

BROWARD ON THE RISE

The Perfect Place for Business





#MiamiRealtors100 | That's Who We Are



Thank You!
to our Sponsors





PAUL CAUCHI
Chief of Commercial
MIAMI REALTORS®



MIAMI
REALTORS
COMMERCIAL





ICE CREAM PARLOR
WE MAKE OUR OWN

MONROE UDELL'S
JACKSON'S

RESTAURANT

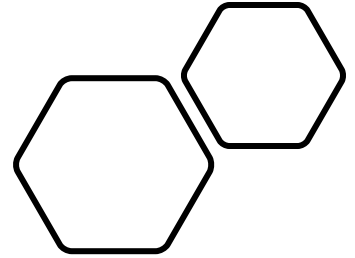
CROSSING

ICE CREAM PARLOR

LIVIN'

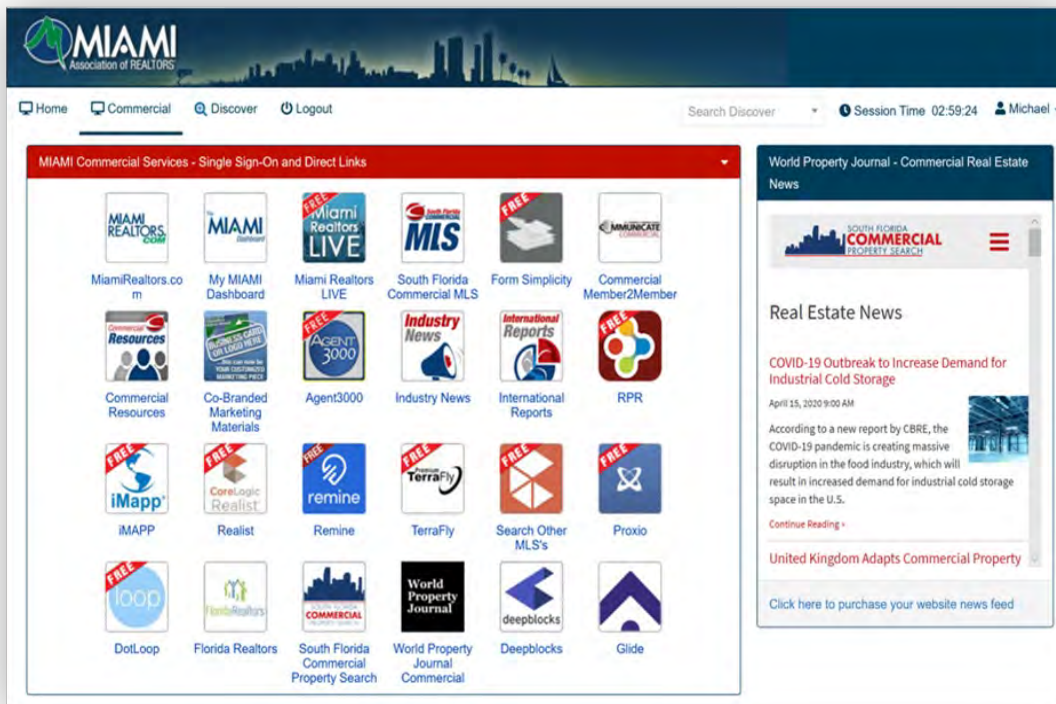
KITCHEN

55¢





South Florida **COMMERCIAL** **MLS**



The screenshot displays the Miami Commercial Services portal. At the top, there is a navigation bar with 'Home', 'Commercial', 'Discover', and 'Logout' options. A search bar and session information (Session Time: 02:59:24, Michael) are also visible. The main content area is titled 'MIAMI Commercial Services - Single Sign-On and Direct Links' and features a grid of 20 service icons, including Miami Realtors LIVE, South Florida Commercial MLS, Form Simplicity, Commercial Member2Member, Agent3000, Industry News, International Reports, RPR, iMapp, Realist, Remine, TerraFly, Search Other MLS's, Proxio, DotLoop, Florida Realtors, South Florida Commercial Property Search, World Property Journal Commercial, Deepblocks, and Glide. On the right side, there is a 'World Property Journal - Commercial Real Estate News' section with a featured article titled 'COVID-19 Outbreak to Increase Demand for Industrial Cold Storage' dated April 15, 2020.

- **Unique Commercial MLS portal**
- **Save time** and access only the tools to help your commercial business
- **Single-sign-on** to your favorite commercial tools
- **Automatic listing syndication**, add your commercial listing to the MLS and gain exposure globally, nationally and locally

South Florida
COMMERCIAL **MLS**

MIAMI Commercial / Residential Services - Single Sign-On and Direct Links

MiamiRealtors.com	My MIAMI Dashboard	Pay Dues	Miami Realtors LIVE	Commercial Member2Member	Commercial Resources	Co-Branded Marketing Materials	Industry News	International Reports	Broker/Manager Resources	Utility Connect
Miami.RentalBeast.com	Rental Beast Gateway	MLSOffer	Top CMA 30-day FREE Trial	Matrix	Matrix Learning Lab	Matrix Help	Add/Edit	Rapattoni	Rapattoni Help	Broker Command
Broker Open House	South Florida Open House Search	SunStats	Remine Pro	Amarki	HomeVisit	Agent3000	ListHub	Bridge Agreement Management	Form Simplicity	Proxio
eCommission	eProperty Watch	Total Brokerage	ListTrac	Supra	ShowingTime	Showingly	Search Other MLS's	Professional Search	RealDAX	RPR
iMAPP	Realist	DotLoop	Realopedia	RatePlug	Builders Update New Home Search	NewHomeSource Professional	ReboGateway	Elevate	TerraFly	Homes Connect
Education	MLS Advantage	World Property	World Property	World Property	World Property	World Property	World Property	World Property	World Property	World Property

Primary residential and secondary commercial dashboard

More tools, integration by having residential and commercial tools

Primary commercial tools are on top



Down from over 6,000.
But YoY sales are increased

By the Numbers Active Listings

Commercial Land:	1,382
Commercial Leases:	1,609
Commercial Sales:	1,440
Business Opportunities:	922
Total:	5,353

May 23, 2022





www.SFComSearch.com



Find a Commercial Property

FOR SALE

FOR LEASE

LOCATION

Enter Address, City or Zip Code

PRICE

Any Price ▾

[VIEW PROPERTIES](#)

Define the criteria and/or click on View Properties.

