

# CLOUD SIX PORTFOLIO

## Confidential Investment Offering

Residential + Commercial Income-Producing Assets  
Broward County & Miami-Dade County

**\$4,324,062**

Portfolio Value

**14**

Assets

**\$37,474**

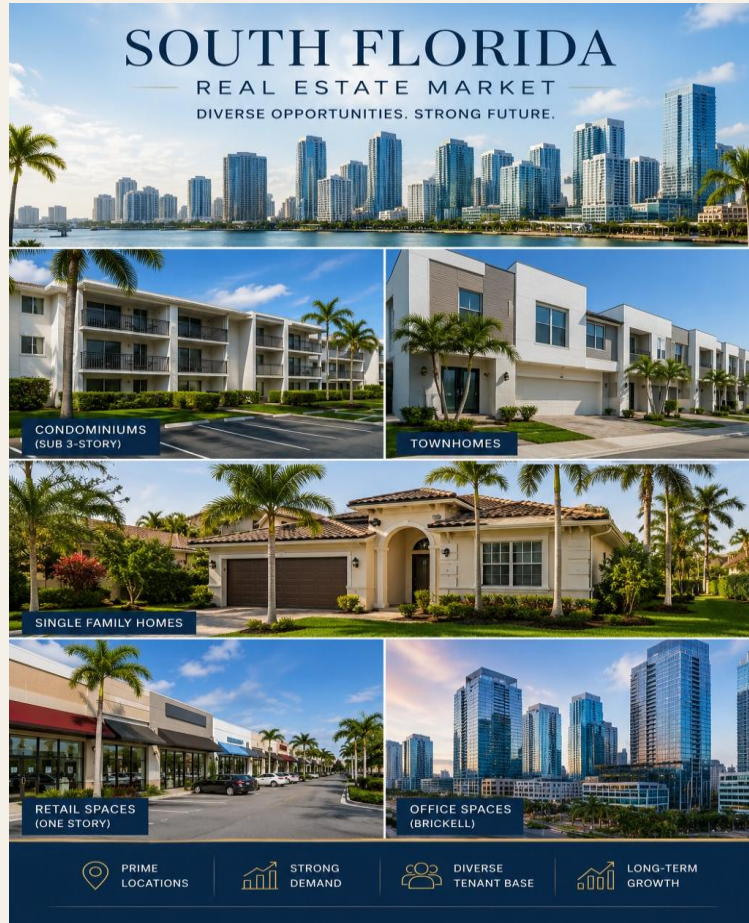
Monthly Rent



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# Confidential Offering Overview

For buyer agents, investors, 1031 exchange buyers and portfolio buyers



## Cloud Six Portfolio

A curated South Florida portfolio combining residential rental assets with selected commercial assets across Broward County and Miami-Dade County.

- Diversified mix of residential and commercial income-producing properties
- Assets located in established South Florida submarkets
- Schedule includes market value, rent, association fees, taxes and gross profit estimates
- Buyers and buyer agents should independently verify all financials, leases and property data

### CONFIDENTIALITY NOTICE

This package is intended for discussion purposes only. Information is based on the seller-provided schedule and is subject to change without notice.

# Executive Summary

Portfolio totals based on the Excel schedule provided

14

Total Assets

10

Residential Assets

4

Commercial Assets

\$4,324,062

Total Market Value

\$37,474

Monthly Rent

|                             |              |
|-----------------------------|--------------|
| Portfolio Market Value      | \$4,324,062  |
| Monthly Rent                | \$37,474     |
| Annualized Rent             | \$449,691    |
| Gross Profit / NOI Estimate | \$257,187.28 |
| Blended Gross Profit %      | 5.95%        |

## Investment Highlights

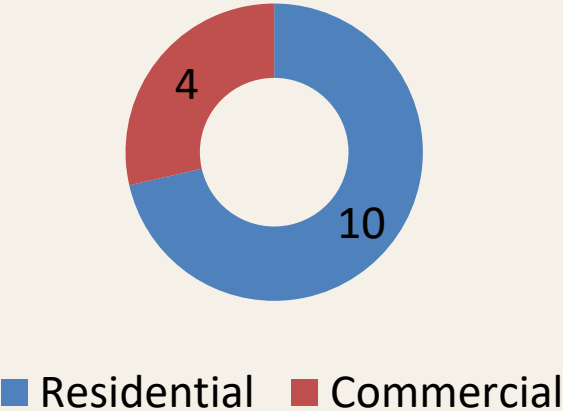
- \$4.32M+ schedule value across 14 assets
- \$32.6K+ in monthly scheduled rent
- Residential concentration in Coral Springs, Fort Lauderdale, Pompano Beach and Miami Beach
- Commercial assets in Miramar and Brickell
- Flexible investor story: income, appreciation and portfolio consolidation

Note: the schedule lists 14 income assets. A total value cell in the Excel also totals \$4,324,062.

