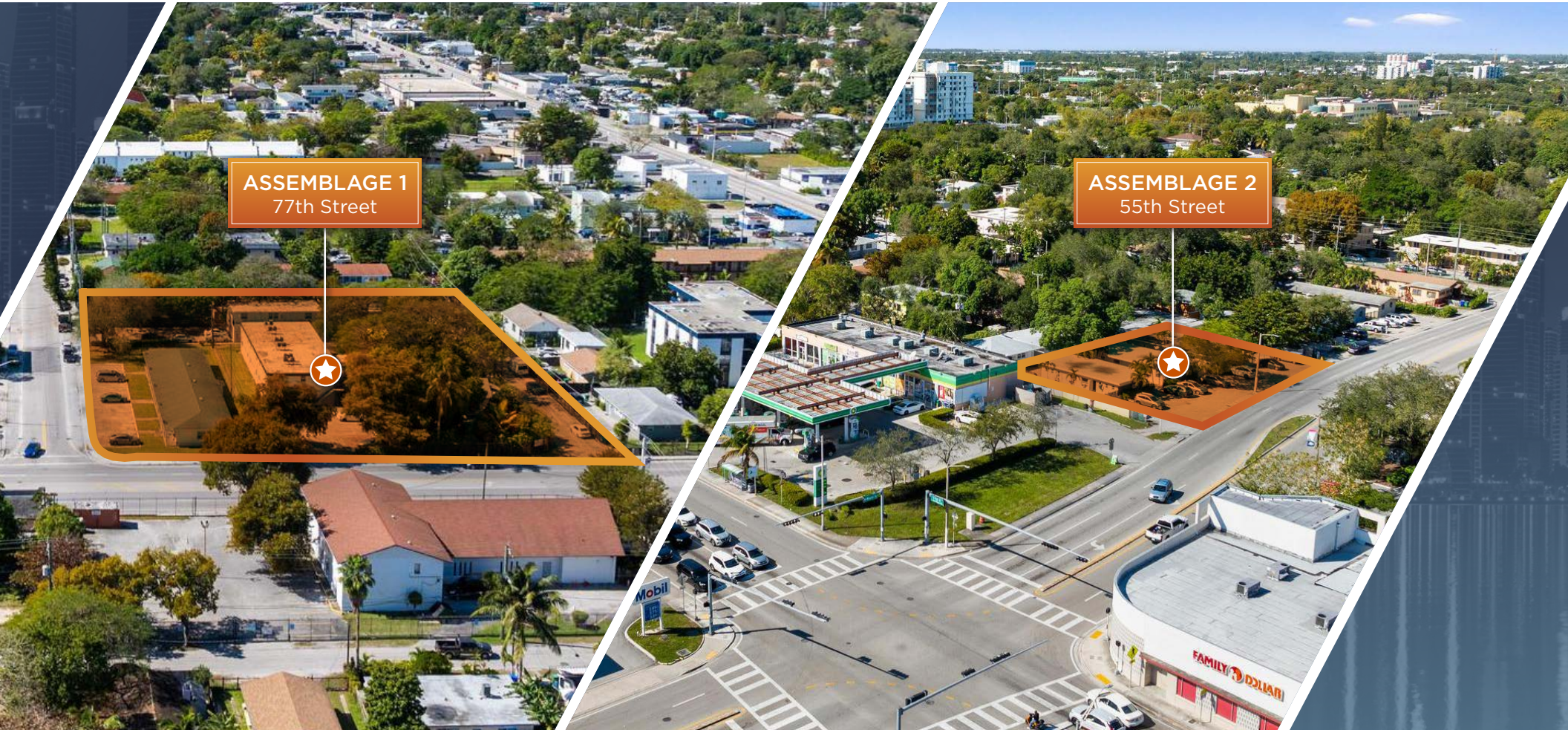


NORTH MIAMI AVENUE ASSEMBLAGE PORTFOLIO

77TH STREET & 55TH STREET | MIAMI, FL



ASSEMBLAGE 1
77th Street

ASSEMBLAGE 2
55th Street



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04

THE LOCATION

05

MARKET
OVERVIEW



CUSHMAN &
WAKEFIELD

NORTH MIAMI AVENUE ASSEMBLAGE
PORTFOLIO 77TH STREET & 55TH STREET | MIAMI, FL

ASSEMBLAGE 1



ASSEMBLAGE 2





01

INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

The North Miami Avenue Assemblage Portfolio presents a rare opportunity to acquire a two-site assemblage located within Miami's rapidly evolving Little River and Little Haiti neighborhoods, positioned along the North Miami Avenue corridor within the broader Magic City redevelopment area. The portfolio consists of two strategically located properties at 5500 N Miami Avenue (NW 55th Street) and 31 NW 77th Street. The assets are currently improved with 48 multifamily units, one single-family residence, and one vacant lot, providing immediate in-place income while preserving meaningful long-term redevelopment potential. This diversified composition offers stable cash flow with attractive value-add and repositioning optionality.

Zoning across the portfolio includes T5-R and T4-R designations, with the NW 55th Street property zoned T4-R and the NW 77th Street property zoned T5-R, supporting by-right residential development. The sites may also qualify for density, height, FAR, and parking incentives under Florida's Live Local Act, subject to affordability requirements. Benefiting from substantial public and private investment, including proximity to the Magic City Innovation District and a growing pipeline of mixed-use and multifamily projects, the portfolio is well positioned for a range of strategies, including stabilized hold, phased redevelopment, or long-term assemblage-driven repositioning.



