

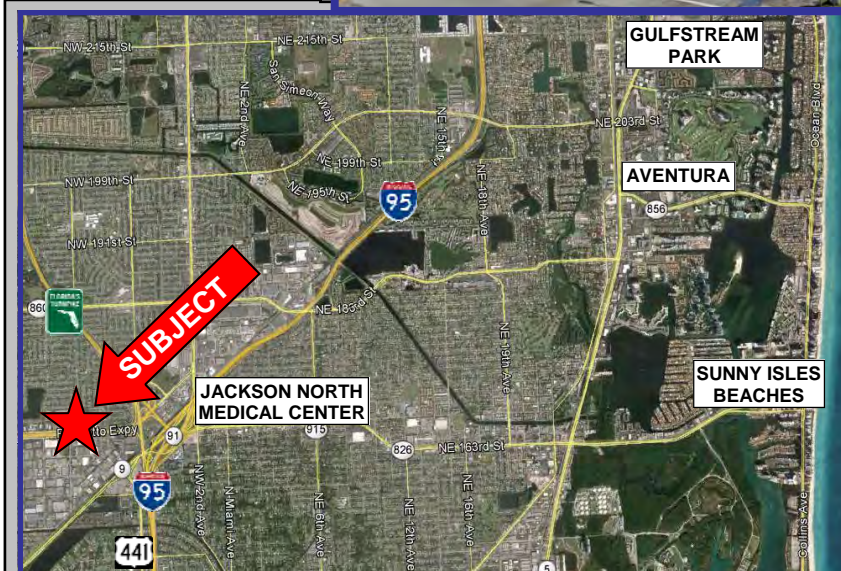


FOR SALE

Golden Glades Office Park

1505 - 1525 NW 167th Street, Miami Gardens, FL 33169

You Cannot Beat This Deal!
Investor & Owner-User Possibilities



Immediate Access to:
Golden Glades Interchange,
Interstate 95, Florida's
Turnpike, Palmetto
Expressway/SR 826
US Hwy. 441/SR 7 & SR 9

Building 3: Partially Leased
 One 4-story building
 ± 48,353 Rentable Sq. Ft. /2.69 Acres
 Full Building Backup Generator
 Tax Parcel # : 34-2111-021-0010
 (Sq. Ft. per Tax Roll: 51,428 SF)

Buildings 4-5-6-7: Partially Leased
 Four 1-story buildings/4.23 Acres
 ± 52,176 Rentable Sq. Ft.
 Tax Parcel #: 34-2111-017-0010
 (Sq. Ft. per Tax Roll: 50,889 SF)

Building 8: Partially Leased
 One 4-story building
 ± 46,783 Rentable Sq. Ft./2.42 Acres
 Tax Parcel #: 34-2111-018-0010
 (Sq. Ft. per Tax Roll: 48,681 SF)

Exclusively Listed By:
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Infinity Commercial Real Estate
Office: 305-947-9514

EXECUTIVE SUMMARY/PROFILE OF OFFERING

The sale offering consists of six buildings, split amongst three property tax folios. The owners would sell all three folios, or each folio separately. Each has different occupancy levels, different types of tenant mix and differences as to their potential uses and net operating incomes. Each folio has abundant parking (between 5 and 5.5 spots per 1,000 square feet), and the utility connections, curb cuts and entrances are placed so as to facilitate their future use as separate, individual properties.

The Golden Glades Office Park fronts the Palmetto Expressway (SR 826) in North Miami Dade County; over 171,000 vehicles pass this imposing site every day. It is adjacent to the Golden Glades Interchange, where the most traveled highways in South Florida all come together, providing fast access to all of South Florida. The ocean-side cities of North Miami Beach, Aventura, Sunny Isles, Hallandale and Hollywood are minutes away and the planned township of Miami Lakes is just West along the Palmetto. Travel times to both the Miami Dade and Hollywood/Ft. Lauderdale airports are under twenty minutes, as is travel time to the City of Doral. Area amenities include the nearby beaches, the restaurants and shopping at Miami Lakes Town Center, Gulfstream International Race Park and Casino, the world famous shopping experience of Aventura Mall, Aventura Golf Course, and Jackson Memorial's North Hospital campus.

The current owners purchased the eight building offer park a few years ago when the South Florida market was at a low point; They felt the exceptional parking ratio, coupled with the great highway access made for a compelling value. They are selling off local assets and have been redeploying their capital in out of the Florida markets. In early 2014, they sold buildings one and two, the two story buildings at the East end of the Park to ChenMed, a regional medical services provider that was honored by President Obama as the future of health care services in the United States. They are using one of the buildings as their primary South Florida medical and administrative center. The other is used as a testing facility for Phase III pharmaceutical trials.