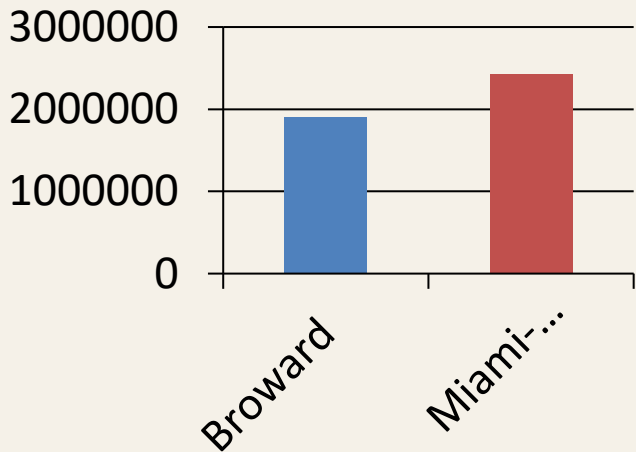
# Portfolio Composition

Organized by asset type and county

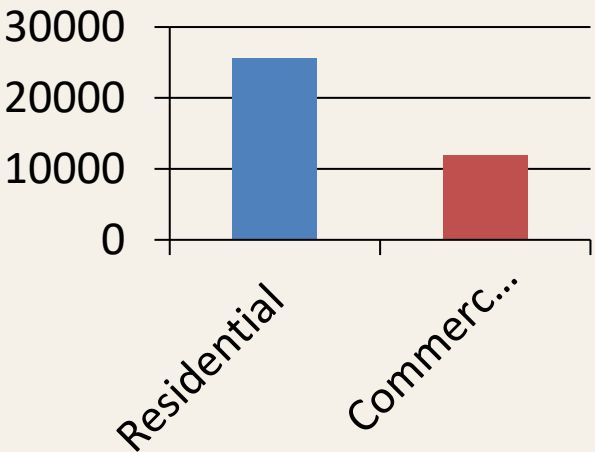
Asset Count by Type



Value by County



Monthly Rent by Type



Residential | Broward

5 assets | \$1,395,000  
\$11,885/mo rent

Residential | Miami-Dade

5 assets | \$1,609,900  
\$13,732/mo rent

Commercial | Broward

2 assets | \$506,162  
\$3,941/mo rent

Commercial | Miami-Dade

2 assets | \$813,000  
\$7,917/mo rent

# Residential Portfolio Overview

Broward County + Miami-Dade County



|                             |              |
|-----------------------------|--------------|
| Residential Assets          | 10           |
| Residential Market Value    | \$3,004,900  |
| Residential Monthly Rent    | \$25,617     |
| Residential Annualized Rent | \$307,404    |
| Residential Gross Profit    | \$174,942.73 |
| Blended Gross Profit %      | 5.82%        |

## Residential Asset Mix

- 5 Broward residential assets
- 5 Miami-Dade residential assets
- Mix of single-family, townhome and condominium units
- Miami Beach concentration includes Villa Royal, Ocean Park and Indian Creek Club Marina
- Broward concentration includes Coral Springs, Fort Lauderdale and Pompano Beach

Photo placeholders are intentionally blank so property images can be dropped in later.

# Residential Property Schedule

Summary of residential assets from the provided Excel schedule

| Asset / Address                                  | County     | Type               | SF    | Value     | Rent    | GP %  |
|--------------------------------------------------|------------|--------------------|-------|-----------|---------|-------|
| 11375 NW 19th Dr Coral Springs 33071             | Broward    | Single family home | 2,331 | \$725,000 | \$4,850 | 5.55% |
| 10270 NW 35 st Coral Springs #23 FL 33065        | Broward    | Condo              | 900   | \$160,000 | \$1,680 | 6.48% |
| 3750 NW 115h Way Apt 10 Coral Springs FL 33065   | Broward    | Townhome           | 1,440 | \$215,000 | \$2,205 | 6.20% |
| 95 NE 41st Unit 171 Fort Lauderdale FL 33334     | Broward    | Condo              | 675   | \$150,000 | \$1,500 | 8.12% |
| 1021 NE 24 avenue Unit 18 Pompano Beach FL 33061 | Broward    | Condo              | 635   | \$145,000 | \$1,650 | 8.97% |
| 6855 Abbott Av Unit 201 Miami Beach FL 33141     | Miami-Dade | Condo              | 1,175 | \$310,000 | \$2,800 | 5.33% |
| 6855 Abbott Av Unit 204 Miami Beach FL 33141     | Miami-Dade | Condo              | 1,175 | \$315,000 | \$3,000 | 6.01% |
| 6855 Abbott Av Unit 504 Miami Beach FL 33141     | Miami-Dade | Condo              | 1,175 | \$320,000 | \$2,700 | 4.72% |
| 6450 Collins Av Unit #704 Miami Beach FL 33141   | Miami-Dade | Condo              | 1,006 | \$369,900 | \$2,900 | 4.03% |
| 6830 Indian Creek DR # 5D Miami Beach, FL 33141  | Miami-Dade | Condo              | 882   | \$295,000 | \$2,332 | 5.50% |

