

WYNWOOD ONE | FULLY ENTITLED MIXED-USE DEVELOPMENT SITE

**DWN
TWN**
REALTY ADVISORS

**CONFIDENTIAL
OFFERING MEMORANDUM**

WYNWOOD ONE



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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present for sale Wynwood One (the "Property"), a 20,700 SF three-parcel assemblage located at 145 NW 30th Street in Wynwood Norte, Miami, FL 33127. The site comprises three contiguous parcels totaling 0.475 acres with 150 feet of street frontage, zoned T5-L / NRD-2 under the Wynwood Norte overlay. The Property is approved for a 70-unit mixed-use vertical project featuring four ground-floor retail bays delivered in warm vanilla shell, 37 parking spaces, and by-right STR capability for a total buildable gross area of 47,982 SF. The site is fully assembled and currently contains two small single-family structures on its west portion.

Ownership has invested approximately \$7.5 million in bringing the Property to its current near-permit-ready posture. Architecture has been advanced through schematic and design development by GGR Architects, with MKDA serving as architect of record. General contractor Grycon is near GMP-ready at approximately \$21.5 million in direct hard costs. The Property has been advanced through the building, civil, and zoning permitting process to a near-permit-ready posture, with remaining pre-permit items administrative in nature and expected to be resolved within a few months of closing. Full details are available to buyers upon request. A buyer assumes the full design package, GMP-ready construction contract, and entitlement file at closing, materially compressing the development timeline relative to comparable Wynwood Norte sites.

The Property supports three execution paths: multifamily build-to-hold (primary), STR-by-right (secondary), and condo sell-out (tertiary). Per ONE Sotheby's Development Sales Division January 2026 pricing matrix, the 70-unit condo program supports a projected aggregate sellout of \$67.6 million at a \$1,206 PSF blended average. On the multifamily path, stabilized NOI of approximately \$2.05 million implies a 5.60% buyer yield-on-cost at the asking price, with a projected five-year levered IRR of 14 to 16%.

The site occupies a strategic position within Wynwood Norte, a 207-acre multi-generational neighborhood centrally located within the Downtown Miami boundary, off Northwest 2nd Avenue and within minutes of the Wynwood Arts District, the Miami Design District, Edgewater, and the Shops at Midtown Miami. Against a backdrop of \$2 billion in delivered and under-construction development across Wynwood since 2023, and with large-format contiguous assemblages increasingly scarce, 145 NW 30th Street represents a rare, permit-pathway entry into one of Miami's most supply-constrained boutique development markets.

145 NW 30th Street, Miami, FL 33127

Wynwood Arts District / Wynwood Norte

\$7,950,000

Sale Price

\$384/SF

Price/SF

\$166/SF

Total Lot SF

20,700 SF

Total Lot SF

70 Units

By-Right Buildable Units

47,982 SF

Total Gross Buildable Area (GBA)

150 FT

Street frontage on NW 30th Street

T5-L / NRD-2

Zoning

3

Number of Contiguous Parcels

A FULLY ENTITLED ASSEMBLAGE IN THE HEART OF WYNWOOD NORTE

PROPERTY INFORMATION

THE OFFERING

| | |
|----------------------|---|
| Property Name | Wynwood One |
| Address | 145 NW 30 th Street |
| Submarket | Wynwood Norte |
| Sale Price | \$7,950,000 |
| Price/SF | \$384/SF |
| Price/Door | \$113,571/door |
| Price/GBA | \$165/SF |
| Parcels | 3 (Folios 01-3125-028-0310, 01-3125-028-0300, and 01-3125-028-0301) |
| Lot Size | 20,700 SF 0.475 AC |
| Approved Units | 70 residential units |
| Gross Buildable Area | 47,982 SF |
| Unit Mix | Studio, 1 BR/1 BA, 1 BR+Den/2 BA, 2 BR+Den/2 BA |
| Avg Interior SF | 801 SF |
| Avg Balcony SF | 116 SF |
| Street Frontage | 150 Linear Feet |
| Retail | 4 Ground-Floor Bays, Warm Vanilla Shell (~5,000 SF) |
| Parking* | 37 spaces* |
| STR | By-Right (NRD-2 Lodging Allowance) |
| GV / GMP | Grycon (~\$21.5M Hard Costs, Near GMP-Ready) |
| Architect | GGR Architects (Design) / MKDA (Architect of Record) |
| Zoning | T5-L / NRD-2 (Wynwood Norte Overlay) |

*The maximum parking spaces achievable under the current permit set is 35 garage spaces with stackers + 2 street parking spaces (total of **37 spaces**). The new zoning regulations for NRD-2 allow for two additional stories; while no additional density may be added to the site, one or both of these additional levels could be added for additional parking.



