


Proposed 7-Eleven

Phoenix Apartments

Kolter
Future Residential Land

Cherry Village
Apartments

Approved 500 bed
ALF Facility

Future Out-Pad Development

CAMPBELL DR 32,500 VPD

 Franklin Street
OFFERING MEMORANDUM

SUNNYLEA PLAZA
1400-1440 NE 8TH ST, HOMESTEAD, FL 33033

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CONTACT US



KAYLAN KNITOWSKI

Senior Associate
954.312.1676
kaylan.knitowski@franklinst.com



JUSTIN WALKER

Senior Director
954.487.1097
justin.walker@franklinst.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

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SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

2020 Year Built

SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033
2020 Year Built

Sale Price:	\$13,000,000
Cap Rate:	4.03%
Proforma Y3 Cap Rate:	8.04%
Current NOI:	\$523,735
Proforma Y3 NOI:	\$1,042,935
Price Per SF:	\$502.90



OFFER SUMMARY

Investment Highlights

- **Modern Build with Upside Potential:** 2020-multibuilding retail center with value-add opportunities through leasing vacant units and securing a tenant for the high-exposure out-pad.
- **Prime Growth Location:** Located between US-1 and Florida's Turnpike with combined traffic counts exceeding 92,000 daily, near Miami Speedway, a key event destination.
- **Recession-Proof Tenants:** Anchored by stable, in-demand tenants, bolstered by rapid residential growth—1,500 Class A units delivered in 2023.
- **Development-Driven Foot Traffic:** Adjacent to a new 7-Eleven, with an approved 500-bed assisted living facility directly behind the property, drawing high year-round visitor and resident traffic.

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Sunnylea Plaza
Street Address	1400-1440 NE 8th St
City, State, Zip	Homestead, FL 33033
County	Miami-Dade

BUILDING INFORMATION

Building Size	25,850 SF
NOI	\$523,736
Cap Rate	4.03%
Occupancy %	66.0%
Tenancy	Multiple
Year Built	2020

PROPERTY INFORMATION

Property Type	Retail
Zoning	B-2
Lot Size	3 Acres
APN #	10-7917-001-0200
Traffic Count	32,500
Traffic Count Street	NE 8th St / Campbell Drive

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.58 / 1,000 SF
Number of Parking Spaces	119 Spaces

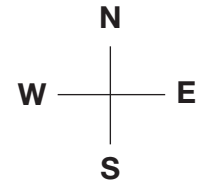


CAMPBELL DR 32,500 VPD

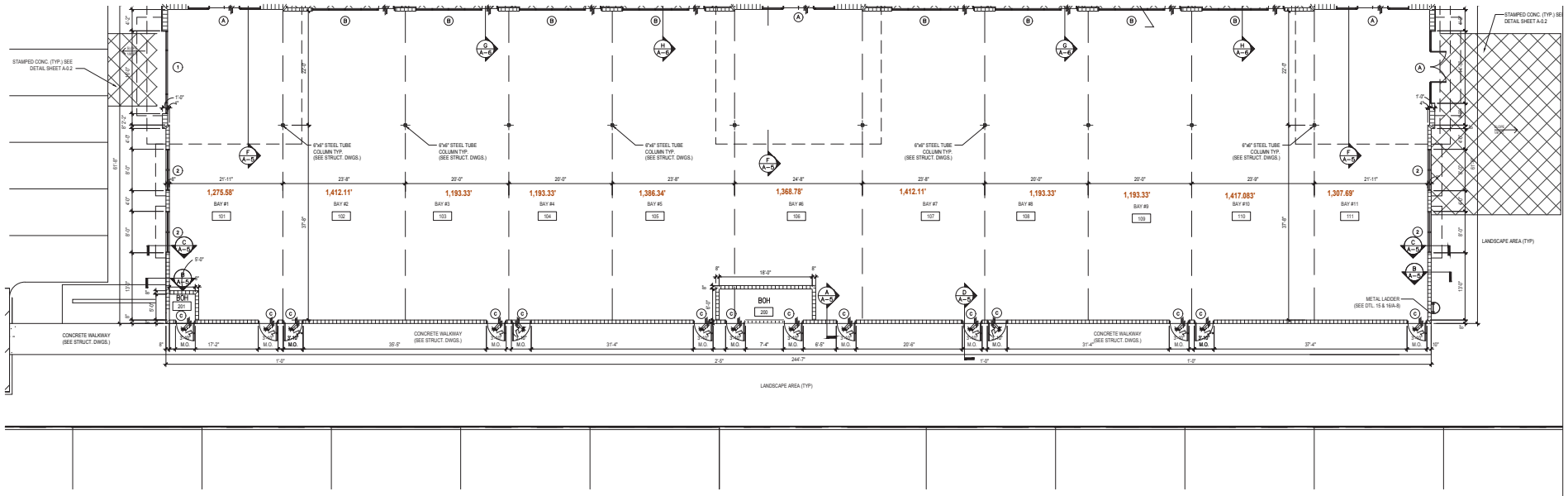


SITE PLAN WITH DIMENSIONS

1400-1440 NE 8TH STREET
 1,193 - 3,500 SQUARE FEET AVAILABLE



ADDRESSES 1402 1404 1406 1408 1410 1412 1414 1416 1418 1420 1422



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SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

