



## RETAIL FOR SALE IN ALLAPATTAH

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# OPERATING STATEMENT

<b>Property: 1950 NW 17 Ave, Miami 33125</b>				
<b>Asking Purchase Price</b>	<b>\$1,700,000</b>			
<b>ACTUAL</b>			<b>SCHEDULE</b>	
Rental Income: (includes vacancy)		<b>\$138,000.00</b>	Gross Rental Income:	<b>\$151,938</b>
Vacancy		\$2,700.00	Vacancy	\$2,960.00
<b>Gross Rental Income:</b>		<b>\$135,300.00</b>	<b>Gross Rental Income:</b>	<b>148,978.00</b>
<b>Operating Expenses</b>			<b>Operating Expenses</b>	Annual Increase: 3.0%
Property Taxes		\$21,356.00	Property Taxes (estimated)	\$24,000
Garbage		\$3,642.00	Garbage	\$3,751
Repairs		\$2,000.00	Repairs	\$2,060
Insurance		\$4,000.00	Insurance	\$4,120
<b>Total Expenses</b>		<b>\$30,998.00</b>	<b>Total Expenses</b>	<b>\$33,931.26</b>
<b>Net Operating Income:</b>		<b>\$104,302.00</b>	<b>Net Operating Income:</b>	<b>\$118,007</b>
<b>Cap Rate:</b>		<b>6.14%</b>	<b>Cap Rate:</b>	<b>6.94%</b>

**\* Tenants pays utilities.**

**\*Tenants Have their own Insurance**

	SF	RENT ROLL		
		ACTUAL	ACTUAL	SCHEDULE
UNIT		MONTHLY	YEARLY	YEARLY
1	1358	\$3,600.00	\$43,200.00	\$43,200.00
2	1512	\$2,150.00	\$25,800.00	\$36,288.00
*3	2882	\$5,750.00	\$69,000.00	\$72,450.00
<b>TOTAL</b>	5752	<b>\$11,500.00</b>	<b>\$138,000.00</b>	<b>\$151,938.00</b>
SF		\$ PER SF		
5,752		\$23.99	\$138,000.00	ACTUAL
5,752		\$26.41	\$151,938.00	SCHEDULE

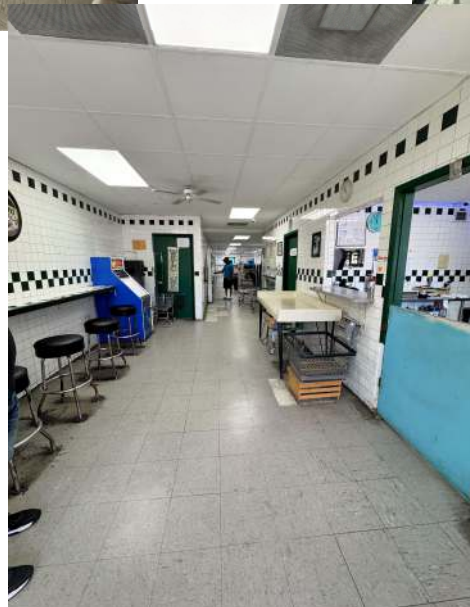
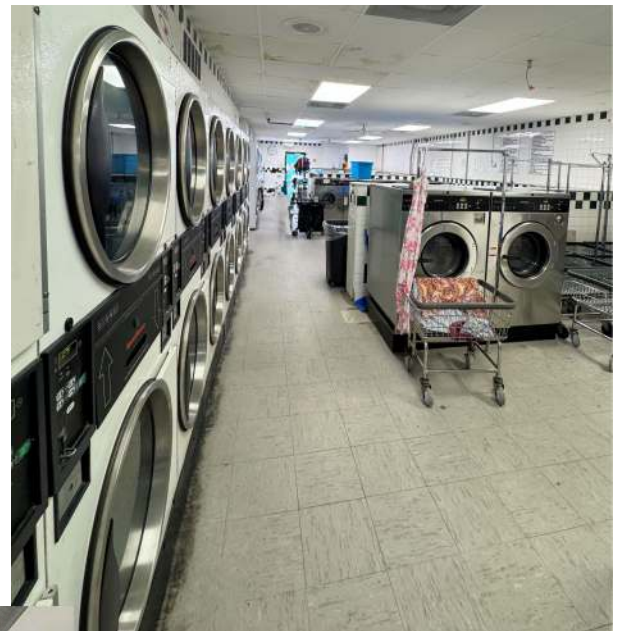
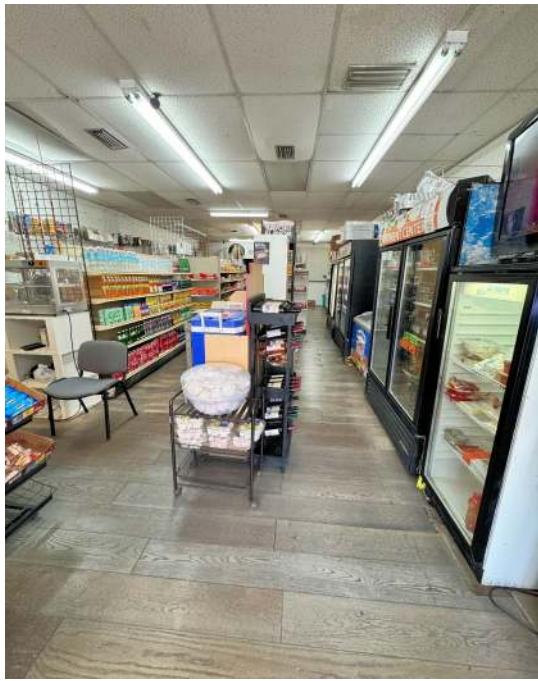
**\* Currently renewing**