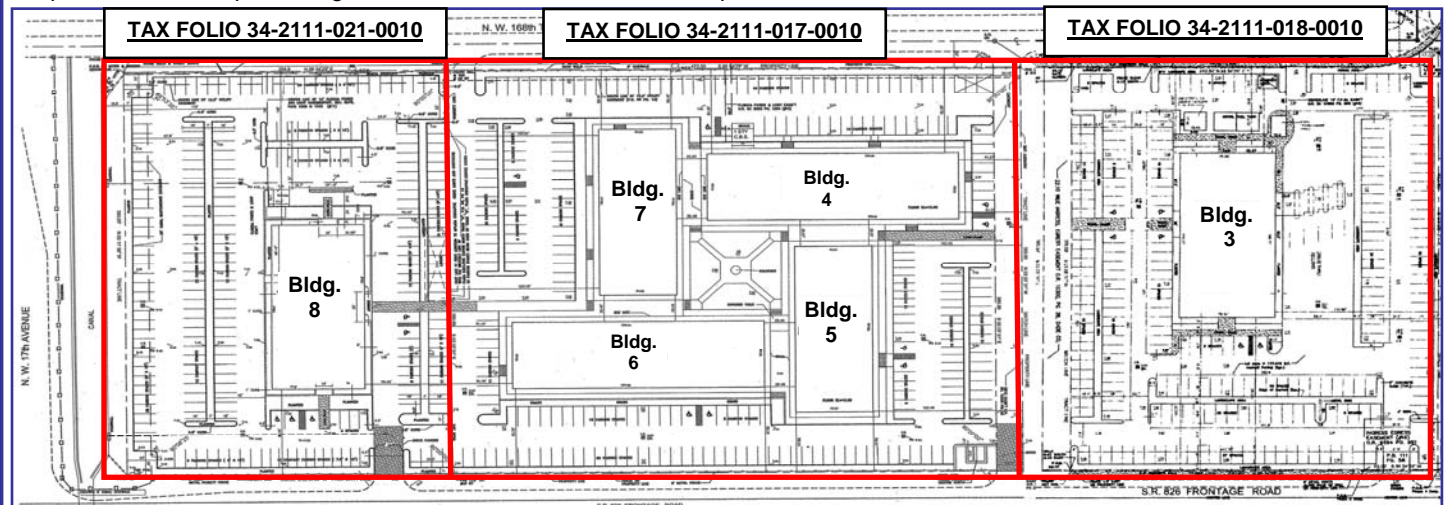
The submarket in which the Golden Glades Park is located is going through a new, development cycle. The recently incorporated City of Miami Gardens has proved to be "business friendly", and has attracted a number of large local tenants and owners: Mercedes Benz of Miami, Floor and Décor, City Furniture and Rooms to go are directly across the highway from the Park. Walmart has just opened a new neighborhood market. Jackson Hospital opened a North Campus Hospital just to the East of the interchange. The cities of Aventura, Sunny Isles have experienced enormous high density residential development, and lack affordable office space. There are many reasons tenants are attracted to the Golden Glades Office Park.

The buildings were constructed in the late 1970's and early 1980's. They are professionally managed and well maintained.

Building 3 is the ex-US headquarters of Precision Response, once the largest call center in North America, which occupied all four floors of the building. Improved for their use, there's a full building diesel generator, providing backup electric service for as much as a week! The first floor tenants include American Dental, a large regional dental clinic; a local realtor, and CRI Phase I, a Phase 1 pharmaceutical lab. The second floor of the building is leased to Summit Research Management, a clinical research laboratory. The fourth floor of the building is leased to North Dade Christian School, a 501c3 educational facility. Floor three is vacant, suited to "back office" operations such as billing companies, call centers, government or school use in their existing configuration. This would make a great owner/operator purchase, with a buyer using the third floor for their own business, while the tenants pay the mortgage. The Enterprise Zone location could serve to reduce an owner/operator's State and Miami-Dade County tax liability, and provide various other valuable incentives.

Buildings 4, 5, 6 and 7 are the former home of the City of Miami Gardens. The City developed a new government center and vacated their Premises in May of 2014. As of October 2014, we have successfully replaced ALMOST ALL of their square footage. These single story buildings are clustered around a central courtyard with picnic tables, a fountain and old growth trees for shade. Calabrone Café fronts the courtyard, providing a wonderful tenant amenity. New tenants include the Early Learning Coalition of Miami Dade County; Harbor Village administrative offices; Neighbor to Family, a third party Federal Government services provider; Full Life Ministries Church; Niznik Lab Corp. and the Lamb Academy. We should shortly have the remaining vacant space in Building 4 leased up.

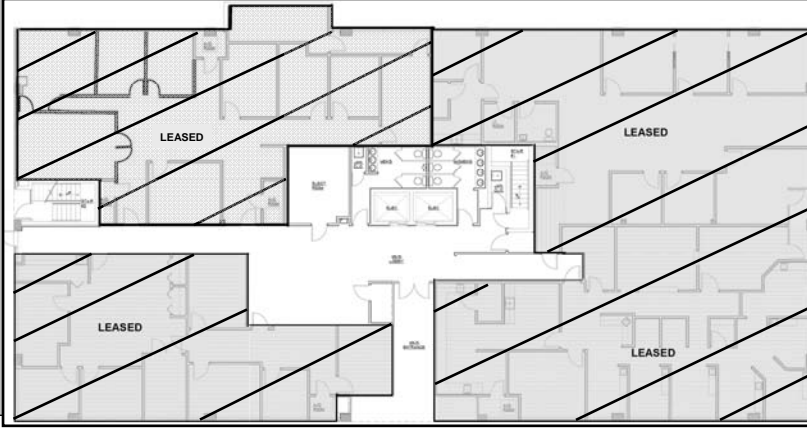
Building 8 is an investor's dream. This highly improved building is partially leased, with an exceptional NOI. The first and fourth floors are multi tenanted, with occupants such as Reliable Research Labs, the United Insurance Company of America, a National Union, professional offices, etc. The second and third floors are occupied by Azure College of Medicine, a long term NNN leased tenant with exceptional credit. This location serves not only as their Miami-Dade main campus, but also as their administrative offices for their other campuses throughout the State. They provide allied medical training, educating registered nurses, sonogram technicians, respiratory therapists, home health care providers and similar trades. They also partner with local hospitals, and our proximity to Jackson Memorial Hospital's North Campus is of great benefit to them, and to the Hospital.