INVESTMENT HIGHLIGHTS

Fully Entitled | Permit-Advanced | Significant Timeline Compression vs. Comparable Sites. The site has completed entitlement, design development, construction documents, and permit review, with a small number of administrative pre-permit items remaining prior to permit issuance. The buyer assumes the full MKDA design package, Grycon's GMP-ready contract at approximately \$21.5 million in hard costs, and the complete entitlement file at closing, eliminating the entitlement, design, and GMP phases entirely and positioning the project to break ground materially faster than any comparable Wynwood Norte site starting from scratch.

Approved 70-Unit Mixed-Use Program | Four Retail Bays | By-Right STR. The site is approved for 70 full-sized residential units averaging 801 SF, four ground-floor retail bays in warm vanilla shell, 37 garage parking spaces, and by-right STR capability under the NRD-2 lodging allowance.

Three Executable Paths Without Re-Entitlement. Multifamily build-to-hold anchors the primary thesis at a 5.60% buyer yield-on-cost and 14 to 16% five-year levered IRR. STR-by-right provides hospitality optionality. The condo path supports a projected \$67.6 million aggregate sellout at \$1,206 PSF per ONE Sotheby's January 2026 matrix.

\$2.05 Million Stabilized NOI | Within Institutional MF Underwriting Band. At \$4.50 PSF blended rents and \$40 PSF NNN retail, the stabilized pro forma generates approximately \$2.05 million in NOI. Buyer yield-on-cost at the \$7.95 million ask is 5.60%, within the institutional multifamily pool's 5.50 to 6.00% clearing band.

Three-Parcel Contiguous Assemblage | 150 Feet of Frontage. The 20,700 SF assemblage delivers 150 linear feet of uninterrupted street frontage under unified ownership. Large-format contiguous sites of this scale are structurally scarce in Wynwood Norte, where remaining inventory skews toward fragmented infill parcels of 5,000 to 10,000 SF.

Priced Below the Wynwood Norte Permit-Ready Comparable Band. At \$384 per land SF, the asking price sits below the verified Norte T5-L permit-ready band of \$400 to \$550 per SF. The value range floor of \$350 per SF is at the low end of recent comparable Norte trades.

Wynwood Norte | 207 Acres | Within the Downtown Miami Boundary. The Property sits off Northwest 2nd Avenue within minutes of the Wynwood Arts District, the Miami Design District, Edgewater, and the Shops at Midtown Miami, at the intersection of four of Miami's highest-velocity urban submarkets.

\$177 Million in Verified Wynwood Land Transactions | Supply Increasingly Constrained. Thirty-two verified land sales totaling \$177 million closed across Wynwood between early 2023 and January 2026 at a \$408 per SF mean. With the verified residential pipeline exceeding 3,498 units, large-format permit-ready sites represent a structurally diminishing share of available inventory.

