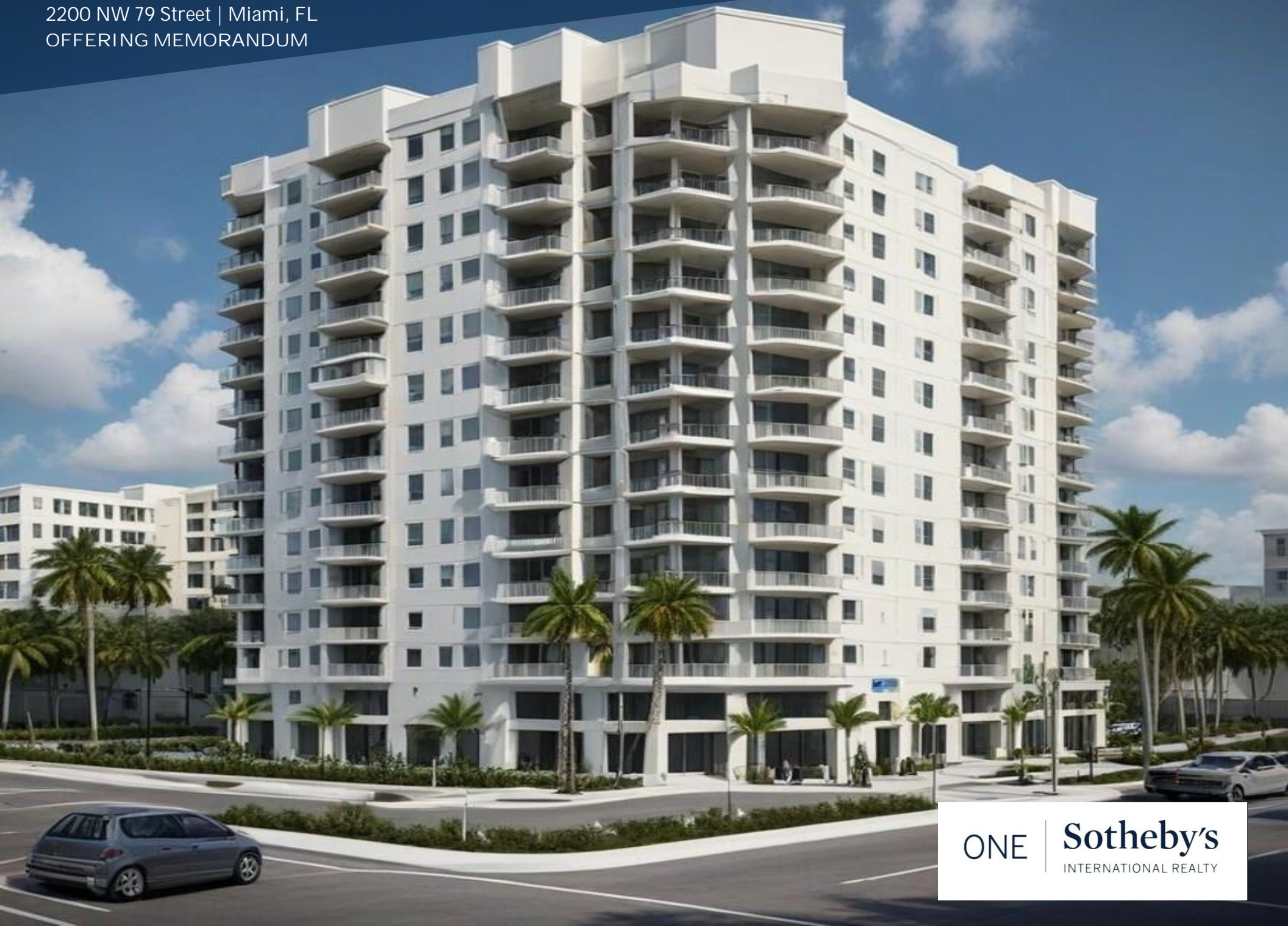


OASIS DEVELOPMENT OPPORTUNITY

2200 NW 79 Street | Miami, FL
OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

Oasis Development Opportunity

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Demographics**
 - Demographics
 - Demographic Charts
- 03 **Company Profile**
 - Advisor Profile

Exclusively Marketed by:

ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Manny Chamizo III

ONE Sotheby's International Realty

Global Commercial Director

(786) 453-3171

FLAcommercial@gmail.com

ONE

Sotheby's

INTERNATIONAL REALTY



01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	2200 NW 79 Street Miami FL 33147
COUNTY	Miami-Dade
PRICE	\$4,200,000 Option #1 \$34,710 Per Unit Option #2 \$21,212 Per Unit
PRICE PSF	\$131.25
LAND SF	32,000 SF
LAND ACRES	.73
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	6462 UC Center-Mixed Use Special (MCS) 6 Max Ht-Subject to RT3 Zoning and Opportunity Zone (OZ)
# OF PARCELS	1
APN	30-3110-057-1960
CORNER LOCATION	NW 79 ST, NW 22 AVE
TRAFFIC COUNTS	35,000+

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	22,226	205,446	546,115
2023 Median HH Income	\$38,073	\$38,145	\$44,271
2023 Average HH Income	\$53,283	\$56,556	\$69,613

Introducing Oasis: An Affordable Apartment Development Opportunity on the NW 79th Street Corridor

Project Overview:

We are pleased to present a unique development opportunity to build a stunning 12-15 story apartment building in the sunshine state of Florida. Oasis offering from 121-198 units and a plethora of available amenities that will set a new standard for living in the region.

Building Design:

Empowerment Zone Qualified/Opportunity Zone (OZ)

Oasis will be built on a pedestal parking garage, providing a unique and elegant design that sets it apart from other residential buildings. The pedestal design allows for a spacious parking area with up to 198 parking spaces, while the building rises above, providing unobstructed views of the surrounding landscape.

OPTION No. 1: As allowed by Zoning Code. 12 stories height building with a total of up to 121 residential units, (77 one bedroom, 36 two bedrooms, 8 three bedrooms), some commercial area at ground level as required by its zoning district MCS, indoor / outdoor with pool amenity areas at 5TH. Level, and pedestal parking garage with 198 parking spaces.

OPTION No. 2: As per the "LIVE LOCAL ACT, (SB 102)". 15 stories height building with total of up to 198 residential units, (22studios, 102 one bedroom, and 52 two bedrooms), some commercial area at ground level as required by its zoning district MCS, indoor / outdoor with pool amenity areas at 5TH. Level, and pedestal parking garage with 198 parking spaces.

Amenities:

- 5th Floor Pool Oasis: A luxurious pool and sun deck area, perfect for relaxation and entertainment
- State-of-the-Art Fitness Center: A fully equipped gym for residents to stay active and healthy
- Resident Lounge: A spacious community room for social gatherings and events
- Secure Parking: 198 parking spaces in a secure, gated garage
- Unparalleled Views: Panoramic views of the surrounding landscape from the upper floors

Residential Units:

121-198 Spacious Units: Ranging from 1-3 bedrooms, each unit is designed for comfort and luxury

Private Balconies: Expansive balconies with breathtaking views of the surrounding landscape

Location:

Oasis is strategically located on the hard corner of NW 79th Street and 22nd Ave, providing easy access to major highways, public transportation, and local amenities.

Investment Opportunity:

Don't miss this rare opportunity to develop a workforce multifamily building in one of the country's most desirable regions. Contact us today to learn more about this exceptional project and how you can be a part of it.

Project Highlights:

- 12-15 story apartment building with 121-176 residential units.
- NCAD Zoning 90 units to the acre x 1.347 acres = 121 Units - See A1.1 Conceptual
- Pedestal parking garage with 198 parking spaces
- 5th floor pool and sun deck area
- State-of-the-art fitness center and resident lounge
- Secure, gated parking and unparalleled views
- Luxury finishes and modern amenities
- Prime location in the heart of South Florida



2200 NW 79th St



SOUTHWEST VIEW



WEST VIEW



NORTHEAST VIEW



NORTHWEST VIEW



EAST VIEW



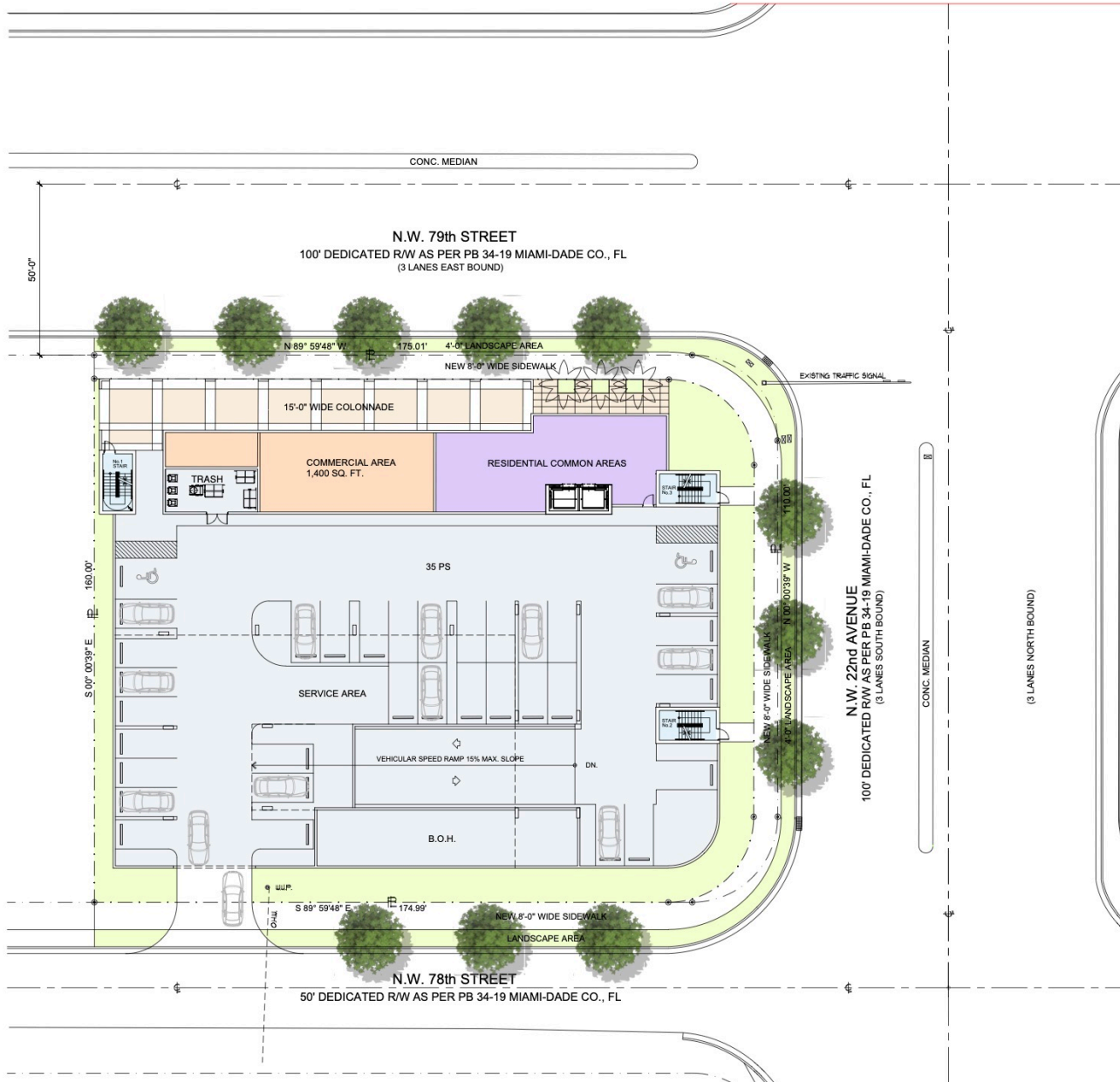
SOUTHWEST VIEW



OPTION #1

UNIT BREAKDOWN				
BUILDING TYPES	1 BED.	2 BED.	3 BED.	TOTAL
TOTAL UNIT TYPES	77	36	8	121
%	64%	30%	6%	100%

SUB-DISTRICT	LAND USE	ACRES (R.O.W.)	ALLOWED				PROPOSED	
			DENSITY		# OF UNITS		DENSITY	# OF UNITS
			MINIMUM	MAXIMUM	MINIMUM	MAXIMUM		
CENTER	MCS	1.347	0	90	0	121	90	121



