



Offering Memorandum:

**1007 Park Centre Blvd
Miami Gardens, FL 33169**

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SECTION 1

PROPERTY INFORMATION

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,299,000
Price / SF:	\$156.51
Cap Rate:	5.68%
NOI:	\$73,782
Year Built:	2006
Building Size:	8,300 SF
Zoning:	PCD

PROPERTY OVERVIEW

Highly desirable 8,313 sf, inclusive of 1,361 sf office and 1,361 sf mezzanine, light industrial / flex condo is located in Park Center Business Park, plus two (easily removable) 10' x 10' line management offices built in warehouse.

LOCATION OVERVIEW

Well maintained light industrial /flex business park, Park Center Business Park, features unparalleled accessibility, generous parking, and high ceilings with column free, open construction, and is located two minutes from Florida SR 826 and five minutes from the Golden Glades Interchange.

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EXCELLENT ACCESSIBILITY

Property is mere blocks away, a two minutes drive, from the Palmetto Expressway Florida SR 826 leading directly to I-75, and only five minutes from the Golden Glades Interchange providing access to the Florida Turnpike, I-95, US 441, and FL SR 9.

DOCK HEIGHT DOORS, 24' CEILINGS, GENEROUS LOADING AREA

Property features high 24' clear height ceilings, three dock height overhead doors, and a wide tarmac access to loading areas allowing for uninterrupted, highly efficient business operations.

LOAD BEARING MEZZANINE OVER OFFICE

Office with central air conditioning sits beneath a concrete floor load bearing mezzanine with men's and women's bathrooms extending into the warehouse.



SECTION 1 | PROPERTY INFORMATION

Property Details

PROPERTY NAME:	Park Center Business Park Unit 1007
PROPERTY ADDRESS:	1007 Park Centre Boulevard Miami Gardens, FL 33169
PROPERTY TYPE:	Industrial
APN:	34-2111-030-0050
PRICE / SF:	\$156.51
LOT SIZE:	0 AC
BUILDING CLASS:	
ZONING:	PCD
RAIL ACCESS:	N/A
PARKING SPACES:	12
PARKING RATIO:	1.5
BUILDING FRONTAGE:	48
CROSS STREETS:	Florida 826, NW 12th Ave (near)
YEAR BUILT:	2006
CONSTRUCTION TYPE:	Precast Concrete
NUMBER OF STORIES:	1
FOUNDATION:	Slab
WALLS:	Concrete
MEZZANINE:	Over Office Area, Load Bearing
CEILINGS:	Exposed Concrete in WH, Drop in Office
POWER:	3-Phase
ROOF:	Cement
HVAC:	Central in Office
COLUMN SPACE:	None

