



95 ACRE MULTI-USE PROPERTY

Ideally situated for growth, this property provides you with the opportunity to own undeveloped land in South Florida with frontage. The 95 acres will offer farm lease income through 2018 and holds the GreenBelt Ag Exemption.

\$3.3 MILLION

HOMESTEAD, FLORIDA



ComReal

MIAMI, INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

In 1979, ComReal was founded in South Florida. Mr. Steve Smith, Founder and President, was considered a pioneer for locating the office in Miami's Airport West market. He helped develop Americas' Gateway Park, an 136-acres business park which was one of the first of its kind in South Florida. Today, the ComReal Team continues to lead the commercial real estate profession.



We provide professional and reliable support to clients buying or selling commercial, agricultural, and land tracts.

For more than 30 years, our team has successfully listed and sold some of the most desired lands in Florida and southeastern U.S. as well as internationally.



Edward Redlich, SIOR, CCIM
ComReal Vice-President

786.433.2379 eredlich@comreal.com

Ed Redlich, SIOR, CCIM has more than 15 years of experience in Miami's commercial real estate market. In 2003, Redlich was initiated as a Certified Commercial Investment Member (CCIM) which is considered the "Ph.D. of commercial real estate." This designation is obtained by completing both educational courses as well as reaching the higher levels of production. Redlich currently serves on the CCIM's Miami-Dade District's Board of Directors as Past-President. In 2008, he was designated as a SIOR (Society of Industrial & Office Realtors); the most prestigious real estate group in the world.

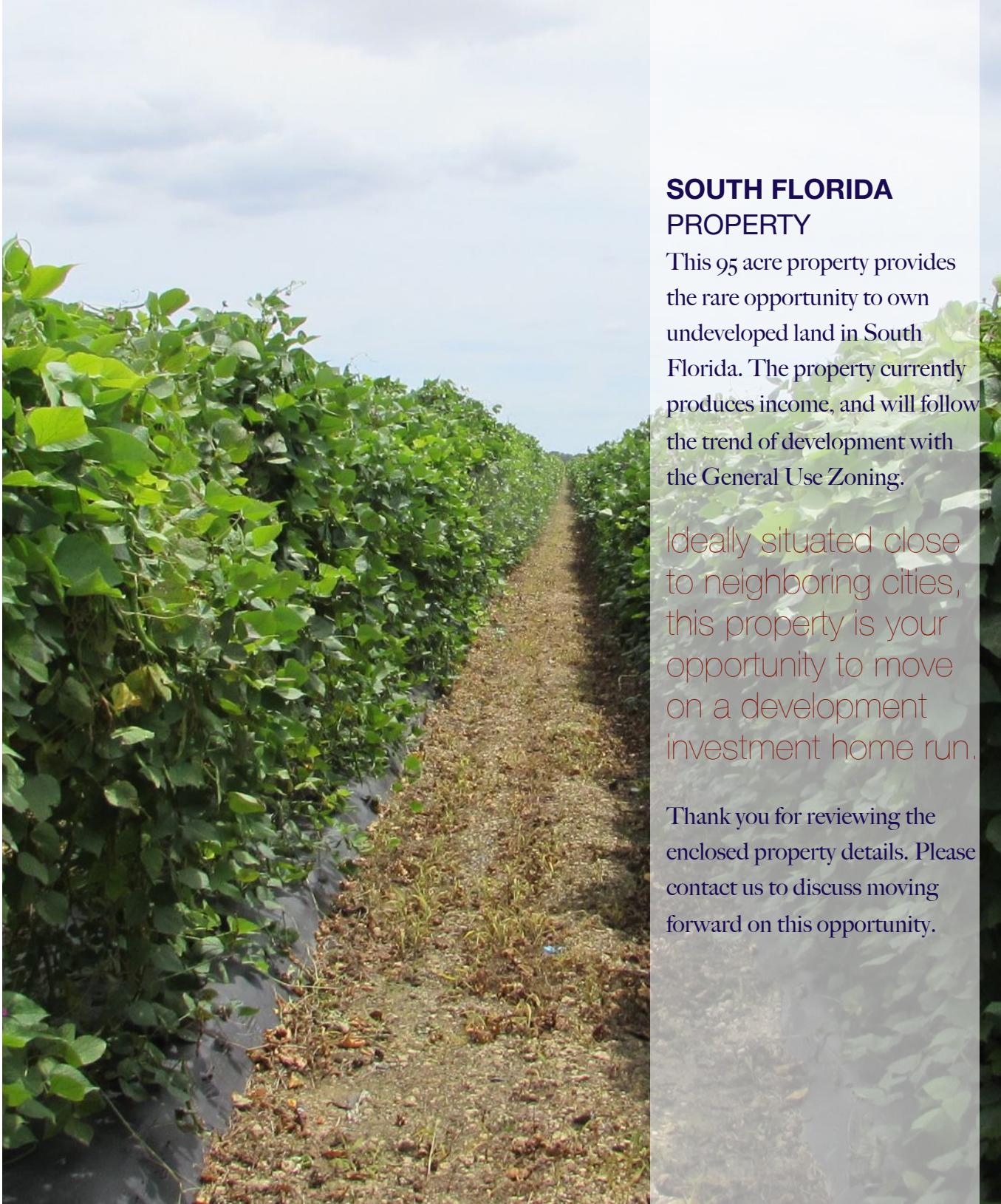
We excel in providing timely, accurate and comprehensive information relative to the property you are seeking to purchase.



Mike Shelton, CCIM
Broker Associate

407.687.1025 mike@crosbydirt.com

Mike Shelton, CCIM offers a wealth of real estate knowledge with more than 28 years of experience in Florida. He currently serves as the CCIM Institute Presidential Liaison, was the 2013 Central Florida Commercial Association of Realtors President, and currently serves on the CCIM Institute Board of Directors. Mike, along with Crosby & Associates, Inc., has received numerous awards and recognition for providing outstanding real estate services throughout the years.



**SOUTH FLORIDA
PROPERTY**

This 95 acre property provides the rare opportunity to own undeveloped land in South Florida. The property currently produces income, and will follow the trend of development with the General Use Zoning.