Downtown Miami
10min Drive

AT THE DOORSTEP OF WYNWOOD'S MOST
TRANSFORMATIVE DEVELOPMENT CYCLE



AMLI
316 units

Joule House
308 units

SOCIETY
318 units

288 units
169,000 SF+ of
Office Space combined

Moxy
120 rooms

SEN-RAL
175 units

WYND27
152 units
WYND28
~50,000 SF of Office
Space

NOMAD
329 units

THE
DORSEY
306 units

Wynwood-Plaza.com
Now Leasing

Wynwood Plaza
509 units
298,000 SF of Office

ARTEM
189 units

29
WYN
252 units
40,000 SF+ of
Office Space

NW 29th Street

NW 2nd Avenue



MIDTOWN, EDGEWATER, WYNWOOD

AT THE CONVERGENCE OF MIAMI'S THREE MOST DYNAMIC URBAN CORRIDORS

Edgewater
5min Drive



Midtown Park Residences
In Pre-Construction
210 units



Wynwood Plaza - Built in 2025
509 units
298,000 SF of Office

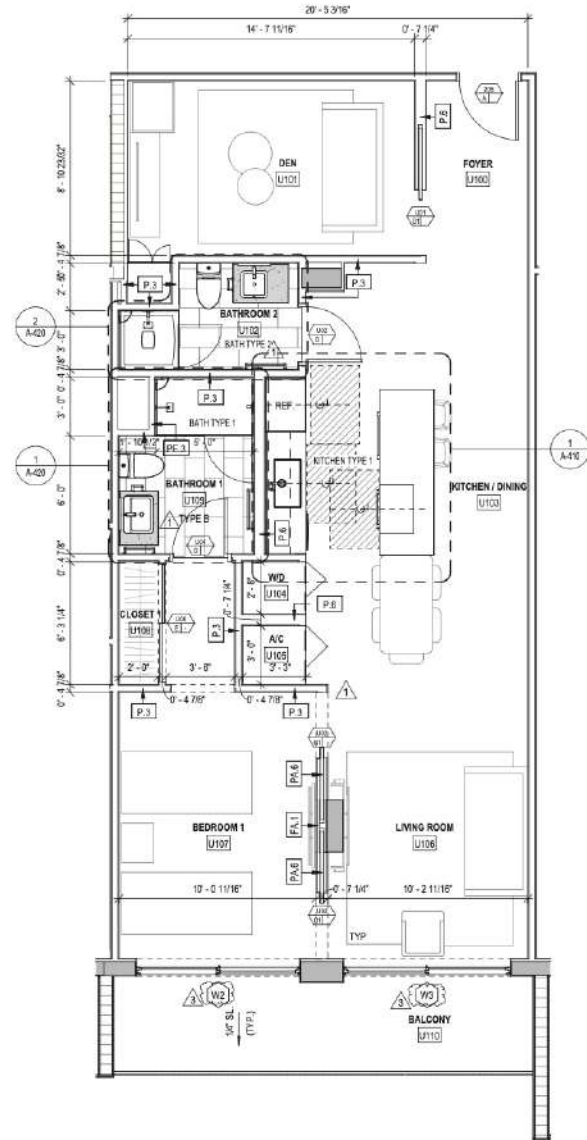
Midtown Area Context
2,500+ units in 10-block neighborhood
400 multi-family units proposed

450k SF of Retail, 50+ stores

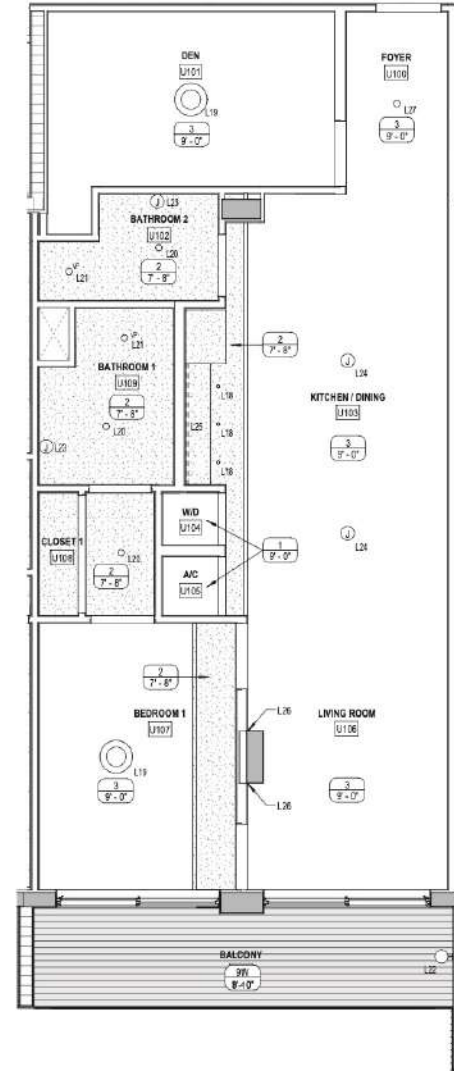
the Shops at midtownMiami
Marshalls
west elm
DICK'S SPORTING GOODS
Nordstrom rack
Bath Works
Target
HomeGoods
ROSS DRESS FOR LESS
TRADER JOE'S

NW 29th Street

Click [here](#) to see all unit floor plans



1 UNIT TYPE A.1 - 1 BED/2 BATH FLOOR PLAN
SCALE: 1/4" = 1'-0"
A.2 MIRROR UNIT SIM.



2 UNIT TYPE A.1 - 1 BED/2 BATH REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A.2 MIRROR UNIT SIM.

| Floor | Number of Units |
|--------------|-----------------|
| Mezzanine | 5 |
| 2nd Floor | 13 |
| 3rd Floor | 13 |
| 4th Floor | 13 |
| 5th Floor | 13 |
| 6th Floor | 13 |
| TOTAL | 70 |