# Residential Assets | Broward County

Photo spaces left blank for property images



## 11375 NW 19th Drive Coral Springs 33071

11375 NW 19th Dr Coral Springs 33071

Broward | Residential

|       |           |
|-------|-----------|
| Value | \$725,000 |
| Rent  | \$4,850   |



## Casa Coral

10270 NW 35 st Coral Springs #23 FL 33065

Broward | Residential

|       |           |
|-------|-----------|
| Value | \$160,000 |
| Rent  | \$1,680   |



## Coral Spring Townhomes

3750 NW 115h Way Apt 10 Coral Springs FL 33065

Broward | Residential

|       |           |
|-------|-----------|
| Value | \$215,000 |
| Rent  | \$2,205   |



## Courts of Oakland Park

95 NE 41st Unit 171 Fort Lauderdale FL 33334

Broward | Residential

|       |           |
|-------|-----------|
| Value | \$150,000 |
| Rent  | \$1,500   |



## Carriage Light

1021 NE 24 avenue Unit 18 Pompano Beach FL 33061

Broward | Residential

|       |           |
|-------|-----------|
| Value | \$145,000 |
| Rent  | \$1,650   |

# Residential Assets | Miami-Dade County

Miami Beach condominium concentration



**Villa Royal**  
6855 Abbott Av Unit 201 Miami Beach FL 33141

Miami-Dade | Residential

|       |           |
|-------|-----------|
| Value | \$310,000 |
| Rent  | \$2,800   |



**Villa Royal**  
6855 Abbott Av Unit 204 Miami Beach FL 33141

Miami-Dade | Residential

|       |           |
|-------|-----------|
| Value | \$315,000 |
| Rent  | \$3,000   |



**Villa Royal**  
6855 Abbott Av Unit 504 Miami Beach FL 33141

Miami-Dade | Residential

|       |           |
|-------|-----------|
| Value | \$320,000 |
| Rent  | \$2,700   |



**Ocean Park**  
6450 Collins Av Unit #704 Miami Beach FL 33141

Miami-Dade | Residential

|       |           |
|-------|-----------|
| Value | \$369,900 |
| Rent  | \$2,900   |



**Indian Creek Club Marina**  
6830 Indian Creek DR # 5D Miami Beach, FL 33141

Miami-Dade | Residential

|       |           |
|-------|-----------|
| Value | \$295,000 |
| Rent  | \$2,332   |



# Commercial Assets | Broward + Miami-Dade

Photo spaces left blank for property images



## Mirabella Plaza 4-102

2201 SW 101st Ave #4-102 Miramar, FL 33025

### Broward | Commercial

|       |                    |
|-------|--------------------|
| Type  | Retail- commercial |
| SF    | 647                |
| Value | \$346,162          |
| Rent  | \$2,679            |



## Mirabella Plaza 4-105 (50%)

2201 SW 101st Ave #4-105 Miramar, FL 33025

### Broward | Commercial

|       |                              |
|-------|------------------------------|
| Type  | Retail commercial / owns 50% |
| SF    | 308                          |
| Value | \$160,000                    |
| Rent  | \$1,262                      |

Note: Owns 50%



## 1110 Brickell office 808

1110 Brickell Ave office 808 A-B-C

### Miami-Dade | Commercial

|       |                   |
|-------|-------------------|
| Type  | Office commercial |
| SF    | 1,318             |
| Value | \$695,000         |
| Rent  | \$7,185           |

Note: Must sell together



## 1110 brickell sign

1110 brickell Ave sign

### Miami-Dade | Commercial

|       |                             |
|-------|-----------------------------|
| Type  | Deeded sign on Brickell ave |
| SF    | —                           |
| Value | \$118,000                   |
| Rent  | \$732                       |