Fort Lauderdale, Florida

Any Price ▾ Any Size ▾ All Property Types ▾

Showing 1 - 24 of 70 Commercial Properties

Price (Highest First) ▾



USD 399,000

N Federal
Fort Lauderdale, Florida 33308



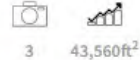
USD 2,050,000

507 NW 8 Ave
Fort Lauderdale, Florida 33311



USD 1,790,000

1841 SW 29th Ave
Fort Lauderdale, Florida 33312



USD 3,195,000

1301 NE 16th Ter 1-9
Fort Lauderdale, Florida 33304



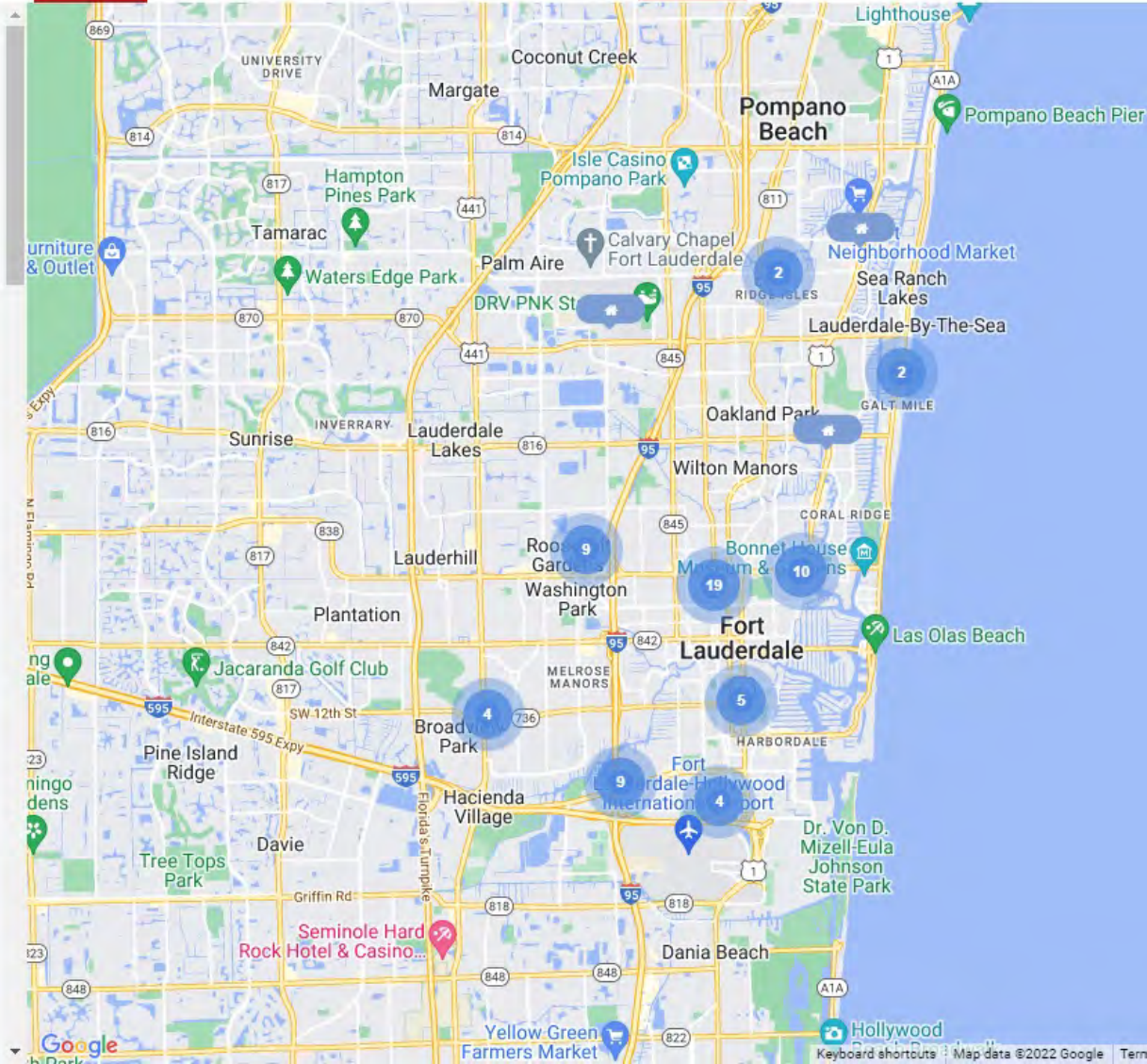
USD 3,195,000

1309 NE 16th Ter 1-5
Fort Lauderdale, Florida 33304



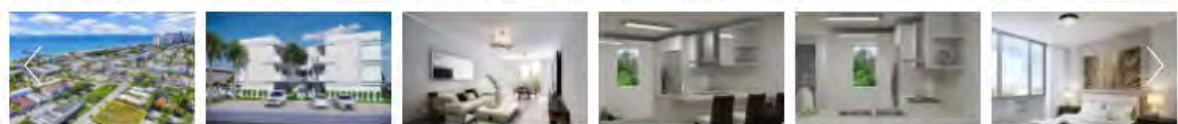
USD 1,500,000

1016 NE 17th Ave 1-5
Fort Lauderdale, Florida 33304





16 PHOTOS



USD 2,650,000


For Sale

4433 Poinciana St
Lauderdale By The Sea, Florida 33308

Property Description

Land with the project approved located three blocks from the ocean and 50 mt from Commercial Boulevard. The project is shovel-ready, and all permits are approved. 18 Units for Short Term Rental Apartments with a hotel permit, 17 Unit Apartments with 1-bed/ 1-bath, living room, and kitchen, and 1 Unit with 1-bed/ 1-bath and kitchen. The Lot has 0.36 acres with a Zoning RM-25. The property sale price includes the architectural and

[Share](#) [View](#)



Patricia Ruiz De Cobo
Sales Associate

[Email](#) [Facebook](#) [Twitter](#) [LinkedIn](#) [Instagram](#) [Phone](#)

Coldwell Banker Realty
14469 Miramar Pkwy
Miramar, Florida
Direct Phone: [Click to View](#)

Want more information?

I'd like more information about...

Property Listings

- Agent Photo
- Contact from Agent Detail
- Ask Agent Questions
- BIG BOLD Property Photos
- Property Description
- Property Details
- Location Mapped
- Suggested Properties



Put Your Photo Into Your MLS Profile!

REFERENCE NUMBER
A10674654

🏠
YEAR BUILT
1920

PRICE: USD 14,000,000

SUMMARY

South Pointe Neighborhood Institution, Commercial Development Opportunity finally offered for sale after 36 years of same owner! Current mix of apartments and retail tenants, all on month-to-month term so the property can be vacated immediately. Developer's canvas in the most coveted location on South Beach, in one of the most affluent neighborhoods on a main Avenue. Excellent development opportunity with tremendous potential and unused space, not near its highest and best use or FAR, with liberal zoning that allows for mixed-use, restaurant, hotel and/or parking. Seller demands strict confidentiality and that we do not disturb or alarm the Tenants with any indication that property is for sale, so NDA is required before sharing full data. SELLER SAYS...

AMENITIES

- CBS Construction
- Assigned Parking
- Apartments
- Separate Meters
- Main Thoroughfare
- Tenant Occupied
- Divided

Map data ©2019



D. MICHAEL DI VICO

Worldwide Properties
1500 Bay Road - Miami Beach, Florida
michael@denizenproperties.com
<https://www.southfloridacommercialpropertysearch.com/pdf-listing/4c5c3b5b23d1bc2bc100f3d4/>

LANGUAGES I SPEAK:

English

Creates 8 ½ X 11 Flyer

- PDF Format
- Agent Information Prominently Displayed
- Link at Bottom Takes You Back to Listing on Website
- Map Feature

SOUTH FLORIDA FEATURED COMMERCIAL PROPERTIES OF THE WEEK



\$750,000
Commercial, Offices
Doral, FL



\$1,900,000
Commercial, Office
Homestead, FL



\$2,099,999
Commercial, Income/Multi-Family 5+
Miami Beach, FL



\$3,200,000
Commercial, Mixed-Use
Homestead, FL



\$3,750,000
Commercial, Office
Pembroke Park, FL



\$4,750,000
Commercial, Retail
Coral Gables, FL



\$7,190,000
Commercial, Industrial
Miami, FL



\$7,250,000
Commercial, Income/Multi-Family 5+
Pembroke Park, FL

Featured properties drive traffic to the website

Must have excellent photos and **include agent photo**

Always helps to have virtual tours and other features that will keep visitors on the website







MULTIFAMILY PROPERTY MANAGEMENT: Issues and Opportunities

Both property management and multifamily are hot topics since many income investors are looking for apartments and need someone to manage these buildings. Arturo provides an update on the current market and provides can't-miss tips.



ARTURO BORGES
Vice President
Propfolio Management

Wed | **August 18** | 9:00AM - 10:30AM

Commercial Bookmark Series: WEBPAGES YOU CAN'T LIVE WITHOUT



Broward's GIS Website: Zoning, Incentives, Aviation and More

The second in our Commercial Bookmar Series...

Kenneth Gibbs of Broward County will demonstrate all the features and benefits of the county's GIS website in this live webinar.

FREE for members

Wed | **June 16** | 9AM

2022 COMMERCIAL MIDYEAR CONFERENCE

MAY 13 | 9:00AM - NOON
PULLMAN MIAMI AIRPORT | MIAMI





RPR

**Commercial:
New, Better, Easier**

Virtual | May 31 | 1-2PM



EMILY LINE

Vice President, Member Experience
Realtors Property Resource, LLC

Commercial Training is a core mission on MIAMI REALTORS

Tools

- RPR Commercial
- iMapp
- Remine
- Member2Member
- RealDax

Examples of Specific Training

- Webinar: RPR – Your Tool for Maximizing your Commercial Real Estate Business
- Webinar: Working with Investors: Property Analysis
- Webinar: Commercial MLS and iMapp

BROWARD COMMERCIAL MARKETPLACE

MIAMI COMMERCIAL
BROWARD-MIAMI REALTORS

The place to market your commercial listings & needs.

Accelerate Your Business with 2 Monthly Opportunities in Broward!

Looking to showcase your listings or present a need? Ready to hear from local experts on the hottest topics in commercial real estate? Join other Broward-Miami Commercial REALTORS® members as we help you grow your business and close more deals.

- ▶ **MARKET** your commercial listings to South Florida's top professionals.
- ▶ **BUILD** your business network.
- ▶ **INCREASE** your earning potential by gaining knowledge and staying current on commercial market issues.

1

<p>Second Thursday of Every Month 9AM - 10AM • Continental Breakfast</p> <p>Fort Lauderdale/NE Broward Office <i>(check website to verify location)</i> 6451 North Federal Highway, Ste. 116 Fort Lauderdale, FL 33308</p>	<p>Fourth Thursday of Every Month 9AM - 10AM • Continental Breakfast</p> <p>Sawgrass/West Broward Office <i>(check website to verify location)</i> 13680 NW 14th St., Sunrise, FL 33323</p>
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Connect with Us

Miamirealtors.com/commercial • Facebook.com/MiamiCommercialRealtors • twitter.com/MIAMICommRE • Instagram: miami_commercial

Commercial Marketplace

MIAMI COMMERCIAL

The place to be to market your commercial haves & needs:

Increase your business by presenting your commercial property haves and needs to an ELITE group of real estate professionals, be the first to hear about new listings. Also, bring your brochures and marketing materials, exchange listings and business cards while networking over coffee and breakfast.

