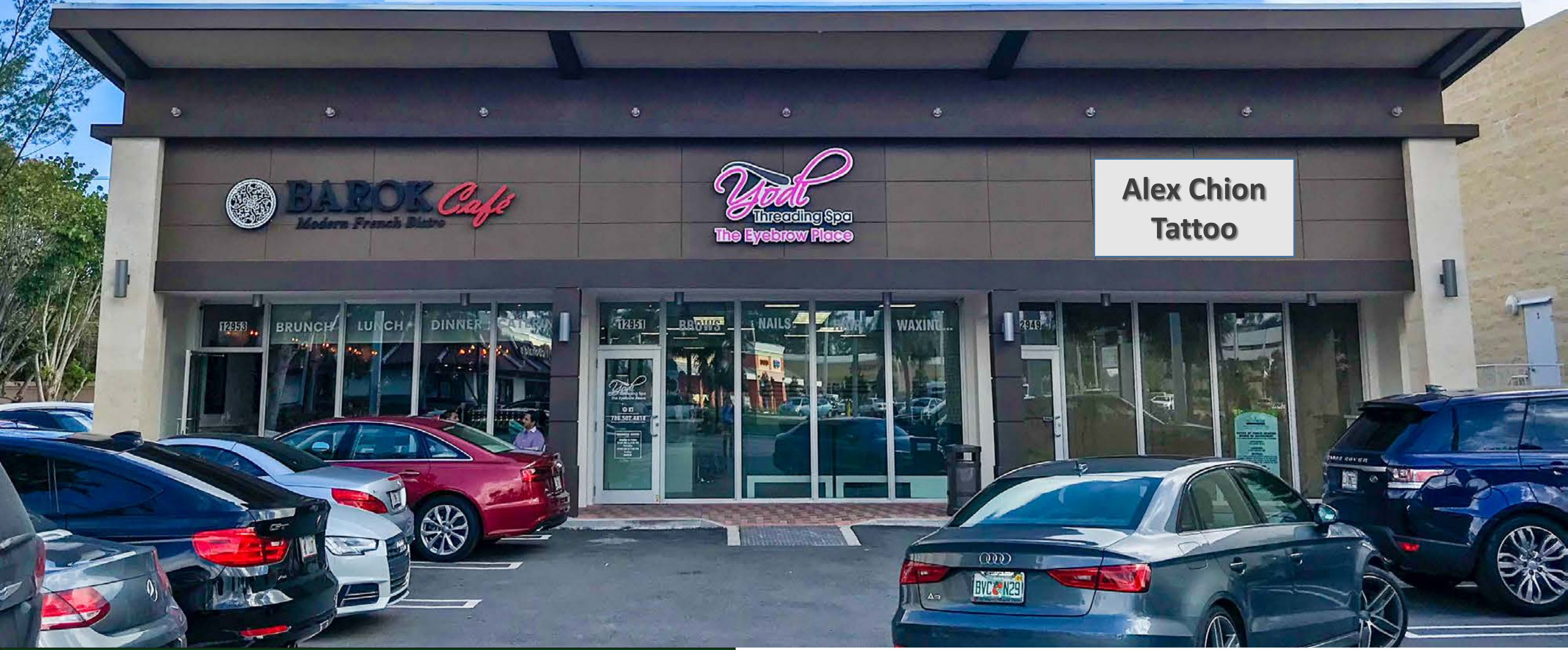


# For Sale

12949-12953 Biscayne Blvd. Miami, FL 33181



BEACON HILL | PROPERTY GROUP

OFFERING MEMORANDUM

# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of 12949-12953 Biscayne Blvd. Miami, FL 33181 (“Property”). It has been prepared by Beacon Hill Property Group. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Beacon Hill Property Group. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By accepting this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. To release Beacon Hill Property Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property;
3. You will hold it and treat it in the strictest of confidence; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Beacon Hill Property Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you decide to not pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Beacon Hill Property Group or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# Offering Memorandum



## Summary & Financials

**12949-12953 Biscayne Blvd. Miami, FL 33181**

Price.....\$3.3m  
 Cap.....4.8%  
 NOI.....\$159,200  
 GLA.....5,407 SF/ \$610.32 psf  
 Lot Size.....12,500 SF/\$264.00 psf  
 Property Type.....Freestanding Strip  
 Year Built.....1957  
 Occupancy.....100%  
 Tenants.....Barok Café, Yodi Spa, Alex Chion Tattoo  
 Lease type.....NNN  
 Renovation Year.....2017

