



# Ceme Village

PREMIER MIXED-USE MULTIFAMILY DEVELOPMENT  
59-UNIT APPROVED

24940 SW 135th Avenue  
Homestead, FL 33032

RELATED **ISG**  
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# Table of Contents

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- 03 Property Overview
- 06 Project Highlights
- 07 Development Opportunity & Financial Projections
- 08 Comparable Market Analysis
- 09 Area Overview
- 15 Related ISG Realty



# Property Overview



# Property Overview

Ceme Village: A Premier Mixed-Use Multifamily Development in Princeton, Homestead.

Shovel-Ready 59-Unit Mixed-Use Development in South Florida's Fastest-Growing Submarket.

Ceme Village is a fully entitled, shovel-ready 59-unit mixed-use development located in Princeton, a high-growth area of Homestead, Florida, that is currently experiencing the most significant large-scale development and transformation in the region. The project was strategically designed using value engineering to minimize construction costs while maximizing efficiency and long-term value. Featuring low-rise construction and surface parking, Ceme Village ensures a cost-effective development approach without compromising quality. Additionally, the mixed-use component enhances the project's value by integrating residential and commercial spaces, creating a well-balanced, vibrant community that meets the needs of this expanding market.



- Address**  
24940 SW 135th Ave,  
Homestead, FL 33032
- Total Approved Units**  
59
- Project Type**  
Multifamily Development

- Lot Size**  
0.89 Acres
- Total Buildable Area**  
33,327 SF
- Price Per Unit all in**  
\$204,716



## Prime Location & Market Advantages

**24940 SW 135th Ave, Princeton, Homestead, FL 33032**

Situated in the Princeton neighborhood of Homestead, this area is undergoing major redevelopment and infrastructure expansion, making it a prime location for new investment. Princeton has become a hub for large-scale residential and commercial developments, attracting both businesses and residents seeking affordable alternatives to Miami while benefiting from excellent connectivity and access to major employment centers.

## Key Investment Highlights

- **Mixed-Use Development:** Combines residential and commercial components for added value
- **59 Approved Residential Units:** Fully entitled, ready for immediate development
- **33,327 SF Total Buildable Area:** Efficiently designed for optimized rental income
- **0.89-Acre Lot:** Prime development site in a high-demand market
- **\$204,716 Price Per Unit (All-In):** Competitive pricing with strong value potential
- **Value-Engineered for Cost Efficiency:** Low-rise construction & surface parking to keep development costs low
- **Located in Princeton:** Homestead's Fastest-Growing Submarket - At the center of major new developments and economic expansion

## Why Invest in Princeton, Homestead? A Market on the Rise

- **Major Growth & Redevelopment:** Princeton is experiencing the largest wave of new residential and commercial development in Homestead, making it a top investment area
- **Expanding Job Market:** Close proximity to Miami-Dade's industrial hubs, logistics centers, and retail developments
- **Affordable Alternative to Miami:** Attracts renters and businesses seeking high-quality spaces at more competitive rates
- **Limited New Supply:** A growing market with scarce mixed-use inventory, ensuring strong occupancy rates and rental growth

With entitlements secured and approvals in place, Ceme Village is positioned to capitalize on Princeton's transformation, offering investors a turn-key opportunity with strong upside potential in one of South Florida's most dynamic growth areas.





# Project Highlights

Ceme Village has been designed to meet modern rental market expectations, with a mix of efficiently designed units that appeal to a broad range of tenants.

| Unit Type           | # of Unit | Avg. Size (SF) | Projected Rent | Rent/SF       |
|---------------------|-----------|----------------|----------------|---------------|
| Studio              | 7         | 330            | \$1,260        | \$3.82        |
| 1 Bed/1 Bath        | 16        | 488            | \$1,555        | \$3.24        |
| 2 Bed/1 Bath        | 27        | 636            | \$2,263        | \$3.56        |
| 3 Bed/2 Bath        | 2         | 1,053          | \$2,888        | \$2.74        |
| Retail              | 7         | 644            | \$1,725        | \$2.68        |
| <b>TOTAL / Avg.</b> | <b>59</b> | <b>\$564</b>   | <b>\$1,908</b> | <b>\$3.42</b> |