*Please note that this is for marketing commercial properties only.

No cost to members but please register

The First Thursday of Every Month

Time: 9:00 AM until 10:30 AM

Location: MIAMI Headquarters
Email Paul at paul@miamire.com to confirm location

Cost: FREE for Members
\$10 for Non-members

To reserve a space please register at miamirealtors.com/calendar

1

Connect with Us
Miamirealtors.com/commercial
Facebook.com/MiamiCommercialRealtors
@MIAMICommREi
Instagram: miami_commercial

Promote your Haves and Needs Virtually

Dade, Broward & Palm Beach

Always FREE for MIAMI members

Two times a month

Also, LIVE on Facebook!

GLOBAL Commercial Marketplace

Are Businesses in France, Italy, Brussels and
Luxembourg Really Interested in Moving to Florida?



Florida
CCIM Chapter



CHRISTELLE MAFFRE

Enterprise Florida
Director France, Italy & Benelux

Virtual

Thursday, June 2

9:00 - 10:30AM

FREE for MIAMI & CCIM Members



TJ VILLAMIL

Enterprise Florida
Senior VP International Trade & Development

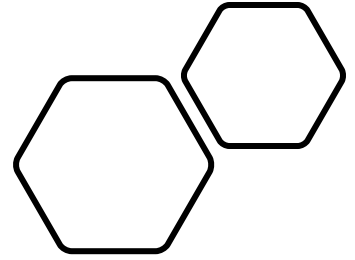
JOIN US FOR A SWING AND A SWIG AT TOP GOLF DORAL.

A PARTNERSHIP BETWEEN:



TUE | NOV 2 | 5:00PM - 8:00PM \$45 - MEMBER/NON MEMBER





CANYON



Commercial Products and Services

Expand your business with MIAMI Commercial Products and Services.



Commercial MLS

Created for commercial Realtors by commercial Realtors, the only dedicated commercial MLS in South Florida...



South Florida Commercial Property Search

Search for any South Florida commercial property. Property types includes office, industrial, retail, multi-family, businesses,...



Member 2 Member Marketing

Member2Member emails are a free service for our MIAMI commercial members and the quickest way...



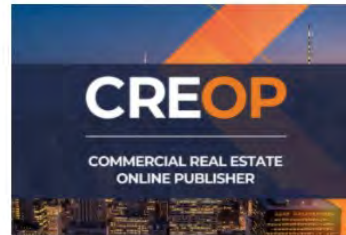
iMAPP Tax Roll for Commercial

iMAPP information system integrate a variety of real property information including property lines, tax roll...



RPR Commercial

RPR provides REALTORS with data, tools and reports to help clients and close more deals...



CREOP – Commercial Real Estate Online Publisher



Realdax



Remine Pro for Commercial



Compstak

- We are constantly adding new commercial tools and services
- Providing, training, workshops and webinars for each of them
- Almost all of them are free, most of them are **MIAMI Exclusives** and all tools where there is a fee are deeply discounted

Listing: Available for Lease - 4,800+ SF of Corner Retail Space in Wynwood

JACOG
ADVISORS

Up To 90%
Financing Available**

**AVAILABLE
FOR LEASE**

101 NW 20th St Miami, FL 33137

101 NW 20 ST MIAMI FL

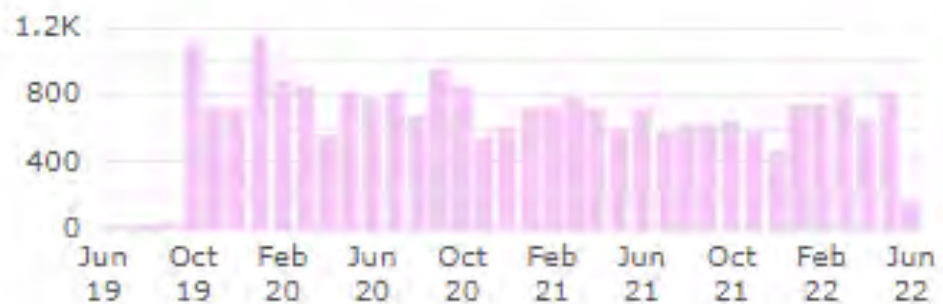
Commercial Real Estate Marketing & Deal Making System Member to Member (M2M) Communicate Commercial *State of the art attractive & effective digital email marketing*

- Reach over **2,700 commercial members** with just a few clicks!
- Deal making with **on and off market opportunities**
- **Send** email specific haves & needs up to 8 times a month!
- **Receive** emails from commercial members for efficient and effective deal making
- **MIAMI Commercial Member Exclusive:** become a secondary commercial member for less than \$100 a year

MiamiRealtor.com/Commercial

MIAMI COMMERCIAL
MEMBER 2 MEMBER EMAILS
COMMUNICATE
COMMERCIAL

ALL LOGINS



UNIQUE LOGINS





Fernando Arencibia JR.

Arenci Properties Realty, LLC.

Miami, FL

fernando@arenciproperties.com

786-512-3745

OFFICE DETAILS

Arenci Properties Realty, LLC.
655 W Flagler ST
Miami, FL 33130
fernando@arenciproperties.com
786-512-3745
888-745-6212

MY BROADCAST HISTORY

- Listing: Commercial Sale: Miami sent on 01/07/21 at 12:07 PM
- Listing: Business Opportunity: West Palm Beach sent on 12/11/20 at 2:59 PM
- Listing: Commercial Lease: Little Havana sent on 12/11/20 at 2:11 PM
- Commercial Kitchen/2nd Generation Restaurant sent on 12/11/20 at 2:05 PM
- Listing: Commercial Sale: Miami sent on 11/13/20 at 2:59 PM
- Listing: Business Opportunity: West Palm Beach sent on 11/04/20 at 5:10 PM
- Listing: Commercial Sale: Miami sent on 11/04/20 at 5:04 PM
- Listing: Commercial Lease: Miami sent on 11/04/20 at 4:59 PM
- Listing: Commercial Lease: Miami sent on 08/05/20 at 5:05 PM
- Listing: Business Opportunity: West Palm Beach sent on 08/05/20 at 4:59 PM
- Listing: Commercial Lease: Miami sent on 07/27/20 at 2:59 PM
- Listing: Business Opportunity: West Palm Beach sent on 07/24/20 at 2:59 PM
- Listing: Need Income Producing Industrial sent on 01/30/20 at 11:07 AM