2020 Year Built

AERIAL SOUTH WEST



MIAMI DADE COLLEGE
Homestead Campus



Franklin Street

U-HAUL

Sedano's



PET SUPERMARKET

BANK OF AMERICA



Publix

SALLY BEAUTY

CVS



Party City

HomeGoods

GameStop

Marshalls



Winn-Dixie



Walmart

Winchester Gardens
Apartments

Baseball Field Harris Field

YMCA Greater
Miami Dade

NE 12TH AVE

Build to Rent Townhomes

SITE

Campbell Academy

CAMPBELL DR 32,500 VPD

Approved 500 bed
ALF Facility

7
ELEVEN
Proposed 7-Eleven

AERIAL EAST

The Grove Residences Development Site

HOMESTEAD PAVILION



Galileo Plaza Retail Development



DOLLAR GENERAL

Campbell Academy

CAMPBELL DR 32,500 VPD

Pediatric Associates

Baptist Health


BAPTIST HEALTH
Homestead Hospital ER



Olive Garden



Proposed 7-Eleven



SITE

New Development



CAMPBELL PLAZA



Phoenix Apartments

Approved 500 bed ALF Facility

Build to Rent Townhomes



62,040 VPD



FranklinStreet

AERIAL SOUTH



St. Franklin Street

Gateway Environmental K-8 Learning Center



62,040 VPD

Kolter Future Residential Land

Cherry Village Apartments

Phoenix Apartments

Approved 500 bed ALF Facility

Monterey Pointe Apartments

Build to Rent Townhomes

Proposed 7-Eleven

SITE

CAMPBELL DR 32,500 VPD

Campbell Academy

MAJOR RETAIL ALONG NE 1ST AVE



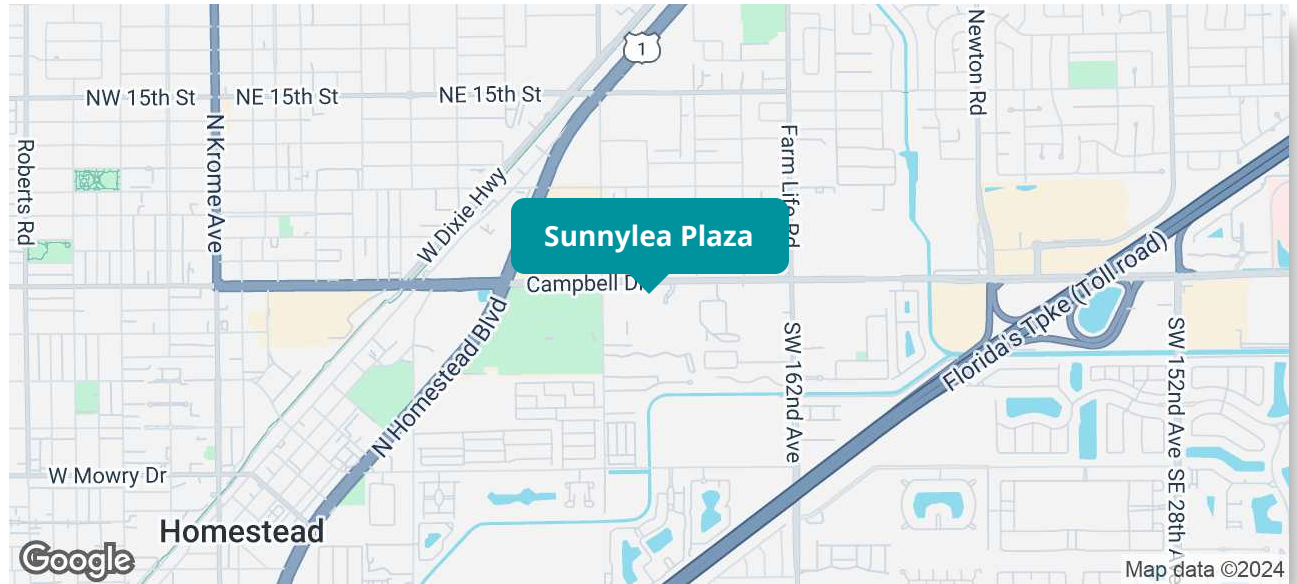
Sandero Landing Future 1,170+ Residential Units + Commercial



62,040 VPD

Future Cordova Estates 190 Residential Units

LOCATION INFORMATION



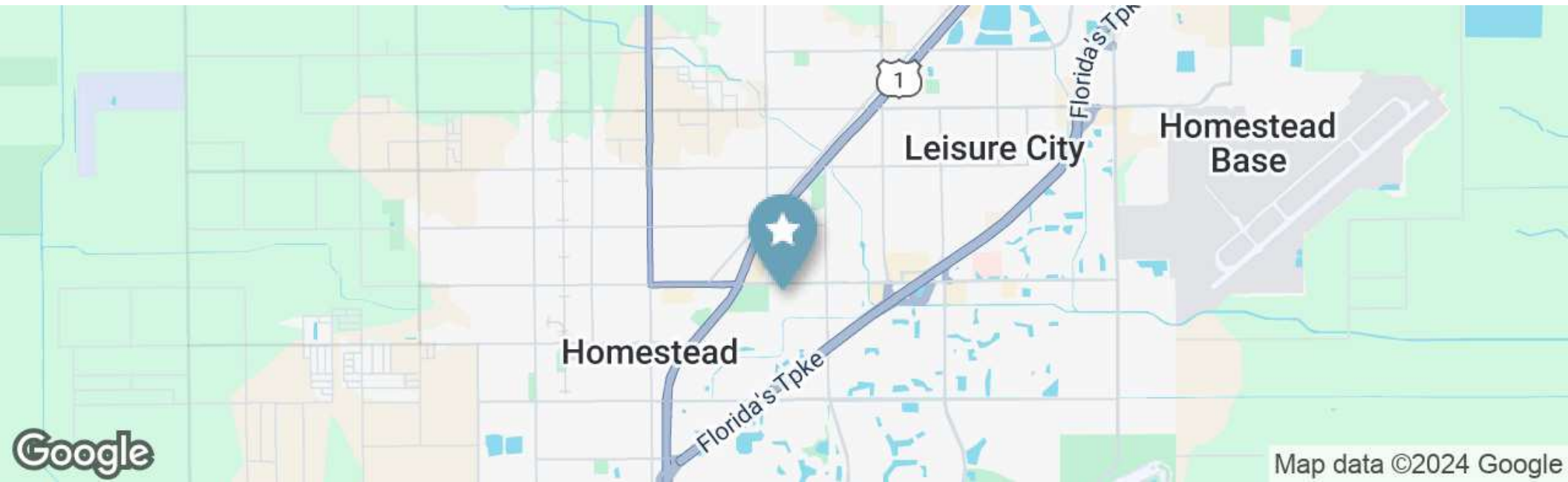
IMMEDIATE LOCATION OVERVIEW

Homestead, Florida, has emerged as an attractive destination for both homebuyers and investors due to its unique blend of suburban charm and proximity to urban amenities. Located just south of Miami, Homestead offers a more affordable housing market compared to its neighboring cities, making it an appealing option for families and first-time buyers. The area boasts a variety of residential options, from single-family homes to townhouses, catering to diverse lifestyles and budgets. As the demand for housing continues to rise, the market has shown steady appreciation, reflecting the area's growing popularity.

The local economy is supported by a mix of agriculture, tourism, and retail, providing residents with employment opportunities and fostering a sense of community. Homestead's strategic location near the Everglades and Biscayne National Parks attracts nature enthusiasts and tourists, further stimulating local businesses. The city has also seen significant infrastructure investments, including improvements in transportation and public services, which enhance the overall quality of life and contribute to the region's economic development.

As Homestead continues to grow, potential buyers should be aware of the competitive landscape. While the market remains accessible, inventory levels can fluctuate, leading to a dynamic buying environment. Additionally, the influx of new residents has driven interest in new construction developments, which aim to meet the increasing demand. Overall, Homestead presents a promising market for those looking to invest in a vibrant community with potential for future growth.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,154	131,882	175,434
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,358	40,482	53,496
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$59,277	\$77,896	\$78,355
Average House Value	\$291,648	\$347,671	\$357,517
TRAFFIC COUNTS			
Campbell Drive	32,500 VPD		
South Federal Hwy	34,500 VPD		
Florida's Turnpike	50,300 VPD		

Demographics data derived from AlphaMap

NEARBY DEVELOPMENTS



THE GROVE RESIDENCES DEVELOPMENT SITE
15960 SW 296th St
Homestead, FL 33033

U-HAUL DEVELOPMENT
30215 S Dixie Hwy
Homestead, FL 33033

GALILEO PLAZA RETAIL DEVELOPMENT
945 NE 18th Ave
Homestead, FL 33033

PEDIATRIC ASSOCIATES
2601 NE 9th Ct
Homestead, FL 33033

FUTURE CAMPBELL CROSSING MEDICAL OFFICE
SW Corner of Campbell Dr and SW 147th Ave
Homestead, FL 33033

FUTURE WOODSPRINGS SUITES FLORIDA CITY
1100 N Krome Ave
Homestead, FL 33034

PROPOSED 7-ELEVEN
1490 NE 8th St
Homestead, FL 33033

FUTURE SOLESTE MIDTOW
354 Unit Developments
3010 Campbell Dr
Homestead, FL 33033

PROPOSED CHICK-FIL-A
3200 NE 8th St
Homestead, FL 33033

PROPOSED 100 APARTMENT UNITS
1350 SW 4th St
Homestead, FL 33030

APPROVED 500 BED ALF FACILITY

KOLTER FUTURE RESIDENTIAL LAND
202 NE 18th Terrace
Homestead, FL 33033

SANDERO LANDING
Future 1,170+ Residential Units + Commercial
Southwest 328th Street and Southeast 6th Street
Homestead, FL 33030

FUTURE CORDOVA ESTATES
190 units
321 E Davis Pky
Florida City, FL 33034

DR HORTON & LENNAR
Future 563 Townhomes
NE Corner of Palm Dr and SW 172nd Ave
Homestead, FL 33034

RECENT DEVELOPMENTS KEY

- Retail Developments
- Multifamily Developments

RECENT DEVELOPMENTS (RETAIL SITES)



S

SUNNYLEA PLAZA

1400-1440 NE 8th St
Homestead, FL 33033
Lease Rate: Negotiable



1

PEDIATRIC ASSOCIATES

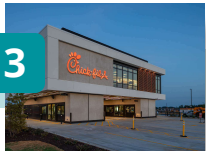
2601 NE 9th Ct
Homestead, FL 33033



2

PROPOSED 7-ELEVEN

1490 NE 8th St
Homestead, FL 33033



3

PROPOSED CHICK-FILA

3200 NE 8th St
Homestead, FL 33033



4

CAMPBELL CROSSINGS MEDICAL OFFICE

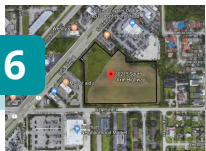
SW Corner Of Campbell Dr And SW 147th Ave
Homestead, FL 33033