# Development Opportunity & Financial Projections

Ceme Village presents a unique opportunity for developers or investors to capitalize on a fully entitled site with strong rental market fundamentals.

| Metric                    | Projected Year 1 | Stabilized Year  |
|---------------------------|------------------|------------------|
| Gross Potential Rent      | \$1,351,146      | \$1,419,514      |
| Effective Gross Income    | \$1,310,071      | \$1,376,361      |
| Total Expenses            | \$383,084        | \$395,925        |
| <b>NOI</b>                | <b>\$926,988</b> | <b>\$980,435</b> |
| <b>Projected Cap Rate</b> | <b>7.67%</b>     | <b>8.12%</b>     |

The rental rates are based on extensive market research, ensuring the project is positioned competitively while maximizing investor returns.





## Comparable Market Analysis

Ceme Village is positioned competitively within the Homestead rental market, with rents aligned with comparable new developments in the area.

| Comparable Property             | Avg. Rent Per SF | Total Units | Occupancy Rate      |
|---------------------------------|------------------|-------------|---------------------|
| Sophia Square                   | \$2.43           | 281         | 96%                 |
| South Point Apartments          | \$1.97           | 252         | 96%                 |
| Pines Groves                    | \$2.81           | 204         | 96%                 |
| The Olivia                      | \$2.41           | 288         | 96%                 |
| Bay Village One                 | \$3.25           | 213         | 96%                 |
| <b>Ceme Village (Projected)</b> | <b>\$3.42</b>    | <b>59</b>   | <b>New Lease-Up</b> |