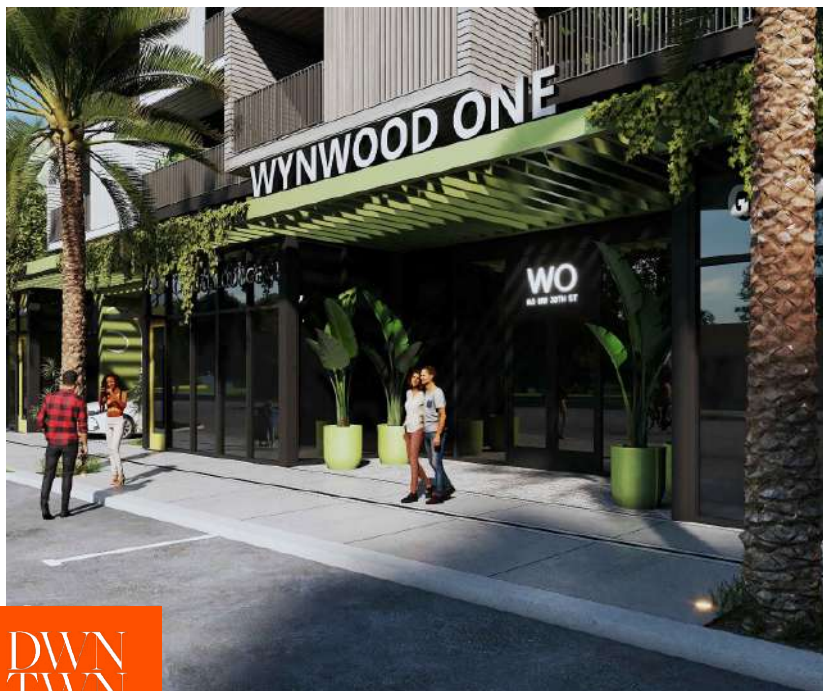
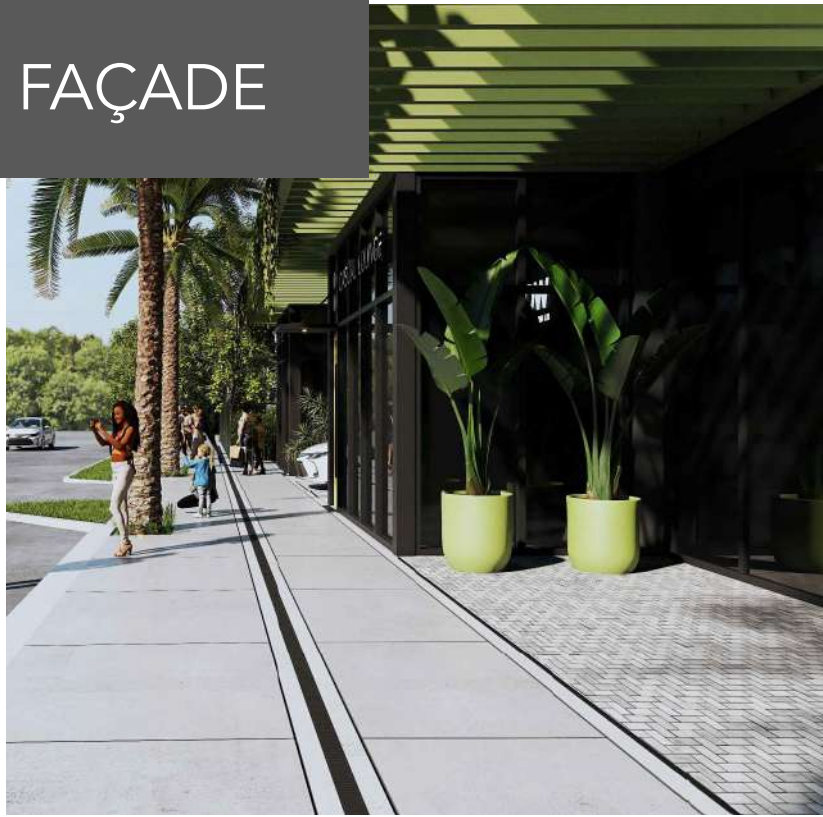
| Unit Type | Number of Units |
|---------------|-----------------|
| Studio | 11 |
| One Bed | 33 |
| One Bed + Den | 10 |
| Two Bed | 16 |
| TOTAL | 70 |