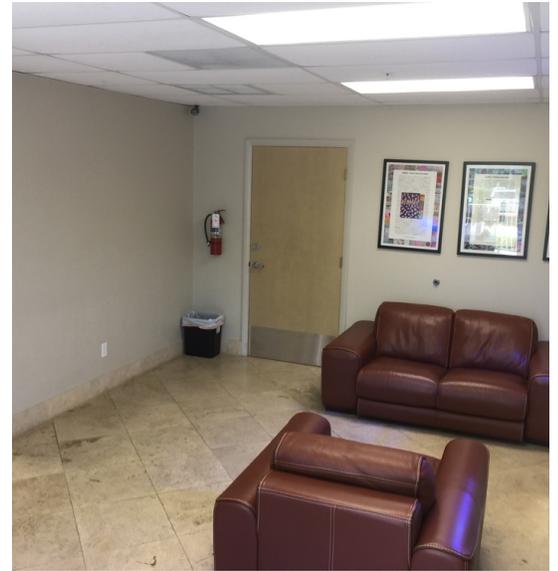
Complete Highlights

PROPERTY HIGHLIGHTS

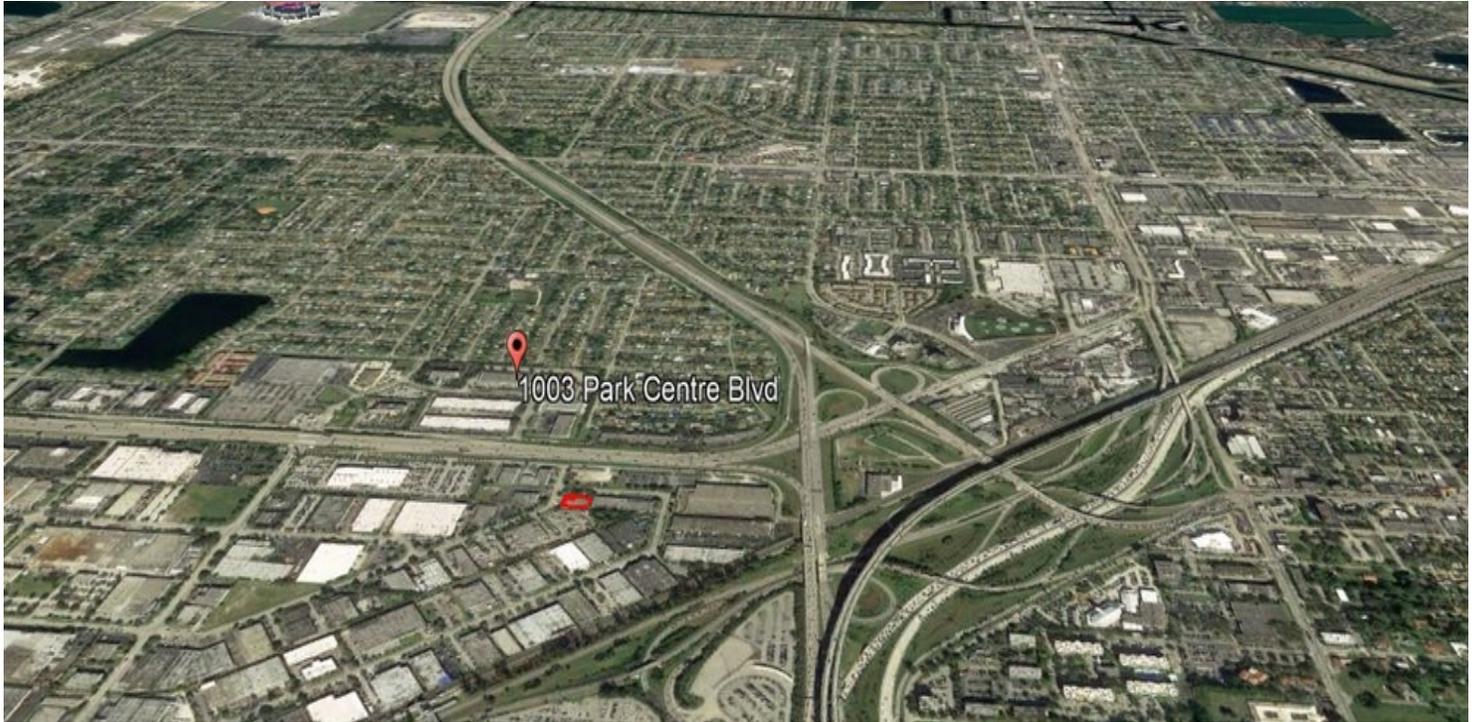
- Two minutes from the Palmetto Expressway 826 leading directly to I-75
- Five minutes from Golden Glades Interchange with access to Florida Turnpike, I-95, and FL SR 9
- 24' Clear height ceilings
- Three dock height overhead doors
- Abundant parking with 12 assigned spaces plus overflow
- Wide tarmac for easy truck access to dock area
- Owner to vacate subsequent to sale
- Approximately 8,313 sf BOMA Industrial 2012 / Costar Standard on a 6,952 sf footprint
- Rare find property is 1 of only 17 industrial properties from 6,900 to 10,000 sf in Miami-Dade county within 5 miles that have been built within the last 20 years
- Owner occupied property to be vacated following sale or leased back to seller, at buyer's option



