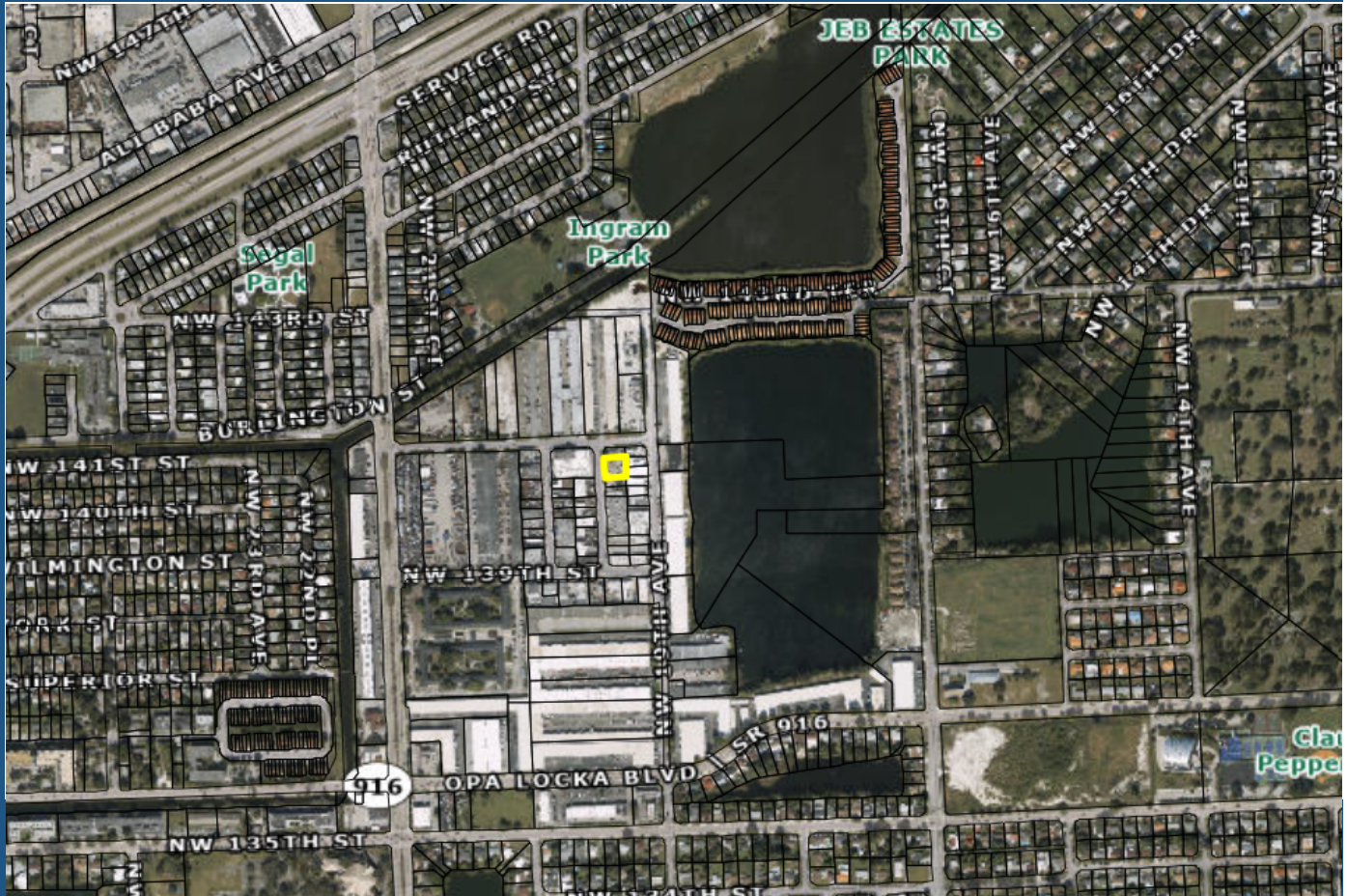


Opa-locka, Florida 33054
Portfolio of 5 Properties
Industrial/Warehouse/Office/Flex/Contractor Yard
Total Offering at: \$4,706,305



