MCG Miami Commercial Group

KW COMMERCIAL

FOR SALE

1 & 21 S KROME AVE

PRIME COMMERCIAL OPPORTUNITY

OFFERING MEMORANDUM | 1 SOUTH KROME AVENUE | HOMESTEAD, FL

Exclusively Listed by

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KW COMMERCIAL
11440 North Kendall Drive, Suite 405
Miami, FL 33176

Executive Summary

Property Overview

Investment Opportunity – Fully Leased Retail Center in Downtown Homestead. Rare opportunity to acquire a fully leased neighborhood retail center located on highly visible Krome Avenue in the heart of Homestead's commercial corridor. The property consists of approximately 12,848 square feet situated on a 13,735-square-foot corner parcel and is currently 100% occupied by eleven tenants operating under NNN lease structures. The property provides investors with immediate cash flow from a diversified tenant mix. The building has completed its 10-Year Recertification, reducing near-term capital expenditure concerns and enhancing long-term ownership stability. Strategically positioned along one of Homestead's primary commercial thoroughfares, the property benefits from strong visibility, consistent traffic counts, established surrounding businesses, and continued residential and commercial growth throughout South Miami-Dade County.

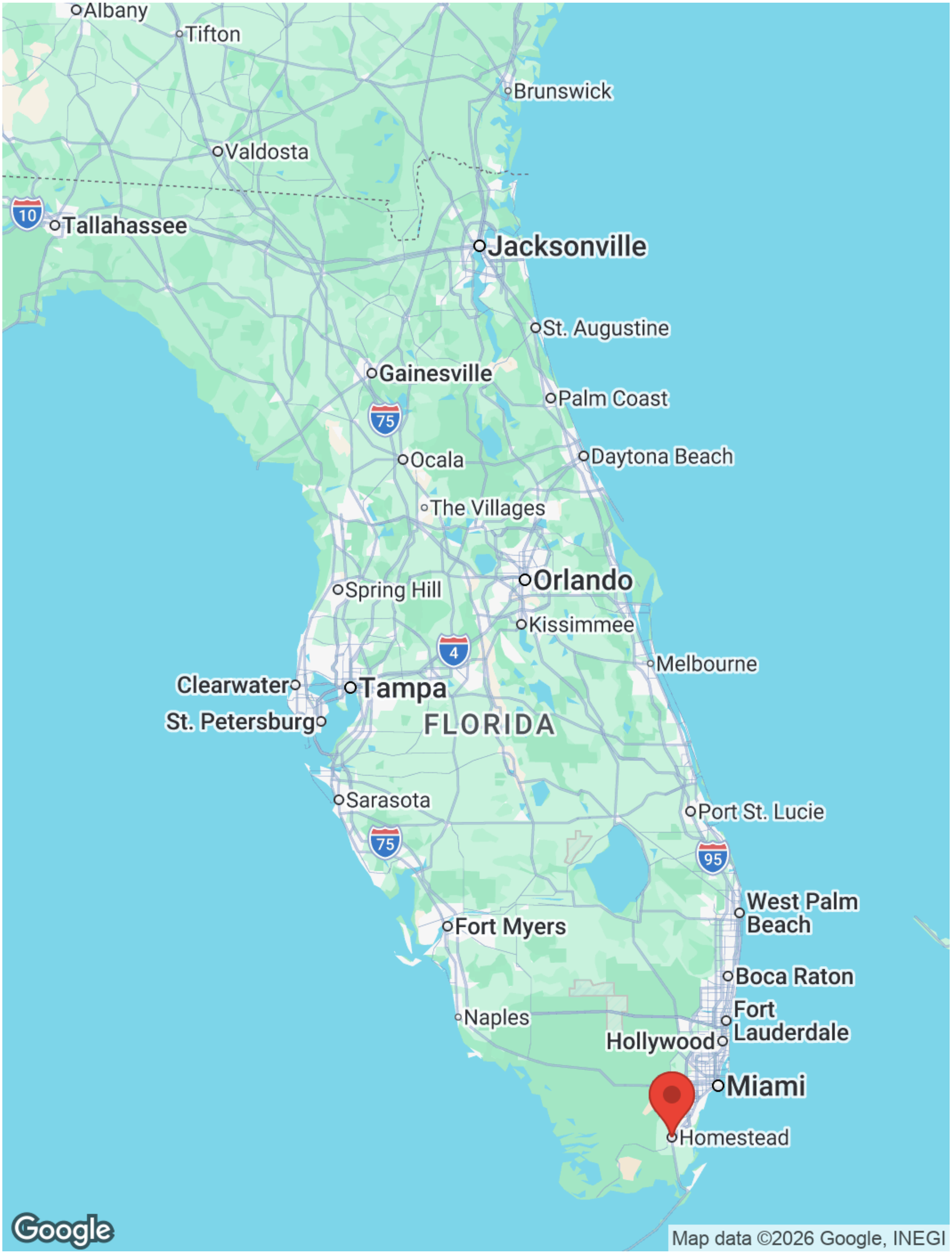
Property Highlights

- Prime location on highly traveled S. Krome Avenue
- Located in the heart of Downtown Homestead
- Excellent visibility and strong street frontage
- High daily traffic exposure
- Convenient access to major roadways and surrounding neighborhoods
- Surrounded by established businesses, dining, and local amenities
- Growing commercial and residential market area
- Strong long-term growth and redevelopment potential

Price:	$3,000,000
Price / SF:	$233
Buildings SF:	12,848
NOI:	$154,558
CAP Rate:	5.15%
Occupancy:	100%
Lot Size:	13,735
Year Built:	1945 & 49
Tenants:	11