INVESTMENT HIGHLIGHTS

- » Two-site assemblage portfolio located in Miami's high-growth Little River and Little Haiti neighborhoods
- » 48 multifamily units, one single-family residence, and one vacant lot providing stable in-place income and redevelopment flexibility
- » Positioned along the North Miami Avenue corridor within the broader Magic City redevelopment area
- » Zoned T5-R and T4-R, allowing by-right residential development and density potential
- » Potential eligibility for Live Local Act incentives, including increased density, height, FAR, and reduced parking (subject to qualification)
- » Proximity to Wynwood, Miami Design District, MiMo, and Downtown Miami
- » Strong public and private investment surrounding the portfolio, including the Magic City Innovation District
- » Hybrid investment opportunity offering immediate cash flow with long-term value-add and redevelopment upside



NORTH MIAMI AVENUE ASSEMBLAGE
PORTFOLIO 77TH STREET & 55TH STREET | MIAMI, FL

ASSEMBLAGE 1



ASSEMBLAGE 2





02

THE PROPERTY



EXISTING CASH-FLOWING MULTIFAMILY PORTFOLIO

The portfolio is comprised of two distinct assemblages located along North Miami Avenue:



ASSEMBLAGE 1 – 77TH STREET NODE

Addresses:

31 NW 77th St, Miami, FL 33150

7720 N Miami Ave, Miami, FL 33150

7700 N Miami Ave, Miami, FL 33150

20 NW 78 St, Miami, FL 33150

16 NW 78 St, Miami, FL 33150

Existing Use: 31 multifamily units, 1 single-family house (16 NW 78th St), and 1 vacant lot (20 NW 78th St)

Existing Units: 31 units

Lot Size: 55,299 SF (1.26 Acres)

Zoning: T5-R (Residential Urban)

The properties are currently operated as multifamily assets with a combined 48 units, allowing investors to generate near-term income while planning for future redevelopment. The in-place income profile distinguishes the portfolio from raw land assemblages and provides optionality for buyers pursuing a hold-and-redevelop, phased redevelopment, or income-plus-land-banking strategy.



5440 N Miami Ave
4 units (2-1BR | 2 studios)

5500 N Miami Ave
9 units (studios)

5430 N Miami Ave
4 units (2-1BR | 2 studios)

ASSEMBLAGE 2 - 55TH STREET NODE

Addresses:

5440 N Miami Ave, Miami, FL 33127

5430 N Miami Ave, Miami, FL 33127

5500 N Miami Ave, Miami, FL 33127

Existing Use: Multifamily (in-place income)

Existing Units: 17 units

Lot Size: 20,080 SF (.5 Acre)

Zoning: T4-R (Residential Urban)

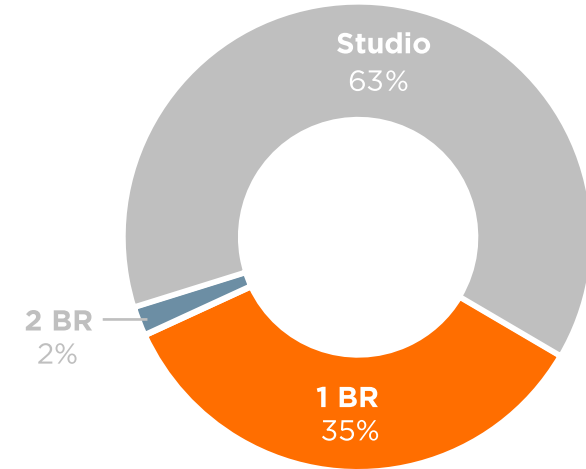
N Miami Ave



EXISTING CASH-FLOWING MULTIFAMILY PORTFOLIO

UNIT MIX

Multifamily Units:	48
Single Family Unit Parcels:	2 <i>*one is a vacant lot</i>
Year Built:	1952 / 1965
Total Livable Area:	22,794
Occupancy (As of Feb 2026):	92%
Gain/(Loss) to Lease (As of Dec 01, 2025):	0.0%



UNIT MIX			
UNIT TYPE	# OF UNITS	SIZE SQ. FT.	TOTAL SQ. FT.
0 BR / 1 BA	30	401	12,037
1 BR / 1 BA	17	520	8,840
2 BR / 1 BA	1	450	450
TOTALS / AVERAGES	48	444	21,327

MARKET RENT		
MARKET RENT	MARKET RENT/SQ. FT.	MONTHLY RENT
\$1,367	\$3.41	\$41,019
\$1,585	\$3.05	\$26,950
\$2,000	\$4.44	\$2,000
\$1,458	\$3.28	\$69,969

LEASE RENT			
# UNITS OCCUPIED	LEASE RENT	LEASE RENT/SQ. FT.	MONTHLY RENT
26	\$1,367	\$3.41	\$41,019
17	\$1,585	\$3.05	\$26,950
1	\$2,000	\$4.44	\$2,000
44	\$1,466	\$3.27	\$69,969

ADDITIONAL UNIT MIX			
UNIT TYPE	# OF UNITS	RENT	SIZE SQ. FT.
Single Family Home	1	\$2,500	1,467
Vacant Lot	1	\$3,000	6,000
TOTALS / AVERAGES	2	\$5,500	3,734

COMMENTS

The property additionally has a 2 BR / 1 BA Single Family home which is occupied at \$2,500/month and a -6k Sq. Ft. vacant lot which is assumed to rent for \$3,000/month.

PRO FORMA

The below pro forma is exclusively for the multifamily units.
The single family home and vacant lot are excluded.

Cushman & Wakefield Pro Forma		
TOTAL OPERATING INCOME	\$887,272	\$18,485
EXPENSES		
Electric - Common Area	\$8,434	\$176
Cable & Internet Expense	2,188	46
Water/Sewer	20,148	420
Trash Removal	22,846	476
Subtotal Utilities	\$53,617	\$1,117
Landscaping	4,800	100
Turnover	9,600	200
Repairs & Maintenance	28,800	600
Subtotal Repairs & Maintenance	\$43,200	\$900
General & Administrative	21,600	450
Advertising	2,400	50
Property Management Fee	44,364	5.0%
Real Estate Taxes	145,910	3,040
Property Insurance	28,800	600
Capital Reserves	12,000	250
Total Operating Expenses	\$351,891	\$7,331
NET OPERATING INCOME	\$535,381	\$11,154



EXISTING CASH-FLOWING MULTIFAMILY PORTFOLIO

CASH FLOW

The below cash flow is exclusively for the multifamily units.
The single family home and vacant lot are excluded.

