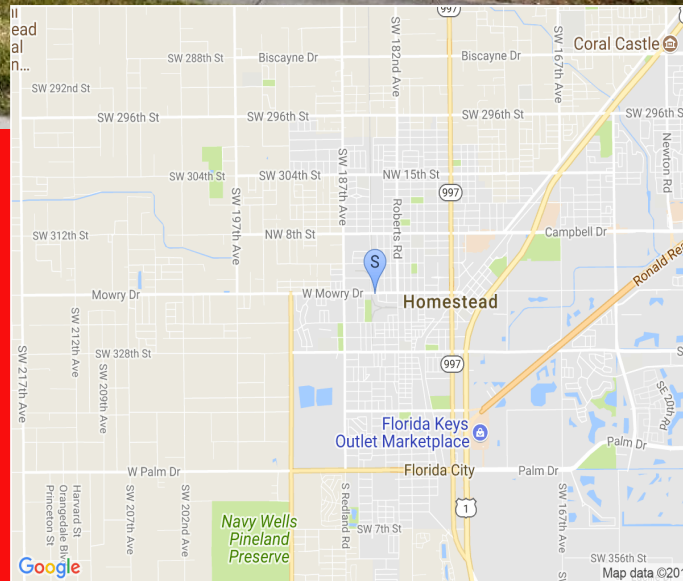


South Dade Properties Industrial Park

10-200 SW 9th Avenue
Homestead FL 33030

FOR SALE



HIGHLIGHTS:

- » 20 Open Warehouse Bays
- » 16 Tenants (Fully Leased)
- » Redevelopment Potential
- » Great location and value-add opportunity
- » Large Development Tract with excess storage

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 Population	18,411	75,948	130,333
2016 Average HH Income	\$40,693	\$50,842	\$57,567

Exclusively Marketed by:

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3072 Matilda Street
Miami, FL 33133

PROPERTY SUMMARY

Number of Units	20
Building SF	24,120
Net Rentable Area (SF)	23,350
Land SF	78,375
Land Acres	1.80
Year Built	1973
Year Renovated	2013
# of parcels	1
Zoning Type	IU-1
Building Class	B
Location Class	B
Number of Parking Spaces	60
Parking Ratio	3:1
Rail Spots / Rail Lines	Yes
Ceiling Height	14'
Grade Level Doors	1 Per Unit

INVESTMENT SUMMARY

Offering Price	\$2,599,000
Price PSF	\$111.31
Occupancy	98.00 %
NOI (Year 1)	\$155,905
CAP RATE (Year 1)	6.00 %
CAP RATE (Pro Forma)	7.14 %

PROPOSED FINANCING

Loan Type	Fully Amortized
Down Payment	\$909,650
Loan Amount	\$1,689,350
Interest Rate	4.75 %
Annual Debt Service	\$105,751
Loan to Value	65 %

INCOME

	YEAR 1	PRO FORMA
Gross Potential Rent	\$212,085	\$256,850
Gross Potential Income	\$212,085	\$256,850
Less: General Vacancy	\$4,242	\$5,137
Effective Gross Income	\$207,843	\$251,713
Less: Expenses	\$51,938	\$66,129
Net Operating Income	\$155,905	\$185,584
Annual Debt Service	\$105,751	\$105,751
Debt Coverage Ratio	1.47	1.75
Cash Flow After Debt Service	\$50,154	\$79,832
Principal Reduction	\$25,508	\$25,508
Total Return	8.3 %	11.6 %
	\$75,662	\$105,340

EXPENSES

	YEAR 1	PRO FORMA
Real Estate Taxes	\$23,690	\$37,004
Insurance	\$10,443	\$10,443
Management Fee	\$4,157	\$5,034
Repairs & Maintenance	\$7,005	\$7,005
Landscaping	\$1,200	\$1,200
Utilities	\$5,443	\$5,443
Total Operating Expense	\$51,938	\$66,129
Expense / SF	\$2.22	\$2.83
% of EGI	24.99 %	26.27 %



INVESTMENT SUMMARY

Skyrise Commercial Real Estate Advisors, LLC has been selected to market FOR SALE, for the first time since its development, The South Dade Properties Industrial Park "SDP", a 24,120 SF Industrial multi-bay warehouse property located in Homestead, Florida. The property fronts W. Mowry Drive a major East/West transportation corridor that connects to Krome Avenue and US-1 to the East.

SDP contains twenty (20) fully leased warehouse bays ranging from 750 RSF to 1,200 RSF. Constructed in 1973 and upgraded for its 40-year re-certification just a few years ago. SDP's large land area provides tenants generous parking for staff, clients and visitors as well as potential for further expansion. The owner has recently completed the resurfacing of the East Parking area that is used by visitors and clients to the park.

The building has a total of 20 open warehouse bays. Each unit has a front door entrance way located on the East side of the property with a rear single roll-up loading area to the West for deliveries, storage and workspace. The warehouse has 14'+ clear ceiling heights. Constructed of concrete, block and stucco. The roof is concrete T-Type which adds stability, strength and durability to the building.