# Financial Summary by Segment

Market value, monthly rent and gross profit estimate

| Segment                  | Assets | Market Value | Monthly Rent | Annualized Rent | Gross Profit | GP %  |
|--------------------------|--------|--------------|--------------|-----------------|--------------|-------|
| Residential   Broward    | 5      | \$1,395,000  | \$11,885     | \$142,620       | \$93,233     | 6.68% |
| Residential   Miami-Dade | 5      | \$1,609,900  | \$13,732     | \$164,784       | \$81,709     | 5.08% |
| Commercial   Broward     | 2      | \$506,162    | \$3,941      | \$47,289        | \$30,085     | 5.94% |
| Commercial   Miami-Dade  | 2      | \$813,000    | \$7,917      | \$94,998        | \$52,159     | 6.42% |
| Total Portfolio          | 14     | \$4,324,062  | \$37,474     | \$449,691       | \$242,082    | 5.95% |

## How to read this schedule

- Gross Profit uses the seller-provided schedule line item.
- Association fees and annual taxes are shown as expenses in the original spreadsheet.
- Blended GP % is calculated as gross profit divided by market value.
- Buyer should verify leases, rents, expenses, ownership percentages and tax records before contracting.

# Portfolio Rent Roll & Valuation Snapshot

Condensed schedule for buyer agents

| Asset                                     | County     | Type                         | Value     | Rent    | Assoc.  | Tax      | GP       |
|-------------------------------------------|------------|------------------------------|-----------|---------|---------|----------|----------|
| 11375 NW 19th Drive Coral Springs 33071   | Broward    | Single family home           | \$725,000 | \$4,850 | \$0     | \$13,860 | \$44,340 |
| Casa Coral - Clarence                     | Broward    | Condo                        | \$160,000 | \$1,680 | \$527   | \$3,462  | \$10,375 |
| Coral Spring Townhomes                    | Broward    | Townhome                     | \$215,000 | \$2,205 | \$750   | \$4,128  | \$13,332 |
| Courts of Oakland Park                    | Broward    | Condo                        | \$150,000 | \$1,500 | \$200   | \$3,425  | \$12,175 |
| Carriage Light                            | Broward    | Condo                        | \$145,000 | \$1,650 | \$320   | \$2,948  | \$13,012 |
| Villa Royal                               | Miami-Dade | Condo                        | \$310,000 | \$2,800 | \$1,040 | \$4,587  | \$16,533 |
| Villa Royal                               | Miami-Dade | Condo                        | \$315,000 | \$3,000 | \$1,040 | \$4,587  | \$18,933 |
| Villa Royal                               | Miami-Dade | Condo                        | \$320,000 | \$2,700 | \$1,040 | \$4,815  | \$15,105 |
| Ocean Park                                | Miami-Dade | Condo                        | \$369,900 | \$2,900 | \$1,121 | \$6,438  | \$14,910 |
| Indian Creek Club Marina                  | Miami-Dade | Condo                        | \$295,000 | \$2,332 | \$579   | \$4,812  | \$16,228 |
| Mirabella Plaza 4-102                     | Broward    | Retail- commercial           | \$346,162 | \$2,679 | \$484   | \$5,853  | \$20,490 |
| Mirabella Plaza 4-105 (a medias con Luis) | Broward    | Retail commercial / owns 50% | \$160,000 | \$1,262 | \$230   | \$2,782  | \$9,596  |
| 1110 Brickell office 808                  | Miami-Dade | Office commercial            | \$695,000 | \$7,185 | \$2,582 | \$11,860 | \$43,380 |
| 1110 brickell sign                        | Miami-Dade | Deeded sign on Brickell ave  | \$118,000 | \$732   | \$0     | \$0      | \$8,779  |

# Location Strategy

South Florida portfolio exposure across Broward and Miami-Dade Counties



## County Breakdown

|                         |             |
|-------------------------|-------------|
| Broward Assets          | 7           |
| Broward Value           | \$1,901,162 |
| Broward Monthly Rent    | \$15,826    |
| Miami-Dade Assets       | 7           |
| Miami-Dade Value        | \$2,422,900 |
| Miami-Dade Monthly Rent | \$21,649    |

Suggested Map Labels: Coral Springs, Fort Lauderdale, Pompano Beach, Miami Beach, Miramar and Brickell.

# Next Steps

For buyer agents and qualified investors

1. Request the confidential property package and supporting documents.
2. Review the rent roll, expenses, leases and ownership details.
3. Confirm whether the buyer is pursuing individual assets or portfolio acquisition.
4. Submit LOI or offer with proof of funds / financing details.



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