	C&W PRO FORMA	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME					
Scheduled Market Rent	\$881,612	\$908,061	\$935,302	\$963,362	\$992,262
Gain/(Loss) to Lease	(4,408)	(2,270)	(2,338)	(2,408)	(2,481)
Total Gross Potential	\$877,204	\$905,791	\$932,964	\$960,953	\$989,782
Vacancy	(43,860)	(45,290)	(46,648)	(48,048)	(49,489)
Write-Offs	(4,386)	(2,264)	(2,332)	(2,402)	(2,474)
Non-Revenue Units	(2,193)	(2,259)	(2,327)	(2,396)	(2,468)
Concessions	(2,193)	0	0	0	0
Net Rental Income	\$824,572	\$855,978	\$881,657	\$908,107	\$935,350
Other Income	62,700	64,581	66,518	68,514	70,569
Total Operating Income	\$887,272	\$920,559	\$948,175	\$976,621	\$1,005,919
EXPENSES					
Utilities	\$53,617	55,225	56,882	58,588	60,346
Variable	\$67,200	69,216	71,292	73,431	75,634
Property Taxes	\$145,910	150,288	154,796	159,440	164,223
Franchise/Excise Tax	\$0	0	0	0	0
Insurance	\$28,800	29,664	30,554	31,471	32,415
Management Fee	\$44,364	46,028	47,409	48,831	50,296
NOI BEFORE RESERVES	\$547,381	\$570,138	\$587,242	\$604,859	\$623,005
Capital Reserves	12,000	12,000	12,000	12,000	12,000
Total Expenses	\$351,891	\$362,421	\$372,933	\$383,761	\$394,914
NET OPERATING INCOME	\$535,381	\$558,138	\$575,242	\$592,859	\$611,005



NORTH MIAMI AVENUE ASSEMBLAGE
PORTFOLIO 77TH STREET & 55TH STREET | MIAMI, FL

ASSEMBLAGE 1



ASSEMBLAGE 2



An aerial photograph of a city grid, showing streets and buildings, is visible in the top-left corner of the slide. The rest of the slide has a dark blue background with a white diagonal line separating the image from the text.

03

ZONING



ZONING OVERVIEW



ZONING	TRANSECT INTENT	BY-RIGHT DENSITY	LIVE LOCAL DENSITY	PRIMARY USES	BY-RIGHT FORM	LOT COVERAGE
T4-R (Assemblage 2) T5-R (Assemblage 1)	Urban Center / Mixed-Use	65 DU/AC	Up to 1,000 DU / AC (city-wide max) Height to tallest within 1 mile (admin)	Multifamily, Townhome, Attainable Housing	Up to 5 stories	Up to 80%



LIVE LOCAL ACT

The Live Local Act (SB 102, 2023) is intended to expand housing supply by streamlining approvals and providing incentives for qualifying workforce/affordable housing. For eligible projects, benefits may include administrative approval, height and density up to the maximum allowed within a one-mile radius, FAR increases up to 150% of the local maximum, and parking reductions (including no parking required for certain TOD conditions).

KEY DEVELOPMENT BENEFITS (SUMMARY):

PROCESS	Administrative approval for qualifying projects
HEIGHT/DENSITY	Maximum allowable within one-mile radius (administrative)
FAR	Up to 150% of maximum permitted
USES	Multifamily / mixed-use permitted in commercial, industrial, or mixed-use zones
PARKING	Reductions (and potential elimination) depending on transit proximity
TAX INCENTIVES	Potential 75%-100% property tax exemption for qualifying affordable units

Note: Live Local applicability is subject to affordability set aside requirements and compliance with applicable non-Live Local zoning standards (setbacks, open space, etc.).





