Build 45 units

HOSPITAL DISTRICT DEVELOPMENT SITE

Miami Vacant Land | 30% IRR potential

Warrant approval for 44 rentals & 1 commercial unit

Plans in Process by JCD Architects, Inc.

1552 NW 15th Ave | 18,920 Leasable SF | T6 – 8 -R Miami 21 Zoning | Live Local Act Approval

Executive Summary:

Exciting opportunity to develop in Miami's Hospital District central to all notable areas of entertainment and high-value living. Minutes to the Hospitals, Universities, Brickell, Downtown, Wynwood, Design District & Midtown-Edgewater. Warrant-Site Plan approval for plans by **JCD Architects, Inc.,** is imminent. Buyers can have the construction documents created and submitted for the permitting process and be ready to build in 9 to 12 months from closing. Site plan approval for 45 units by closing.

Offered at: $1,500,000 | $34,000/door land cost

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Renderings by JCD Architects, Inc. Proposed development by plans.

OFFERING DETAILS

Address:	1552 NW 15th Ave, Miami, FL	Develop:	45 units site plan approved
Location:	Hospital District	Subdivision:	Grand View Park
Folio #:	01-3135-010-0250	Lot Size:	5,400 SF
Leasable SF:	18,920 SF	Buildable SF:	24,830 SF
Approval:	Warrant/Site Plan by closing	Plan App #:	PZ-25-19012
Stories:	7 Stories per plans	Covered Land:	Yes – existing duplex for income
Zoning:	City of Miami 21 Zoning T6-8-R	Benefits:	Live Local Act Approved
Front Feet:	50 front feet	Lot Depth:	108 feet
Status:	Nearly Permit Warrant Approved for 45 units under Live Local Act		
Offered at:	**$1.50 mm | $34,000/Door Land Cost**		

Covered land play. Receive rental income from the existing duplex while you create and submit the construction documents into the permitting process. Warrant/Site-plan approved by purchase/closing.

Near large employers like the University of Miami & Jackson Memorial Hospitals, Miami Dade College Medical Campus & VA Miami Medical Center. Ample shopping, eateries, and nightlife entertainment close.

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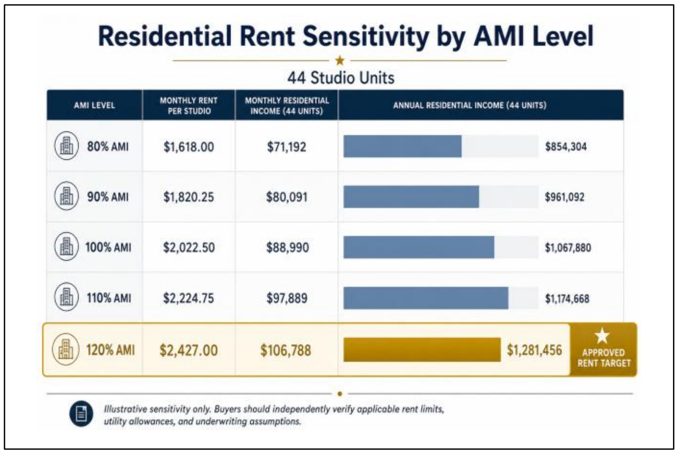
DEVELOPMENT ATTAINED APPROVAL CERTIFICATION FOR
LIVE LOCAL ACT 120% OF AMI RENTS
Average Median Income ("AMI")

CITY OF MIAMI -- AFFORDABLE HOUSING CERTIFICATION

https://www.miamigov.com/Government/Departments-Organizations/Housing-Community-Development/Get-an-Affordable-Housing-Certification-AHC

PROJECT INFORMATION



Residential Rent Sensitivity by AMI Level

44 Studio Units

AMI LEVEL	MONTHLY RENT PER STUDIO	MONTHLY RESIDENTIAL INCOME (44 UNITS)	ANNUAL RESIDENTIAL INCOME (44 UNITS)
80% AMI	$1,618.00	$71,192	$854,304
90% AMI	$1,820.25	$80,091	$961,092
100% AMI	$2,022.50	$88,990	$1,067,880
110% AMI	$2,224.75	$97,889	$1,174,668
120% AMI	$2,427.00	$106,788	$1,281,456 APPROVED RENT TARGET

Illustrative sensitivity only. Buyers should independently verify applicable rent limits, utility allowances, and underwriting assumptions.

