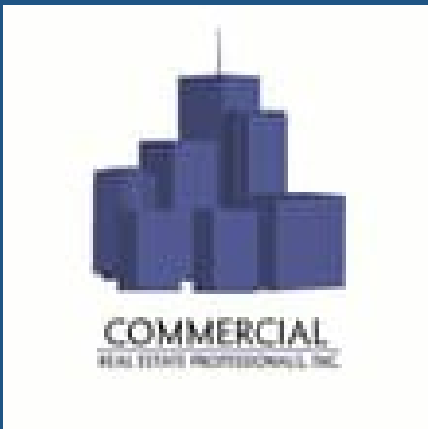
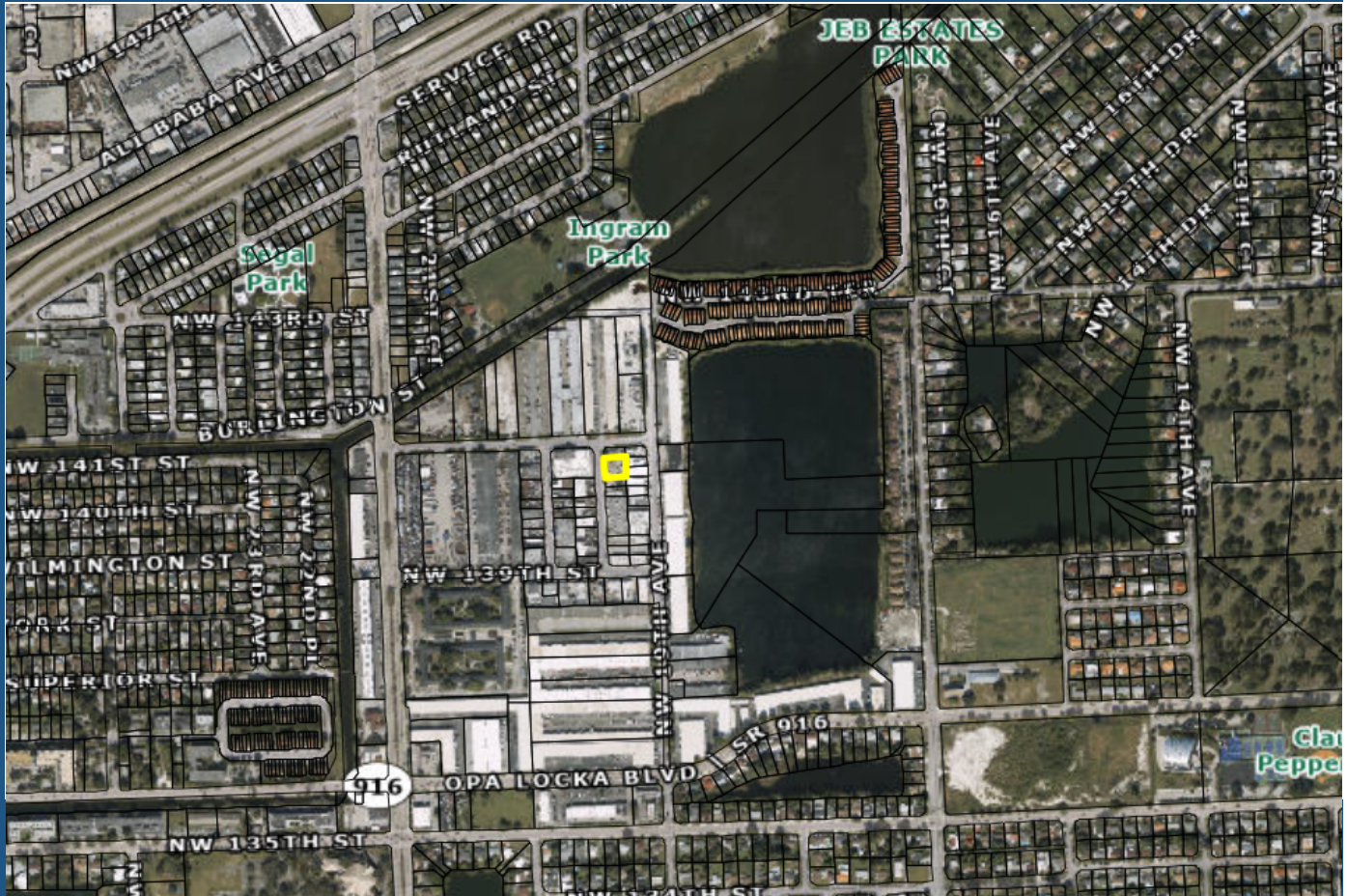