Ideally situated close to neighboring cities, this property is your opportunity to move on a development investment home run.

Thank you for reviewing the enclosed property details. Please contact us to discuss moving forward on this opportunity.

95 TOTAL ACRES

Currently used for farming, the property has General Use Zoning which will allow the property to follow the trend of nearby property development.

2013 Taxes \$3,245

INCOME GENERATING

The property currently has tenants through August 31, 2018. This allows for income now, and ample planning time for future development endeavors.

Net Operating Income \$120,755

EXCELLENT LOCATION

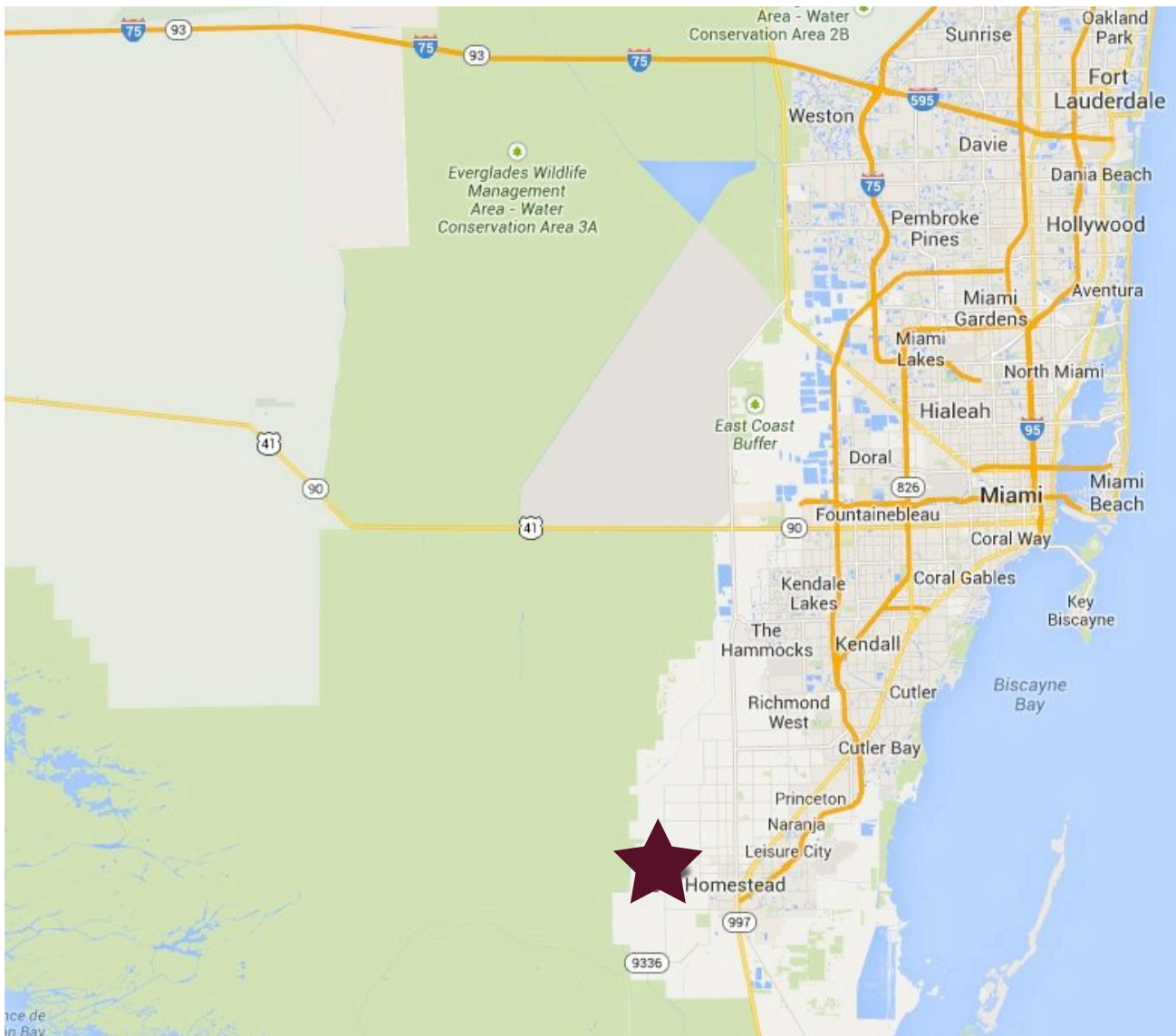
The property is located in Homestead, Florida. Twenty minutes from the coast and other Miami suburb areas.

LOCATION



DESIRABLE LOCATION FOR DEVELOPMENT

The 95 acres is located in the only region of undeveloped property left in Homestead, south of Miami. This offers a great investment opportunity as future development is expected in the area.