LISTINGS



A10951941

Listing ID

Commercial Sale

Property Type

7188 SW 47th St # 7188, Miami FL 33155

Location

\$598,000.00

List Price



A10896810

Listing ID

Commercial Lease

Property Type

424 SW 12th Ave, Miami FL 33130

Location

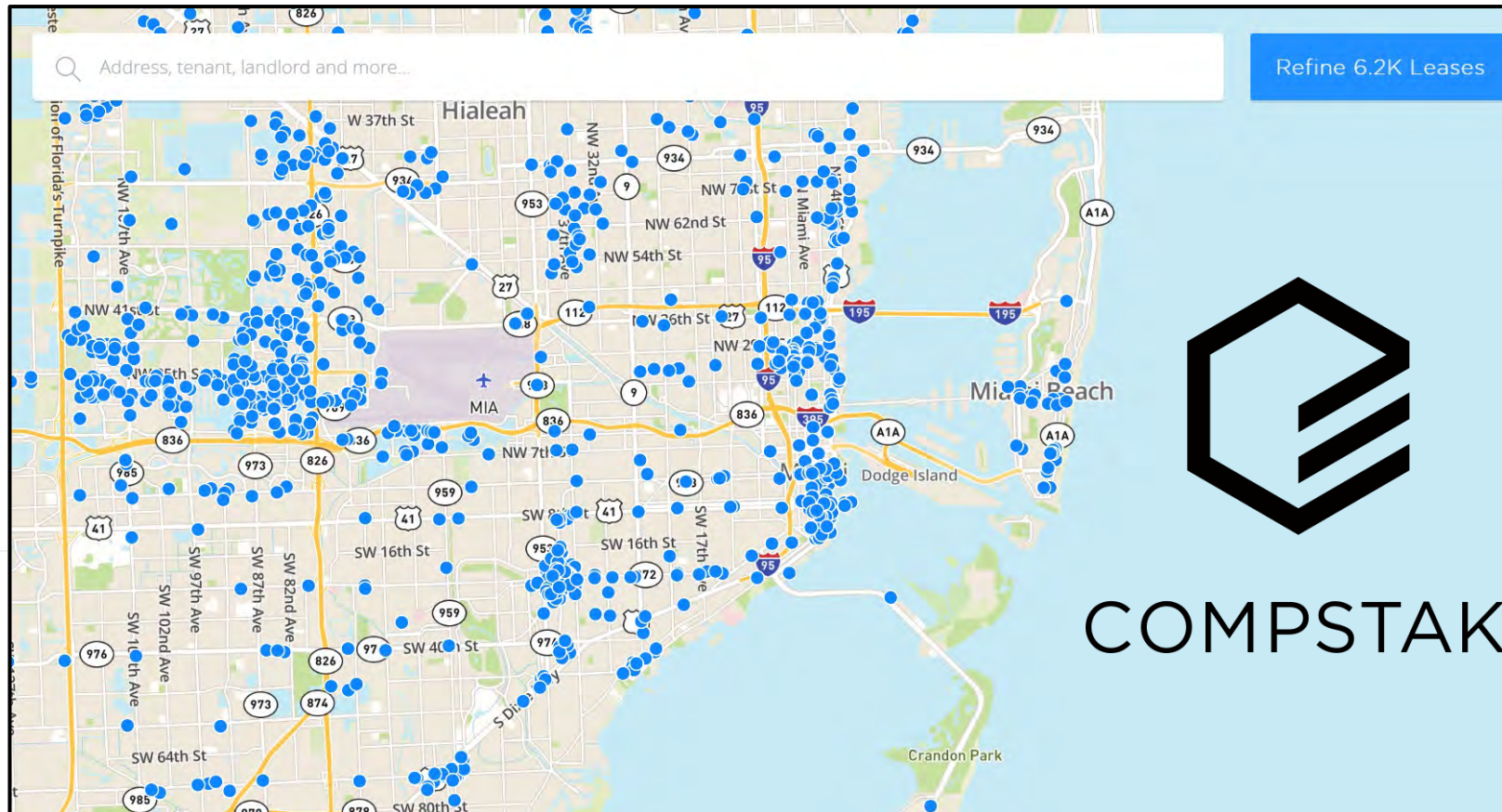
\$1,375.00

List Price

Make sure you have your profile photo

Commercial MLS listings show up in your profile so you can broadcast them

Your historical broadcasts sent and unsent are clickable



Access hard-to-find
commercial leasing
comps now easy

~~15~~ 20 FREE comps
all you have to do is
register

MIAMI Commercial
Member Exclusive!

Miami - Ft. Lauderdale (FL)

Submarkets

- Aventura
- Belle Glade
- Biscayne Corridor
- Boca Raton
- Boynton Beach
- Brickell
- Coconut Grove
- Commercial Corridor
- Coral Gables
- Coral Springs
- Delray Beach
- Downtown Fort Lauderdale
- Everglades
- Fort Lauderdale
- Hollywood/Hollandale

COLLAPSE

Space Type

All

Within property type

LEASE INSIGHTS

AVERAGES

6 Months

12 Months

24 Months

\$20.50

Starting Rent (PSF)

\$19.85

Net Effective Rent

\$13.50

TI Value

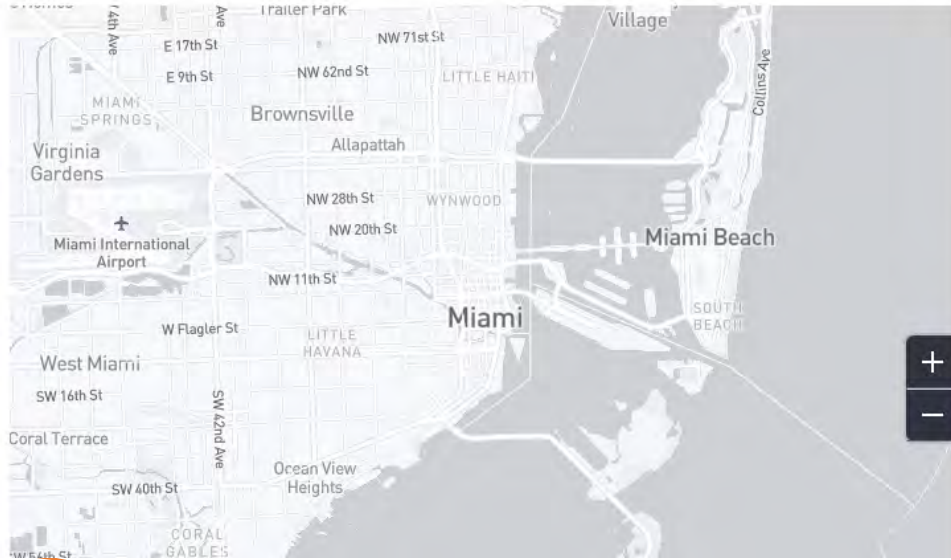
1.5m

Free Rent (mo)

3y 9m

Term (yy/mo)

OFFICE MARKET RENT HEAT MAP

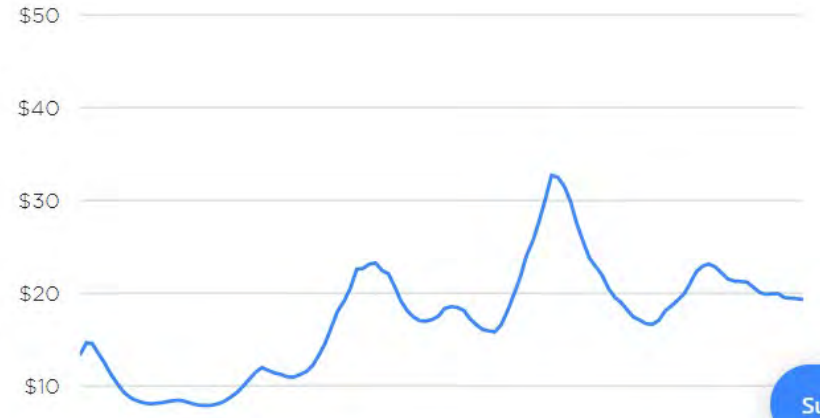


STARTING RENT

MOV. AVERAGE

3 mo moving

Starting Rent, Annual (\$/SF)



Support

2490 SW 32nd St, Fort Lauderdale, FL 33312 [Change Address](#)

Property Information

PHOTOS STREET OVERHEAD VIRTUAL TOUR HISTORICAL PHOTOS



8 Photos 1 2 3 4 5 ... 8

- Prospecting for Residential Clients
- Prospecting for Commercial Clients
- Create a Residential Property Flyer
- Create a Commercial Property Report
- RPR Marketing Tips

MAP



LISTING AGENT

Agent Stanislav Goldberg
 Lic. # 3312044
 Office 718-42-5678
 Phone 718-42-5678
 E-Mail sianapartments@gmail.com

Office Name Gold Harbor Realty Inc
 7896 Nw 110th Dr, Parkland, FL, 33054

Agent Remarks Use showassist for appointment
 Listing Agent 718-427-5678

MULTIPLE LISTING

- CIE/MLS NAME Miami REALTORS®
- LISTING ID A11222746

Property Summary

Active / For Sale · Active: 6/15/2022

LIST PRICE	LAST SOLD PRICE	PRICE PER SQ FT
\$24,000,000	\$6,250,000	\$171

Active Date	Listing ID	Closed Date
6/15/2022	A11222746	6/28/2021

BASIC FACTS

Building Size	Subtype	Owner
140,615 sqft	Industrial	Florida Truck Town Inc
Lot size	Price by sq ft	Last Sold Date
335 sqft	\$171	6/28/2021

2490 SW 32nd St, Fort Lauderdale, FL 33312 [Change Address](#)

Property Information

PHOTOS STREET OVERHEAD VIRTUAL TOUR HISTORICAL PHOTOS



8 Photos 1 2 3 4 5 ... 8

- Report Bell OFF ON
- Create a CMA
- RESIDENTIAL REPORTS
 - Property Report
 - Seller's Report
 - Property Flyer
 - Mini Property Report
 - Valuation Workbook
 - Market Activity Report
 - Neighborhood Report
 - School Report
- COMMERCIAL REPORTS
 - Property Report
 - Trade Area Report
 - Trade Area Analysis
- Picking the Right Report

Property Summary

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Agent Remarks Use showassist for appointment
 Listing Agent 718-427-5678

MULTIPLE LISTINGS

- CIE/MLS NAME Miami REALTORS®
- LISTING ID A11222746

Criteria Used for Analysis

2021 Income (Esri):
Median Household Income
\$64,204

2021 Age: 5 Year Increments (Esri):
Median Age
44.7

2021 Key Demographic Indicators (Esri):
Total Population
14,049

2021 Tapestry Market Segmentation (Households):
1st Dominant Segment
Pleasantville

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Upscale Avenues

Prosperous, married couples in higher-density neighborhoods

Urbanization

Where do people like this usually live?