PROFORMA LIVE LOCAL ACT MAXIMUM RENTS & FINANCIALS

Miami Hospital District Development Site

Site plan approved 44 unit boutique apartments & 1 commercial bay
1552 NW 15th Ave, Miami, FL 33125
Proforma Year 1 Rental Model | Stabilized

Unit Style	Beds	Baths	Unit Count	SF	$P/SF/mo Rent	Total SF	$ Rent/Unit/Mo	Total Monthly	Annual Rent
Rental Units*	0	1	44	421	$ 4.25	18,528	$ 1,900	$ 83,600	$ 1,003,200
Commercial Bay	0	1	1	392	$ 15.00	392	$ 5,880	$ 5,880	$ 70,560
		Totals	45		$ 4.73	18,920	$ 7,780	$ 89,480	$ 1,073,760

**Rents of $2,427 / month are the proforma maximum allowed under the 120% of AMI Live Local Act.*

Note: All information is subject to errors, omissions, change &/or withdrawal without notice. Buyer should verify all information during inspections and due diligence.

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PROFORMA FINANCIALS

30% Proforma IRR

Potential 3.0X Deal Multiple Of Capital

Rental upside as the Live Local Act allows rents up to 120% of AMI or up to $2,427/month!

Miami Hospital District Development Site | 1552 NW 15th Ave

Projected Operational Income & Valuation Model

	Units	SF	Leasable	Effecive Rate	Annual Income Y1 - Stabilized	Y2	Y3	Y4	Y5	Terminal Value
Residential Income	45		18,920	$ 6.06	$ 1,375,733	$ 1,472,034	$ 1,545,636	$ 1,607,462	$ 1,655,685	
Additional Ancillary Income					$ 41,272	$ 44,161	$ 46,369	$ 48,224	$ 49,671	
Potential Gross Rental Income					$ 1,417,005	$ 1,516,195	$ 1,592,005	$ 1,655,685	$ 1,705,356	
Expenses										
Ancillary Service Charge Income					$ -	$ -	$ -	$ -	$ -	
Replacement Reserves 3%					$ (42,510)	$ (45,486)	$ (47,760)	$ (49,671)	$ (51,161)	
Vacancy Reserves 5%					$ (70,850)	$ (75,810)	$ (79,600)	$ (82,784)	$ (85,268)	
Potential Net Rental Income					$ 1,303,645	$ 1,394,900	$ 1,464,645	$ 1,523,231	$ 1,568,928	
Operating Expenses (Property Taxes & Building Insurance)				30%	$ 425,102	$ 433,604	$ 442,276	$ 451,121	$ 460,144	
Net Operating Income (NOI)					$ 878,543	$ 961,296	$ 1,022,369	$ 1,072,109	$ 1,108,784	$ 19,865,712
Exit Value on Completed Apartment Building (Projected)					$ 14,642,386	$ 16,021,604	$ 17,039,486	$ 17,868,491	$ 18,479,733	$ 19,865,712
Capitalization Rate										6.00%
Implied Sales Price per Door					$ 325,386	$ 356,036	$ 378,655	$ 397,078	$ 410,661	

Sources & Uses of Development Funds

Sources		**$ Amount**	**% of Deal**
Sponsor Equity		$ 429,824	5%
Investor Equity		$ 2,063,156	24%
Construction Debt		$ 6,017,540	70%
Rental Income		$ 85,965	1%
Total Sources		**$ 8,596,485**	**100%**

Uses		**$ Amount**	**% of Total**
Land Cost		$ 1,500,000	17.4%
Construction Costs	Builable SF = 24,830 | $ 225 Buildable Cost / SF	$ 5,586,750	65.0%
Soft Costs			
Construction Documents to Permit Ready & Construction Management		$ 200,000	
Design & Engineering Consulting		$ 30,000	0.3%
Legal Land Use & Consulting		$ 15,000	0.2%
Leasing & Marketing Budget		$ 20,000	0.2%
Developer Fee & Overhead		$ 300,000	3.5%
Permits / Impact Fees	(Discount of $211,000 incuded)	$ 223,410	2.6%
Tax Reserve		$ 75,000	0.9%
Interest	Bank interest for model purposes at 7%	$ 416,325	4.8%
Insurances		$ 100,000	1.2%
Total Soft Costs		$ 1,379,735	16.0%
Loan Application Costs		$ 30,000	0.3%
Total Costs		$ 1,409,735	16.4%
Operational Expense/Reserves		$ 100,000	
Total Uses		**$ 8,596,485**	**100.0%**