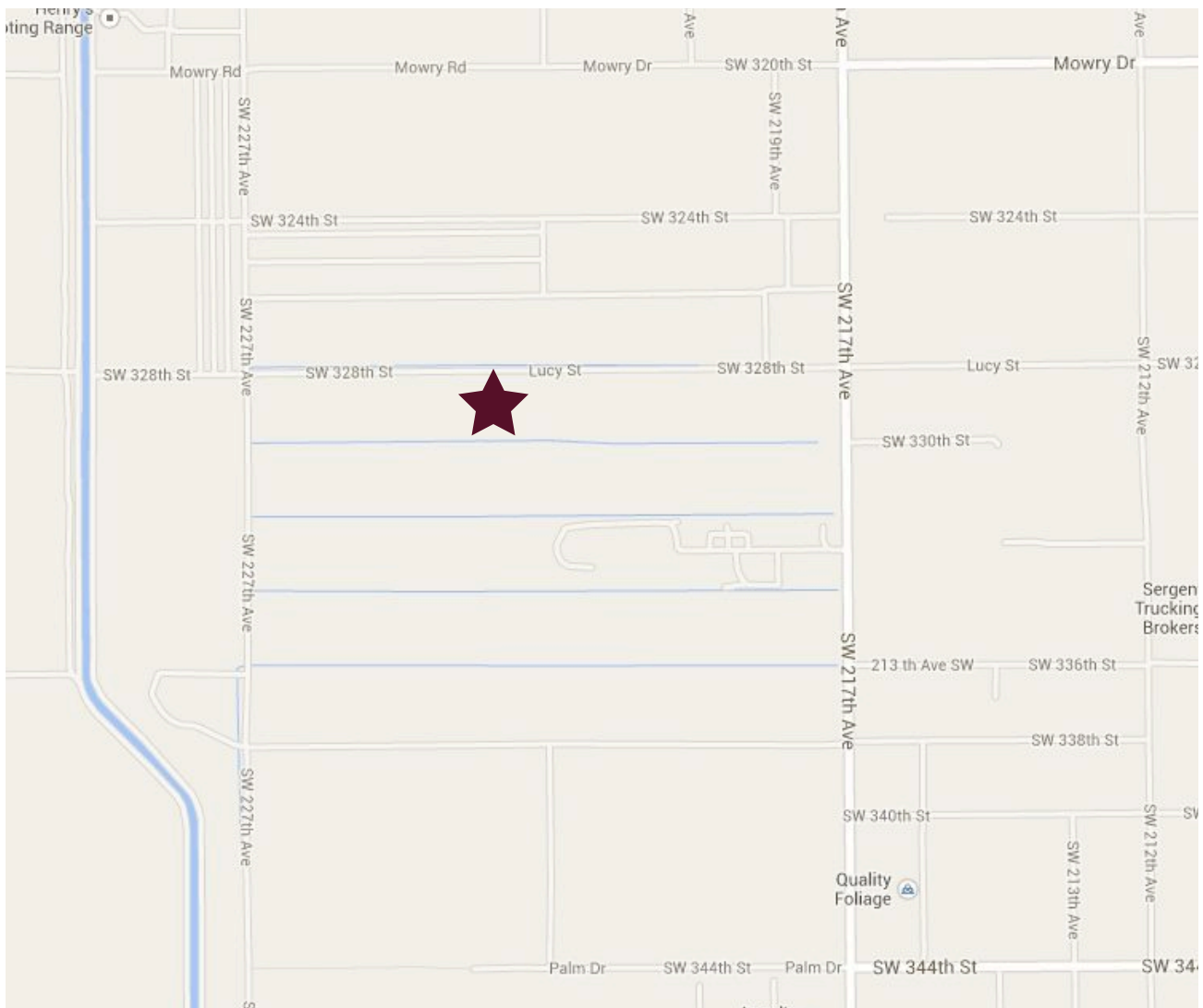


LOCATION



ROAD FRONTAGE

Road frontage on on SW 328 Street allows for easy subdividing and increases future use potential.



CURRENT LAND USE



INCOME PRODUCING

Two farming operations currently lease the property. The term of lease for both operations runs through August 31, 2018.

Current Annual Income

\$124,000

FARM WELLS

A drip irrigation system is in place. Wells for irrigation are located throughout the property. Mobile pumps (via truck or trailer) supply water to the irrigation system.



40 ACRE FARM TENANT

In September 2014 a final rate increase will take place. Through the remainder of the lease, the rental rate will be \$6,666.67.

Annual Income

\$80,000



55 ACRE FARM TENANT

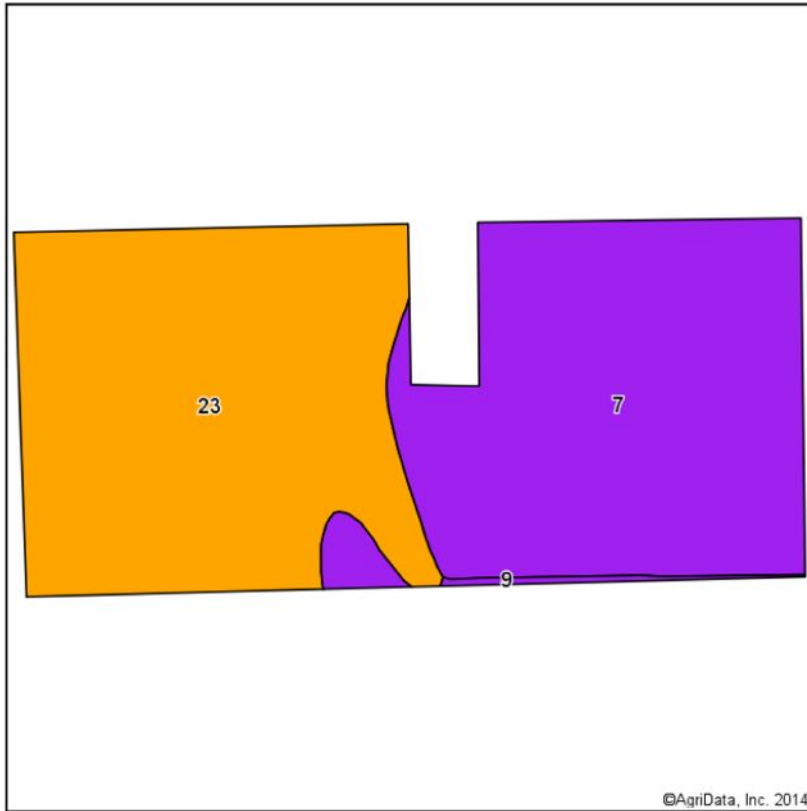
The acreage comprises the western section of the property. Rent is \$800/acre per year paid in monthly installments of \$3,666.67.

