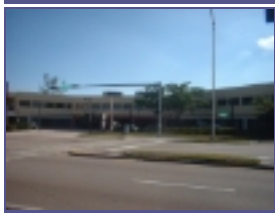


Prepared for: Fortune Agents



**Skylake Medical Plaza** - 1380 NE Miami Gardens Drive, North Miami Beach, FL 33179

<b>Property Type:</b> Office	<b>Price:</b> \$15,500,000
Medical Office	<b>Price/SF:</b> \$238.20/SF
<b>Building Size:</b> 65,071 SF	<b>Cap Rate:</b> 7.50%
<b>Building Class:</b> B	<b>Occupancy:</b> 85%
<b>Parking Ratio:</b> 2/1,000 SF	
<b>Year Built:</b> 1983	

**Property Description:**

Great opportunity for office condo conversion in one of North Miami Beach's most sought after location! The Skylake Professional Building is in the dynamic and highly sought after retail/office market of North Miami Gardens, arguably one of the best locations near Aventura. The Skylake Professional Building has 33 offices and is 85% occupied. The building is occupied by medical offices and similar professionals. Excellent condo conversion candidate for a sell out of \$280+ p/s/f. The property has excellent frontage on Miami Gardens Drive. The office building is in a strategic location between I-95 and Aventura, which should insure easy access for the foreseeable future. Minutes to all major expressways! Sky Lake Professional Building is ideally located on Miami Gardens Drive, approximately 3/4 mile east of I-95 and 3 miles west of Biscayne Boulevard, US 1. Approximately 400 feet of unobstructed frontage along Miami Gardens Drive providing ingress and egress through 3 curb cuts.

**Manuel Chamizo III** (786) 486-6655



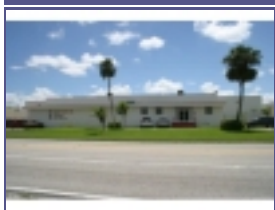
**Menores Towers** - 11- 25 Menores Avenue, Coral Gables, FL 33134

<b>Property Type:</b> Multifamily	<b>Price:</b> \$4,299,000
Garden/Low-Rise	<b>Price/Unit:</b> \$153,536
<b>No. Units:</b> 28	<b>Occupancy:</b> 100%
<b>Building Size:</b> 15,500 SF	
<b>Year Built:</b> 1958	

**Property Description:**

Extraordinary Opportunity to own in Dade's best location - Coral Gables! Building in great shape! Potential 38 Units to build in the dynamic and highly sought after retail market of Coral Gables. The upscale and historic Coral Gables neighborhood surroundings with Douglas Grand, Publix & beautiful landscaping view. Tremendous population growth. This site is comprised of 28 units- 25 large 1/1 units renting for \$700-750 and 3 spacious studios rents for \$600-650. Surrounded by high density residential, surrounded by luxurious high-rise condominiums and new development. PLEASE DRIVE BY THE PROPERTY BUT, DO NOT CONTACT TENANTS \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III** (786) 486-6655



**Hialeah/Palmetto Recording Studio Mixing** - 550 W 84 ST, Hialeah, FL 33014

<b>Property Type:</b> Special Purpose	<b>Price:</b> \$2,250,000
Special Purpose (Other)	<b>Price/SF:</b> \$99.11/SF
<b>Building Size:</b> 22,702 SF	
<b>Year Built:</b> 1963	

**Property Description:**

Great Opportunity for an investor or owner user to obtain a 22,702 sq ft recording studio mixing space in the Hot Palmetto/Hialeah area. Property has plenty of room to expand with over 49,658 sq ft lot or 1.14 acres front Palmetto Expressway. With easy access to I-75, Gratiny Parkway, Ft Lauderdale. Owner willing to lease back or deliver vacant. Please do not disturb the tenants. \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III** (786) 486-6655

Prepared for: Fortune Agents



**48 Unit Emerald Apartments - 2491 NW 135 St, Miami, FL 33055**

<b>Property Type:</b>	Multifamily	<b>Price:</b>	\$1,800,000
	Garden/Low-Rise	<b>Price/Unit:</b>	\$37,500
<b>No. Units:</b>	48	<b>Cap Rate:</b>	9.78%

