



1435 BAY RD

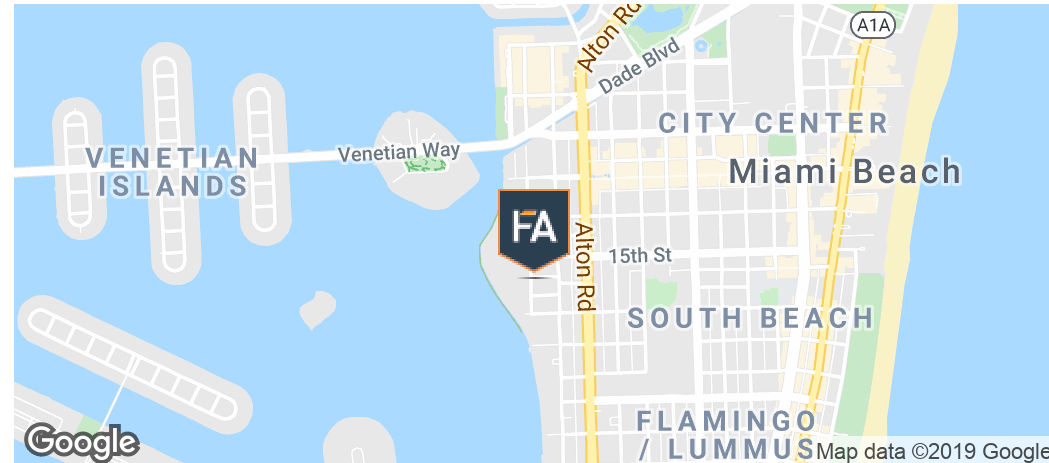
**FOR SALE**  
**LAND FOR APPROVED MULTIFAMILY**  
**PROJECT**



# EXECUTIVE SUMMARY

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



## SALE PRICE

3,200,000



## LOT SIZE

10,952 SF

## PROPERTY OVERVIEW

FA Commercial Advisors is pleased to present for sale a great land parcel for development in Miami Beach. The land has an approved multifamily project ready for construction. This is a great opportunity to develop a multifamily project in the most desirable neighborhood of Miami Beach.

## PROPERTY HIGHLIGHTS

- **Proposed project approved by the city and ready to build**
- **Low-rise multifamily building of 8 - 1,600 SF luxury units**
- **Lot dimensions are approximately 100' x 117' and is zoned as RM-1**
- **Total sealable area is 12,800 SF**
- The land has currently 2 multifamily units that generate a **\$10,000 monthly** income
- The current units provide an approximate Yearly NOI of \$36,459
- Folios: 02-3233-016-0320 & 02-3233-016-0310

