



EXCLUSIVE OFFERING MEMORANDUM

5501 BISCAYNE BLVD

5445 BISCAYNE BLVD

**HIGH-VISIBILITY BISCAYNE
BLVD DEVELOPMENT
ASSEMBLAGE
MIMO HISTORIC DISTRICT**

**5445 & 5501 BISCAYNE
BLVD, MIAMI, FL 33137
MORNINGSIDE**

±38,800 SF ASSEMBLAGE | T4-O ZONING

APPROX ±40K VEHICLES/DAY

TABLE OF CONTENTS

01

ASSET OVERVIEW

- Investment Summary
- Investment Highlights
- Development Highlights
- Preliminary Development Study

03

MARKET SUPPORT

- Market Analysis
- Rental Benchamarks
- Neighborhood Investment & Activity

02

LOCATION & DEMAND DRIVERS

- Visibility & Connectivity
- Demographics
- Local Market Profile

04

FINANCIALS & OFFERING

- Development Overview
- Capital & Financial Overview
- Return Summary
- Proforma

EXCLUSIVELY LISTED BY

ROBIN PEREZ

Commercial Real Estate Advisor
+1 786.261.5393
rdp@faustocommercial.com

BENJAMIN KUNZLE

Commercial Real Estate Advisor
+1 754.204.8226
bk@faustocommercial.com

The information contained herein is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Fausto Commercial and may not be shared with any other person or entity without the prior written consent of Fausto Commercial. This Marketing Brochure and/or Offering Memorandum has been prepared by Fausto Commercial and approved by its client. It is provided for informational purposes only and contains summary, unverified information intended solely to generate preliminary interest in the subject property. This material does not constitute a substitute for a comprehensive due diligence investigation. Prospective purchasers are encouraged to conduct their own independent analysis, including inspection of the property, review of market conditions, and evaluation of the surrounding competitive environment. Any financial information, projections, or conclusions are provided for reference purposes only and are based on assumptions that may change. Fausto Commercial makes no representation that such information will be accurate or achieved and does not intend for any party to rely upon this information as the basis for a purchase decision. The information contained herein has been obtained from sources believed to be reliable; however, Fausto Commercial makes no warranty or representation, express or implied, as to the accuracy or completeness of the information provided. All prospective buyers are responsible for verifying all information independently. References to square footage, age, or condition are approximate. Photographs may have been enhanced for marketing purposes; however, no material alterations to the property have been made.



5501 BISCAYNE BLVD

5445 BISCAYNE BLVD

01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Lot Breakdown
- Floor Plans



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present a premier development assemblage located at **5445 & 5501 Biscayne Blvd**, totaling approximately **±38,800 SF** along one of Miami's most prominent commercial corridors.

Zoned T4-O, the site supports a wide range of uses including multifamily, mixed-use, retail, office, and hospitality. The property is also eligible under the Live Local Act, allowing for increased density and reduced parking requirements, significantly enhancing overall development potential.

The ±38,800 SF assemblage provides scale and flexibility for developers to design an efficient, market-driven project without the constraints of existing plans, enabling alignment with current construction costs, demand trends, and exit strategies.

Positioned along Biscayne Boulevard, the site benefits from strong visibility and exposure to approximately 30,000–40,000 vehicles per day, supporting activation of ground-floor retail and long-term value creation.

Preliminary development analysis supports a high-density mixed-use program consisting of residential units, ground-floor retail, and structured parking. Initial underwriting indicates strong projected performance, with attractive yield on cost and IRR potential upon stabilization.



\$8.5M

LIST PRICE

±363,540 SF

TOTAL BUILDABLE SQFT.