Property Photos

State Map


Albany
Tifton
Brunswick
Valdosta
10
Tallahassee
Jacksonville
St. Augustine
Gainesville
Palm Coast
75
Ocala
Daytona Beach
The Villages
Orlando
Spring Hill
Kissimmee
4
Melbourne
Clearwater
Tampa
St. Petersburg
FLORIDA
Sarasota
Port St. Lucie
75
95
West Palm Beach
Fort Myers
Boca Raton
Naples
Fort Lauderdale
Hollywood
Miami
Homestead
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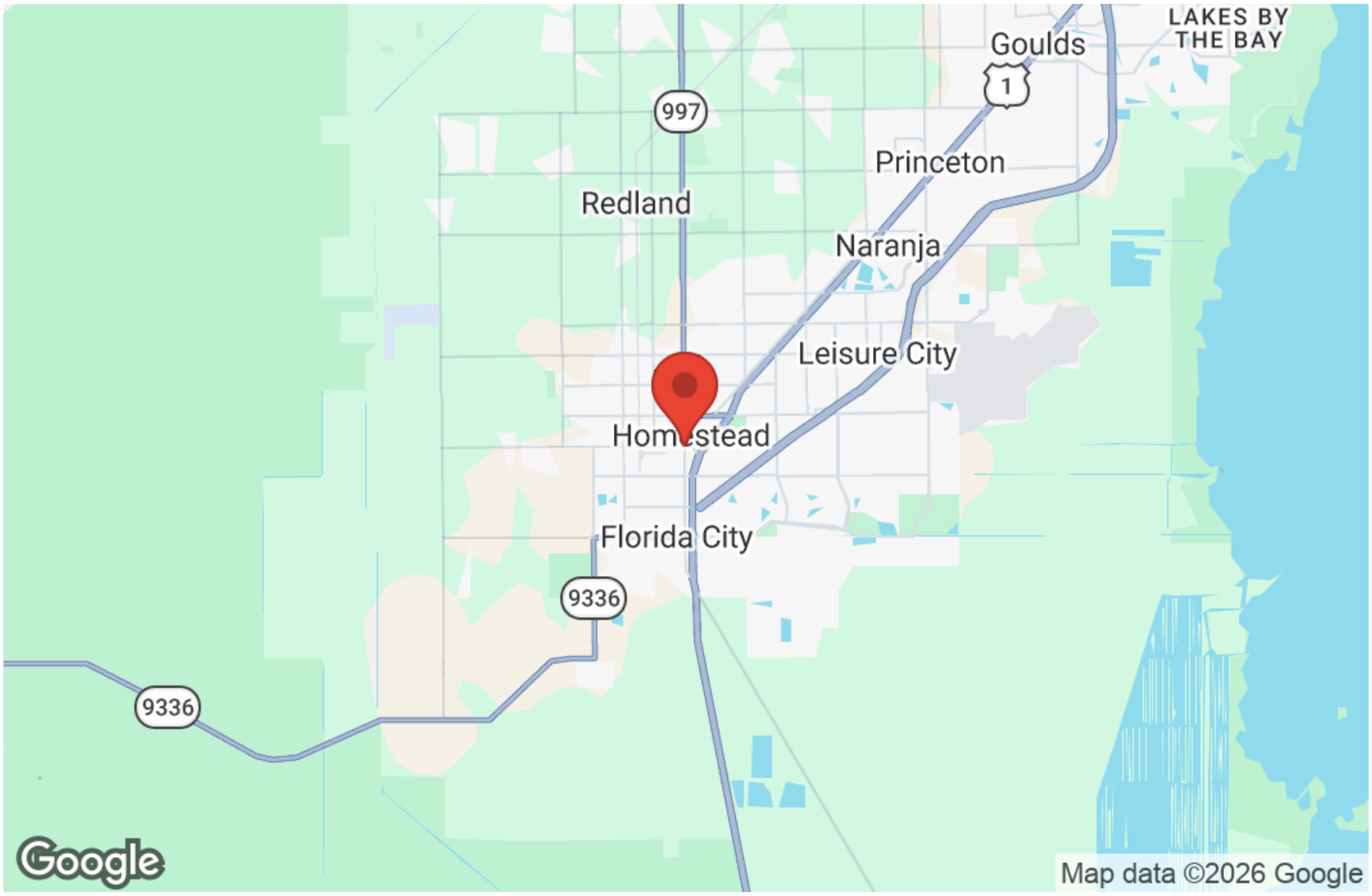
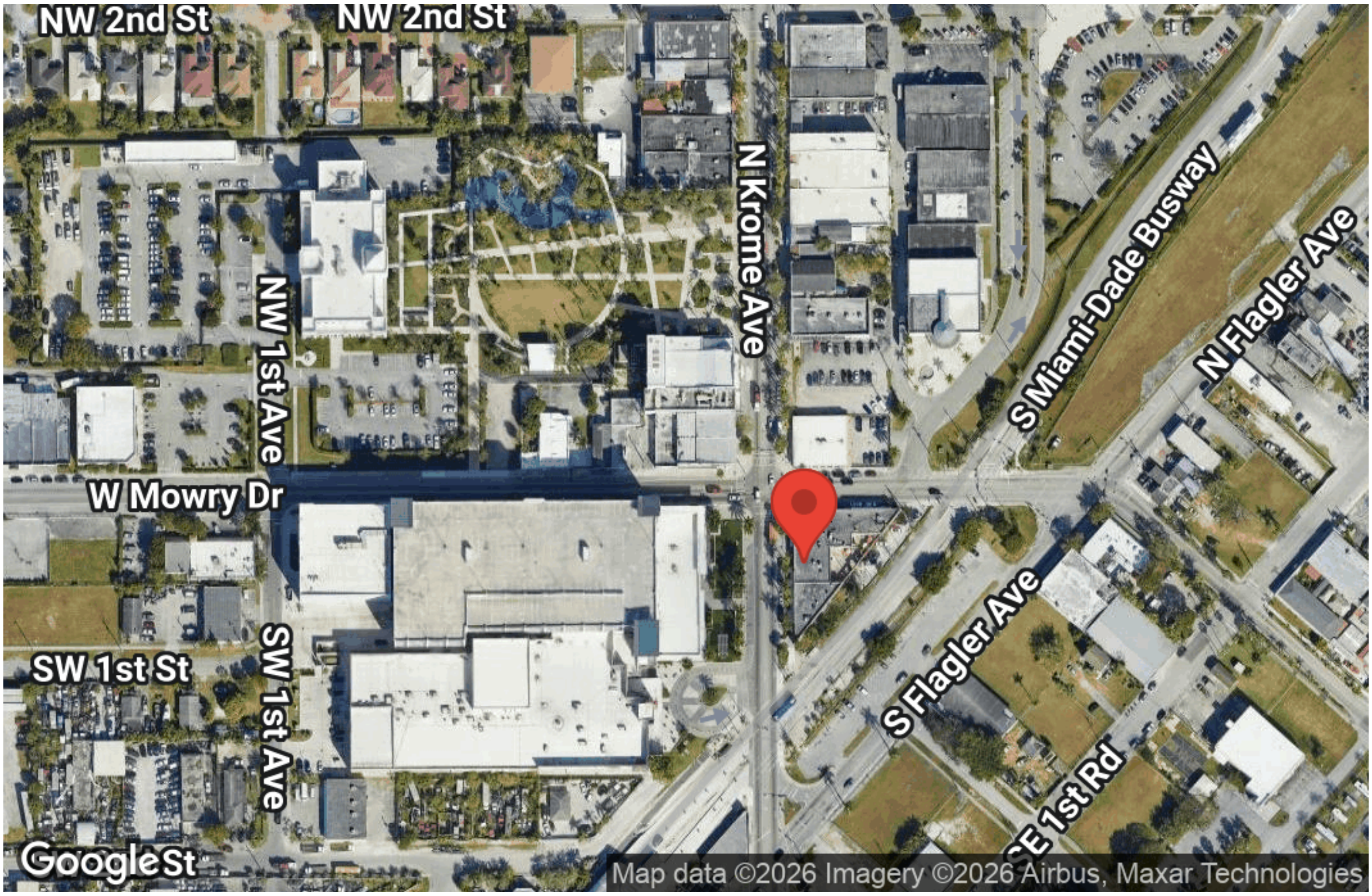
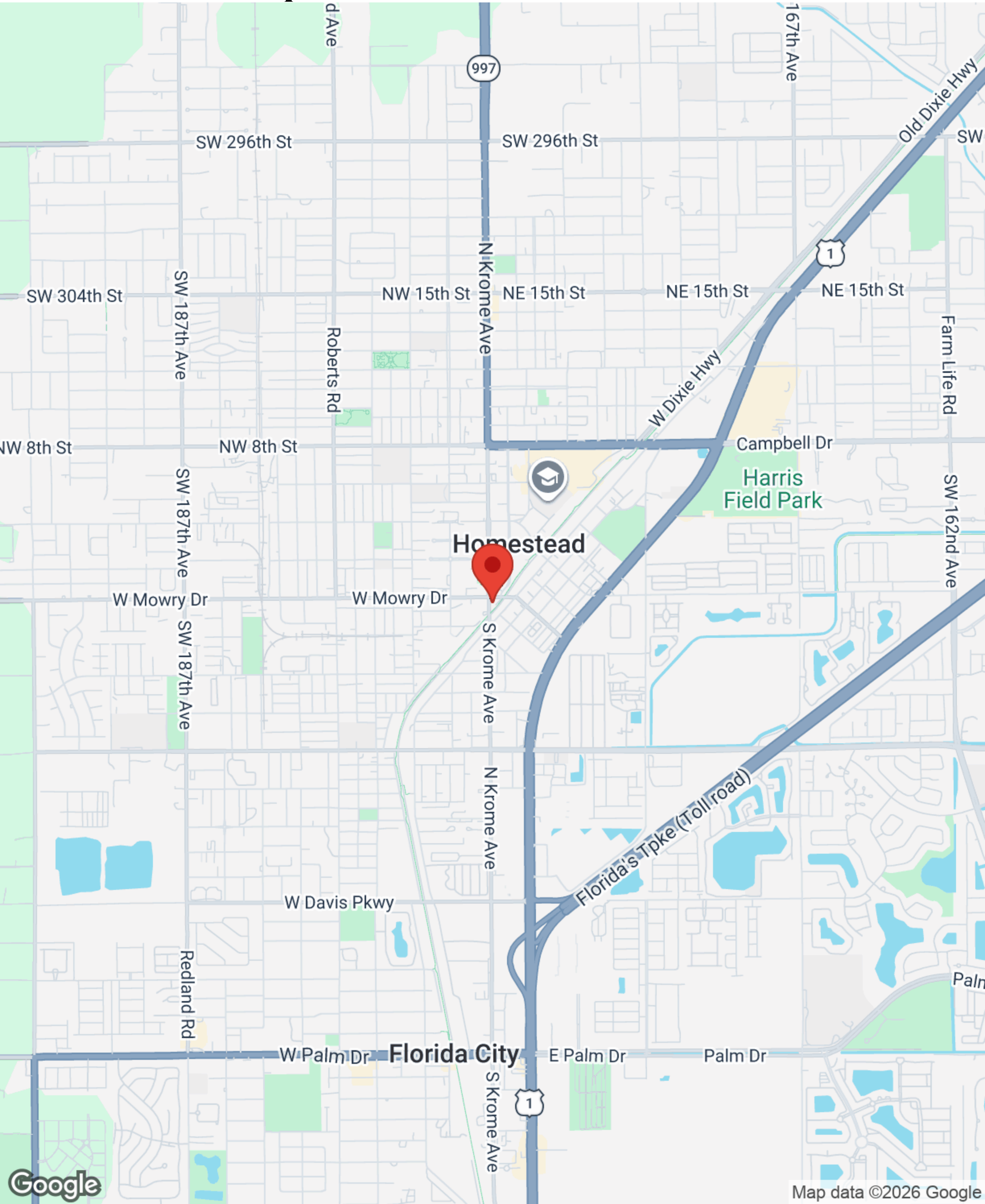
Map data ©2026 Google, INEGI