# ADDITIONAL PHOTOS

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



1435 Bay Road, Northwest corner view



1435 Bay Road, West view



1435 Bay Road, Northwest corner street view.



1435 Bay Road, North view,



1340 Flamingo Way, North view

# PROJECT RENDER

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



# PROJECT RENDER

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



SOUTHEAST VIEW



SOUTHWEST VIEW



Architect:  
DNA Design and Architecture

TBD GROUP



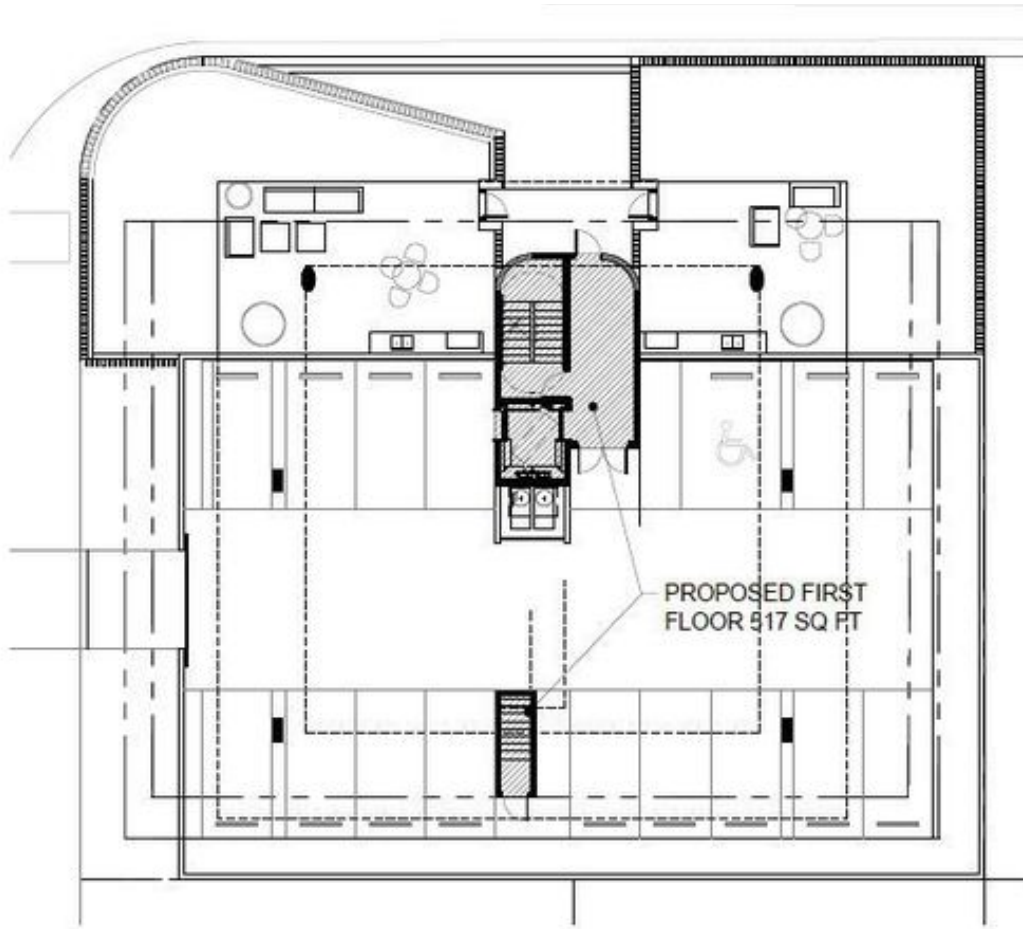
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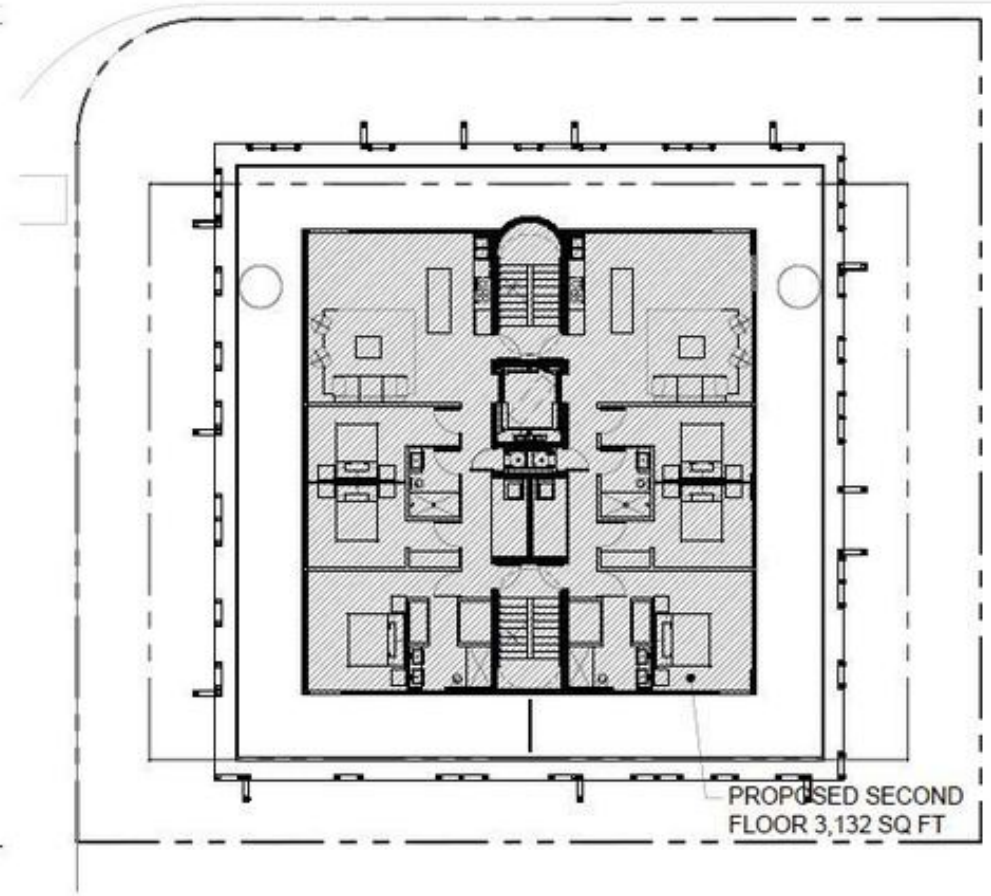
# PROJECT FLOORPLANS