Additional Photos



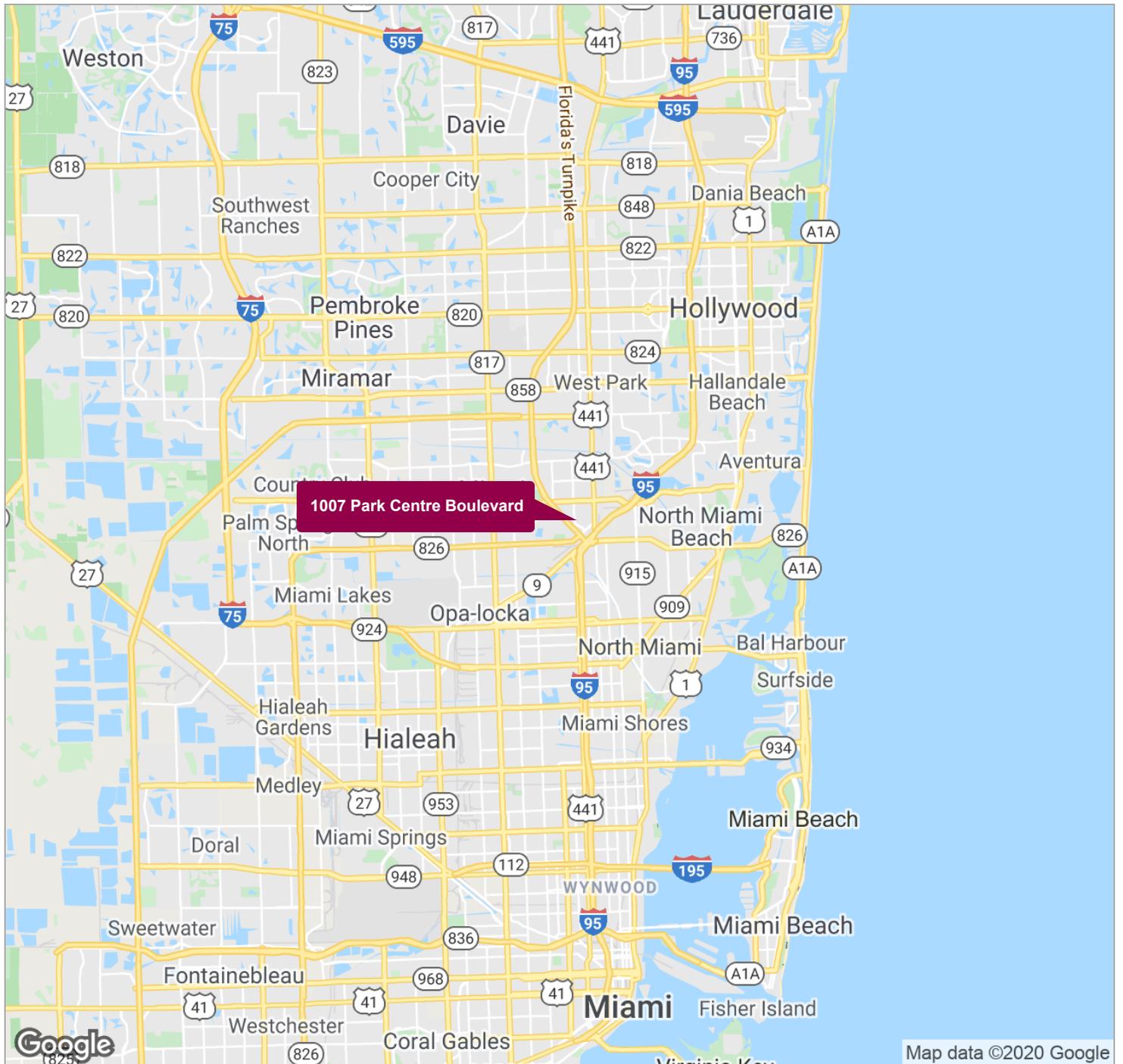
Additional Photos



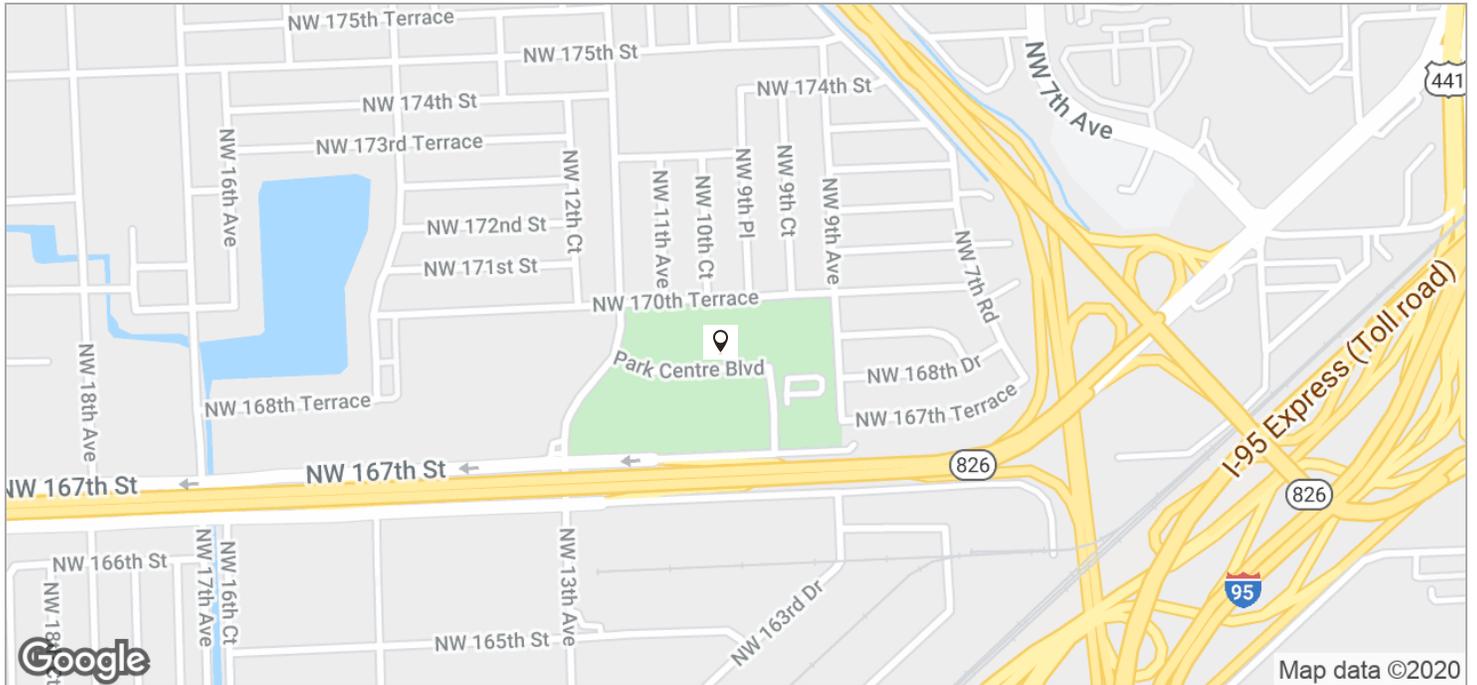
SECTION 2