Annual Income

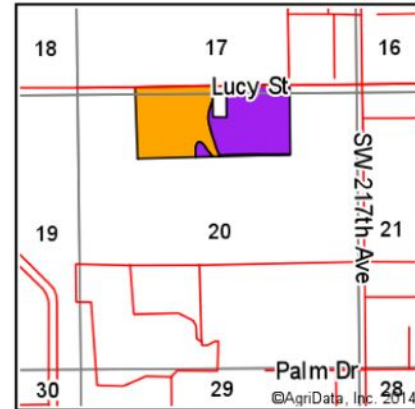
\$44,000



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Florida**
 County: **Dade**
 Location: **20-57S-38E**
 Township: **Everglades**
 Acres: **83.17**
 Date: **5/1/2014**



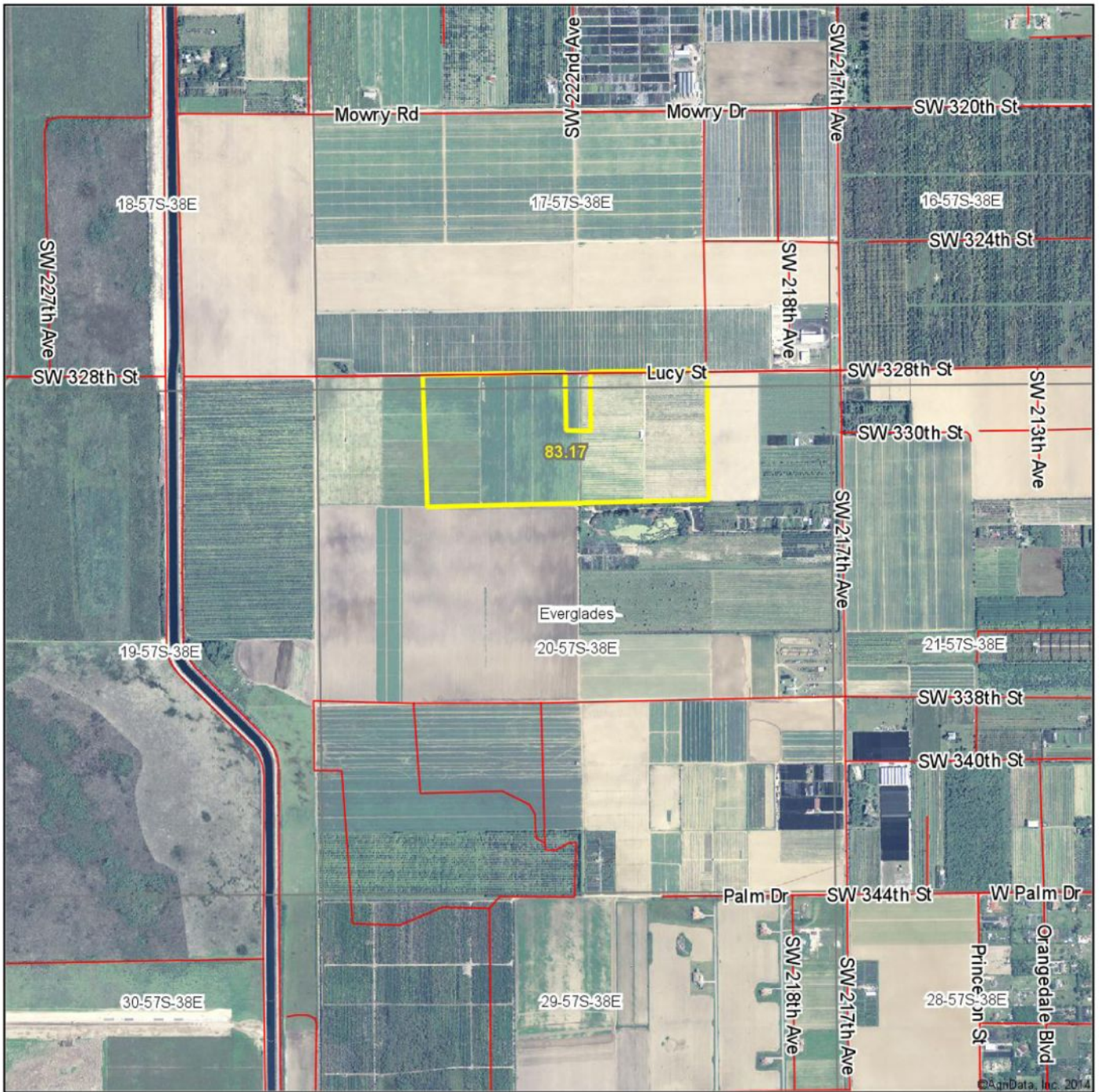
Area Symbol: FL686, Soil Area Version: 4

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irish potatoes	NCCPI Overall
23	Chekika very gravelly loam	41.60	50.0%		Illw	6	12
7	Krome very gravelly loam	41.01	49.3%		Vs	2	12
9	Udorthents-Water complex	0.56	0.7%		Vlls		3
Weighted Average						4	11.9

Area Symbol: FL686, Soil Area Version: 4

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TOPOGRAPHY MAP



20-57S-38E
Dade County
Florida

map center: 25° 27' 25.9, 80° 33' 3.75
 scale: 18031

 5/1/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

DEMOGRAPHICS



ONE MILE RADIUS

Demographic details, within a 3-mile radius of the property are listed below.

Population 26

Pop. Median Age 41.3

Median Income \$35,000

Average Income \$57,499



THREE MILE RADIUS

Demographic details, within a 5-mile radius of the property are listed below.

Population 2,141

Pop. Median Age 37.5

Median Income \$53,963

Average Income \$65,883



TEN MILE RADIUS

Demographic details, within a 10-mile radius of the property are listed below.