Mark Allen, CCIM
Broker and President
Commercial Real Estate
Professionals, Inc
1600 East Amelia Street
Orlando, FL 32803
mark@orlandocommercialrealestate.com
321-689-8000

**Total Offering Price
Entire Portfolio Purchase:
\$4,706,305**

Land Sizes:

**Parcel 1: 5,591(+/-) SF (.12(+/-) Acres)
Parcel 2: 10,700(+/-) SF (.25(+/-) Acres)
Parcel 3: 5,350(+/-) SF (.12(+/-) Acres)
Parcel 4: 5,350(+/-) SF (.12(+/-) Acres)
Parcel 5 : 5,350(+/-) SF (.12(+/-) Acres)**

Building Sizes:

**Parcel 1: None
Parcel 2: 400 (+/-)SF (Office)
Parcel 3: 2,552(+/-) SF (Warehouse)
Parcel 4: 4,700(+/-) SF (Warehouse)
Parcel 5: 3,600(+/-) SF (Warehouse)**

Aerial Photo of Entire Portfolio



RENOVATED PROPERTIES

**New Roofs on all Buildings
20-year warranty**

**Over \$400,000+
in Renovations and
Capital Expenditures**

New Electrical

New Lighting

New 14-Gauge Garage Doors

New Hurricane-Rated

Windows

New Bathrooms

New Drain Pump

New HVAC Systems

Zoning: I-1

Light Industrial

Future Land Use: Industrial

City of Opa-locka

14060 NW 19th Avenue, Opa-locka, Florida 33054

Parcel ID: 08-2122-017-0010 (Land)

Parcel ID: 08-2122-017-0020 (Building)

Price: \$1,202,555

Tenant Occupied

New 1-Year Lease Just Signed Through March 2027

\$7,975 Per Month Plus \$1,059 Real Estate Taxes NNN

(Tenant wants a Long-Term Lease)

Land: 5,591(+)- SF -- Building: 2,552(+)- SF



14040 NW 19th Avenue, Opa-locka, Florida 33054

Parcel ID: 08-2122-017-0030

FOR SALE: \$1,339,500 or FOR LEASE: \$7,652.08 NNN Per Month

Land: 650 SF / Building: 4,700 SF



14020 NW 19th Avenue, Opa-locka, Florida 33054

Parcel ID: 08-2122-017-0040

FOR SALE: \$1,174,750 or FOR LEASE: \$6,643.75 NNN Per Month

Land: 1,750(+)-SF -- Building: 3,600(+)-SF



14041 NW 20th Avenue, Opa-locka, Florida 33054

Parcel ID: 08-2122-017-0220

FOR SALE: \$989,500 or FOR LEASE: \$7,054.17 NNN Per Month

Land: 10,300(+/-) SF -- Building 400(+/-) SF



Capital Expenditure - Renovation Expenses:

Total Renovation and Updating Costs for All Properties:

**Brand New Roofs: \$217,242.88
(20-Year Transferrable Warranty)**

Metal Roof Manufacturing and Fabricating \$46,000

Electrical: \$19,805

**Plumbing Including New Bathrooms and New Drain Pump:
\$5,030**

Miscellaneous Repairs and Updating Expenses: \$30,000++

Dumpsters: \$2,452.19

Termite Treatment \$8,400

HVAC / Air Conditioning \$12,800

Gutters: \$3,200

Painting Interior and Exterior: \$25,200

**Windows and Doors: \$32,783.25
(New Hurricane-Rated Windows)**

Garage Doors \$675 (New 14-Gauge Garage Doors)

Exterior Lighting: \$4,000

TOTAL SPENT \$407,588.32