**Opa-locka, Florida 33054  
Portfolio of 5 Properties  
Industrial/Warehouse/Office/Flex/Contractor Yard  
Off-Market Offering  
\$4,706,305**



**Mark Allen, CCIM  
Broker and President  
Commercial Real Estate  
Professionals, Inc  
1600 East Amelia Street  
Orlando, FL 32803**

[mark@orlandocommercialrealestate.com](mailto:mark@orlandocommercialrealestate.com)

**321-689-8000**

**Total Off-Market Offering Price  
Entire Portfolio Purchase:  
\$4,706,305**

**Land Sizes:**

**Parcel 1 – 5,591 SF (.12 acres)  
Parcel 2 – 10,700 SF (.25 acres)  
Parcel 3 – 5,350 SF (.12 acres)  
Parcel 4 – 5,350 SF (.12 acres)  
Parcel 5 – 5,350 SF (.12 acres)**

**Building Sizes:**

**Parcel 1 – None  
Parcel 2 – 400 SF (Office)  
Parcel 3 – 2,552 SF (Warehouse)  
Parcel 4 – 4,700 SF (Warehouse)  
Parcel 5 – 3,600 SF (Warehouse)**

**Aerial Photo of Entire Portfolio**



**RENOVATED PROPERTIES**

**New Roofs on all Buildings  
20-year warranty**

**Over \$400,000 in  
Capital Expenditures**

**New Electrical**

**New Lighting**

**New 14-Gauge Garage Doors**

**New Hurricane-Rated  
Windows**

**New Bathrooms**

**New Drain Pump**

**New HVAC Systems**

**Zoning: I-1  
Light Industrial**

**Future Land Use: Industrial**

**City of Opa-locka**

**14060 NW 19th Avenue, Opa-locka, Florida 33054**

**Parcel ID: 08-2122-017-0010 (Land)**

**Parcel ID: 08-2122-017-0020 (Building)**

**Price: \$1,202,555**

**Tenant Occupied**

**New 1-Year Lease Just Signed Through March 2027**

**\$7,975 Per Month Plus \$1,059 Real Estate Taxes NNN**

**(Tenant wants a Long-Term Lease)**

**Land: 5,591 SF / Building: 2,552**



**CALL  
MARK ALLEN  
321-689-8000**

**14040 NW 19th Avenue, Opa-locka, Florida 33054**  
**Parcel ID: 08-2122-017-0030**

**Sale Price: \$1,339,500**

**Annual Lease Amount: \$91,825.00**

**Land: 650 SF / Building: 4,700 SF**



**14020 NW 19th Avenue**

**Opa-locka, Florida 33054**

**Parcel ID: 08-2122-017-0040**

**Price: \$1,174,750**

**Annual Lease Amount: \$79,725.00**

**Land: 1,750SF / Building: 3,600**



**14041 NW 20th Avenue, Opa-locka, Florida 33054**  
**Parcel ID: 08-2122-017-0220**

**Price: \$989,500**

**Annual Lease Amount: \$84,650.00**

**Land: 10,300 SF / Building 400 SF**



## Capital Expenditure:

<u>Job</u>	<u>Total Spent All Properties</u>
Roof 's Replace	\$217,242.88
Metal Roof Mfg.	\$46,000.00
Electric	\$19,805.00
Plumbing	\$5,030.00
Misc repairs - Luis	\$30,000.00
Dumpsters	\$2,452.19
Termite Treatment	\$8,400.00
Air Conditioning	\$12,800.00
Gutters	\$3,200.00
Painting Int & Ext	\$25,200.00
Windows & Doors	\$32,783.25
Garage Doors	\$675.00
Exterior Lighting	\$4,000.00
<b>TOTAL SPENT</b>	<b>\$407,588.32</b>