**Building Size:** 52,468 SF  
**Year Built:** 1973

**Property Description:**

Subject property is 48 unit buildings located at 2491 NW 135 St in the city of Opalocka Florida. CURRENTLY VACANT & BOARDED UP consist of 48 apartment units. Built of Solid CBS construction in 1973 & has net rentable area of approx. 52,468 sq ft, and consist of a great mix of 12 1/1, 33 2/1 & 3 Eff. On 135st Corridor easy access to Miami Dade North Campus, Opalocka regional Airport & minutes to I-95. Owners are serious about selling this asset. Average area rents from \$650 for a 2-bedroom apt to \$750, the Eff rent for \$495-Currently BOARDED UP-Proforma Cap 9.78%-The Subject Property consists of one-four story apartment building. The property offers a potential buyer the ability to enter into the extremely strong South Florida multifamily market with a stable asset with substantial upside and a strong and proven exit strategy. It offers considerable upside immediately upon acquisition by rehabbing the entire property. **\*\*Motivated seller \*\* \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice.**

**Manuel Chamizo III (786) 486-6655**



**Beautiful Ponce De Leon- Office Building - Coral Gables, Coral Gables, FL 33134**

<b>Property Type:</b>	Office	<b>Price:</b>	\$4,600,000
	Office Building	<b>Price/SF:</b>	\$242.11/SF

**Building Size:** 19,000 SF  
**Building Class:** B  
**Parking Ratio:** 34/1,000 SF  
**Year Built:** 1970

**Property Description:**

Beautiful Ponce Del Leon Blvd in Coral Gables Office Building. Fantastic opportunity for an investor / developer to acquire this property in the Most desired City in Dade. Located in the center of the business district. This building has 34+ Covered/Secured parking spaces, a rare find in Coral Gables. This building is currently set up for single user but can easily be converted into office condo. Or you can take advantage of the current high-rise intensity zoning permitting structures of upto 13 stories in height to built an office condo project with strip retail. FL is an extraordinary opportunity for an investor / developer to acquire a trophy asset in the heart of one of America's most prestigious Business Communities. The Corner is comprised of a single three-story office style building with an entry lobby, elevator, stairs and private covered parking on the ground floor for 34 automobiles. The 2nd & 3rd floors are currently configured for single user. However the unique arrangement of elevator and stairs will allow each floor to be divided into two, three, or four smaller tenants per floor. This is an excellent opportunity for an investor/developer to consider office condos.

**Manuel Chamizo III (786) 486-6655**

Prepared for: Fortune Agents



**Northwest Tower Apts** - 3190 NW 21 Ave, Miami, FL 33142

<b>Property Type:</b>	Multifamily Garden/Low-Rise	<b>Price:</b>	\$525,000
<b>No. Units:</b>	8	<b>Price/Unit:</b>	\$65,625
<b>Building Size:</b>	4,607 SF	<b>Cap Rate:</b>	7.00%
<b>Year Built:</b>	1972	<b>GRM:</b>	10.42
		<b>Occupancy:</b>	100%

**Property Description:**

\*\*\*REDUCED \*\*\*Excellent Opportunity to own eight (8) Units (All 1Bedroom/1Bath+Den)-592 Sq Ft-built in 1972, CONCRETE BLOCK Construction. 2 story building (4607 sq ft) on a single parcel (8,904 sq ft), 100% of the Units are currently rented Actual Monthly Income = \$4,485 per month. Great property in a hot rental area. Building in very good condition\* PLEASE DONOT DISTURB THE TENANTS\* CALL 786-486-6655 MANNY CHAMIZO III FOR SHOWING INSTRUCTIONS

**Manuel Chamizo III** (786) 486-6655



**Krizia Gardens** - 3 acres Ft Pierce, Fort Pierce, FL 34945

<b>Property Type:</b>	Land Residential (land)	<b>Price:</b>	\$200,000
<b>Lot Size:</b>	3.00 Acres	<b>Price/Acre:</b>	\$66,666.66

**Property Description:**

Excellent opportunity to build your 1, 2 or 3 acre estate. Sold separately or individually. For showing instructions or for more information on this or one of our many excellent listings, call Manny Chamizo at 786-486-6655 or Ana Barcelo at 786-587-7000. \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawals without notice.

