

18101 NW 7TH AVE

18101 NW 7th Ave | Miami Gardens, FL

OFFERING MEMORANDUM



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Exclusively Marketed by:

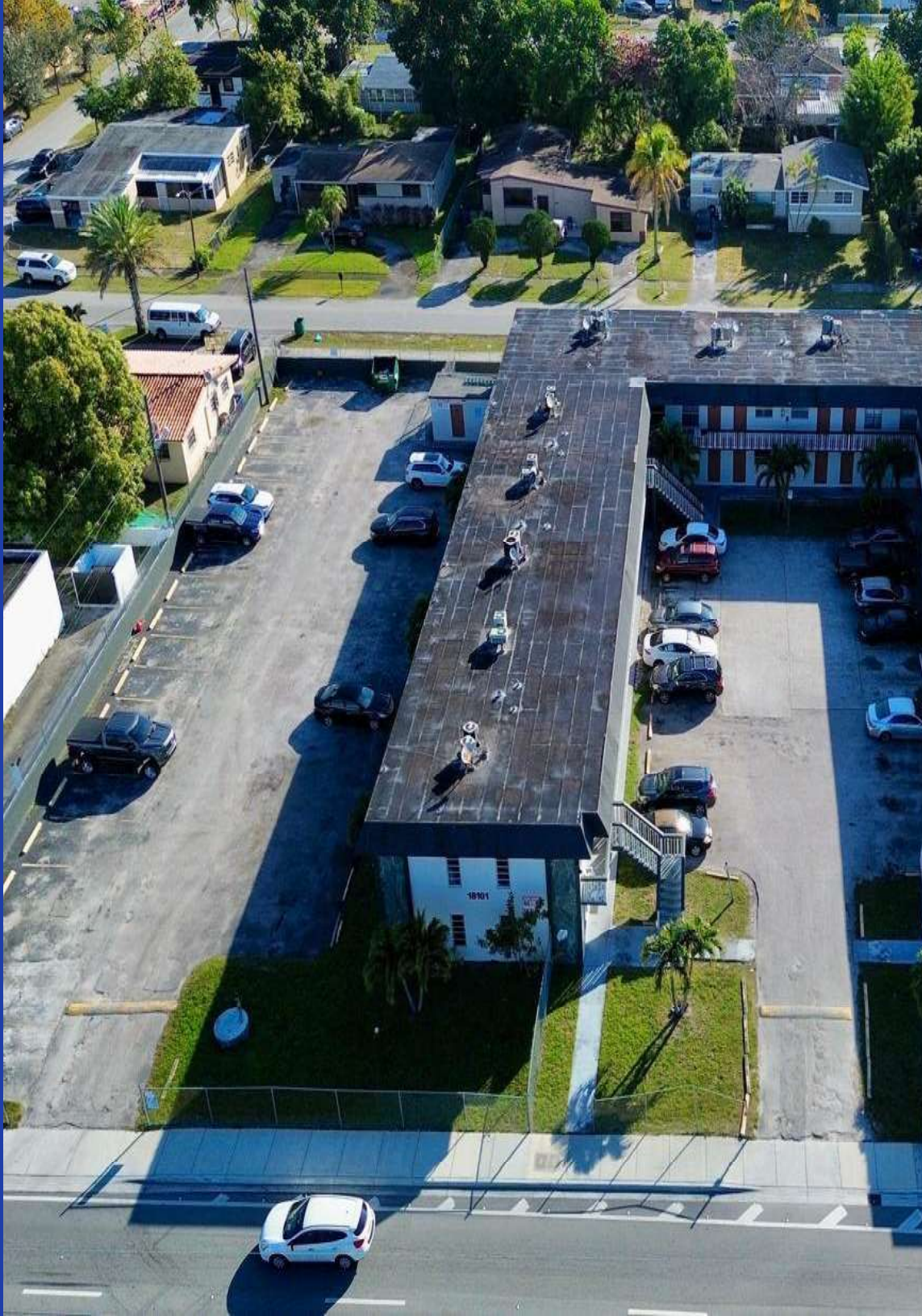


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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	18101 NW 7th Ave Miami Gardens FL 33125
COUNTY	Miami Dade
MARKET	Miami
SUBMARKET	Miami Gardens
BUILDING SF	23,635 SF
LAND SF	47,025 SF
LAND ACRES	1.07
NUMBER OF UNITS	32
YEAR BUILT	1968
APN	34-2112-003-0370

FINANCIAL SUMMARY

PRICE	\$7,400,000
PRICE PSF	\$313.10
PRICE PER UNIT	\$231,250
OCCUPANCY	100.00%
NOI (CURRENT)	\$463,004
NOI (Pro Forma)	\$408,586
CAP RATE (CURRENT)	6.26%
CAP RATE (Pro Forma)	5.52%
CASH ON CASH (CURRENT)	8.99%
CASH ON CASH (Pro Forma)	5.31%
GRM (CURRENT)	12.79
GRM (Pro Forma)	10.78

PROPOSED FINANCING

5 YR INTEREST ONLY	
LOAN TYPE	Interest Only
DOWN PAYMENT	\$1,400,000
LOAN AMOUNT	\$6,000,000
INTEREST RATE	5.50%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$330,000
LOAN TO VALUE	81%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	18,363	197,642	525,233
2026 Median HH Income	\$67,189	\$65,237	\$65,092
2026 Average HH Income	\$86,143	\$85,531	\$89,729

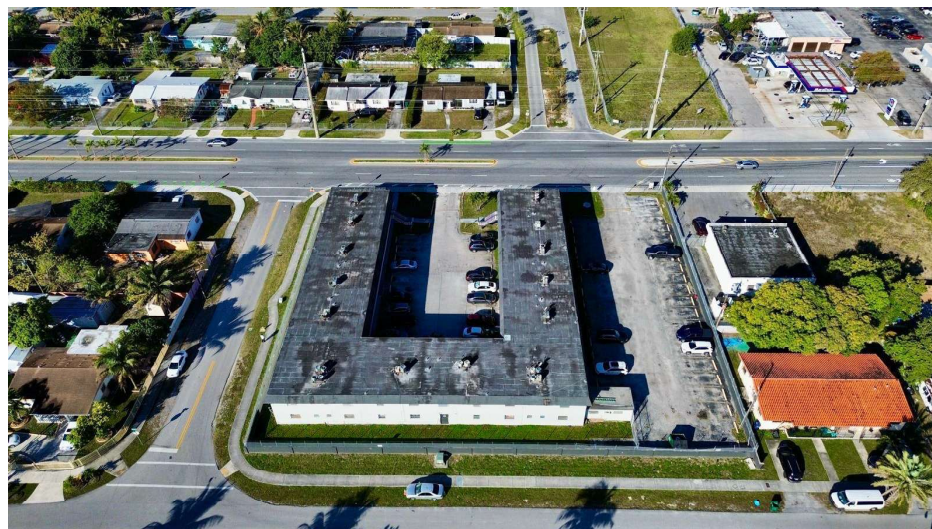


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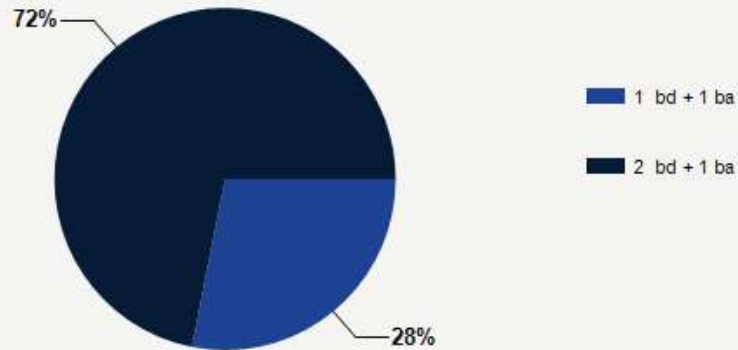
Acquisition Summary