SITE DATA TABLE:									
ADDRESS			2200 N.W. 79th STREET.						
ZONING DISTRICT			NCUD (NORTH CENTRAL URBAN AREA DISTRICT)						
CORE SUB-DISTRICT			MCS						
GROSS AREA (TO R.O.W. AREA)			58,694.11 SQ. FT. (1.347 ACRES)						
NET TOTAL LOT AREA TO DEVELOP (AS PER SUCCO R/W)			29,272 SQ. FT. (0.672 ACRES)						
Density: (Within 1/2 Mile of the SMART Corridor, 90 Units per Acre)									
SUB-DISTRICT	LAND USE	ACRES (R.O.W.)	ALLOWED				PROPOSED		
			DENSITY		# OF UNITS		DENSITY	# OF UNITS	
			MINIMUM	MAXIMUM	MINIMUM	MAXIMUM			
CENTER	MCS	1.347	0	90	0	121	90		121
BUILDING 1		Unit Type		Unit Count					
1B		1 BEDROOM / 1 BATHROOM		77 UNITS					
2B		2 BEDROOMS / 1 BATHROOM		36 UNITS					
3B		3 BEDROOMS / 1 BATHROOM		8 UNITS					
TOTAL				121 UNITS					
OPEN SPACE (10% MIN. OF NET LOT)				REQUIRED		PROVIDED			
TOTAL LOT AREA = 29,272 SQ. FT.				(10%) 2,927.20 SQ. FT.		(15%) 4,295.00 SQ. FT.			
BUILDING SETBACKS (For CORE Sub-District)				MIN. REQUIRED		PROVIDED			
(Setbacks are based by the Standard Urban Centers District Regulations)				Front (US-1 ST. RD.)		0' * COLONNADE 10' ABOVE 80' LEVEL			
				Side (South)		0'			
				Side (North)		0'			
				Rear (Runway)		0'			
BUILDING HEIGHT		ALLOWED		PROVIDED					
(Within 1/2 Mile of the SMART Corridor, 2-12 Stories Height)				12 STORIES					
PARKING BUILDING 1		MIN. REQUIRED		12 STORIES					
COMMERCIAL		1,400 SQ.FT. / 250		6 P.S.					
RESIDENTIAL									
ONE BEDROOM		77 UNITS X 1		77 P.S.					
TWO BEDROOM		36 UNITS X 1.5		54 P.S.					
THREE BEDROOM		8 UNITS X 1.75		14 P.S.					
TOTAL PARKING REQUIRED				151 P.S.					
PARKING REDUCTION AS PER SUCCO (Sec. 33-284.86)									
Group 2 - LOCATION REDUCTION (Multi-family residential within five hundred (500) feet of a bus stop, = 40% parking reduction on Center Sub-District				151 p.s. Under Center Sub-District x 40% Parking Reduction = 90.6 P.S.					
Group 3 - PARCEL SIZE REDUCTION: (Mixed Use - Parcels between 15,000 s.f. and 30,000 s.f. = 60% parking reduction on Center Sub-District				90.6 p.s. Under Center Sub-District x 60% Parking Reduction = 54.36 P.S.					
TOTAL PARKING REQUIRED				37 P.S.		TOTAL PROVIDED: 198 P.S. (Including 17 Tandem Parking Spaces)			
ACCESSIBLE PARKING REQUIRED				6 P.S.		6 P.S.			
SEC. 33-122.5 - ELECTRIC VEHICLE SUPPLY EQUIPMENT REQUIREMENTS.									
20 PERCENT OF THE REQUIRED PARKING SPACES, BUT IN NO EVENT LESS THAN 1 EVSE-READY SPACE. 37 X 20% = 7.4 = 8 EV PARKING SPACES PROVIDED									
SEC. 33-122.3 - REQUIREMENT OF BICYCLE RACKS.									
FIRE ACCESS NOTE: MULTI STORY (12 LEVELS) APARTMENT BUILDING WILL BE FULLY FIRE SPRINKLERED AS PER FBC 2020 CHAPTER 9									
WASTE MANAGEMENT NOTE: WASTE MANAGEMENT TO COLLECT TRASH WITHIN PROPERTY AND WILL NOT BACK UP INTO RIGHT OF WAY									

UNIT BREAKDOWN				
BUILDING TYPES	1 BED.	2 BED.	3 BED.	TOTAL
TOTAL UNIT TYPES	77	36	8	121
%	64%	30%	6%	100%

GROUND FLOOR PLAN
SCALE 1/16" = 1'-0"



OPTION No.1
As Per Zoning Code:
121 Residential Units
12 Stories Height Building

REVISIONS:
3191 Coral Way, Suite 400
Miami, FL 33145
Tel: (305) 844-4070
www.atlarchitecture.com
ANILLO
TOLEDO
LOPEZ
ATLARCHITECTURE

79th APARTMENTS
PROPOSED MULTI-FAMILY PROJECT
2200 NW 79th STREET
MIAMI-DADE COUNTY, FLORIDA

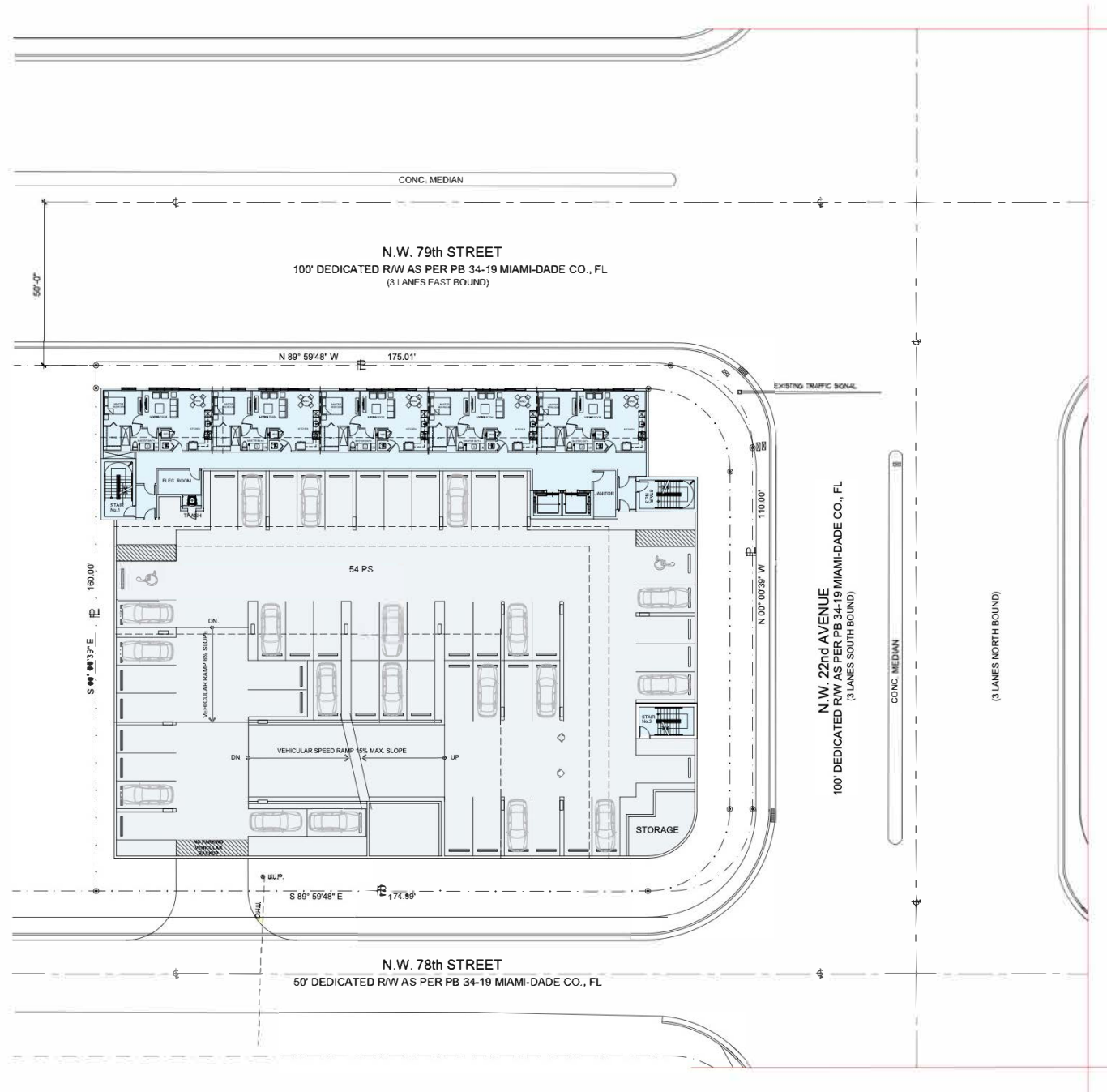
ARCH. LICENSE
AR 0016093
AA 26003571
job no.
date.
03 - 01 - 2024
scale.
As Shown
drawn by:
A.T.L.

A-1.1

The information contained herein is the nature of general guidance, examples and suggestions, and it is not intended to substitute for appropriate architectural or engineering plans. Use of the information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and their respective affiliates, designees, successors and assignees and rating agencies, and no other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study, all dimensions (if any) are given in good faith and believed to be correct.

All ideas, designs, arrangements and plans included or incorporated by this drawing are owned by and are the property of Anillo Toledo Lopez LLC, and are created, owned and designed for use on, and in connection with the applicable project. These ideas, designs, arrangements and plans are not to be used, duplicated, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Anillo Toledo Lopez LLC.

OPTION #1



This information contained herein represents the nature of general guidelines, examples and suggestions, and it is not intended to constitute a contract or any other legal instrument. The information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of the client(s) as indicated on the cover page and their respective affiliates, designees, successors and assignees and rating agencies, and no other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study; all dimensions (if any) are given in feet and inches and believed to be correct.