RENDERINGS FOR UPZONING SCENARIO





NORTH MIAMI AVENUE ASSEMBLAGE
PORTFOLIO 77TH STREET & 55TH STREET | MIAMI, FL

ASSEMBLAGE 1



ASSEMBLAGE 2





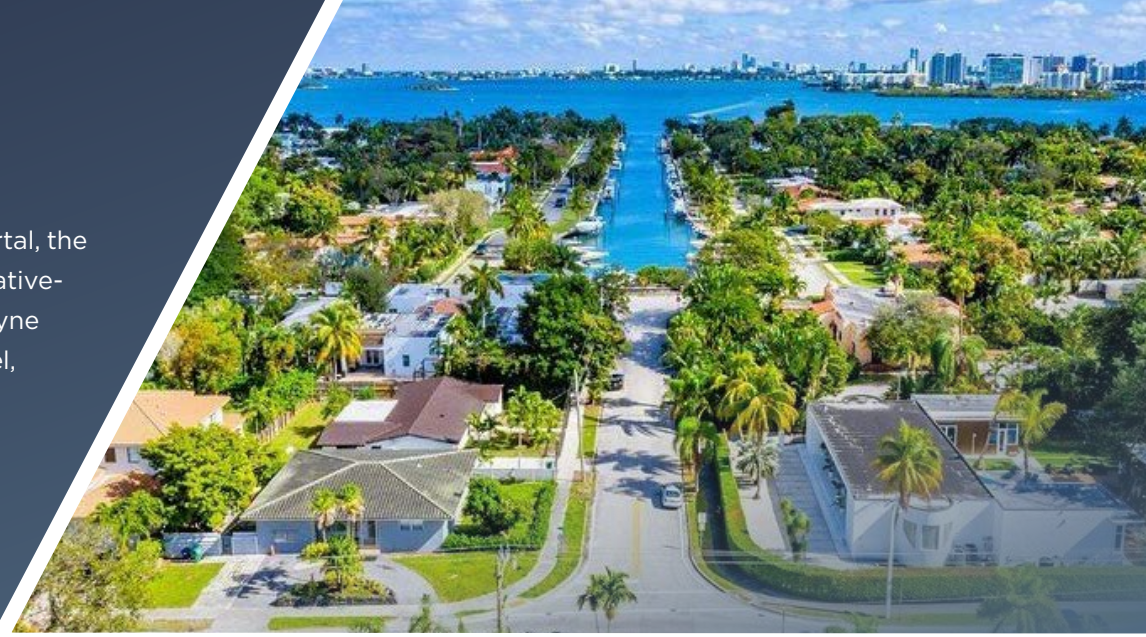
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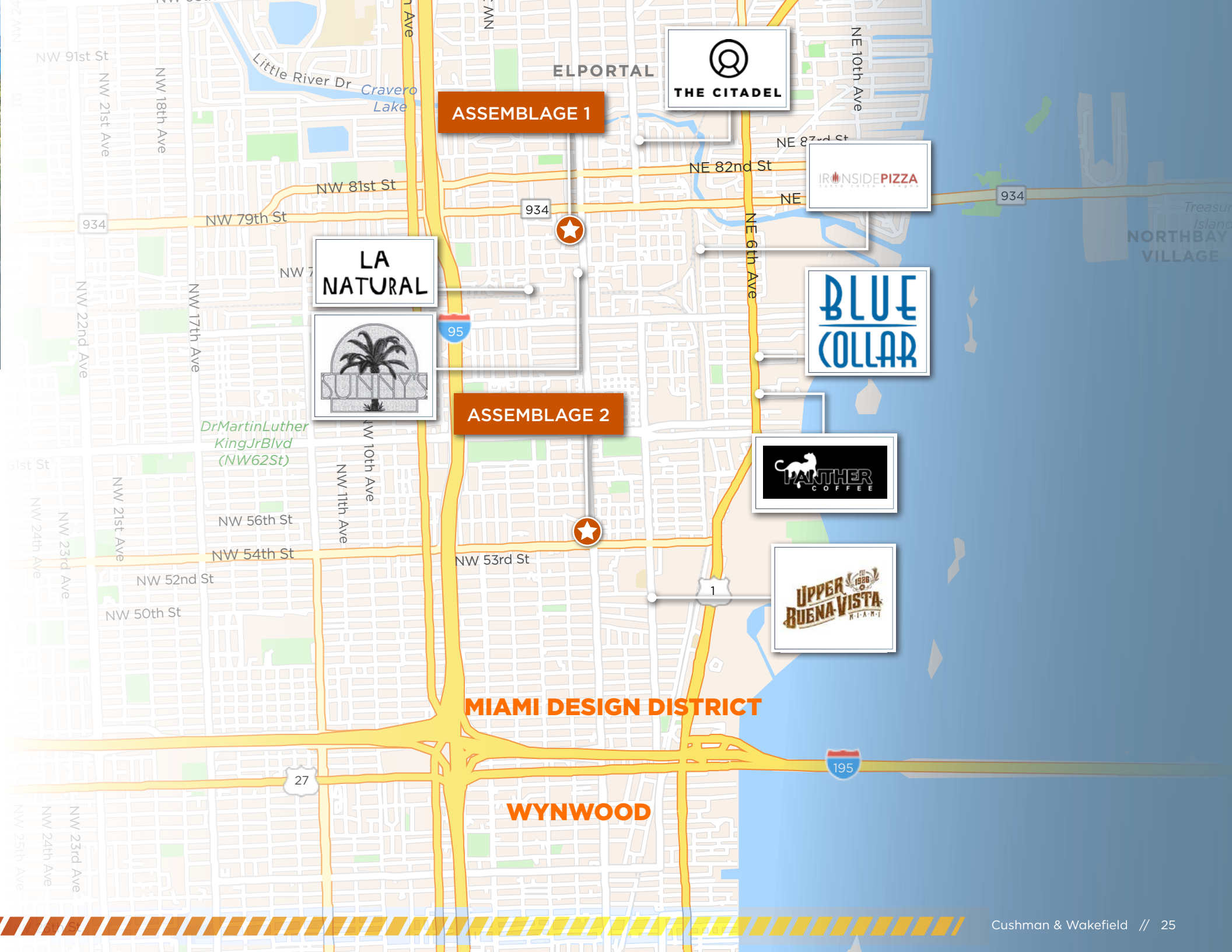
THE LOCATION



LOCATION OVERVIEW

Situated north of MiMo and minutes from the Design District and El Portal, the Little River submarket has transformed from light-industrial to a creative-residential hub. The corridor provides immediate access to I-95, Biscayne Boulevard, and Downtown Miami. Nearby landmarks include The Citadel, Ironside, and the Magic City Innovation District, along with multiple adaptive reuse and mid-rise developments. The area's established employment base, connectivity, and rental absorption support a broad range of multifamily product types.



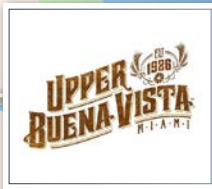


ELPORTAL

ASSEMBLAGE 1



ASSEMBLAGE 2



MIAMI DESIGN DISTRICT

WYNWOOD



MARKET DRIVERS

MIAMI HEALTH DISTRICT

Major medical and research employment hub near I-95 and SR-836



WYNWOOD

Globally recognized arts, retail, and creative office ecosystem



MAGIC CITY INNOVATION

Master-planned redevelopment in Little Haiti / Little River area



NORTH BAY VILLAGE

Centrally located waterfront community supporting broader housing demand





DEMOGRAPHIC OVERVIEW

CATEGORY	1 MILE	3 MILES	5 MILES
2025 Total Population	24,329	177,211	513,980
2025 Households	10,086	66,806	201,295
2025 Median Household Income	\$49,862	\$59,520	\$62,231
Household Growth ('24-'29)	1.03%	0.63%	1.71%

The surrounding neighborhood reflects a diverse residential community with strong connectivity to Miami's primary employment and cultural districts, supporting continued residential demand.