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



1 PROPOSED FIRST FLOOR PLAN  
1/8"=1'-0"

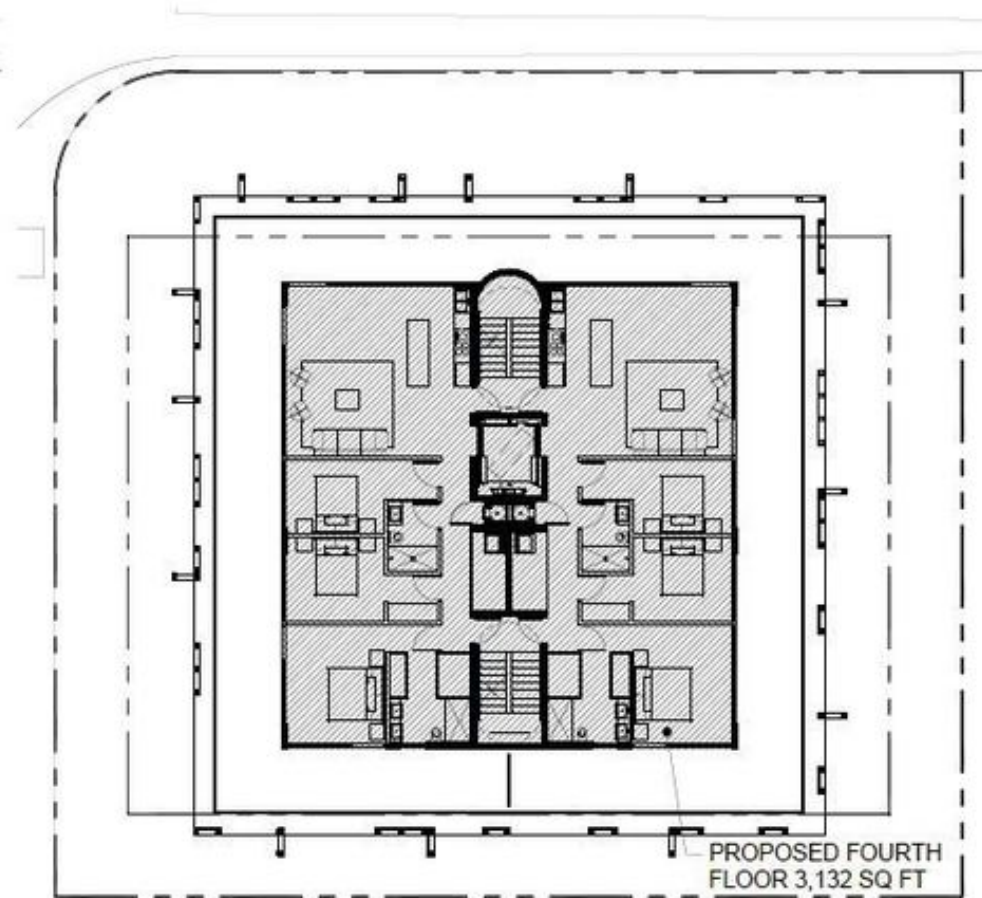
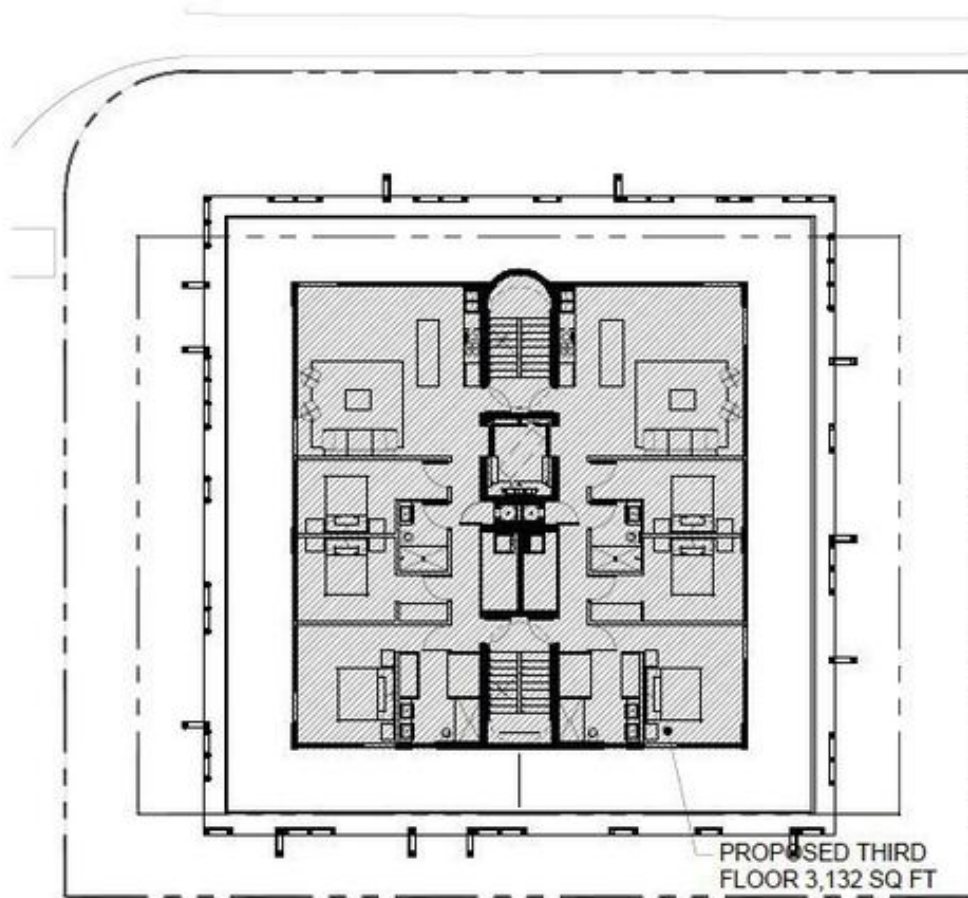