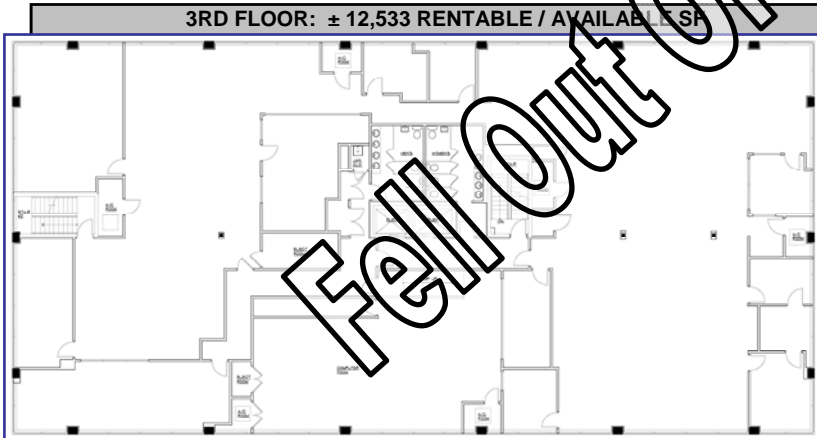
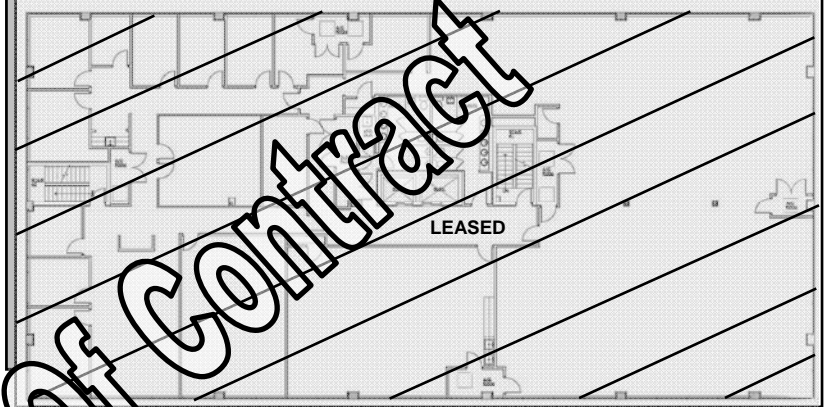
1505 NW 167TH STREET - BUILDING 3

1st FLOOR: ± 10,754 RENTABLE SF (FULLY LEASED)

PROPERTY FOLIO 34-2111-021-0010



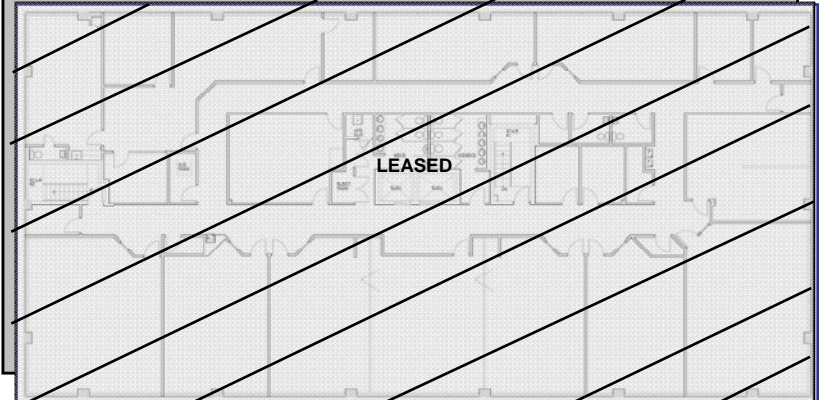
2nd FLOOR: ± 12,533 RENTABLE SF (FULLY LEASED)



3RD FLOOR: ± 12,533 RENTABLE / AVAILABLE SF



4th FLOOR: ± 12,533 RENTABLE SF (FULLY LEASED)



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BUILDING 3 FINANCIAL ANALYSIS