LOCATION INFORMATION

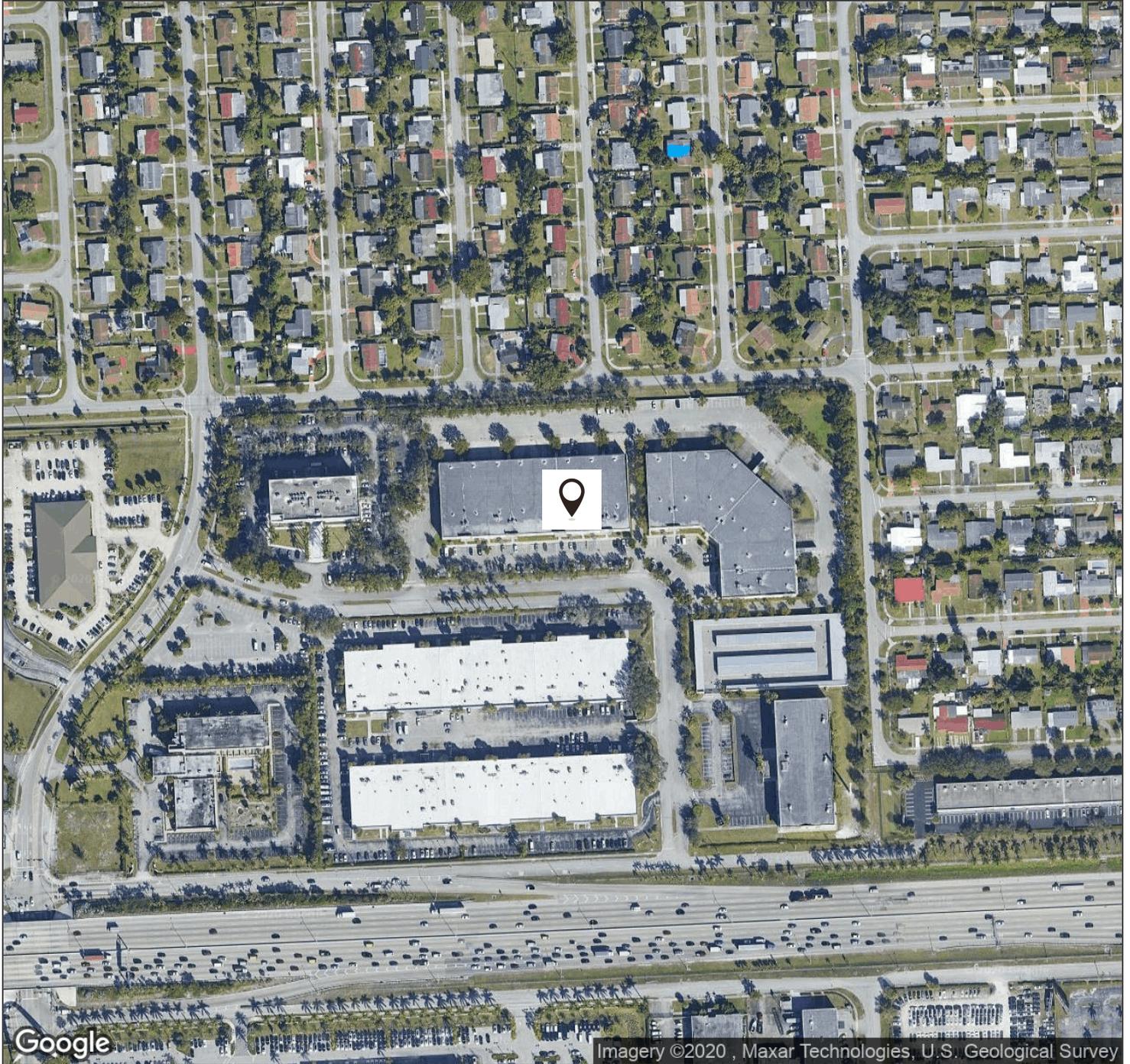
Regional Map



Location Maps

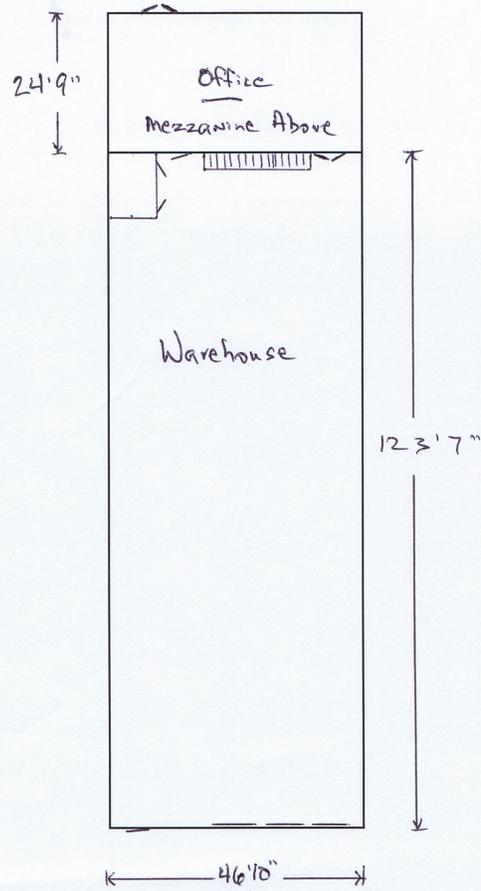


Aerial Map



Property Dimensions

Approximate Dimensions: * 1001 Park Centre Blvd, Miami, FL 33169
Units 1003, 1007



* Buyers must verify during due diligence.

