

RENT ROLL - 3500 NW 17 AVE, Miami, FL 33142

Unit #	Tenant	SF	Price/SF	Annual Rent	Base Rent/Month	Sales Tax	Total Monthly Rent	Lease Expiration	Increases	Options	Lease Type
1	MED PLUS	5,800	\$20.07	\$116,400	\$9,700	\$631	\$10,331	4/29/2028	5% annually * also pays proportionate share of tax increases from 2022		Gross
2	MIA RETAIL SYSTEMS INC	5,800	\$21.00	\$121,800	\$10,150	\$660	\$10,810	8/31/2025	*Tenant shall pay his proportionate share of tax increases from 2021	Two (2) Five (5) year options.\$23 per sq ft ,1\$1 per square foot increase per year *LANDLORD CAN CANCEL OPTION AT SALE w 30 Day notice	Gross
Totals:		11,600		\$238,200	\$19,850.00						

GROSS	\$238,200
Expenses	
Taxes	\$37,986
Insurance	\$32,353
*estimated	\$4,650
Maintenance	\$3,874
*estimated	\$1,342
Total:	\$80,205
NET PROFIT	\$157,995

* LANDLORD CAN CANCEL OPTION AT SALE w 30 Day.

2026 PRO FORMA

Unit #	Tenant	SF	Price/SF	Annual Rent	Rent/Month	Sales Tax	Total Month	Lease Expiration	Increases		Lease Type
1	MED PLUS	5,800	\$22.13	\$128,328	\$10,694	\$695	\$11,389	4/29/2028	5%		Gross
2	NEW TENANT (NNN)	5,800	\$30.00	\$174,000	\$14,500						NNN
Totals:		11,600		\$302,328	\$25,194.00						

*Blue denotes hypothetical

GROSS INCOME	\$302,328
Expenses	
Re-Assessed Taxes (@asking)	\$38,918
* Insurance	\$34,353
*estimated Maintenance	\$2,325
*estimated Trash	\$1,478
*estimated Electric	\$587
Total:	\$77,662
NET	\$224,666
CAP RATE	4.3%