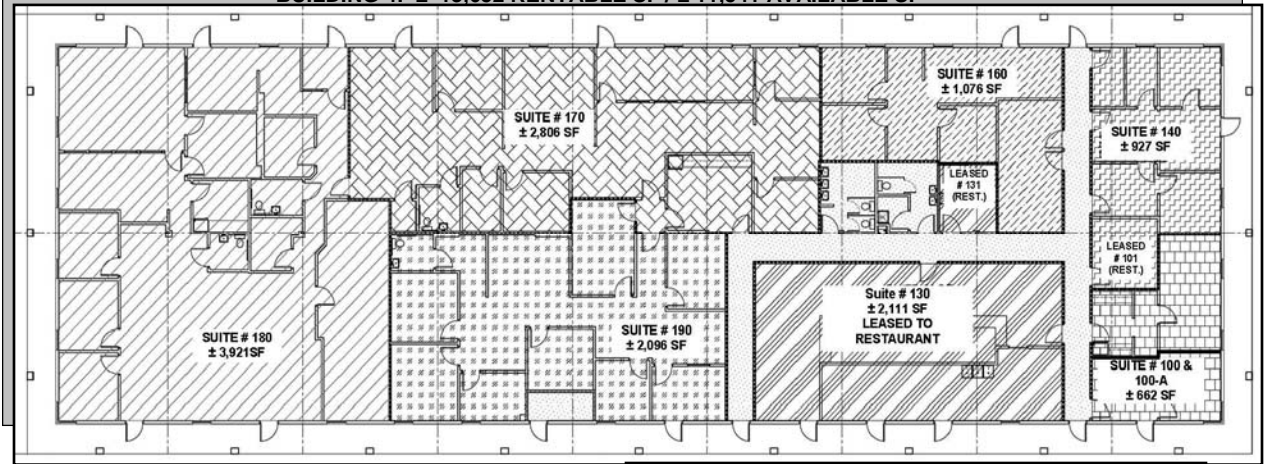
PRO FORMA INCOME & EXPENSE DATA	Annual Total 2015	Annual Total 2016
Total Income per Annum	\$423,898.00	\$844,644.70
Expenses:		
Exterior Lighting Repair & Maintenance	\$1,300.00	\$1,352.00
Elevator Repair & Maintenance	9,880.00	10,275.20
Pest Control	2,000.00	2,080.00
Trash Removal	5,000.00	5,200.00
HVAC Repair, Replacements, Maintenance & Supplies	8,550.00	10,550.00
Landscaping Maintenance	4,160.00	4,326.40
Building Signage Repair & Maintenance	1,560.00	1,622.40
Labor for Building Repair & Maintenance	11,960.00	12,438.40
Keys & Locksmith	884.00	919.36
Parking Lot Repair & Maintenance	5,000.00	5,200.00
Plumbing Repair & Replacement	2,600.00	2,704.00
General Maintenance & Supplies: Contingency	3,500.00	5,400.00
Roof Repair	2,600.00	2,704.00
Fire Safety Monitoring & Maintenance	5,200.00	5,408.00
Janitorial Service	12,000.00	19,000.00
Electric : Common & Tenant	85,000.00	89,000.00
Water, Stormwater & Sewer	14,000.00	20,000.00
Permits & Licenses	520.00	540.80
Insurance	45,422.00	47,238.88
Property Taxes	93,568.99	97,311.75
Reserve For Contingencies	26,000.00	27,040.00
Management: Assumed Negotiated Market Number	18,000.00	25,000.00
Total Expenses	\$358,704.99	\$395,311.19
Total Expenses Per Rentable Square Foot @ 48,353 SF	\$7.42	\$8.18
Total Current Cash Flow	\$65,193.77	\$449,333.51
Cap Rate	1.09%	7.49%

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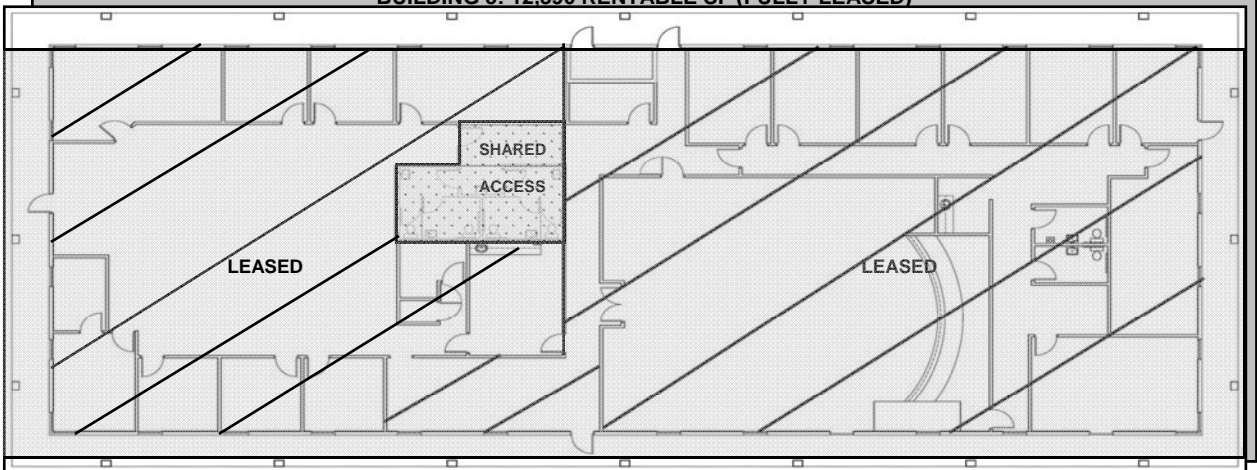
1515 NW 167TH STREET - BUILDINGS 4 & 5

PROPERTY FOLIO 34-2111-017-0010

BUILDING 4: ± 13,652 RENTABLE SF / ± 11,541 AVAILABLE SF



BUILDING 5: 12,390 RENTABLE SF (FULLY LEASED)

