ARTS DISTRICT

DEVELOPMENT SITE INVESTMENT OPPORTUNITY

35 NE 17th Ter/
41 NE 17th Ter
MIA___M, FLORIDA

FOR SALE

OPPORTUNITY ZONE
• Unique Development Site Investment Opportunity in the heart of the Arts District of Miami

• Freestanding property 100% occupied by a strong tenant

• Located within an Opportunity Zone

• Parking on-site featuring approx. 20 parking spaces

• Close proximity and efficient access to I-95, I-395, I-195, Biscayne Boulevard and NE 2nd ave

• Call agent to make an appointment to see the property

PROPERTY OVERVIEW

<table>
<thead>
<tr>
<th>TOTAL ADJUSTED AREA</th>
<th>TOTAL LOT SIZE</th>
<th>SALE PRICE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 SF +/-</td>
<td>12,500 SF +/-</td>
<td>$3,995,000</td>
<td>T6-24A-O</td>
</tr>
</tbody>
</table>

35 NE 17th Ter/41 NE 17th Ter
35 NE 17th Ter/41 NE 17th Ter

**AERIAL PHOTOS**

**SUBJECT PROPERTY**

35-41 NE 17th Ter

---

**VACANCY RATES:**

- **AT APPROX 12%**
  - (.67% DROP YTD)

**ASKING PRICE PER UNIT:**

- **$2,386**
  - (6.3% INCREASE YTD)

**POPULATION GROWTH:**

- **7.4% INCREASE**
  - (IN THE PAST 5 YEARS)

**AVERAGE CAP RATE:**

- **1.10% DECREASE**
  - (IN THE PAST 5 YEARS)

**UNDERGOING POTENTIAL INCREASE: IN FLR ZONING CHANGE**
35 NE 17th Ter/
41 NE 17th Ter

AERIAL PHOTOS (Cont.)

SUBJECT PROPERTY
35-41 NE 17th Ter

OMNI
ARSHT CENTER
STATION

CANVAS
61 LOFTS

SQUARE STATION
APARTMENTS
(710 Units)

THE FILLING STATION
LOFTS
(81 Units)

PARC LOFTS
(70 Units)

THE FILLING STATION
LOFTS

OMNI/ARSHT CENTER
STATION

SQUARE STATION
APARTMENTS

PARC LOFTS

THE FILLING STATION
LOFTS

HIGE

Adjusted Area
5,000 SF +/-

Total Lot Size
12,500 SF +/-
This property is located within an “Opportunity Zone” in the Miami-Dade County area, one of the 68 in this county, and joining another 427 zones in Florida. Created to facilitate economic development and devised to encourage growth of businesses in lower income areas.

OPPORTUNITY ZONES OFFER TAX-ADVANTAGED INVESTING [1]

Benefits Timeline

2021
- Must invest by 2021 to maximize tax benefits

5-YEAR
- Gains invested qualify for 10% reduction in the amount of capital gains taxed

7-YEAR
- Gains invested qualify for 15% reduction in the amount of capital gains taxed

10-YEAR
- Gains invested become tax-free (this does not include the original gain reinvested in the QOZ)

[1] Please note that Chariff Realty Group is not a tax advisory-based firm and strongly recommends the consultation of a tax professional prior to a potential acquisition of this asset.
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.