- **Unbeatable ROI Potential:** Nestled in a prime location, this Multi-Family property at 18101 NW 7th Ave promises an unparalleled Return on Investment (ROI) opportunity. With strategic positioning and lucrative rental income prospects, this property is a golden ticket for savvy investors looking to maximize their returns.
- **Strategic Location, Stellar Return*:** Situated in a sought-after area, this property offers more than just bricks and mortar. It presents a gateway to substantial financial growth and long-term prosperity. The location's high demand ensures a steady stream of income, making it a standout choice for investors seeking exceptional ROI.
- **Income-Generating Gem:** This Multi-Family property is not just a structure; it's a wealth-building asset. Boasting multiple units and income streams, it is a beacon of financial opportunity. Each unit is a revenue-generating powerhouse, ensuring a robust and continuous cash flow for astute investors.
- **Investment Security, Elevated:** Investing in this property at 18101 NW 7th Ave isn't just a transaction; it's a safeguarding of your financial future. With a track record of stable returns and growth potential, this property stands as a beacon of security and prosperity in the dynamic world of real estate investments.
- **ROI Redefined, Your Success:** Elevate your investment portfolio with this Multi-Family property, where ROI isn't just a metric—it's a promise. Seize the opportunity to unlock unparalleled returns, secure your financial future, and embark on a journey towards investment success at 18101 NW 7th Ave.

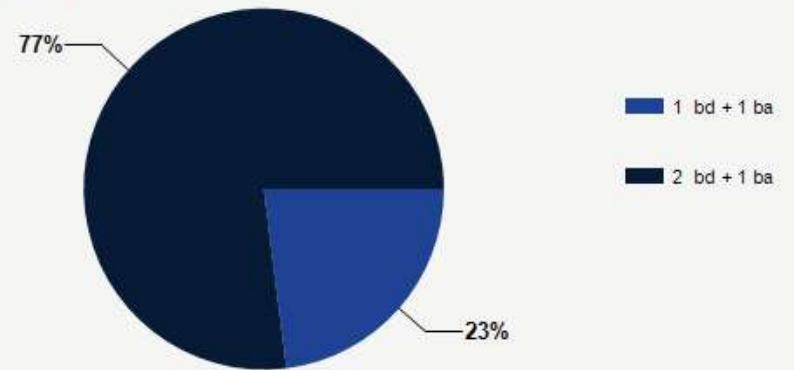


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	9	750	\$1,325	\$1.77	\$11,925	\$1,500	\$2.00	\$13,500
2 bd + 1 ba	23	1,000	\$1,575	\$1.58	\$36,225	\$1,900	\$1.90	\$43,700
Totals/Averages	32	930	\$1,505	\$1.63	\$48,150	\$1,788	\$1.93	\$57,200