12 STORIES

32 UNITS (BY-RIGHT)

LIVE LOCAL

ELIGIBLE, DENSITY UPSIDE

INVESTMENT HIGHLIGHTS



DEVELOPMENT SCALE & ZONING UPSIDE

- ±38,800 SF assemblage across two parcels
- Zoned T4-O allowing multifamily, mixed-use, retail, office, and hospitality
- Eligible for Live Local Act enabling increased density and reduced parking requirements
- No existing plans, allowing full flexibility in design and execution

CONCEPTUAL DEVELOPMENT PROGRAM

- ±363,540 SF total buildable (conceptual)
- Mixed-use program including residential, retail, and structured parking
- Designed to maximize density, efficiency, and long-term value

FINANCIAL PROFILE (PRELIMINARY)

- Estimated total development cost: ~\$110M
- Projected stabilized value: ~\$140M+
- Yield on Cost: ~5.9%
- IRR potential in the mid-to-high teens

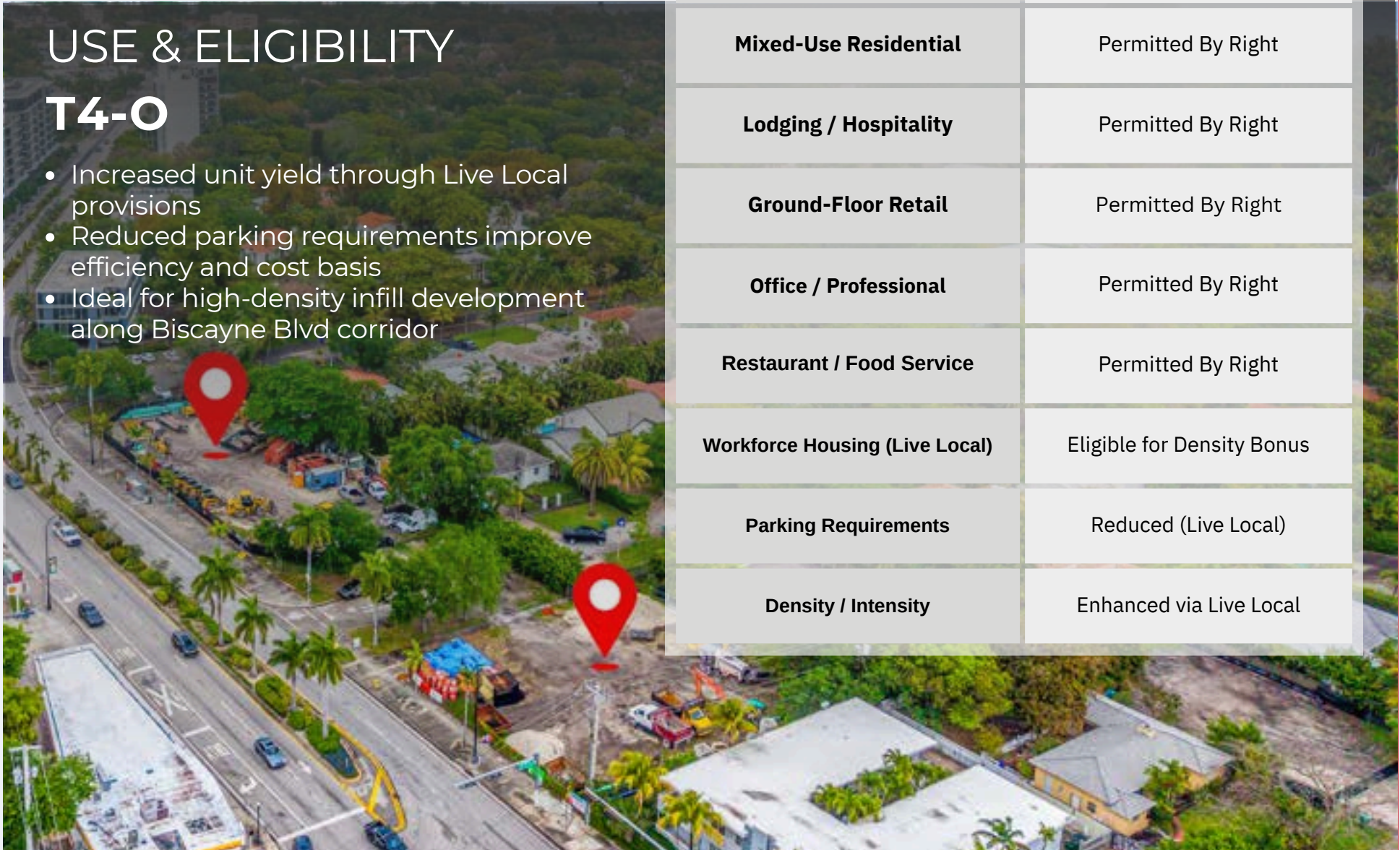
DEVELOPMENT HIGHLIGHTS

USE & ELIGIBILITY

T4-O

- Increased unit yield through Live Local provisions
- Reduced parking requirements improve efficiency and cost basis
- Ideal for high-density infill development along Biscayne Blvd corridor

Use	Eligibility
Multifamily Residential	Permitted By Right
Mixed-Use Residential	Permitted By Right
Lodging / Hospitality	Permitted By Right
Ground-Floor Retail	Permitted By Right
Office / Professional	Permitted By Right
Restaurant / Food Service	Permitted By Right
Workforce Housing (Live Local)	Eligible for Density Bonus
Parking Requirements	Reduced (Live Local)
Density / Intensity	Enhanced via Live Local



PRELIMINARY DEVELOPMENT STUDY

5445 BISCAYNE BLVD



EXISTING SITE CONDITIONS



CONCEPTUAL MASSING

Metric	Value
Lot Size (SF)	16,800
Stories	12
Residential Units	119
Net Rentable Area (SF)	63,814
Parking Spaces	152

5501 BISCAYNE BLVD



EXISTING SITE CONDITIONS



CONCEPTUAL MASSING

Metric	Value
Lot Size (SF)	22,000
Stories	12
Residential Units	157
Net Rentable Area (SF)	84,341
Parking Spaces	200



02

LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Located in **Miami's Biscayne Corridor**, near the Miami Design District and Magic City Innovation District, the property benefits from strong urban connectivity via Biscayne Boulevard (US-1) and nearby access to I-195 / I-95.