OVERHEAD VIEW

Young Men's
Preparatory School

NW 30th Street

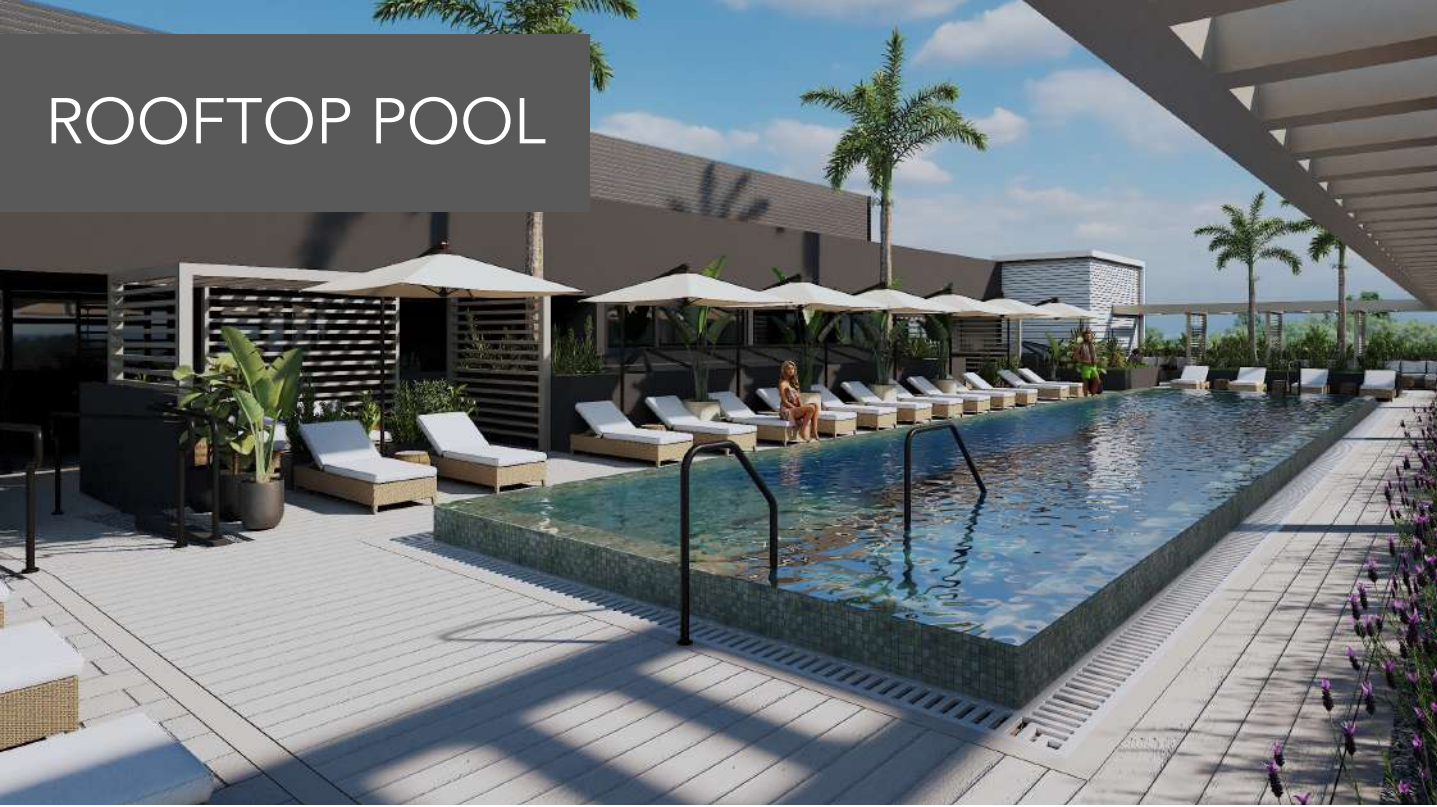
FAÇADE



LOBBY



ROOFTOP POOL



EXTERIORS



UNIT RENDERING



UNIT INVENTORY PROPOSAL

| Type | View | Beds | Baths | Int. Sq.Ft. | Ext. Sq.Ft. | Total | | | Average | | | Min | | Max | | Floor Premium | |
|----------------------|------|--------|-------|-------------|-------------|-----------|-------------------|-----------------|------------------|-------------------|----------------|------------------|------------|-----------|------------|---------------|---------|
| | | | | | | Count | Volume | Sq.Ft. | Price | PSF | Sq.Ft. | Price | PSF | Price | PSF | Price | PSF |
| E.1 | N | STUDIO | 1 | 558sf | 78sf | 5 | 3,400,000 | 2,790sf | 680,000 | \$1,219/sf | 558sf | 665,000 | \$1,192/sf | 695,000 | \$1,246/sf | 7,500 | \$13/sf |
| E.2 | NW | STUDIO | 1 | 558sf | 226sf | 2 | 1,360,000 | 1,116sf | 680,000 | \$1,219/sf | 558sf | 665,000 | \$1,192/sf | 695,000 | \$1,246/sf | 7,500 | \$13/sf |
| E.2A | N | STUDIO | 1 | 558sf | 78sf | 4 | 2,705,000 | 2,232sf | 676,250 | \$1,212/sf | 558sf | 665,000 | \$1,192/sf | 687,500 | \$1,232/sf | 7,500 | \$13/sf |
| Total Studios | | | | | | 11 | 7,465,000 | 6,138sf | 678,636 | \$1,216/sf | 558sf | | | | | | |
| A.1 | S | 1 | 2 | 947sf | 102sf | 5 | 5,625,000 | 4,735sf | 1,125,000 | \$1,188/sf | 947sf | 1,100,000 | \$1,162/sf | 1,150,000 | \$1,214/sf | 12,500 | \$13/sf |
| A.2 | S | 1 | 2 | 942sf | 95sf | 5 | 5,575,000 | 4,710sf | 1,115,000 | \$1,184/sf | 942sf | 1,090,000 | \$1,157/sf | 1,140,000 | \$1,210/sf | 12,500 | \$13/sf |
| C.1 | S | 1 | 1 | 745sf | 160sf | 5 | 4,650,000 | 3,725sf | 930,000 | \$1,248/sf | 745sf | 910,000 | \$1,221/sf | 950,000 | \$1,275/sf | 10,000 | \$13/sf |
| C.2 | S | 1 | 1 | 745sf | 105sf | 5 | 4,650,000 | 3,725sf | 930,000 | \$1,248/sf | 745sf | 910,000 | \$1,221/sf | 950,000 | \$1,275/sf | 10,000 | \$13/sf |
| C.3 | N | 1 | 1 | 743sf | 105sf | 5 | 4,400,000 | 3,715sf | 880,000 | \$1,184/sf | 743sf | 860,000 | \$1,157/sf | 900,000 | \$1,211/sf | 10,000 | \$13/sf |
| C.3A | N | 1 | 1 | 743sf | 105sf | 1 | 910,000 | 743sf | 910,000 | \$1,225/sf | 743sf | 910,000 | \$1,225/sf | 910,000 | \$1,225/sf | 10,000 | \$13/sf |
| D.1 | N | 1 | 1 | 632sf | 105sf | 6 | 4,462,500 | 3,792sf | 743,750 | \$1,177/sf | 632sf | 725,000 | \$1,147/sf | 762,500 | \$1,206/sf | 7,500 | \$12/sf |
| D.2 | N | 1 | 1 | 625sf | 105sf | 6 | 4,462,500 | 3,750sf | 743,750 | \$1,190/sf | 625sf | 725,000 | \$1,160/sf | 762,500 | \$1,220/sf | 7,500 | \$12/sf |
| F | NW | 1 | 1 | 717sf | 105sf | 5 | 4,125,000 | 3,585sf | 825,000 | \$1,151/sf | 717sf | 805,000 | \$1,123/sf | 845,000 | \$1,179/sf | 10,000 | \$14/sf |
| Total 1-Beds | | | | | | 43 | 38,860,000 | 32,480sf | 903,721 | \$1,196/sf | 755sf | | | | | | |
| B.1 | SW | 2 | 2 | 1,084sf | 100sf | 5 | 6,575,000 | 5,420sf | 1,315,000 | \$1,213/sf | 1,084sf | 1,285,000 | \$1,185/sf | 1,345,000 | \$1,241/sf | 15,000 | \$14/sf |