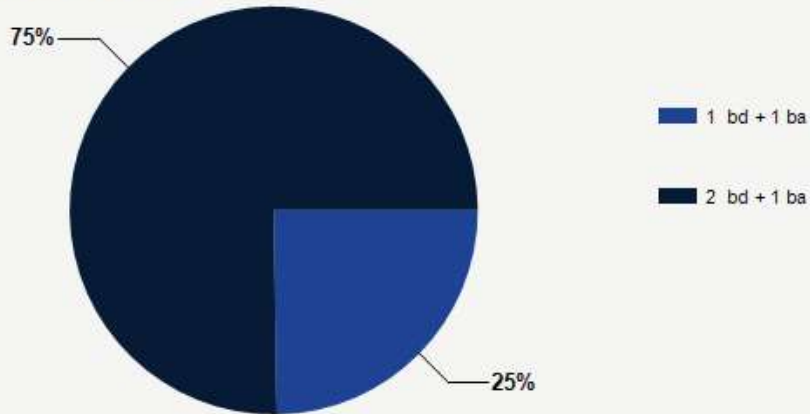
Unit Mix Summary



Unit Mix SF

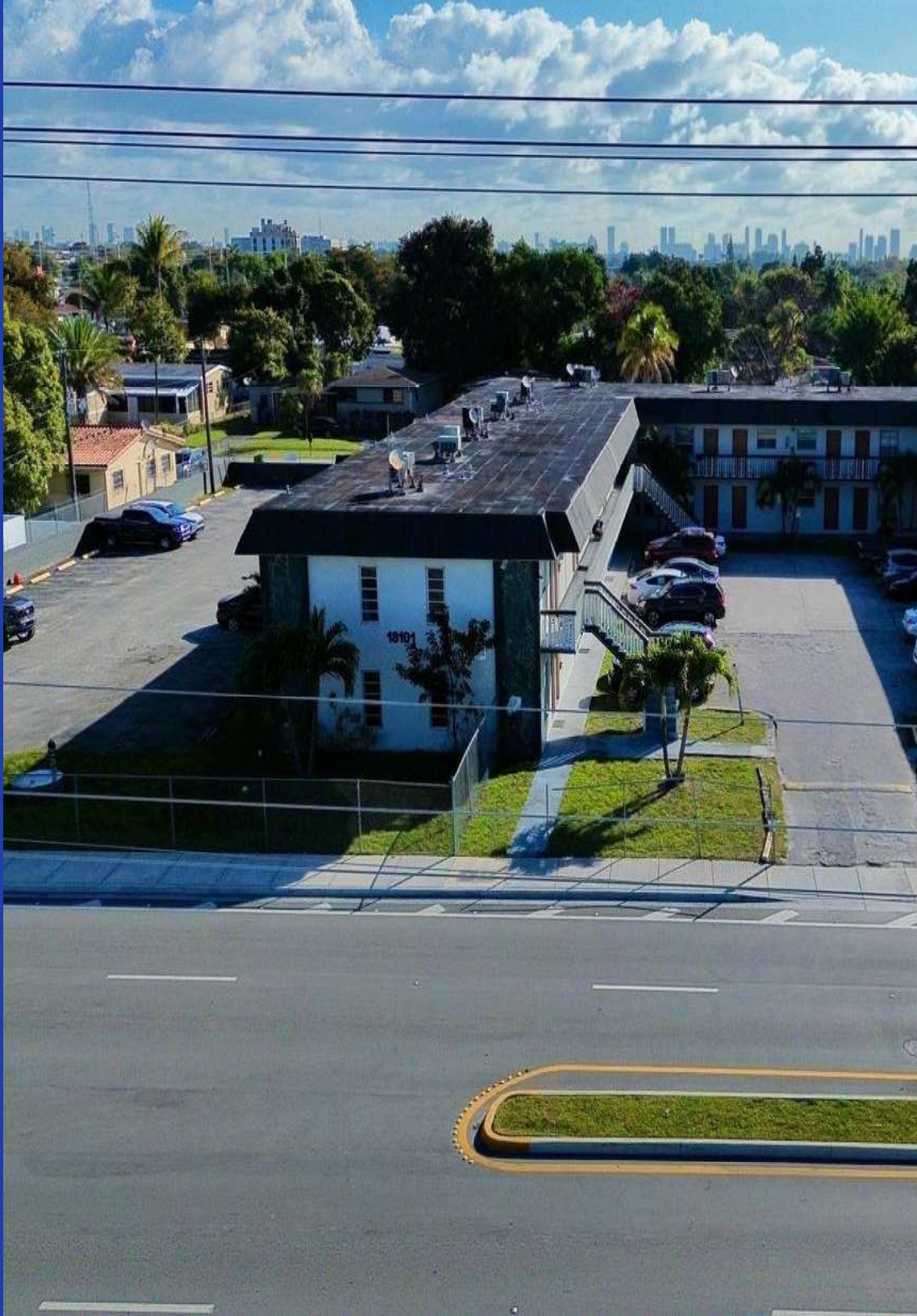


Unit Mix Revenue



Actual vs. Market Revenue





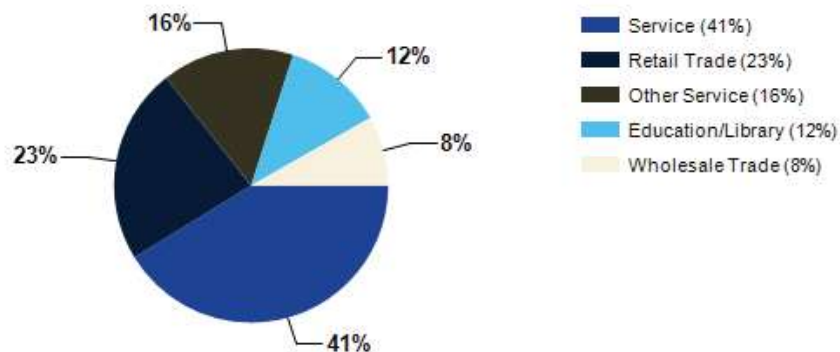
02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts
- Drive Times

Urban Miami Gardens location with strong multifamily fundamentals

- Located in the Miami Gardens / Opa-locka submarket, a densely populated urban area with consistent multifamily demand
- Strong regional connectivity via Florida's Turnpike, NW 7th Avenue, and SR-826 (Palmetto Expressway), providing efficient north-south and east-west access
- Proximity to Tri-Rail commuter stations (Golden Glades and Opa-locka) supports transit-oriented renter demand
- Approximately 20 minutes to Fort Lauderdale–Hollywood International Airport and 30 minutes to Miami International Airport
- Situated within a very walkable neighborhood (Walk Score: 74) with nearby retail, services, and employment nodes
- Surrounded by established residential communities and commercial corridors supporting long-term tenancy stability
- Located outside the Special Flood Hazard Area (SFHA), reducing flood-related risk and insurance exposure