Biscayne Corridor

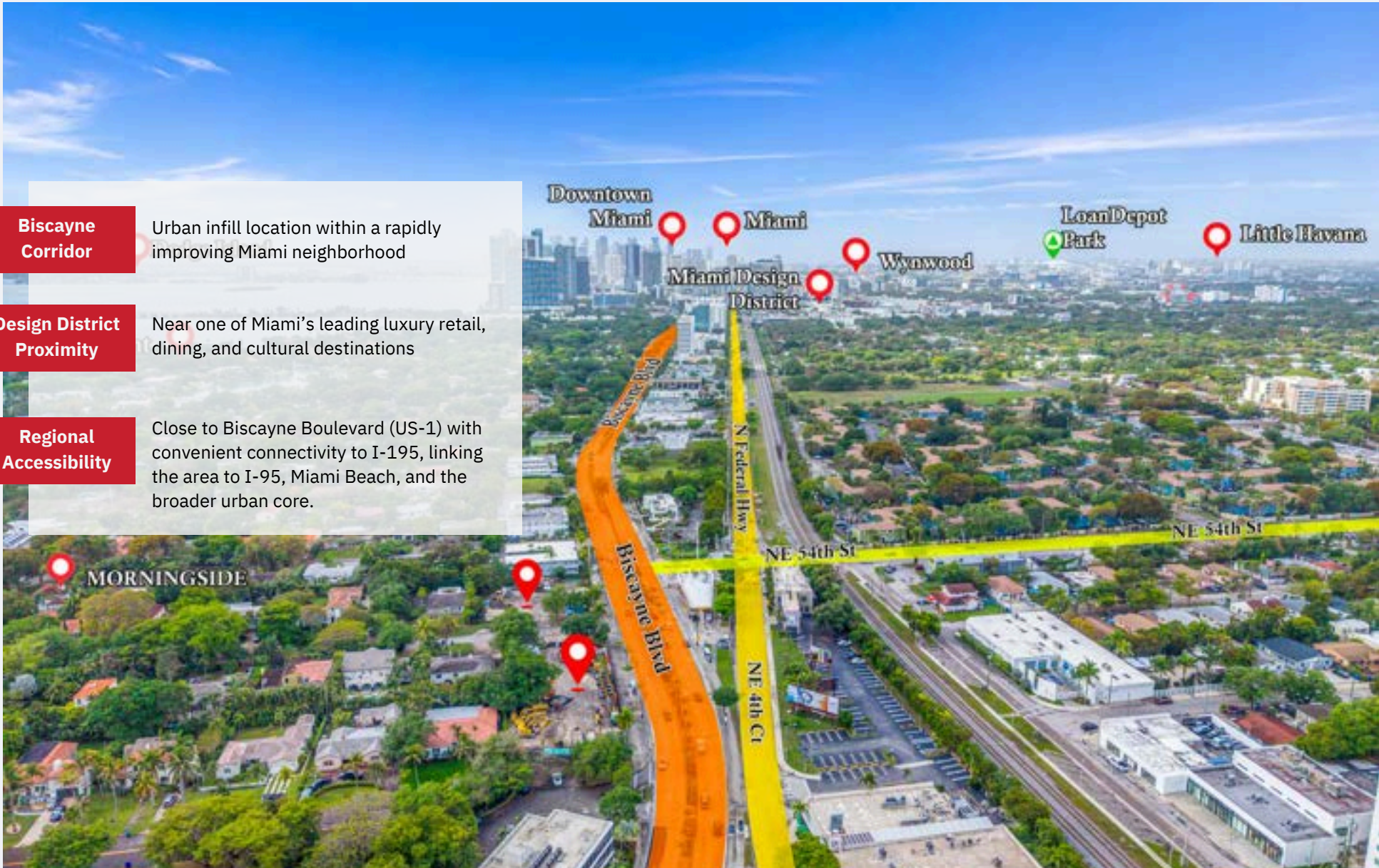
Urban infill location within a rapidly improving Miami neighborhood

Design District Proximity

Near one of Miami's leading luxury retail, dining, and cultural destinations

Regional Accessibility

Close to Biscayne Boulevard (US-1) with convenient connectivity to I-195, linking the area to I-95, Miami Beach, and the broader urban core.



3-Mile Neighborhood

Demographics & Rental Demand

Upper East Side / MiMo District

Major urban market with strong population density, diverse households, and continued demand for rental housing near Miami's core employment, retail, and lifestyle districts.

150K+

POPULATION
3 MILE RADIUS

± 36

MEDIAN AGE

± \$95K

MEDIAN
HOUSEHOLD
INCOME

60%+

RENTER OCCUPIED
HOUSING

1-2 BR

PRIMARY UNIT
DEMAND

STRATEGIC LOCATION

- Minutes to Design District, Wynwood, Edgewater, and Downtown Miami
- Direct access to Biscayne Blvd corridor and major employment hubs

RENTER DEMAND DRIVERS

- Strong population of young professionals and dual-income households
- High demand for attainable housing near urban core amenities
- Limited supply of new workforce-oriented product in the immediate area

INCOME

- \$62,462 median household income
- Diverse employment base across service, trade, health, and professional sectors

LIFESTYLE & NEIGHBORHOOD GROWTH

- Walkable corridor with curated retail, dining, and hospitality
- Continued redevelopment along Biscayne Blvd and NE 2nd Ave
- Increasing demand as a lower-cost alternative to Edgewater and Wynwood

Demographic data represents a combination of publicly available sources and trade area estimates.

LOCAL MARKET PROFILE

NEIGHBORHOOD

MiMo District / Morningside is a character-rich urban submarket along the Biscayne Corridor, known for its historic architecture, waterfront proximity, and curated retail and dining scene. Located between the Miami Design District and Downtown Miami, the area offers direct access to Biscayne Boulevard, I-195, and I-95. The neighborhood combines established residential enclaves with ongoing boutique redevelopment, attracting young professionals and creatives seeking proximity to Miami's core without the density and pricing of Edgewater and Wynwood.