Revisions:
3191 coral way, suite 400
miami, fl 33145
tel: (305) 854-4079
architect@atllc.com
www.atllc.com

**ANILLO
TOLEDO
LOPEZ**

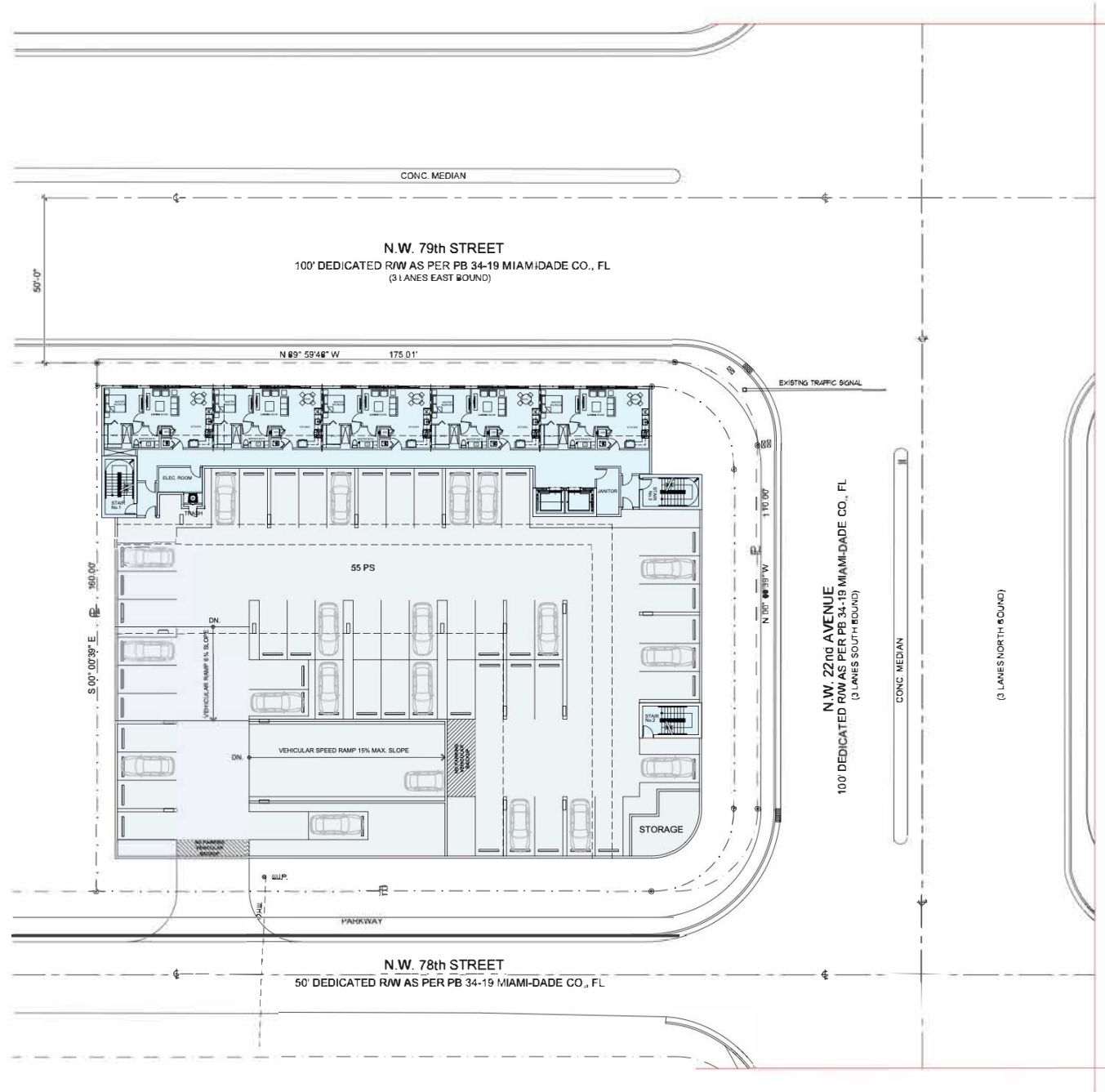
ATL A ARCHITECTURE

79th APARTMENTS
PROPOSED MULTI-FAMILY PROJECT
2203 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 0016093
AA 26003571
job no.
date:
03-01-2024
scale:
As Shown
drawn by
A.T.L.

A-1.2

OPTION #1

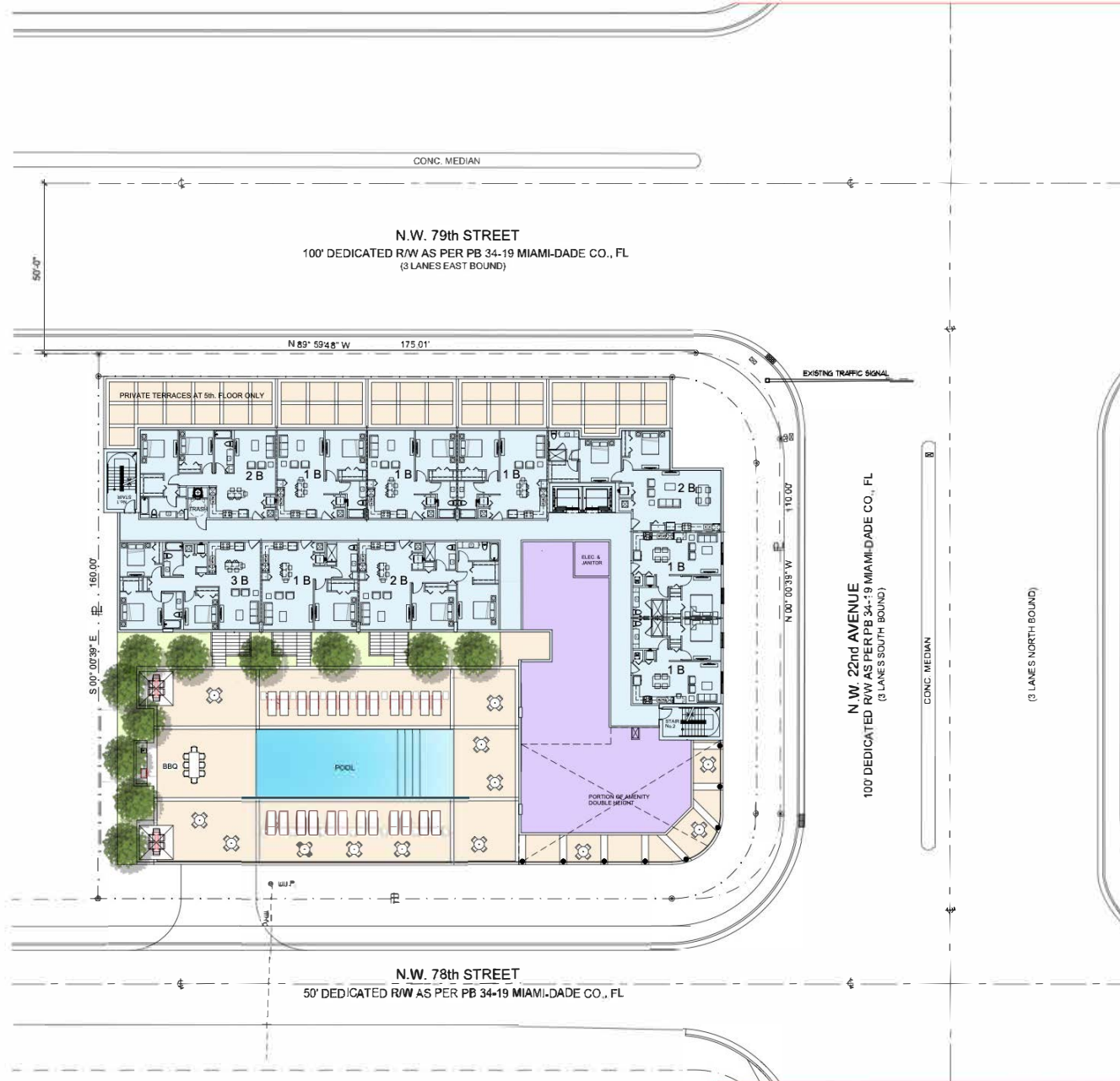


The information contained herein is the property of the architect and is not to be used, copied, reproduced, stored, or otherwise transmitted in any form or by any means without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided herein. The architect is not responsible for the accuracy or completeness of the information provided by others. The architect is not responsible for the accuracy or completeness of the information provided by others. The architect is not responsible for the accuracy or completeness of the information provided by others.

ANILLO TOLEDO LOPEZ
3191 Coral Way, Suite 400
Miami, FL 33134
Tel: (305) 854-4070
Tel: (305) 854-4079
architect@atlarchitect.com
www.atlarchitect.com

ATL ARCHITECTURE

OPTION #1



The information contained herein is for the purpose of general guidelines, examples, and suggestions, and it is not intended to be used for any specific project. The information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and are not to be used for any other purpose without the written consent of the architect. Do NOT scale off any drawings presented in this feasibility study. All dimensions (if any) are given as best faith and believed to be correct.

revisions:

21931 Coral Way, Suite 400
Miami, FL 33155
tel: (305) 854-4070
tel: (305) 854-4079
architect@atlarchitect.com
www.atlarchitect.com

ANILLO
TOLEDO
LOPEZ



ATL A ARCHITECTURE

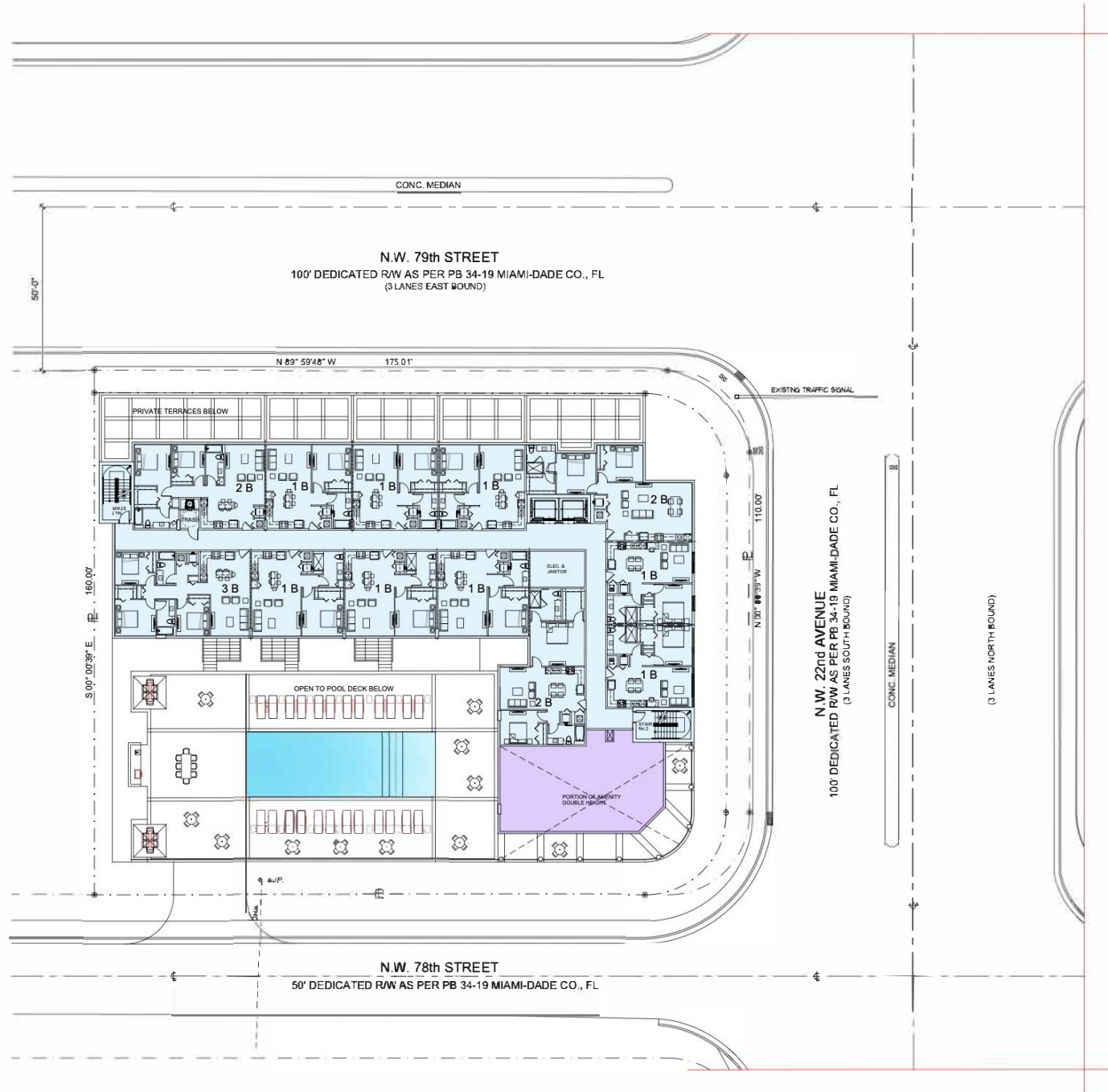
79th APARTMENTS
PROPOSED MULTI FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH LICENSE
AR 0018093
AA 26003874
job no.
date
03-01-2024
scale
As Shown
drawn by:
ATL

