



10751
NW 25th STREET

DORAL ASSISTED LIVING

FREE STANDING ASSISTED LIVING FACILITY | DORAL, FLORIDA 33172

CBRE

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior

written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries

and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Disclaimer: This is a rendering of proposed site plans subject to change and city approval.



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OFFERING SUMMARY



THE OFFERING

CBRE, as exclusive representative, is pleased to present the opportunity to acquire the Doral Assisted Living Development Land, an approximately ±3.72 acre pristine land site located in highly sought after Doral, FL on NW 25th Street off the Palmetto Expressway.

Consisting of an impressive ±550 feet of street frontage (combined area on both NW 25th and NW 27th Streets), the site will be delivered shovel-ready for a freestanding emergency department or acute surgical center building. The site is in the process of being site-plan approved for a developer to build. The area is currently zoned I-Industrial and according to the City of Doral Zoning Code which allows for a variety of land uses (refer to zoning analysis pg.9).

This development land presents a rare opportunity to acquire a critical volume of land in one of the fastest-growing and most promising markets in the country. The zoning code is very flexible to allow for many types of development in the area. This is a well-trafficked area, with average traffic counts approaching 25,500 cars and 3,086 trucks daily. The area has strong demographics, with an average household income of \$122,055 annually within a 1 mile radius. The area is also centrally located and easily accessible via the Palmetto Expressway, Dolphin Expressway and Florida Turnpike.

Doral is centrally located in northwest Miami-Dade County, and borders 3 major expressway systems (836, 826, and Florida’s Turnpike). Located near two international airports, several international seaports, railways and highways, Doral provides access to the global marketplace. Being part of Miami-Dade County gives the added advantage of being close to over 2.7 million people and almost 84,000 businesses.

OFFERING HIGHLIGHTS

- Prime ±3.72 acre development site in the heart of Doral
- 7 million habitants in South Florida
- 747,145 people within a 15-minute drive
- 28,586 vehicles per day
- Access from north and south sides of the development
- 5:1,000 parking ratio
- Strategic Miami-Dade County location
- Frontage: 250’ on NW 25th Street and 300’ on NW 27th Street
- Utilities: Electric, gas, municipal water and sewer are extended to the site.
- 9 Minutes to Miami Airport
- 16 Minutes to Port of Miami

ASSET OVERVIEW

Address	10751 NW 25th Street, Doral, FL 33172
Zoning	Refer to zoning analysis pg.9
Site Size	±3.72 Acres
Folio No.	35-3030-034-0010
Lease/Sale Rate	Inquire

SURVEY

TITLE REVIEW NOTES:

All the following documents filed under SCHEDULE B - SECTION II, Pursuant to Commitment of Title prepared by First American Title Insurance Company, effective date March 14, 2017, at 8:00 A.M., First American File No: 1062-3727816, Customer Reference No: L17025, furnished by the client to the undersigned were reviewed to show any matters affecting the subject property.

LIST OF DOCUMENTS:

- Reservations in favor of the State of Florida as set forth in Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded March 11, 1976, in Deed Book 176, Page 339. DOES APPLY, NOT PLOTTABLE.
- Agreement for the construction of sanitary sewage facilities and for the disposal of sanitary sewage recorded August 1, 1980, in O.R. Book 10826, Page 1526. DOES APPLY, NOT PLOTTABLE.
- Right of Way Deed recorded December 30, 1983, in O.R. Book 12012, Page 1332. (Parcel 2). DOES NOT APPLY, AS SHOWN HEREIN.
- Agreement for the construction of water facilities and for the provision for water service recorded August 1, 1980 in O.R. Book 10826, Page 1599. THIS AGREEMENT WAS SUPERCEDED BY THAT CERTAIN AGREEMENT LATER RECORDED IN O.R. BOOK 16832, PAGE 2200; DOES APPLY, NOT PLOTTABLE.
- Right of Way Deed recorded December 30, 1983, in O.R. Book 12012, Page 1332. (Parcel 2). DOES NOT APPLY, AS SHOWN HEREIN.
- Agreement for the construction of water facilities and for the provision for water service recorded August 1, 1980 in O.R. Book 10826, Page 1599. THIS AGREEMENT WAS SUPERCEDED BY THAT CERTAIN AGREEMENT LATER RECORDED IN O.R. BOOK 16832, PAGE 2200; DOES APPLY, NOT PLOTTABLE.
- Covenants, conditions, restrictions and easement rights contained in Water and Sewer Agreement with Metropolitan Dade County recorded June 29, 1995, in O.R. Book 16832, Page 2200. DOES APPLY, NOT PLOTTABLE.
- Easements, restrictions and other matters set forth on the Plat of F.I.Z. Subdivision recorded in Plat Book 153, Page 35. (Parcel 1). DOES APPLY, THOSE MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREIN.
- Agreement regarding sewer the recorded July 24, 1998, in O.R. Book 18233, Page 2777. (Parcel 1) DOES APPLY, THOSE MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREIN.
- Agreement for Governance of F.I.Z. Plat Property Owner's Association and Declaration of Covenants and Restrictions recorded July 25, 2001, in O.R. Book 19800, Page 370. (Parcel 1) DOES APPLY, THOSE MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREIN.
- Limited Sign Easement Agreement recorded July 27, 2001, in O.R. Book 19800, Page 370. (Parcel 2). DOES APPLY, THOSE MATTERS WHICH ARE PLOTTABLE ARE SHOWN HEREIN.
- Non-exclusive Ingress and Egress Easement and Construction Agreement recorded June 19, 2000, in O.R. Book 19862, Page 2429. DOES APPLY, AS SHOWN HEREIN.
- Exclusive Parking Easement and Construction Agreement filed June 19, 2000, in O.R. Book 19160, Page 2443. (Parcel 1). DOES APPLY, AS SHOWN HEREIN.
- Riparian and littoral rights are either guaranteed nor insured. (Parcel 2). NOT REVIEWED AS PART OF THIS SURVEY.
- Terms and conditions of any existing unrecorded lease(s), and all rights of lease(s), and any parties owning through the lease(s) under the lease(s). NOT REVIEWED AS PART OF THIS SURVEY.

NOTE: All recording references herein shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise stated.

ZONING RESTRICTIONS:

The subject property is currently zoned I (Industrial) under City of Doral multiple uses are permitted and such uses are listed in Section 65-060 of the Code of City of Doral, Miami-Dade County, Florida.

SETBACK FOR INDUSTRIAL UNDER SECTION 68-02-4:

