



North Miami-Dade County Partially Occupied 100,453 SF Manufacturing/Warehouse

For Sale @ \$4,200,000 (Under \$42 per square foot)



1350 NW 74th STREET
MIAMI, FL 33147

HIGHLY MOTIVATED OWNER WILL CONSIDER ALL OFFERS

- **Great Owner/User Building:**
 - ◊ 45,000 SF Tenanted
 - ◊ 55,000 SF Vacant
- **Office/Showroom: Up to 10,125 SF**
- **10 Dock-High Overhead Loading Doors**
- **2 External Covered Loading Docks**
- **Fire Sprinklered**
- **Electric: ± 2800 Amps, 3 Phase, 240 Volts**
- **Fenced and Gated Parking & Loading**
- **Zoned IU-1 for Most Industrial / Manufacturing / Warehouse Uses**
- **Just off I-95 at the 79th Street Exit**
- **Minutes to Port of Miami, Airport, Arts District, Downtown & Beaches**



Exclusively Listed By:
Infinity Commercial Real Estate
Ted Konigsberg, SIOR
Cell: 786.556.8988
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This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified



- **In the Center of it All in Miami: Just west of I-95 & south of NW 79th Street**
- **Newer roof, CBS construction, extra storage**
- **Surrounded by Great Labor Markets with the Housing and Amenities of Miami**
- **Within Miami-Dade County Enterprise Zone: Multiple tax and training incentives available**

**GREAT LONG TERM 45,000 SF
TENANT TO PAY THE
MORTGAGE WHILE YOU
OCCUPY 55,000 SF**



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Incentives offered to businesses located in or relocating an Enterprise Zone:

Miami-Dade County Tax Incentive

Exemption of Sales Tax on Electricity: 50% reduction in the sales tax on electricity for up to five (5) years.

97% of Sales Tax on business equipment and on building materials used in improvement of real property is exempted, up to \$10,000.

State of Florida Corporate Income Tax Benefits

A corporate Tax Credit of 20%, or 30% of wages paid for new jobs created for Enterprise Zone residents.

96% of Corporate Tax credit on ad valorem taxes not abated by local government. 50% of contributions made to approved community organizations is credited against state corporate income taxes.

State of Florida Sales Tax Incentives

Job Tax Credits of 20% or 30% of wages paid for new jobs created for Enterprise Zone residents.



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SBA LOAN FINANCING EXAMPLE

Sale Price	Down Payment	Principal Financed at 90%	Monthly Mortgage Payment
\$4,200,000.00	\$420,000.00	\$3,780,000.00	Blended Interest 5.13% Blended Maturity 20 years Monthly Payment \$23,645.00

Rates subject to change.
 Loan approval subject to SBA and Bank of America Merrill Lynch credit approval.
 Monthly payments include principal and interest only.
 Loans can include property improvements and eligible closing costs.

**Bank of America
Merrill Lynch**



For further information, please contact:
**Oscar A. Hernandez, Vice President
 Business Development Officer
 Bank of America Merrill Lynch**

Tel: 305-421-6822

Cell: 786-385-0289

Email: oscar.a.hernandez@baml.com



Bank of America Merrill Lynch SBA 504 Loan Program

- **Mortgage Terms:**
- As low as 10% down
- Up to 25-year amortization
- Up to \$12 Million with 90% financing
- Variable rate tie to prime
- Assumable with qualification
- **Timeframes:**
- Prequalify within 48 hours (no charge or obligation)
- Loan commitment within 10 business days
- Funding as fast as 45 days

CURRENT INCOME & EXPENSE DATA, ANNUALIZED	
Base Rent	\$190,675.56
Expenses Passed Through to Tenant	15,825.00
Taxes and Insurance Passed Through to Tenant	47,250.00
Gross Current Rent	\$253,750.56
Common Area Electric	11,088.00
Fire Sprinkler System Maintenance	5,400.00
Accounting & Tax Preparation	1,500.00
Building Insurance	20,957.69
Sales Tax	16,600.56
Property Tax	28,066.29
Reserves for Repairs	25,000.00
Total Current Cash Flow	\$145,138.02

INVESTMENT ANALYSIS, ANNUALIZED	
Base Rent, Existing Tenant	\$190,675.56
Expenses Passed Through to Existing Tenant	15,825.00
Taxes and Insurance Passed Through to Existing Tenant	47,250.00
Gross Current Rent	\$253,750.56
Pro Forma Rent @ 3.75 per rentable square foot, 55,000 feet	\$206,250.00
Total Pro Forma Cash Flow	\$460,000.56
Less All Current Expenses	\$108,612.54
Net Operating Income	\$351,388.02
Pro Forma Cap Rate	8.4%

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OWNER/OCCUPANT ANALYSIS	Current Tenant Lease Expires 11/30/2013**
Annual After Expenses Tenant Income in Place	\$145,138.02
Annual Mortgage Payments	\$283,740.00
Net Cost per Annum	\$138,601.98
Net Cost per Month	\$11,550.17
ANNUAL COST PER SQUARE FOOT FOR 55,000 OWNER/USER SPACE	\$2.52 per square foot WHILE YOU BUILD EQUITY!
** One - Three Year Renewal Option	



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