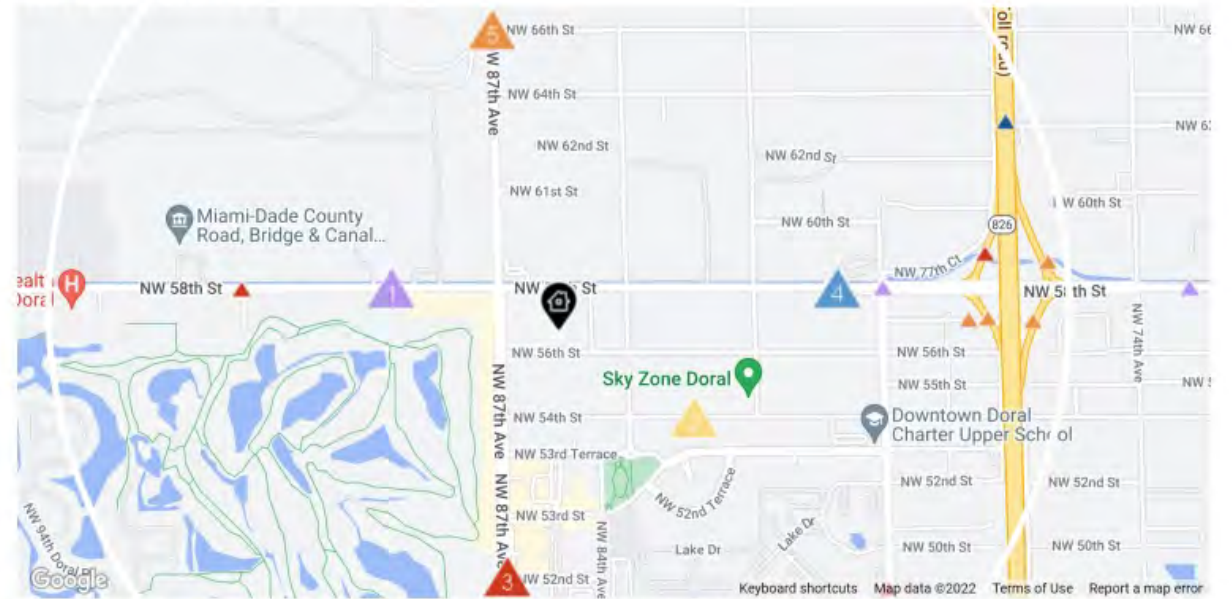
Suburban Periphery

Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments

	Pleasantville	Diverse Convergence	Golden Years	City Lights	Home Improvement
% of Households	2,039 (40.0%)	1,705 (33.4%)	473 (9.3%)	376 (7.4%)	269 (5.3%)
Lifestyle Group	Upscale Avenues	Next Wave	Senior Styles	Middle Ground	Family Landscapes
Urbanization Group	Suburban Periphery	Urban Periphery	Suburban Periphery	Urban Periphery	Suburban Periphery
Residence Type	Single Family	High-Density Apartments, Single Family	Single Family, Multi-Units	Multi-Units, Single Family	Single Family
Household Type	Married Couples	Married Couples Without Kids	Singles	Married Couples	Married Couples
Average Household Size	2.86	3.05	2.04	2.57	2.85
Median Age	43.3	33.4	53.5	39.8	38.4
Diversity Index	62.9	89	46	77.1	67.9
Median Household Income	\$106,100	\$60,500	\$80,200	\$80,500	\$79,800
Median Net Worth	\$486,500	\$30,400	\$245,700	\$132,900	\$239,100
Median Home Value	\$444,100	\$447,700	\$398,300	\$478,300	\$248,400
Homeownership	84.1 %	29.2 %	64.4 %	53.8 %	81 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	Bachelor's Degree	Some College No Degree
Preferred Activities	Enjoy outdoor gardening . Go to the beach, theme parks, museums.	Shop at warehouse clubs, specialty markets . Visit theme parks, the beach, play soccer and basketball.	Active social lives include traveling abroad . Good health is a priority.	Believe in equal opportunity and attuned to the environment . Spend 7+ hours exercising per week.	Spend heavily on eating out . Shop warehouse/club, home improvement stores.
Financial	Invest conservatively	Limited funds to invest	Maintain actively managed financial portfolios	Save for the future, steer away from risky investments	Paying off student loans and home mortgages
Media	Use all types of media equally (newspapers, magazines, radio, internet, TV).	Media used most often is the Internet	Internet is used for everything, avid readers as well	Use their cell phones frequently for news and entertainment	Enjoy working on home improvement projects
Vehicle	Prefer imported SUVs	1 or 2 vehicles for most	Prefer late-model vehicle	Own one vehicle, but rely on public transportation	Own minivan, SUV