Location Maps

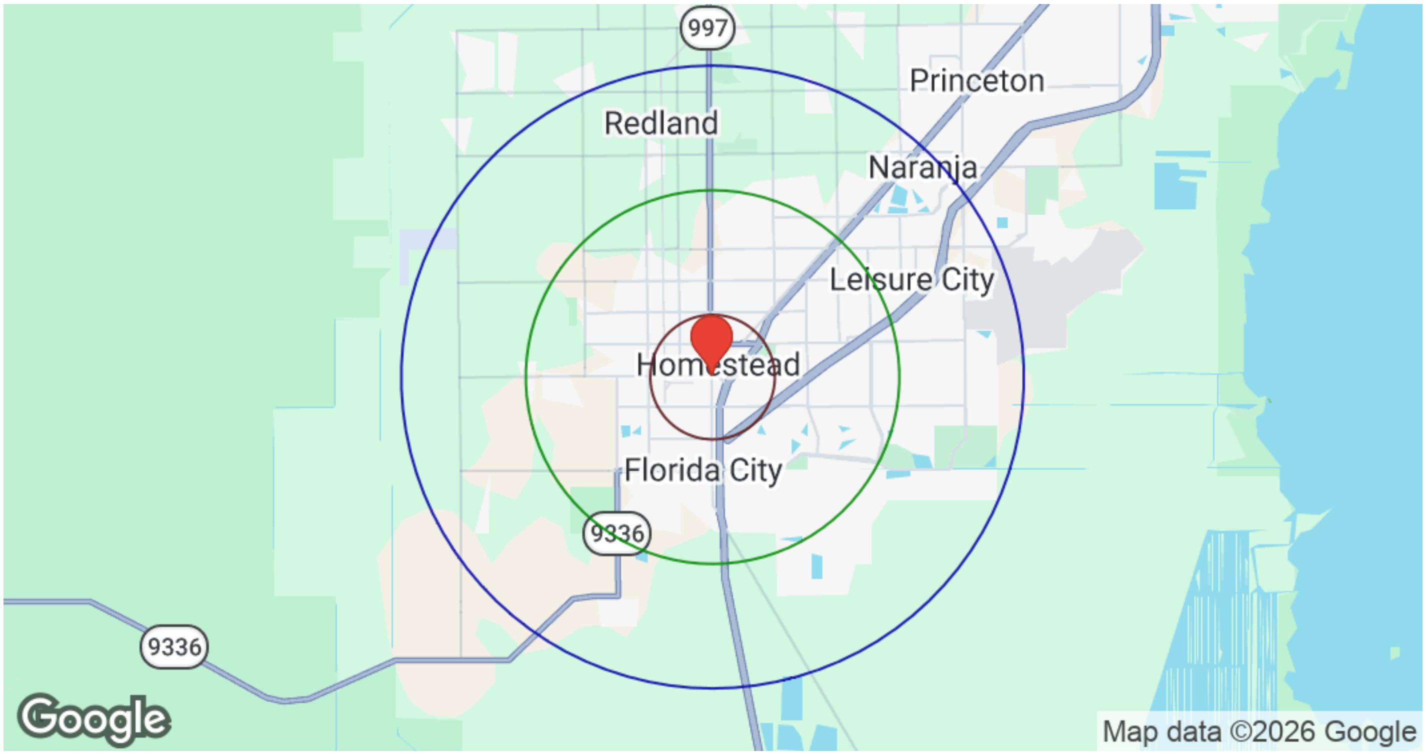




Business Map



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	11,365	55,667	87,314
	Female	9,580	56,306	87,750
	Total Population	20,945	111,973	175,064
Race / Ethnicity	White	1,671	13,594	21,480
	Black	4,419	21,073	32,019
	Am In/AK Nat	21	90	123
	Hawaiian	6	22	35
	Hispanic	14,628	75,335	117,993
	Asian	92	1,176	2,276
	Multiracial	80	537	893
	Other	29	157	245
Housing	Total Units	6,750	36,650	56,430
	Occupied	6,273	34,221	52,752
	Owner Occupied	1,475	15,549	25,004
	Renter Occupied	4,798	18,672	27,748
	Vacant	477	2,429	3,678
Age	Ages 0 - 14	4,352	23,163	35,677
	Ages 15 - 24	3,231	16,241	24,549
	Ages 25 - 54	9,011	46,993	75,094
	Ages 55 - 64	2,112	12,013	18,969
	Ages 65+	2,239	13,563	20,775
Income	Median	$43,104	$70,002	$71,369
	Under $15k	1,178	3,841	5,195
	$15k - $25k	678	2,989	4,224
	$25k - $35k	834	2,590	4,654
	$35k - $50k	818	3,378	5,498
	$50k - $75k	848	5,361	8,008
	$75k - $100k	935	5,307	7,764
	$100k - $150k	608	5,695	9,043
	$150k - $200k	285	2,874	4,232
	Over $200k	89	2,184	4,132

El Toro Taco Properties Inc.

• 1 & 21 South Krome Avenue

Homestead, FL 33030

5-Year Cash Flow Analysis

Fiscal Year Beginning January 2026

INITIAL INVESTMENT

Purchase Price	$3,000,000
+ Acquisition Costs	$30,000
- Mortgage(s)	$1,800,000
+ Loan Fees Points	$0
Initial Investment	$1,230,000

MORTGAGE DATA	1ST LIEN
Loan Amount	$1,800,000
Interest Rate (30/360)	6.000%
Amortization Period	Interest Only
Loan Term	5 Years
Loan Fees Points	0.00%