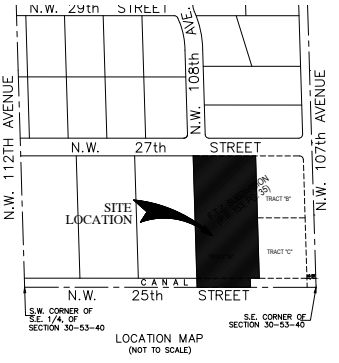
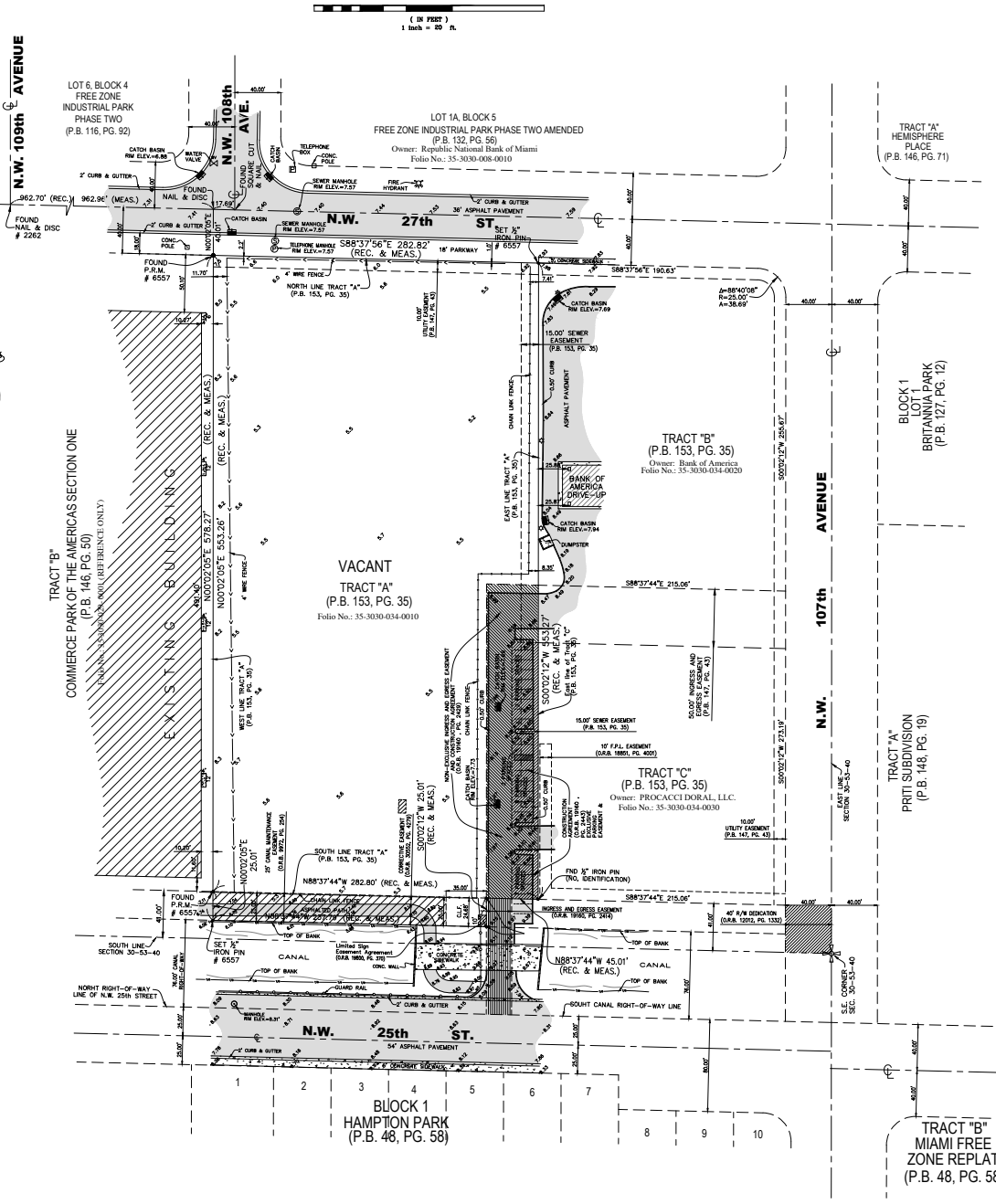
- Front: Twenty (20) feet.
- Side Street: Fifteen (15) feet.
- Interior Side: Five (5) Feet where the adjacent property is BU or IJ.
- Rear: Five (5) feet from business or industrial district boundary.
- Between Buildings: Ten (10) feet.
- Building Height: Within of adjacent Right-Of-Way.

PARKING RESTRICTION FOR INDUSTRIAL UNDER SECTION 27-133:

One space per 1,000 square feet of gross warehouse floor area up to 10,000 square feet; one space per 2,000 square feet of gross warehouse floor area thereafter. Regardless of use, a minimum of ten parking spaces per each bay. Office, retail and wholesale showroom areas provided in conjunction with the Industrial use shall have parking spaces provided for such areas as otherwise contained in this article. The formula requiring the greatest number of parking spaces shall be applied in determining the number of spaces to be determined.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DESCRIPTION
AS	[Symbol]	Asphalt Pavement
CL	[Symbol]	Center Line
CA	[Symbol]	Canal
GR	[Symbol]	Grass
IR	[Symbol]	Iron Reinforcement
MA	[Symbol]	Manhole
MI	[Symbol]	Masonry
PL	[Symbol]	Pipe Line
PR	[Symbol]	Proprietary Right
RI	[Symbol]	Riparian/Littoral Interest
SC	[Symbol]	Sewer Catch Basin
SH	[Symbol]	Shrubbery
SI	[Symbol]	Site
SO	[Symbol]	Soil
ST	[Symbol]	Street
SW	[Symbol]	Water
TH	[Symbol]	Telephone
TR	[Symbol]	Track
UN	[Symbol]	Unknown