5

GALILEO PLAZA RETAIL DEVELOPMENT

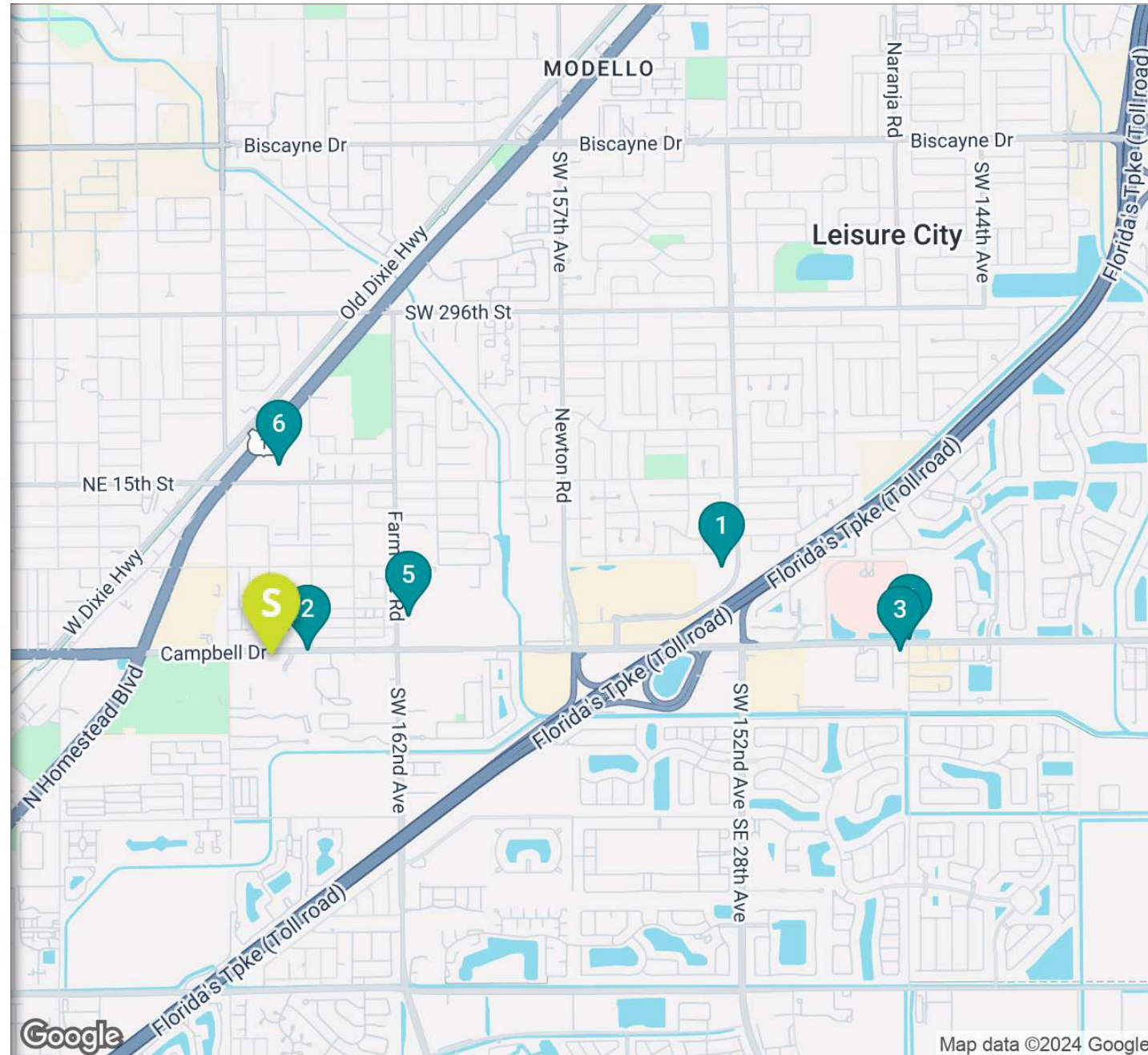
945 NE 18th Ave
Homestead, FL 33033



6

U-HAUL DEVELOPMENT

30215 S Dixie Hwy
Homestead, FL 33033



RECENT DEVELOPMENTS (MULTIFAMILY SITES)



S

SUNNYLEA PLAZA

1400-1440 NE 8th St
Homestead, FL 33033
Lease Rate: Negotiable



1

KOLTER - FUTURE RESIDENTIAL LAND

202 NE 18th Terrace
Homestead, FL 33033
-



2

DR HORTON & LENNAR

NE Corner Of Palm Dr And SW 172nd Ave
Homestead, FL 33034
-



3

DR HORTON - SANDERO LANDING

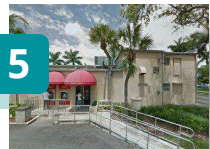
Southwest 328th Street And Southeast 6th Street
Homestead, FL 33030
-