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲
41,128

2021 Est. daily traffic counts

Street: NW 89th St
Cross: NW 89th Ave
Cross Dir: W
Dist: 0.04 miles

Historical counts

Year	Count	Type
2004	39,760	AWDT
1997	17,720	AWDT

▲
2,769

2021 Est. daily traffic counts

Street: Northwest 54th Street
Cross: NW 52nd Ter
Cross Dir: SE
Dist: 0.1 miles

Historical counts

Year	Count	Type
2019	2,900	AADT
2018	2,600	AADT

▲
21,436

2021 Est. daily traffic counts

Street: Northwest 87th Avenue
Cross: NW 52nd St
Cross Dir: SW
Dist: 0.01 miles

Historical counts

Year	Count	Type
2019	23,000	AADT
2018	19,200	AADT

▲
59,471

2021 Est. daily traffic counts

Street: NW 58th St
Cross: NW 79th Ave
Cross Dir: E
Dist: 0.09 miles

Historical counts

Year	Count	Type
2004	58,190	AWDT
1998	44,200	AWDT
1997	53,080	AWDT

▲
14,154

2021 Est. daily traffic counts

Street: Northwest 87th Avenue
Cross: NW 66th St
Cross Dir: E
Dist: -

Historical counts

Year	Count	Type
2018	14,100	AADT

Use a Saved Area

Show Geographies

Remove Boundary

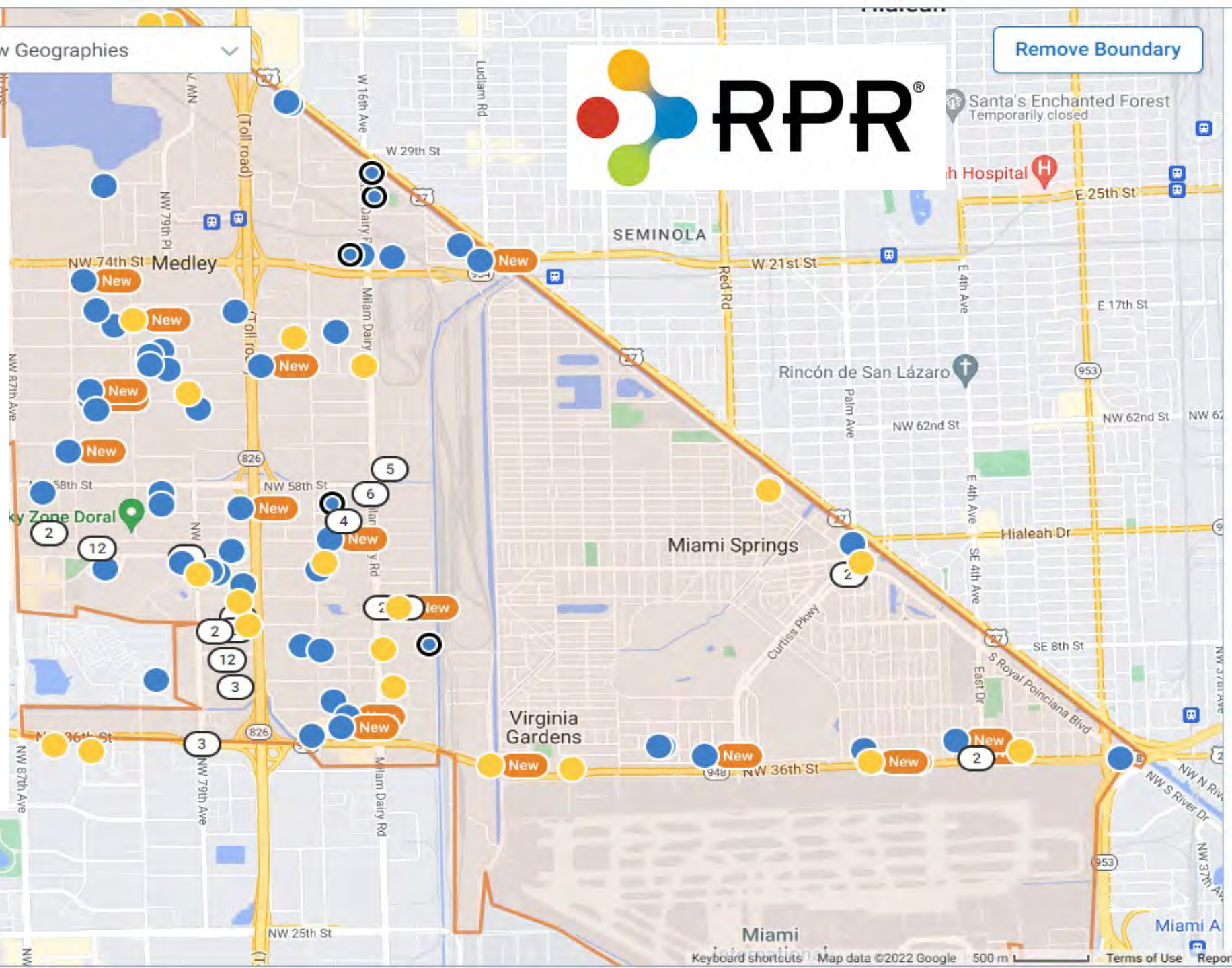


SOUTH FLORIDA
COMMERCIAL
PROPERTY SEARCH

CREXi

BREVITAS

Total Commercial.com



- +
-
- 📍
- 📏
- 📄
- View
- 📐
- Draw
- 🚗
- Driving
- 📍
- POIs
- 🎓
- Schools
- 📄
- Data Layers
- ☰
- Legend

✓ All fields below are required
 ✓ You can always edit your deal's details later

[Flip](#)
[Long-Term Hold](#)
[Detail Load](#)
[Quick Load](#)

Property Name [700 S Royal Poinciana Blv](#) Scenario Name [Analysis for 700 S Royal P](#)
 File Name - 700 S Royal Poinciana Blvd, Miami Springs, FL 33166 - Analysis for 700 S Royal Poinciana Blvd, Miami Springs, FL 33166

Square Footage ⓘ	82,725 RSF
Purchase Price	\$5,000,000
Year 1 Effective Gross Revenue ⓘ	\$0
Year 1 Operating Expenses and Reserves ⓘ	\$0
Annual Growth Rate ⓘ	3.00%

Update these fields now, or leave the default values and update later from within the app:

Fiscal Year 1 Begins	June 1st ▾
	2022 ▾
Holding Period	10 Years ▾
Loan to Value Pct. (%)	65.00%
Interest Rate (%)	5.00%
Number of Equity Players ⓘ	One ▾

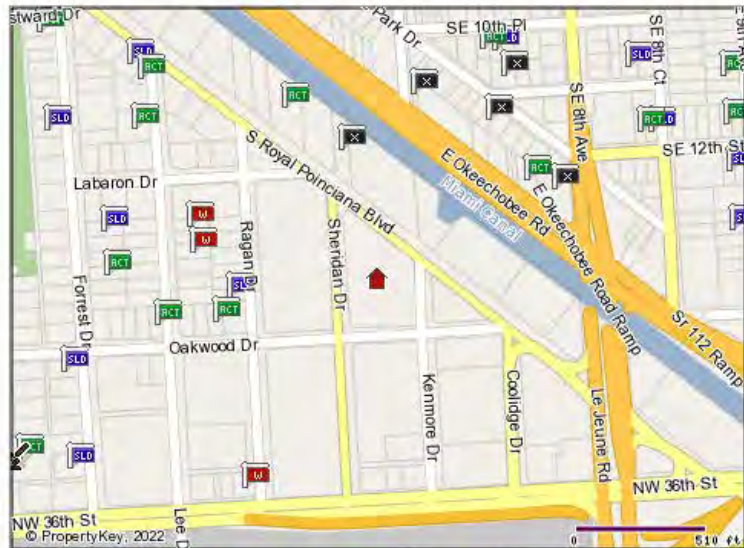
[Submit](#)



New Search Search Results Help

PROPERTY INFORMATION

PID # 05-3120-033-0050 [↗](#)
Property Type: Commercial
Property Address:
 700 S ROYAL POINCIANA BLVD
 MIAMI SPRINGS, FL 33166-6600
Current Owner:
 O2R PROPERTIES LLC
Tax Mailing Address:
 550 NW 42ND AVE
 MIAMI, FL 33126-5649
Property Use:
 Use Code: 19 / PROFESSIONAL SERVICE BLDG
Land Use:
 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING (1913)
Zoning: 6400/COMMERCIAL - CENTRAL
Lot Size: 2.3493 acres / 102,337 sf
Waterfront: No
Subdivision:
 EDGEWATER PARK REV PL
Census Tract/Block: 004703 / 3001
Twn: 53 / **Rng:** 41 / **Sec:** 20
Block: / **Lot:**
Latitude: 25.810795
Longitude: -80.267184
Legal Description:
 EDGEWATER PARK REV PL PB 31-76 TR D & THAT STRIP OF LAND LYG WLY OF TR D & ELY OF SHERIDAN DR DESC AS THAT PORT OF TR 11 & TR 11-A OF PB 28-82 & THAT PORT OF LOT 14 BLK 11 OF PB 17-72 OR 19256-0599 0800[full...]



Active Expired Pending Closed Cancelled Foreclosures

- MLS Listing Info
- Property Tax
- Find Comparables**
- Residential MLS Stats
- Demographics
- Bing Maps
- Google Driving Directions
- Google Maps
- RPR/Property Details
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Map Settings

Street Map

Custom Map Layers

select map area

measure

pan map

identify

save map: S | M | L | XL

- Show Report Sections**
- Owner Name
 - Small Map
 - Property Value
 - Value Trend Chart
 - Sales History
 - Show Mortgage Details
 - Building Information
 - Area Schools
 - Show School Insights
 - Flood Zone Info

VALUE INFORMATION

	2017	2018	2019	2020	2021
Building Value:	\$10,615,249	\$10,615,249	\$10,229,890	\$10,829,890	\$10,929,890
Land Value:	\$2,353,751	\$2,353,751	\$3,070,110	\$3,070,110	\$3,070,110
Just Market Value:	\$12,969,000	\$12,969,000	\$13,300,000	\$13,900,000	\$14,000,000
Percent Change:	- n/a -	0%	2.55%	4.51%	0.72%
Total Assessed Value:	\$12,969,000	\$12,969,000	\$13,300,000	\$13,900,000	\$14,000,000
Homestead Exemption:	NO	NO	NO	NO	NO
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$12,969,000	\$12,969,000	\$13,300,000	\$13,900,000	\$14,000,000
Total Tax Amount:	\$297,507.57	\$294,216.03	\$307,324.43	\$320,517.32	\$320,415.20

Taxing District(s): 0500 - MIAMI SPRINGS

[Link To County Tax Collector](#)

SALES INFORMATION

Deed Type:	WARRANTY DEED		Price:	\$16,250,000	Qualifiers:	Q ¹	
Sale Date:	08/21/2015	Recorded Date:	08/27/2015	Document #	Bk 29755/Pg 1915		
Grantor:	PRIME AFC INVEST MGMT LLC		Grantee:	O2R PROPERTIES LLC			
Mortgage Amount:	\$9,417,340	Instrument Date:	08/21/2015	Document #	Bk 29755/Pg 1919	Satisfied:	10/29/2020
Terms:	4.16%/360 M	Attributes:	New Construction	Loan:	Original - Special	Warranty Deed	
Lender:	CITY NATIONAL BANK OF FLORIDA		Borrower:	O2R PROPERTIES LLC			



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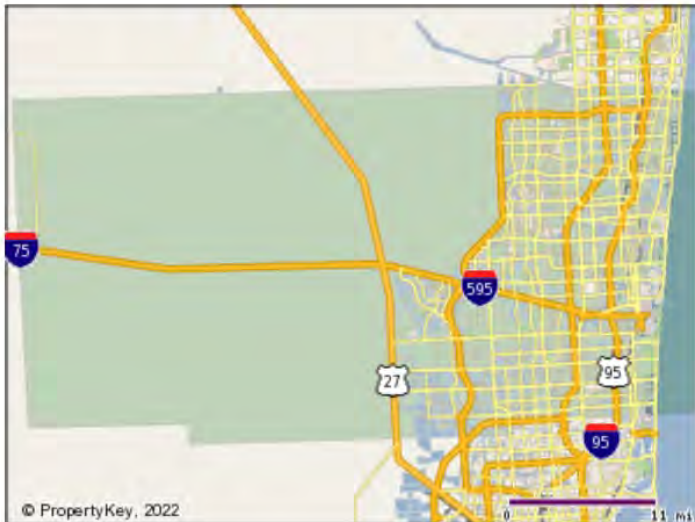
Tax Search | **MLS Search** | **Foreclosure Search**

Search County Tax Records

Search Area: **Broward County, FL** ▼*

	Search Field	Search Type	Search Value
<input checked="" type="radio"/> and <input type="radio"/> or	Owner Name ▼	Starts With ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Property Address ▼	Contains ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Parcel ID ▼	Starts With ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Subdivision (select) ▼	Equal To ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Property Zip Code ▼	Equal To ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Sale Date ▼	Greater Than or Equal To ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Sale Price ▼	Greater Than or Equal To ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Building Area ▼	Greater Than or Equal To ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Year Built ▼	Greater Than ▼	
<input checked="" type="radio"/> and <input type="radio"/> or	Property Use Code (state) ▼	Is One Of ▼	Select options

For additional search fields, select the search name from



Check all
 Uncheck all

- 00 - VACANT RESIDENTIAL
- 01 - SINGLE FAMILY HOME
- 02 - MOBILE HOME
- 03 - MULTI-FAMILY (10+ UNITS)
- 04 - CONDOMINIUM
- 05 - CO-OP

*Changing the search area may alter existing search criteria. After changing search area, review search criteria before performing a search.



