

DOWNTOWN MIAMI



MIAMI GATEWAY PARCEL NE 79 STREET

+/- 32,725 SF of Land located at the gateway to Miami's fastest growing neighborhoods.

Prime Location in Miami, Florida

BLANCA
COMMERCIAL REAL ESTATE, INC.

OFFERING MEMORANDUM

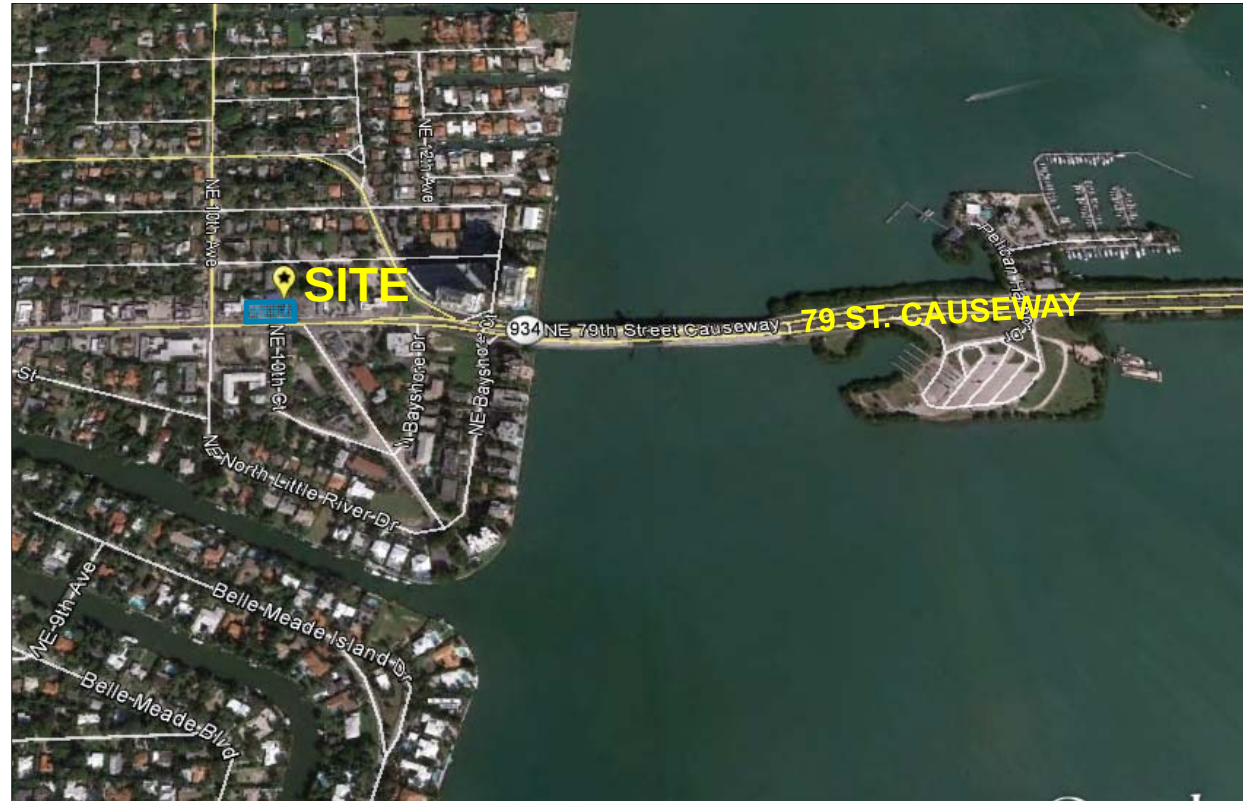


NORTH BAY VILLAGE



NORMANDY ISLE

OFFERING OVERVIEW	3
PROPERTY OVERVIEW	4
LOCATION & VISIBILITY	5
SURVEY	6
ZONING USES	7
DISCLOSURE	8



FROM WEST: I-95 Exit 7 (Road # 934/ 79th Street) and head East for 2 miles to the property address at 1025-1067 NE 79th Street (you will pass through US 1 / Biscayne Boulevard, continuing further East). If you reach NE 10th Court, you've gone too far.