NORTH MIAMI AVENUE ASSEMBLAGE
PORTFOLIO 77TH STREET & 55TH STREET | MIAMI, FL

ASSEMBLAGE 1



ASSEMBLAGE 2



05

MARKET OVERVIEW



INSTITUTIONAL RENT COMPARABLES

PROPERTY NAME	STORIES/ STYLE	BUILT DATE	OCCUPANCY	UNIT TYPE	AVG UNIT SF	UNITS	EFFECTIVE RENT	RENT/SF
 THE KAVISTA 471 NE 83rd St	8 Tower	2024	93.30%	1 bedroom	585	164	\$1,786	\$3.05
				2 bedroom	885	103	\$2,246	\$2.54
				3 bedroom	1,141	15	\$3,014	\$2.64
						Total Averages /Weighted Averages	All	724
PROPERTY NAME								
 NAVETTE ON THE BAY 7950 NE Bayshore Ct	20 Tower	2015	95.90%	1 bedroom	789	320	\$2,203	\$2.80
				2 bedroom	1,208	145	\$2,886	\$2.39
				3 bedroom	2,011	2	\$4,850	\$2.41
						Total Averages /Weighted Averages	All	924
PROPERTY NAME								
 ADELA AT MIMO BAY 6445 NE 7th Ave	6 Podium	2020	96.60%	Studio	620	30	\$2,378	\$3.84
				1 bedroom	647	109	\$2,533	\$3.97
				2 bedroom	1,071	86	\$3,566	\$3.36
				3 bedroom	1,508	12	\$4,967	\$3.31
						Total Averages /Weighted Averages	All	841
PROPERTY NAME								
 THE BOULEVARD 5700 Biscayne Blvd	8 Tower	2022	92.20%	Studio	530	28	\$2,498	\$4.72
				1 bedroom	730	135	\$2,854	\$3.95
				2 bedroom	1,055	105	\$3,762	\$3.57
				3 bedroom	1,292	14	\$4,965	\$3.84
						Total Averages /Weighted Averages	All	859



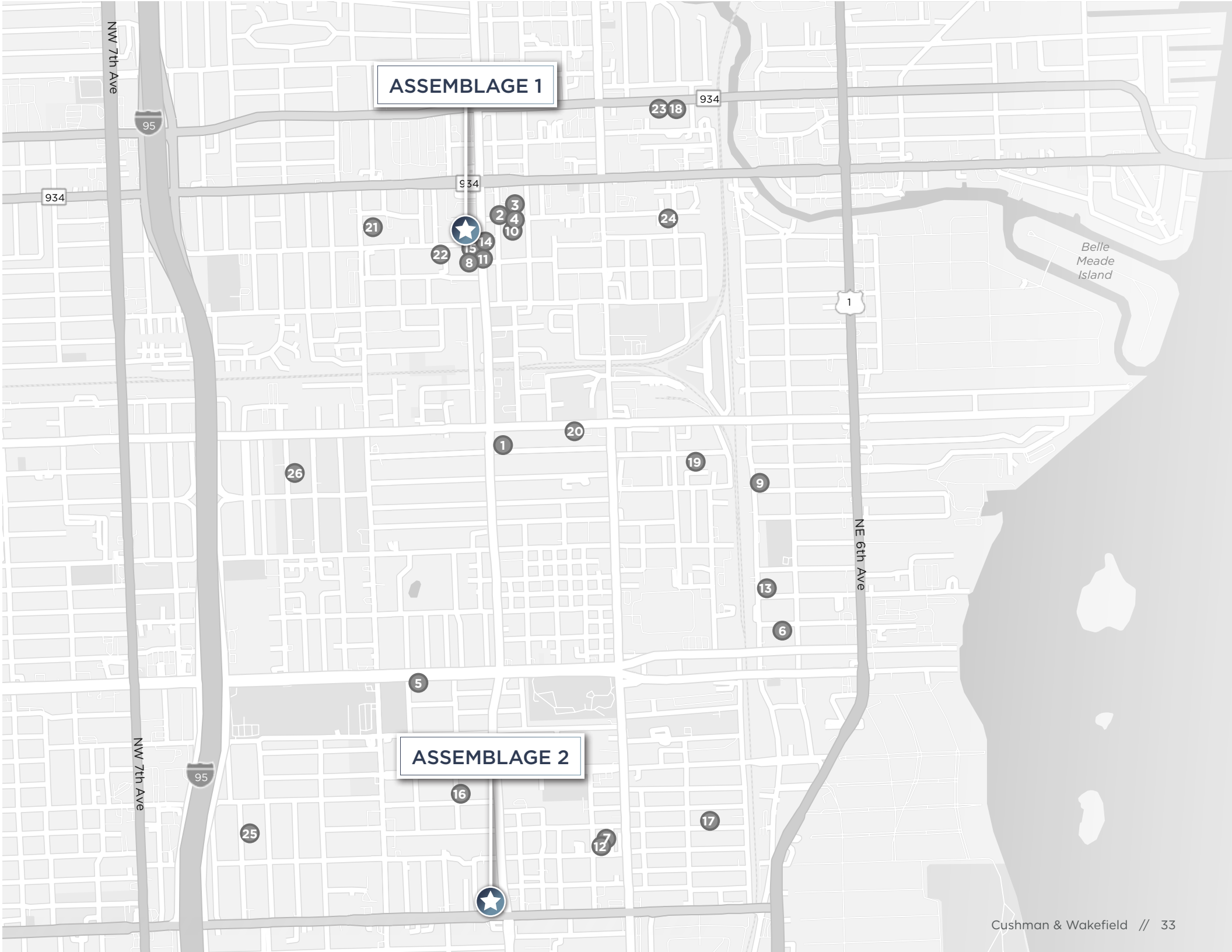




RENT COMPARABLES

#	ADDRESS	PRICE PER MONTH	PRICE PER SF	#BEDS	#BATHS	SQFT LA	YEAR BUILT
1	3 NE 70th St Unit #3	\$1,500	\$3.30	0	1	450	1952
2	60 NE 78th St Unit #C	\$1,400	\$3.10	0	1	450	1958
3	60 NE 78th St Unit #B	\$1,400	\$3.10	0	1	450	1958
4	60 NE 78th St Unit #A	\$1,400	\$3.10	0	1	450	1958
5	160 NW 62nd St Unit #2B	\$1,500	\$2.70	0	1	550	1968
6	440 NE 63rd St Unit #4	\$2,000	\$2.80	1	1	717	1947
7	180 NE 57th St Unit #11	\$1,995	\$3.30	1	1	600	1970
8	10 NW 77th St Unit #2	\$1,950	\$3.00	1	1	650	1964
9	421 NE 68th St Unit #14	\$1,700	\$2.80	1	1	604	1965
10	62 NE 78th St Unit #4	\$1,800	\$2.60	1	1	700	1958
11	10 NW 77th St Unit #6	\$1,700	\$2.40	1	1	700	1964
12	165 NE 56th St Unit #2	\$1,650	\$2.20	1	1	750	1952
13	431 NE 64th St Unit #1	\$1,650	\$2.70	1	1	620	1950
14	10 NW 77th St Unit #12	\$1,700	\$2.40	1	1	700	1964
15	10 NW 77th St Unit #10	\$1,780	\$2.50	1	1	700	1964
16	5801 NW 1st Ave Unit #5801	\$1,600	\$2.50	1	1	650	1952
17	337 NE 57th St Unit #1	\$1,550	\$2.60	1	1	600	1957
18	310 NE 82nd St Unit #8	\$1,600	\$2.50	1	1	650	1965
19	330 NE 70th St Unit #3	\$1,600	\$2.70	1	1	600	1949
20	140 NE 71st St Unit #04	\$1,550	\$2.80	1	1	550	1954
21	7731 NW 2nd Ave Unit #2	\$1,500	\$2.10	1	1	700	1958
22	70 NW 77th St Unit #25	\$1,500	\$2.70	1	1	551	1961
23	310 NE 82nd St Unit #3	\$1,500	\$2.30	1	1	650	1965
24	310 NE 78th St Unit #6	\$1,500	\$2.70	1	1	550	1968
25	5647 NW 5th Ct Unit #B	\$1,350	\$2.70	1	1	500	1946
26	6941 NW 4th Ave Unit #Left	\$1,300	\$2.30	1	1	555	1949
Studio Averages		\$1,440	\$3.10				
1 Bed Averages		\$1,642	\$2.60				