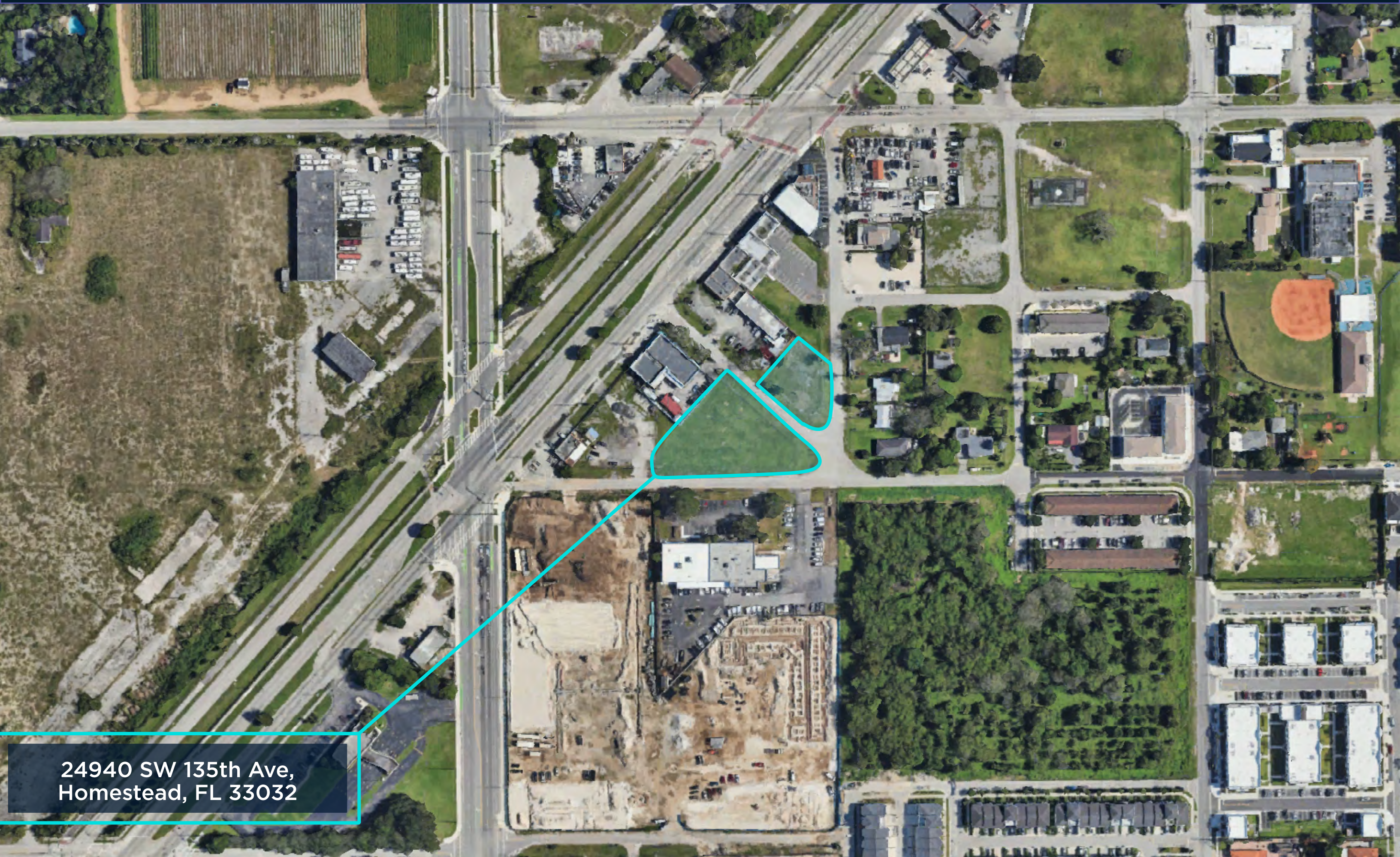




# Area Overview



EXCLUSIVE DEVELOPMENT OPPORTUNITY



24940 SW 135th Ave,  
Homestead, FL 33032





# Homestead, Florida

Homestead, FL, has experienced remarkable growth and transformation in recent years, making it one of South Florida's most dynamic regions. Located between Miami and the Florida Keys, Homestead offers a unique blend of suburban charm and urban development. The area's rapid population growth has spurred significant commercial and residential expansion, with new shopping centers, modern housing developments, and infrastructure projects enhancing its appeal.

Its proximity to major highways like the Florida Turnpike, combined with ongoing investment in the area, positions Homestead as a prime location for business and residential growth. Additionally, its rich agricultural roots, access to national parks, and family-friendly atmosphere make it a desirable place to live, work, and invest. With continued development in both commercial and residential sectors, Homestead presents a unique opportunity for property investors looking to capitalize on its upward trajectory.





# Homestead In The News

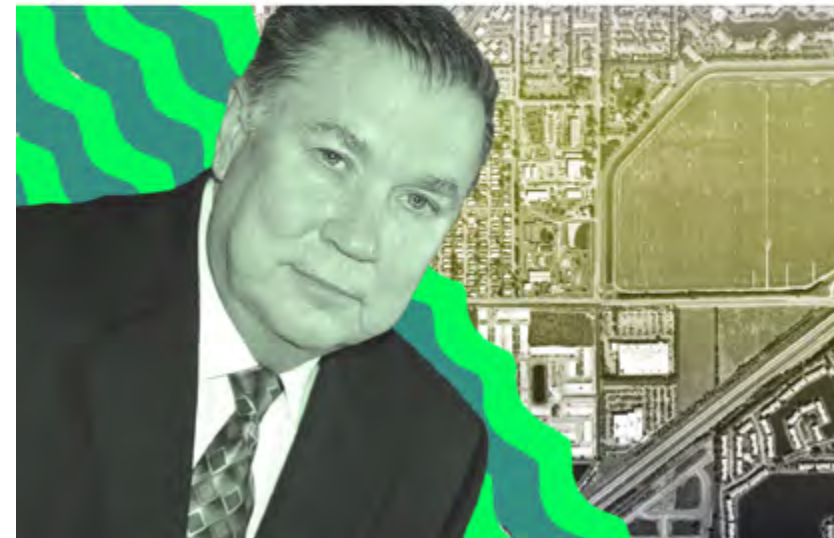
## Lennar drops \$28M on Homestead dev site, in contract for Princeton site

59 acres in Homestead already approved for 296 townhouses



## DR Horton drops \$65M for 97 acres in Homestead

Builder is planning 1,170 residential units for Sandero Landing



## Estate, partner plan mixed-use project with 354 apartments in Homestead

Developer Jon Samuel will build the commercial portion of project



## Altman wants to build 370-unit apartment project with grocer near Homestead

25-acre development would have 70K sf of retail space



## Lennar proposes 1,335 homes and revamped golf course in Homestead's Keys Gate

City's design review committee to consider zoning changes and site plan next week



