



FOR SALE

159 NE 64TH STREET

MIAMI, FL 33138

LITTLE RIVER DEVELOPMENT SITE



OVERVIEW

Opportunity to purchase a prime development lot in a rapidly emerging neighborhood. 159 NE 64 Street is located between the Magic City Innovation District and the red hot Little River market, locations tapped by pioneering investors to undergo a Wynwood like transformation.

The lot allows development up to 5 stories and 29 residential units as well as office, hotel, and certain retail uses.

The immediate neighborhood has seen the introduction of a wide variety of neighborhood changing occupants such as trendy entertainment venues, fitness facilities, a local favorite steak house, a popular Padel Ball club, and even a Michelin Star restaurant, among others.

This boutique development site offers a savvy developer or investor the chance to bank in on the future appreciation of Miami's fastest growing neighborhood.



SITE SUMMARY

LOT SIZE: 19,158 SF

ZONING: T5-L

ALLOWED HEIGHT: 5 Stories (Before Bonuses)

ALLOWED DENSITY: 29 RESIDENTIAL UNITS, 58 HOTEL UNITS (Before Bonuses)

BUILDABLE SF: 76,632 SF (Before Bonuses)

ALLOWED USES: MULTI-FAMILY, HOTEL, OFFICE, RETAIL, RESTAURANT, ETC.

ASKING PRICE: \$1,540,000 (\$80/SF)

HIGHLIGHTS

- OPTIMAL LOCATION NEAR TRENDY RETAILERS
- LOCATED NEAR MAGIC CITY INNOVATION DISTRICT AND LITTLE RIVER BUSINESS DISTRICT
- OPPORTUNITY ZONE



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ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

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SOUTHEAST VIEW



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EAST VIEW - IN THE AREA



159 NE 64TH STREET

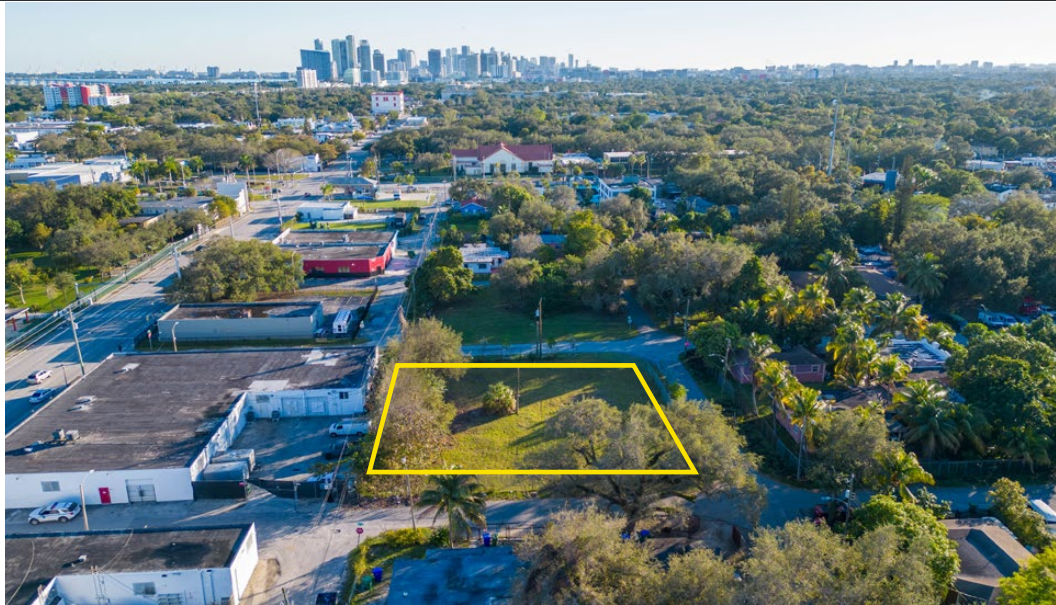
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AERIAL PHOTOS



