



ONE COMMERCIAL
REAL ESTATE



Offering Memorandum

Casa Linda

4 UNIT MULTIFAMILY | APARTMENTS

1786 SW 9th St Miami, FL 33135
Shenandoah, Miami Florida

Offering Memorandum



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

This offering memorandum has been prepared to provide summary, unverified 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. ONE Commercial 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, ONE Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has ONE Commercial 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.

NON-ENDORSEMENT NOTICE

ONE Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or ONE Commercial Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of ONE Commercial Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER ONE Commercial Real Estate hereby advises all prospective purchasers of the property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, ONE Commercial Real Estate has not and will not verify any of this information, nor has ONE Commercial Real Estate conducted any investigation regarding these matters.

ONE Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. ONE Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Casa Linda

Shenandoah, FL

Table of Contents

EXECUTIVE SUMMARY	4
LOCATION MAP	5
LITTLE HAVANA DISTRICT	7
AERIAL PHOTO	8
PROPERTY PHOTOS	9
ANNUAL RENTAL PROGRAM	14
DEMOGRAPHICS	15
ONE COMMERCIAL REAL ESTATE	16



Clark Patterson

INVESTMENT SALES BROKER,
ONE COMMERCIAL REAL ESTATE

P. 312.952.4995
CPATTERSON@ONECOMMERCIALRE.COM

Executive Summary

ONE Commercial Real Estate is pleased to present Casa Linda, four newly renovated 3bedroom 2bath luxury apartments located in the heart of Shenandoah, Miami and adjacent to the exciting Little Havana, Miami.

Full gut renovation and 40/50-year Certification completed in 2023 this exceptional renovation exudes refinement within all interior and exterior finishes. No expense was spared in aiming to achieve the highest level of build, not limited to all new windows, doors, individual HVAC systems, plumbing, electric, as well as significant structural & roofing components like new joists, new framing, new subfloors, new tie-columns and tie-beams.

Each apartment features new flooring, drywall, fully remodeled kitchens & baths, stainless steel appliances, smart home tech, and in-unit stackable washer and dryer. The backyard(s) and common areas have been resurfaced, providing a fresh and clean environment for residents to enjoy with private backyard patios for the first floor units. Additionally, the building is being delivered with Tenants, providing new ownership immediate returns from annual leasing operations.

The Shenandoah & Little Havana neighborhoods have seen tremendous growth with their mix of cultural vibrance and favorable location within Miami. A rich tapestry of music, art, cuisine and entertainment has facilitated steady business and residential growth year after year for decades. Their accessibility to Downtown, Brickell, and major highways continue to support residential demand & tourism. For these reasons, Casa Linda positions itself to meet this growing demand for luxury product within the submarket by delivering a competitive product capable of outperforming comparable options within the segment.