A-1.4

OPTION No.1
As Per Zoning Code:
121 Residential Units
12 Stories Height Building

OPTION #1



The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended to be a substitute for appropriate structural or engineering plans. Use of this information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and their respective affiliates, designees, successors and assignees and rating agencies, and no other party shall have any right to rely on any services provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings prepared in this feasibility study, all dimensions (if any) are given as good faith and believed to be correct.

revisions:

3191 coral way, suite 400
miami, fl 33133
tel: (305) 854-4078
architect@atlarchitect.com
www.atlarchitect.com

ANILLO
TOLEDO
LOPEZ



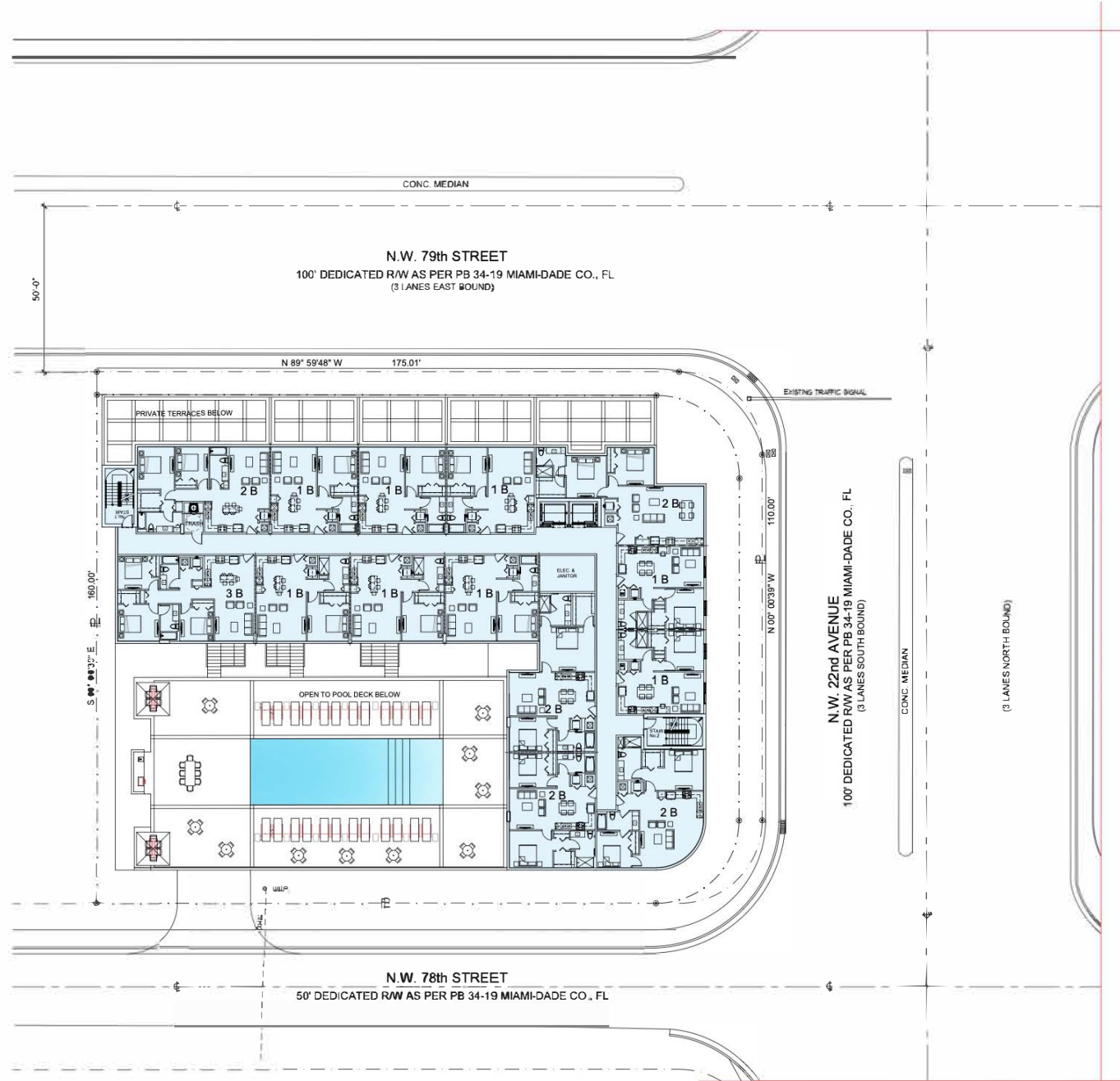
ATL ARCHITECTURE

79th APARTMENTS
PROPOSED MULTI FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH LICENSE
AR 0016083
AA 26003371
job no.
date:
03-01-2024
scale:
As Shown
drawn by:
A.T.L

A-1.5

OPTION #1



The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended to be a substitute for appropriate architectural or engineering plans. Use of the information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and have respective architect, designer, engineer and contractor seal and signature. No other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study. All dimensions (if any) are given as good faith and believed to be correct.

Revisions

3191 coral way, suite 400
miami, fl 33145
tel: (305) 854-4079
architect@anillo.com
www.anilloarchitecture.com

**ANILLO
TOLEDO
LOPEZ**



ATL ARCHITECTURE

79th APARTMENTS
PROPOSED MULTI FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 0818023
AA 08883571
job no.
date
83 - 81 - 2024
scale
As Shown
drawn by
A.T.L

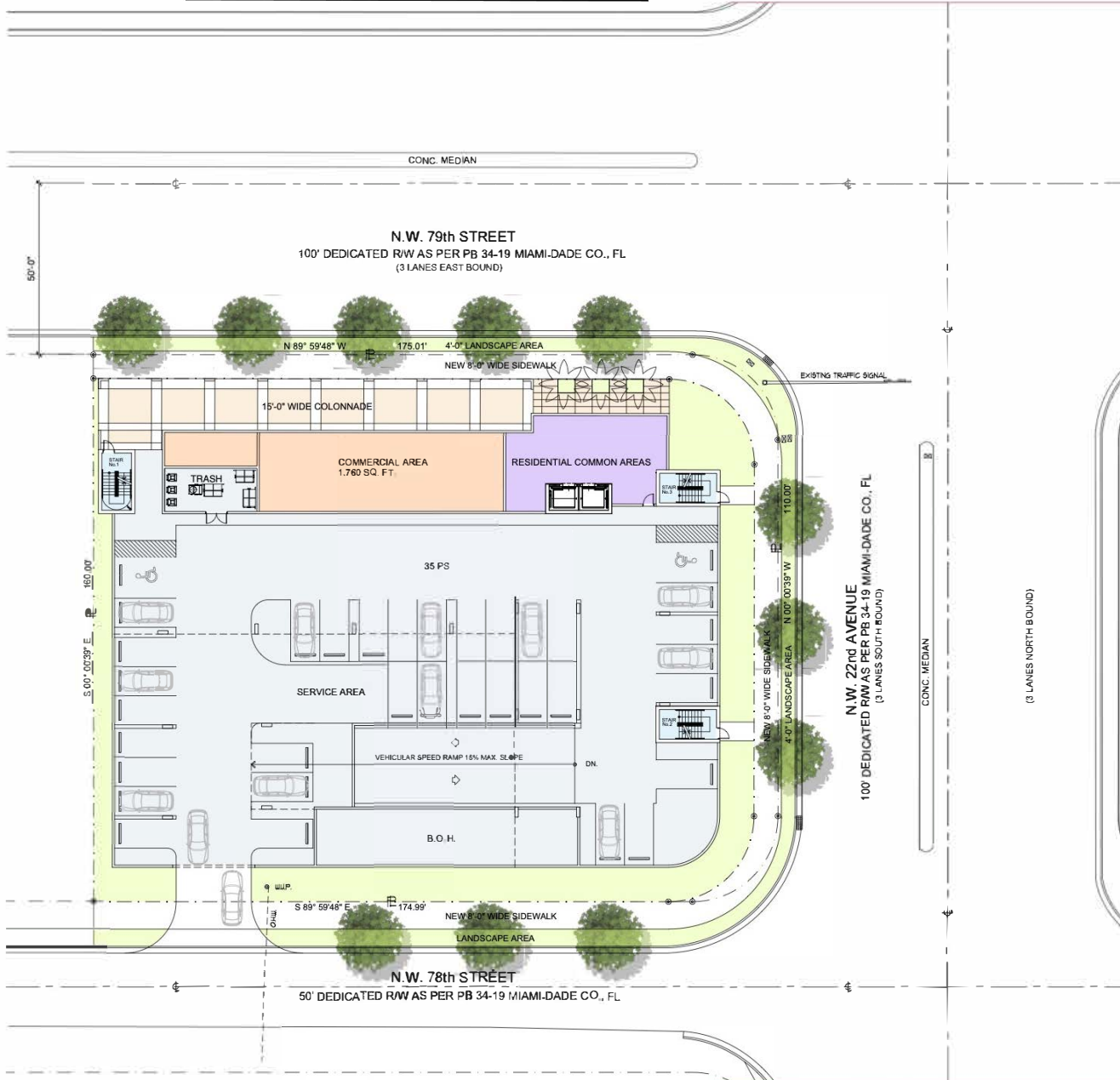
A-1.6

OPTION No.1
As Per Zoning Code:
121 Residential Units
12 Stories Height Building

UNIT BREAKDOWN				
BUILDING TYPES	STUDIO	1 BED.	2 BED.	TOTAL
TOTAL UNIT TYPES	22	102	52	176
%	12%	58%	30%	100%

OPTION #2

SUB-DISTRICT	LAND USE	ACRES (R.O.W.)	ALLOWED				PROPOSED	
			DENSITY		# OF UNITS		DENSITY	# OF UNITS
			MINIMUM	MAXIMUM	MINIMUM	MAXIMUM		
CENTER	MCS	1.347	0	(*) 250	0	336	131	176