Projected IRR & Multiple of Capital

Exit Cap Rate	Exit End Year 5	Total Cash Inflows	Equity Profit	Deal IRR	Deal Multiple of Capital
5.00%	$ 15,721,148	$ 12,338,157	$ 9,845,176	33%	3.95
5.25%	$ 14,972,522	$ 11,589,531	$ 9,096,550	32%	3.65
5.50%	$ 14,291,953	$ 10,908,962	$ 8,415,981	31%	3.38
5.75%	$ 13,670,564	$ 10,287,572	$ 7,794,592	30%	3.13
6.00%	**$ 13,100,957**	**$ 9,717,966**	**$ 7,224,985**	**29%**	**2.90**
6.50%	$ 12,093,191	$ 8,710,200	$ 6,217,219	27%	2.49

Impact Fee Deferrals Obtained!

Cash flow friendly project.

Seller has obtained and received the recorded restrictive covenant under the ‘Live Local Act’ for impact fees deferral for 44 residential units in the amount of $211,590!!!

Rev. 7/2023

DOCUMENT E-RECORDED

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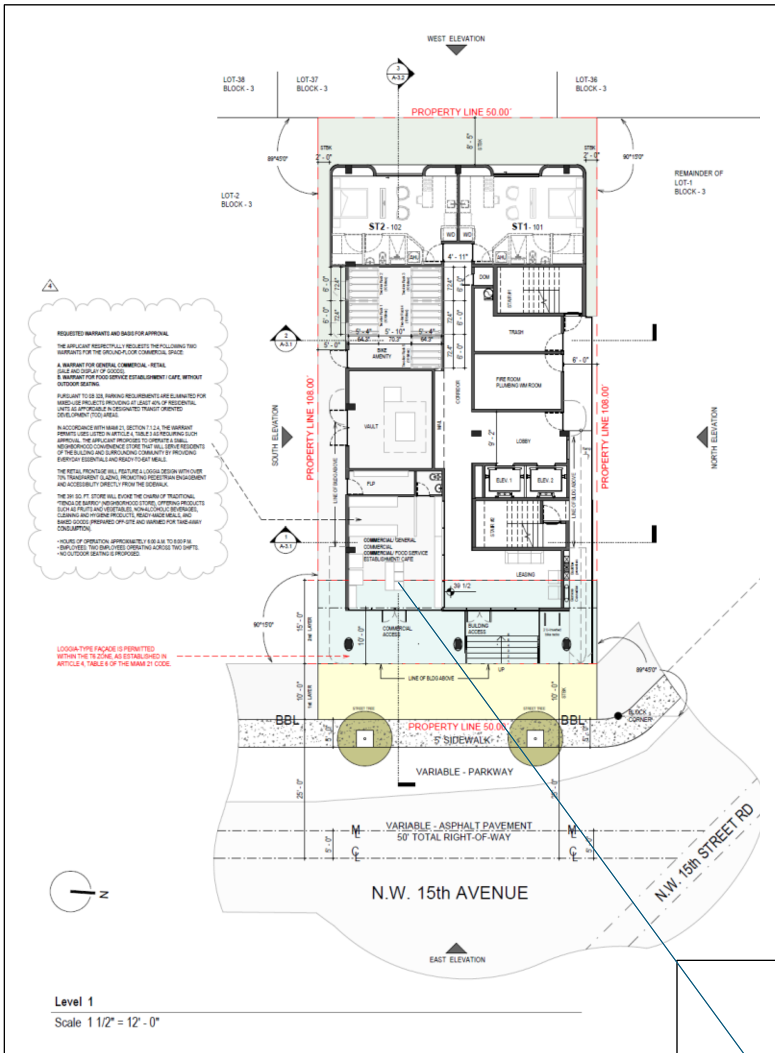
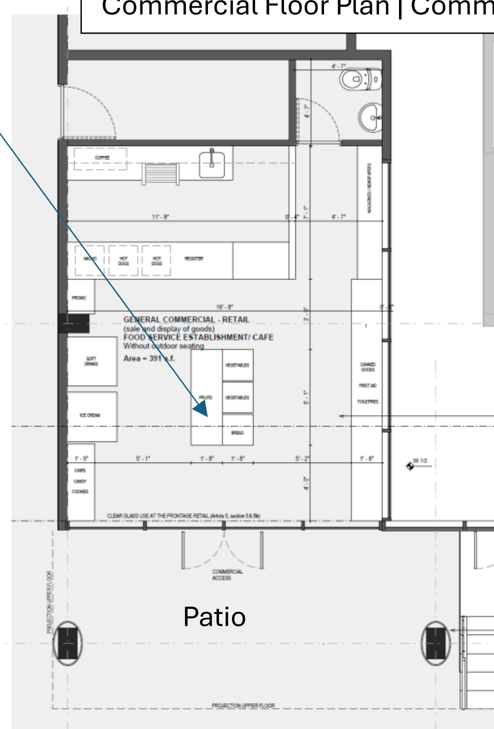
GROUND FLOOR COMMERCIAL/RETAIL BAY