**Manuel Chamizo III** (786) 486-6655, **Ana Barcelo** (786) 587-7000



**Stuttgart Properties** - 3149-3183 SW 38th Ct, Miami, FL 33146

<b>Property Type:</b>	Industrial Industrial- Business Park	<b>Price:</b>	\$4,399,900
<b>Building Size:</b>	9,390 SF	<b>Price/SF:</b>	\$468.57/SF
<b>Year Built:</b>	1987	<b>Occupancy:</b>	100%
<b>Clear Height:</b>	25 Ft.		
<b>Dock-High</b>	2		
<b>Doors:</b>			
<b>Grade-Level</b>	2		
<b>Doors:</b>			

**Property Description:**

Hot Coral Gables Miami warehouse in a prime location near Merrick Park Shopping Mall with unlimited redevelopment potential. 20,227 SQ FT (+/-) Lot with a 9,390 SQ FT warehouse built in 1987. City of Miami zoning- Industrial/Commercial Mixed use. Building is in great shape with new roof and can be used for manufacturing, warehousing, shipping and distribution as well as office type uses. Excellent for an art studio/movie productions, comp/high profile business. Property has plenty of room for expansion. Empty Lot directly east of this property just sold for over \$3,100,000 with no improvements! This property has the potential to be redeveloped into Mini-storage, multi-bay warehouses or parking garage. Available for owner user/investor. This site offers an Excellent Location with easy access to US1 & nearby Metrorail Station, South Miami, Coconut Grove and the main growing areas of Miami. You may drive the site but, as usual please do not contact the body shop workers at the site. \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III** (786) 486-6655

Prepared for: Fortune Agents



**Hialeah/Palmetto Office Building** - 550 W 84 St, Hialeah, FL 33014

<b>Property Type:</b>	Office	<b>Price:</b>	\$2,250,000
	Office Building	<b>Price/SF:</b>	\$99.11/SF
<b>Building Size:</b>	22,702 SF	<b>Occupancy:</b>	100%
<b>Parking Ratio:</b>	2/1,000 SF		
<b>Year Built:</b>	1963		

**Property Description:**

Great Opportunity for an investor or owner user to obtain a a 22,702 sq ft office space in the Hot Palmetto/Hialeah area. Property has plenty of room to expand with over 49,658 sq ft lot or 1.14 acres front Palmetto Expressway. With easy access to I-75, Gratin Parkway, Ft Lauderdale. Owner willing to lease back or deliver vacant. Please do not disturb the tenants. THIS IS AN EXCELLENT LOCATION FOR A CHURCH OR SCHOOL. \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice. **Manuel Chamizo III (786) 486-6655**

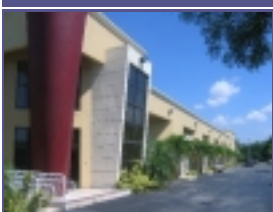


**General Office or Retail Building** - 155 NW 22 Ave, Miami, FL 33125

<b>Property Type:</b>	Office	<b>Price:</b>	\$260,000
	Office Building	<b>Price/SF:</b>	\$173.33/SF
<b>Building Size:</b>	1,500 SF		
<b>Year Built:</b>	1935		

**Property Description:**

High visibility corner location in Little Havana Single story 1,500 square feet building, built in 1935. Office Or retail opportunity directly across from new condo development 6 Parking Spaces. Approximately 60 feet frontage on very busy 22 Ave. The property is Zoned Commercial and includes Multi Family use. Properties Sold in ?AS IS? Condition. Excellent Opportunity \*\*\* At this price wont Last \*\*\* NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. **Manuel Chamizo III (786) 486-6655**



