income	\$40,474
Annual Debt Service	\$79,732
Cash flow	(\$39,258)
Debt Coverage Ratio	0.51



EXPENSES	CURRENT
Real Estate Taxes	\$25,166
Insurance	\$15,000
Total Operating Expense	\$40,166
Annual Debt Service	\$79,732
Expense / SF	\$5.02
% of EGI	49.80%

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.



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GLOBAL

Millage Rate **1.20000%**

EXPENSES - Growth Rates

Real Estate Taxes **2.00%**

Insurance **3.00%**

PROPOSED FINANCING

5 YR INTEREST ONLY

Loan Type **Interest Only**

Down Payment **\$873,355**

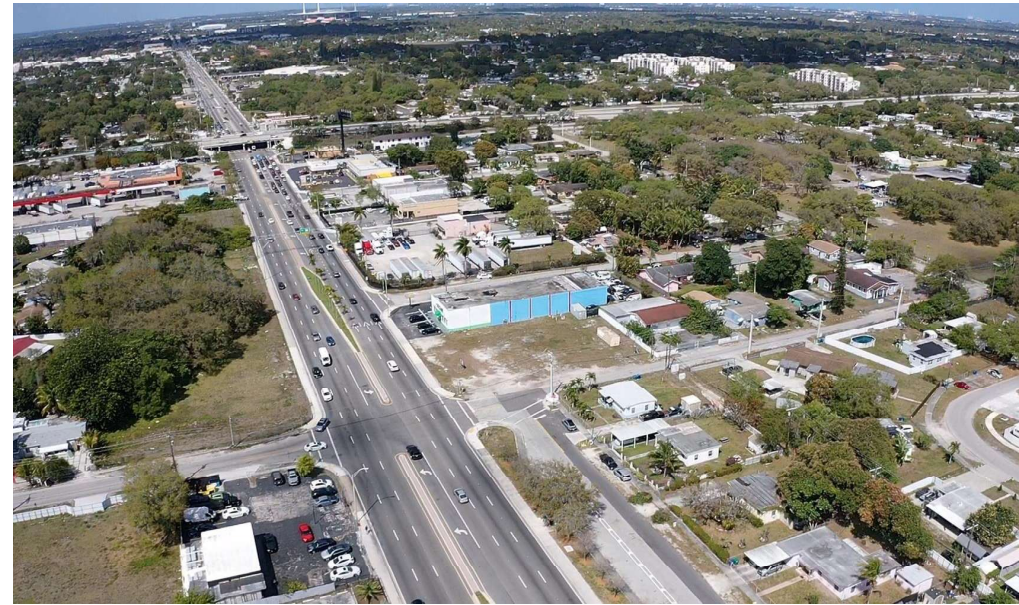
Loan Amount **\$1,226,645**

Interest Rate **6.50%**

Loan Terms **5**

Annual Debt Service **\$79,732**

Loan to Value **58%**



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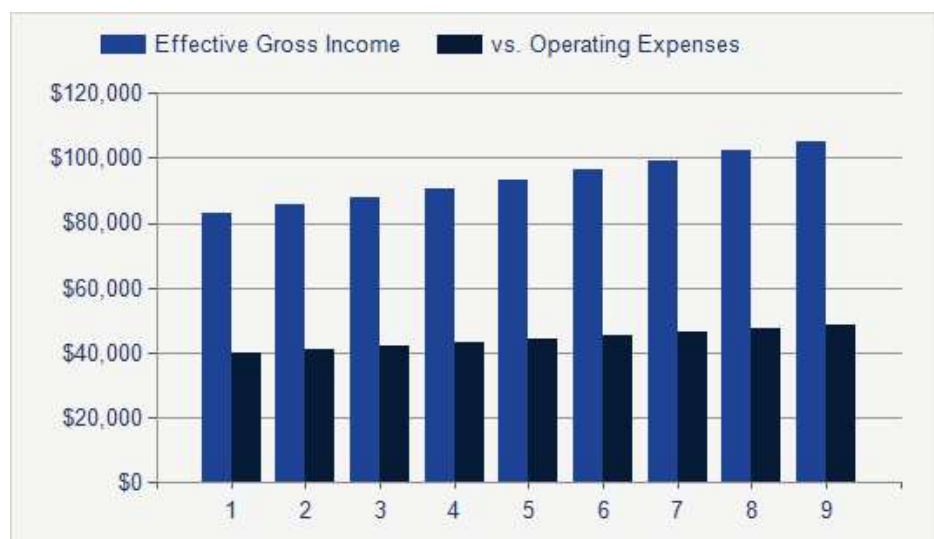
INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Scheduled Rent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$80,640	\$83,059	\$85,551	\$88,118	\$90,761	\$93,484	\$96,288	\$99,177	\$102,152	\$105,217
Effective Gross Income	\$80,640	\$83,059	\$85,551	\$88,118	\$90,761	\$93,484	\$96,288	\$99,177	\$102,152	\$105,217
Operating Expenses										
Real Estate Taxes	\$25,166	\$25,166	\$25,670	\$26,183	\$26,707	\$27,241	\$27,786	\$28,341	\$28,908	\$29,486
Insurance	\$15,000	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002
Total Operating Expense	\$40,166	\$40,166	\$41,120	\$42,096	\$43,097	\$44,123	\$45,175	\$46,252	\$47,356	\$48,488
Net Operating Income	\$40,474	\$42,893	\$44,431	\$46,021	\$47,664	\$49,361	\$51,114	\$52,925	\$54,796	\$56,729
Annual Debt Service	\$79,732	\$79,732	\$79,732	\$79,732	\$79,732	\$79,732	\$79,732	\$79,732	\$79,732	\$79,732
Cash Flow	(\$39,258)	(\$36,839)	(\$35,300)	(\$33,711)	(\$32,068)	(\$30,371)	(\$28,618)	(\$26,807)	(\$24,936)	(\$23,003)



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05

Company Profile

Advisor Profile



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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.



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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.

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