## South Florida's multifamily construction pipeline reaches record, as developers seize on south Miami-Dade

Occupancy drops slightly, rent growth calms, mid-year report shows

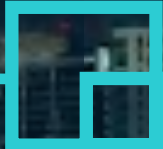




# Demographics

| <b>POPULATION</b>              | <b>.3 MILES</b> | <b>.5 MILES</b> | <b>1 MILES</b> |
|--------------------------------|-----------------|-----------------|----------------|
| Total Population               | 2,293           | 7,466           | 21,515         |
| Average Age                    | 35              | 35              | 36             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>.3 MILES</b> | <b>.5 MILES</b> | <b>1 MILES</b> |
| Total Households               | 745             | 2,467           | 6,642          |
| People per Household           | 3.1             | 3               | 3.2            |
| Avg Household Income           | \$58,345        | \$71,429        | \$73,740       |
| Avg House Value                | \$361,755       | \$411,308       | \$379,239      |
| <b>RACE</b>                    | <b>.3 MILES</b> | <b>.5 MILES</b> | <b>1 MILES</b> |
| White                          | 441             | 1,542           | 4,714          |
| Black                          | 800             | 2,122           | 5,759          |
| Asian                          | 29              | 95              | 293            |
| American Indian                | 10              | 29              | 66             |
| Other                          | 325             | 1,085           | 3,018          |

Source: AlphaMap



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# Team

## Key Personnel



### **TOMAS SULICHIN**

*Commercial Division President | RelatedISG Realty*

Tomas Sulichin is a leading force in South Florida's commercial real estate market, serving as President of the Commercial Division at RelatedISG Realty. With over a decade of experience, he has played a key role in structuring high-value transactions, developing commercial strategies, and mentoring top industry professionals. Working alongside Related Group and ISG World, Sulichin leverages unparalleled market insights and a vast global network to drive strategic acquisitions and asset repositioning across Miami's most sought-after neighborhoods.

Raised in Miami in a real estate-driven household, Sulichin developed a deep understanding of the industry early on. He began his career as a founding partner of Rotsztain & Sulichin, a boutique commercial real estate firm. Recognizing the power of collaboration, he later joined Decorus Realty, where he was instrumental in launching its commercial division within a 160-agent firm. His expertise in investment sales, development opportunities, and complex negotiations led to his recruitment by RelatedISG Realty, where he was tasked with building and leading its Commercial Division—now a core part of the firm's success.

Sulichin has successfully closed deals with major institutional investors, private equity firms, and top-tier developers, executing transactions across ALL major Florida markets. His reputation for securing complex, value-driven deals has made him a trusted advisor in South Florida's evolving commercial landscape.

"Miami has been my home since I came from Argentina as a young kid. I've witnessed its incredible evolution and understand its real estate cycles intimately. This deep market knowledge is essential in creating value for investors and clients, ensuring they capitalize on the best opportunities in one of the most competitive real estate markets in the country."

Tomas@relatedisg.com | C. 305 788 2878

# History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.

## RELATED

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

**100,000**  
**Residences**  
**Built & Managed**

**40+ Years of**  
**Commitment**  
**Reshaping Cities &**  
**Skyscrapers**

**17 Million**  
**Square Feet**  
**Developed**

**Over**  
**\$50 Bil**  
**Sold**



Jorge M. Pérez  
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER

## ISG WORLD®

For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

**Over**  
**30+ Years**  
**Experience in**  
**Luxury Sales**

**110**  
**Developments**

**Over**  
**\$12+Bil**  
**in Sales**



Craig Studnicky  
PRINCIPAL & CO-FOUNDER

# About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing five offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