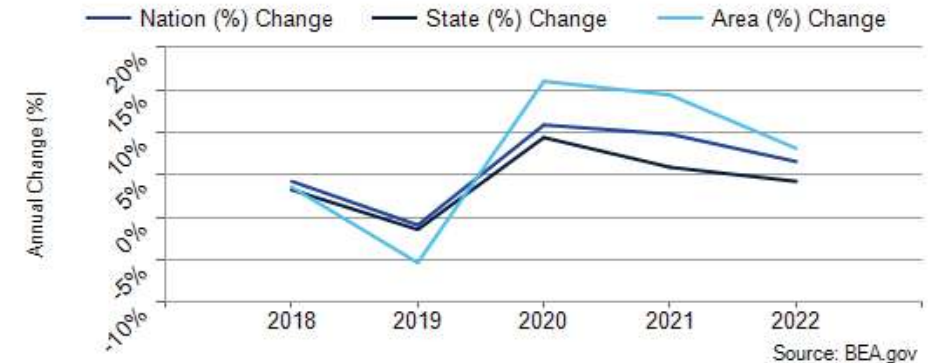
Major Industries by Employee Count

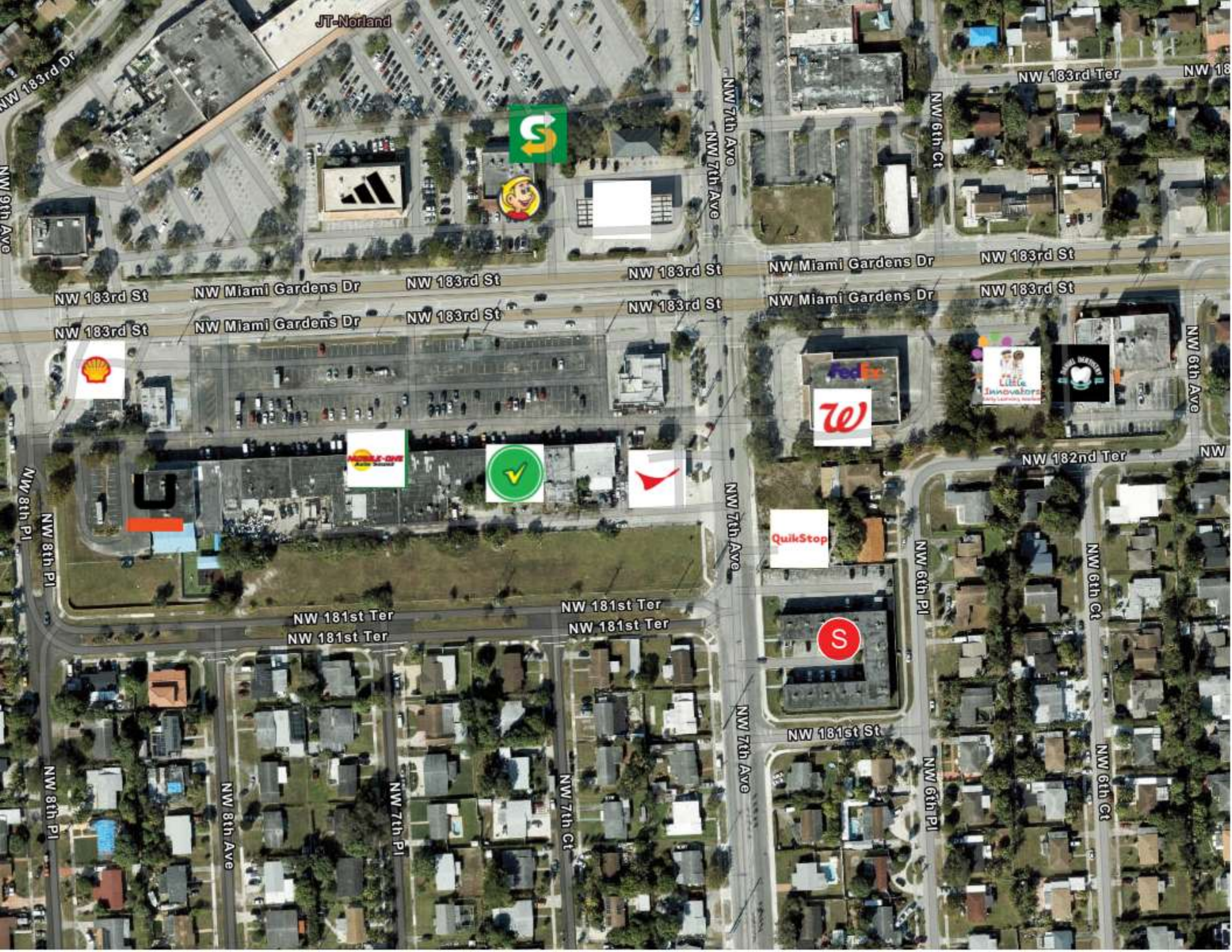


Largest Employers

Miami Dolphins	4,600
Pavilion Furniture Inc	4,300
St. Thomas University	4,200
His House Children's Home	4,100
City of Miami Gardens	4,000
Florida Memorial University	4,000
CMS International Group Corporation	3,800
Monsignor Edward Pace High School	3,700

