OFFERING MEMORANDUM

LITTLE RIVER & ALLAPATTAH
Miami, Florida
PORTFOLIO

OPPORTUNITY ZONE PROPERTIES

FOR SALE

Lyle Chariff
President/Broker
lyle@chariff.com

Luis Guevara
Realtor Associate
(786) 487-5402
luis@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

www.chariff.com

305-576-7474

info@chariff.com

@chariff
@chariffrealty

All information has been secured from the seller, lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
CONFIDENTIAL MEMORANDUM

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Chariff Realty Group, (“Chariff Realty Group”), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective investors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum.

By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.
PORTFOLIO OVERVIEW
Miami Opportunity Zone Portfolio
PORTFOLIO OVERVIEW

- All properties are located within an Opportunity Zone
- Exclusive portfolio opportunity in Miami’s very own Little River and Allapattah neighborhoods
- Central location minutes from Miami Design District, Wynwood, Miami Beach and Downtown Miami
- Income-producing properties with secured tenants in place
- Flexible zoning allows for multiple uses
- Easy access to I-195 (approx. 147,500 daily traffic count) and I-95 (approx. 100,500 daily traffic count)

1121 NW 40th St
Miami, FL 33127

1542 NW 35th St
Miami, FL 33142

1613-1615 NW 45th St
Miami, FL 33142

2142 NW 33rd St
Miami, FL 33142

829 NW 1st Pl
Miami, FL 33150

8283 NW 1st Pl
Miami, FL 33150

<table>
<thead>
<tr>
<th>TOTAL ADJUSTED AREA</th>
<th>TOTAL LOT SIZE</th>
<th>PORTFOLIO PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8,458 SF +/-</td>
<td>38,870 SF +/-</td>
<td>$2,120,000</td>
</tr>
</tbody>
</table>

1234 NW 30th St
Miami, FL 33125

3456 NW 25th St
Miami, FL 33140

7890 NW 20th St
Miami, FL 33150

Lyle Chariff  
President/Broker  
lyle@chariff.com

Luis Guevara  
Realtor Associate  
(786) 487-5402  
luis@chariff.com

Mauricio Zapata  
Principal/Broker  
mauricio@chariff.com

info@chariff.com  
305-576-7474  
@chariff  
@chariffrealty

www.chariff.com

305-576-7474  
info@chariff.com  
@chariff  
@chariffrealty

All information has been sourced from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risk.
FINANCIAL INFORMATION
Miami Opportunity Zone Portfolio
### Opportunity Zone Portfolio

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner</th>
<th>Debt</th>
<th>Listing Price</th>
<th># of Units</th>
<th>Units</th>
<th>Monthly Rent</th>
<th>Rent Total</th>
<th>Maturity Lease</th>
<th>Move-In Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1121 NW 40th St Miami, FL 33127</td>
<td>1121FL Synergy, LLC</td>
<td>$0</td>
<td>$375,000</td>
<td>3</td>
<td>1F 1G 2G</td>
<td>$1,680.00 $950.00 $950.00</td>
<td>$3,580.00</td>
<td>02/28/2021</td>
<td>05/30/2019 05/30/2019 03/01/2019 09/15/2018 03/01/2019</td>
</tr>
<tr>
<td>1542 NW 35th St Miami, FL 33142</td>
<td>Synergy World Holdings, LLC</td>
<td>$0</td>
<td>$700,000</td>
<td>4</td>
<td>1 2 3 4</td>
<td>$1,365.00 $1,300.00 $1,365.00 $1,250.00</td>
<td>$5,280.00</td>
<td>09/30/2019</td>
<td>09/30/2019 09/30/2019 09/30/2019 03/05/2019</td>
</tr>
<tr>
<td>1613 NW 45th St Miami, FL 33142</td>
<td>1613-1615FL Synergy, LLC</td>
<td>$0</td>
<td>$295,000</td>
<td>2</td>
<td>1613 1615</td>
<td>$1,250.00 $1,250.00</td>
<td>$2,500.00</td>
<td>09/30/2019</td>
<td>09/30/2019 04/01/2019 04/14/2019</td>
</tr>
<tr>
<td>2142 NW 33rd St Miami, FL 33142</td>
<td>Synergy World Holdings, LLC</td>
<td>$0</td>
<td>$280,000</td>
<td>1</td>
<td>1 RES</td>
<td>$2,320.00</td>
<td>$2,320.00</td>
<td>09/30/2019</td>
<td>03/27/2018</td>
</tr>
<tr>
<td>8283 NW 1st Pl Miami, FL 33150</td>
<td>8283FL Synergy, LLC</td>
<td>$0</td>
<td>$265,000</td>
<td>1</td>
<td>1 RES</td>
<td>$1,680.00</td>
<td>$1,680.00</td>
<td>09/30/2019</td>
<td>06/09/2018</td>
</tr>
<tr>
<td>8229 NW 1st Pl Miami, FL 33150</td>
<td>8229FL Synergy, LLC</td>
<td>$0</td>
<td>$255,000</td>
<td>1</td>
<td>1 RES</td>
<td>$1,600.00</td>
<td>$1,600.00</td>
<td>09/30/2019</td>
<td>10/01/2018</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$2,170,000</strong></td>
<td><strong>12</strong></td>
<td></td>
<td></td>
<td><strong>$16,960.00</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Increase of rent is recommended**

**Tenant is obligated to pay water and sewer, and electric. Some units pay taxes also (NNN)**

- 2142 has flood insurance at $2,948.54
- 8229, 2142 and 1542 have bulk liability policy of $3,002.00
AERIAL PHOTOGRAPHY
Miami Opportunity Zone Portfolio
All information has been secured from the seller/buyer and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
All information has been secured from the seller, lessor, and the accuracy thereof is not warranted and therefore must be verified by the buyer, lessee, prior to purchase or lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
All information has been secured from the seller/broker and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
All information has been secured from the seller/broker and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
PHOTOS (8229 NW 1st Pl)

Subject Property: 8229 NW 1st Pl

All information has been secured from the seller/lessee and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

Lyle Chariff
President/Broker
lyle@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

Luis Guevara
Realtor Associate
(786) 487-5402
luis@chariff.com

info@chariff.com
305-576-7474
@chariff @chariffrealty
www.chariff.com
All information has been secured from the seller, lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
OPPORTUNITY ZONE MAP

Miami Opportunity Zone Portfolio
This portfolio is located within an “Opportunity Zone” in the Miami-Dade County area, one of the 68 in this county, and joining another 427 zones in Florida. Created to facilitate economic development and devised to encourage growth of businesses in lower income areas.

**Opportunity Zones Offer Tax-Advantaged Investing [1]**

**Benefits Timeline**

**2021**
- Must invest by 2021 to maximize tax benefits

**5-Year**
- Gains invested qualify for 10% reduction in the amount of capital gains taxed

**7-Year**
- Gains invested qualify for 15% reduction in the amount of capital gains taxed

**10-Year**
- Gains invested become tax-free (this does not include the original gain reinvested in the QOZ)

[1] Please note that Chariff Realty Group is not a tax advisory-based firm and strongly recommends the consultation of a tax professional prior to a potential acquisition of this asset.
CONTACT INFORMATION

Miami Opportunity Zone Portfolio
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.