LEGAL DESCRIPTION:
Tract A of F.I.Z. SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 153, at Page 35 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- The herein optional Property was surveyed and described based on the Legal Description, as shown on Exhibit "A" of the Title Commitment Number 1062-3727816, Customer Reference No: L17025.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.
- Accuracy: The expected use of the land is "High Risk Commercial", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement, and conforms to the Standards of Practice set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: ALTA Survey.
- Area Parcel 1: 162,372.50 Sq. Ft. or 3.73 Acres +/-.
- North arrow and bearings shown hereon and North arrow direction are based on an assumed value of: N89deg57min48sec along the East line of Section 30-53-40.
- Elevations are based on: National Geodetic Vertical Datum of 1929
- Miami-Dade Bench Mark Used: N-498 Elevation=6.50(N.G.V.D.) N.W. 25th Street --- 20' North of North E/P N.W. 112th Avenue --- 47' East of East Guard Rail PK Nail in top of Culvert Headwall 10' E.S.E. of witness post
- Property Address: 15) Flood Zone: "A1" Base Flood Elev. 6.00' (N.G.V.D.) 107XX N.W. 27th STREET FEMA Panel Number: 22004 0286 L Miami, Florida, 33172 Date: September 11, 2009
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party: a) DORAL CENTER, LLC. b) c) d)
- Field Book: A-531 31-35 Project No: 12-037-0364 Plat No: 02A392-5401
- This Map of Survey is intended to be displayed at a scale of One inch equals 40 feet or smaller.

SURVEYOR'S CERTIFICATE:
Certified To: Doral Center, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS Land Title Surveys, jointly established in 1993, as amended, and Florida Statutes, Sections 467.01, 467.02, 467.03, 467.04, 467.05, 467.06, 467.07, 467.08, 467.09, 467.10, 467.11, 467.12, 467.13, 467.14, 467.15, 467.16, 467.17, 467.18, 467.19, and 20 of Table A thereof.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 467.001 (Formerly 467.01), Florida Administrative Code, and conforms to the Standards of Practice set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.
The field work was completed on APRIL 07, 2017.
Date of Plot or Map: APRIL 11, 2017

FORD, ARMENTEROS & FERNANDEZ, INC. LB 6557
Original Field Work Date: May 08, 2012
Revision 1: April 11, 2017 (Alta Survey)
Revision 2: July 10, 2017 (Update Alta Survey to Show Easement)
Revision 3: November 29, 2017 (Re-certification)





DEVELOPMENT PLAN

PERMITTED USES



Zoning

The following future uses are permitted in the industrial district (I): Medical Offices, Professional Offices, Assisted Living Facilities, Restaurants, Hotels and Motels with a maximum density of 75 units per acre; Retail with 15% ancillary usage; educational facilities, public schools, trade schools, religious facilities, day care facilities, warehouses, showrooms, light manufacturing, self-storage (for which a site plan approval and full construction plans are available for permitting on the northern third of the site), Places of assembly (banquet halls, private clubs, convention and auditoriums), recreation facilities, automotive rental, mini-warehouses, motion picture production studios, parking lots, kennels, and banks. FAR is 50% ground floor and 25% above ground floor. Height is 80 feet which is width of right of way.