COMMERCIAL/GENERAL _INTERIOR RENDERING 1

COMMERCIAL/GENERAL _INTERIOR RENDERING 2

Commercial Floor Plan | Commercial



Development provides a street accessible commercial/retail bay with a large outdoor patio for seating just off the entrance lobby.

Potential for dry retail, office, or food-service operations.

City of Miami
Planning Department

WARRANT FOR
GENERAL COMMERICAL USE
AND FOOD SERVICE ESTABLISHMENT

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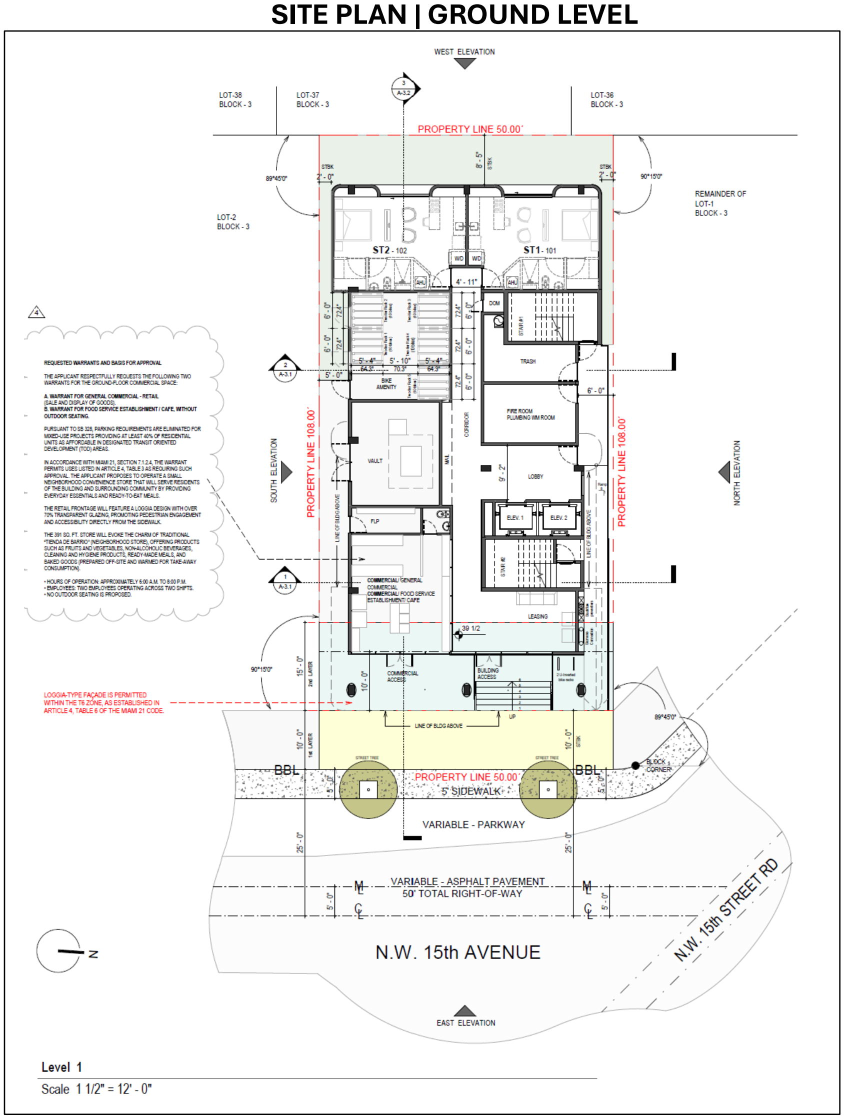
UNIT MIX

