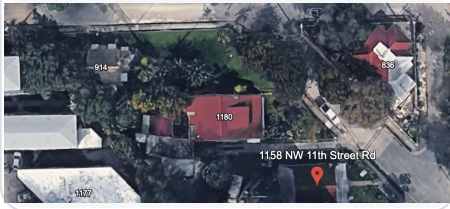


Aerial Highlights

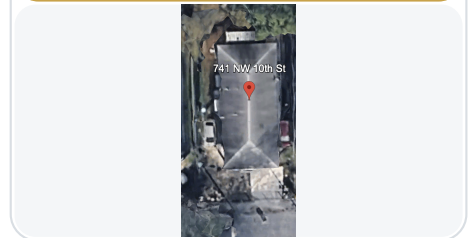
1158 NW 11 St Rd • 1180 NW 11 St Rd • 914 NW 12 St Rd



1234 NW 9 Ave



741 NW 10 St



Key Highlights

- **Income-producing portfolio (5 parcels)** in a concentrated Miami 33136 footprint.
- **Known in-place rents (provided):** \$13,500/mo (\$162,000/yr).
- **Upside:** vacancy noted at 1234 NW 9 Ave (stabilization potential).
- **Assemblage:** three adjacent parcels total 24,000 SF.
- **Zoning mix:** 4 parcels T6-8-L and 1 parcel T6-8-O (buyer to verify).
- **Live Local Act:** Zoning may support a Live Local Act path depending on eligibility—*verify with counsel & City of Miami*.
- **T6-8-L flexibility:** May support **office** uses subject to Miami 21—*verify permitted uses*.

Pro Forma Snapshot

Pro Forma Monthly Rent	\$28,000/mo
Annual Gross Rent	\$336,000/yr
OpEx (35%)	- \$117,600/yr
Pro Forma NOI	\$218,400/yr
NOI (Monthly)	\$18,200/mo
In-Place (Provided)	\$13,500/mo
Upside vs. In-Place	+ \$14,500/mo

Illustrative only; verify rents, vacancy, and expenses.

Parcel Summary

Address	Config / Notes	Living	Lot	Rent	Zoning
1234 NW 9 Ave Miami, FL 33136	3 units; includes 1 vacant unit	—	—	\$8,000/mo	T6-8-L
914 NW 12 St Rd Miami, FL 33136	SFH 2/1 (owner-occupied)	919 SF	8,000 SF	—	T6-8-L
1180 NW 11 St Rd Miami, FL 33136	SFH (family occupied)	2,324 SF	8,000 SF	—	T6-8-L
1158 NW 11 St Rd Miami, FL 33136	SFH 3/1 (owner states 5/1)	1,658 SF	8,000 SF	\$2,500/mo	T6-8-L
741 NW 10 St Miami, FL 33136	SFH 4/2	1,534 SF	5,750 SF	\$3,000/mo	T6-8-O

Disclaimer: Information is deemed reliable but not guaranteed. Buyer to verify all rents, unit counts, zoning, and development potential.