**Tamiami Airport Office-Warehouse Complex** - 12391 SW 130th St., Miami, FL 33186

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$2,850,000
	Warehouse	<b>Price/SF:</b>	\$119.91/SF
<b>Building Size:</b>	23,768 SF		
<b>Year Built:</b>	2007		
<b>Clear Height:</b>	21 Ft.		
<b>Dock-High</b>	4		
<b>Doors:</b>			
<b>Grade-Level</b>	3		
<b>Doors:</b>			

**Property Description:**

2-story multi-bay, multi user and owner-occupied office/warehouse building. The property consists of a single office/warehouse building containing a total of 23,768 sq. ft. The building was constructed in two phases, with the first phase of 7,200 sq. ft. constructed in 1983 and the remainder of the building was newly constructed in 2006. The building is partitioned to provide 5,502 sq. ft. of office space and 18,266 sq. ft. of warehouse area. The building is of concrete block with stucco construction with a flat concrete roof with tar and gravel finish. Grade level entrances with both glass doors and XX ft Loading doors. **Manuel Chamizo III (786) 486-6655**

Prepared for: Fortune Agents



**10 acres-Zoned Retail/BU2 - SW 192 Avenue & 328 Street-Lucy St., Homestead, FL 33030**

**Property Type:** Land **Price:** \$3,500,000  
Retail (land) **Price/Acre:** \$350,000.00

**Lot Size:** 435,600 SF

**Property Description:**

\*\*\*Ideal for Shopping Center Investors\*\* Investment opportunity in Hot Homestead, Florida\*\* 10 acres Currently Zoned BU2 (Retail Commercial) to build large shopping center or super center site. This Site plan is approved and ready to build TODAY- Includes 2 outparcels for Bank, Fast food or Gas station- This is an excellent 10 Acreparcel in the path of progress. Don't miss the opportunity to own scarce retail parcel of land in South Dade County. Adjacent parcel just sold for \$380,000 per acre - All the large builders are in the area Lenar,Shoma,Horton,Caribe etc-\*\*\* Subject to errors, omissions & prior sale without notice \*\*\* \*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III (786) 486-6655**



**Ft Lauderdale Strip Center-100% Leased - 3901 SW 16th St, Fort Lauderdale, FL 33312**

**Property Type:** Shopping Center **Price:** \$1,550,000  
Strip Center **Price/SF:** \$122.05/SF

**Year Built:** 1968 **Cap Rate:** 8.42%

**GLA:** 12,700 SF **Occupancy:** 100%

**Property Description:**

100% Leased! Great opportunity to own in one of Broward's best locations. Located off 441 in a prime section of Broward's future development area. 11,940 Sq ft Rentable Square Feet- with over 1/2 acre (26,136 sq ft) of retail land! All new leases are @ \$15/p/s/f NNN- The center currently is 100% leased will a long history of full occupancy. Current rents in the center are between \$11-17 NNN in a market commanding \$18-20NNN. All leases have annual increases of CPI with a floor of 3% and a ceiling of 5%. Currently two leases have a few months till expiration, thereby allowing an immediate increase in the net operating income once renewed. In addition, all expenses are pass-through to the tenants. Projected Income @ \$15p/sf: \$ 175,500 Cap Rate: 8.42% ROI 11.76%-Shoppes are located in the dynamic and highly sought after retail market of Davie, arguably one of the best location in Broward County if not the Tri-County area. Neighborhood surrounding Victory Shoppes is dominated by single family homes, other retail plazas, and commercial properties on 441. The property has excellent frontage on 16 street and the 441 corner, next to MacDonalds & Gunther VW.