| B.2A | SE | 2 | 2 | 1,088sf | 102sf | 1 | 1,295,000 | 1,088sf | 1,295,000 | \$1,190/sf | 1,088sf | 1,295,000 | \$1,190/sf | 1,295,000 | \$1,190/sf | 15,000 | \$14/sf |
| B.2 | SE | 2 | 2 | 1,088sf | 102sf | 4 | 5,330,000 | 4,352sf | 1,332,500 | \$1,225/sf | 1,088sf | 1,310,000 | \$1,204/sf | 1,355,000 | \$1,245/sf | 15,000 | \$14/sf |
| B.3 | N | 2 | 2 | 1,093sf | 155sf | 6 | 8,055,000 | 6,558sf | 1,342,500 | \$1,228/sf | 1,093sf | 1,305,000 | \$1,225/sf | 1,380,000 | \$1,263/sf | 15,000 | \$14/sf |
| Total 2-Beds | | | | | | 16 | 21,255,000 | 17,418sf | 1,328,438 | \$1,220/sf | 1,089sf | | | | | | |
| Total | | | | | | 70 | 67,580,000 | 56,036sf | 965,429 | \$1,206/sf | 801sf | | | | | | |

INVESTMENT OPTIONALITY WITH THE LIVE LOCAL ACT

A Potential Path to Significantly Higher Density

What It Is

The Live Local Act (Florida SB 102, effective 2023) is a statewide housing strategy that preempts local zoning restrictions to accelerate multifamily residential development. Under the Act, qualifying projects may build to the highest density allowed anywhere within the municipality, at the tallest height permitted within one mile of the site and are exempt from local land use hearings and discretionary approvals - provided that at least 40% of units are set aside as affordable housing for households earning up to 120% of Area Median Income for a minimum of 30 years.

What It Could Mean for a Buyer

For a site zoned T5-L / NRD-2 within the City of Miami, Live Local Act applicability could allow a buyer to pursue residential density and height significantly beyond what the underlying zoning permits by right, without navigating a full re-entitlement or rezoning process. This could unlock a meaningfully larger project program relative to the approved 70-unit baseline, subject to the Act's affordability set-aside requirements and independent confirmation of site eligibility.

The Act also provides access to state-level funding programs, tax incentives, and financing tools for qualifying developments, creating additional layers of economic benefit for buyers exploring this execution path.

Buyers interested in exploring this path are encouraged to conduct independent zoning analysis.



What the Live Local Act Could Unlock



Higher Density Potential

Potential to significantly exceed the 70-unit approved program under Live Local provisions



No Full Re-Entitlement

The Act may allow density uplift without requiring a new full entitlement process from inception



Buyer-Driven Path

Exploration is at the buyer's election; independent zoning counsel analysis recommended

A \$177M land market — and Wynwood One enters **below it.**

Thirty-two verified land trades closed across Wynwood between February 2023 and January 2026 at a \$408 per SF mean. At \$384 per SF, the Wynwood One assemblage is priced beneath the market average and at the floor of the core T5-L band.