GROUND FLOOR PLAN
SCALE 1/16" = 1'-0"

SITE DATA TABLE:									
ADDRESS:			2200 N.W. 79th STREET						
ZONING DISTRICT			NCMAQ (NORTH CENTRAL URBAN AREA DISTRICT)						
CORE SUB-DISTRICT			MCS						
GROSS AREA (TO R.O.W. AREA):			58,894.11 SQ. FT. (1.347 ACRES)						
NET TOTAL LOT AREA TO DEVELOP (AS PER SUCC. ACT):			29,272 SQ. FT. (0.672 ACRES)						
Density: (Within 1/2 Mile of the Smart Corridor, 90 Units per Acre)									
SUB-DISTRICT	LAND USE	ACRES (R.O.W.)	ALLOWED				PROPOSED		
			DENSITY		# OF UNITS		DENSITY	# OF UNITS	
			MINIMUM	MAXIMUM	MINIMUM	MAXIMUM			
CENTER	MCS	1.347	0	(*) 250	0	336	131	176	
(*) AS PER MAXIMUM DENSITY PERMITTED BY METROPOLITAN URBAN CENTERS ALONG SOUTH WADE TRANSITWAY (CORE-7)									
BUILDING 1		Unit Type		Unit Count					
STUDIO		1 BEDROOM / 1 BATHROOM		22 UNITS					
1B		2 BEDROOMS / 1 BATHROOM		102 UNITS					
2B		3 BEDROOMS / 1 BATHROOM		52 UNITS					
TOTAL				176 UNITS					
OPEN SPACE (10% MIN. OF NET LOT)				REQUIRED			PROVIDED		
TOTAL LOT AREA = 29,272 SQ. FT.				(10%) 2,927.205 SQ. FT.			(15%) 4,390.800 SQ. FT.		
BUILDING SETBACKS (P. or CORE Sub-District)				MIN. REQUIRED			PROVIDED		
Major Roadway (NW 79th Street)				10'			0' - C. URBANABLE 15' ABOVE 4th LEVEL		
Minor Roadway (NW 22nd Avenue) (NW 78th Street)				10'			0' - C. URBANABLE 15' ABOVE 4th LEVEL		
Interior Side				0'			5'-6" & 1'-6"		
BUILDING HEIGHT				ALLOWED			PROVIDED		
(*) AS PER MAXIMUM HEIGHT OF 15 STORIES PERMITTED IN NCMAQ LAND USE MM. SUB-DISTRICT CORE LOCATED AT LESS THAN ONE MILE DISTANCE FROM THE SITE.				(*) 15 STORIES			15 STORIES		
PARKING BUILDING 1				MIN. REQUIRED			PROVIDED		
COMMERCIAL				1,760 SQ. FT. / 260			7 P.S.		
RESIDENTIAL									
STUDIO				22 UNITS X 1			22 P.S.		
ONE BEDROOM				102 UNITS X 1			102 P.S.		
TWO BEDROOM				52 UNITS X 1.5			78 P.S.		
TOTAL PARKING REQUIRED				260 P.S.			183 P.S.		
PARKING REDUCTION AS PER SUCCO (Sec. 33-284.86)									
Group 2 - LOCATION REDUCTION: (Multi-family residential within five hundred (500) feet of a bus stop)				209 p.s. Under Center Sub-District x 40% Parking Reduction = 125.4 P.S.					
Group 3 - PARCEL SIZE REDUCTION: (Mixed Use - Parcels between 15,000 s.f. and 30,000 s.f.)				125.4 p.s. Under Center Sub-District x 60% Parking Reduction = 59.16 P.S.					
TOTAL PARKING REQUIRED				51 P.S.			TOTAL PROVIDED: 183 P.S. (including 17 Tandem Parking Spaces)		
ACCESSIBLE PARKING REQUIRED				8 P.S.			8 P.S.		
SEC. 33-122.5 - ELECTRIC VEHICLE SUPPLY EQUIPMENT REQUIREMENTS.									
20 PERCENT OF THE REQUIRED PARKING SPACES, BUT IN NO EVENT LESS THAN 1 EVSE-READY SPACE 51 X 20% = 10 = 10 EV PARKING SPACES PROVIDED									
SEC. 33-122.3 - REQUIREMENT OF BICYCLE RACKS									
FIRE ACCESS NOTE:									
MULTI-STORY (12 LEVELS) APARTMENT BUILDING WILL BE FULLY FIRE SPRINKLERED AS PER FBC 2020 CHAPTER 9									
WASTE MANAGEMENT NOTE:									
WASTE MANAGEMENT TO COLLECT TRASH WITHIN PROPERTY AND WILL NOT BACK UP INTO RIGHT OF WAY									

UNIT BREAKDOWN				
BUILDING TYPES	STUDIO	1 BED.	2 BED.	TOTAL
TOTAL UNIT TYPES	22	102	52	176
%	12%	58%	30%	100%

OPTION No.2
As Per "LIVE LOCAL ACT" (aka SB 102):
176 Residential Units
15 Stories Height Building

Architect:
ANILLO
TOLEDO
LOPEZ
3191 coral way, suite 400
miami, fl. 33146
tel: (305) 854-4070
architect@anillotoledo.com
www.anillotoledo.com

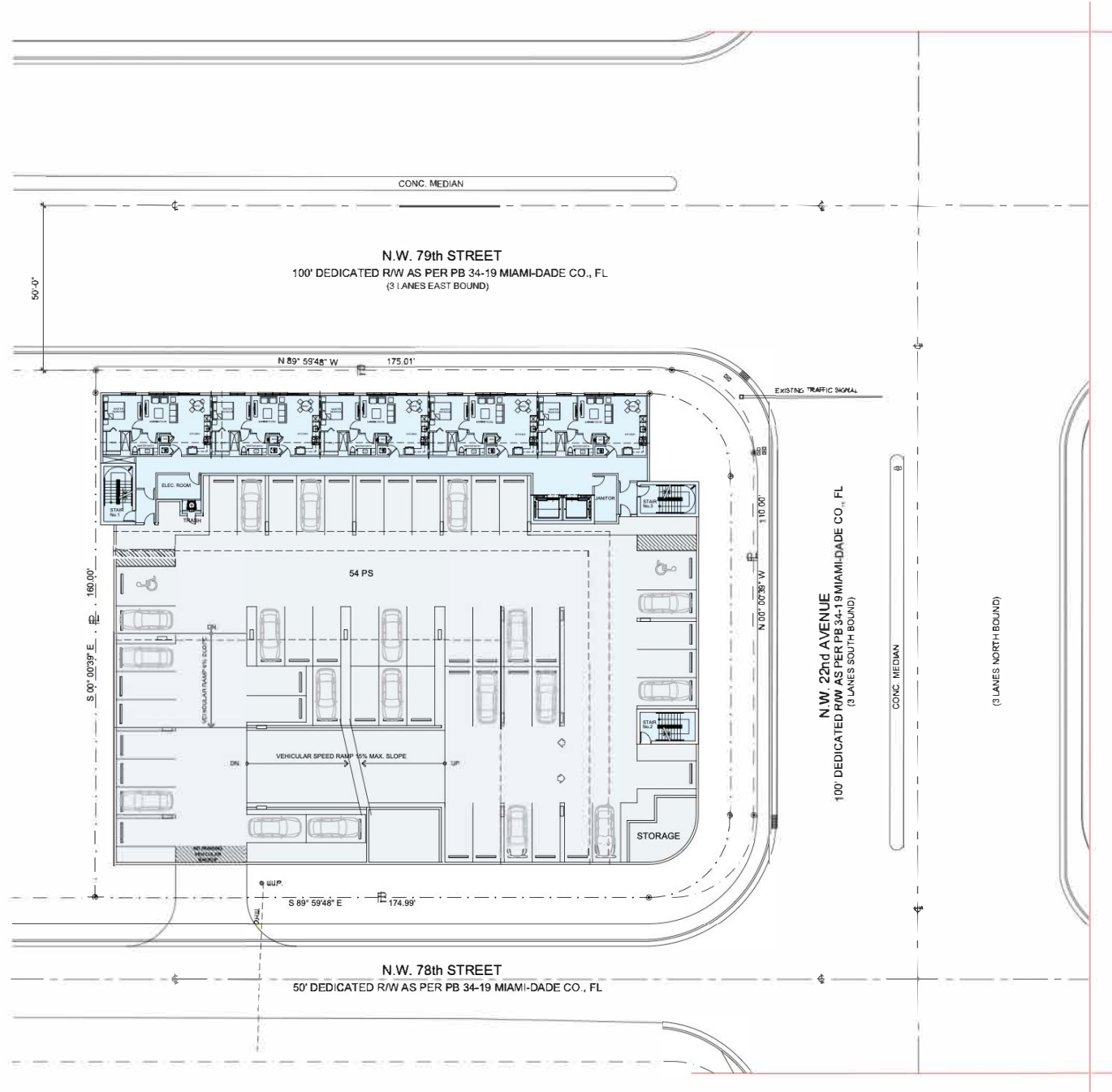
ATL ARCHITECTURE

79th APARTMENTS
PROPOSED MULTI-FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 0016063
AA 26033571
job no.
date
03 - 01 - 2024
scale
As Shown
drawn by
A.T.L.