4

PROPOSED 100 APARTMENT UNITS

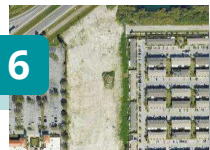
1350 SW 4th St
Homestead, FL 33030
-



5

WOODSPRING SUITES FLORIDA CITY

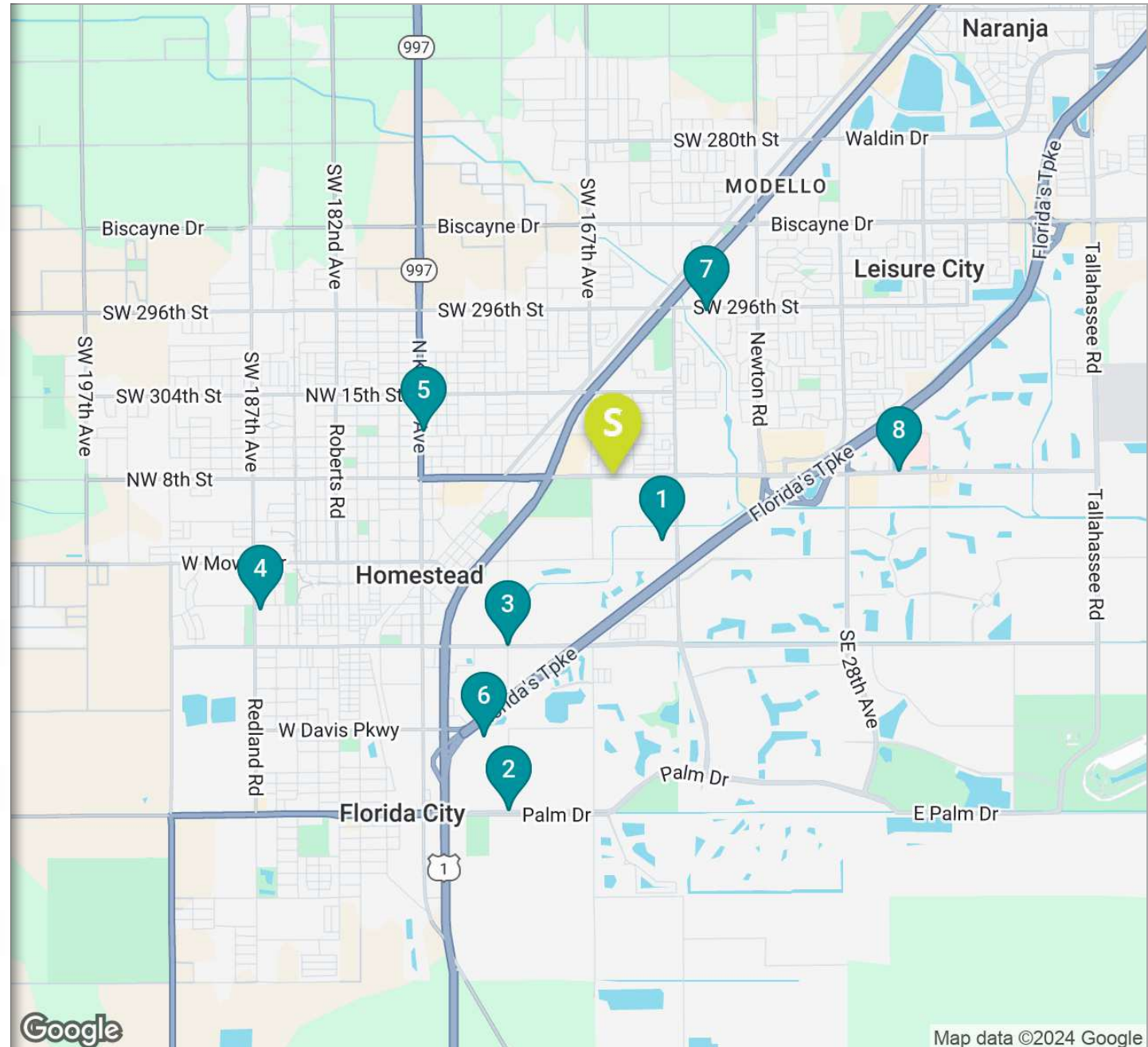
1100 N Krome Ave
Homestead, FL 33034
-



6

FUTURE CORDOVA ESTATES

321 E Davis Pky
Florida City, FL 33034
-



RECENT DEVELOPMENTS (MULTIFAMILY SITES)

7



THE GROVE RESIDENCES DEVELOPMENT SITE

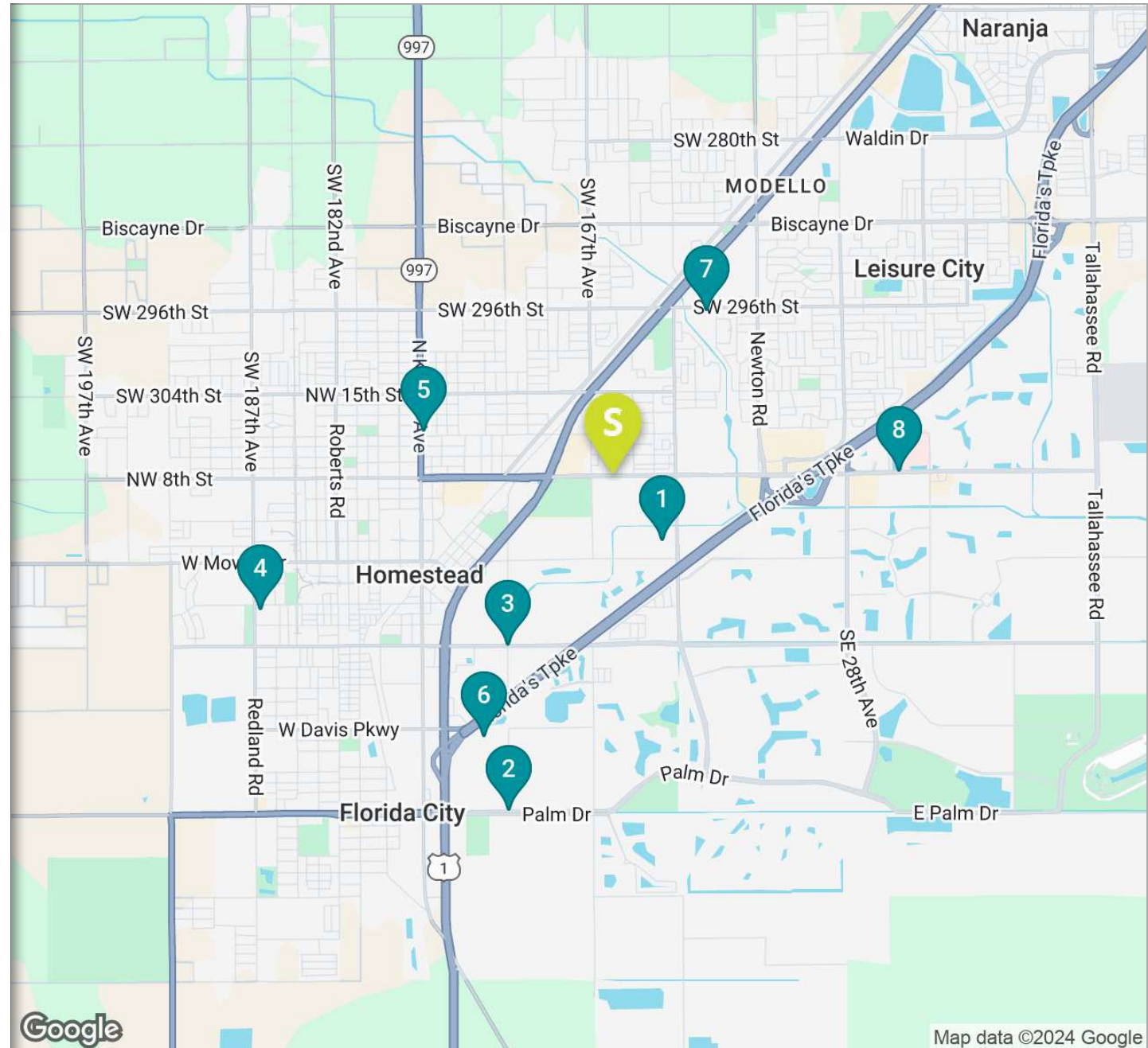
15960 SW 296th St
Homestead, FL 33033

8



SOLESTE MIDTOWN

3010 Campbell Dr
Homestead, FL 33033



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SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