Blanca Commercial Real Estate, Inc. has been appointed as the exclusive agent for the marketing and sale of the property located at 1025- 1067 NE 79th Street, Miami FL 33138 ("Property").

LOCATION AND VISIBILITY

- +/- 32,725 SF of Land located ¼ mile of the west entry to 79th Street Causeway & less than 2 miles east of Biscayne Boulevard.
- Great development opportunity with potential for prominent signage exposure on NE 79th Street. In addition there is an opportunity for water views from the project's higher floor levels.
- Daily traffic count of +/-45,000 cars along each of 79th Street Causeway & Biscayne Boulevard.
- Property is situated at the gateway to several of Miami's most desirable and fastest growing neighborhoods: Upper East Side, MiMo, Miami Beach.
- Extensive revitalization of the Biscayne corridor provides broad platform for the Property's range of potential uses : retail, multi-family, hotel, entertainment, office, restaurant or mixed-use.



OTHER BENEFITS

- Zoning classification of T-5 O has wide range of permitted uses providing for flexible development strategy (**see list on page 7).**
- 5 story permitted height with lot coverage allowed up to 80 %.
- Ability to capitalize on Miami's demographic achievements in population expansion & business growth.
- Access to Biscayne Bay waterfront.
- Projections for continued regional growth will enhance future value of the Property.

SUB-MARKETS

- The Property's commercial sub-markets are emerging as top destinations for business operators who target the base of affluent young professionals and second home buyers who populate the neighboring communities.

property inquiries and tours

Inquiries and tour request should be directed to the following:

Cary Cohen, Executive Vice President

305.377.6590 | Cary.Cohen@blancacre.com

PROPERTY OVERVIEW

MIAMI NE 79TH STREET Prime Land Parcel

PROPERTY DETAILS

SALE PRICE:	\$ 4,950,000 (\$151 per Land SF)
PROPERTY TYPE:	Vacant Land
PARCEL IDs:	01-3207-016-2860, 01-3207-016-2870 01-3207-016-2880, 01-3207-016-2890 01-3207-016-2900
LOCATION:	1025 – 1067 NE 79 th Street Miami, FL 33138
DIMENSIONS:	275 feet length x 119 feet width
LAND AREA:	± 0.75 acres (± 32,725 SF)
2016 TAXES:	\$ 51,698
SUB-MARKET:	Biscayne Corridor
ZONING TYPE:	T 5 - O (see Permitted Uses)
MAXIMUM HEIGHT:	5 stories