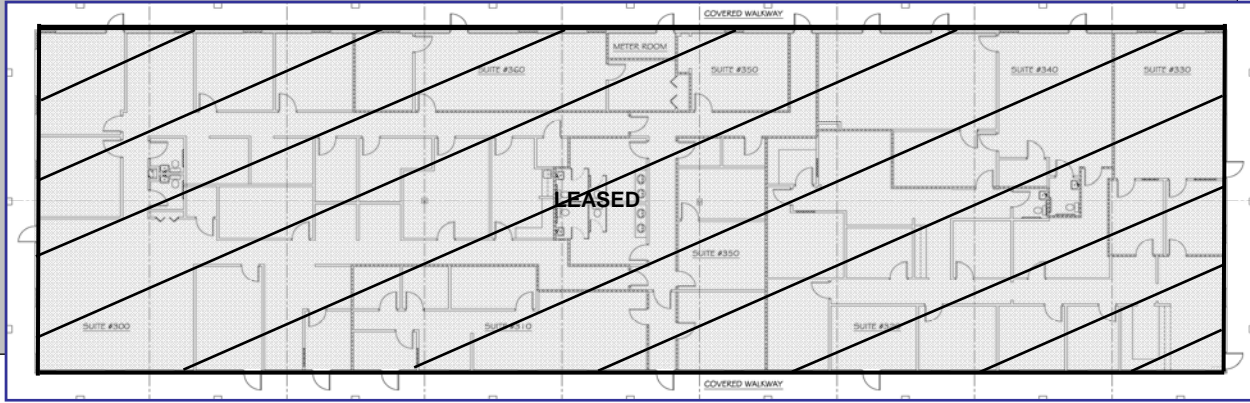


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1515 NW 167TH STREET - BUILDINGS 6 & 7

PROPERTY FOLIO 34-2111-017-0010

BUILDING 6: ± 13,321 RENTABLE SF (FULLY LEASED)



BUILDING 7: 12,580 SF (FULLY LEASED)



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BUILDINGS 4 TO 7 FINANCIAL ANALYSIS

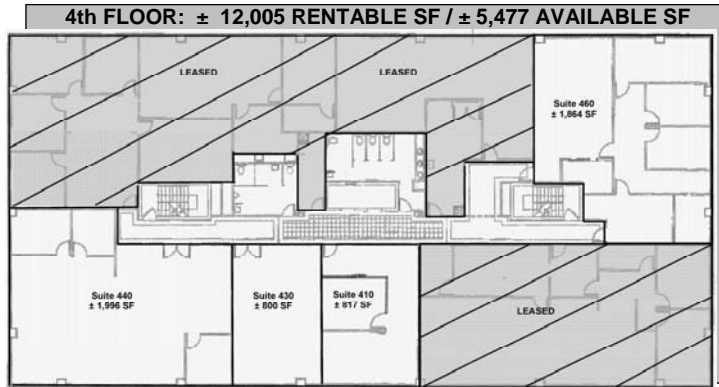
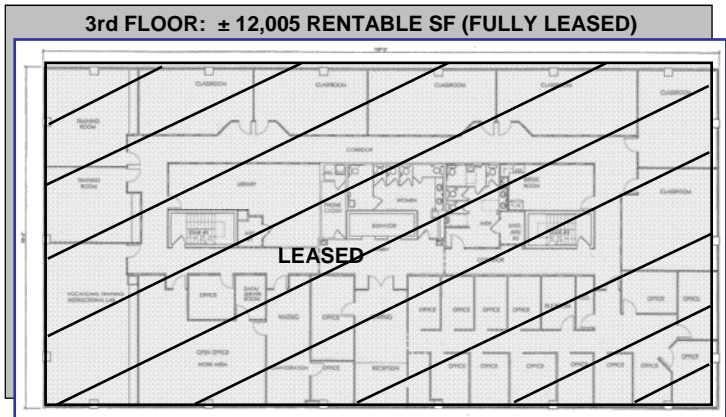
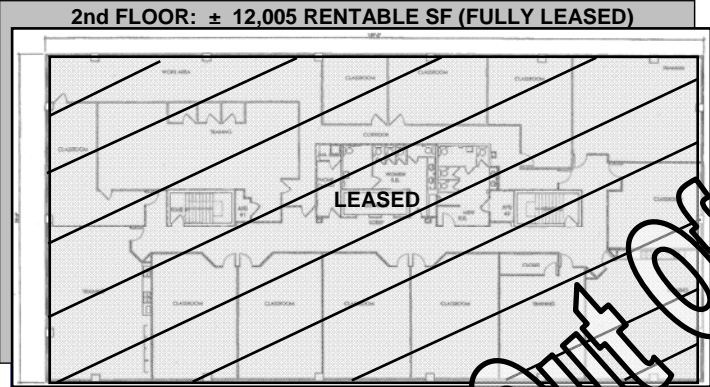
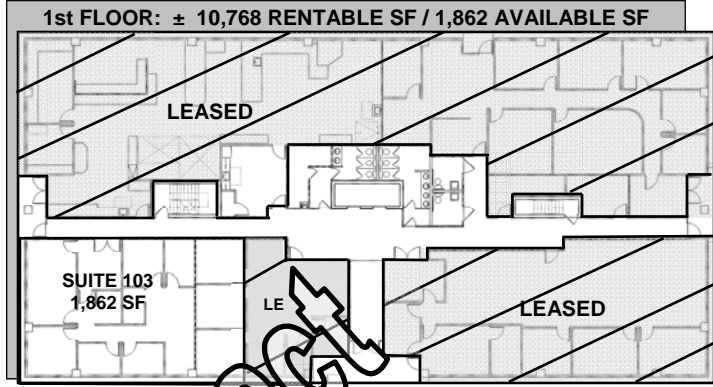