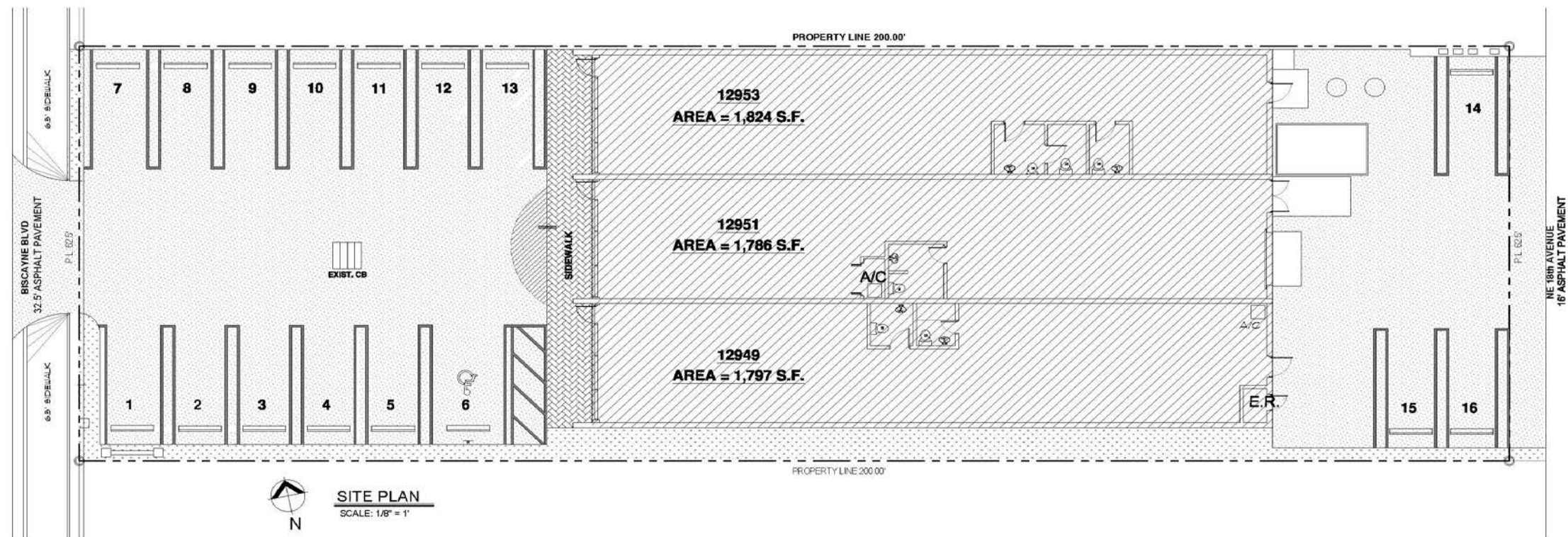
## Property Overview

Newly renovated in 2017 and 100% leased, this freestanding 5,407 SF multi-tenant building enjoys the significant traffic volume of 55,000 AVPD on Biscayne Blvd along 130<sup>th</sup> and Biscayne. Barok Café, Yodi Spa and Alex Chion Tattoo are current tenants.

Direct visibility across from the newly redeveloped Publix 127<sup>th</sup> Street Shopping Center and The Shoppes of Arch Creek, currently a 100% leased shopping center with new development planned.

Address	Tenant	Square Footage	Term of Lease	Dates	Base Monthly Amount	CAM	Sales Tax	Total Monthly Amount
12949	Alex Chion	1,797	2 years	Dic 01, 2018 - Nov 29 2020	4,500.00	1,000.00	385.00	5,500.00
12951	Kn Associates INC	1,786	5 years	Jan 01,2018 - Dec 30, 2023	4,150.00	1,050.00	364.00	5,564.00
12953	Barock	1,824	5 years	Nov 16, 2015 - Nov 30,2020	4,630.00	973.82	408.82	6,012.64