UNIT BREAKDOWN							
Unit Type	SF/Unit Provided	Level 1	Levels 2-3-6-7 (per level)	Levels 4-5 (per level)	Total # of Units	Leasable Area	% of Totals
Studio							
ST1	411 sf	1 units	1 units	1 units	7 units	2877 s.f.	
ST2	406 sf	1 units	1 units	1 units	7 units	2842 s.f.	
ST3	445 sf		2 units	2 units	12 units	5340 s.f.	
ST4	412 sf		1 units		4 units	1648 s.f.	
ST5	432 sf		1 units		4 units	1728 s.f.	
ST6	401 sf		1 units	1 units	6 units	2406 s.f.	
ST7	427 sf			1 units	2 units	854 s.f.	
ST8	417 sf			1 units	2 units	834 s.f.	
Sub-Total		2 units	7 units	7 units	44 units	**18529 s.f.**	**98%**
Commercial /General commercial - Commercial /Food service establishment /Cafe							
RT1	391 sf	1 units			1 units	391 s.f.	
Sub-Total		1 units			1 units	**391 s.f.**	**2%**
Grand Total					45 units	**18920 s.f.**	**100%**
						420 avg sf/unit	
Total Building Area*	*(includes common areas)					**24830 s.f.**	

1 Commercial/Retail Street level bay &
44 studios.

SITE PLAN | GROUND LEVEL



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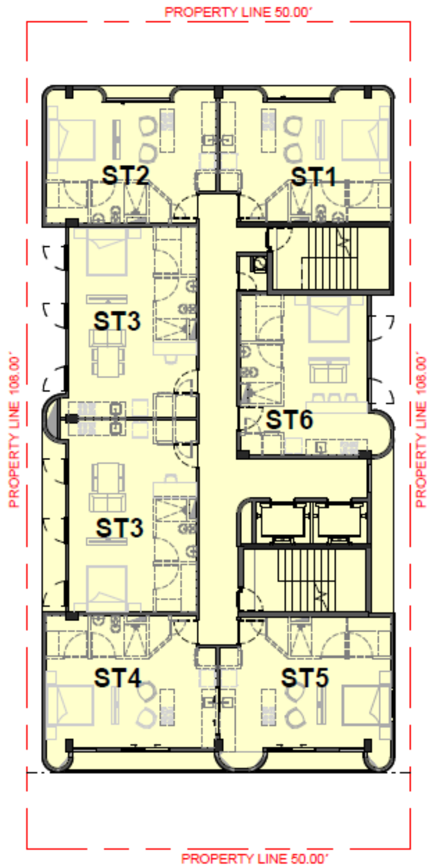
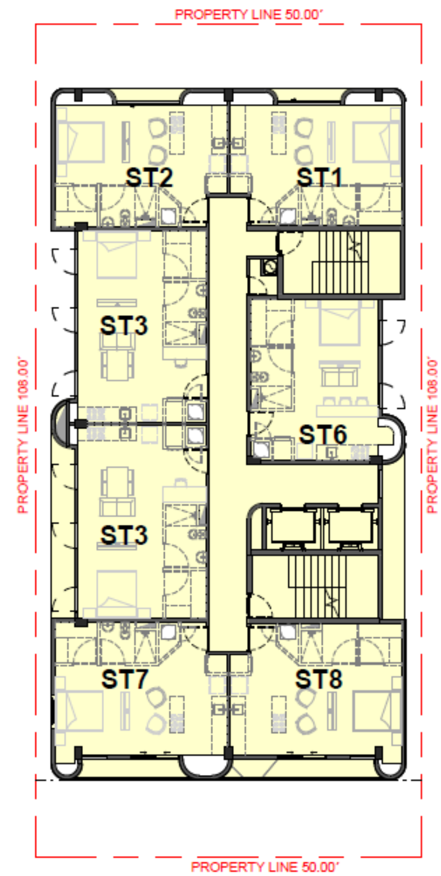
SITE PLAN, FLOOR PLATES, & PLANS



Floor Lot Ratio
Level 2-3-6-7



Floor Lot Ratio
Levels 4 - 5

T6-8-R			
FLOOR LOT RATIO - FLR			
	Required/Allowed (#¨s)	Provided (#¨s)	
Lot Area	5,000 s.f. min., 40,000 s.f. max.	**5,400.00 s.f.**	**.12 ac**
Floor Lot Ratio	36- Per SB102 Live Local Act	Level 1 -Residential	2,506 s.f.
		Level 1 -Commerce	391 s.f.
		Level 2-3-6-7	14,622 s.f.
		Level 4-5	7,311 s.f.
Grand Total		**4,59 FLR**	**24,830 s.f.**

A-2.4
Sheet No.
AA-26001560
Scale: as indicated
Date: 14/04/2025
Job No.