A-1.1

OPTION #2

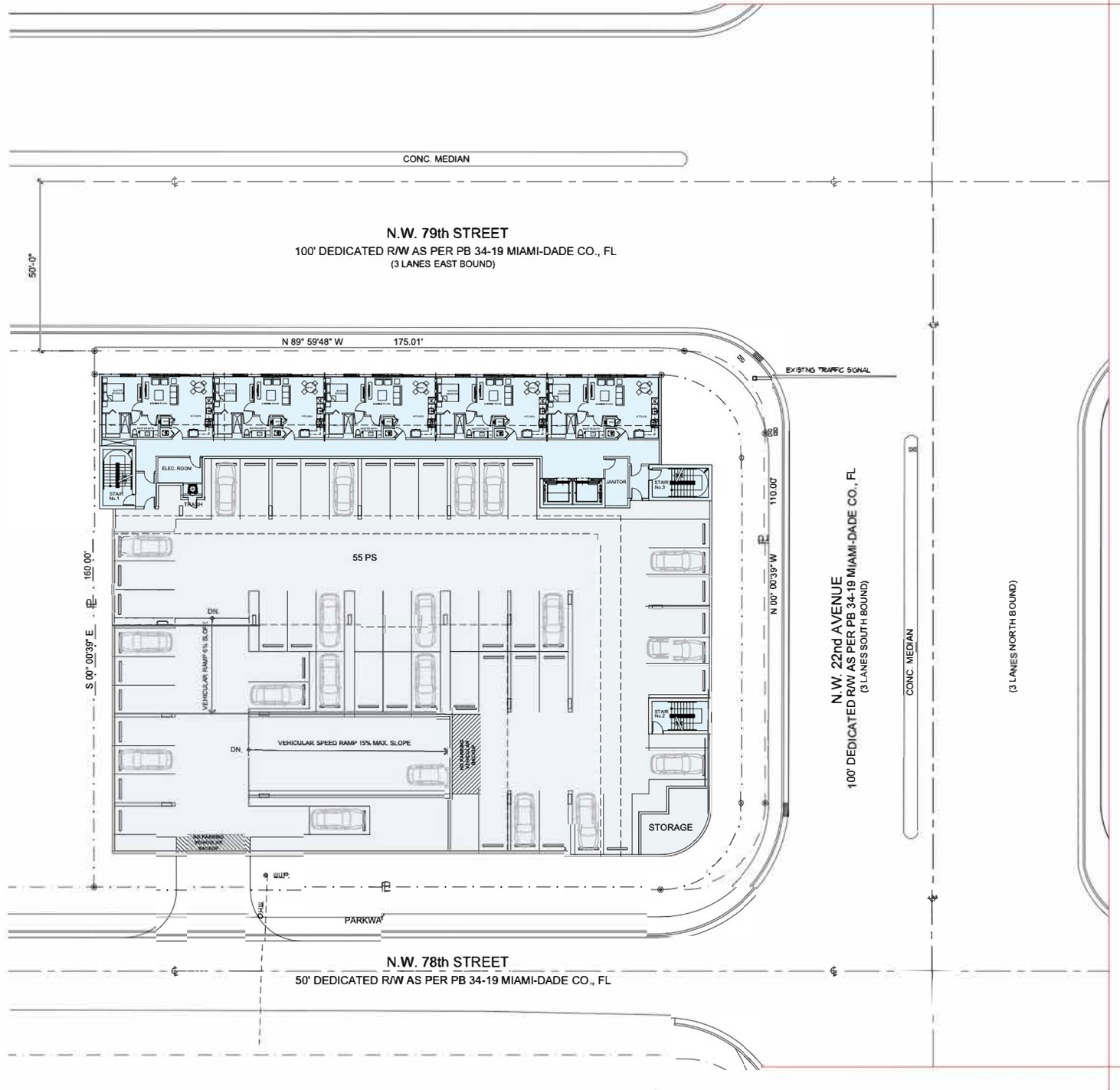


The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended to be a substitute for appropriate structural or engineering plans. Use of the information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as noted on the cover page and their respective architect, engineer, contractor and assignees and shall have no right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study. All dimensions (if any) are given in feet and inches and shall be used as such. All dimensions are believed to be correct.

OPTION No.2
As Per "LIVE LOCAL ACT" (aka SB 102):
176 Residential Units
15 Stories Height Building

Architect: Anillo Toledo Lopez LLC, 3191 Coral Way, Suite 400, Miami, FL 33146, Tel: (305) 854-4070, architect@atlarchitect.com, www.atlarchitect.com. Engineer: Anillo Toledo Lopez LLC, 3191 Coral Way, Suite 400, Miami, FL 33146, Tel: (305) 854-4070, engineer@atlarchitect.com, www.atlarchitect.com. Contractor: Anillo Toledo Lopez LLC, 3191 Coral Way, Suite 400, Miami, FL 33146, Tel: (305) 854-4070, contractor@atlarchitect.com, www.atlarchitect.com. These drawings, designs, specifications and plans are not to be used, copied, reproduced, altered or modified in any way without the written consent of Anillo Toledo Lopez LLC. All dimensions are believed to be correct.

OPTION #2



4th. FLOOR PLAN
SCALE 1/16" = 1'-0"



OPTION No.2
As Per "LIVE LOCAL ACT" (aka SB 102):
176 Residential Units
15 Stories Height Building

The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended to substitute for appropriate architectural or engineering plans. Use of the information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and their respective officials, designees, successors, and assignees and rating agencies, and no other party shall have any right to rely on any services provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study, all dimensions (if any) are given in good faith and believed to be correct.

NOTES:

3191 coral way, suite 400
miami, fl. 33145
tel: (305) 854-4070
architect@atlarchitecture.com
www.atlarchitecture.com

A N I L L O
T O L E D O
L O P E Z



ATL ARCHITECTURE

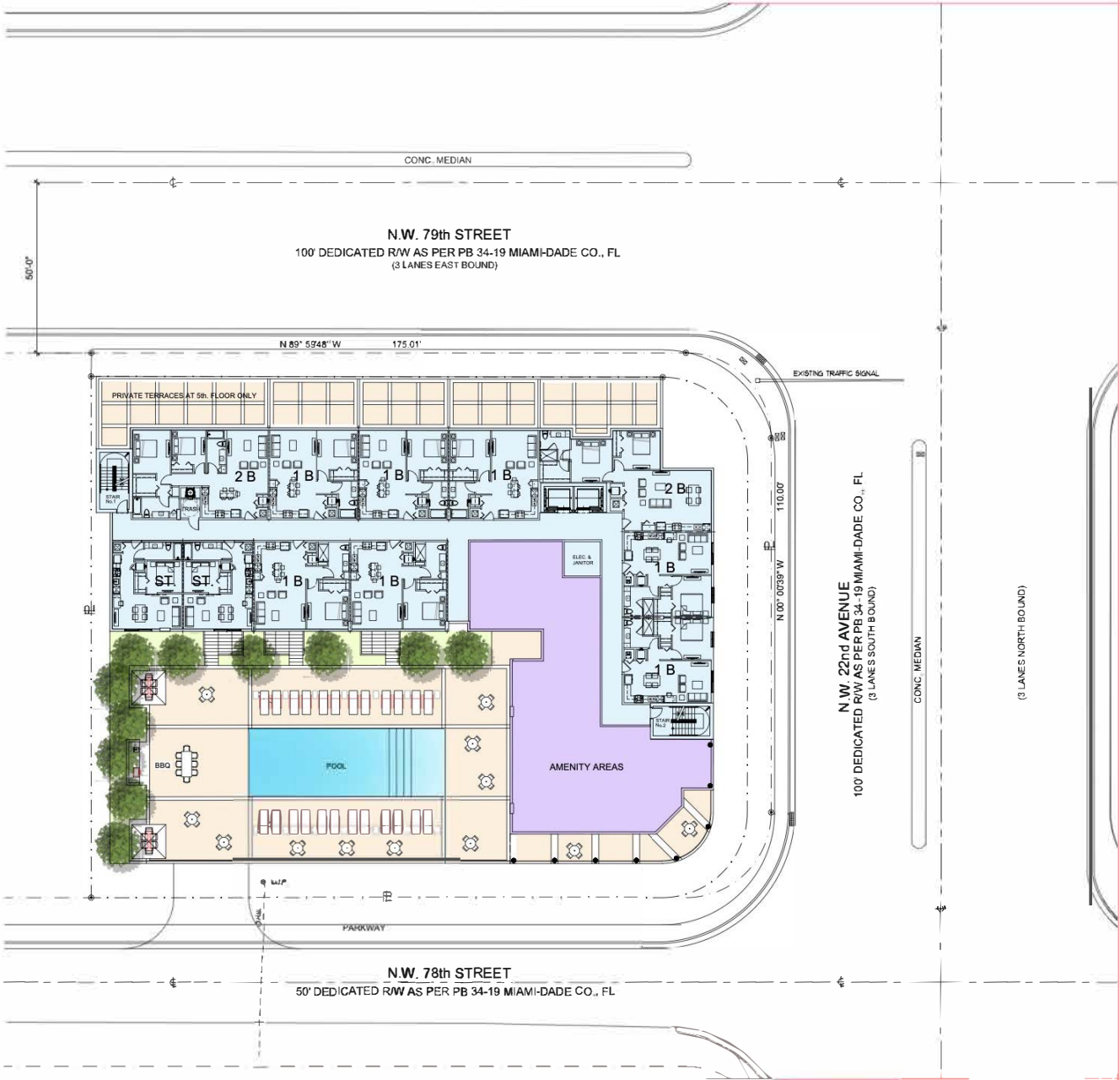
79th APARTMENTS
PROPOSED MULTI FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 0018093
AA 26003571

job no.
date
03-01-2024
scale
As Shown
drawn by
A.T.L

A-1.3

OPTION #2



5th. FLOOR PLAN
SCALE 1/16" = 1'-0"



OPTION No.2
As Per "LIVE LOCAL ACT" (aka SB 102):
176 Residential Units
15 Stories Height Building

The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended as a substitute for appropriate architectural or engineering plans. Use of the information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and their respective affiliates, designees, successors and assignees and rating agencies, and no other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study, all dimensions (if any) are given as good faith and believed to be accurate.

REVISIONS:

3191 coral way, suite 400
miami, fl. 33145
tel: (305) 854-4070
tel: (305) 854-4078
www.atlarchitecture.com

ANILLO
TOLEDO
LOPEZ



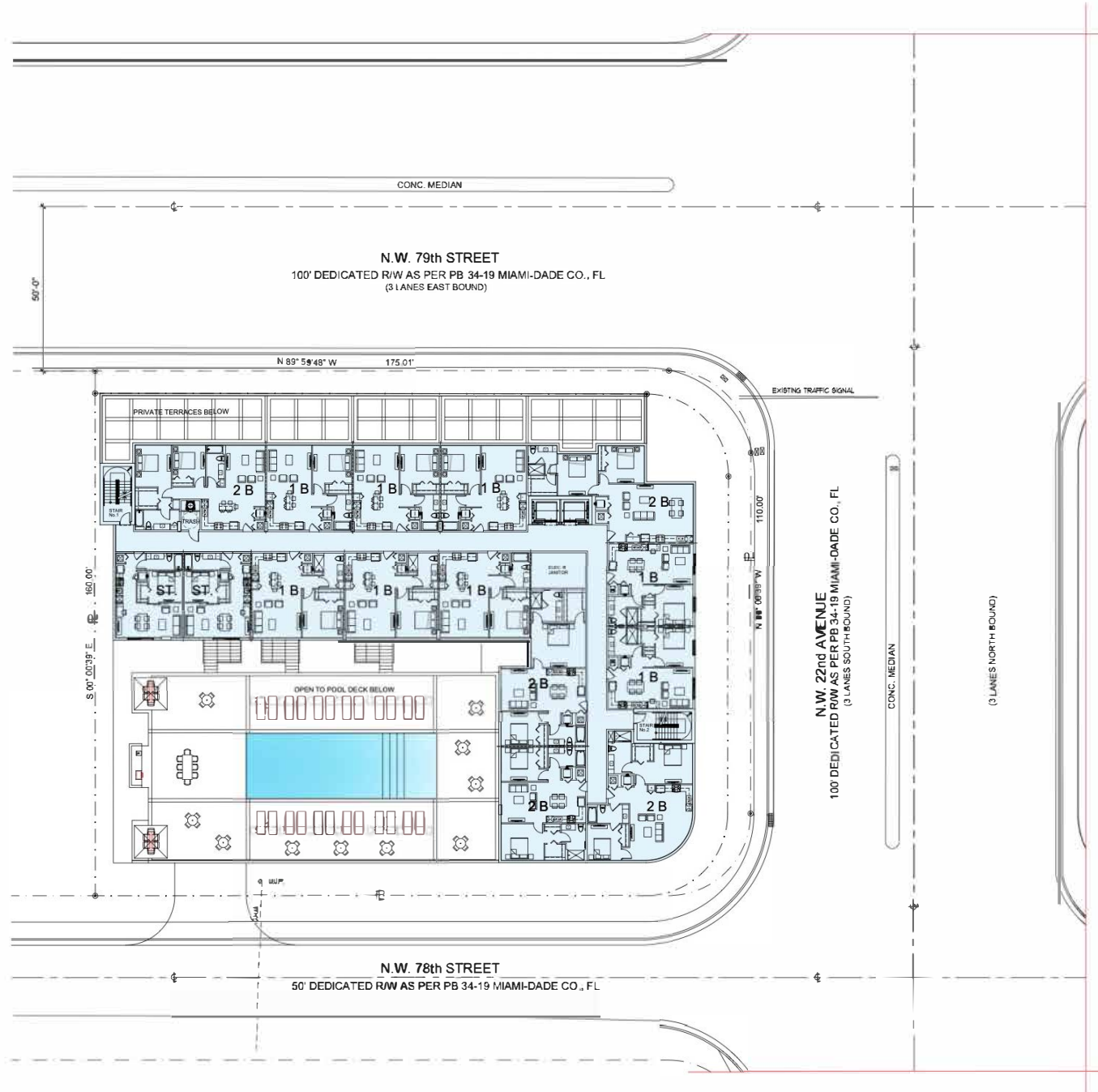
ATL ARCHITECTURE

79th APARTMENTS
PROPOSED MULTI FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 9516093
AA 28028571
job no.
date
03-01-2024
scale
As Shown
drawn by
A.T.L.