Miami-Dade County GDP Trend





JT-Norland

NW 183rd Dr

NW 183rd Ter

NW 18

NW 9th Ave

NW 7th Ave

NW 6th Ct

NW 183rd St

NW Miami Gardens Dr

NW 183rd St

NW 183rd St

NW Miami Gardens Dr

NW 183rd St

NW 183rd St

NW Miami Gardens Dr

NW 183rd St

NW 183rd St

NW Miami Gardens Dr

NW 183rd St



NW 8th Pl

NW 8th Pl



NW 7th Ave



NW 6th Ave

NW 182nd Ter

NW

NW 181st Ter

NW 181st Ter

NW 7th Ave



NW 6th Pl

NW 6th Ct



NW 8th Pl

NW 8th Ave

NW 7th Pl

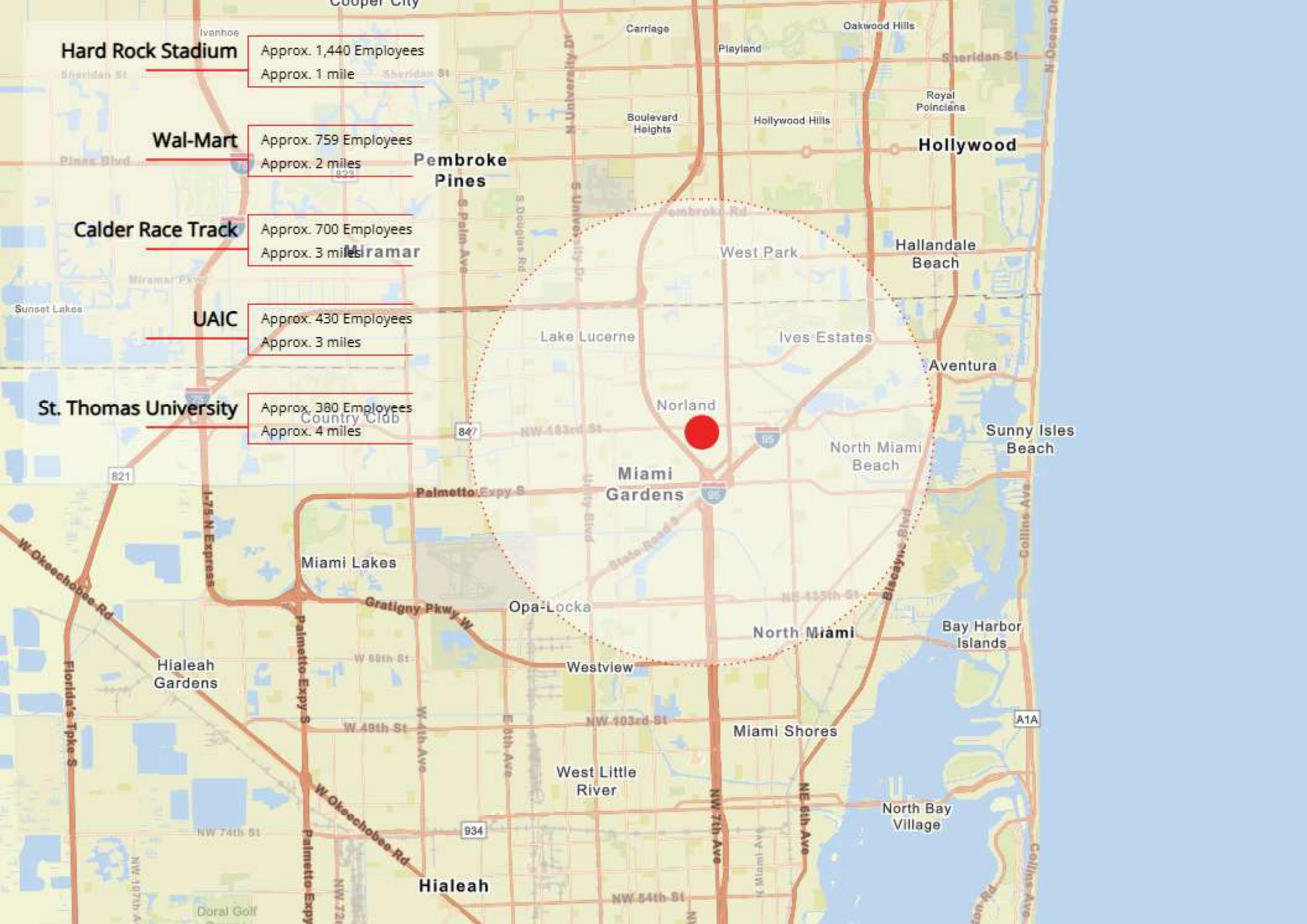
NW 7th Ct

NW 7th Ave

NW 181st St

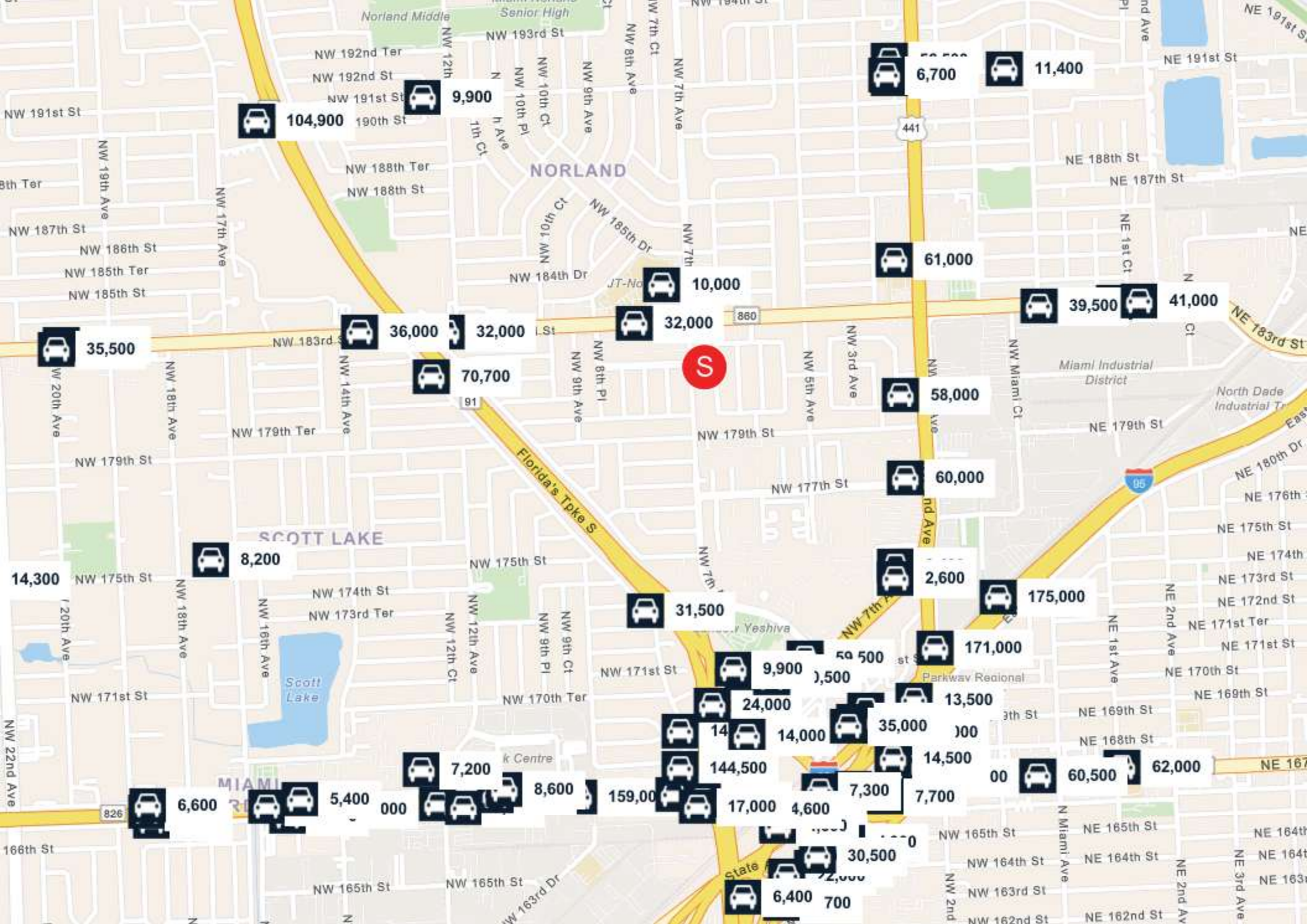
NW 6th Pl

NW 6th Ct



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1

I-95 S
3.69 miles | 10.0 minutes

2

FL-826
2.68 miles | 10.0 minutes

3

US-441
0.85 miles | 3.1 minutes

4

Hard Rock Stadium
2.64 miles | 8.5 minutes

5

Miami-Opa Locka Executive Airport
7.4 miles | 17.6 minutes

6

Aventura Mall
5.36 miles | 17.4 minutes



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03 **Property Description**

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	32
BUILDING SF	23,635
LAND SF	47,025
LAND ACRES	1.07
YEAR BUILT	1968
# OF PARCELS	1
ZONING TYPE	RU-5
BUILDING CLASS	C
LOCATION CLASS	Urban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	47025
NUMBER OF PARKING SPACES	57
PARKING RATIO	1.66/Unit
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	No

UTILITIES

WATER	\$10,501
TRASH	\$2,366
GAS	None
ELECTRIC	\$2,400
PROPERTY TAX	\$77,922.00
SEWER	\$25,906
REPAIRS	\$4,000

CONSTRUCTION

PARKING SURFACE **Surface - 53**



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
	Unit Mix	0	\$0.00		\$0.00		Notes
102		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
104		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
106		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
108		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
110		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
111		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
115		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
117		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
118		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
119		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
121		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
122		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
124		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
126		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
128		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
130		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
202		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
204		1,000	\$1.65	\$1,650.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
206		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month



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Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
208		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
210		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
211		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
215		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
216		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
218		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
219		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
221		750	\$1.77	\$1,325.00	\$1,500.00	02/10/2026	\$3,000 Deposit Rent Month to Month
222		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
224		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
226		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
228		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
230		1,000	\$1.58	\$1,575.00	\$1,900.00	02/10/2026	\$3,150 Deposit Rent Month to Month
Totals / Averages		29,750	\$1.58	\$48,225.00	\$57,200.00		



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05

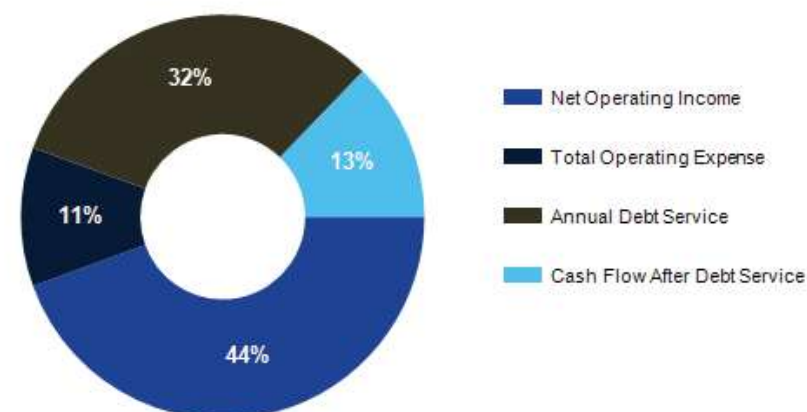
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT

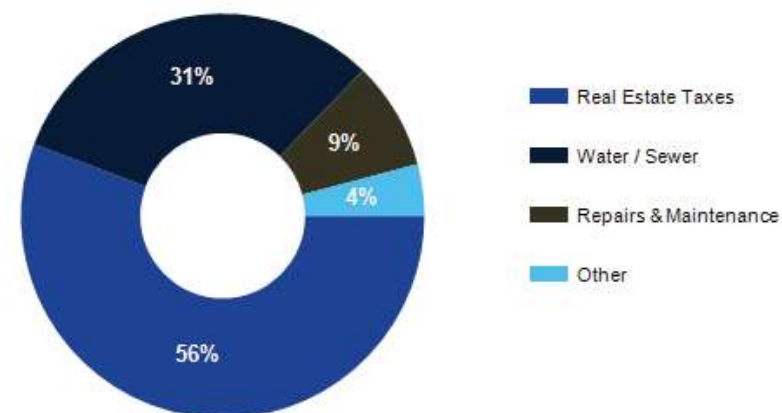
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$578,700	\$686,400
Gross Potential Income	\$578,700	\$686,400
General Vacancy		-5.00%
Effective Gross Income	\$578,700	\$652,080
Less Expenses	\$115,696 19.99%	\$243,494 37.34%
Net Operating Income	\$463,004	\$408,586
Annual Debt Service	\$330,000	\$330,000
Cash flow	\$133,004	\$78,586
Debt Coverage Ratio	1.40	1.24



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$64,522	\$2,016	\$120,000	\$3,750
Insurance			\$38,000	\$1,188
Management Fee (5.00% of GSI)			\$34,320	\$1,073
Repairs & Maintenance	\$10,000	\$313	\$10,000	\$313
Water / Sewer	\$36,408	\$1,138	\$36,408	\$1,138
Utilities	\$2,400	\$75	\$2,400	\$75
Trash	\$2,366	\$74	\$2,366	\$74
Total Operating Expense	\$115,696	\$3,616	\$243,494	\$7,609
Annual Debt Service	\$330,000		\$330,000	
Expense / SF	\$4.90		\$10.30	
% of EGI	19.99%		37.34%	

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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GLOBAL

Price	\$7,400,000
MillageRate	0.87000%

PROPOSED FINANCING

5 YR INTEREST ONLY

Loan Type	Interest Only
Down Payment	\$1,400,000
Loan Amount	\$6,000,000
Interest Rate	5.50%
Loan Terms	5
Annual Debt Service	\$330,000
Loan to Value	81%

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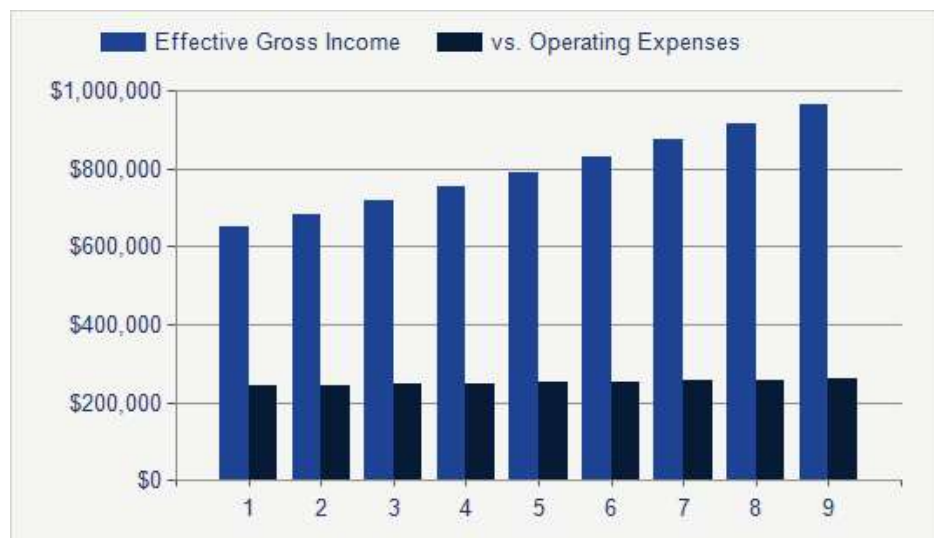
INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Scheduled Rent	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
General Vacancy	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$578,700	\$686,400	\$720,720	\$756,756	\$794,594	\$834,323	\$876,040	\$919,842	\$965,834	\$1,014,125
General Vacancy	-0.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$578,700	\$652,080	\$684,684	\$718,918	\$754,864	\$792,607	\$832,238	\$873,850	\$917,542	\$963,419
Operating Expenses										
Real Estate Taxes	\$64,522	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Insurance		\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
Management Fee		\$34,320	\$36,036	\$37,838	\$39,730	\$41,716	\$43,802	\$45,992	\$48,292	\$50,706
Repairs & Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Water / Sewer	\$36,408	\$36,408	\$36,408	\$36,408	\$36,408	\$36,408	\$36,408	\$36,408	\$36,408	\$36,408
Utilities	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Trash	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366
Total Operating Expense	\$115,696	\$243,494	\$245,210	\$247,012	\$248,904	\$250,890	\$252,976	\$255,166	\$257,466	\$259,880
Net Operating Income	\$463,004	\$408,586	\$439,474	\$471,906	\$505,960	\$541,717	\$579,262	\$618,683	\$660,076	\$703,539
Annual Debt Service	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000
Cash Flow	\$133,004	\$78,586	\$109,474	\$141,906	\$175,960	\$211,717	\$249,262	\$288,683	\$330,076	\$373,539



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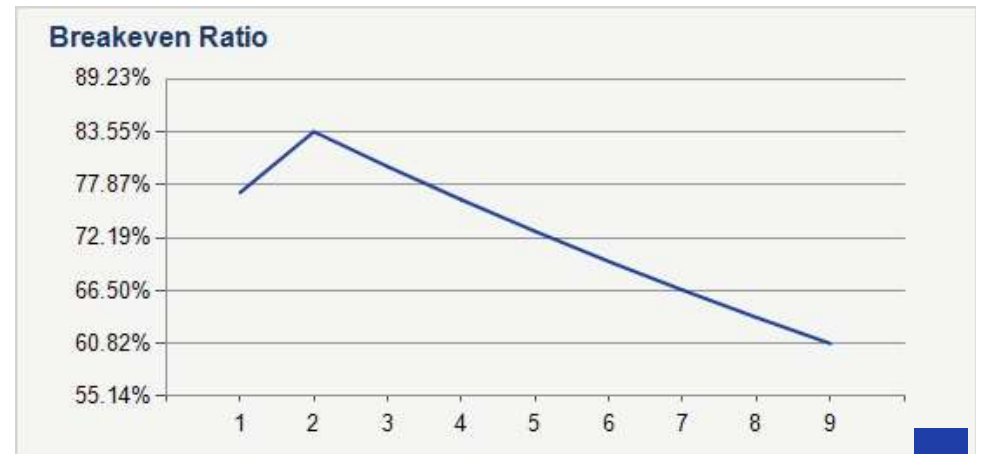