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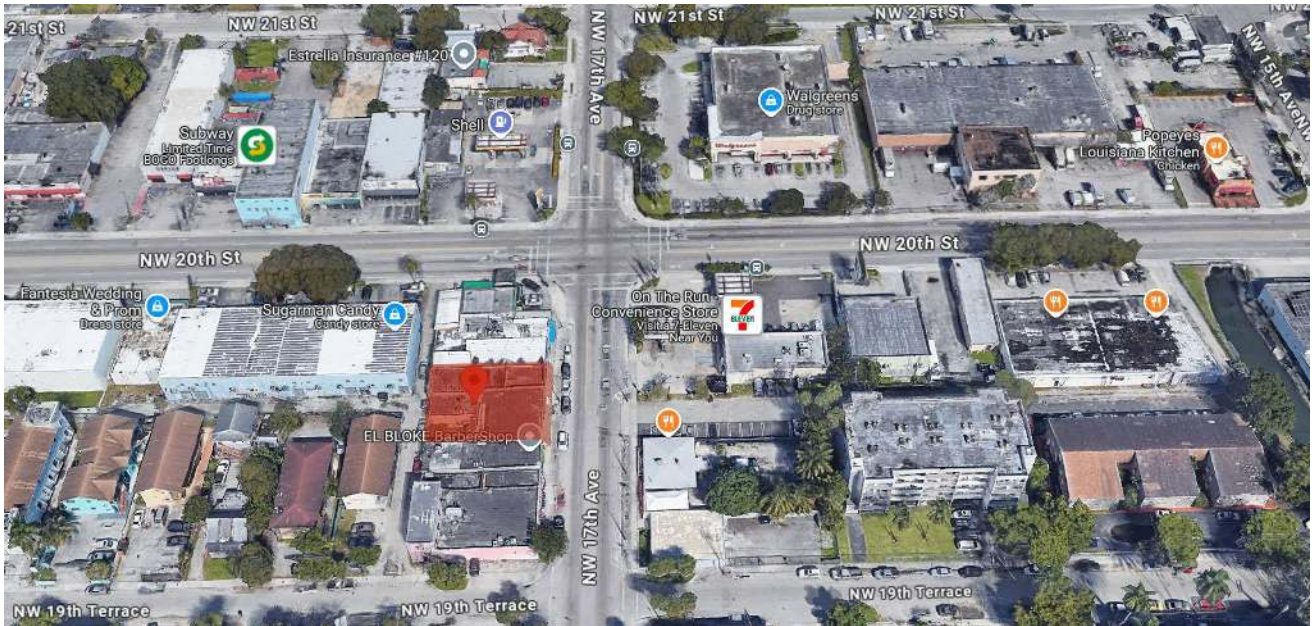
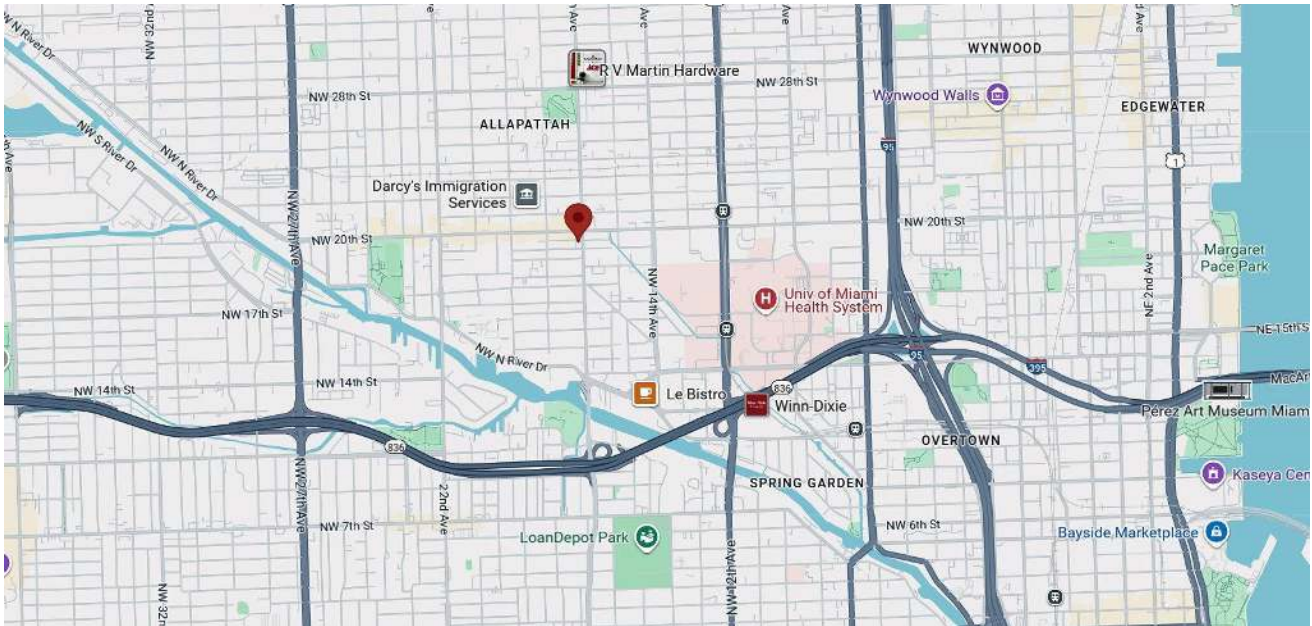
# PHOTOS