2020 Year Built

RENT COMPARABLES MAP



S

SUNNYLEA PLAZA

1400-1440 NE 8th St
Homestead, FL 33033



1

STARBUCKS

2925 NE 8th St
Homestead, FL 33033



2

CORAL TOWN PLAZA

14325 SW 268th St
Homestead, FL 33032



3

26401 S DIXIE HWY - OUTPARCEL 1

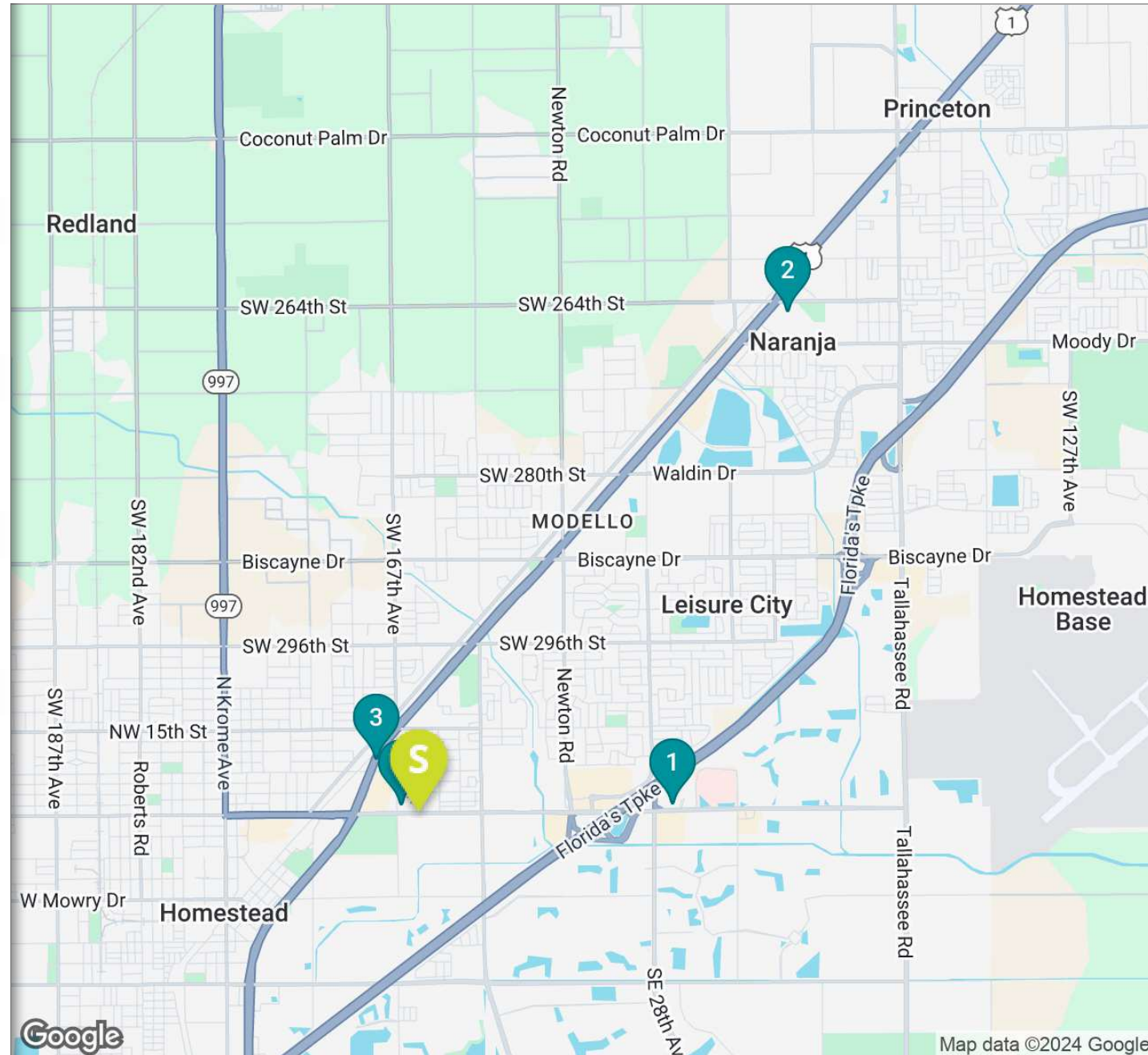
26401 S Dixie Hwy
Homestead, FL 33032



4

CAMPBELL SHOPPING CENTER

1219-1245 NE 8th St
Homestead, FL 33033



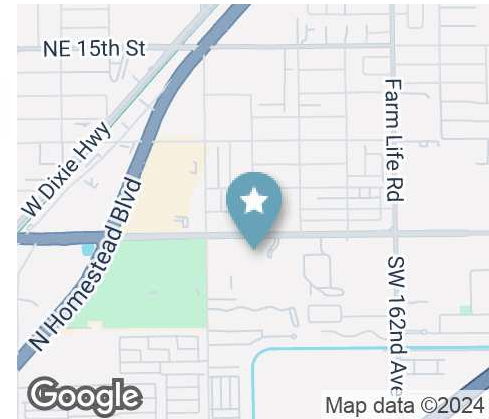
RENT COMPARABLES



S SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

Building Size:	25,850 SF	Lease Rate:	Negotiable	Occupancy:	66.00%
Lot Size:	3 Acres	Year Built:	2020	Property Type:	Retail



1 STARBUCKS

2925 NE 8th St, Homestead, FL 33033

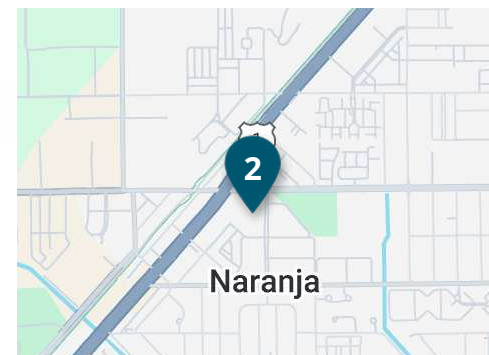
Building SF:	9,301 SF	Lease Rate:	\$45 SF/YR	Occupancy:	100.00%
Lot Size:	1.3 Acres	Year Built:	2020	Property Type:	Retail



2 CORAL TOWN PLAZA

14325 SW 268th St, Homestead, FL 33032

Building SF:	59,000 SF	Lease Rate:	\$35 SF/YR	Occupancy:	100.00%
Lot Size:	7 Acres	Year Built:	2018	Property Type:	Retail



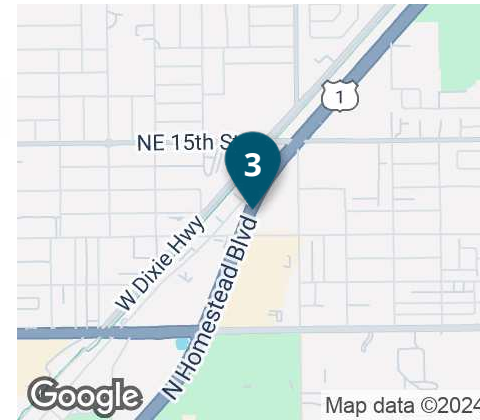
RENT COMPARABLES



3 26401 S DIXIE HWY - OUTPARCEL 1

26401 S Dixie Hwy, Homestead, FL 33032

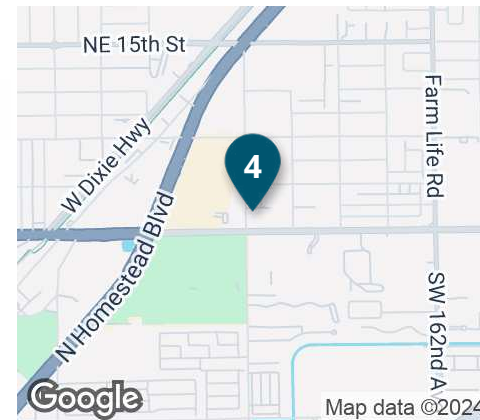
Building SF:	3,500 SF	Lease Rate:	\$45 SF/YR	Occupancy:	100.00%
Lot Size:	8.33 Acres	Year Built:	2022	Property Type:	Retail



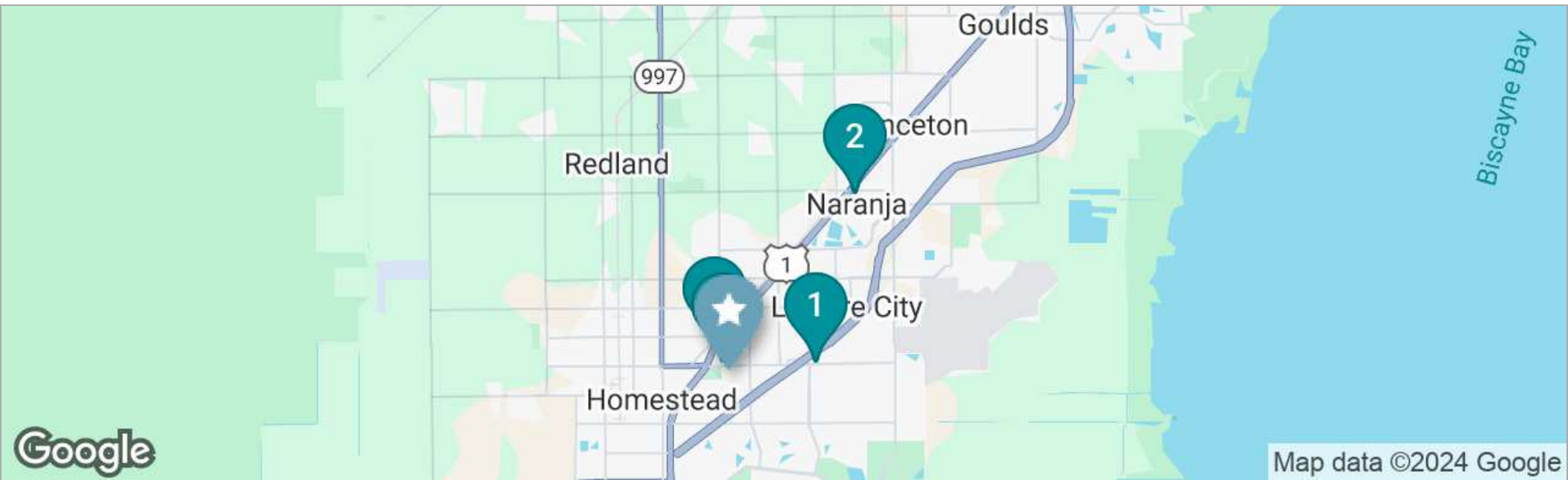
4 CAMPBELL SHOPPING CENTER

1219-1245 NE 8th St, Homestead, FL 33033

Building SF:	11,139 SF	Lease Rate:	\$40 SF/YR	Occupancy:	100.00%
Lot Size:	2.05 Acres	Year Built:	1988	Property Type:	Retail



