FOR SALE

APEX
CAPITAL REALTY

OFFERING MEMORANDUM

5100 NW 22nd Avenue

Miami, FL 33142

FREESTANDING RETAIL & RESTAURANT OPPORTUNITY · RENDERING SHOWN

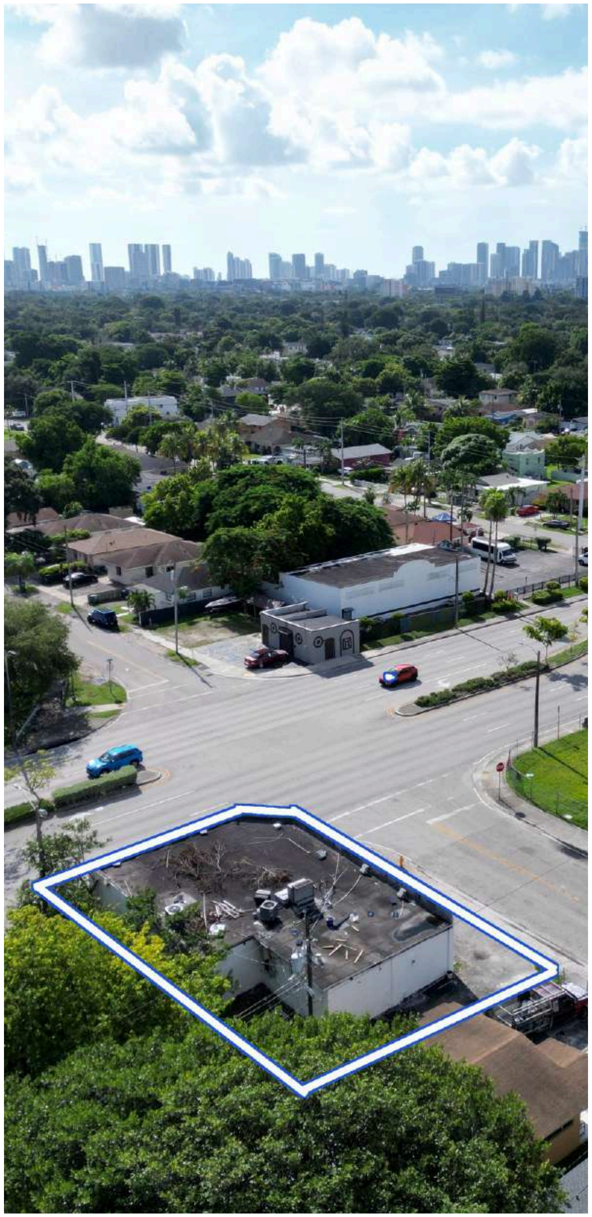
ASKING PRICE

$599,000

$245 / SF

Danilo Aquino (786) 201-3020

Freestanding retail & restaurant opportunity.



BUILDING SIZE	ZONING	PARKING
2,440 SF	UC-MC	7 Spaces
4,372 SF LOT	RETAIL USE	ON SITE

APEX Capital Realty presents 5100 NW 22nd Avenue, an opportunity to acquire a freestanding commercial property along a highly visible Miami corridor. The approximately 2,440 SF building suits restaurant, retail, grocery, café or commercial kitchen uses, subject to zoning and approvals.

A comprehensive rehabilitation is underway: new roof, upgraded electrical, new plumbing and a grease trap. The property will be delivered vacant, so a buyer or owner-user can customize the space for their concept. It suits an owner-user, investor or operator looking to establish a presence in a dense Miami infill location.

PROPERTY HIGHLIGHTS

- **Freestanding building on a highly visible corner,** 2,440 SF on a 4,372 SF lot with 7 parking spaces, ideal for restaurant, retail, grocery or kitchen concepts.
- **Comprehensive rehabilitation underway:** new roof, upgraded electrical, new plumbing and a grease trap installation.
- **Delivered vacant** — occupy it as an owner-user, or lease it NNN at a pro forma 10.59% to 13.04% cap rate.

DANILO AQUINO · (786) 201-3020 · DANILO@APEXCAPITALREALTY.COM

Financials

ASKING PRICE	PRO FORMA CAP RATE	EST. NNN
$599,000	**10.59–13.04%**	**$9.82 / SF**
$245 / SF · 2,440 SF	AT $26–$32 / SF NNN	$23,950 / YEAR

Pro-Forma Rental Income

LEASE RATE	MONTHLY BASE RENT	EST. NNN / MO.	ANNUAL BASE RENT	PRO FORMA NOI	CAP RATE
$26.00/SF NNN	$5,286.67	$1,995.83	$63,440	**$63,440**	**10.59%**
$28.00/SF NNN	$5,693.33	$1,995.83	$68,320	**$68,320**	**11.41%**
$32.00/SF NNN ASKING	$6,506.67	$1,995.83	$78,080	**$78,080**	**13.04%**

NNN Expense Breakdown

EXPENSE	ANNUAL	MONTHLY	PSF
Est. Reassessed Property Taxes*	$10,150	$845.83	$4.16
Insurance	$9,000	$750.00	$3.69
Repairs & Maintenance	$4,800	$400.00	$1.97
Total Estimated NNN	**$23,950**	**$1,995.83**	**$9.82/SF**

PROPERTY TAX NOTE

*Property taxes are estimated at **$10,150 annually** based on an anticipated reassessment following a sale. This amount is for pro forma underwriting purposes only and does not represent the property's current tax bill. Buyers should independently verify future assessed value and property taxes.

PRO FORMA NOTE

NOI assumes a fully occupied NNN lease with the above operating expenses reimbursed by the tenant. Rental rates, reimbursements, and expenses are illustrative and subject to verification.

DANILO AQUINO · (786) 201-3020 · DANILO@APEXCAPITALREALTY.COM

RENDERINGS

Rendering of the completed rehabilitation · corner view with on-site parking

NEIGHBORHOOD

NW 22nd Avenue looking toward the Downtown Miami skyline

LOT OUTLINE APPROXIMATE

APEX CAPITAL REALTY

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 APEX Capital Realty and should not be made available to any other person or entity without the written consent of APEX Capital Realty.

This Offering Memorandum has been prepared to provide summary, unverified 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. APEX Capital 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 to be reliable; however, APEX Capital Realty has not verified, and will not verify, any of the information contained herein, nor has APEX Capital 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.

By accepting this Offering Memorandum you agree to release APEX Capital Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

DANILO AQUINO · (786) 201-3020 · DANILO@APEXCAPITALREALTY.COM

APEX
CAPITAL REALTY

LET'S SIMPLIFY YOUR DEAL

Real estate + commercial insurance in one seamless process.

GET A QUOTE FROM APX INSURE TODAY

CONTACT

Danilo Aquino

Commercial Advisor
(786) 201-3020 · danilo@apexcapitalrealty.com