SECTION 3

FINANCIAL ANALYSIS

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,299,000
Price per SF	\$156.51
CAP Rate	5.7%
Cash-on-Cash Return (yr 1)	4.08 %
Total Return (yr 1)	\$37,817
Debt Coverage Ratio	1.38

PROFORMA FINANCIALS

OPERATING DATA

Gross Scheduled Income	\$117,732
Other Income	-
Total Scheduled Income	\$117,732
Vacancy Cost	\$2,354
Gross Income	\$115,377
Operating Expenses	\$40,957
Net Operating Income	\$74,420
Pre-Tax Cash Flow	\$20,578

PROFORMA FINANCIALS

FINANCING DATA

Down Payment	\$504,000
Loan Amount	\$795,000
Debt Service	\$53,842
Debt Service Monthly	\$4,486
Principal Reduction (yr 1)	\$17,238

PROFORMA FINANCIALS

Income & Expenses

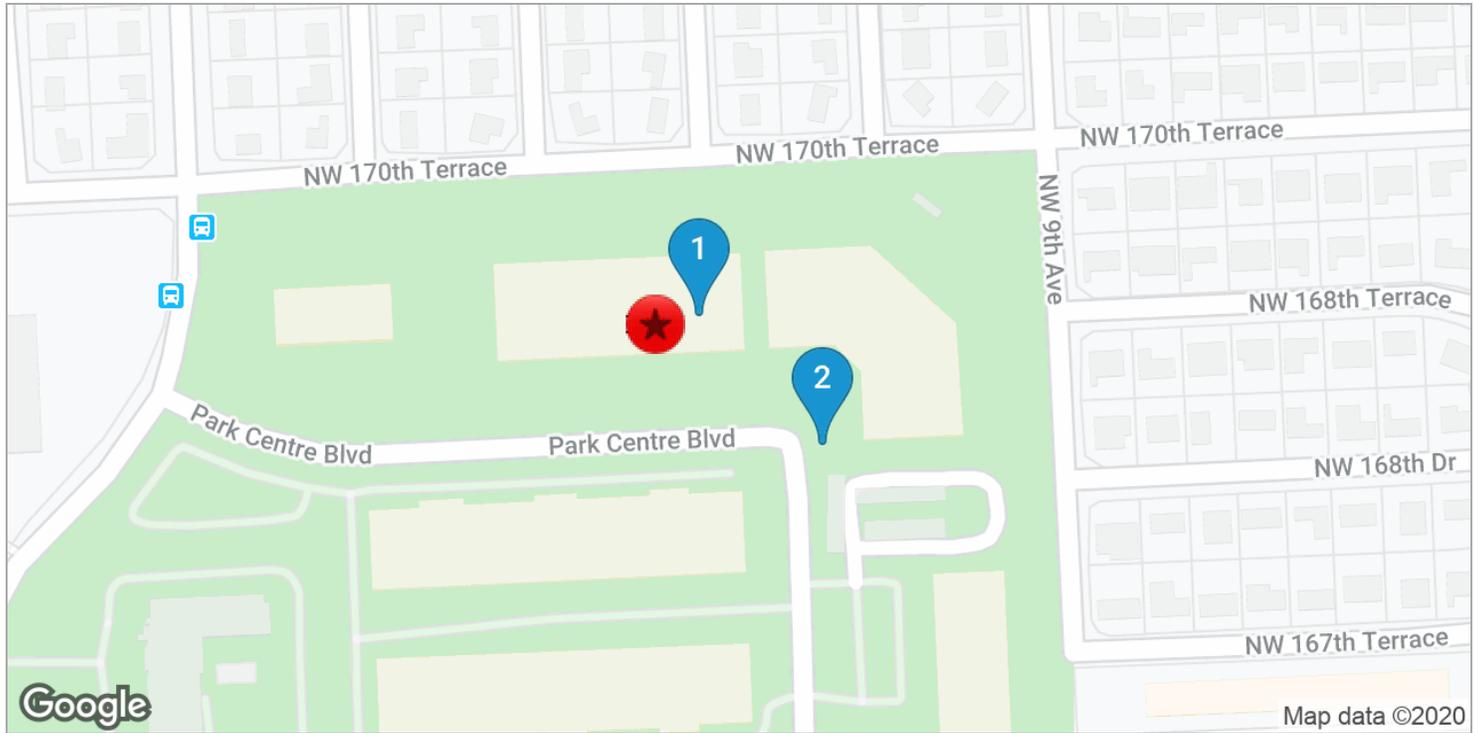
INCOME SUMMARY	PROFORMA FINANCIALS	PER UNIT
Rent	\$76,775	-
Expense Reimbursement	\$40,957	-
GROSS INCOME	\$117,732	-