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A.
LEED AP. ~ A.R. # 15344
Design & Development
Architecture Interiors Planning Construction

SITE PLAN APPROVAL
CSN HOLDINGS LLC
1552 NW 15 AVENUE
MIAMI, FLORIDA 33125

07/04/2026

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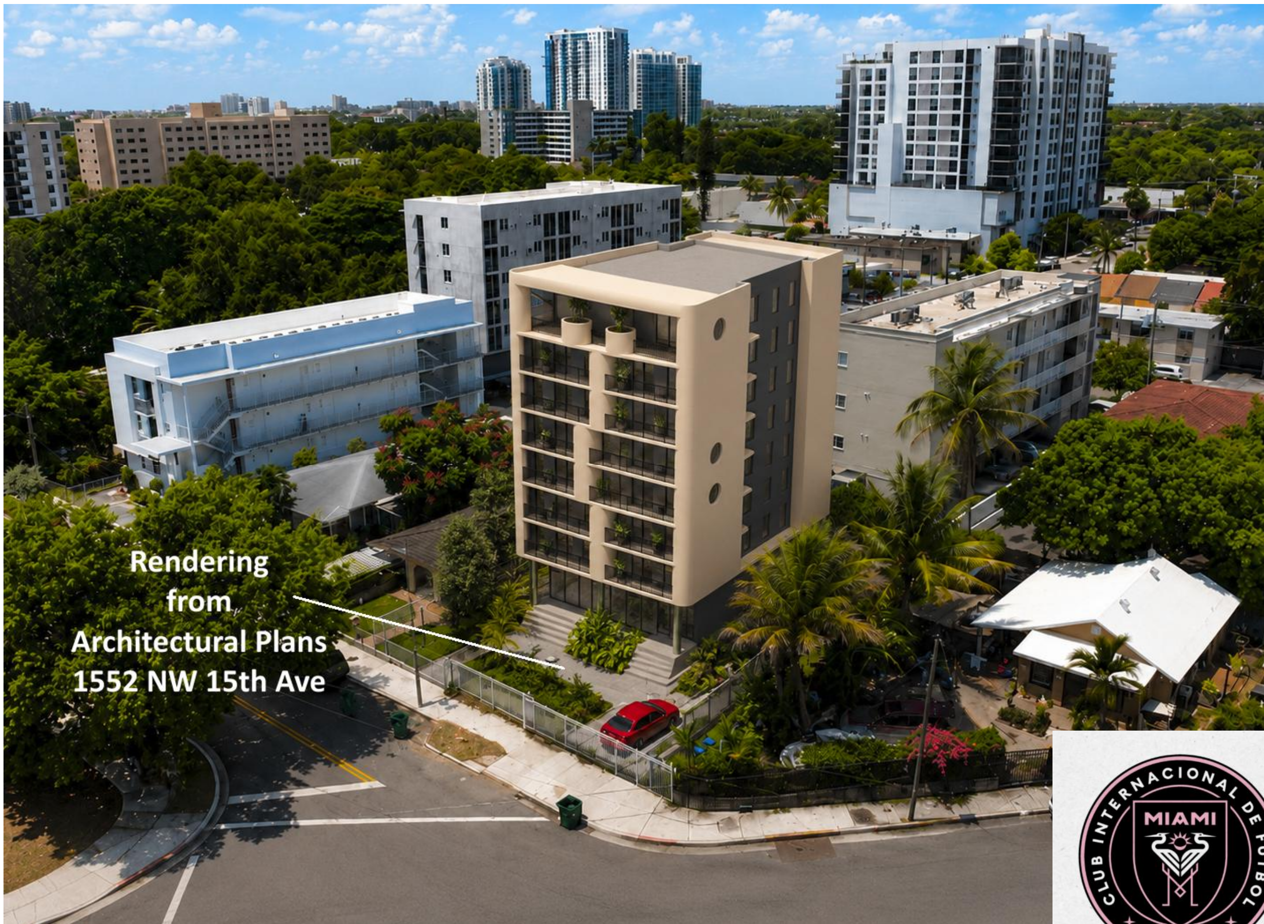
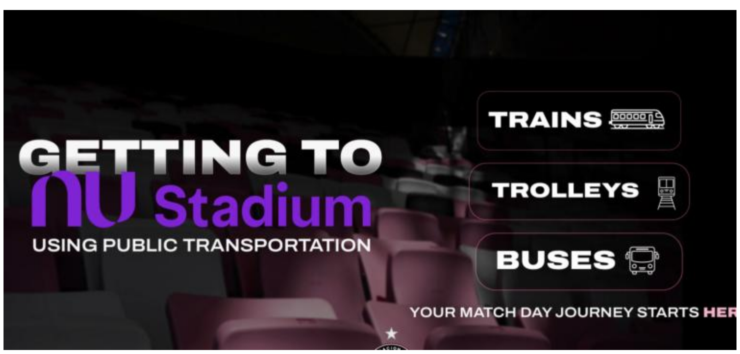
DEVELOPMENT RENDERING SET IN PLACE ON THE SITE ("Conceptualized As- built")