ZONING ANALYSIS

A. Purpose

The intent and purpose of the industrial district (I) is to allow for industrial uses in the city, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

B. Permitted Uses - Generally

- (1) Residential uses.
- (2) Professional offices.
- (3) Medical offices.
- (4) Restaurants.
- (5) Hotels and Motels.
- (6) Retail and services.
- (7) Educational facilities.
- (8) Public schools.
- (9) Trade schools.
- (10) Religious facilities.
- (11) Day care facilities
- (12) Warehouses.
- (13) Showrooms.
- (14) Manufacturing, light.
- (15) Places of assembly.
- (16) Recreation facilities.
- (17) Automotive rental.
- (18) Miniwarehouses or self-storage facility.
- (19) Motion picture production studios.
- (20) Parking lots.
- (21) Kennels.
- (22) Banks.
- (23) Brewpubs.
- (24) Vertical indoor farms.



AREA OVERVIEW



“THE REGION’S ECONOMIC AND JOB GROWTH CONTINUES TO
OUTPACE THE
NATIONAL AVERAGE”

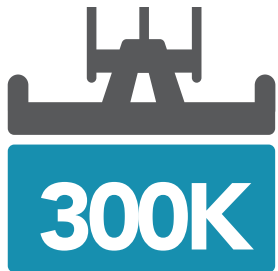
SOUTH FLORIDA

South Florida is a region of the U.S. State of Florida. As the name implies, it comprises the southernmost part of the state. While South Florida has no official boundaries or status, and is defined differently by different sources, it commonly refers to Miami-Dade, Broward, and Palm Beach County. The region is the growth engine for the State of Florida as a whole, and has a total population of over 6,200,000. The region’s growth was fourth-fastest in the U.S., according to the Census Bureau. Overall, the State of Florida recently surpassed New York to become the third most populous state in the nation. South Florida’s phenomenal population, economic, and job growth rate is projected to outpace the national average through 2030.

MIAMI

GATEWAY TO THE AMERICAS

Miami's location in the center of the Western Hemisphere makes the Miami International Airport (MIA) and Port of Miami critical channels for international trade and commerce. Significant investment in shipping and distribution infrastructure has positioned Miami for continued growth within this segment and will further solidify Miami's position as the Gateway to the Americas.



JOBS
SUPPORTED BY
INTERNATIONAL TRADE



\$35B ANNUAL ECONOMIC IMPACT
OF PORT OF MIAMI

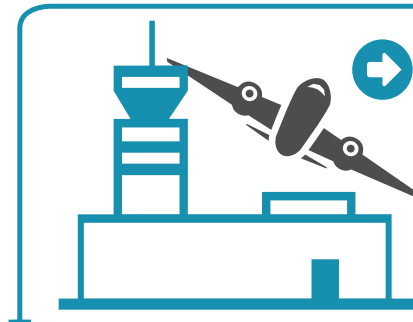
OVER 1 MILLION
CARGO **TEUs** PROCESSED
ANNUALLY THROUGH **PORT OF MIAMI**



\$1.6
BILLION
IN RENOVATION COST
TO **PORT OF MIAMI**



NO CORPORATE **FRANCHISE TAX**
NO STATE PERSONAL **INCOME TAX**
NO TAXES ON **INVENTORIES**
NO TAXES ON **FOREIGN INCOME**



MIAMI INT'L AIRPORT
1ST IN
INTERNATIONAL
FREIGHT IN U.S.

DORAL AREA OVERVIEW



DOWNTOWN DORAL DEVELOPMENT

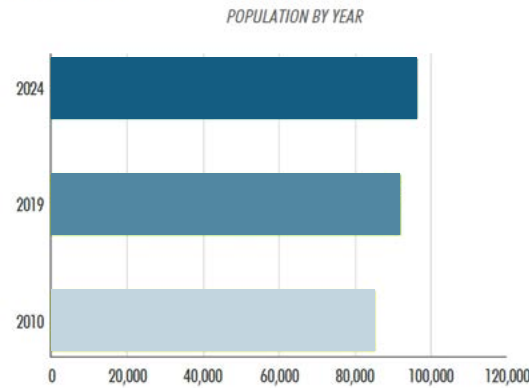
The City of Doral enjoys one of the fastest growing local economies in the region. The scale and diversity of its leading companies make Doral a nationally significant local economy with considerable global reach. Doral is home to approximately 6,802 businesses employing 102,235 workers, with total sales revenue in 2016 estimated at over \$69.4 Billion.