Population 147,662

Pop. Median Age 30.8

Median Income \$35,866

Average Income \$50,922





Demographic and Income Profile

Redland Homestead Property
Ring: 1 mile radius

Prepared by Benjamin Crosby
Latitude: 25.461959
Longitude: -80.551421

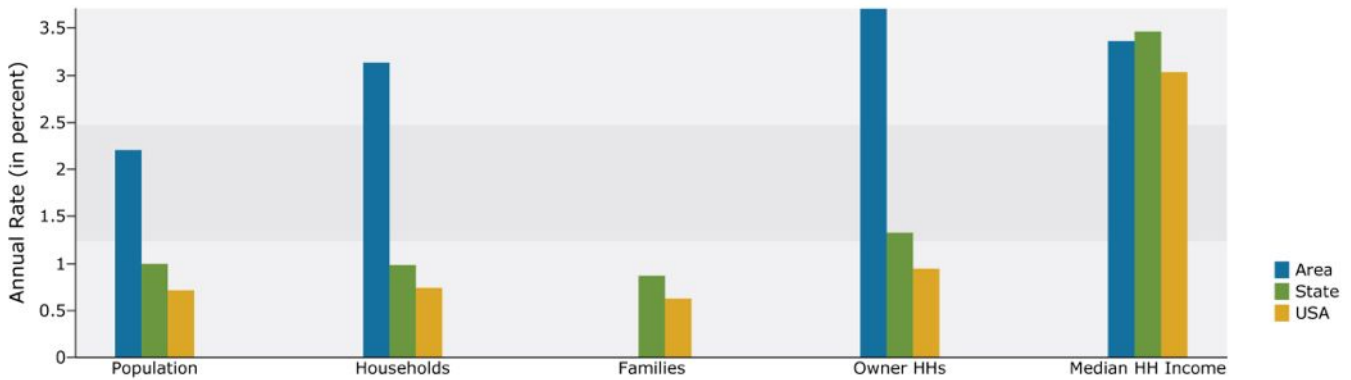
Summary	Census 2010	2013	2018			
Population	25	26	29			
Households	6	6	7			
Families	5	5	5			
Average Household Size	4.17	4.33	4.14			
Owner Occupied Housing Units	5	5	6			
Renter Occupied Housing Units	1	1	1			
Median Age	41.3	41.3	37.5			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	2.21%	0.99%	0.71%			
Households	3.13%	0.98%	0.74%			
Families	0.00%	0.87%	0.63%			
Owner HHs	3.71%	1.32%	0.94%			
Median Household Income	3.37%	3.47%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	1	16.7%	1	14.3%		
\$15,000 - \$24,999	1	16.7%	1	14.3%		
\$25,000 - \$34,999	1	16.7%	1	14.3%		
\$35,000 - \$49,999	1	16.7%	1	14.3%		
\$50,000 - \$74,999	1	16.7%	1	14.3%		
\$75,000 - \$99,999	0	0.0%	1	14.3%		
\$100,000 - \$149,999	1	16.7%	1	14.3%		
\$150,000 - \$199,999	0	0.0%	0	0.0%		
\$200,000+	0	0.0%	0	0.0%		
Median Household Income	\$35,000		\$41,302			
Average Household Income	\$57,499		\$64,104			
Per Capita Income	\$17,990		\$21,131			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1	4.0%	1	4.0%	2	6.7%
5 - 9	1	4.0%	1	4.0%	2	6.7%
10 - 14	2	8.0%	1	4.0%	2	6.7%
15 - 19	2	8.0%	2	8.0%	2	6.7%
20 - 24	2	8.0%	2	8.0%	2	6.7%
25 - 34	2	8.0%	3	12.0%	4	13.3%
35 - 44	4	16.0%	4	16.0%	4	13.3%
45 - 54	4	16.0%	4	16.0%	4	13.3%
55 - 64	4	16.0%	4	16.0%	4	13.3%
65 - 74	2	8.0%	2	8.0%	3	10.0%
75 - 84	1	4.0%	1	4.0%	1	3.3%
85+	0	0.0%	0	0.0%	0	0.0%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23	95.8%	24	96.0%	27	93.1%
Black Alone	1	4.2%	1	4.0%	1	3.4%
American Indian Alone	0	0.0%	0	0.0%	0	0.0%
Asian Alone	0	0.0%	0	0.0%	0	0.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	0	0.0%	0	0.0%
Two or More Races	0	0.0%	0	0.0%	1	3.4%
Hispanic Origin (Any Race)	16	64.0%	16	61.5%	18	62.1%

Data Note: Income is expressed in current dollars.

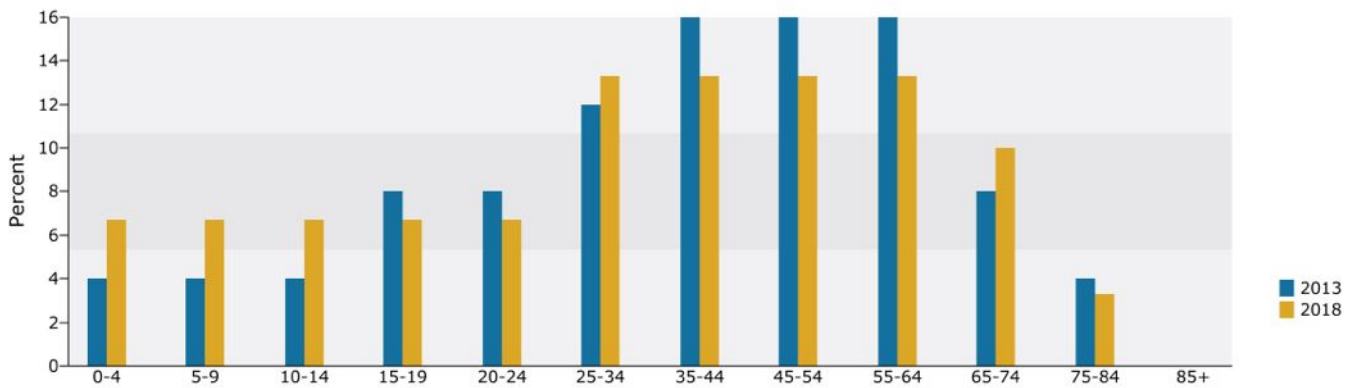
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 17, 2014