RENT COMPS MAP & SUMMARY



	NAME/ADDRESS	LEASE RATE	OCCUPANCY	DEAL STATUS	LEASE TYPE	SPACE SIZE
★	Sunnylea Plaza 1400-1440 NE 8th St Homestead, FL	Negotiable	66%	Subject Property	-	-
1	Starbucks 2925 NE 8th St Homestead, FL	\$45.00 /SF/yr	100%	Leased 4/17/2024	NNN	1,860 SF
2	Coral Town Plaza 14325 SW 268th St Homestead, FL	\$35.00 /SF/yr	100%	Leased	NNN	1,216 SF
3	26401 S Dixie Hwy - Outparcel 1 26401 S Dixie Hwy Homestead, FL	\$45.00 /SF/yr	100%	Leased	NNN	1,000 SF
4	Campbell Shopping Center 1219-1245 NE 8th St Homestead, FL	\$40.00 /SF/yr	100%	Leased 2/1/2023	NNN	1,000 SF
AVERAGES		\$41.25 /SF/YR	100%			1,269 SF

GROUND LEASE RENT COMPARABLES MAP



SUNNYLEA PLAZA

1400-1440 NE 8th St
Homestead, FL 33033
Lease Rate: Negotiable



CHASE BANK

6800 Biscayne Blvd
Miami, FL 33138
Lease Rate: \$66



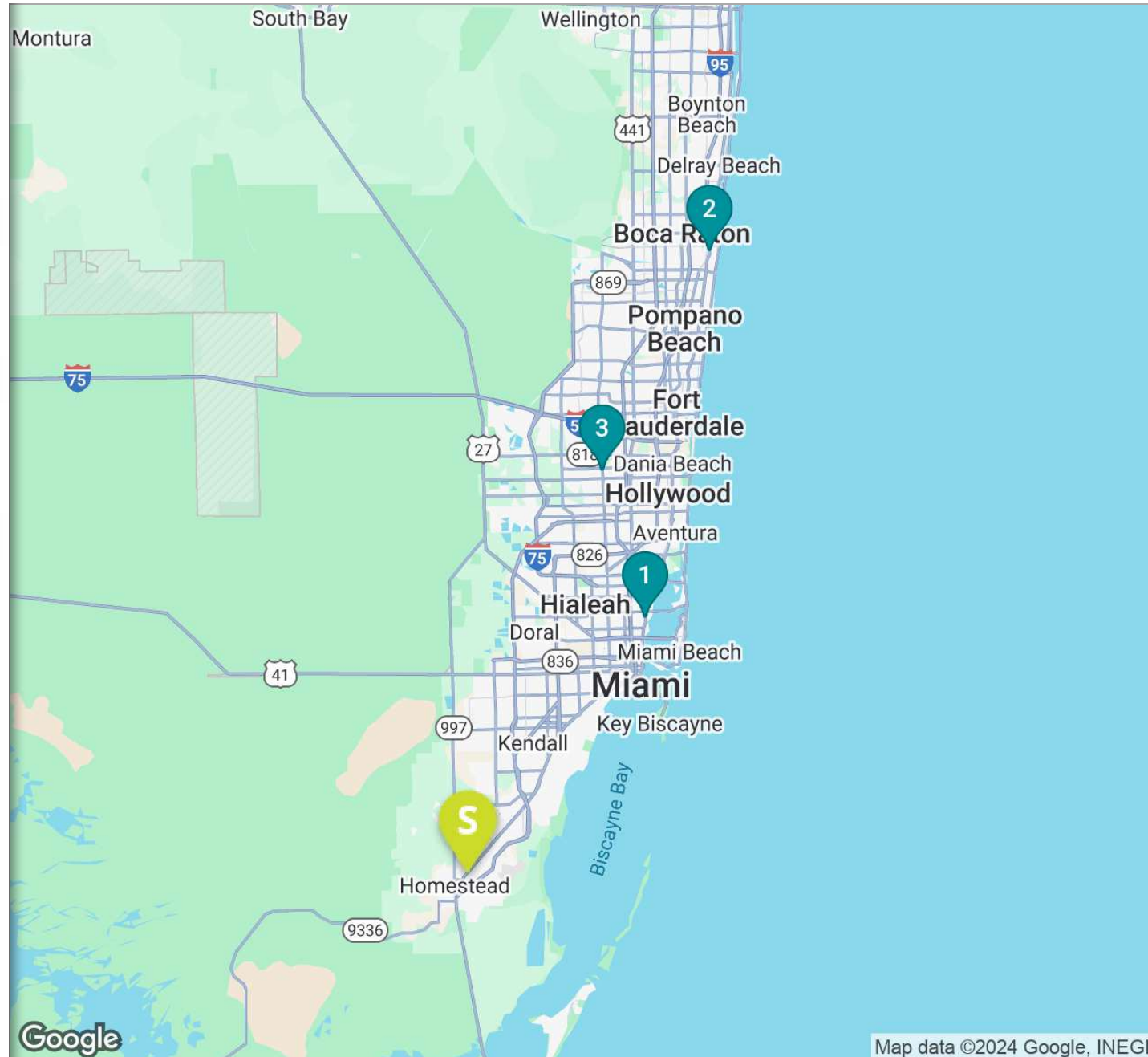
CHASE BANK

853 S Federal Hwy
Boca Raton, FL 33433
Lease Rate: \$61



CULVER'S

3700 N University Dr
Cooper City, FL 33024
Lease Rate: \$48



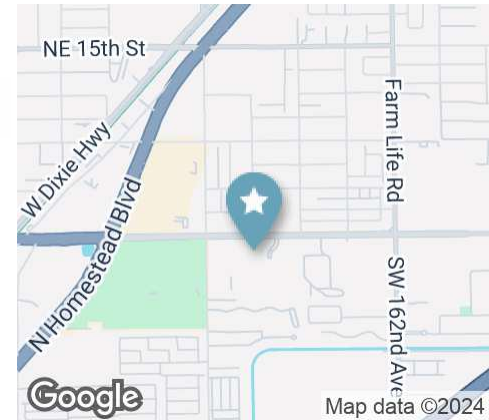
RENT COMPARABLES



S SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

Building Size:	25,850 SF	Lease Rate:	Negotiable	Occupancy:	66.00%
Lot Size:	3 Acres	Year Built:	2020	Property Type:	Retail



1 CHASE BANK

6800 Biscayne Blvd, Miami, FL 33138

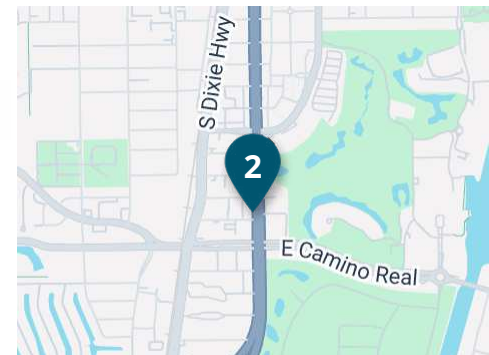
Building SF:	5,932 SF	Lease Rate:	\$66 SF/YR	Occupancy:	100.00%
Lot Size:	0.83 Acres	Year Built:	2013	Property Type:	Retail



2 CHASE BANK

853 S Federal Hwy, Boca Raton, FL 33433

Building SF:	3,536 SF	Lease Rate:	\$61 SF/YR	Occupancy:	100.00%
Lot Size:	0.16 Acres	Year Built:	2015	Property Type:	Retail