2 PROPOSED SECOND FLOOR PLAN  
1/8"=1'-0"

# PROJECT FLOORPLANS

Land For Sale

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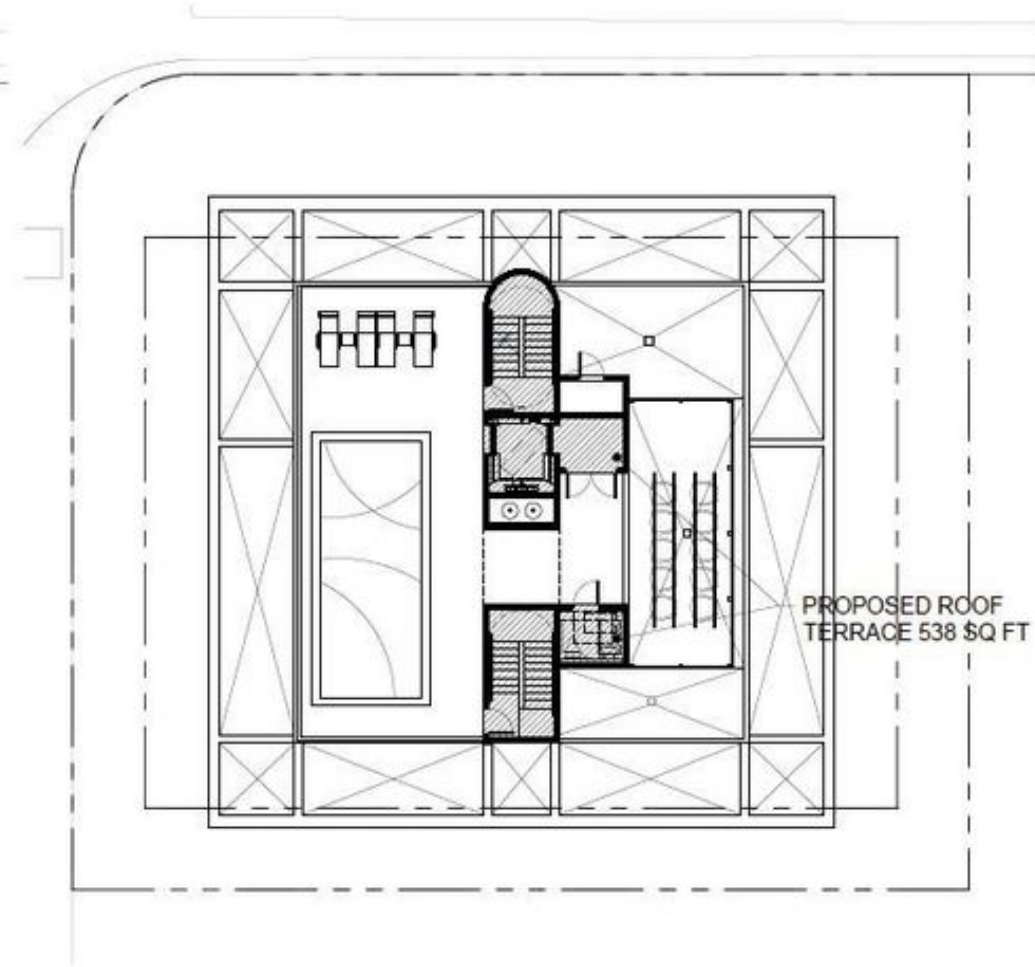
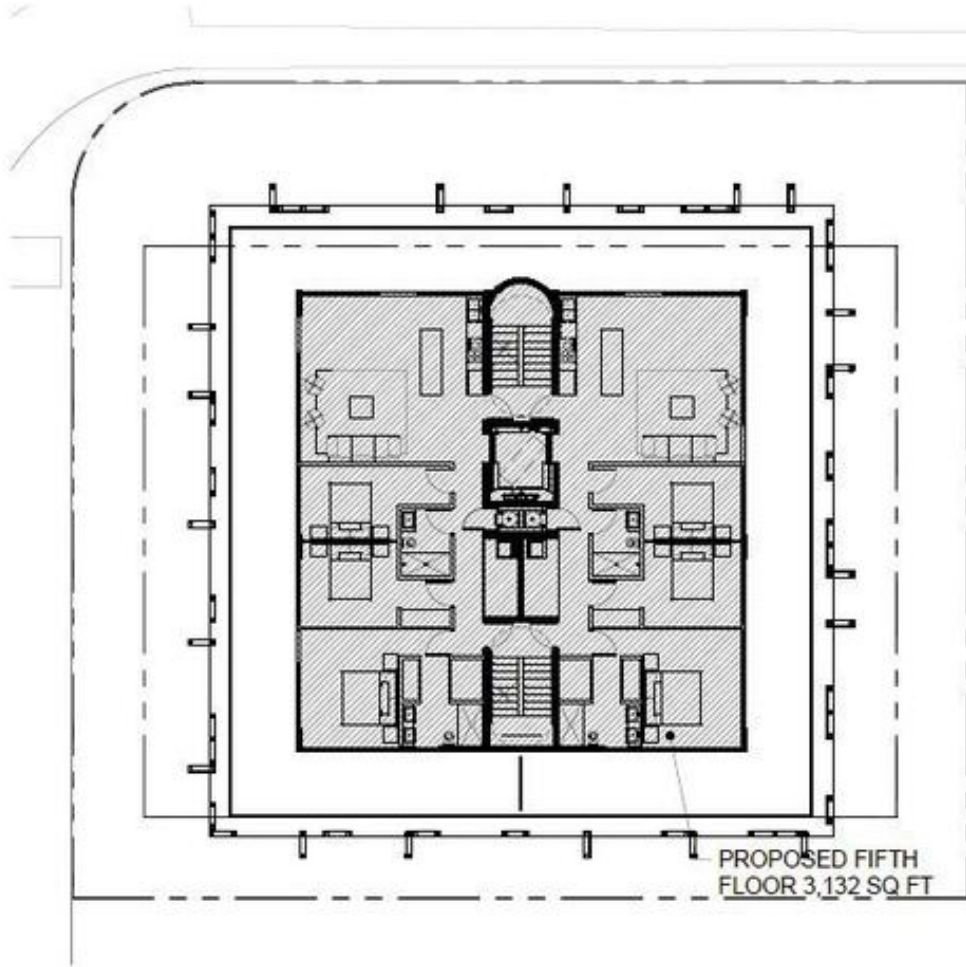
3 PROPOSED THIRD FLOOR PLAN  
1/8"=1'-0"