Periodic Payment	$9,000.00
Annual Debt Service	$108,000

CASH FLOW

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	$193,006	$205,487	$223,081	$234,235	$248,876
- Turnover Vacancy	$0	$0	$0	$0	$0
- Rent Concessions	$0	$0	$0	$0	$0
Total Base Rental Income	$193,006	$205,487	$223,081	$234,235	$248,876
- General Vacancy / Credit Loss	$9,650	$10,274	$11,154	$11,712	$12,444
EFFECTIVE RENTAL INCOME	**$183,356**	**$195,213**	**$211,927**	**$222,523**	**$236,432**
+ Tenant Expense Reimbursements	$41,984	$43,955	$45,209	$46,501	$47,831
+ Other Income	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$225,340**	**$239,168**	**$257,136**	**$269,024**	**$284,263**
- Operating Expenses	$71,814	$88,501	$91,587	$94,502	$97,624
NET OPERATING INCOME (NOI)	**$153,526**	**$150,667**	**$165,549**	**$174,522**	**$186,639**
NET OPERATING INCOME (NOI)	$153,526	$150,667	$165,549	$174,522	$186,639
- Capital Expenses / Replacement Reserves	$0	$0	$0	$0	$0
- Annual Debt Service 1st Lien	$108,000	$108,000	$108,000	$108,000	$108,000
- Tenant Improvements (TI)	$0	$0	$0	$0	$0
- Leasing Commissions (LC)	$0	$0	$0	$0	$0
CASH FLOW BEFORE TAXES	**$45,526**	**$42,667**	**$57,549**	**$66,522**	**$78,639**
Loan Balance	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
Loan-to-Value (LTV) - 1st Lien	74.66%	67.95%	64.47%	60.28%	46.84%
Debt Service Coverage Ratio	1.42	1.40	1.53	1.62	1.73
Before Tax Cash on Cash	3.70%	3.47%	4.68%	5.41%	6.39%
Return on Equity	9.76%	6.18%	6.98%	6.61%	4.34%
Equity Multiple	0.42	0.63	0.79	0.99	1.71