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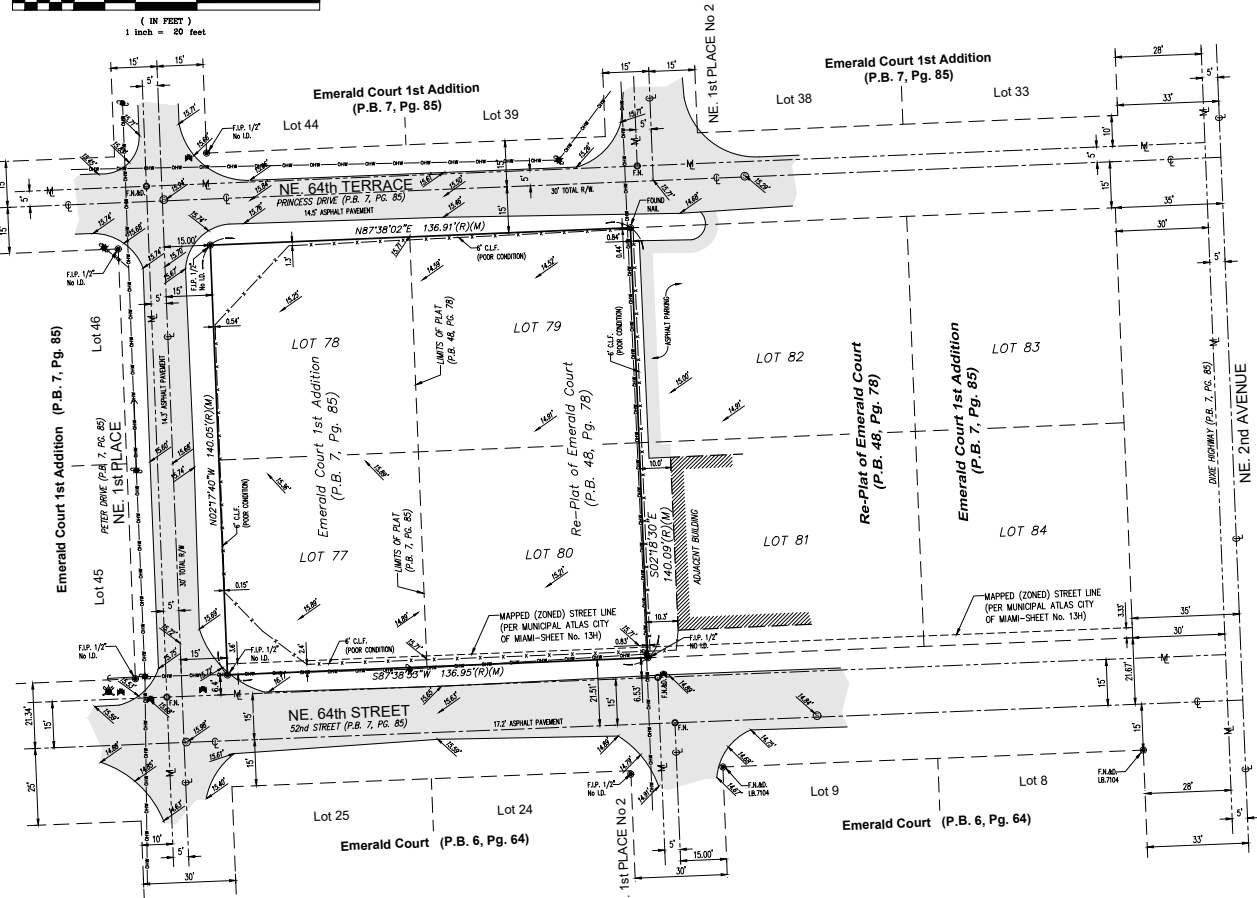
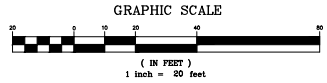
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SITE SURVEY

SKETCH OF BOUNDARY SURVEY



PROPERTY ADDRESS:
159 NE 64th Street
Miami, Florida 33138-5941

LEGAL DESCRIPTION:
Lots 77 and 78 of "FIRST ADDITION TO EMERALD COURT", according to the Plat thereof, as recorded in Plat Book 7, Page 85, of the Public Records of Miami-Dade County, Florida, and Lots 79 and 80 of "RE-PLAT OF LAND LYING EAST OF LOTS 79 AND 80 AND WEST OF LOTS 82 AND 81, ALSO ALL OF LOTS 79, 80, 81 AND 82, FIRST ADDITION TO EMERALD COURT", according to the Plat thereof, as recorded in Plat Book 48, Page 78, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 01131 021 0270 (Miami-Dade County Public Records/Property Appraiser's Office)

