

# 1501 NW 79th ST

33147, FL



## A PROPOSAL FOR COMMERCIAL SERVICES

**KW COMMERCIAL**  
700 NE 90th Street, Suite A  
Miami, FL 33138

*PRESENTED BY:*

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# Executive Summary



<b>SALE PRICE:</b>	\$715,000
<b>CAP RATE:</b>	8.37%
<b>NOI:</b>	\$59,856
<b>LOT SIZE:</b>	0.38 Acres
<b>BUILDING SIZE:</b>	5,984 SF
<b>YEAR BUILT:</b>	1949

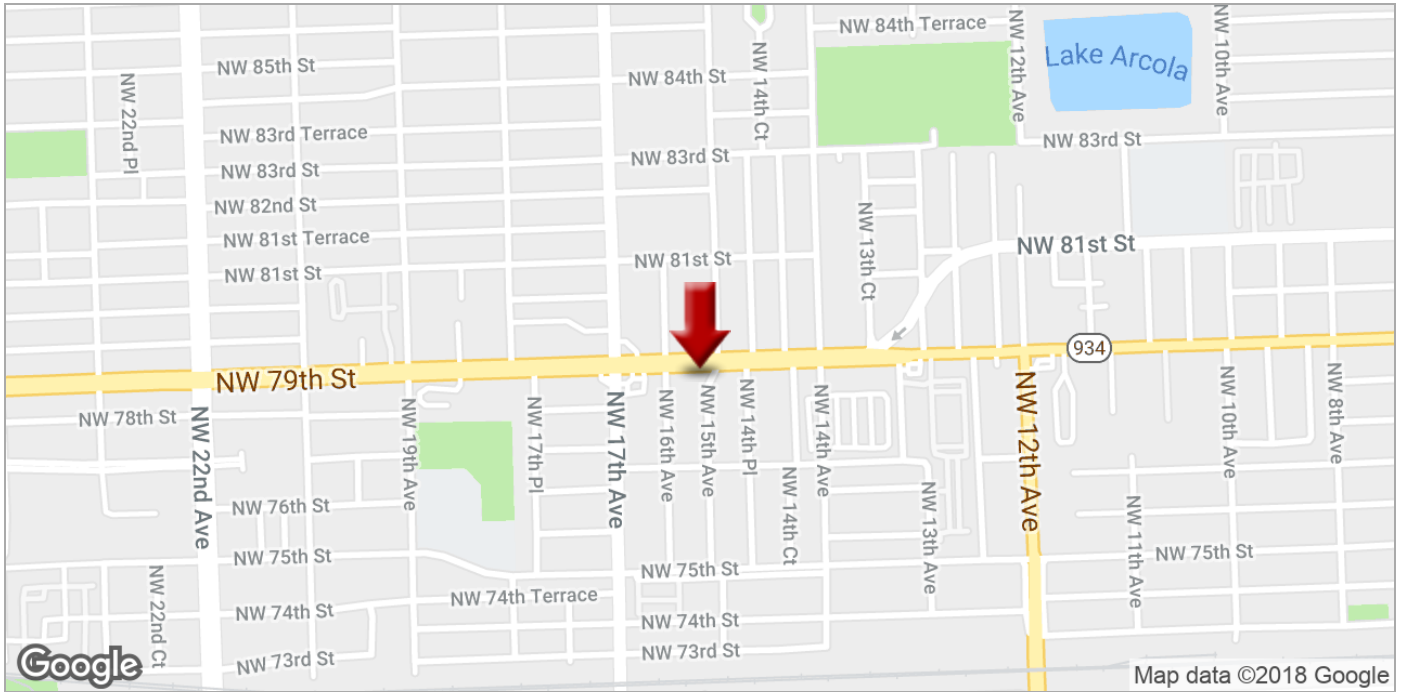
## PROPERTY OVERVIEW

We have the opportunity to present an excellent opportunity for an investor to own this 6,000 square foot building on a 16,000 plus lot, right on the main street of NW 36th! This building is located only five miles from a whole foods, four from a Publix and three miles from Starbucks. This is an area on the verge of growth. With direct access to I-95, the opportunities are endless.