SALES PROCEEDS

Projected Sales Price (EOY 5)	**$3,843,000**
Cost of Sale	$230,580
Mortgage Balance 1st Lien	$1,800,000
Sales Proceeds Before Tax	**$1,812,420**

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	12.02%
Acquisition CAP Rate	5.12%
Year 1 Cash-on-Cash	3.70%
Gross Rent Multiplier	15.54
Price Per Square Foot	$289.97
Loan to Value	60.00%
Debt Service Coverage Ratio	1.42

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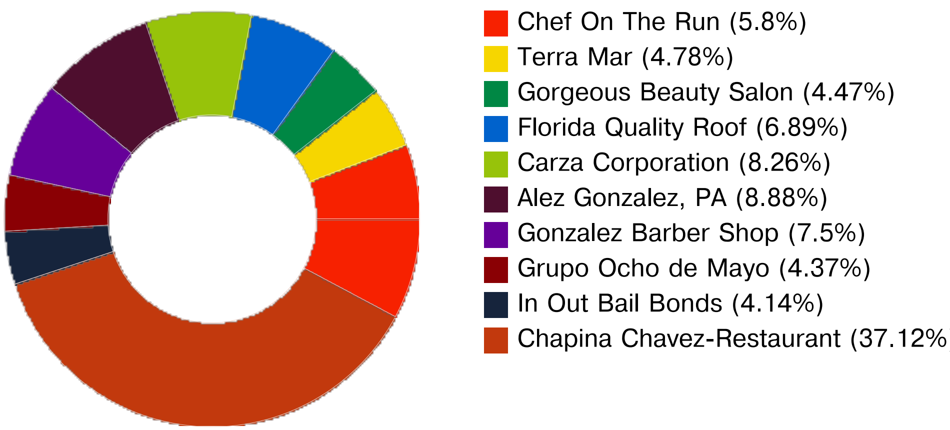
DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Keller Williams Realty Premier Properties nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

Tenant Rent Roll

Fiscal Year Beginning January 2026

Tenant Occupancy



Gonzalez PA (7.79%)

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Cash Flow Details

Fiscal Year Beginning January 2026

INCOME

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EFFECTIVE RENTAL INCOME (ERI)	**$183,356**	**$195,213**	**$211,927**	**$222,523**	**$236,432**
+ Tenant Expense Reimbursements	$41,984	$43,955	$45,209	$46,501	$47,831
+ Other Income	$0	$0	$0	$0	$0
TOTAL OTHER INCOME	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$225,340**	**$239,168**	**$257,136**	**$269,024**	**$284,263**

EXPENSE DETAIL

Real Estate Taxes	$25,000	$40,000	$41,200	$42,436	$43,709
Property Insurance Liability	$15,000	$15,450	$15,914	$16,391	$16,883
Property Management	$9,014	$9,567	$10,285	$10,761	$11,371
Repairs And Maintenance	$10,000	$10,300	$10,609	$10,927	$11,255
Utilities : Water & Sewer	$2,000	$2,060	$2,122	$2,185	$2,251
Trash Removal	$10,800	$11,124	$11,458	$11,801	$12,155
TOTAL OPERATING EXPENSES	**$71,814**	**$88,501**	**$91,587**	**$94,502**	**$97,624**