CULTURE & RECREATION

The **MiMo District** is recognized for its iconic mid-century architecture, independent restaurants, and boutique hospitality, creating a distinct live-work-play environment. Immediate access to Biscayne Bay, Morningside Park, and nearby cultural hubs enhances the area's appeal, while continued reinvestment along Biscayne Boulevard supports long-term growth and demand.

Prime frontage along the Biscayne Boulevard corridor

Minutes to Design District, Wynwood, and Downtown Miami

Walkable access to MiMo's dining, retail, and hospitality scene

Proximity to Morningside Park and Biscayne Bay waterfront

Increasing demand as an alternative to Edgewater and Wynwood

A rare urban infill opportunity within the **MiMo District / Morningside submarket**, positioned along **Biscayne Boulevard** with immediate access to Miami's top cultural, retail, and employment corridors.

487K+
RESIDENTS IN THE
CITY OF MIAMI

194K+
MIAMI
HOUSEHOLDS

\$62K
MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau, Miami City, Florida



03 MARKET SUPPORT

- Market Analysis
- Rental Benchamarks
- Neighborhood Investment & Activity



MARKET ANALYSIS

MiMo District / Morningside

Rental Demand & Pricing Support

Comparable properties support achievable rents in the ~\$2,200–\$3,500+ range, with clear rental floors established by renovated product and upside supported by newer Class A inventory in the surrounding urban core.

POPULATION & INCOME PROFILE

Population & Income Profile

MiMo / Morningside is an established urban residential corridor with strong renter demand driven by proximity to Miami’s core employment and lifestyle districts.

- High concentration of renters (25–44 age cohort)
- Mix of young professionals, creatives, and service workforce
- Walkable, lifestyle-oriented neighborhood with growing retail base

Area	Avg Household Income
MiMo / Upper East Side	~\$75K–\$105K
Morningside	~\$90K–\$140K+

RENTAL MARKET OVERVIEW

Strong rent growth post-2021 driven by urban migration and limited new supply within the immediate MiMo corridor

Demand supported by proximity to:

- Design District
- Wynwood
- Biscayne Blvd retail corridor

Renovated / Value-Add Comparable Set (Floor Rents)

Property Type	Unit Type	SF Range	Rent Range
Walk-Ups	Studio–1BR	400–800 SF	\$1,800–\$2,500

Rent Trend (Urban Core Benchmark)

Year	Avg Rent	YoY Change
2021	~\$1,850	-
2022	~\$2,200	+20%
2023	~\$2,350	+8%
2024	~\$2,650	+15%

RENTAL BENCHMARKS

Comparable properties support strong rental demand for smaller unit formats within the Upper East Side and surrounding urban core submarkets.



BALTUS HOUSE – DESIGN DISTRICT

4250 Biscayne Blvd,
Miami, FL 33137

Types	Rent	SqFt.
Studio,	\$2,200–	450–
1BR,	\$3,200+	1,200 SF
2BR		



QUADRO MIAMI - DESIGN DISTRICT

3900 Biscayne Blvd
Miami, FL 33137

Types	Rent	SqFt.
Studio,	\$2,400–	500–
1BR,	\$3,500+	1,100 SF
2BR		



15 WYNWOOD

51 NW 28th St,
Miami, FL 33127

Type	Rent	SqFt.
Studio	\$2,000–	400–
–1BR	\$2,900	900 SF

NEIGHBORHOOD INVESTMENT & DEVELOPMENT ACTIVITY



B

ADELA AT MIMO BAY

- Up to 337 units | 6 stories
- 5,000+ SF retail + structured parking
- Recently launched



D

MIMO COMMONS (PROPOSED)

- Mixed-use concept reflecting continued interest in small-scale infill development aligned with the area's architectural identity.
- Residential + retail program
 - Positioned to blend with MiMo's design-forward character



F

SUNNY'S STEAKHOUSE (UPPER EAST SIDE)

A high-profile restaurant concept driving increased foot traffic and reinforcing Biscayne Boulevard's emergence as a destination for upscale dining and lifestyle-oriented retail.