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Palm Court Apartments

CONTENTS

01 Executive Summary

Investment Summary	4
Location Summary	5

02 Property Description

Property Features	7
Aerial Map	8
Parcel Map	9
Auto Map Aerial	10
Common Amenities	11
Unit Amenities	12
Property Images	13

04 Sale Comps

Sale Comparables Summary	19
Sale Comparables Charts	21
Sale Comparables Map	22

05 Rent Roll

Unit Mix Summary	24
Rent Roll Details	25

06 Financial Analysis

Income & Expense Analysis	27
Multiyear Cash Flow Assumptions	28
Cash Flow Analysis	29
Disposition Sensitivity Analysis	31

07 Demographics

Demographics	33
Demographic Charts	34

08 Additional Information

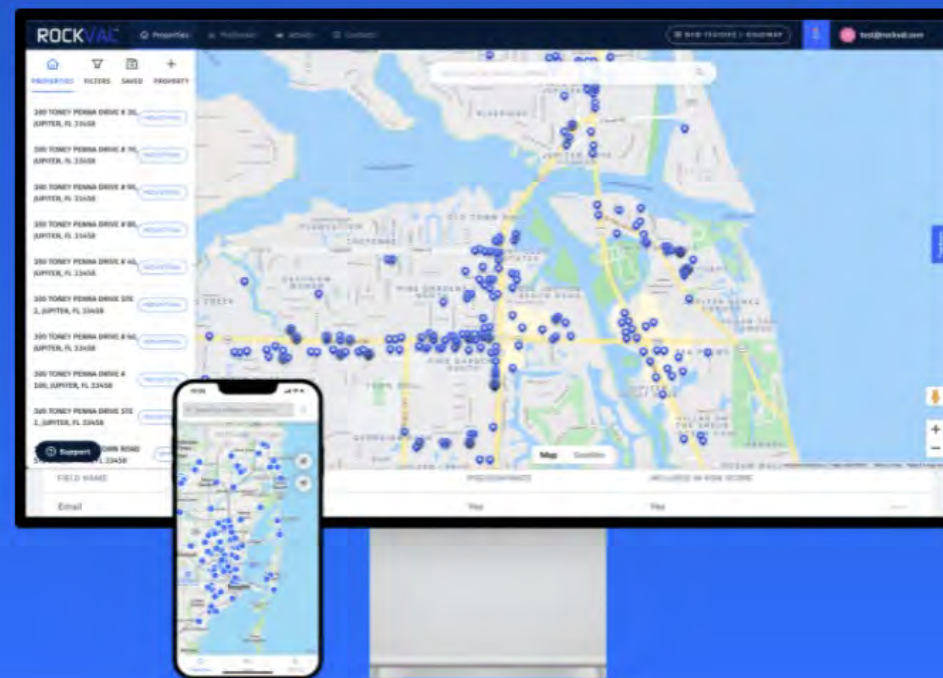
OC TREND REPORT	37
Zoning Information	38

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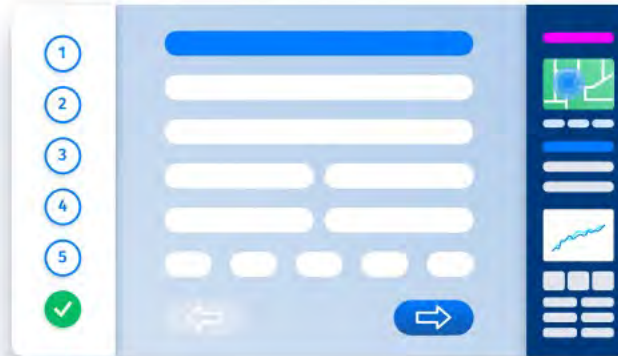
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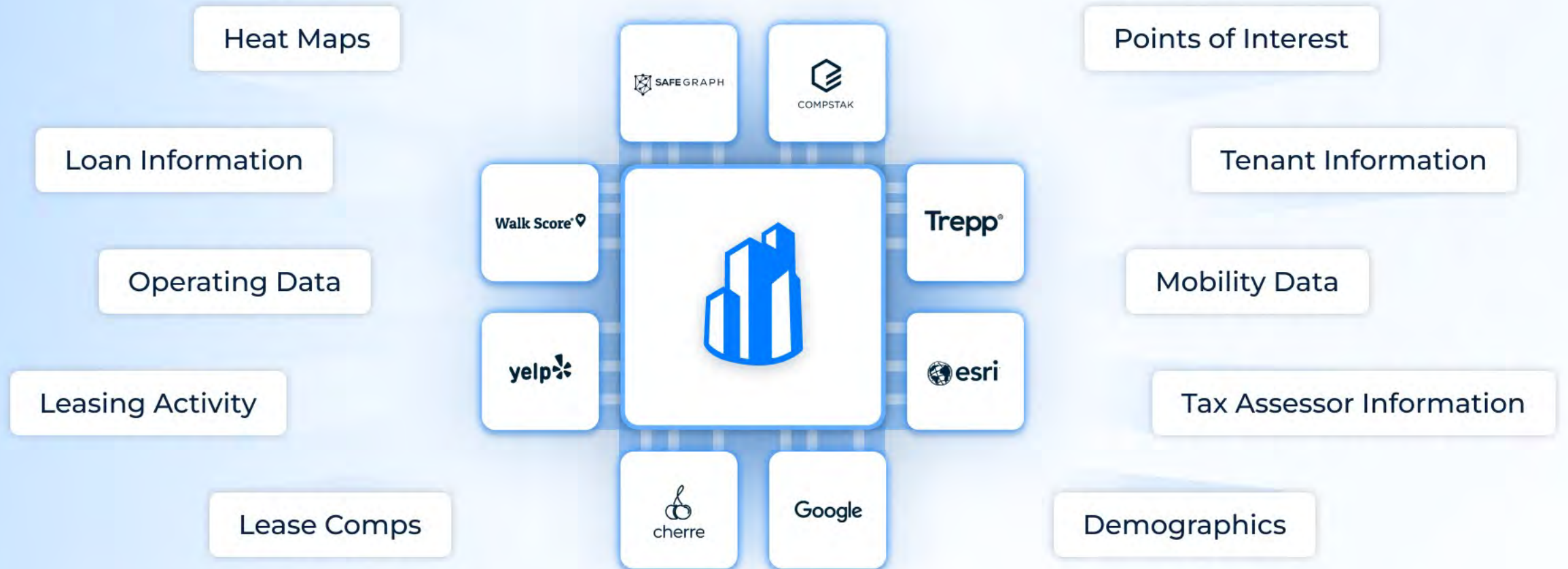
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Location

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Size

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All Types

All Filters

New Search

Saved Results 0



Property Results

111 total Properties

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Descending

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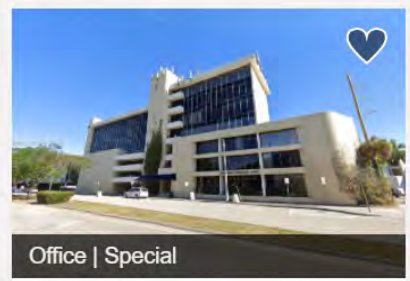
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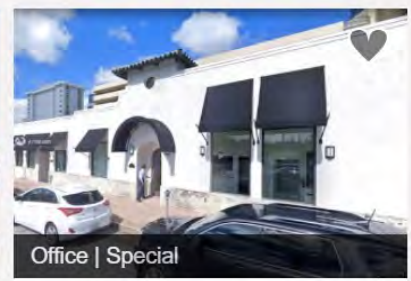
Previous