This total volume of sales revenue, concentrated in such a small geographic area, represents \$679,634 per worker, or over \$1.35 Million per resident, and as such is one of South Florida's, and the State's, most productive local economies. In addition, the City is home to 28 company headquarters. Many of these companies are global leaders in their respective industries, including Carnival Cruise line, Hellmann Worldwide Logistics, World Fuel, Perry Ellis International, DHL Global Forwarding, Amadeus, and US Century Bank. The city also has an important concentration of small but significant businesses that play a crucial role in the City's economic stability, job creation, and industry diversification.

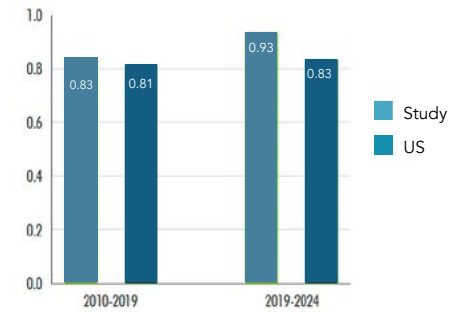
An estimated 2,720 businesses or 40 percent of all business establishments earn more than \$1 million in sales annually. Doral is also the proud of home of the United States Southern Command, a military installation responsible for all operations in Latin America employing over 4,000 service men and women and civilians. According to the Bureau of Economic Analysis, "US Southern Command, which moved its headquarters to Doral more than 20 years ago, has amassed a combined economic impact in Miami-Dade County of 53,151 jobs, \$5.4 billion in sales, \$5.1 billion in gross regional product and 4 percent of total gross product since 2011." As a result of all these elements, the City of Doral has rapidly grown into a major jobs center for the region, attracting international corporations across a wide array of industries.

DORAL AREA STATS

POPULATION



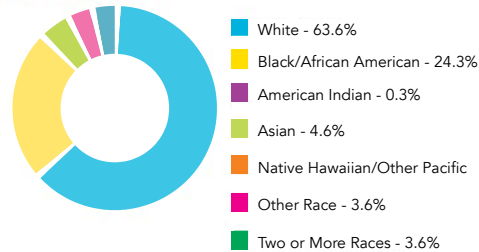
% ANNUAL POPULATION GROWTH



EMPLOYMENT

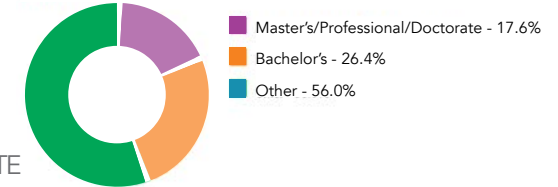
3.7% RESIDENTIAL UNEMPLOYMENT RATE

RACE & ETHNICITY



27.3% HISPANIC/LATINO POPULATION (ALL RACES)

EDUCATION



INCOME

\$75,313

MEDIAN HOUSEHOLD INCOME

\$39,953

PER CAPITA INCOME

PROCESS AND OFFER INSTRUCTIONS

Distribute Offering Memorandum:

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

Marketing Period:

During the marketing period, interested parties are encourage to: (i) review materials posted to the "Virtual Deal Room" section of www.DoralCenterDevelopment.com; (ii) schedule showings / market tours with exclusive listing brokers (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

Offering Process:

Offers are due in writing and should include the following:

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period

Investor Information:

- Description of purchaser's entity structure and capital source
- Description of purchaser's debt source and terms (if applicable)
- Please provide details on purchaser's experience in owning commercial real estate
- Description of purchaser's due diligence process
- Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating your offer

Condition of Sale:

The property is being offered in its "as is" condition. Purchaser shall confirm by Purchaser's own due diligence the condition and suitability of the Property, without any reliance upon information provided herein.

Please submit one electronic copy of the offer to Larry Genet at larry.genet@cbre.com.



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