

2024 MIAMI COMMERCIAL

MIDYEAR



MAY 3, 2024

Seminole Hard Rock Hotel & Casino

CRE Redevelopment Case Study



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REALTORS

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Seminole Hard Rock Hotel & Casino

HIGHLIGHTS



2 BUILDINGS -
APPROX 14K SF



24,150 SF /
0.5544 AC



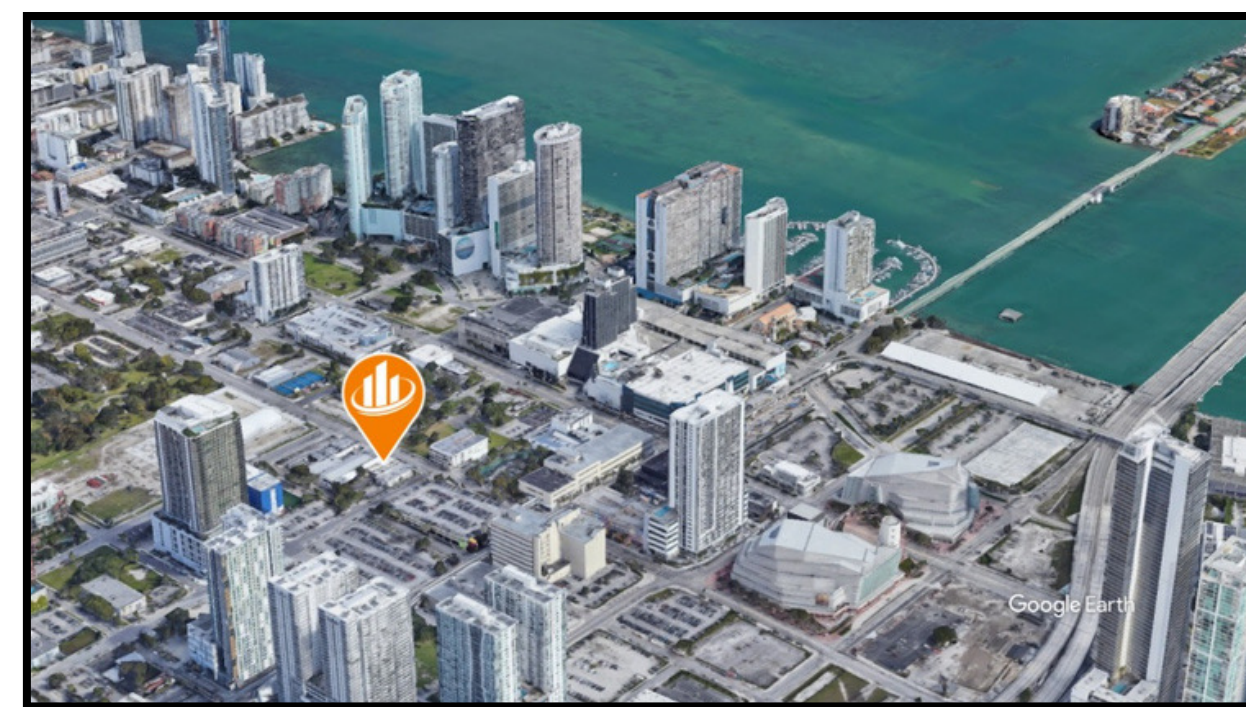
T6-24A-O
OMNI
REDEVELOPMENT
OVERLAY



SOLD VACANT

1600 NE 2ND AVE | MIAMI, FL 33132

REDEVELOPMENT CASE STUDY





KEY PLAYERS

SELLER: MIAMI CASH REGISTER COMPANY

BUYER: 1600 NE 2ND AVE, LLC

BROKERAGE: SVN COMMERCIAL PARTNERS

ATTORNEY (BUYER): ALAYON & ASSOCIATES P.A.

ENGINEERS: LANGAN (PHASE 1 & 2)

REMEDIATION: PENNONI



KEY POINTS

SALE PRICE: \$14,300,000

CLOSING DATE: 09/20/2022



KEY VALUATION FACTORS - BOTH SCIENCE & ART

PRICE PER POUND OF DIRT

- Backing into a sales price based on development factors (i.e. impact fees, construction cost, density and capital market environment)
- Understanding the value of current zoning (TOD, Overlays, Opportunity Zone)

CASH FLOW (NOI) ON MARKET CAP RATE

- Market rate for multifamily and retail - expenses
- Over 3-5 years (best CONSERVATIVE guess, not CRAZY GROWTH)

COMPS

- Per Square Foot (or Square Acre) and Per Door

KEY OBSTACLES DURING DUE DILIGENCE

PROPERTY WAS ORIGINALLY 2 PARCLES

- City of Miami records had conflicting and missing information
- City's records showed an alley way (1985)
- City records showed 3 tanks buried in the property

ENVIRONMENTAL ISSUES

- Phase 1 and Phase 2 -
- Post-excavation soil sampling, excavation, T&D services and reporting

40-50 YEAR RECERTIFICATION

- Pandora's box