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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	8.99%	5.31%	7.40%	9.59%	11.89%	14.31%	16.84%	19.51%	22.30%	25.24%
CAP Rate	6.26%	5.52%	5.94%	6.38%	6.84%	7.32%	7.83%	8.36%	8.92%	9.51%
Debt Coverage Ratio	1.40	1.24	1.33	1.43	1.53	1.64	1.76	1.87	2.00	2.13
Operating Expense Ratio	19.99%	37.34%	35.81%	34.35%	32.97%	31.65%	30.39%	29.20%	28.06%	26.97%
Gross Multiplier (GRM)	12.79	10.78	10.27	9.78	9.31	8.87	8.45	8.04	7.66	7.30
Loan to Value	81.12%	81.06%	81.10%	81.12%	81.11%	81.08%	81.10%	81.08%	81.08%	81.10%
Breakeven Ratio	77.02%	83.55%	79.81%	76.25%	72.86%	69.62%	66.55%	63.62%	60.82%	58.17%
Price / SF	\$313.10	\$313.10	\$313.10	\$313.10	\$313.10	\$313.10	\$313.10	\$313.10	\$313.10	\$313.10
Price / Unit	\$231,250	\$231,250	\$231,250	\$231,250	\$231,250	\$231,250	\$231,250	\$231,250	\$231,250	\$231,250
Income / SF	\$24.48	\$27.58	\$28.96	\$30.41	\$31.93	\$33.53	\$35.21	\$36.97	\$38.82	\$40.76
Expense / SF	\$4.89	\$10.30	\$10.37	\$10.45	\$10.53	\$10.61	\$10.70	\$10.79	\$10.89	\$10.99

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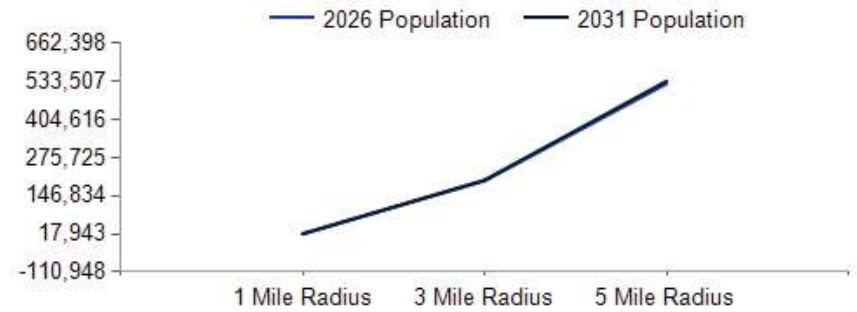
Demographics

General Demographics

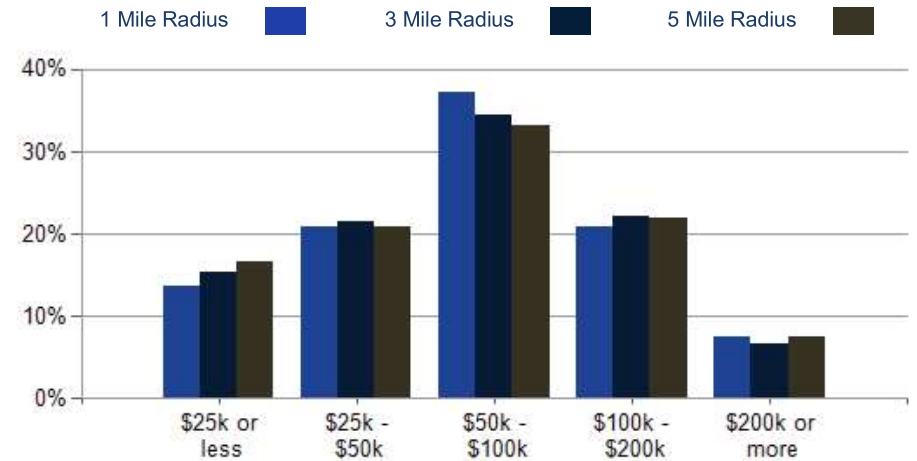
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,679	173,424	468,861
2010 Population	18,629	182,723	492,838
2026 Population	18,363	197,642	525,233
2031 Population	17,943	199,541	533,507
2026 African American	14,081	115,655	241,865
2026 American Indian	48	675	2,156
2026 Asian	123	3,830	9,979
2026 Hispanic	3,408	59,095	203,004
2026 Other Race	962	15,549	51,127
2026 White	1,127	27,825	103,910
2026 Multiracial	2,018	34,042	116,020
2026-2031: Population: Growth Rate	-2.30%	0.95%	1.55%

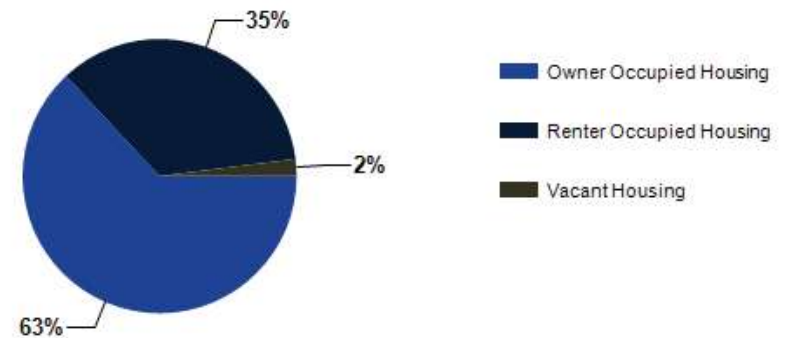
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	364	5,683	17,207
\$15,000-\$24,999	412	4,517	13,181
\$25,000-\$34,999	446	5,697	15,072
\$35,000-\$49,999	743	8,523	22,858
\$50,000-\$74,999	1,277	13,493	35,459
\$75,000-\$99,999	853	9,393	24,980
\$100,000-\$149,999	907	10,570	28,307
\$150,000-\$199,999	291	4,090	11,566
\$200,000 or greater	434	4,353	13,495
Median HH Income	\$67,189	\$65,237	\$65,092
Average HH Income	\$86,143	\$85,531	\$89,729