C

01 MIMO CONDOS

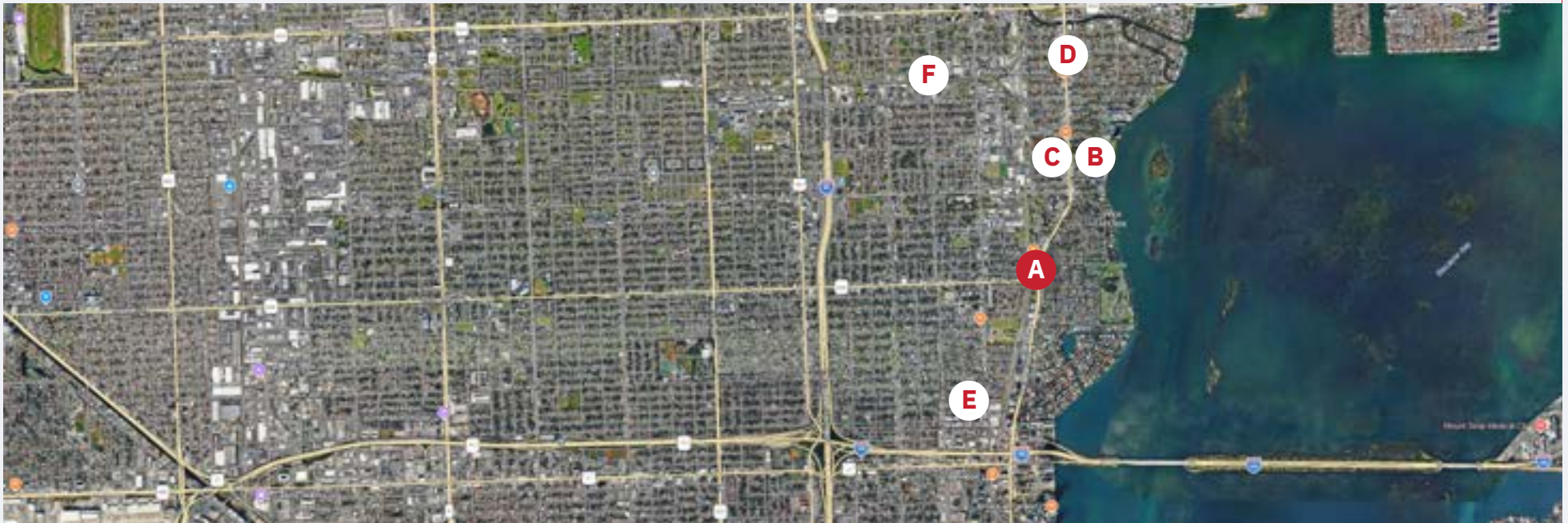
- 68 residential units + townhomes
- Rooftop amenities and retail activation
- Reinforces demand for higher-end residential in the corridor



E

DESIGN DISTRICT EXPANSION (SPILLOVER EFFECT)

Major retail, office, and residential expansion from the Miami Design District continues to push north, increasing demand for nearby housing and mixed-use development along the Biscayne Corridor.





04 FINANCIALS & OFFERING

- Development Overview
- Capital & Financial Overview
- Return Summary
- Proforma



DEVELOPMENT OVERVIEW

Illustrative mixed-use development program designed to maximize unit yield and efficiency under current market conditions.

PROGRAM

METRIC	VALUE
Total GFA (SF)	363,540
Residential GFA (SF)	197,540
Ground Floor / Retail GFA (SF)	33,200
Commercial Area (SF)	21,580
Parking GFA (SF)	132,800
Net Rentable Area (SF)	166,480

PROGRAM ADVANTAGE

Program supports a high-density residential-led project with activated ground-floor retail.