INVESTMENT OVERVIEW

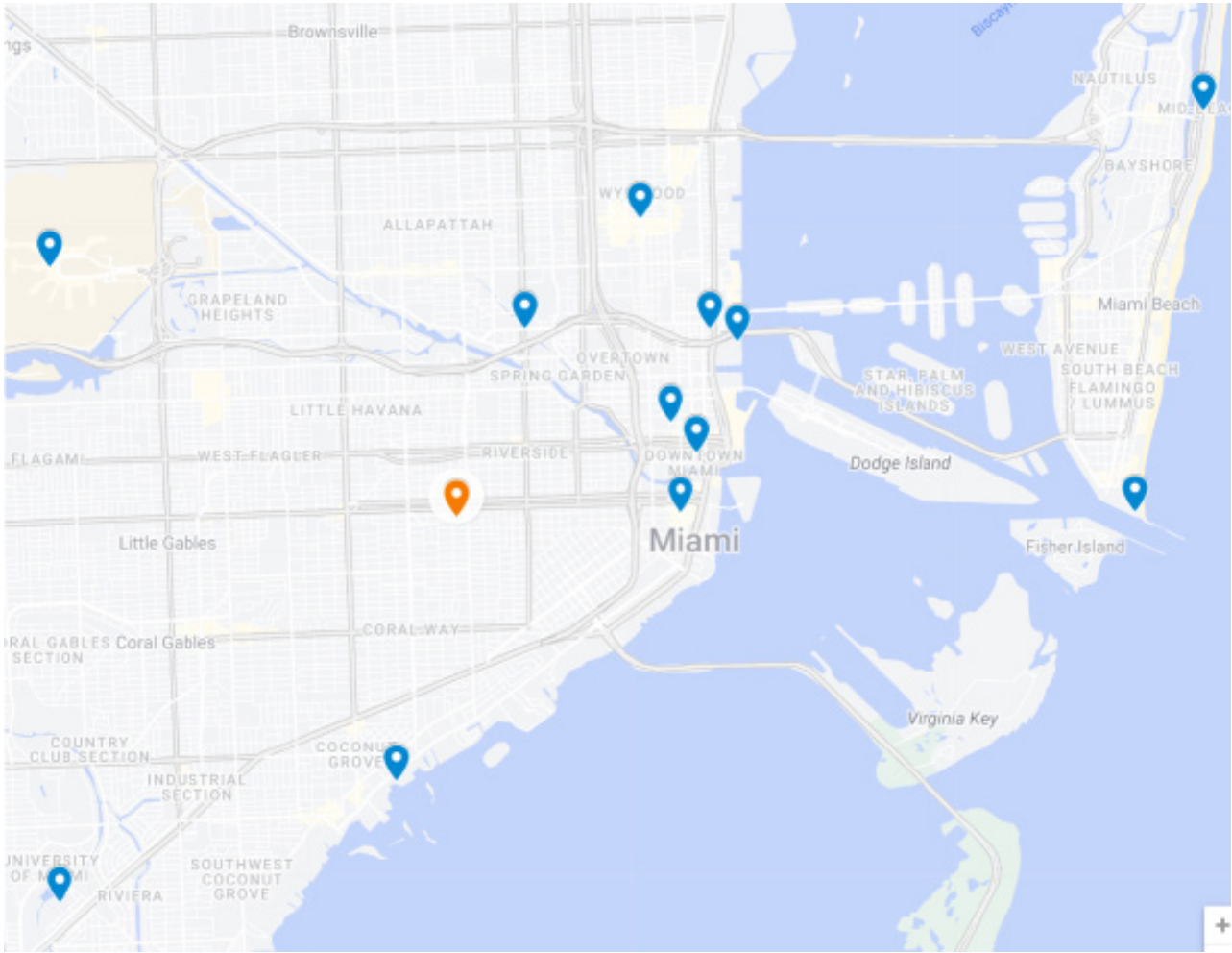
ADDRESS	1786 SW 9 ST Miami, FL 33135
FOLIO	01-4110-063-2520
COUNTY	Miami Dade County
PROPERTY TYPE	Residential - Multifamily
CONSTRUCTION BUILD	CBS - Concrete Block Structure
LOT SIZE	5,900 SF
GROSS LEASABLE AREA (GLA)	4,000 SF
ACTUAL AREA (TOTAL BUILT)	4,324 SF

VALUATION SUMMARY

ASKING PRICE	\$2,250,000
PRICE PER BUILT SF	\$520.35
CAP RATE	6.31%
PRICE PER UNIT	\$562,500
CURRENT YEARLY INCOME	\$176,400

40/50 Year Certification 2023

Location Map



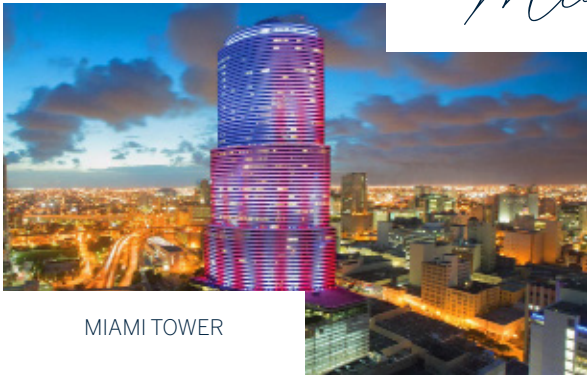
DISTANCE FROM CASA LINDA APARTMENTS	
MARY BRICKELL VILLAGE, BRICKELL	1.8
MIAMI TOWER, DOWNTOWN	2.1
WYNWOOD WALLS, WYNWOOD	2.9
SOUTH POINTE PARK, SOUTH BEACH	5.7
UNIVERSITY OF MIAMI, CORAL GABLES	4.5
BAYSHORE LANDING MARINA, COCONUT GROVE	2.3
HEALTH DISTRICT	1.7
MIAMI INTERNATIONAL AIRPORT	4.0
GOVERNMENT CENTER STATION	1.9
ADRIENNE ARSHT CENTER, OMNI	2.6
MID-BEACH, MIAMI BEACH	7.0
PEREZ ART MUSEUM	2.7