EXPENSE SUMMARY	PROFORMA FINANCIALS	PER UNIT
Property Taxes	\$21,837	-
Association Dues	\$18,120	-
Other Misc. Expenses	\$1,000	-
GROSS EXPENSES	\$40,957	-
NET OPERATING INCOME	\$74,420	-

SECTION 4

SALE COMPARABLES

Sale Comps Map



★ SUBJECT PROPERTY
1007 Park Centre Boulevard | Miami Gardens, FL 33169

1 PARK CENTRE BUSINESS PARK UNIT 1001
1001 Park Centre Blvd Unit 1001
Miami Gardens, FL 33169

2 PARK CENTRE BUSINESS PARK UNIT 1003
1001 Park Centre Blvd Unit 1003
Miami Gardens, FL 33169

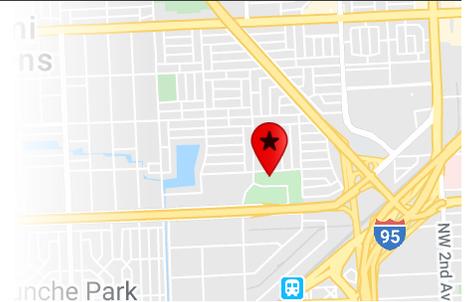
Sale Comps



★ SUBJECT PROPERTY

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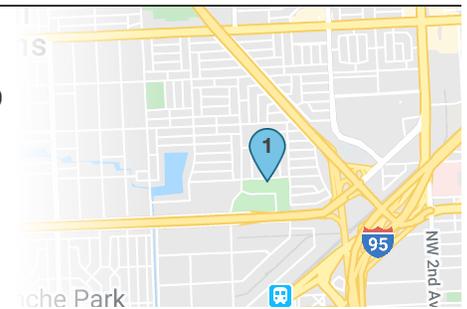
Sale Price:	\$1,299,000	Lot Size:	0 AC
Year Built:	2006	Building SF:	8,300 SF
Price PSF:	\$156.51	Cap:	5.68%
NOI:	\$73,782		



PARK CENTRE BUSINESS PARK UNIT 1001

1001 Park Centre Blvd Unit 1001 | Miami Gardens, FL 33169

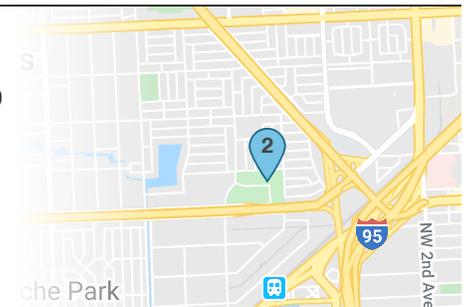
Sale Price:	\$1,275,000	Lot Size:	0 AC
Year Built:	2006	Building SF:	8,300 SF
Price PSF	\$153.61	Closed:	03/12/2020



PARK CENTRE BUSINESS PARK UNIT 1003

1001 Park Centre Blvd Unit 1003 | Miami Gardens, FL 33169

Sale Price:	\$1,328,000	Lot Size:	0 AC
Year Built:	2006	Building SF:	8,300 SF
Price PSF	\$160.00	Closed:	11/02/2018



SECTION 4 | SALE COMPARABLES

Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	# OF UNITS	
Park Center Business Park Unit 1007 1007 Park Centre Boulevard Miami Gardens, FL 33169		\$1,299,000	8,300 SF	\$156.51	-	5.68%	-	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	# OF UNITS	CLOSE
1	Park Centre Business Park Unit 1001 1001 Park Centre Blvd Unit 1001 Miami Gardens, FL 33169	\$1,275,000	8,300 SF	\$153.61	-	-	-	03/12/2020
2	Park Centre Business Park Unit 1003 1001 Park Centre Blvd Unit 1003 Miami Gardens, FL 33169	\$1,328,000	8,300 SF	\$160.00	-	-	-	11/02/2018
TOTALS/AVERAGES		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	# OF UNITS	
		\$1,301,500	8,300 SF	\$156.81	-	-	-	