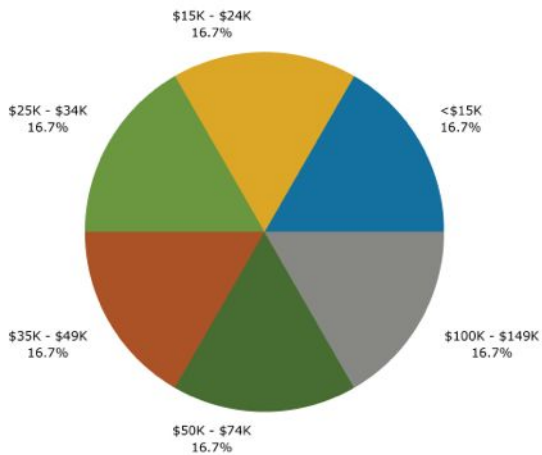
Trends 2013-2018



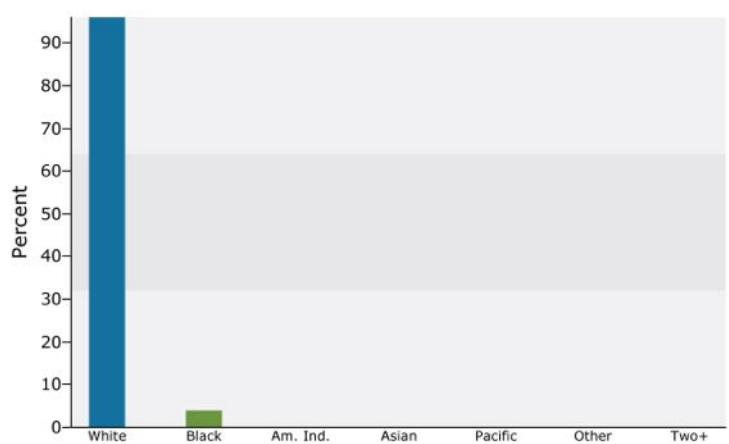
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 61.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Redland Homestead Property
Ring: 3 mile radius

Prepared by Benjamin Crosby
Latitude: 25.461959
Longitude: -80.551421

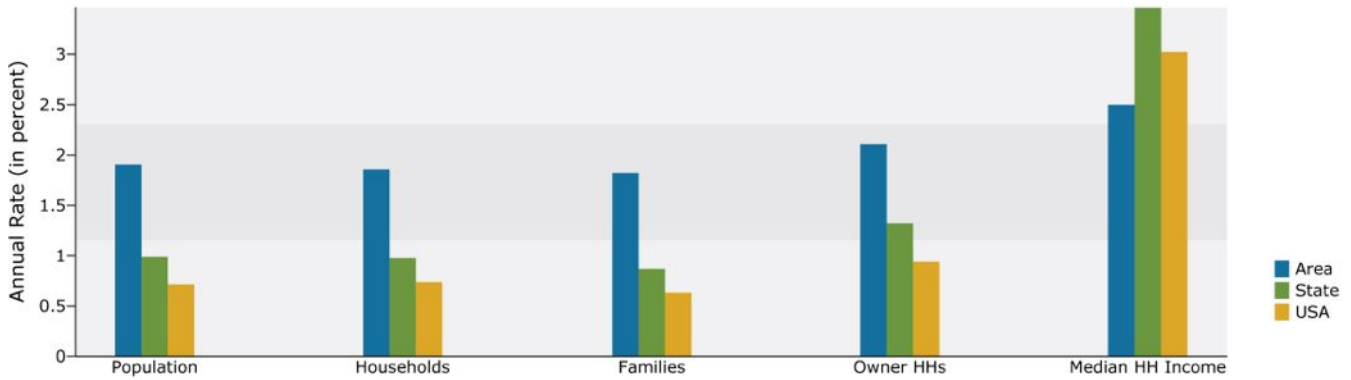
Summary	Census 2010	2013	2018			
Population	2,015	2,141	2,354			
Households	639	674	739			
Families	504	530	580			
Average Household Size	3.14	3.17	3.18			
Owner Occupied Housing Units	542	555	616			
Renter Occupied Housing Units	97	119	123			
Median Age	37.0	37.5	38.1			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.91%	0.99%	0.71%			
Households	1.86%	0.98%	0.74%			
Families	1.82%	0.87%	0.63%			
Owner HHs	2.11%	1.32%	0.94%			
Median Household Income	2.50%	3.47%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	55	8.2%	53	7.2%		
\$15,000 - \$24,999	85	12.6%	62	8.4%		
\$25,000 - \$34,999	72	10.7%	67	9.1%		
\$35,000 - \$49,999	79	11.7%	75	10.1%		
\$50,000 - \$74,999	189	28.0%	202	27.3%		
\$75,000 - \$99,999	60	8.9%	88	11.9%		
\$100,000 - \$149,999	100	14.8%	146	19.8%		
\$150,000 - \$199,999	27	4.0%	38	5.1%		
\$200,000+	7	1.0%	9	1.2%		
Median Household Income	\$53,963		\$61,040			
Average Household Income	\$65,883		\$75,432			
Per Capita Income	\$20,622		\$23,554			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	148	7.3%	157	7.3%	167	7.1%
5 - 9	127	6.3%	154	7.2%	189	8.0%
10 - 14	144	7.1%	145	6.8%	186	7.9%
15 - 19	173	8.6%	148	6.9%	141	6.0%
20 - 24	110	5.5%	125	5.8%	108	4.6%
25 - 34	238	11.8%	267	12.5%	278	11.8%
35 - 44	344	17.1%	337	15.7%	350	14.9%
45 - 54	316	15.7%	340	15.9%	380	16.1%
55 - 64	221	11.0%	255	11.9%	294	12.5%
65 - 74	122	6.1%	134	6.3%	168	7.1%
75 - 84	54	2.7%	60	2.8%	71	3.0%
85+	18	0.9%	21	1.0%	22	0.9%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,790	88.8%	1,905	88.9%	2,098	89.1%
Black Alone	110	5.5%	111	5.2%	115	4.9%
American Indian Alone	3	0.1%	3	0.1%	4	0.2%
Asian Alone	46	2.3%	50	2.3%	57	2.4%
Pacific Islander Alone	3	0.1%	3	0.1%	4	0.2%
Some Other Race Alone	28	1.4%	30	1.4%	31	1.3%
Two or More Races	35	1.7%	40	1.9%	45	1.9%
Hispanic Origin (Any Race)	1,120	55.6%	1,205	56.3%	1,371	58.2%

Data Note: Income is expressed in current dollars.