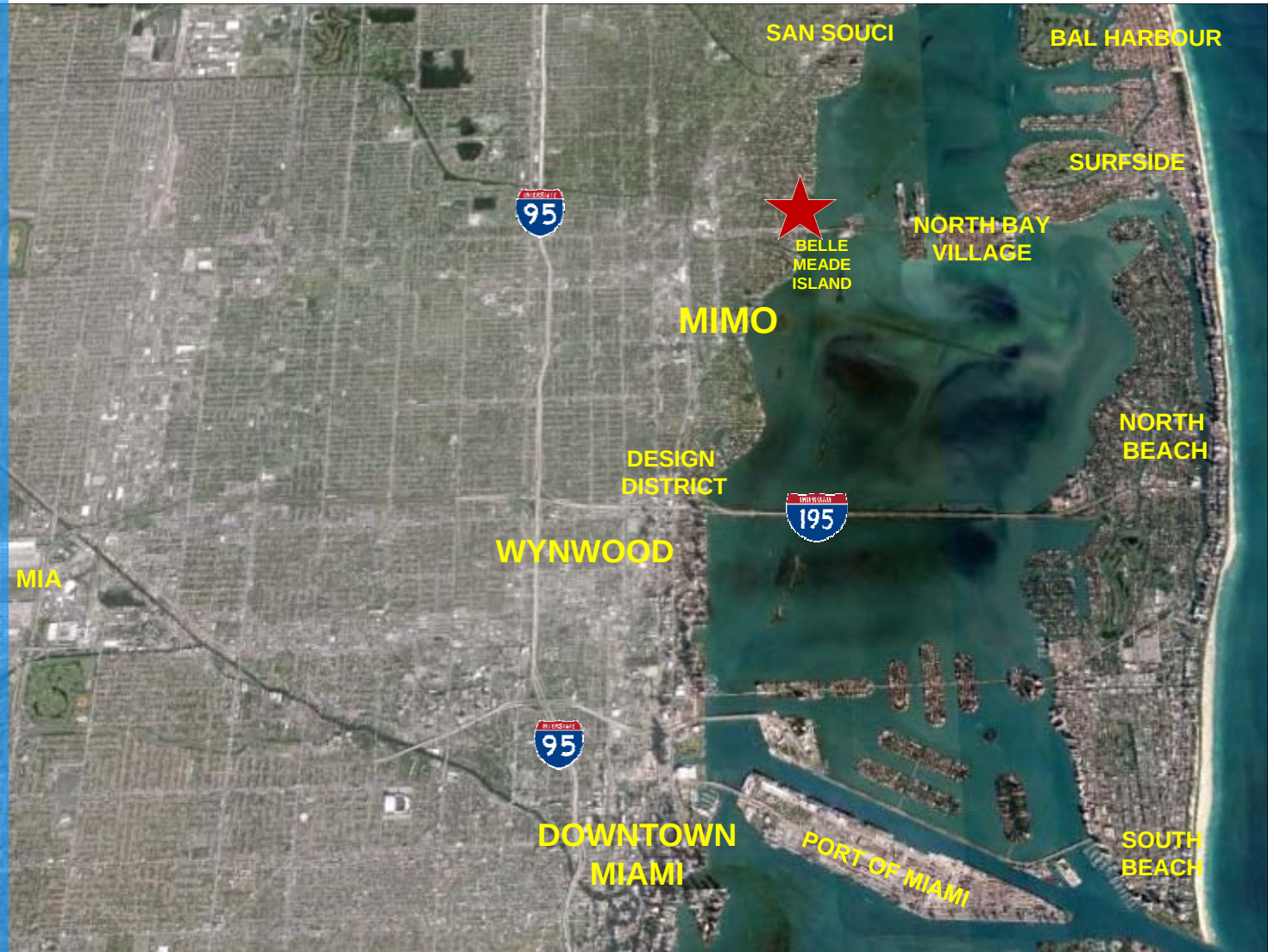


NE 79th Street
PRIME LOCATION**Gateway to Miami's fastest growing neighborhoods :**

- Miami Beach
- Upper East Side
- Biscayne Corridor

**Close proximity to
Downtown Miami**

Downtown Miami will be the 4th fastest growing neighborhood in the USA over the next five years, and Miami-Dade County will grow 3 X faster than other top USA counties.