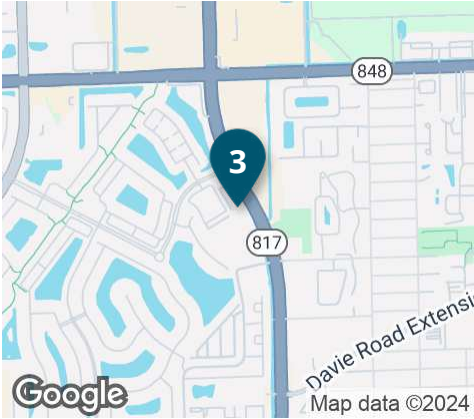


RENT COMPARABLES



3 CULVER'S 3700 N University Dr , Cooper City, FL 33024

Building SF:	4,300 SF	Lease Rate:	\$48 SF/YR	Occupancy:	100.00%
Lot Size:	0.76 Acres	Year Built:	2023	Property Type:	Retail



GROUND LEASE COMPS MAP & SUMMARY



	NAME/ADDRESS	LEASE RATE	OCCUPANCY	DEAL STATUS	LEASE TYPE	SPACE SIZE
★	Sunnylea Plaza 1400-1440 NE 8th St Homestead, FL	Negotiable	66%	Subject Property	-	-
1	Chase Bank 6800 Biscayne Blvd Miami, FL	\$66.07 /SF/yr	100%	Leased	Ground Lease	5,932 SF
2	Chase Bank 853 S Federal Hwy Boca Raton, FL	\$61.60 /SF/yr	100%	Leased	Ground Lease	3,536 SF
3	Culver's 3700 N University Dr Cooper City, FL	\$48.22 /SF/yr	100%	Leased	Ground Lease	4,300 SF
AVERAGES		\$58.63 /SF/YR	100%			4,589 SF

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FINANCIAL ANALYSIS

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SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

2020 Year Built

RENT ROLL

Sale Price: \$13,000,000

Cap Rate: 4.03%

Net Operating Income: \$523,735

Leasable Area: 25,850 RSF

Year Built: 2020

Occupancy: 66.00%

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	COMMENTS
Outparcel	Vivamas Medical	8,000	30.95%	03/07/21	09/07/27	\$31.14	\$249,144	2 x 7 YR Options 3% Annual Increase
1404-1408	Iron Legacy	3,798	14.69%	05/01/24	08/19/28	\$33.50	\$127,233	1 x 5 YR Option 4% Annual Increase
1410	House of Tux	1,386	5.36%	07/01/24	03/31/29	\$27.54	\$38,170	1 x 5 YR Option 3% Annual Increase
1412	Epic Beauty & Wellness Spa	1,368	5.29%	10/10/21	09/09/31	\$30.83	\$42,175	1 x 5 YR Option 4% Annual Increase
1414	ARP Adult Daycare	1,412	5.46%	01/26/22	01/25/27	\$33.95	\$47,940	1 x 5 YR Option 3% Annual Increase
1418	La Diosa Bakery	1,193	4.62%	06/01/23	05/31/28	\$32.00	\$38,176	1 x 5 YR Option 3% Annual Increase
1402	Vacant	1,275	4.93%	TBD	TBD	\$40.00	\$51,000	
1416	Vacant	1,193	4.62%	TBD	TBD	\$40.00	\$47,720	
1420	Vacant	1,417	5.48%	TBD	TBD	\$40.00	\$56,680	
1422	Vacant	1,308	5.06%	TBD	TBD	\$40.00	\$52,320	
Outparcel	Vacant	3,500	13.54%	TBD	TBD	\$60.00	\$210,000	
VACANT TOTALS/AVGS		8,693	33.63%			\$44.00	\$417,720	
OCCUPIED TOTALS/AVGS		17,157	66.37%			\$31.64	\$542,838	
TOTALS/AVGS		25,850	100%			\$37.16	\$960,558	

Notes:

- Vacant bay(s) are based on market average Triple Net Leases
- Potential to build an 2nd outparcel building which could add 3,500 SF to the total SF of the property
- All tenants have triple net leases

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price: \$13,000,000

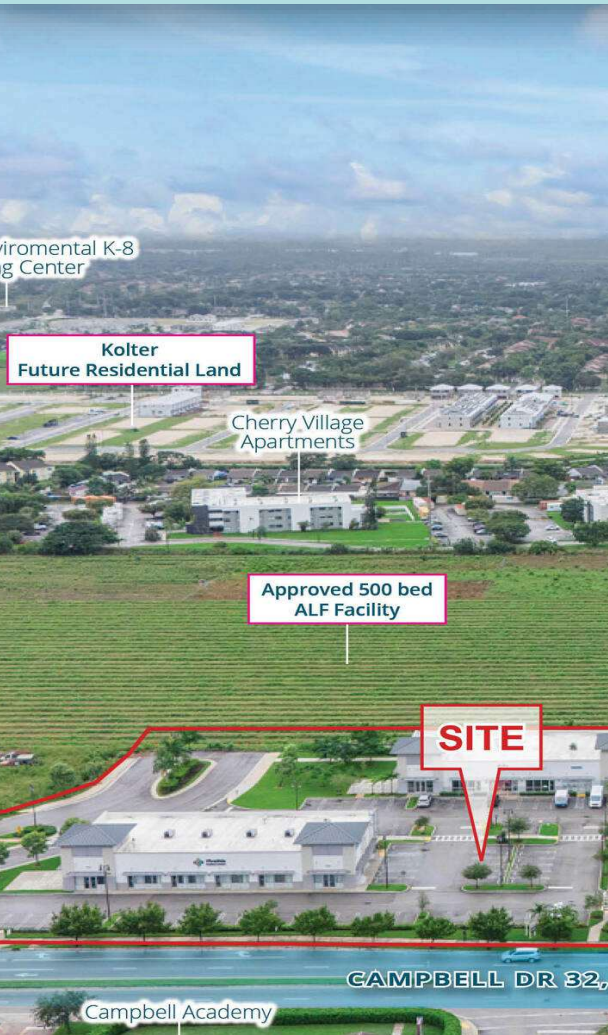
Cap Rate: 4.03%

Net Operating Income: \$523,735

Leasable Area: 25,850 RSF

Year Built: 2020

Occupancy: 66.00%



	CURRENT	CURRENT	PRO-FORMA Y3	PRO-FORMA Y3
INCOME	TOTAL	PER SF	TOTAL	PER SF
Base Rent	\$568,097	\$21.98	\$1,045,656	\$40.45
CAM Reimbursement	\$146,564	\$5.67	\$292,917	\$11.33
GROSS POTENTIAL INCOME	\$714,661	\$27.65	\$1,338,573	\$51.78
EFFECTIVE GROSS INCOME	\$714,661	\$27.65	\$1,338,573	\$51.78
EXPENSES	TOTAL	PER SF	TOTAL	PER SF
RE Taxes	\$80,891	\$3.13	\$159,042	\$6.15
Insurance	\$38,164	\$1.48	\$40,488	\$1.57
Landscaping	\$16,600	\$0.64	\$17,610	\$0.68
Pest Control	\$1,230	\$0.05	\$1,304	\$0.05
Water and Sewer	\$10,594	\$0.41	\$11,239	\$0.43
Repairs & Maintenance	\$6,694	\$0.26	\$7,101	\$0.27
Management Fee	\$20,937	\$0.81	\$39,351	\$1.52
Gas & Electric	\$15,816	\$0.61	\$16,779	\$0.65
TOTAL EXPENSES	\$190,926	\$7.39	\$292,918	\$11.33
NET OPERATING INCOME (NOI)	\$523,735	\$20.26	\$1,045,655	\$40.45

- Current base rent is based on current occupancy with scheduled rent increases and omits the projected out parcel
- Proforma Y3 base rent is based on 100% occupancy, scheduled rent increases and consists of the 2nd projected out parcel
- Expenses are based on the owner's 2024 T6 financial statement
- RE taxes are based on 2023 assessment & proforma RE taxes are based on the broker 2025 tax assessment of 64%
- Management fee is based on 3% of the GPI