Location Map

Miami



MARY BRICKELL VILLAGE



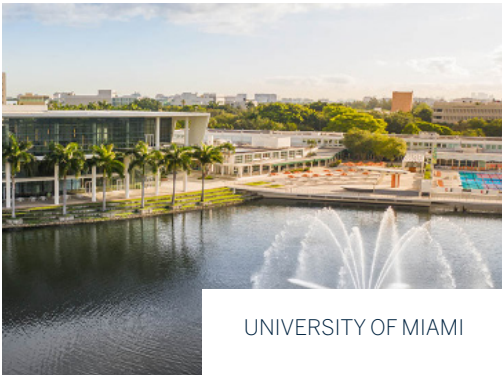
MIAMI TOWER



WYNDWOOD WALLS



SOUTH POINTE PARK



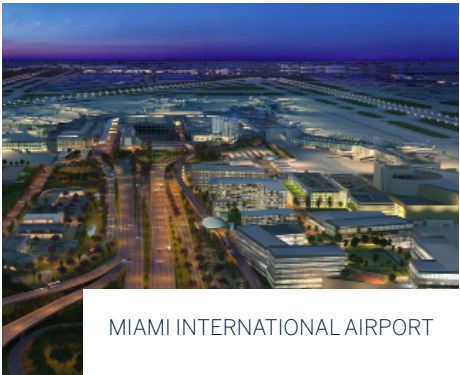
UNIVERSITY OF MIAMI



BAYSHORE LANDING MARINA



HEALTH DISTRICT



MIAMI INTERNATIONAL AIRPORT



GOVERNMENT CENTER STATION



ADRIENNE ARSHT CENTER



MID-BEACH



PEREZ ART MUSEUM

Little Havana

Little Havana



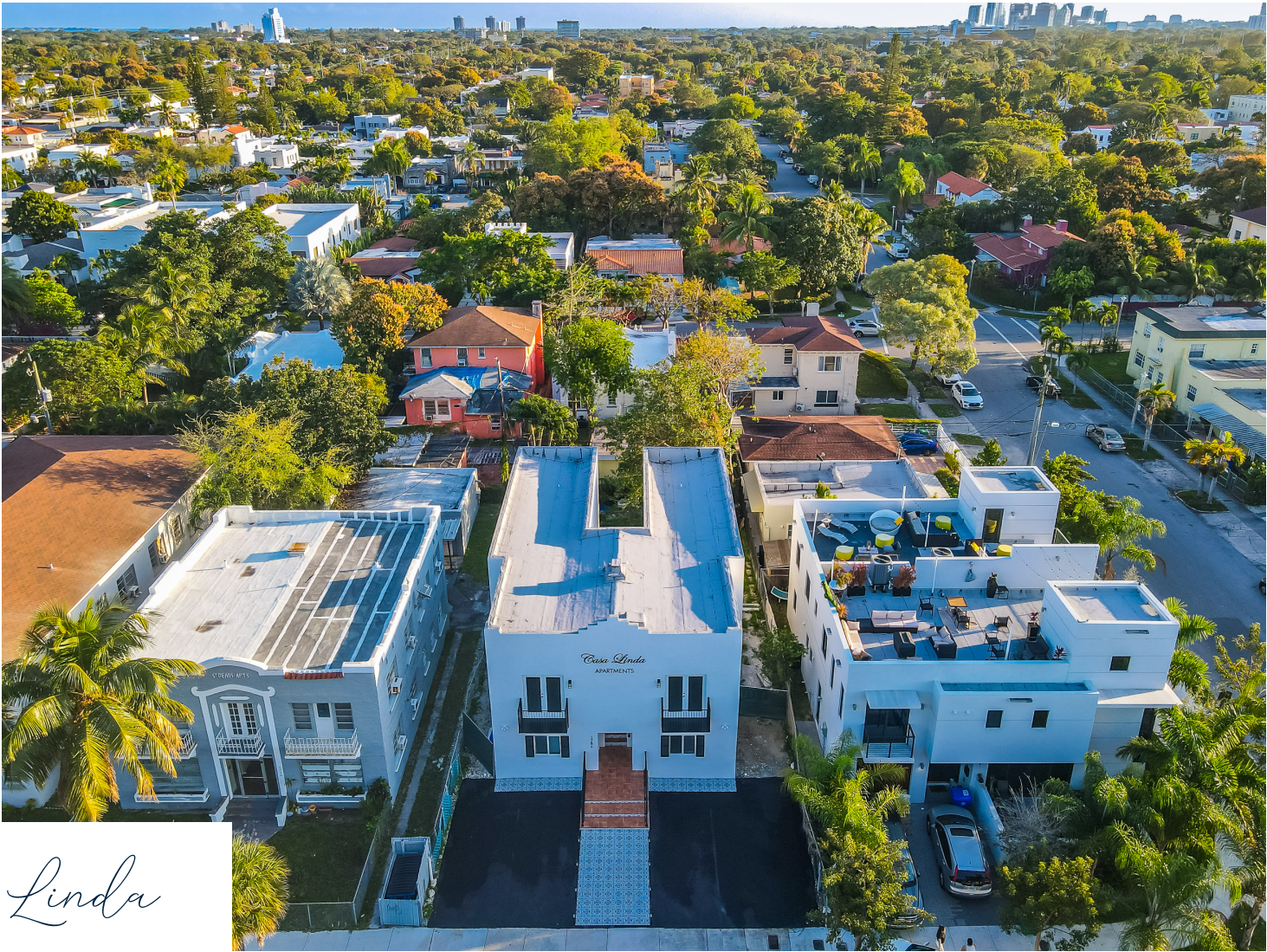
In 2017, Little Havana was declared a National Treasure by the National Trust for Historic Preservation. It is recognized for its rich cultural heritage, social vitality, and economic diversity. The 'Calle Ocho' 8th street corridor is famous for its colorful murals, lively music, and flavorful cuisine reflective of traditional Cuban and Latin American heritage. Residents and visitors celebrate annually through festivals, art exhibits, and cultural events. Little Havana has a strong sense of community, with residents often gathering in parks, cafes, and cultural centers to socialize and connect. The neighborhood's growth over the years has also contributed to an increase in demand for housing. The proximity to Miami's central business district and major high way transportation make Little Havana a competitive neighborhood for current and future Miami residents.