4 PROPOSED FOURTH FLOOR PLAN  
1/8"=1'-0"

# PROJECT FLOORPLANS

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



5 PROPOSED FIFTH FLOOR PLAN  
1/8"=1'-0"

6 PROPOSED ROOF TERRACE PLAN  
1/8"=1'-0"



# FINANCIALS SCENARIO 1

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139

## Casa Bahia Residences

1435 Bay Road Miami Beach fl 33139

LAND & PROJECT ACQUISITION PRICE	\$	(3,200,000.00)	
LOT SIZE		11,040.00	
SELABLE FAR		10,768.00	8 UNITS
TOTAL BUILDING AREA		13,646.00	1,346.00 UNIT AREA
EXPENSES			
CONSTRUCTION COSTS		(3,015,040.00)	280 \$/SQFT
(R.E. TAXES 2 YEARS)	\$	(76,800.00)	(38,400.00) YEARLY
MISCELANIOUS	\$	(120,601.60)	4% OF CONST COST
INCOME			
PRICE PER UNIT	\$	1,144,100.00	\$ 850.00 AVRG PRICE PER SQFT
GROSS INCOME		9,152,800.00	8 UNITS
SALE COMMSION		(457,640.00)	5%
SALE PROCEEDS		8,695,160.00	
TOTAL COST	\$	(6,412,441.60)	
NOI	\$	2,282,718.40	
CAPE RATE		35.60%	