\$177.0M

VERIFIED LAND TRANSACTION VOLUME

30 of 32 sales with disclosed pricing

32

LAND SALE RECORDS FEB 2023 – JAN 2026

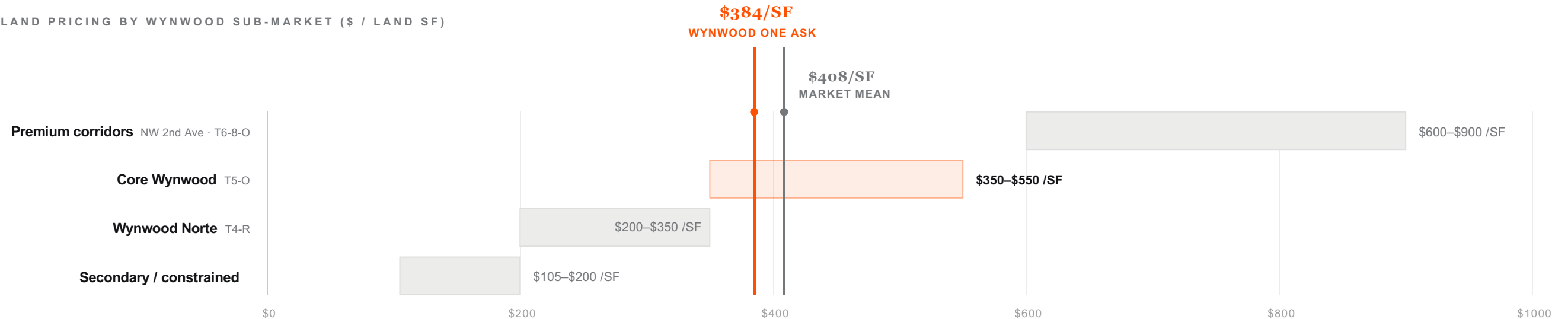
Most comprehensive public dataset

\$408/SF

MEAN PRICE PER SF \$345/SF MEDIAN

Range \$105 – \$1,089 / SF

LAND PRICING BY WYNWOOD SUB-MARKET (\$ / LAND SF)



At **\$384/SF** the Wynwood One ask sits **below the \$408/SF market mean** and at the low end of the core Wynwood (T5-L) comparable band — a permit-ready entry priced into the market, not above it.

\$2B+ delivered. 3,498+ units underway. Large-format sites all but gone.

VERIFIED WYNWOOD DEVELOPMENT PIPELINE

| PROJECT | STATUS | RESIDENTIAL | YEAR |
|-------------------|--------------|-------------|---------|
| Wynwood Plaza | DELIVERED | 509 | 2025 |
| The Dorsey | DELIVERED | 306 | 2025 |
| Wynwood Station | DELIVERED | 210 | 2025 |
| Other delivered | DELIVERED | ~800 | '24-'25 |
| 2000 Wynwood | CONSTRUCTION | 310 | 2027 |
| Mohawk at Wynwood | CONSTRUCTION | 300 | 2028 |
| LivWrk Wynwood | PROPOSED | 1,363 | TBD |

TOTAL PIPELINE

3,498+

● DELIVERED ● UNDER CONSTRUCTION ○ PROPOSED

\$2B+

in mixed-use development delivered or under construction across Wynwood since 2023, absorbing 300,000+ SF of prime land assemblages.

5-10K_{SF}

Remaining inventory skews to fragmented infill parcels at this scale — structurally unsuitable for institutional, large-format development.

WHAT IT MEANS FOR WYNWOOD ONE

A 20,700 SF, three-parcel contiguous assemblage with 150 feet of frontage — permit-ready in a market where sites of this scale have all but disappeared.

Entitlement is the price driver.

T6-8-O zoning commands the highest pricing on the strength of its 8-story allowance, while T5-L — Wynwood One's class — anchors transaction count at mid-range. Entitlement, not dirt, sets the ceiling.