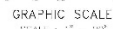
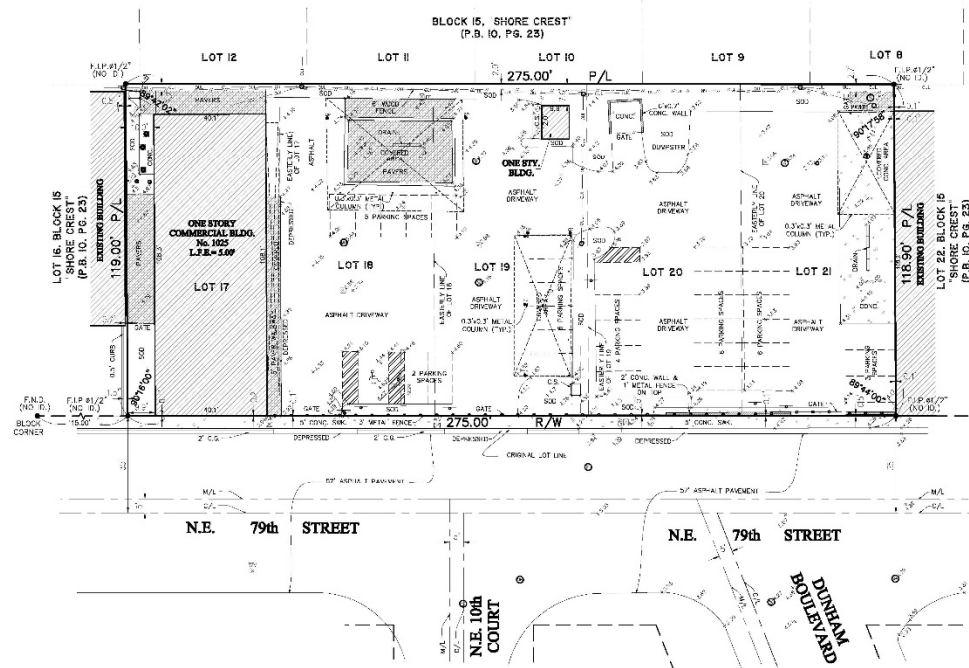


J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
025, 1045-1067 N E, 79th STREET, MIAMI,
MIAMI-DADE COUNTY, FLORIDA 33138
for
HAROLD MILLER

Proj:	02-0533
Job:	14-0343
Date:	08-04-2014
Drawn:	G.P., J.S., C.B.
Checked:	J.B.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	

of
1025, 1045, 1067 N.E. 79th STREET, MIAMI,
MIAMI-DADE COUNTY, FLORIDA 33138
for
HAROLD MILLER

[illegible][illegible]

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D. 1929).

Notice is hereby given that Sunshine State One Cell, Inc., must be contacted at 1-562-452-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, adjacent or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Utility Damage Prevention and Safety Act," pursuant to Chapter 558.01, 11 of the Florida Statutes.

1. **PURPOSE DEFINITION:** That the Security Survey of the above described property is true and correct, to the best of my knowledge and belief as recently surveyed under my direction. Further, there are to be above ground accommodations in use as shown. This survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Measurers, Chapter All 17, Florida Administrative Code, pursuant to section 72-527 Florida Statutes, Section 401 of the Statutes. It is my intent to be bound to the accuracy of this survey. I, the undersigned, certify that the proper location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to confirmation.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

PERMITTED USES BY RIGHT

T5 – O Zoning District

- Residential
- Multi-Family
- Dormitory
- Live- Work
- Hotel
- Office
- Food Service
- General Commercial
- Recreational
- Religious
- Learning Center
- Pre-School
- Entertainment

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire **the property at 1025 – 1067 NE 79th Street in Miami, FL.** This confidential memorandum, which contains brief, selected information pertaining to the business and affairs of the Property, has been prepared by Blanca Commercial Real Estate (“BCRE”).

This confidential memorandum does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Seller nor Blanca Commercial Real Estate nor any of their officers, employees or agents make 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 shall be implied with respect thereto.

By receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Seller, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Photocopying or other duplication is strictly prohibited.

THE SELLER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to BCRE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM. Blanca Commercial Real Estate (“BROKER”) MAKES THE DISCLOSURE THAT ITS ROLE IS EXCLUSIVELY REPRESENTING THE SELLER, NOT THE BUYER. THIS PROPERTY IS BEING SOLD AS AN “AS IS, WHERE IS” SALE.



Bal Harbour Shops

FORMIN

BLANCA COMMERCIAL REAL ESTATE

investment contact:

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