1 - 30 of 111 Results (View All)

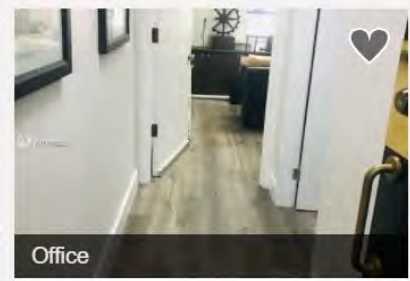
Next



Office | Special



Office | Special



Office

747 Ponce De Leon Bl...

Address: 747 Ponce De Leon ...
City: Coral Gables
County: Miami-Dade County
Zip Code: 33134
Min Size: 1,070 sqft
Max Size: 1,070 sqft

View Details

21 Almeria Ave #21-B

Address: 21 Almeria Ave #21-B
City: Coral Gables
County: Miami-Dade County
Zip Code: 33134
Min Size: 7,028 sqft
Max Size: 7,028 sqft

View Details

1501 Venera Ave

Address: 1501 Venera Ave
City: Coral Gables
County: Miami-Dade County
Zip Code: 33146
Min Size: 34,824 sqft
Max Size: 34,824 sqft

View Details



Map Layers

Show Properties

Search as I move the map

Map

Satellite

MAP TOOLS:

Pinpoint Measure Aa By Address Filter: Area Filter: Radius Export



Search...



Business Incentives

CRA

Economic Development Guide

New Business Guide

Government › City Departments › Development Services › Business Services › Economic Development

Economic Development

Overview

Are you starting or growing a business in Homestead? The Economic Development Office provides a wealth of useful information about Florida business resources. Our office supports the growth of small businesses and entrepreneurs in Homestead by providing a place to connect with business resources and learn about starting a business. Programs include free business consultations and connecting businesses with important business resources.

All new businesses should contact the [Business Tax Receipt Office](#) to apply for their business tax receipt. The [Business Tax Receipt Office](#) also provides business tax receipt renewals for all existing businesses; business tax receipts are required to be renewed annually.

Finding a Location for Your Business

The City of Homestead is proud to partner with the Beacon Council and Miami Realtors Association to provide local information to potential businesses.

[Click here to learn more about Homestead's growing economy.](#)

[Click here to find commercial properties available.](#) **Please note** listings are updated periodically and may not reflect current commercial locations available.

Contact Us

Business Services Division

Development Services

Cathy Milford

Business Tax Receipt Office

cmilford@cityofhomestead.com

Ph: (305) 224-4504

Fx: (305) 242-6824

City of Homestead

100 Civic Court

Homestead, FL 33030

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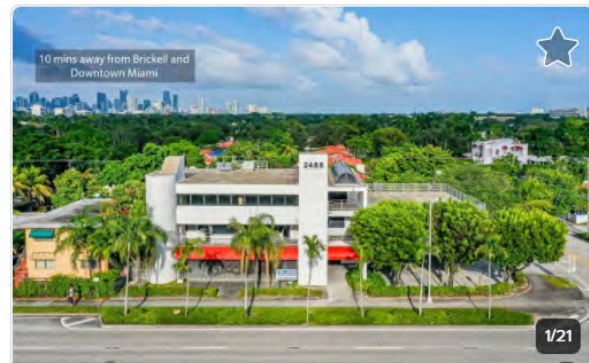


VIDEO 1/4

10,472 SF INDUSTRIAL WAREHOUSE • 17,860 SF LOT • ...
\$1,999,999
3035 NW 40th St

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GRIDLINE PROPERTIES



10 mins away from Brickell and Downtown Miami

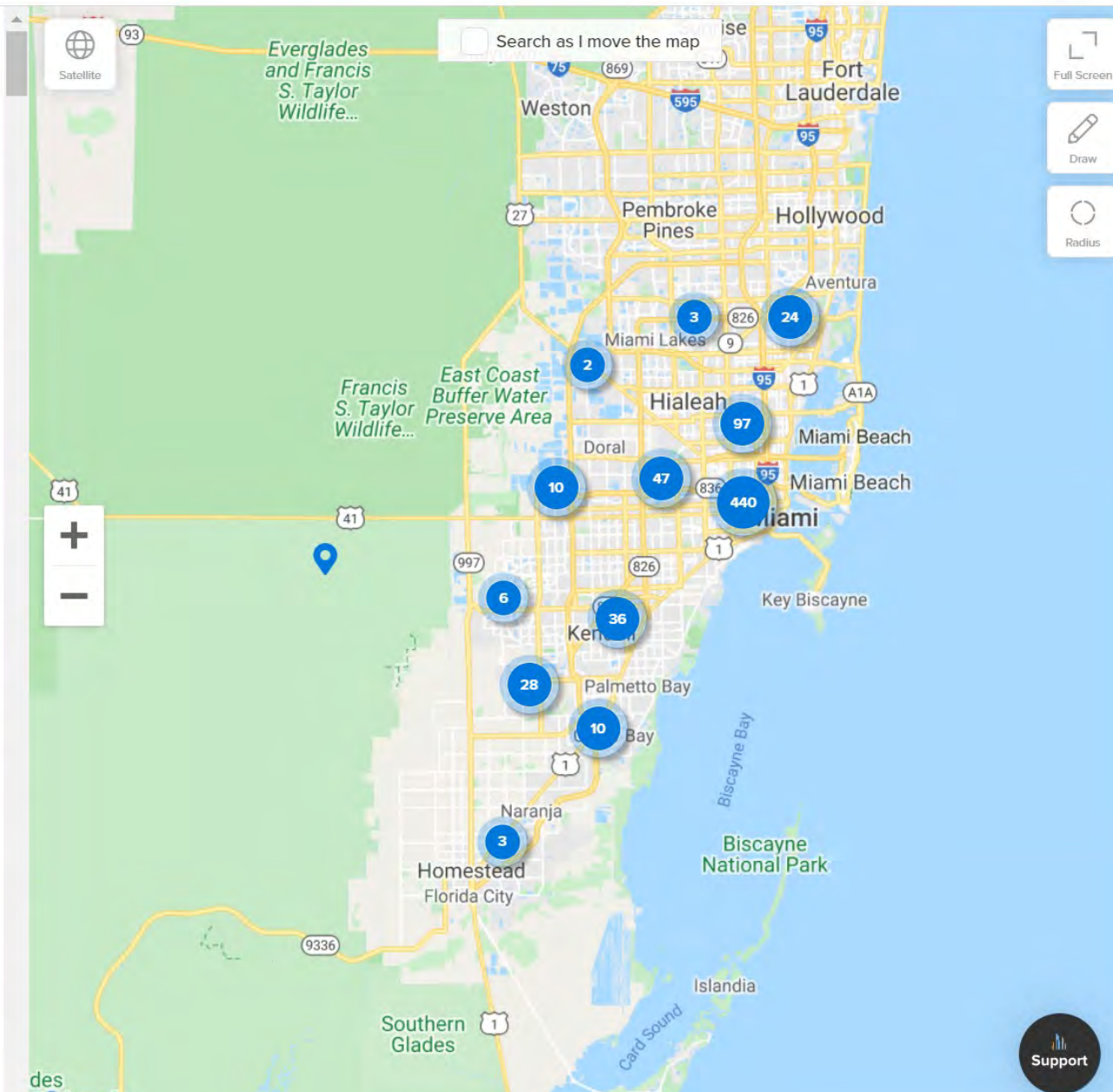
1/21

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Spring St. Office Complex 151 Spring St Herndon, VA	Published	Lease	Office						<input type="checkbox"/>
Scottsdale Crossing 7000 E Mayo Blvd Phoenix, AZ	Published	Private	Retail	26	4	2			<input type="checkbox"/>
Manhattan Trendy Hotel 600 Madison Ave New York, NY	Published	Private	Hotel	64	17				<input type="checkbox"/>
Colliers Canada Building 200 Granville Street Vancouver, BC	Published	Sale	Office	35	5	3			<input checked="" type="checkbox"/>
85 McNaughten Rd 85 McNaughten Rd Columbus, OH	Published	Lease	Office	1					<input checked="" type="checkbox"/>
Millard Square 13704-13740 P Street Omaha, NE	Published	Lease	Industrial						<input type="checkbox"/>
Development/Creative Office Repositioning Opportunity 814 North San Fernando Road Los Angeles, CA	Published	Sale	Land	49	2	1			<input type="checkbox"/>
Office / Medical Office - New Construction 160 N Date St. Escondido, CA	Published	Sale	Office	70					<input type="checkbox"/>
327 East 9th Street 327 East 9th Street New York, NY	Published	Sale	Multifamily	84	1	1			<input type="checkbox"/>



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Miami FL



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USD ▾

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