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



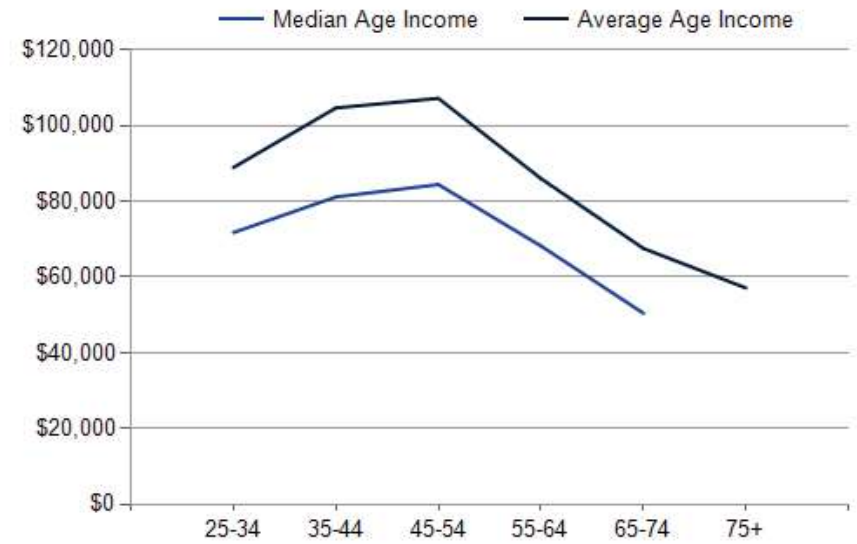
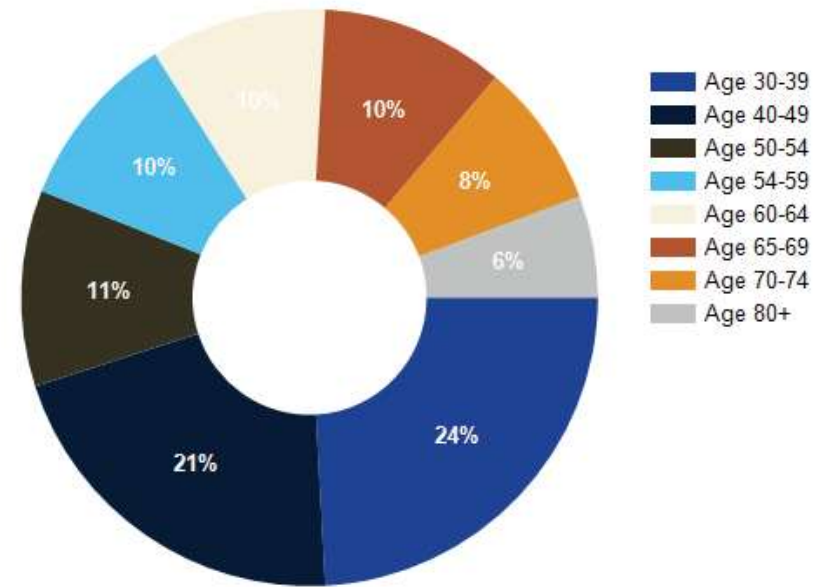
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,333	14,129	36,636
2026 Population Age 35-39	1,285	13,672	36,191
2026 Population Age 40-44	1,231	13,395	35,246
2026 Population Age 45-49	1,034	12,064	32,649
2026 Population Age 50-54	1,193	12,314	33,580
2026 Population Age 55-59	1,082	12,041	32,436
2026 Population Age 60-64	1,070	12,003	32,873
2026 Population Age 65-69	1,118	11,275	29,759
2026 Population Age 70-74	881	9,218	25,110
2026 Population Age 75-79	618	6,679	18,393
2026 Population Age 80-84	360	3,997	11,297
2026 Population Age 85+	279	3,408	10,186
2026 Population Age 18+	14,347	155,227	418,236
2026 Median Age	39	39	40
2031 Median Age	40	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,732	\$66,879	\$68,399
Average Household Income 25-34	\$88,946	\$86,182	\$90,160
Median Household Income 35-44	\$81,171	\$78,774	\$78,396
Average Household Income 35-44	\$104,677	\$102,510	\$106,537
Median Household Income 45-54	\$84,434	\$79,189	\$79,490
Average Household Income 45-54	\$107,203	\$100,634	\$107,019
Median Household Income 55-64	\$68,217	\$68,771	\$68,429
Average Household Income 55-64	\$86,014	\$90,033	\$94,733
Median Household Income 65-74	\$50,437	\$51,300	\$50,964
Average Household Income 65-74	\$67,565	\$70,122	\$73,286
Average Household Income 75+	\$57,098	\$56,193	\$58,564

Population By Age

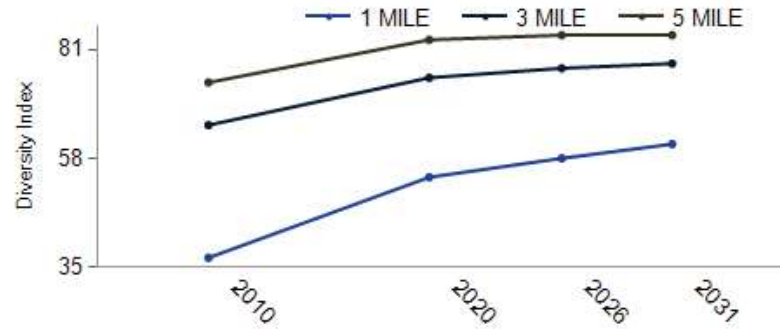


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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	78	85
Diversity Index (current year)	58	77	84
Diversity Index (2020)	54	75	83
Diversity Index (2010)	37	65	74

POPULATION DIVERSITY



POPULATION BY RACE

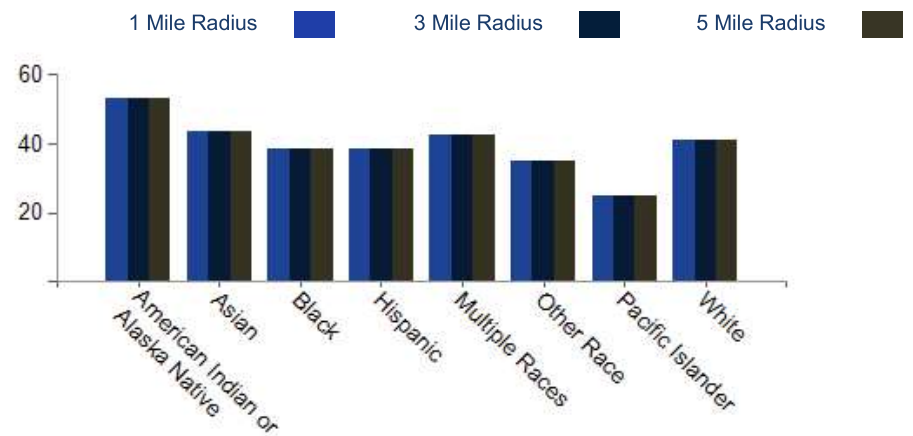


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	65%	45%	33%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	16%	23%	28%
Multiracial	9%	13%	16%
Other Race	4%	6%	7%
White	5%	11%	14%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	53	39	38
Median Asian Age	44	43	42
Median Black Age	38	37	37
Median Hispanic Age	39	41	41
Median Multiple Races Age	42	43	43
Median Other Race Age	35	39	38
Median Pacific Islander Age	25	41	41
Median White Age	41	42	44

2026 MEDIAN AGE BY RACE



07 **Company Profile**

Advisor Profile



Joseph Suarez
Esq. Broker

Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Trustpoint Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Trustpoint Realty LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Trustpoint Realty LLC has not verified, and will not verify, any of the information contained herein, nor has Trustpoint Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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