COST OVERVIEW

METRIC	VALUE
Total Development Cost	\$110,208,200
Development Cost (Excl. Land)	\$101,708,200
Cost per Unit	\$406,672
Cost per SF	\$303
Construction Cost per SF	\$254
Construction Cost per NRA	\$611

LIVE LOCAL ADVANTAGE

- Increased allowable density
- Reduced parking requirements
- Improved development efficiency
- Supports higher unit yield

CAPITAL & FINANCIAL OVERVIEW

Illustrative capital structure and stabilized financial performance reflecting a high-density mixed-use development with strong yield and refinance potential.

CAPITAL STACK

METRIC	VALUE
Loan Amount	\$71,635,330
Loan to Cost (LTC)	65.00%
Equity Investment	\$38,572,870
Equity Percentage	35.00%

STABILIZED FINANCIAL PROFILE

METRIC	VALUE
Stabilized NOI	\$7,745,133
Exit Cap Rate	5.50%
Stabilized Value	\$140,820,597
Refinanced Loan Amount	\$98,574,418
Interest Rate	6.50%
Annual Debt Service	\$6,407,337
DSCR	1.21x
Cash-Out (Refinance)	\$26,939,088

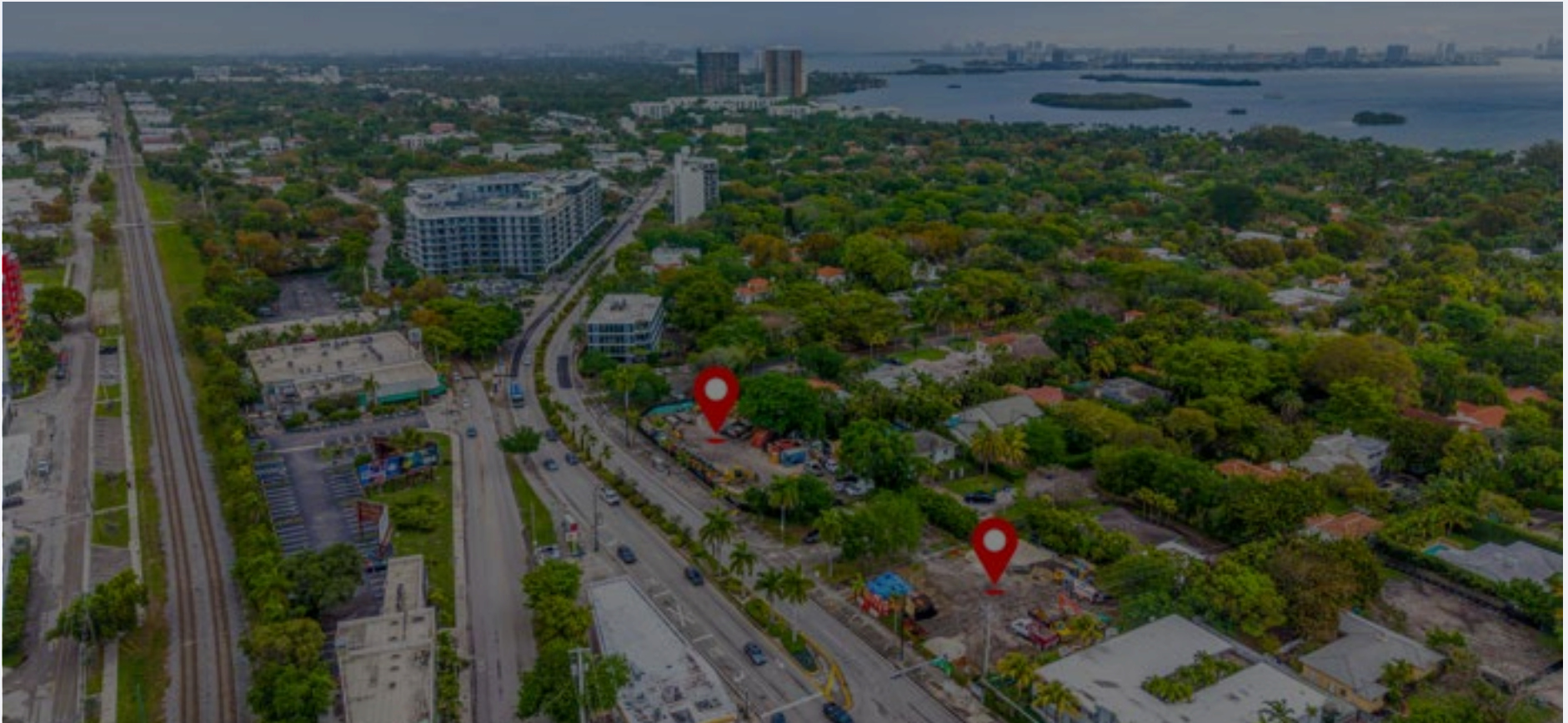
RETURN SUMMARY

Projected stabilized performance highlighting value creation, refinance potential, and overall return profile.

METRIC	VALUE
Stabilized NOI	\$7,745,133
Exit Cap Rate	5.50%
Stabilized Value	\$140,820,597
Refinanced Loan Amount	\$98,574,418
Interest Rate	6.50%
Annual Debt Service	\$6,407,337
DSCR	1.21x
Cash-Out (Refinance)	\$26,939,088

PROFORMA

		DEVELOPMENT PERIOD					STABILIZING PERIOD		REFINANCING	OPERATION				SALE
RESIDENTIAL GROSS OCCUPANCY	%	0%	0%	0%	0%	0%	40%	80%	100%	100%	100%	100%	100%	
	Years	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