The future of Little Havana continues to be shaped by ongoing efforts to preserve cultural identity while embracing economic development and growth. Community leaders and local residents continue the effort to celebrate and revitalize the landscape by balancing heritage with the need for progress and development. With these continued efforts in mind, the strength and vibrancy of this neighborhood will continue to charm residents and visitors for years to come.

Aerial Photo



ONE COMMERCIAL
REAL ESTATE



Casa Linda

Property Photos



Casa Linda

Home Interiors



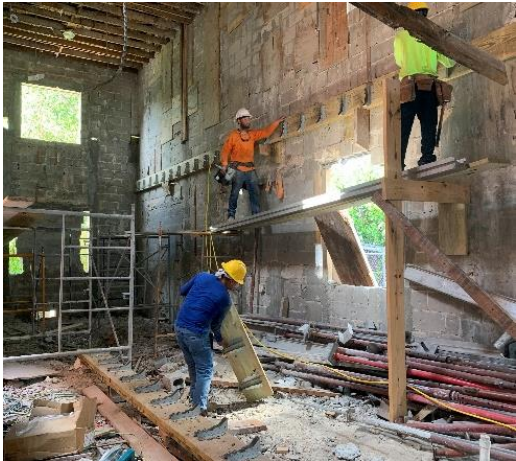
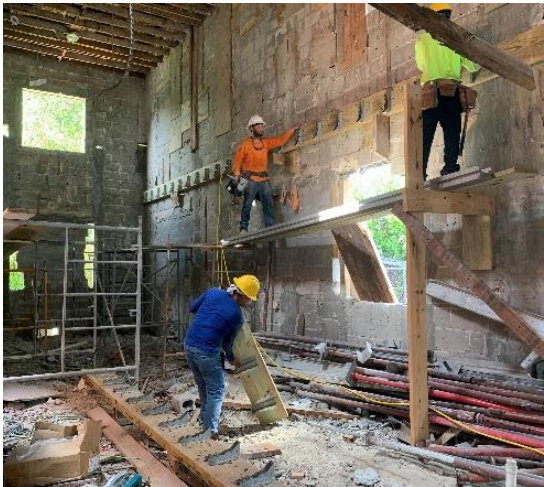
Home Interiors