# Additional Photos



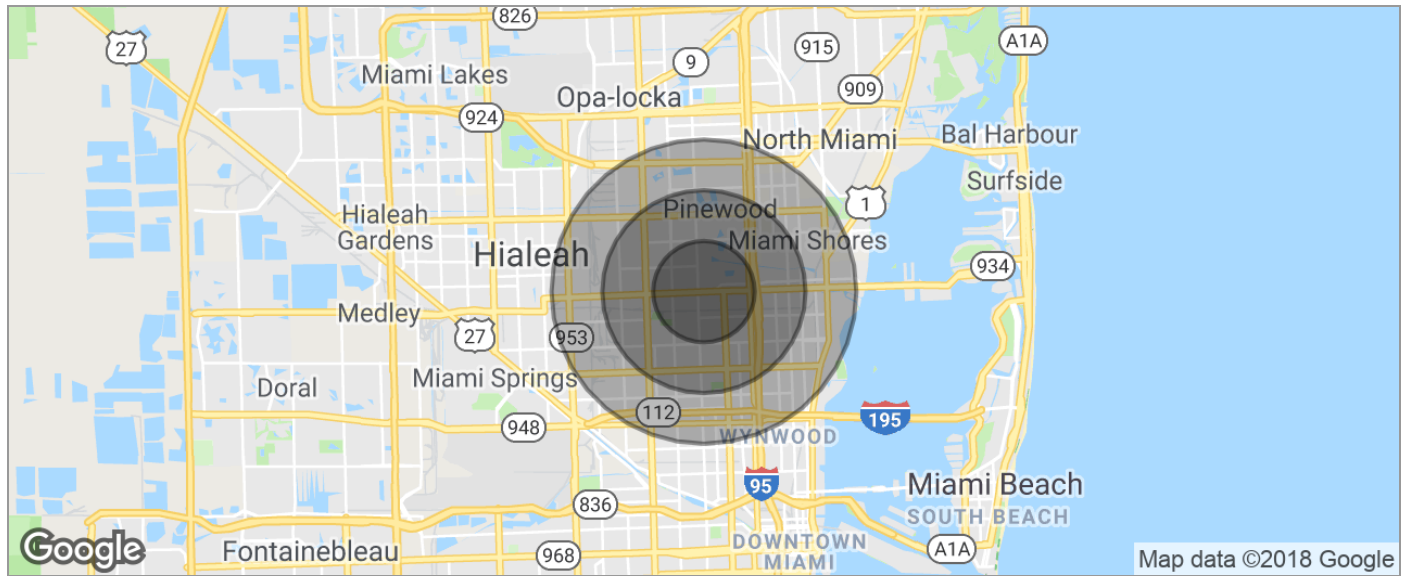
# Location Maps



# Aerial Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	19,992	87,724	203,805
MEDIAN AGE	32.5	32.5	34.0
MEDIAN AGE (MALE)	27.2	29.4	31.8
MEDIAN AGE (FEMALE)	35.3	34.7	35.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	6,425	28,345	64,142
# OF PERSONS PER HH	3.1	3.1	3.2
AVERAGE HH INCOME	\$35,728	\$34,639	\$38,294
AVERAGE HOUSE VALUE		\$225,411	\$252,507

\* Demographic data derived from 2010 US Census

# Rent Roll

UNIT SIZE (SF)	ANNUAL RENT	% OF GLA
5,984	\$71,808	100.0
5,984	\$71,808	

# Income & Expenses

<b>INCOME SUMMARY</b>		<b>PER SF</b>
Rent	\$72,000	\$12.03
<b>GROSS INCOME</b>	<b>\$72,000</b>	<b>\$12.03</b>
<b>EXPENSE SUMMARY</b>		<b>PER SF</b>
R.E. Tax	\$6,908	\$1.15
Insurance	\$5,236	\$0.88
<b>GROSS EXPENSES</b>	<b>\$12,144</b>	<b>\$2.03</b>
<b>NET OPERATING INCOME</b>	<b>\$59,856</b>	<b>\$10.00</b>



# Financial Summary

## INVESTMENT OVERVIEW

Price	\$715,000
Price per SF	\$119.49
CAP Rate	8.4%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	\$27,916
Debt Coverage Ratio	1.38

## OPERATING DATA

Gross Scheduled Income	\$72,000
Other Income	\$0
Total Scheduled Income	\$72,000
Vacancy Cost	\$0
Gross Income	\$72,000
Operating Expenses	\$12,144
Net Operating Income	\$59,856
Pre-Tax Cash Flow	\$16,382

## FINANCING DATA

Down Payment	\$0
Loan Amount	\$715,000
Debt Service	\$43,474
Debt Service Monthly	\$3,622
Principal Reduction (yr 1)	\$11,534