**Manuel Chamizo III (786) 486-6655**



**Palm Avenue Office Building - 4719 Palm Ave, Hialeah, FL 33013**

**Property Type:** Office **Price:** \$445,000  
Office Building **Price/SF:** \$296.67/SF

**Building Size:** 1,500 SF **Cap Rate:** 7.70%

**Year Built:** 1953 **Occupancy:** 100%

**Property Description:**

Modern office building on Palm Ave across the street from Milander Park. Incredible location with maximum exposure and easy access. Central A/C, Reception area, 4 private offices, 4 work stations, 2 bathrooms, and break area. Plenty of parking in front & rear of building. This property is larger than on tax roll. It is located on Palm Ave off of 49th st (NW 103rd Street ) intersection in the dynamic and highly sought after retail market of Hialeah, arguably one of the best location in Dade County. The property has excellent frontage on Palm Ave and the 49th Street corner, next to Walgreens & Wendys. Its great for any kind of office, Real Estate, Mortgage, Travel Agency, Day Care, Medical center, etc. Current lease is month to month and owner can deliver vacant. Owner is motivated call or email listings agent Manny 786-486-6655 for more details This offering is subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III (786) 486-6655**

Prepared for: Fortune Agents



**6 Lots- Homestead-Inside UDB - 190th Ave & 315 St, Homestead, FL 33030**

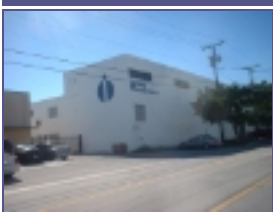
**Property Type:** Land **Price:** \$849,000  
 Residential (land) **Price/Acre:** \$339,600.00

**Lot Size:** 2.50 Acres

**Property Description:**

Priced to sell @ \$849,000 \*\*\*Ideal for Small Home builders at an affordable price\*\* 6 Lots in Hot Homestead area, \*\* 2.5 acres Currently Zoned EUM Excellent project for builder of 6 homes on 14,500 sq ft lots (+/-) An excellent buy in the path of progress. Don't miss the opportunity to own scarce parcels of land inside the UDB in South Dade County. Adjacent parcel just sold for \$180,000 per lot - Strategically Located next to all the large builders--Lennar,Shoma,Horton,Caribe etc-\*\*\* This 2.5 Acre parcel sits on the corner of 315th st & 190th Ave in the comprehensive master plan as Low Density Residential and zoned EU-M. Owner has purchased 2 SUR s for a total of 6 lots to be developed. Sold with T-Plat approved. Comparable homes in the area with similar size lots are selling for over \$200,000.00 per lot with living areas ranging between 2500-3200 Sq. Ft. Seller Financing Available with \$200,000 d/p

**Manuel Chamizo III (786) 486-6655**



**Owen Multi Bay Warehouse - 500 W 83 Street, Hialeah, FL 33014**

**Property Type:** Industrial **Price:** \$2,990,000  
 Warehouse **Price/SF:** \$103.88/SF  
**Occupancy:** 100%

**Building Size:** 28,783 SF

**Year Built:** 1963

**Clear Height:** 30 Ft.

**Dock-High** 4

**Doors:**

**Grade-Level** 3

**Doors:**

**Property Description:**

Great Opportunity for an investor or owner user to obtain a 28,783 (+/-) sq ft warehouse in the Hot Palmetto/Hialeah area. This warehouse has a 2,000 sq ft of air conditioned office space and Phase 3 electric , sprinklered, industrial ceiling fans and all the space you need to grow your business. Property is owner/user moving ready! The subject property has plenty of room to expand with over 40,380 (+/-) sq ft lot, fronting Gratin Expressway. Easy access to I-75, Gratin Parkway, Ft Lauderdale. Owner willing to lease back or deliver vacant. Please do not disturb the tenants. \*\*\*NOTE- This offering is subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III (786) 486-6655**



**Highlands Biscayne Apt - 13770 NE 20 Place, North Miami Beach, FL 33181**

**Property Type:** Multifamily **Price:** \$375,000  
 Garden/Low-Rise **Price/Unit:** \$62,500

**No. Units:** 6

**Building Size:** 2,358 SF

**Year Built:** 1950

**Property Description:**

Location Location!!! Single story 6 unit Apartment building, built in 1950. Redevelopment opportunity to build 10-15 condo type units. Directly across from Biscayne Landing Development. The property is Zoned Hotel/Motel and includes Multi Family use. Properties Sold in AS IS Condition. Excellent Opportunity \*\*\* At this Price it Won't Last \*\*\* NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**Manuel Chamizo III (786) 486-6655**