NET OPERATING INCOME (NOI)	**$153,526**	**$150,667**	**$165,549**	**$174,522**	**$186,639**

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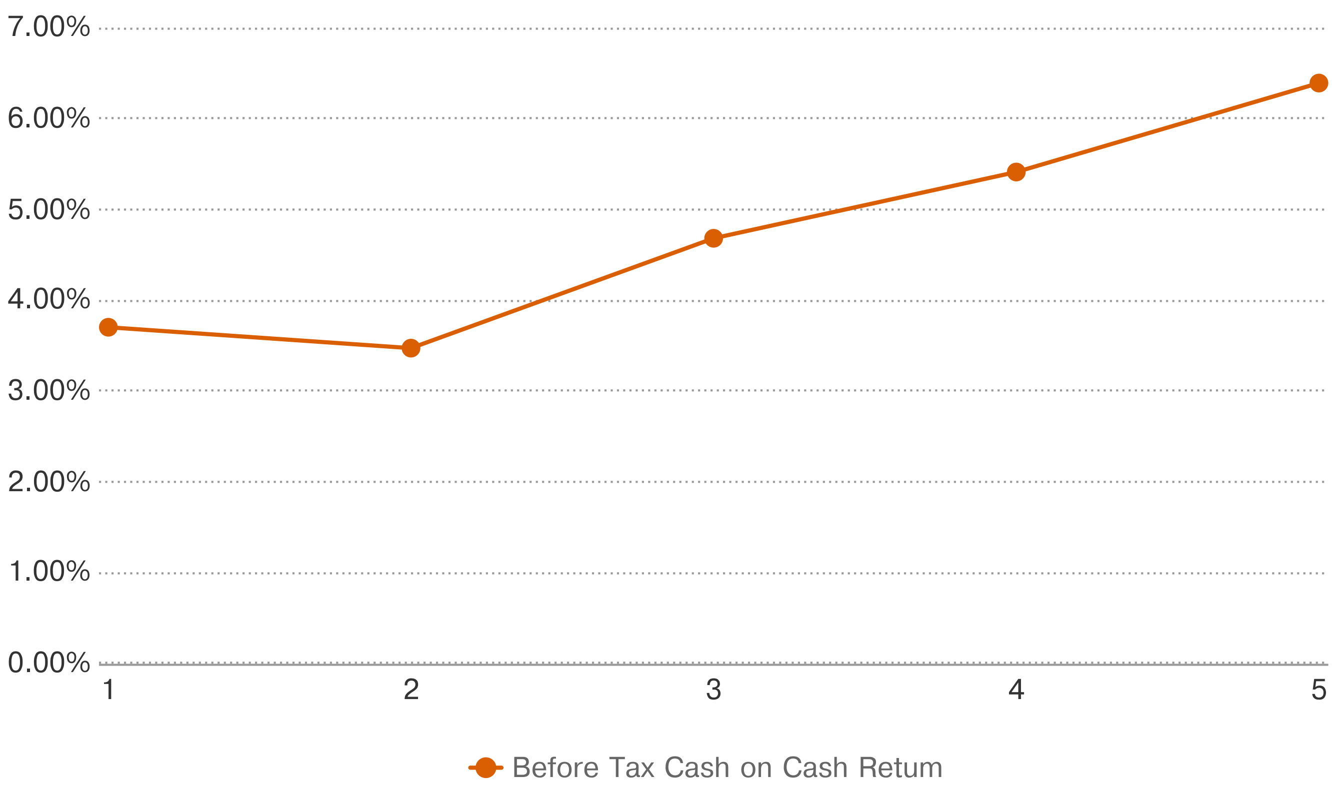
Cash-on-Cash Analysis

Fiscal Year Beginning January 2026

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	3.70%	3.47%	4.68%	5.41%	6.39%

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Additional Notes for 1 S. Krome Avenue

* All Tenants have leases with most ending in 13 months (September 2027)
* All lease are triple net as of February 1st, 2026
* Owner has scheduled to collect $4 psf and actual expenses are $7 +/- psf
* There are three water meters: 1) Large Restaurant 2) 1 S. Krome 3) 21 S. Krome
* Owner will consider finacing: 40% down / 6% rate / interest only / 5-year call
* All figures have been provided by owner and not verified
* Current insurance policy cost $8,500 (we adjusted to $15,000)
* We increased the RE Taxes for year-2 to $40,000 (1.5% of sales price)
* We added a 5% property managemet fee to the expenses

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