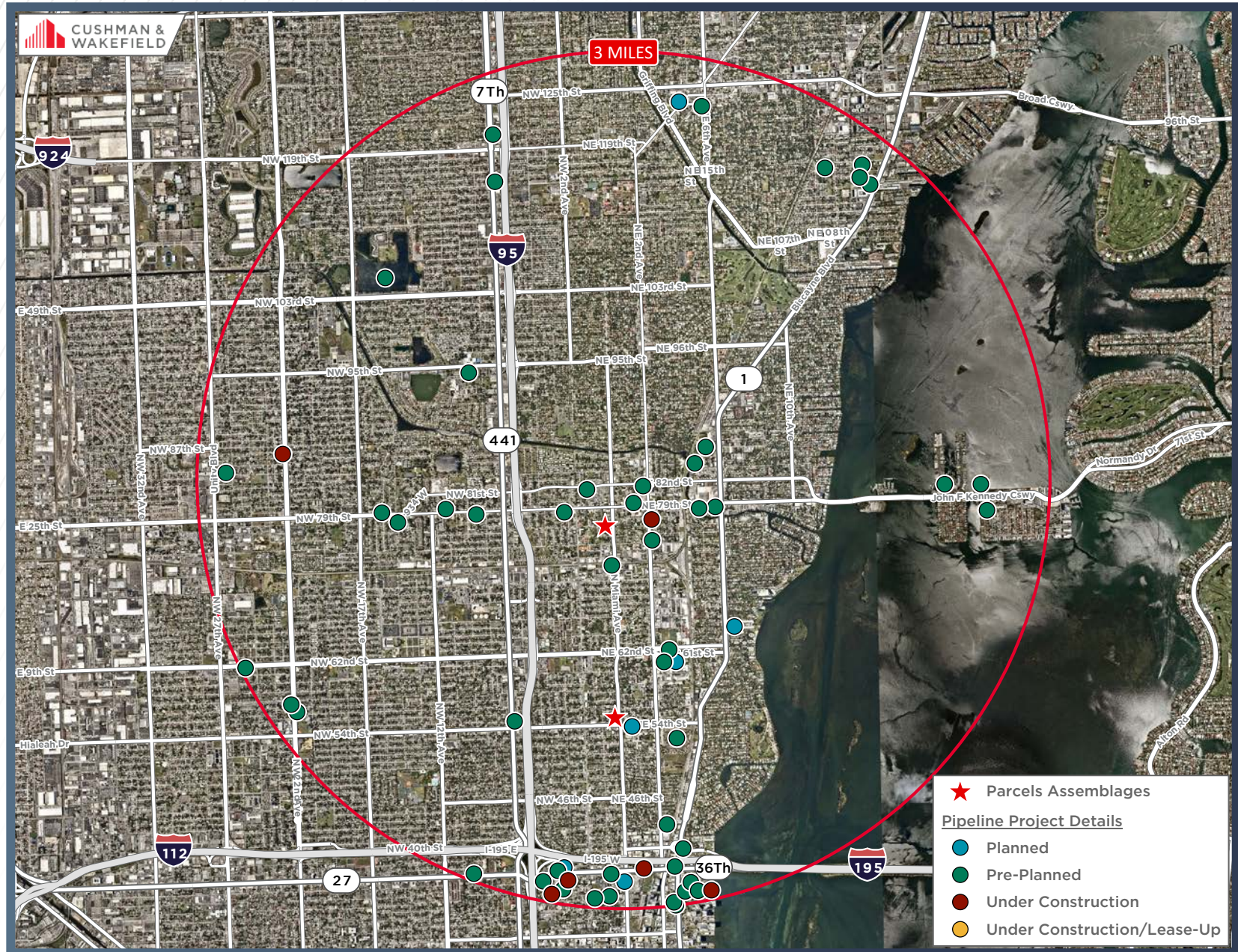
ASSEMBLAGE 1

ASSEMBLAGE 2

Belle Meade Island



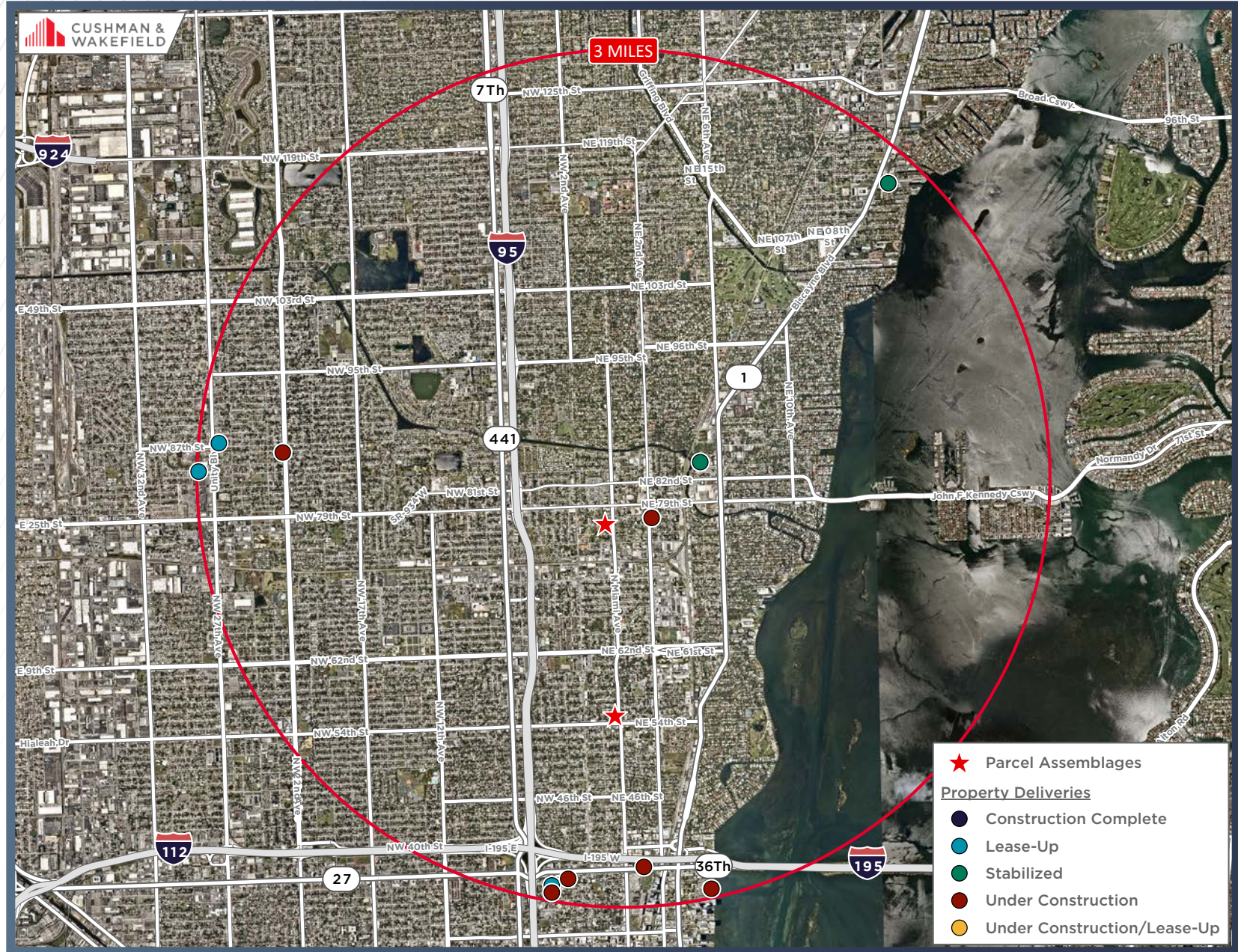
DEVELOPMENT PIPELINE—PIPELINE PROJECT DETAIL



PROPERTY NAME	ADDRESS	NUMBER OF UNITS	PROPERTY TYPE	BUILDING STATUS	YEAR BUILT
Casa Forma	1370 NE 2nd Ave	1441	Downtown Miami/South Beach	Pre-Planned	
LIVWRK Wynwood	2400 N Miami Ave	1363	North Central Miami	Pre-Planned	
Ultimate Wynwood	520-590 NW 26th St & 2401 NW 6th Ave	1300	North Central Miami	Pre-Planned	
College Station	190 NE 3rd St	1200	Downtown Miami/South Beach	Pre-Planned	
Biscayne 18	1825 Biscayne Blvd	1178	Downtown Miami/South Beach	Pre-Planned	
Braman Motors Development	Biscayne Blvd & NE 21st St	1174	Downtown Miami/South Beach	Pre-Planned	
130-136 Biscayne Boulevard	130-136 Biscayne Blvd	1074	Downtown Miami/South Beach	Pre-Planned	
Miami World Tower III	N Miami Ave & NE 8th St	1020	Downtown Miami/South Beach	Pre-Planned	