LOCATION WITHIN MINUTES OF MIAMI'S NU STADIUM



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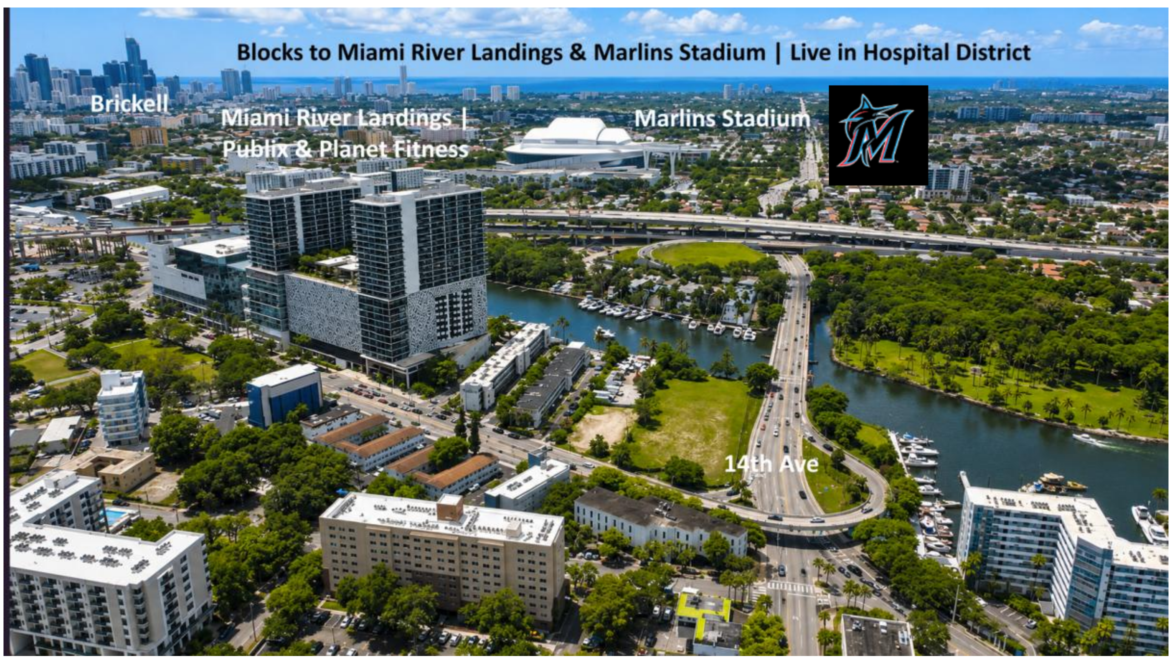
CENTRAL TO PUBLIX, PLANET FITNES, SHOPPES & ENTERTAINMENT AT MIAMI RIVER LANDINGS