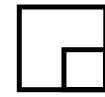
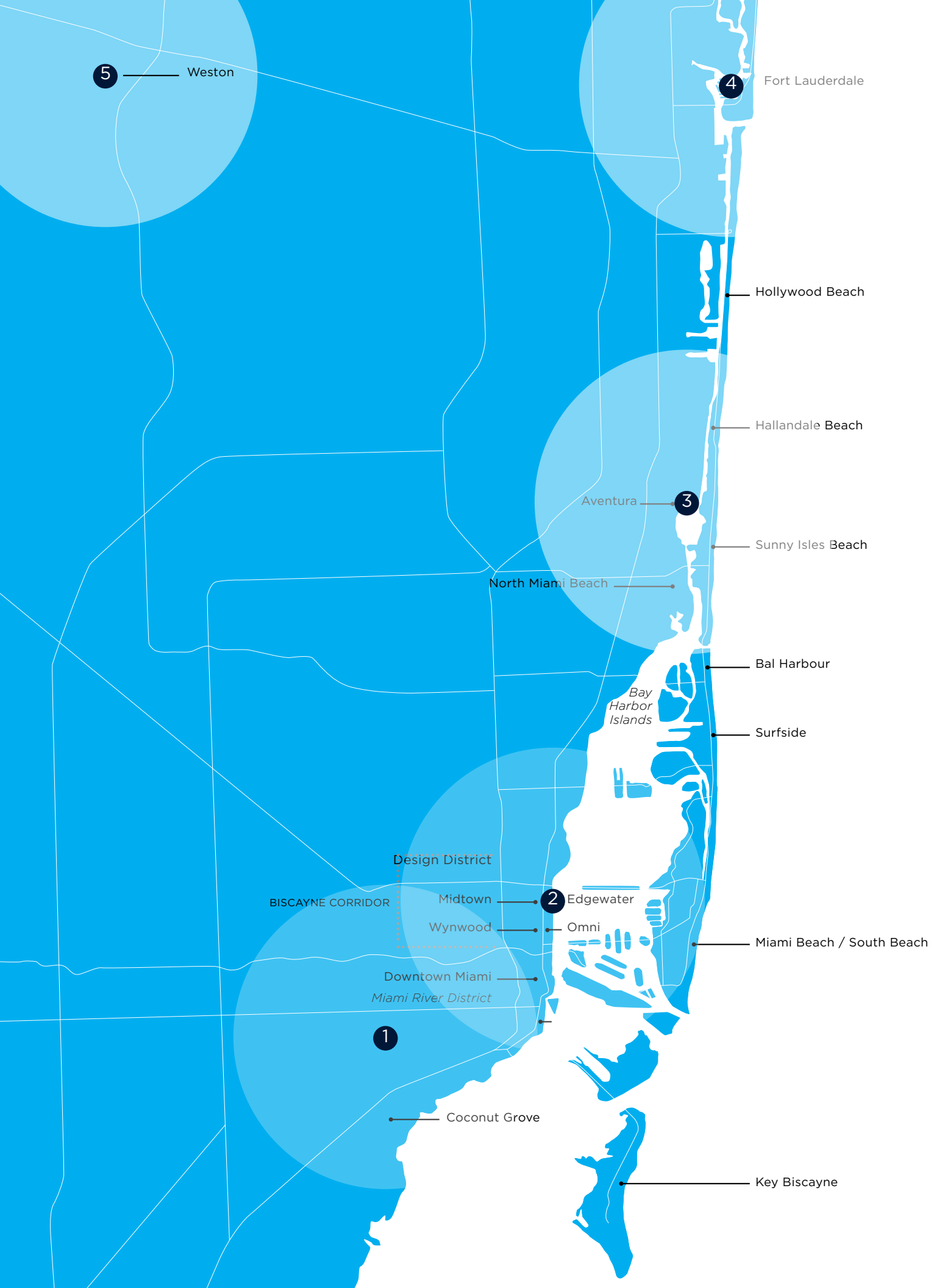
## RELATEDISG REALTY

**375+**

REAL ESTATE AGENTS

**5**

SOUTH FLORIDA  
LOCATIONS



RelatedISG Realty maintains five offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables
2. Gran Paraiso / Edgewater
3. Aventura
4. Fort Lauderdale
5. Weston

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## HEADQUARTERS

2875 NE 191 Street | Suite 200  
Aventura, FL 33180

305 788 2878 | [Tomas@relatedisg.com](mailto:Tomas@relatedisg.com) | [CommercialAssistant@relatedisg.com](mailto:CommercialAssistant@relatedisg.com) | [relatedisgrealty.com](http://relatedisgrealty.com)

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