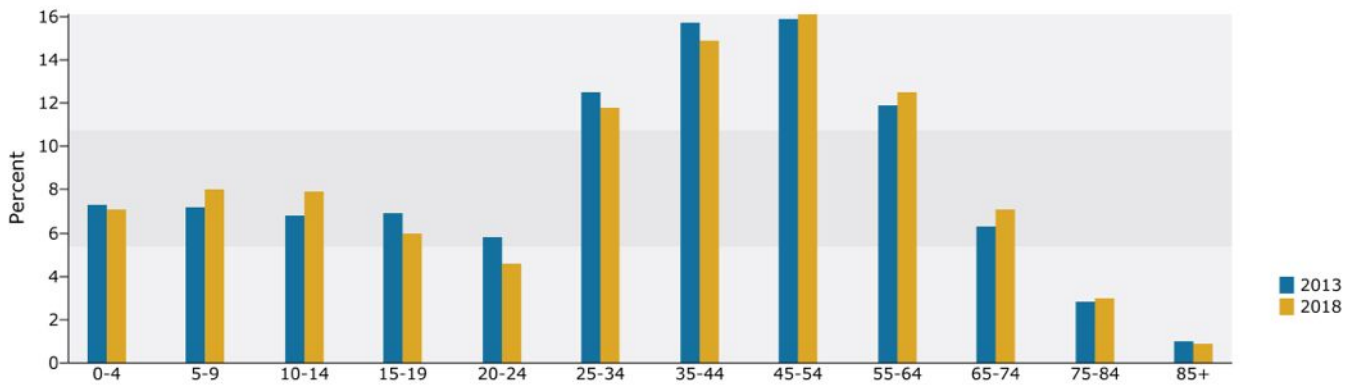
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 17, 2014

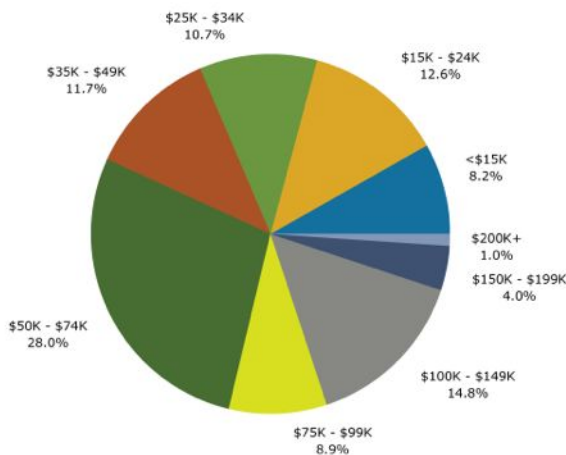
Trends 2013-2018



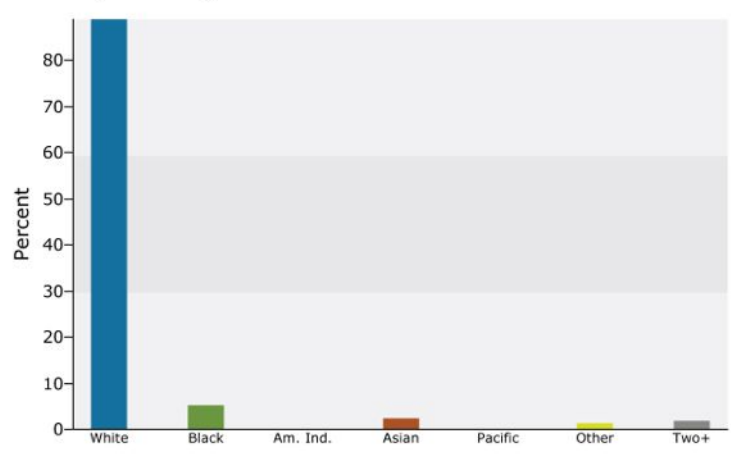
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 56.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Redland Homestead Property
Ring: 10 mile radius

Prepared by Benjamin Crosby
Latitude: 25.461959
Longitude: -80.551421

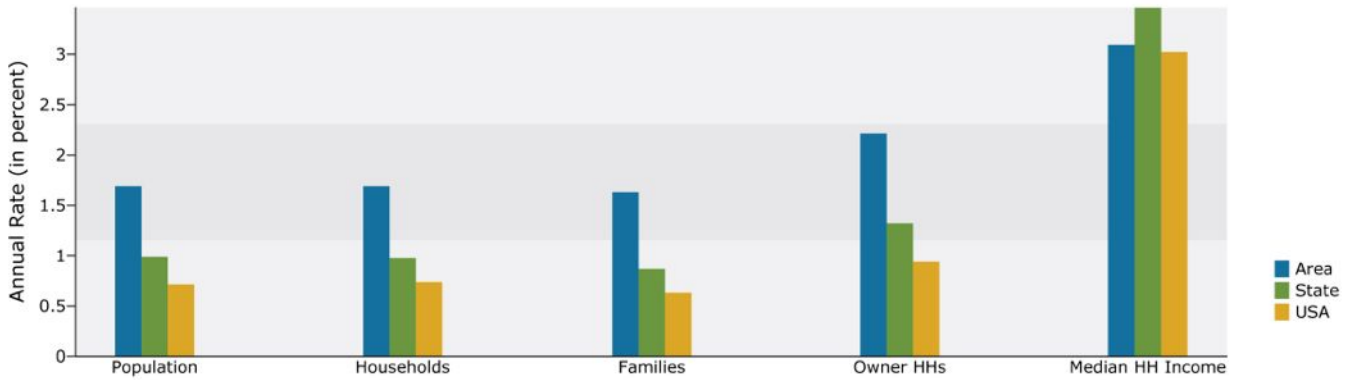
Summary	Census 2010	2013	2018			
Population	139,910	147,662	160,545			
Households	42,124	44,270	48,138			
Families	32,532	34,118	36,982			
Average Household Size	3.28	3.30	3.30			
Owner Occupied Housing Units	21,873	21,558	24,059			
Renter Occupied Housing Units	20,251	22,713	24,079			
Median Age	30.5	30.8	31.4			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.69%	0.99%	0.71%			
Households	1.69%	0.98%	0.74%			
Families	1.63%	0.87%	0.63%			
Owner HHs	2.22%	1.32%	0.94%			
Median Household Income	3.10%	3.47%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	9,556	21.6%	10,108	21.0%		
\$15,000 - \$24,999	5,867	13.3%	4,724	9.8%		
\$25,000 - \$34,999	6,248	14.1%	6,068	12.6%		
\$35,000 - \$49,999	5,909	13.3%	6,001	12.5%		
\$50,000 - \$74,999	8,047	18.2%	8,757	18.2%		
\$75,000 - \$99,999	3,600	8.1%	5,288	11.0%		
\$100,000 - \$149,999	3,430	7.7%	5,071	10.5%		
\$150,000 - \$199,999	1,080	2.4%	1,478	3.1%		
\$200,000+	534	1.2%	644	1.3%		
Median Household Income	\$35,866		\$41,790			
Average Household Income	\$50,922		\$57,878			
Per Capita Income	\$15,379		\$17,451			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,003	9.3%	13,372	9.1%	14,530	9.1%
5 - 9	11,760	8.4%	12,506	8.5%	13,363	8.3%
10 - 14	10,992	7.9%	11,474	7.8%	12,679	7.9%
15 - 19	11,089	7.9%	11,042	7.5%	11,647	7.3%
20 - 24	10,585	7.6%	11,628	7.9%	11,332	7.1%
25 - 34	22,270	15.9%	23,459	15.9%	25,830	16.1%
35 - 44	20,421	14.6%	20,738	14.0%	22,000	13.7%
45 - 54	17,311	12.4%	18,162	12.3%	18,788	11.7%
55 - 64	11,644	8.3%	13,183	8.9%	15,091	9.4%
65 - 74	6,361	4.5%	7,296	4.9%	9,585	6.0%
75 - 84	3,338	2.4%	3,561	2.4%	4,269	2.7%
85+	1,135	0.8%	1,241	0.8%	1,430	0.9%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	95,287	68.1%	101,136	68.5%	111,674	69.6%
Black Alone	29,947	21.4%	30,456	20.6%	31,084	19.4%
American Indian Alone	478	0.3%	585	0.4%	808	0.5%
Asian Alone	1,652	1.2%	1,813	1.2%	2,092	1.3%
Pacific Islander Alone	97	0.1%	103	0.1%	133	0.1%
Some Other Race Alone	8,180	5.8%	8,820	6.0%	9,495	5.9%
Two or More Races	4,270	3.1%	4,749	3.2%	5,259	3.3%
Hispanic Origin (Any Race)	85,296	61.0%	91,399	61.9%	102,714	64.0%