# FINANCIALS SCENARIO 2&3

Land For Sale

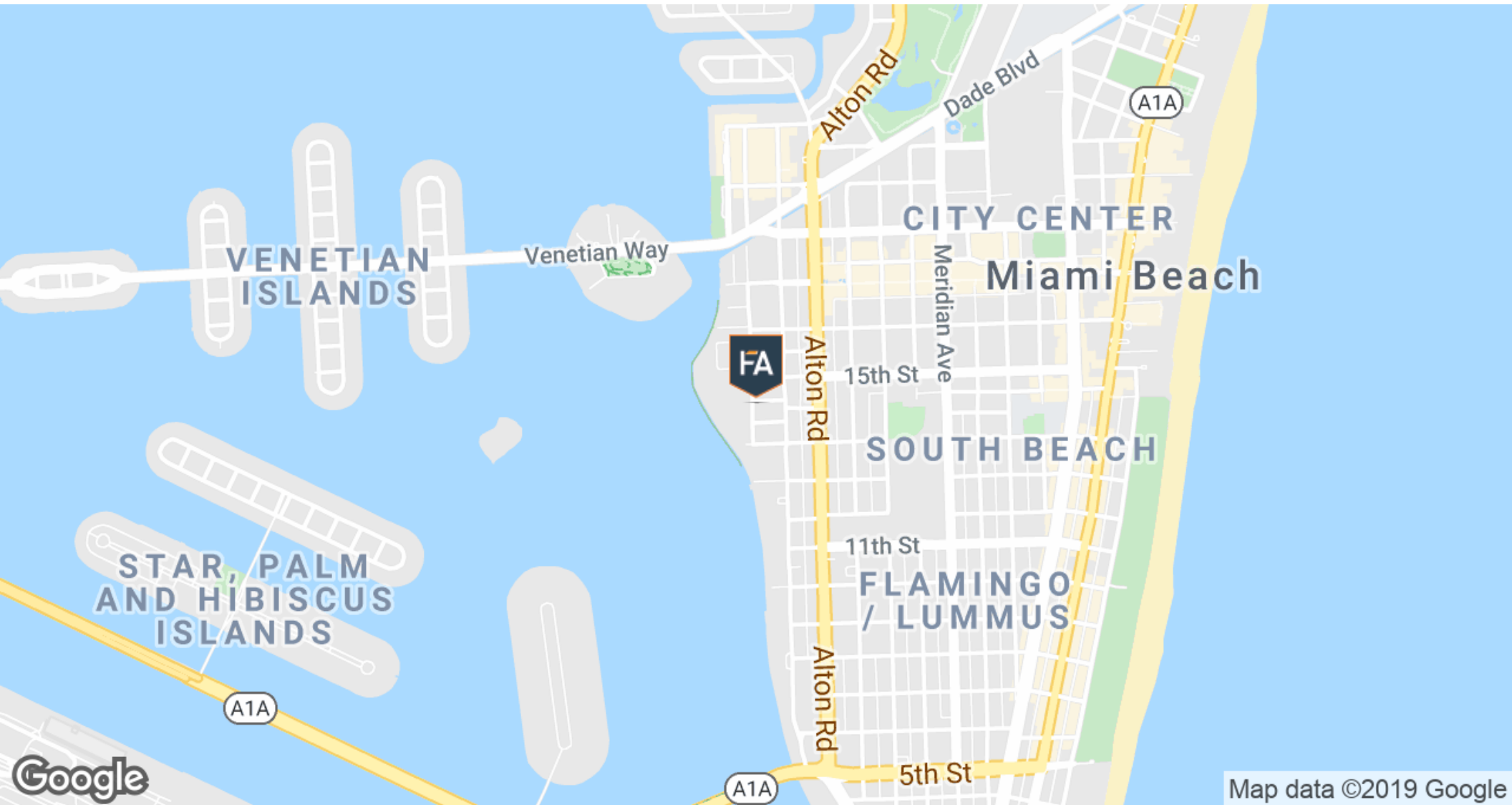
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SCENARIO 2			
INCOME			
PRICE PER UNIT	\$	1,211,400.00	\$ 900.00 AVRG PRICE PER SQFT
GROSS INCOME		9,691,200.00	8 UNITS
SALE COMMISSION		(484,560.00)	5%
SALE PROCEEDS		9,206,640.00	
TOTAL COST	\$	(6,412,441.60)	
NOI	\$	2,794,198.40	
CAPE RATE		43.57%	
SCENARIO 3			
INCOME			
PRICE PER UNIT	\$	1,278,700.00	\$ 950.00 AVRG PRICE PER SQFT
GROSS INCOME		10,229,600.00	8 UNITS
SALE COMMISSION		(511,480.00)	5%
SALE PROCEEDS		9,718,120.00	
TOTAL COST	\$	(6,412,441.60)	
NOI	\$	3,305,678.40	
CAPE RATE		51.55%	

# REGIONAL MAPS

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



# LOCATION MAP

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



Google

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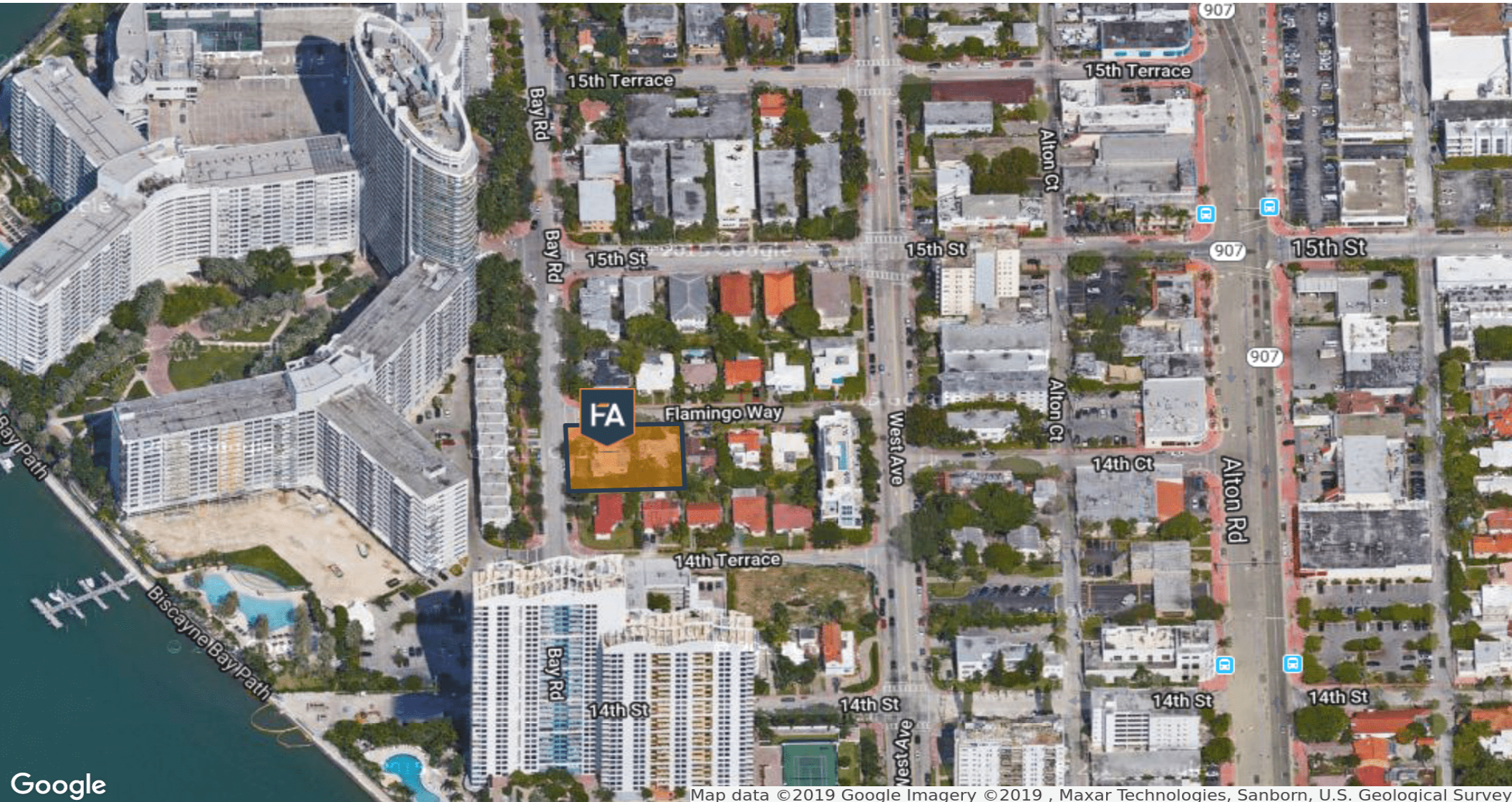
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# AERIAL MAPS