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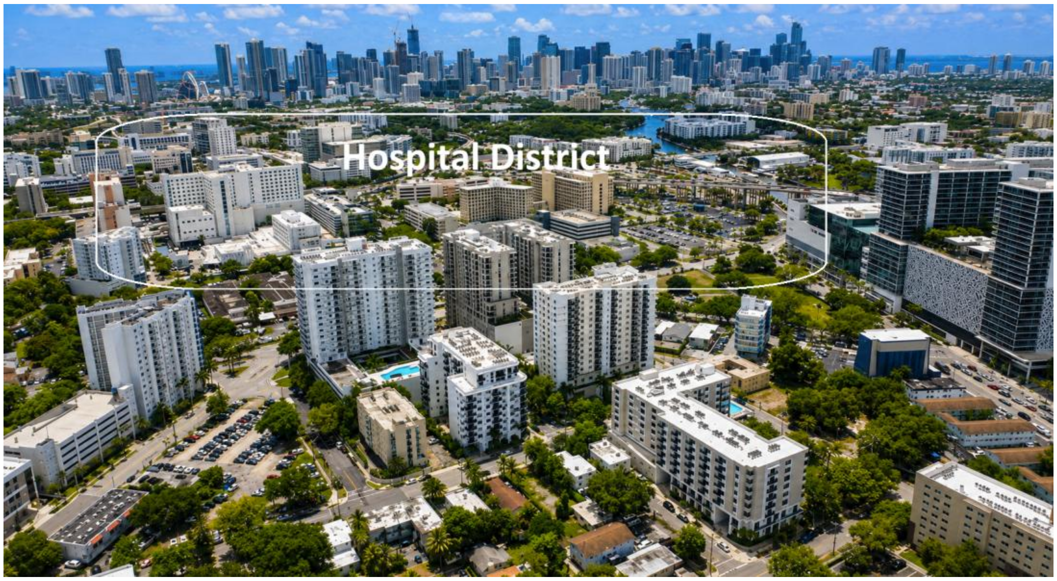
FIVE BLOCKS TO THE HEALTH DISTRICT



UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM

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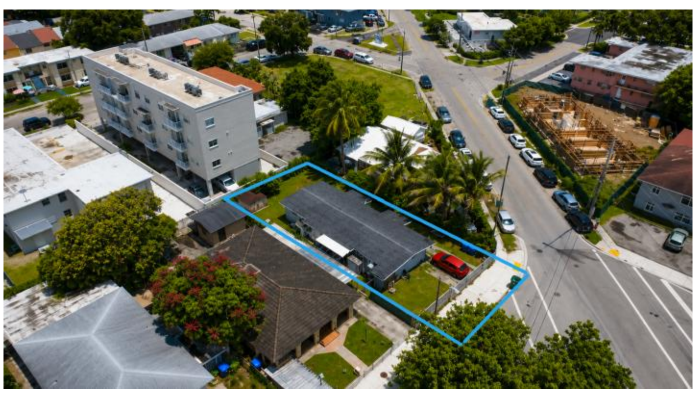
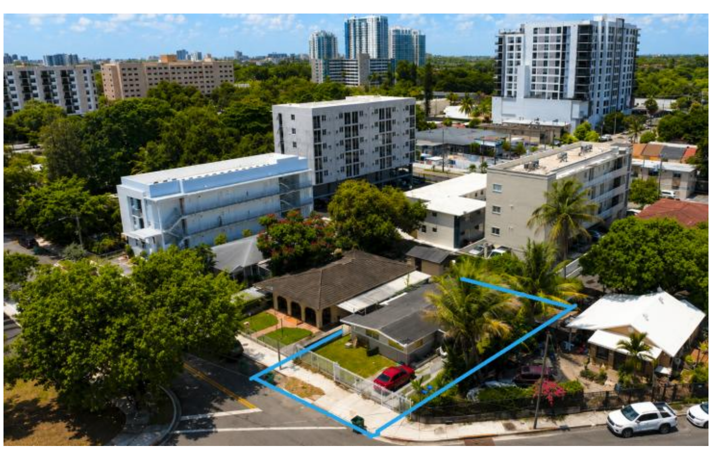
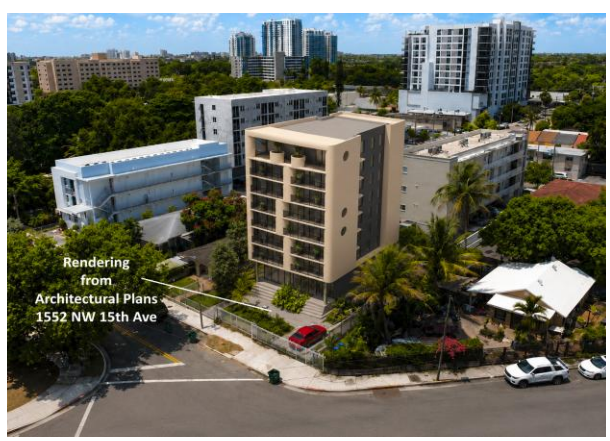
SITE, NEIGHBORHOOD & RENDERINGS







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Broker Contact Information

FOR MORE INFORMATION

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