Data Note: Income is expressed in current dollars.

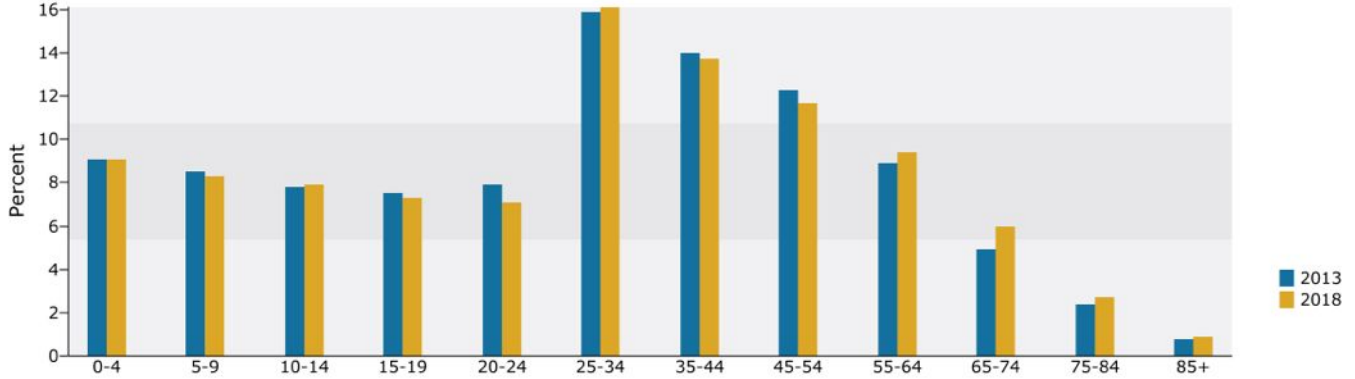
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 17, 2014

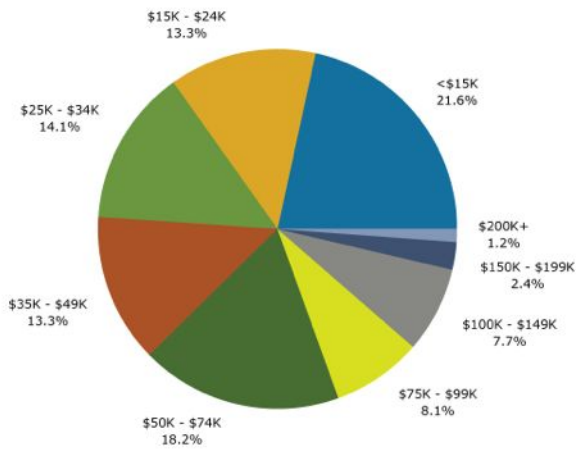
Trends 2013-2018



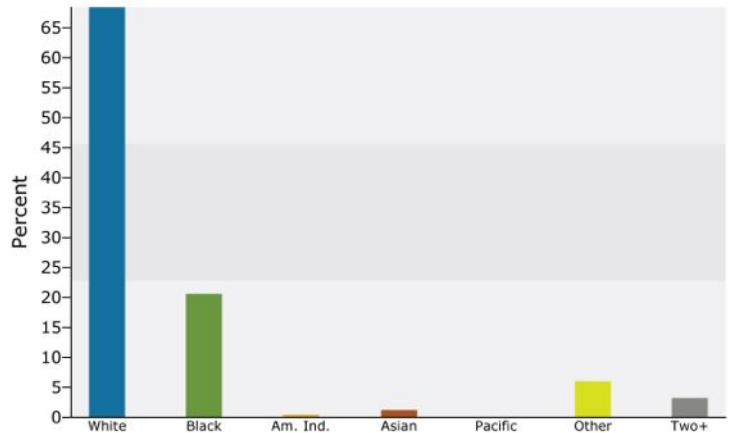
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 61.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.