Miami World Tower II	10-20 NE 8th St & 777 N Miami Ave	1020	Downtown Miami/South Beach	Pre-Planned	
One Bayfront Plaza	100 S Biscayne Blvd	902	Downtown Miami/South Beach	Under Construction	2028
Edgewater Collective II	1900 Biscayne Blvd	872	Downtown Miami/South Beach	Pre-Planned	
Downtown 6	46 NE 6th St	824	Downtown Miami/South Beach	Under Construction	2027
M Tower	56-70 SW 1st St	765	Downtown Miami/South Beach	Pre-Planned	
Residence 23	212 NE 23rd St & 2200 Biscayne Blvd	754	Downtown Miami/South Beach	Planned	2028
Namdar Towers II	222 NE 1st Ave	714	Downtown Miami/South Beach	Planned	2028
Namdar Towers I	222 N Miami Ave	680	Downtown Miami/South Beach	Under Construction	2026
3333 Biscayne Boulevard	3333 Biscayne Blvd	653	Downtown Miami/South Beach	Pre-Planned	
Hakimian North Tower	1602-1624 NE Miami Pl	640	Downtown Miami/South Beach	Pre-Planned	
Hakimian South Tower	45 NE 16th St	631	Downtown Miami/South Beach	Pre-Planned	
2110 North Miami Avenue	2110 N Miami Ave	608	North Central Miami	Pre-Planned	