10 YEAR CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
	<u>Dec-2025</u>	<u>Dec-2026</u>	<u>Dec-2027</u>	<u>Dec-2028</u>	<u>Dec-2029</u>	<u>Dec-2030</u>	<u>Dec-2031</u>	<u>Dec-2032</u>	<u>Dec-2033</u>	<u>Dec-2034</u>	<u>Dec-2035</u>	
Rental Revenue												
Potential Base Rent	\$985,817	\$1,010,857	\$1,045,656	\$1,080,464	\$1,110,120	\$1,144,798	\$1,181,434	\$1,227,219	\$1,276,184	\$1,343,766	\$1,390,180	\$12,796,496
Absorption & Turnover Vac	\$(417,720)	\$0	\$0	\$0	\$0	\$0	\$0	\$(6,909)	\$(11,246)	\$(6,028)	\$0	\$(441,903)
Scheduled Base Rent	\$568,097	\$1,010,857	\$1,045,656	\$1,080,464	\$1,110,120	\$1,144,798	\$1,181,434	\$1,220,310	\$1,264,939	\$1,337,738	\$1,390,180	\$12,354,594
Total Rental Revenue	\$568,097	\$1,010,857	\$1,045,656	\$1,080,464	\$1,110,120	\$1,144,798	\$1,181,434	\$1,220,310	\$1,264,939	\$1,337,738	\$1,390,180	\$12,354,594
Other Tenant Revenue												
Total Expense Recoveries	\$146,564	\$236,916	\$292,918	\$301,844	\$311,006	\$320,250	\$328,563	\$335,293	\$342,973	\$353,440	\$364,382	\$3,334,147
Total Other Tenant Revenue	\$146,564	\$236,916	\$292,918	\$301,844	\$311,006	\$320,250	\$328,563	\$335,293	\$342,973	\$353,440	\$364,382	\$3,334,147
Effective Gross Revenue	\$714,661	\$1,247,773	\$1,338,574	\$1,382,308	\$1,421,126	\$1,465,048	\$1,509,997	\$1,555,603	\$1,607,911	\$1,691,178	\$1,754,562	\$15,688,741
Operating Expenses												
RE Taxes	\$80,891	\$83,416	\$159,043	\$163,814	\$168,728	\$173,790	\$179,004	\$184,374	\$189,905	\$195,602	\$201,470	\$1,780,038
Insurance	\$38,164	\$39,309	\$40,488	\$41,703	\$42,954	\$44,243	\$45,570	\$46,937	\$48,345	\$49,795	\$51,289	\$488,797
Landscaping	\$16,600	\$17,098	\$17,611	\$18,139	\$18,683	\$19,244	\$19,821	\$20,416	\$21,028	\$21,659	\$22,309	\$212,609
Pest Control	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558	\$1,605	\$1,653	\$15,754
Water and Sewer	\$10,594	\$10,912	\$11,239	\$11,576	\$11,924	\$12,281	\$12,650	\$13,029	\$13,420	\$13,823	\$14,237	\$135,686
Repairs & Maintenance	\$6,694	\$6,895	\$7,102	\$7,315	\$7,534	\$7,760	\$7,993	\$8,233	\$8,480	\$8,734	\$8,996	\$85,735
Management Fee	\$20,937	\$29,651	\$39,351	\$40,670	\$41,997	\$43,171	\$43,171	\$43,171	\$43,171	\$43,171	\$43,171	\$431,632
Gas & Electric	\$15,816	\$16,290	\$16,779	\$17,283	\$17,801	\$18,335	\$18,885	\$19,452	\$20,035	\$20,636	\$21,255	\$202,568
Total Operating Expenses	\$190,926	\$204,838	\$292,918	\$301,844	\$311,006	\$320,250	\$328,563	\$337,124	\$345,943	\$355,026	\$364,382	\$3,352,819
Net Operating Income	\$523,736	\$1,042,935	\$1,045,656	\$1,080,464	\$1,110,120	\$1,144,798	\$1,181,434	\$1,218,478	\$1,261,969	\$1,336,152	\$1,390,180	\$12,335,922
Leasing Costs												
Tenant Improvements	\$0	\$259,650	\$0	\$0	\$0	\$0	\$0	\$17,650	\$62,388	\$17,325	\$0	\$357,013
Leasing Commissions	\$0	\$291,608	\$0	\$0	\$0	\$0	\$0	\$11,945	\$43,488	\$12,439	\$0	\$359,479
Total Leasing Costs	\$0	\$551,258	\$0	\$0	\$0	\$0	\$0	\$29,595	\$105,875	\$29,764	\$0	\$716,492
Cash Flow Before Debt Serv	\$523,736	\$491,677	\$1,045,656	\$1,080,464	\$1,110,120	\$1,144,798	\$1,181,434	\$1,188,883	\$1,156,093	\$1,306,388	\$1,390,180	\$11,619,430

PROPERTY ASSUMPTIONS

Market Leasing Assumptions	1K SF - 5K SF	Ground Lease
Term Length	10 Years	10 Years
Renewal Probability	75.00%	75.00%
Months Vacant	3.00 months	0.00 months
Months Vacant (Blended)	0.75 months	0.00 months
Market Base Rent (New)	\$40.00/SF/Year	\$60.00/SF/Year
Market Base Rent (Renewal)	\$40.00/SF/Year	\$60.00/SF/Year
Market Base Rent (Blended)	\$40.00/SF/Year	\$60.00/SF/Year
Market Rental Value	Continue Prior	Continue Prior
Use Market or Prior	N/A	N/A
Prior Rent	N/A	N/A
Fixed Steps	3.00%	3.00%
CPI Increase	None	None
Miscellaneous Rent	None	None
Incentives	None	None
Tenant Improvements (New)	\$50.00/SF	\$0.00/SF
Tenant Improvements (Blended)	\$12.50/SF	\$0.00/SF
Leasing Commissions (New)	6.00%	6.00%
Leasing Commissions (Renew)	6.00%	6.00%
Leasing Commissions (Blended)	6.00%	6.00%
Upon Expiration	1K SF - 5K SF	Ground Lease

6 Tenants have been input

6 Current tenants totaling 17,157 SF

100.00% Stabilized Occupancy Reached 1/1/2025

3 Years 4 Months 3 Days Avg remaining term

\$33.11 Avg lease rate / SF / Year

\$0.00 Avg sales / SF / Year

Property Assumptions (Year 1)

General Inflation (Year 2)	3.00%
Market Inflation (Year 2)	3.00%
Expense Inflation (Year 2)	3.00%
CPI Inflation (Year 2)	3.00%
Capital Expenditures (\$/SF)	0.00
General Vacancy (%)	0.00%
Credit Loss Reserve (%)	0.00%



SUNNYLEA PLAZA

1400-1440 NE 8th St, Homestead, FL 33033

OFFERING SUMMARY

Sale Price:	\$13,000,000
Cap Rate:	4.03%
Proforma Y3 Cap Rate:	8.04%

Current NOI:	\$523,736
Proforma Y3 NOI:*	\$1,045,656
Building Size:	25,850 SF
Price PSF:	\$502.90
Building Leasable Area:	25,850 RSF
Year Built:	2020
Lot Size:	3 Acres
Parking Spaces:	119
Parking Ratio:	4.58
Zoning:	B-2
Lease Type:	Triple Net Lease
Ownership:	Fee Simple
Occupancy:	66.00%
Tenancy:	Multiple
Walt:	4.4 Years
Parcel Number:	10-7917-001-0200

Notes: Proforma NOI includes the Ground Lease Outparcel



32,500 VPD

Travel daily along
NE 8th St / Campbell Drive



175,434 RESIDENTS

The area has 175,434 residents
within 5 miles of the property



SUNNYLEA PLAZA

1400-1440 NE 8th St
Homestead, FL 33033-4505

2020 Year Built

Contact a Team Member



KAYLAN KNITOWSKI

Senior Associate
954.312.1676
kaylan.knitowski@franklinst.com



JUSTIN WALKER

Senior Director
954.487.1097
justin.walker@franklinst.com