PRO FORMA INCOME & EXPENSE DATA	Annual Total 2015	Annual Total 2016
Total Income per Annum	\$645,649.20	\$983,594.88
Expenses:		
Exterior Lighting Repair & Maintenance	\$5,930.00	\$3,000.00
Pest Control	1,539.20	1,600.77
Trash Removal	5,740.80	5,970.43
HVAC Repair, Replacements, Maintenance & Supplies	11,500.00	11,960.00
Landscaping Maintenance	7,280.00	7,571.20
Building Signage Repair & Maintenance	1,500.00	750.00
Labor for Building Repair & Maintenance	11,960.00	12,438.40
Keys & Locksmith	800.00	700.00
Parking Lot Repair & Maintenance	3,000.00	7,500.00
Plumbing Repair & Maintenance	1,250.00	1,300.00
General Maintenance & Supplies: Contingency	5,200.00	5,408.00
Roof Repair & Replacement	15,000.00	2,500.00
Fire Safety Monitoring & Maintenance	520.00	540.80
Janitorial Service	8,000.00	8,320.00
Electric : Common & Tenant	73,500.00	76,440.00
Water, Stormwater & Sewer	13,500.00	14,040.00
Permits & Licenses	520.00	540.80
Insurance	41,000.00	42,640.00
Property Taxes	103,221.06	107,349.90
Reserve For Contingencies	20,800.00	21,632.00
Management: Assumed Negotiated Market Number	36,400.00	37,856.00
Total Expenses	\$368,161.06	\$370,058.30
Total Expenses Per Rentable Square Foot @ 52,176 SF	\$7.06	\$7.09
Total Current Cash Flow	\$277,498.14	\$613,536.58
Cap Rate	4.62%	10.23%

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1525 NW 167TH STREET - BUILDING 8

PROPERTY FOLIO 34-2111-018-0010



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BUILDING 8 FINANCIAL ANALYSIS



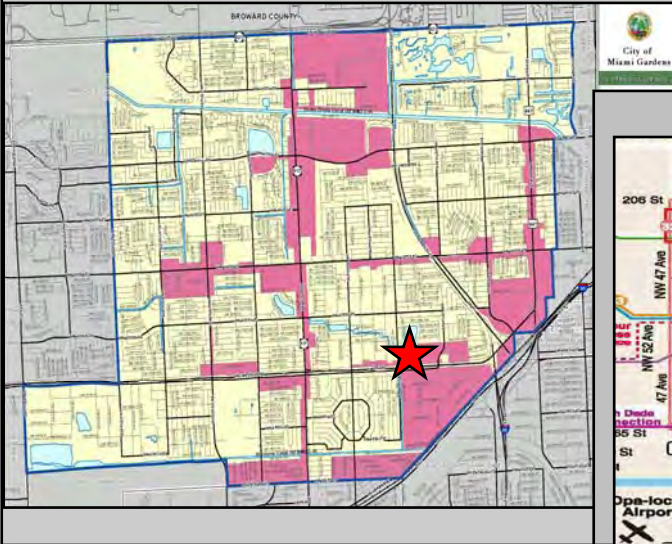
PRO FORMA INCOME & EXPENSE DATA	Annual Total 2015	Annual Total 2016
Total Income per Annum	\$909,887.34	\$1,083,686.64
Expenses:		
Exterior Lighting Repair & Maintenance	\$1,300.00	\$1,352.00
Elevator Repair & Maintenance	9,880.00	10,275.20
Pest Control	3,120.00	3,244.80
Trash Removal	5,564.00	5,786.56
HVAC Repair, Maintenance & Supplies	8,840.00	9,193.60
Landscaping Maintenance	4,160.00	4,326.40
Building Signage Repair & Maintenance	1,560.00	1,622.40
Labor for Building Repair & Maintenance	11,960.00	12,438.40
Keys & Locksmith	884.00	919.36
Parking Lot Repair & Maintenance	5,200.00	5,408.00
Plumbing Repair & Replacement	2,600.00	2,704.00
General Maintenance & Supplies: Contingency	5,200.00	5,408.00
Roof Repair	2,600.00	2,704.00
Fire Safety Monitoring & Maintenance	5,200.00	5,408.00
Janitorial Service	19,760.00	20,550.40
Electric : Common & Tenant	84,864.00	88,258.56
Water, Stormwater & Sewer	17,019.60	17,700.38
Permits & Licenses	520.00	540.80
Insurance	46,800.00	48,672.00
Property Taxes	86,782.46	90,253.76
Reserve For Contingencies	26,000.00	27,040.00
Management: Assumed Negotiated Market Number	36,400.00	37,856.00
Total Expenses	\$386,214.06	\$401,662.62
Total Expenses Per Rentable Square Foot @ 46,783 SF	\$8.26	\$8.59
Total Current Cash Flow	\$523,673.28	\$682,024.02
Cap Rate	8.06%	10.49%

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ENTERPRISE ZONE INFORMATION

The State of Florida and Miami-Dade County established Enterprise Zones to encourage business development, expansion and job creation in certain areas. Businesses which locate or expand in an Enterprise Zone and hire employees who live in the zone can reduce their State and Miami-Dade County tax liability, and are eligible for various incentives.