A-1.4

OPTION #2



6th.to 15th.FLOOR PLANS
SCALE 1/16" = 1'-0"



OPTION No.2
As Per "LIVE LOCAL ACT" (aka SB 102):
176 Residential Units
15 Stories Height Building

The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended to substitute for appropriate architectural or engineering plans. Use of this information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of clients, as listed on the cover page and have respective titles, descriptions, signatures, and addresses and ratings agencies, and no other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study. All dimensions (if any) are given as good faith and believed to be correct.

revisions:
3191 coral way, suite 400
miami, fl 33145
tel: (305) 854-4070
tel: (305) 854-4079
architect@anillotoledo.com
www.anillotoledo.com

**ANILLO
TOLEDO
LOPEZ**

ATL

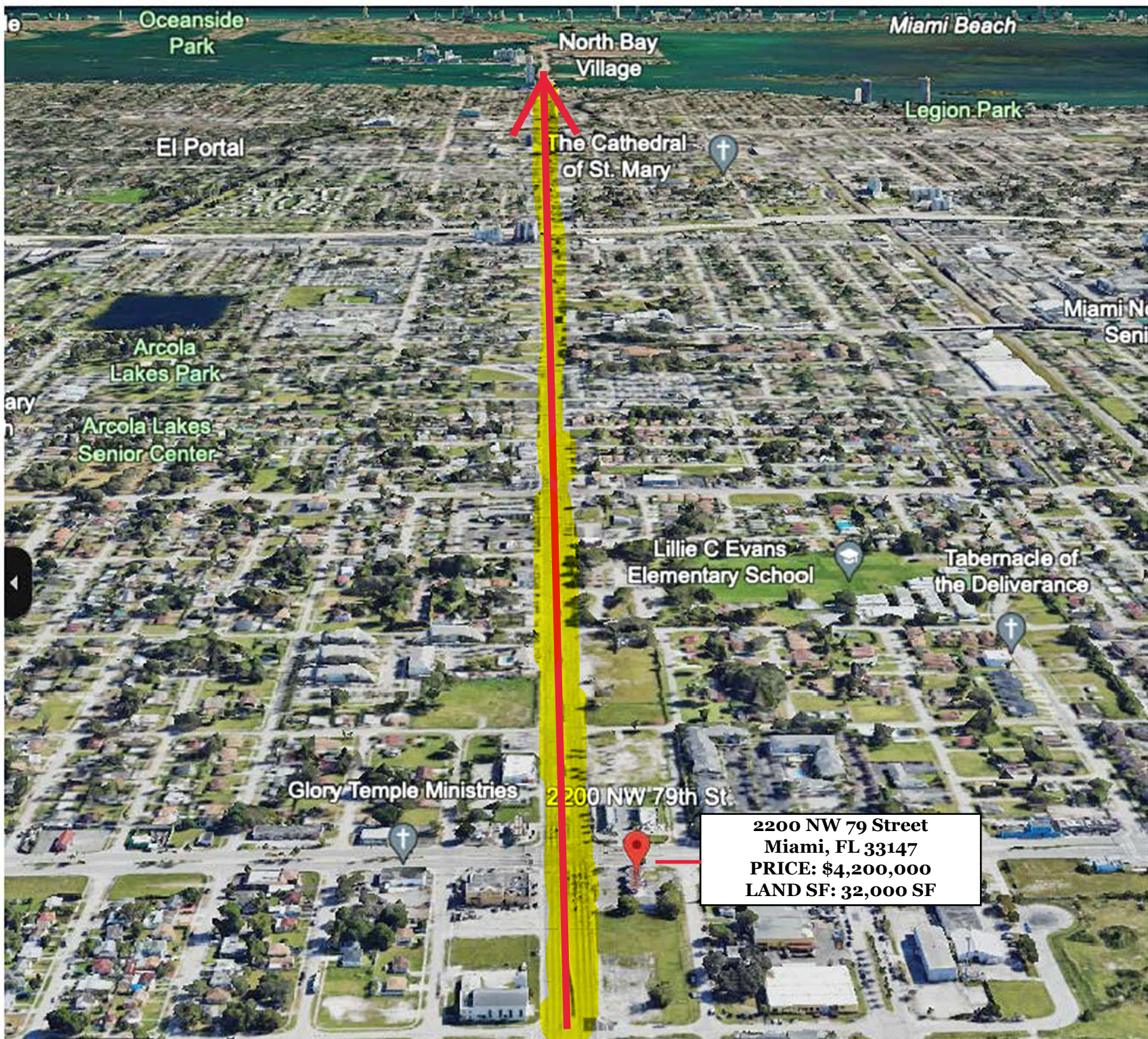
ATL ARCHITECTURE

79th APARTMENTS
PROPOSED MULTI FAMILY PROJECT
2200 NW 79th STREET MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 0016093
AA 26003571
job no:
+
date:
03-01-2024
scale:
As Shown
drawn by:
ATL

A-1.5

All names, heights, configurations and dates indicated on drawings are provided for information only and are not intended to be used as a basis for any construction or other action. The user of these drawings assumes all liability for any errors, omissions, or other consequences resulting from the use of these drawings.



2200 NW 79 Street
Miami, FL 33147
PRICE: \$4,200,000
LAND SF: 32,000 SF

79th Street Corridor to Miami Beach



03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,261	210,262	523,089
2010 Population	19,168	207,907	531,014
2023 Population	22,226	205,446	546,115
2028 Population	22,340	204,508	562,177
2023 African American	12,866	82,665	147,496
2023 American Indian	76	856	2,074
2023 Asian	40	673	4,524
2023 Hispanic	9,001	114,660	347,856
2023 Other Race	2,685	25,934	70,532
2023 White	2,429	34,155	124,662
2023 Multiracial	4,125	61,114	196,706
2023-2028: Population: Growth Rate	0.50 %	-0.45 %	2.90 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,478	14,782	36,950
\$15,000-\$24,999	961	9,962	24,463
\$25,000-\$34,999	851	7,470	20,454
\$35,000-\$49,999	1,460	10,514	26,476
\$50,000-\$74,999	1,065	11,449	33,448
\$75,000-\$99,999	835	7,093	21,721
\$100,000-\$149,999	530	5,401	19,693
\$150,000-\$199,999	99	2,095	7,872
\$200,000 or greater	110	1,376	9,028
Median HH Income	\$38,073	\$38,145	\$44,271
Average HH Income	\$53,283	\$56,556	\$69,613

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,667	70,670	184,888
2010 Total Households	6,102	65,572	177,916
2023 Total Households	7,388	70,142	200,105
2028 Total Households	7,504	70,477	210,838
2023 Average Household Size	3.00	2.90	2.68
2000 Owner Occupied Housing	3,353	31,082	77,376
2000 Renter Occupied Housing	3,412	33,403	93,409
2023 Owner Occupied Housing	2,898	27,728	73,202
2023 Renter Occupied Housing	4,490	42,414	126,903
2023 Vacant Housing	571	5,767	19,265
2023 Total Housing	7,959	75,909	219,370
2028 Owner Occupied Housing	3,094	28,359	74,819
2028 Renter Occupied Housing	4,410	42,118	136,020
2028 Vacant Housing	569	6,894	19,923
2028 Total Housing	8,073	77,371	230,761
2023-2028: Households: Growth Rate	1.55 %	0.50 %	5.25 %

Source: esri

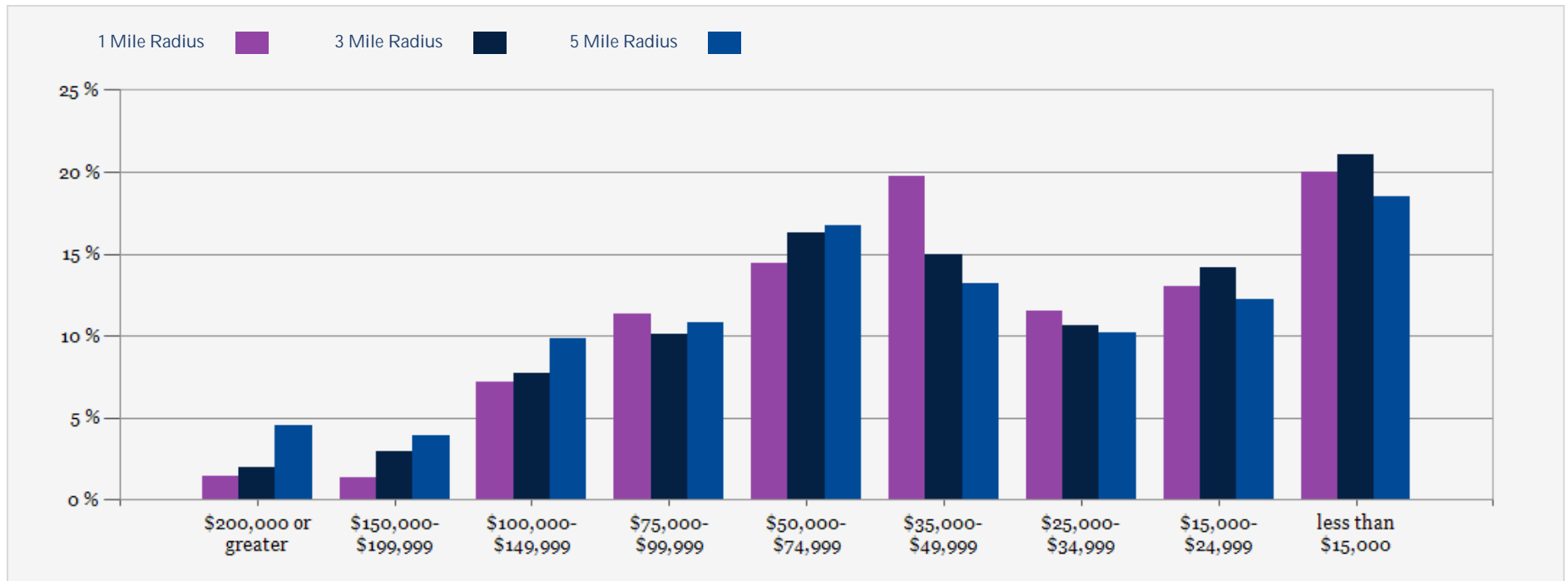
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,716	15,407	42,168
2023 Population Age 35-39	1,429	13,140	36,948
2023 Population Age 40-44	1,280	12,173	34,275
2023 Population Age 45-49	1,132	11,761	33,108
2023 Population Age 50-54	1,298	12,794	35,092
2023 Population Age 55-59	1,390	13,398	35,243
2023 Population Age 60-64	1,421	13,106	33,306
2023 Population Age 65-69	1,100	11,767	30,203
2023 Population Age 70-74	851	9,375	24,965
2023 Population Age 75-79	644	7,341	19,479
2023 Population Age 80-84	480	4,831	13,219
2023 Population Age 85+	321	3,684	11,279
2023 Population Age 18+	16,587	159,454	432,827
2023 Median Age	36	39	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$40,427	\$42,251	\$52,834
Average Household Income 25-34	\$55,647	\$58,909	\$74,275
Median Household Income 35-44	\$41,960	\$46,420	\$55,257
Average Household Income 35-44	\$57,510	\$65,501	\$82,467
Median Household Income 45-54	\$42,891	\$50,125	\$56,114
Average Household Income 45-54	\$58,992	\$68,697	\$83,975
Median Household Income 55-64	\$38,557	\$39,479	\$45,468
Average Household Income 55-64	\$52,303	\$56,860	\$70,895
Median Household Income 65-74	\$36,390	\$31,813	\$35,215
Average Household Income 65-74	\$51,794	\$48,953	\$57,974
Average Household Income 75+	\$43,960	\$40,743	\$45,467