# Site Plan



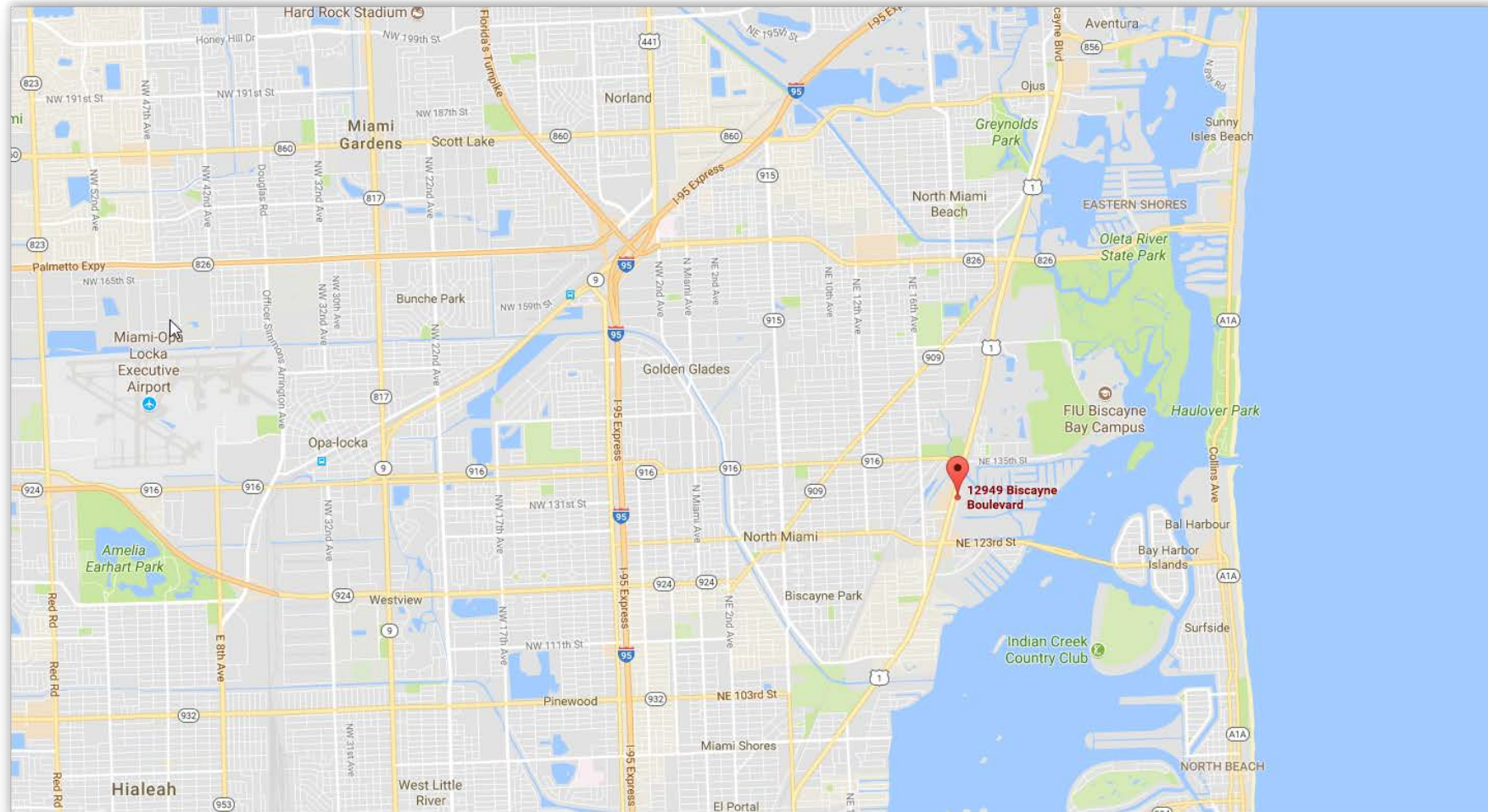


# Aerial





# Surrounding Area



# Demographics

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	24,784	136,587	351,047	25,077	137,246	351,388
Total Census 2010 Population	28,869	148,496	381,761	28,869	148,496	381,761
Population Change %	-12.1%	-9.2%	-8.1%	-10.9%	-8.4%	-8.1%
Population Density (People/SQ Mile)	10,021	8,727	9,209	10,141	8,776	9,227
Median Age	40	41	41	41	42	42
Total Males	12,118	65,425	168,304	12,320	66,113	169,393
Total Females	12,666	71,162	182,743	12,757	71,133	181,995



# Demographics

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	10,137	48,642	130,356	10,284	49,000	130,676
Total Census 2010 Households	11,868	53,903	144,294	11,868	53,903	144,294
Average Household Size	2.6	2.9	2.9	.1	.5	.2
Total Housing Units	12,312	59,842	165,768	12,312	59,842	165,768
Owner	5,092	28,641	79,073	5,092	28,641	79,073
Renter	5,845	24,267	63,276	5,845	24,267	63,276
Vacant Housing Units	1,373	6,938	23,432	1,373	6,938	23,432

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	1,462	6,790	20,091	1,480	6,830	20,116
\$10,000 - \$14,999	906	4,242	11,248	917	4,270	11,268
\$15,000 - \$19,999	874	4,224	11,215	888	4,266	11,264
\$20,000 - \$24,999	880	3,829	10,205	895	3,868	10,248
\$25,000 - \$29,999	791	3,653	9,656	803	3,684	9,678
\$30,000 - \$34,999	800	3,333	8,688	811	3,364	8,711
\$35,000 - \$39,999	707	2,806	7,563	719	2,824	7,580
\$40,000 - \$44,999	463	2,752	6,967	471	2,771	6,988
\$45,000 - \$49,999	437	2,102	5,542	441	2,127	5,579
\$50,000 - \$59,999	688	3,388	9,277	697	3,412	9,300
\$60,000 - \$74,999	620	3,743	9,937	628	3,775	9,965
\$75,000 - \$99,999	439	2,946	8,023	443	2,969	8,041
\$100,000 - \$124,999	358	1,524	3,942	364	1,535	3,949
\$125,000 - \$149,999	197	801	1,811	200	807	1,816
\$150,000 - \$199,999	124	726	1,791	125	728	1,792
Over \$200,000	326	1,247	2,968	327	1,235	2,958
Median Household Income	\$31,024	\$40,112	\$35,867	\$31,085	\$40,412	\$35,995
Aggregate Household Income	\$482, 570,342	\$2, 404,350,615	\$6, 169,545,436	\$487, 922,366	\$2, 416,159,671	\$6, 179,598,306
Average Household Income	\$40,614	\$53,939	\$48,512	\$40,672	\$54,765	\$48,911
Per Capita Household Income	\$16,800	\$19,584	\$17,943	\$16,849	\$19,971	\$18,152

## Contact

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