MIAMI-GARDENS ZONING INFORMATION

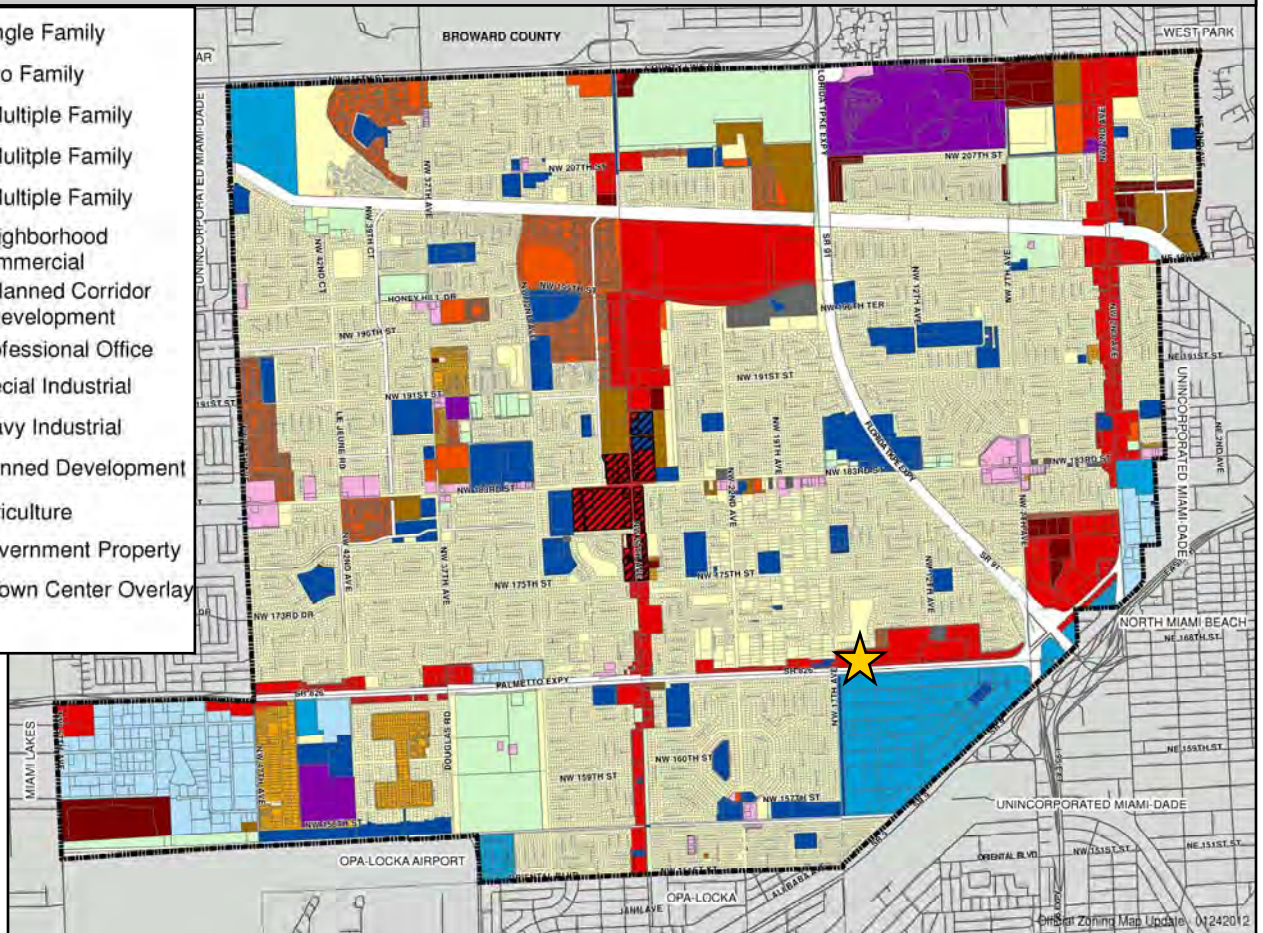
PCD, Planned Corridor Development District. Implements the CDMP Commerce land use category by allowing multiple-family residential dwellings, a wide range of commercial uses, select recreation and entertainment uses, mixed residential and commercial uses, select public and institutional uses, and places of assembly in the following urban contexts as identified in the CDMP: Urban Commercial and Office; Medium-Density Residential; Medium-High Density Residential; Urban Center; Urban Core; and Golden Glades Area.

MIAMI-DADE TRANSIT SYSTEM ROUTES



CITY ZONING MAP

- R-1- Single Family
- R-2- Two Family
- R-15- Multiple Family
- R-25- Multiple Family
- R-50- Multiple Family
- NC- Neighborhood Commercial
- PCD- Planned Corridor Development
- OF- Professional Office
- I-1- Special Industrial
- I-2- Heavy Industrial
- PD- Planned Development
- AU- Agriculture
- GP- Government Property
- TCO -Town Center Overlay
- Other