# Demographic Summary Report

1950 NW 17th Ave, Miami, FL 33125

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **8,524 SF**      Rent/SF/Yr: -  
 Year Built: **1949**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	36,373		332,943		580,326	
2024 Estimate	37,098		336,481		588,972	
2020 Census	38,217		330,960		592,026	
Growth 2024 - 2029	-1.95%		-1.05%		-1.47%	
Growth 2020 - 2024	-2.93%		1.67%		-0.52%	
<b>2024 Population by Hispanic Origin</b>	31,887		235,742		404,974	
<b>2024 Population</b>	37,098		336,481		588,972	
White	7,588	20.45%	82,927	24.65%	154,575	26.24%
Black	3,629	9.78%	54,461	16.19%	94,178	15.99%
Am. Indian & Alaskan	265	0.71%	1,632	0.49%	2,308	0.39%
Asian	270	0.73%	4,571	1.36%	7,694	1.31%
Hawaiian & Pacific Island	4	0.01%	66	0.02%	114	0.02%
Other	25,343	68.31%	192,824	57.31%	330,103	56.05%
U.S. Armed Forces	11		328		553	
<b>Households</b>						
2029 Projection	13,930		138,667		237,931	
2024 Estimate	14,198		140,145		241,479	
2020 Census	14,579		137,801		242,612	
Growth 2024 - 2029	-1.89%		-1.05%		-1.47%	
Growth 2020 - 2024	-2.61%		1.70%		-0.47%	
Owner Occupied	2,185	15.39%	31,842	22.72%	74,245	30.75%
Renter Occupied	12,013	84.61%	108,303	77.28%	167,234	69.25%
<b>2024 Households by HH Income</b>	14,196		140,144		241,479	
Income: <\$25,000	6,503	45.81%	42,503	30.33%	67,131	27.80%
Income: \$25,000 - \$50,000	3,422	24.11%	30,488	21.75%	50,949	21.10%
Income: \$50,000 - \$75,000	2,017	14.21%	22,784	16.26%	38,007	15.74%
Income: \$75,000 - \$100,000	929	6.54%	13,304	9.49%	24,654	10.21%
Income: \$100,000 - \$125,000	695	4.90%	9,604	6.85%	17,401	7.21%
Income: \$125,000 - \$150,000	242	1.70%	5,773	4.12%	10,678	4.42%
Income: \$150,000 - \$200,000	107	0.75%	6,644	4.74%	13,094	5.42%
Income: \$200,000+	281	1.98%	9,044	6.45%	19,565	8.10%
<b>2024 Avg Household Income</b>	\$44,191		\$71,941		\$78,872	
<b>2024 Med Household Income</b>	\$28,934		\$47,143		\$51,503	



# BROKER'S

REAL ESTATE WITH REAL VALUE



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Exclusively Marketed by:



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