Home Interiors



Renovations & Exterior



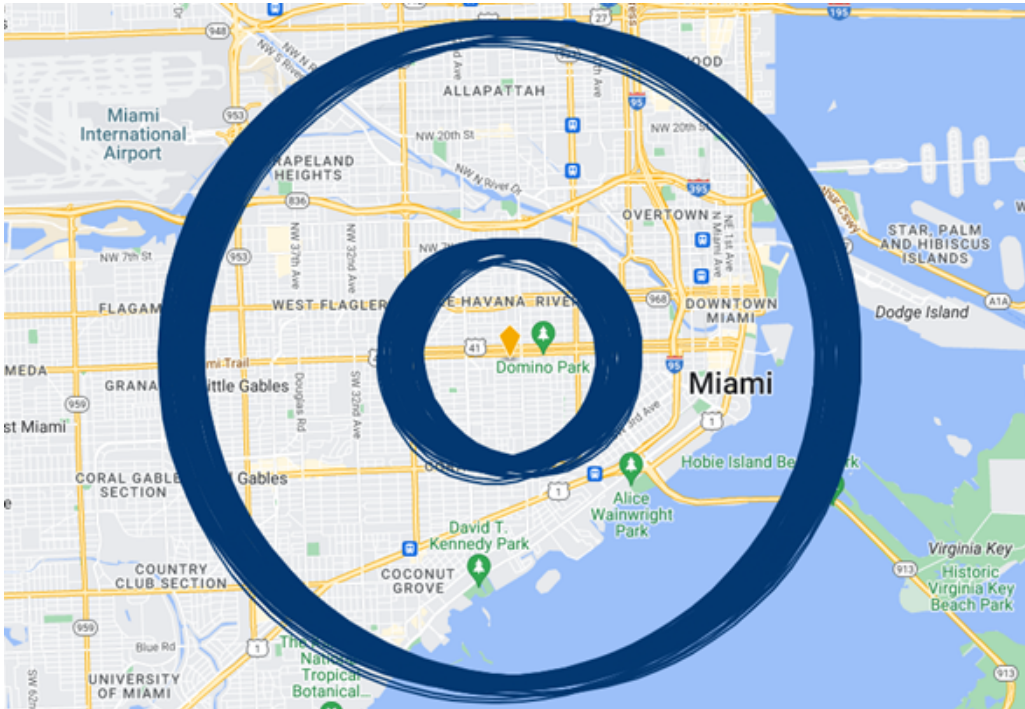
Annual Rental Program



ONE COMMERCIAL
REAL ESTATE

Stabilized Analysis				
Income	SF	\$/SF	PRICE PER MONTH	Total 2024
Rent Roll Breakdown				
3 BEDROOM 2 BATH #1	1,000	\$3.90	\$3,900	\$46,800
3 BEDROOM 2 BATH #2	1,000	\$4.00	\$4,000	\$48,000
3 BEDROOM 2 BATH #3	1,000	\$3.40	\$3,400	\$40,800
3 BEDROOM 2 BATH #4	1,000	\$3.40	\$3,400	\$40,800
PGI Totals & Avgs.	4,000	\$3.68	\$3,675	\$176,400
Vacancy				2%
Effective Gross Revenue				\$172,872
Expenses				
Property Taxes	53%			\$16,302
Insurance	19%			\$5,902
Waste Removal	18%			\$5,700
Maintenance	6%			\$1,900
Utilities (Electric, Security)	4%			\$1,200
Total Operating Expenses	100%			\$31,004
<i>Total Expense Percentage</i>				<i>18%</i>
<i>*All Actual Expenses 2024</i>				
Net Operating Income				\$141,868
Program Returns				
Unlevered Cap Rate				6.31%

Demographics



312,030 People
WITHIN 3-MILES

\$80,933 Household Income
WITHIN 3-MILES

126,418 Households
WITHIN 3-MILES

42.8 Median Age
WITHIN 3-MILES

POPULATION	1 MILES	3 MILES
2010 POPULATION	54,554	282,701
2023 POPULATION	49,341	312,030
2028 POPULATION	47,135	309,045
ANNUAL GROWTH 2010-2023	-0.70%	0.80%
ANNUAL GROWTH 2023-2028	-0.90%	-0.20%
MEDIUM AGE	44.2	42.8
BACHELOR'S DEGREE OR HIGHER	16%	33%
U.S. ARMED FORCES	0	181