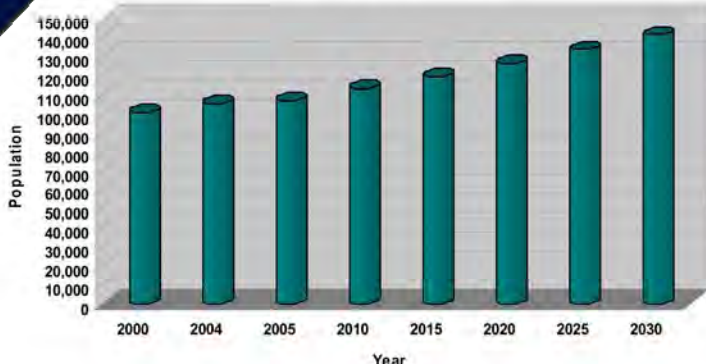
City of Miami Gardens Zoning Map Update, 01/24/2012

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PROFILES - CITY OF MIAMI GARDENS & THE GOLDEN GLADES OFFICE PARK



GRAPH 1
Miami Gardens Population Estimates



Community Profile

Miami Gardens is a solid, working and middle class community of unique diversity. The boundaries are:

- County Line Road to the North;
- 151st Street to the South;
- North Miami Avenue/NE 2nd Avenue to the East;
- NW 47th Avenue & NW 57th Avenue to the West

At a population of 105,457, Miami Gardens is the third largest city in Miami-Dade County (after Miami and Hialeah). Located in the North-Central region of the county, mid-way between Fort Lauderdale and Miami, it is easily accessed by I-95, SR 826 (the Palmetto Expressway) and Florida's Turnpike. The city comprises approximately 20 square miles, and has excellent access to the surrounding communities of Miami Lakes, North Miami Beach, Sunny Isles and Aventura. Miami Gardens is also home to Dolphin Stadium (used by the Miami Dolphins and the University of Miami Football Teams) and Calder Race Track.

It has vibrant commercial corridors along the Palmetto Expressway (serving as the central shopping district for the home furnishings, office and automotive sales trades) and along U.S. 441 (serving local retail). The city has rail access through the Florida East Coast Railway and the South Florida Tri-Rail System.

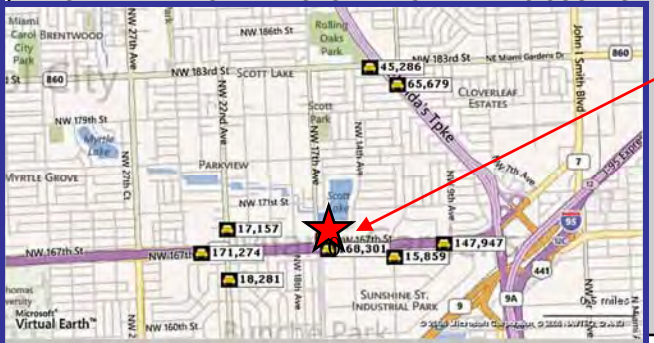
AREA DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	14,943	179,815	513,462
2012 Estimate	14,624	170,665	490,214
2010 Census	14,698	168,119	484,145
Growth 2012 - 2017	2.20%	5.40%	4.70%
Growth 2010 - 2012	-0.50%	1.50%	1.30%
Households			
2017 Projection	4,767	54,276	161,341
2012 Estimate	4,685	51,514	154,136
2010 Census	4,736	50,880	152,472
Growth 2012 - 2017	1.70%	5.40%	4.70%
Growth 2010 - 2012	-1.10%	1.20%	1.10%
Owner Occupied	2,897 61.84%	31,042 60.26%	91,271 59.21%
Renter Occupied	1,788 38.16%	20,472 39.74%	62,865 40.79%
2012 Households by HH Income	4,685	51,513	154,135
Income: Less Than \$15,000	1,120 23.91%	10,747 20.86%	30,032 19.48%
Income: \$15,000 - \$24,999	715 15.26%	8,379 16.27%	24,934 16.18%
Income: \$25,000 - \$34,999	684 14.60%	6,997 13.58%	21,804 14.15%
Income: \$35,000 - \$49,999	691 14.75%	8,646 16.78%	26,661 17.30%
Income: \$50,000 - \$74,999	696 14.86%	8,959 17.39%	26,863 17.43%
Income: \$75,000 - \$99,999	403 8.60%	4,128 8.01%	11,700 7.59%
Income: \$100,000 - \$149,999	323 6.89%	2,608 5.06%	8,139 5.28%
Income: \$150,000 - \$199,999	28 0.60%	662 1.29%	2,242 1.45%
Income: \$200,000+	25 0.53%	387 0.75%	1,760 1.14%
2012 Avg Household Income	\$43,629	\$44,778	\$46,455
2012 Med Household Income	\$31,795	\$34,313	\$35,114
2012 Per Capita Income	\$13,989	\$13,881	\$15,043

The State of Florida and Miami-Dade County have targeted certain areas for the encouragement of business development, expansion and job creation, and established Enterprise Zones to encourage investment. Businesses which locate or expand in an Enterprise Zone and hire employees who live in the zone can reduce their State and Miami-Dade County tax liability, and qualify for various incentives.

The Golden Glades Office Park lies in such a Zone. Directly fronting the Palmetto Expressway, the Park is an icon to Miami-Dade County motorists, due to its extreme visibility. It has become something of an educational/medical center: Azure College of Medicine and Chen Medical Centers are located within the Park.

FLORIDA DEPT. OF TRANSPORTATION TRAFFIC COUNTS



171,000 Cars Pass this Site Every Day

Exclusively Listed By:
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