REFERENCES:
- City of Miami, Engineering Department Municipal Atlas Sheet No. 13-14.
- Quit Claim Deed as recorded in Official Records Book 28878, Page 405, Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Data Map for Florida, Community Panel No. 120650 (City of Miami) 12086 C, 0304 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 1% annual chance floodplain.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:
BM GS-3-RA - NEW
BM Name: GS-3-RA
Elev (NGVD 29): 5.87 feet
Location 1: NE 65 ST - 43' SOUTH OF CL OF CANAL
Location 2: NE 2 AVE - 114' EAST OF CL
Description 1: PK. NAIL AND ALUMINUM WASHER IN CONC. HEADWALL NEAR STAIRS LEADING DOWN TO CANAL
Description 2: PK. NAIL AND ALUMINUM WASHER IN CONC. CATCH BASIN

BM H-431 - NEW
BM Name: H-431
Elev (NGVD 29): 7.28 feet
Location 1: NE 63 LANE - 6' NORTH OF CL
Location 2: NE 6 AVE (BISCAYNE BOULEVARD) - 27' WEST OF CL
Description 1: PK. NAIL AND ALUMINUM WASHER IN CONC. CATCH BASIN

Bearings as shown are relative to the State Plane Coordinate System Florida East Zone, North American Datum (NAD) of 1983 (1980 Adjustment) where the South boundary line of the subject property bears S 87° 38' 53" W.

This Boundary Survey was prepared without the benefit of an Opinion of Title / Title Commitment.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/Property Appraiser Office and no claims as to ownership are made or implied.

There could be additional right of way dedication for road purposes within the streets abutting the subject site. These possible right of way dedication could affect the size and square footage of the subject site.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing. Although no formal dedications for the roadways located within the Subject Property was determined, there may be an underlying prescriptive right to the constructed roadways.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

A comparison between record and measured dimensions are delineated hereon. All dimensions are based directly on the recovered monumentation, unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions may be found in the Public Records or Building and Zoning Department of the City of Miami, and Miami-Dade County, Florida.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Setback requirements very within the Use District based on but not limited to its use, height of the structure and special use as defined under the Section of the Zoning Code. Verify with the appropriate building official for specific requirements.

Contact the City of Miami and/or Miami-Dade County for setbacks requirements as setbacks may vary depending on proposed construction, addition, or variances.

Only the visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. Underground utility references based on limited information furnished by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine11.com before digging.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements. No encroachments were noted by this survey except as shown.

Distances from property lines to fences or walls may slightly vary due to their irregularity and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

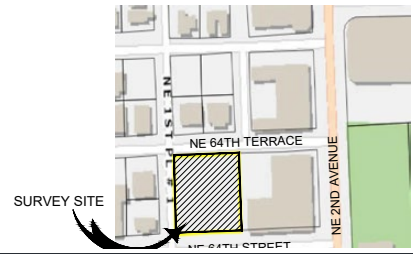
The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 24-17.05(1)(a) of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be substituted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

This is to certify to the above named firm and/or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of

- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC = Concrete
 - CBS = Concrete Block Stucco
 - Δ = Delta
 - ENC = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - M = Monument Line

- SYMBOLS**
- WOOD POLE
 - WOOD POWER/LIGHT POLE
 - CONCRETE POWER/LIGHT POLE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - GUY WIRE



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No. 6487
2682 S.W. 14th Place, Miami, Florida 33185
Phone: (305) 302-2622 Fax: (305) 207-2637

NO.	DATE	REVISIONS

Prepared for:
BAGNARA US, LLC.
9130 S. DADELAND BLVD., SUITE 1509
MIAMI, FLORIDA 33156

FIELD CREW: AP
FIELD DATE: 01/29/10

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ALEX TSOULFAS
PRESIDENT
ALEX@STL-ADVISORS.COM
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