	Phase	-	Permitting	Permitting	Constr	Constr	ok.	ok.	Loan	ok.	ok.	ok.	Sale	
RESIDENTIAL														
Gross Potential Income (Stabilized) (PGI)	-	-	-	-	-	-	3,102,180	6,359,469	8,148,070	8,351,771	8,560,566	8,774,580	8,993,944	
Vacancy rate	5.00%	-	-	-	-	-	-155,109	-317,973	-407,403	-417,589	-428,028	-438,729	-449,697	
Credit Loss	1.00%	-	-	-	-	-	-31,022	-63,595	-81,481	-83,518	-85,606	-87,746	-89,939	
Other Income	2.00%	-	-	-	-	-	62,044	127,189	162,961	167,035	171,211	175,492	179,879	
Effective Gross Income (EGI)		-	-	-	-	-	2,978,093	6,105,090	7,822,147	8,017,701	8,218,143	8,423,597	8,634,187	
Operating Expenses	32.00%	-	-	-	-	-	-952,990	-1,953,629	-2,503,087	-2,565,664	-2,629,806	-2,695,551	-2,762,940	
RETAIL														
Gross Potential Income (Stabilized) (PGI)	-	-	-	-	-	-	1,186,900	1,216,573	1,278,161	1,376,440	1,519,332	1,718,985	1,993,496	
Vacancy rate	5.00%	-	-	-	-	-	-59,345	-60,829	-63,908	-68,822	-75,967	-85,949	-99,675	
Credit Loss	1.00%	-	-	-	-	-	-11,869	-12,166	-12,782	-13,764	-15,193	-17,190	-19,935	
Other Income	0.00%	-	-	-	-	-	0	0	0	0	0	0	0	
Effective Gross Income (EGI)	-	-	-	-	-	-	1,115,686	1,143,578	1,201,472	1,293,854	1,428,172	1,615,846	1,873,886	
Operating Expenses (Triple N)	0.00%	-	-	-	-	-	0	0	0	0	0	0	0	
NET OPERATING INCOME (NOI)		-	-	-	-	-	3,140,789	5,295,040	6,520,532	6,745,890	7,016,510	7,343,892	7,745,133	



EXCLUSIVELY LISTED BY



ROBIN PEREZ
Commercial Real Estate Advisor
+1 786.261.5393
rdp@faustocommercial.com



BENJAMIN KUNZLE
Commercial Real Estate Advisor
+1 754.204.8226
bk@faustocommercial.com