HOUSEHOLDS	1 MILES	3 MILES
2010 HOUSEHOLDS	20,551	114,742
2023 HOUSEHOLDS	17,624	126,418
2028 HOUSEHOLD PROJECTION	16,626	125,027
ANNUAL GROWTH 2010-2023	0.10%	1.10%
ANNUAL GROWTH 2023-2028	-1.10%	-0.20%
OWNER OCCUPIED HOUSEHOLDS	3,740	36,337
RENTER OCCUPIED HOUSEHOLDS	12,886	88,690
AVG HOUSEHOLD SIZE	2.6	2.3
AVG HOUSEHOLD VEHICLES	1	1
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$369.1M	\$3.2B

INCOME	1 MILES	3 MILES
AVG HOUSEHOLD INCOME	\$52,617	\$80,933
MEDIAN HOUSEHOLD INCOME	\$31,606	\$51,686
< \$25,000	7,131	36,297
\$25,000 - 50,000	4,801	25,469
\$50,000 - 75,000	2,474	18,844
\$75,000 - 100,000	1,051	11,956
\$100,000 - 125,000	735	9,435
\$125,000 - 150,000	362	6,001
\$150,000 - 200,000	374	7,194
+\$200,000	696	11,222

A *Boutique* Brokerage With *Institutional* Quality Support

ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing intelligence as well as applying our knowledge, experience, competence and technical skills.

The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing and understanding change allows us to better serve our clients.

Adaptability defines us at ONE Commercial. We distinguish ourselves by our essence: a deep caring for our client's business and a dedication to accelerating their success. We listen thoroughly then offer solutions that deliver excellence. Our team members have experienced several cycles that have taught valuable lessons. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all aspects of commercial real estate. That leads us to a better and faster execution.

Are you ready for what's next?



ONE Commercial leverages relationships within the ONE Sotheby's International Realty luxury residential real estate network to connect prestigious clientele spanning the globe with the assets we represent. We manage these opportunities with extreme care to ensure impeccable, white-glove service and maintain an interconnected network to expeditiously bring you the most qualified buyers.



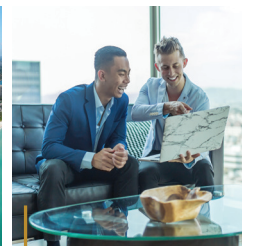
1,200+
AGENTS



27 offices
ALONG FLORIDA'S
EAST COAST



34
COUNTIES AND
TERRITORIES



\$8.1B
IN ANNUAL SALES

Casa Linda

LITTLE HAVANA, FLORIDA



ONE COMMERCIAL
REAL ESTATE



Clark Patterson

INVESTMENT SALES BROKER,
ONE COMMERCIAL REAL ESTATE

P. 312.952.4995
E. CPATTERSON@ONECOMMERCIALRE.COM

With over twenty years of brokerage experience and a focus on Investment Sales Brokerage and Leasing, Clark brings valuable expertise to the team. His specialization in the disposition and acquisition of multi-family and mixed-use properties in Southeast Florida and the urban Chicagoland area highlights his commitment to serving clients in diverse real estate markets.

Clark's impressive background includes significant time at a national scale investment sales firm, where he played a crucial role in connecting property owners and investors in three large and growing metropolitan cities. His responsibilities ranged from underwriting and evaluating investment properties to selling properties on behalf of Financial Institutions. Clark's ability to uncover and locate specific investment criteria for everyday clients and professional real-estate investment companies has contributed to his success, earning him the recognition as a companywide Top Ten Producer multiple times.

Education-wise, Clark attended Central Michigan University and completed his schooling at Arizona State University, graduating with a degree in Business and Communication with a concentration in Finance. This academic foundation, coupled with his extensive experience, positions Clark as a well-rounded professional in the real estate industry.



ONE COMMERCIAL
REAL ESTATE

Are you ready for what's next?
Let's have a conversation.

[ONECOMMERCIALRE.COM](https://www.onecommercialre.com)

(HEADQUARTERS)
3250 MARY STREET, SUITE 520
COCONUT GROVE, FL 33133

YOUR SOUTHERN & CENTRAL FLORIDA COMMERCIAL REAL ESTATE EXPERTS

AVENTURA | AMELIA ISLAND | BOCA RATON | BRICKELL | COCOA VILLAGE | CORAL GABLES | DELRAY BEACH | FORT LAUDERDALE | INDIALANTIC | JACKSONVILLE | JUPITER | KEY BISCAYNE | MELBOURNE
MIAMI BEACH | PALM BEACH GARDENS | PALM COAST | PONTE VEDRA BEACH | STUART | ST. AUGUSTINE | SUNNY ISLES | SUNTREE | SURFSIDE | VERO BEACH | WESTON