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Google

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# RETAILER MAP

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# DEMOGRAPHICS

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,239	59,745	201,784



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Avg HH Value	\$377,833	\$539,384	\$509,632

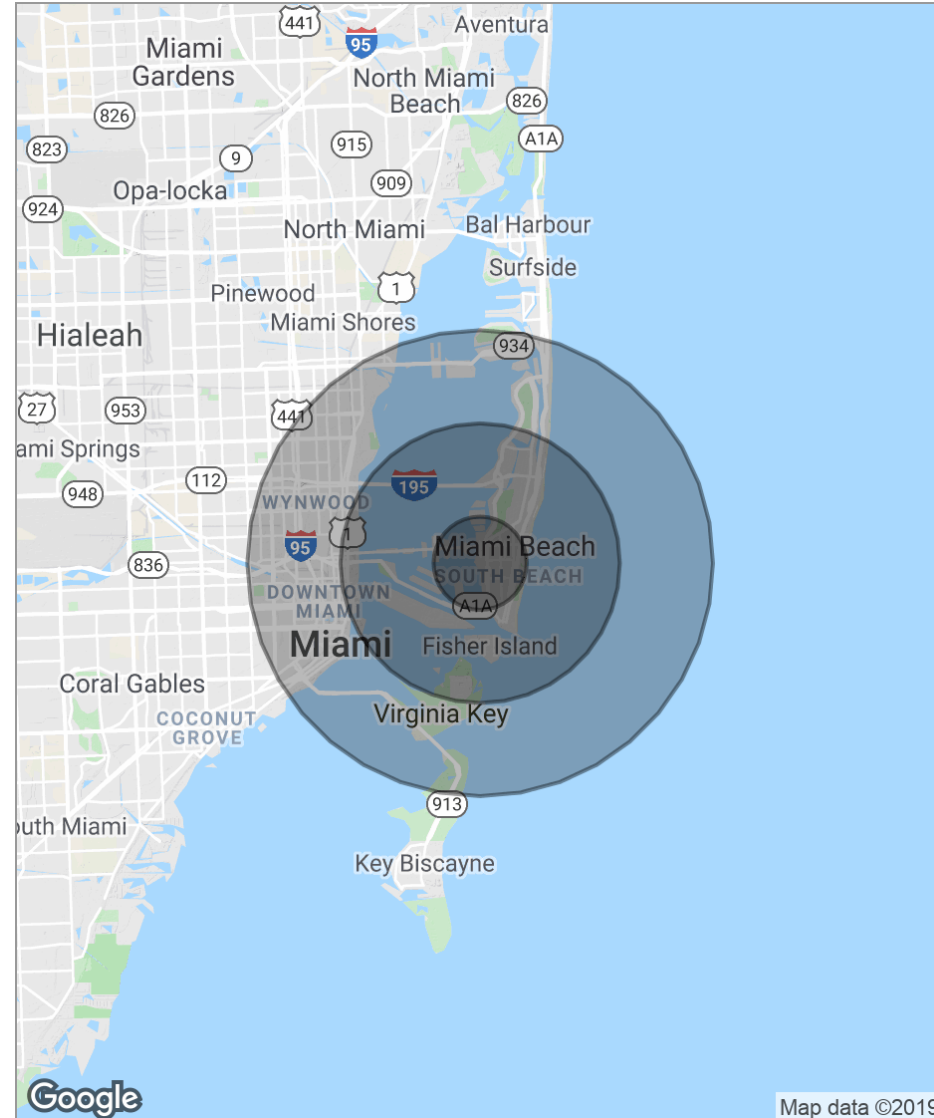


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018	\$68,005	\$85,001	\$66,302