SECTION 5

DEMOGRAPHICS

SECTION 5 | DEMOGRAPHICS

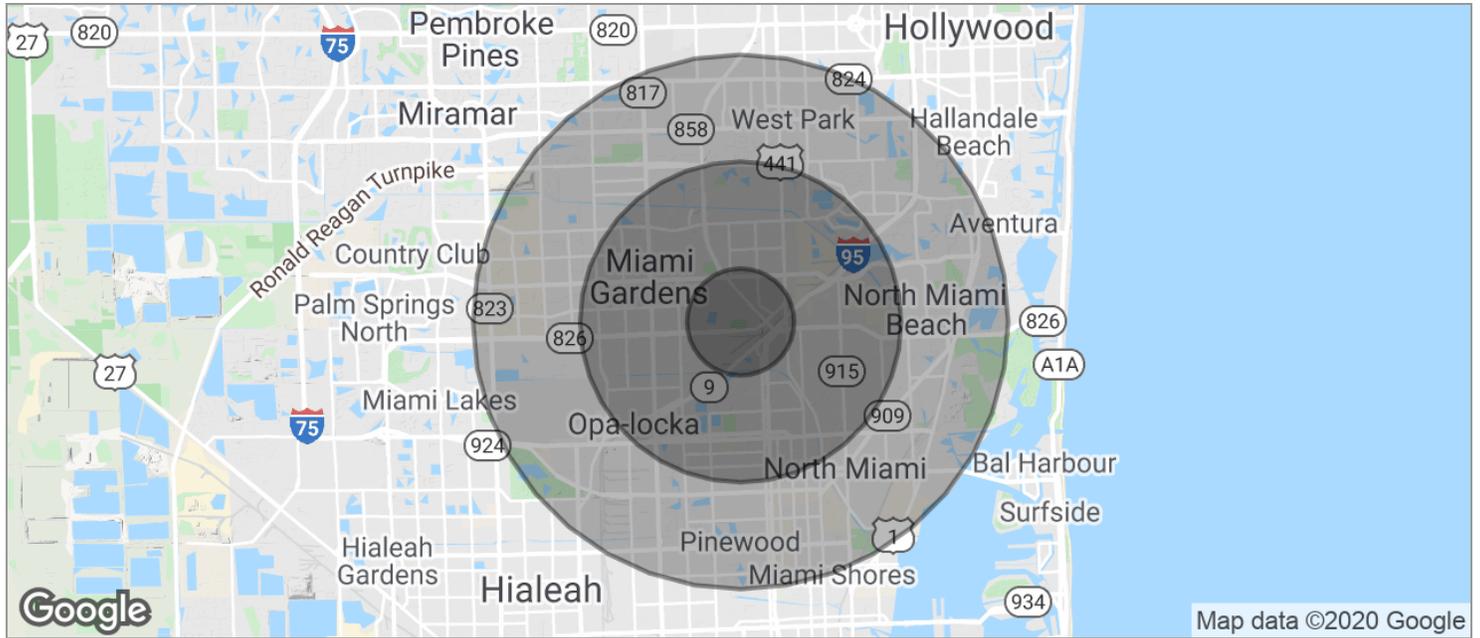
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	5,349	53,106	149,212
Total persons per hh	3.3	3.2	3.2
Average hh income	\$49,687	\$49,548	\$50,254
Average house value	\$214,330	\$224,717	\$241,949

	1 MILE	3 MILES	5 MILES
Total population	17,388	171,211	477,081
Median age	31.8	33.2	33.9
Median age (male)	29.6	30.0	31.3
Median age (female)	34.8	36.1	35.8

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,388	171,211	477,081
MEDIAN AGE	31.8	33.2	33.9
MEDIAN AGE (MALE)	29.6	30.0	31.3
MEDIAN AGE (FEMALE)	34.8	36.1	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,349	53,106	149,212
# OF PERSONS PER HH	3.3	3.2	3.2
AVERAGE HH INCOME	\$49,687	\$49,548	\$50,254
AVERAGE HOUSE VALUE	\$214,330	\$224,717	\$241,949

* Demographic data derived from 2010 US Census