DEVELOPMENT PIPELINE—PROPERTY DELIVERIES



PROPERTY NAME	ADDRESS	NUMBER OF UNITS	PROPERTY TYPE	BUILDING STATUS	YEAR BUILT
Downtown 6	46 NE 6th St	824	Downtown Miami/South Beach	Under Construction	2027
Namdar Towers I	222 N Miami Ave	680	Downtown Miami/South Beach	Under Construction	2026
Forma Miami I	2900 Biscayne Blvd	588	Downtown Miami/South Beach	Lease-Up	2025
Miami World Tower I	710 NE 1st Ave	565	Downtown Miami/South Beach	Lease-Up	2025
Downtown 1st	22 SW 1st St	560	Downtown Miami/South Beach	Construction Complete	2023
JEM Private Residences I	175 NE 10th St	527	Downtown Miami/South Beach	Under Construction	2027
Magnus Brickell	201 SW 10th St	465	Downtown Miami/South Beach	Lease-Up	2025
Urban22	2222 NE 2nd Ave	441	Downtown Miami/South Beach	Construction Complete	2023
Modera Riverside	300 SW 2nd Ave	428	Downtown Miami/South Beach	Lease-Up	2025
Excel Miami	1550 NE Miami Pl	427	Downtown Miami/South Beach	Under Construction	2026
2000 Biscayne I	251 NE 20th St	420	Downtown Miami/South Beach	Stabilized	2024
Flow Miami	698 NE 1st Ave	411	Downtown Miami/South Beach	Lease-Up	2025



MIAMI-DADE COUNTY—MULTIFAMILY OVERVIEW

STRONG FUNDAMENTALS AMID ELEVATED SUPPLY

Over the past five years, the Miami-Dade multifamily market has demonstrated exceptional strength driven by continued in-migration, job growth, and a constrained housing supply. Countywide occupancy has averaged 96.1% since 2020, supported by consistent renter demand and elevated barriers to single-family ownership. Average effective rents have climbed from approximately \$2.40 to \$2.84 per square foot,

marking an average annual increase of just over 6%. Nearly 18,900 new units were delivered in the past twelve months, with another 17,200 units currently under construction or planned through 2027. Despite the strong development pipeline, absorption continues to track closely with deliveries, keeping market fundamentals among the tightest in the Southeast.





NORTHEAST MIAMI—MULTIFAMILY OVERVIEW

EMERGING CORRIDOR WITH SUSTAINED DEMAND

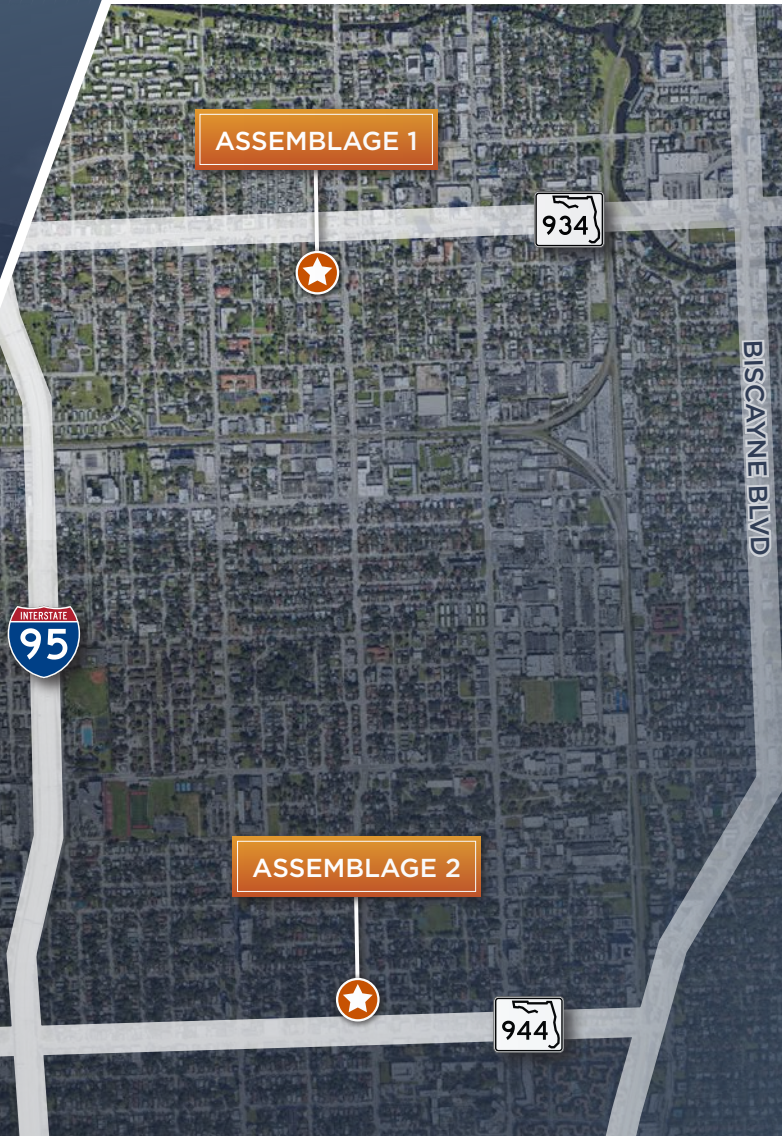
The Northeast Miami submarket — encompassing Little River, Upper East Side, and surrounding neighborhoods — has experienced parallel performance trends to the broader county, driven by revitalization, improved connectivity, and the appeal of adaptive reuse projects. Occupancy has averaged 95.9% over the past five years, while effective rents have increased from roughly \$2.22 to \$2.72 per square foot, reflecting steady

annual growth of approximately 5.8%. The area has seen a measured pace of new deliveries relative to other submarkets, with roughly 2,500 units added since 2020 and another 1,800 units in various stages of planning. Demand continues to outpace supply as development interest extends north from Midtown and Edgewater, positioning Northeast Miami as one of the county’s most active emerging multifamily corridors.

CATEGORY	METRIC	MIAMI-DADE COUNTY	NORTHEAST MIAMI SUBMARKET
EFFECTIVE RENTS	Current Average (2024)	\$2.84 / SF	\$2.72 / SF
	5-Year Change (2020-2024)	+18% total (-6% avg annual)	+17% total (-5.8% avg annual)
OCCUPANCY RATE	Current (2024)	96.1%	95.9%
	5-Year Range	95-97%	94-96%
UNITS DELIVERED	Past 12 Months	18,900 units	-600 units
PIPELINE (UNDER CONSTRUCTION / PLANNED)	Through 2027	17,200 units	-1,800 units
MARKET POSITION		Strong fundamentals amid new supply; absorption tracking deliveries	Emerging corridor; adaptive reuse and infill driving sustained demand

NORTH MIAMI AVENUE ASSEMBLAGE PORTFOLIO

77TH STREET & 55TH STREET | MIAMI, FL



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