RACE	1 MILE	3 MILES	5 MILES
Total Population - White	24,221	51,363	142,445
Total Population - Black	917	2,136	40,282
Total Population - Asian	459	1,391	3,127
Total Population - Hawaiian	22	21	83
Total Population - American Indian	96	109	261
Total Population - Other	1,946	3,627	12,200

\* Demographic data derived from 2010 US Census



# DISCOVER SOUTH BEACH

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



## HEART OF THE BEACHES AND ART DECO MOVEMENT

South Beach is known for its beaches and the glamorous scene around its happening nightspots and celebrity-chef eateries. Chain stores and indie fashion shops line pedestrian shopping strip Lincoln Road Mall. On Ocean Drive, known for its well-preserved art deco architecture, outdoor cafes offer a ringside view of the scene. Museums include the Wolfsonian-FIU, which has a collection of modern art and objects. South Pointe is an iconic backdrop for many a photo shoot of amateurs and professionals alike. Another local spot to check up is the onsite Smith and Wollensky steakhouse.

## HIGHLIGHTS

- **Award Winning Beaches**
- **Top Rated Restaurants like Nobu, Hakkasan, Juvia, Prime 112 and others**
- A vibrant community with a varied population of residents
- A major destination for tourism in the Greater Miami Area
- More than a mile of white sand beaches
- Heart of the Art Deco movement
- Central location, easy drive to Brickell, Aventura, and Wynwood



# DISCOVER MIAMI

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



Brickell City Centre



Miami Worldcenter



Brightline

## THE TRANSFORMATION OF MIAMI

The already dynamic Downtown Miami market is in the midst of significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment. The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

» Brickell City Centre (BCC): Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street just five blocks from the SLS Brickell. Opening later this year, BCC will feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.

» Miami Worldcenter: Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square-foot convention center, and a 1,700-key Marriott Marquis convention hotel. Expected to open in 2019, Worldcenter is one of the largest private master-planned projects in the country.

» Brightline: The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational in 2018.

# DISCOVER MIAMI

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139



Brickell City Centre



Miami Skyrise



Miami sky line

## THE TRANSFORMATION OF MIAMI

» MiamiCentral: Spanning nine acres next to County Hall, Downtown Miami's "Grand Central" will also include residential (800 units), office (300,000 square feet) and retail/entertainment (180,000 square feet) space.

» SkyRise Miami: By 2019, Miami will be home to its own Eiffel Tower with the construction of SkyRise Miami, a brand new icon on Miami's skyline that is more than just an observation tower with breathtaking 40-mile views of the oceanfront city. Its entertainment venues, including a fine dining restaurant, exclusive nightclub, ballroom, and distinctive event space, are designed to be enjoyed by tourists and residents alike. The estimated cost of the project exceeds \$400 million.

» Record Tourism and Visitation: Miami achieved record tourism for the sixth consecutive calendar year in 2015, bringing in 15.5 million visitors that spent at least one night, a 6.4 increase over the prior year. Miami's tourism numbers have increased 12 out of the last 13 years, growing at a CAGR of 3.3 percent since 2002, with visitation historically split roughly 50/50 between domestic and international visitors. Visitation continues to grow each year as both Miami International Airport (MIA—the 10th-busiest airport in the country) and Fort Lauderdale-Hollywood International Airport (FLL—the 21st-busiest airport in the country) achieved record passenger traffic in 2015, with overall passenger traffic up 8.3 percent at MIA, and up 9.3 percent at FLL. Miami, already the world's busiest cruise port, also witnessed its second-highest cruise passenger traffic total ever in 2015 (finishing just 0.5 percent below 2014's record number).

# OFFICIAL BIO

Land For Sale

1435 BAY RD , MIAMI BEACH, FL 33139

## FABIO FAERMAN

CCIM | Broker Associate



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**FORTUNE**  
INTERNATIONAL  
— REALTY —

## PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune International Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five consecutive years he has been awarded as the #1 Top Producing Broker of Fortune International Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petite, La Cantina # 20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Ubreakifix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence, and Granier Bakery.

## EDUCATION

CCIM, MBA, BA in Architecture

## ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by Edgardo Defortuna. Since then, the company experienced exponential growth to include brokerage activities, property management, financing, new development sales and proprietary developments.

What started as a boutique company has now become one of the leading real estate firms in South Florida with 12 local offices as well as 6 international locations, reaching revenue of \$3billion annually.

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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# CONFIDENTIALITY

Land For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

*Presented By:*

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