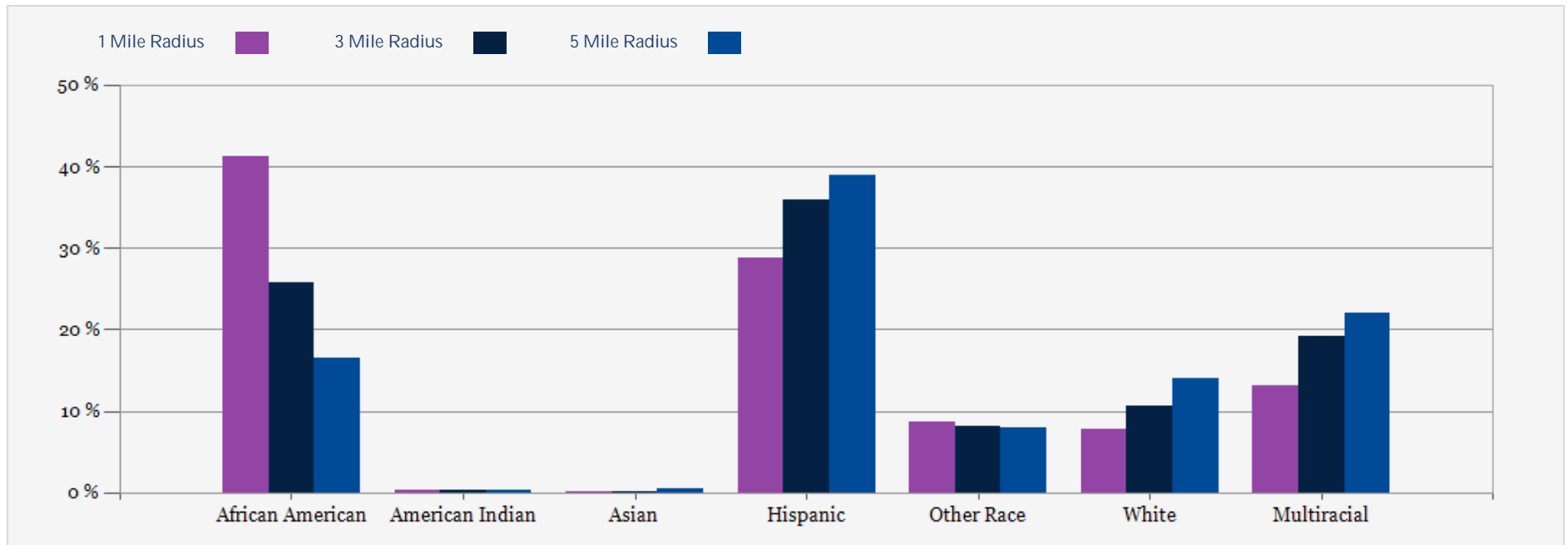
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,482	12,454	36,317
2028 Population Age 35-39	1,633	14,718	41,180
2028 Population Age 40-44	1,431	13,107	37,370
2028 Population Age 45-49	1,310	12,431	35,167
2028 Population Age 50-54	1,144	11,824	33,288
2028 Population Age 55-59	1,307	12,670	35,003
2028 Population Age 60-64	1,332	12,921	34,287
2028 Population Age 65-69	1,282	12,229	31,848
2028 Population Age 70-74	956	10,483	27,936
2028 Population Age 75-79	717	7,982	21,839
2028 Population Age 80-84	504	5,656	15,828
2028 Population Age 85+	429	4,713	14,235
2028 Population Age 18+	16,755	159,381	447,274
2028 Median Age	38	41	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,623	\$51,111	\$63,178
Average Household Income 25-34	\$64,530	\$69,218	\$90,161
Median Household Income 35-44	\$48,663	\$54,301	\$65,568
Average Household Income 35-44	\$67,017	\$77,339	\$97,493
Median Household Income 45-54	\$49,062	\$56,317	\$66,015
Average Household Income 45-54	\$68,453	\$80,757	\$99,729
Median Household Income 55-64	\$43,856	\$48,428	\$55,686
Average Household Income 55-64	\$61,945	\$69,045	\$85,958
Median Household Income 65-74	\$39,832	\$37,500	\$41,580
Average Household Income 65-74	\$60,588	\$59,484	\$70,971
Average Household Income 75+	\$51,266	\$49,202	\$56,281

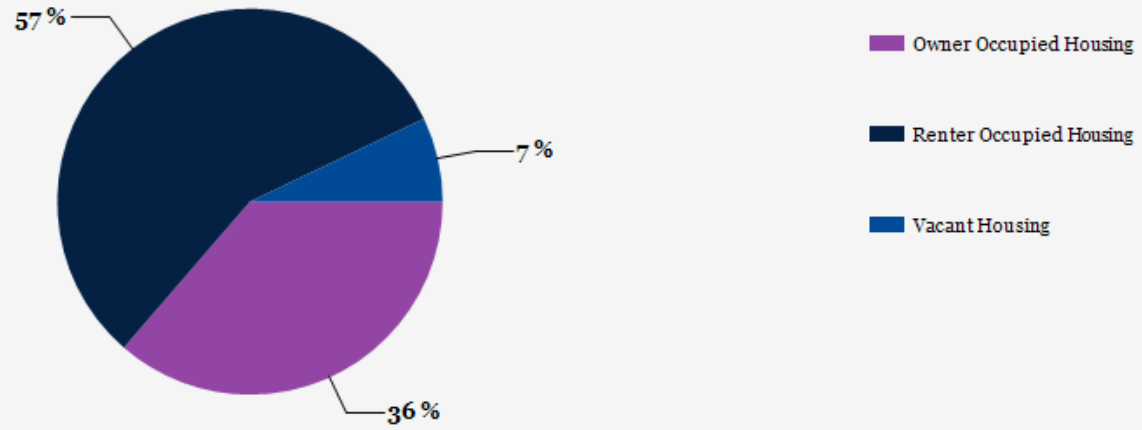
2023 Household Income



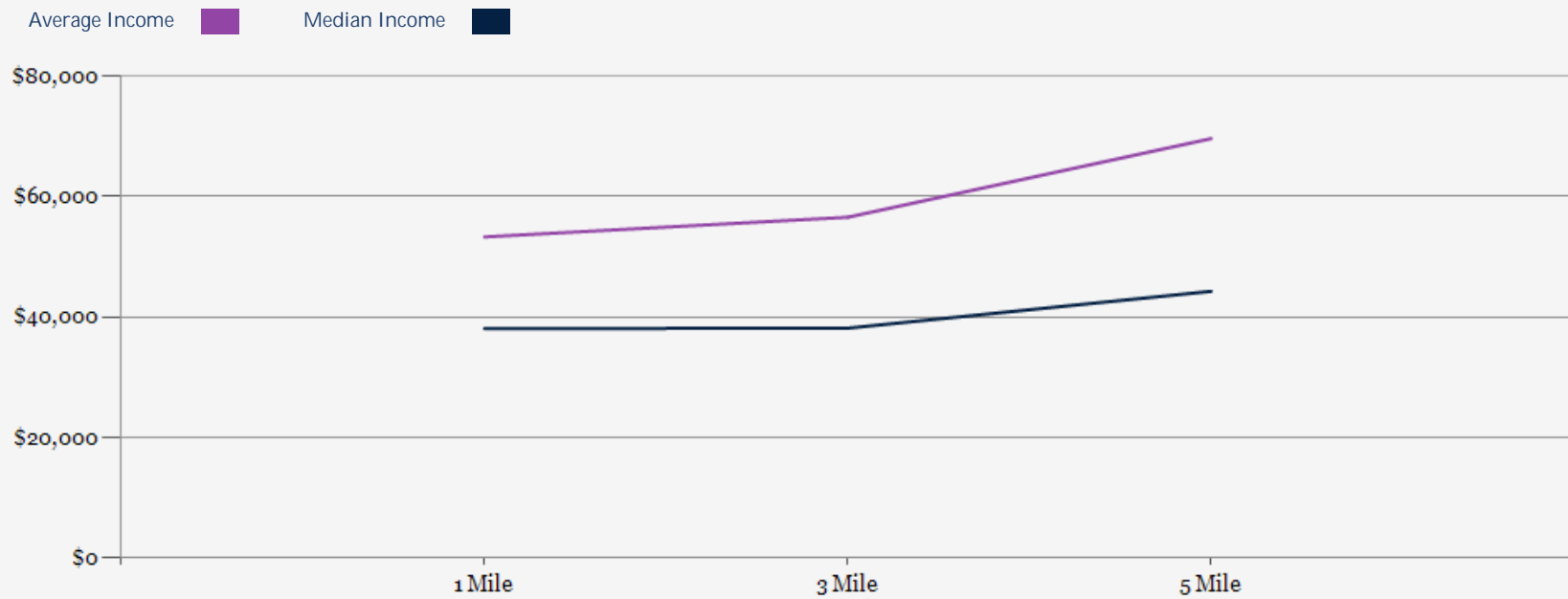
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





04

Company Profile

Advisor Profile

ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Oasis Development Opportunity



ONE | Sotheby's
INTERNATIONAL REALTY

"Connect with the well connected."

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



MANUEL CHAMIZO III
Global Commercial Director

786.453.3171
flacommercial@gmail.com

ONE | Sotheby's
INTERNATIONAL REALTY