32

LAND SALE RECORDS

\$408/SF

MEAN PRICE \$345 MEDIAN

\$105-\$1,089

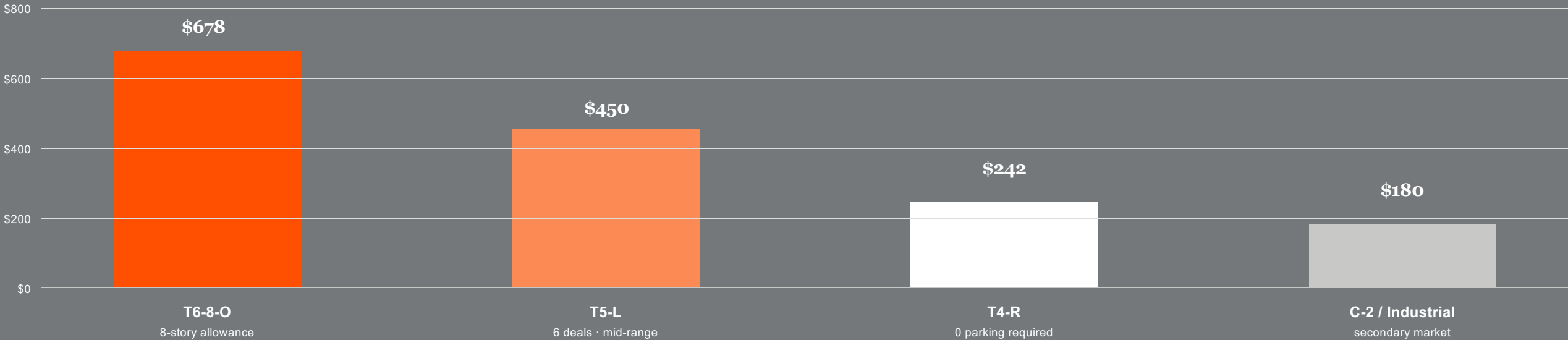
PRICE RANGE PER SF

\$912/SF

RECORD · MAY '23 2724 NW 2ND AVE

15-17

CURRENT ACTIVE LISTINGS



T4-R nuance: its lower headline pricing (~\$242/SF) masks a zero-parking requirement that creates real, under-recognized value — while **Wynwood One's T5-L / NRD-2 entitlement** sits in the velocity tier, permit-ready and priced below its band.

Three deals that frame the **cycle**.

A 10× spread — from \$105 to \$1,089 per SF — underscores how micro-location, zoning entitlement, and deal structure set value across the same submarket.

RECORD-SETTING · MARKET APEX

2724 NW 2nd Avenue

May 12, 2023 · T5-O / NRD Overlay

\$912/SF

| | |
|-------------------|-----------|
| Sale price | \$28.0M |
| Land area | 30,700 SF |
| Re-trade Sep 2025 | \$326/SF |

HIGHEST PER-SF IN DATASET

119 NW 29th Street

Sep 19, 2023 · T6-8-O

\$1,089/SF

| | |
|------------|----------------------|
| Sale price | \$7.52M |
| Land area | 6,900 SF |
| Part of | 5-property portfolio |

RECENT ACTIVITY · SCALE PLAY

2200 NW 2nd Avenue

Sep 12, 2025 · T5-O / NRD-1

\$376/SF

| | |
|----------------|------------|
| Sale price | \$18.51M |
| Land area | 49,223 SF |
| Largest parcel | in dataset |

Cycle read: 2724 NW 2nd Ave paid a 2.2× premium at the 2023 apex, then re-traded in Sept 2025 at **\$326/SF** within a 3-property portfolio — a textbook correction from peak that resets the entry basis for permit-ready capital.

RIGHT-SKEWED PRICING

Distribution concentrates in the **\$200–\$400/SF** range, with a long premium tail.

INFILL-SCALE CLUSTERING

Most lots trade at **5,000–10,000 SF** — the typical fragmented infill parcel.

INVERSE SIZE CORRELATION

Larger parcels trade at **lower per-SF pricing** — scale carries a discount.

Wynwood Norte Development Context
Under Construction or Proposed

- 1,500+ units
- 300k SF of Office
- 45k SF of Retail



Evolve Wynwood
 141 units

3422 5th
 15k SF of Office

Wyn Ave
 44 units

Casa Wyn
 24 units

W35 studios
 45 units

Wyn 02
 28 units

24 units

Wyn Park
 293 units
 36 Stories
 LLA Approved

600+ units
 Mixed-Use Project

185 units
 7k SF Retail
 20k SF Office

285 36th St
 15k SF of Office

24 units

Wyn 01
 34 units

68 units

Wyn Garden
 150 units

203 units

The Standard
 228 units

Wynwood Plaza
 509 units
 266k SF of Office
 32k SF of Retail

Roberto Clemente Park
 Community hub with sports & play areas

WYNWOOD NORTE NRD-2 ZONING CONTEXT

The City of Miami Commissioners recently gave final approval on the upzoning (NRD-2) of the Wynwood Norte revitalization plan which aims to protect the neighborhood's character, improve housing options, and create economic opportunities for small businesses through mid-rise and boutique-sized redevelopments. The revitalization is a community led vision which establishes an important balance between redevelopment and restoration, designed to have innovative mixed-uses along the commercial corridors while restricting the interior to low scale residential developments respectful to the original appeal of the neighborhood. The plan includes increased zoning density with up to 9,000 more residential units than currently allowed, requiring 10 percent be set aside for affordable housing in exchange for increased density, forbidding demolition unless a new construction permit has been issued, and developers funding affordable housing and community improvements such as shade trees, sidewalks, and lighting.



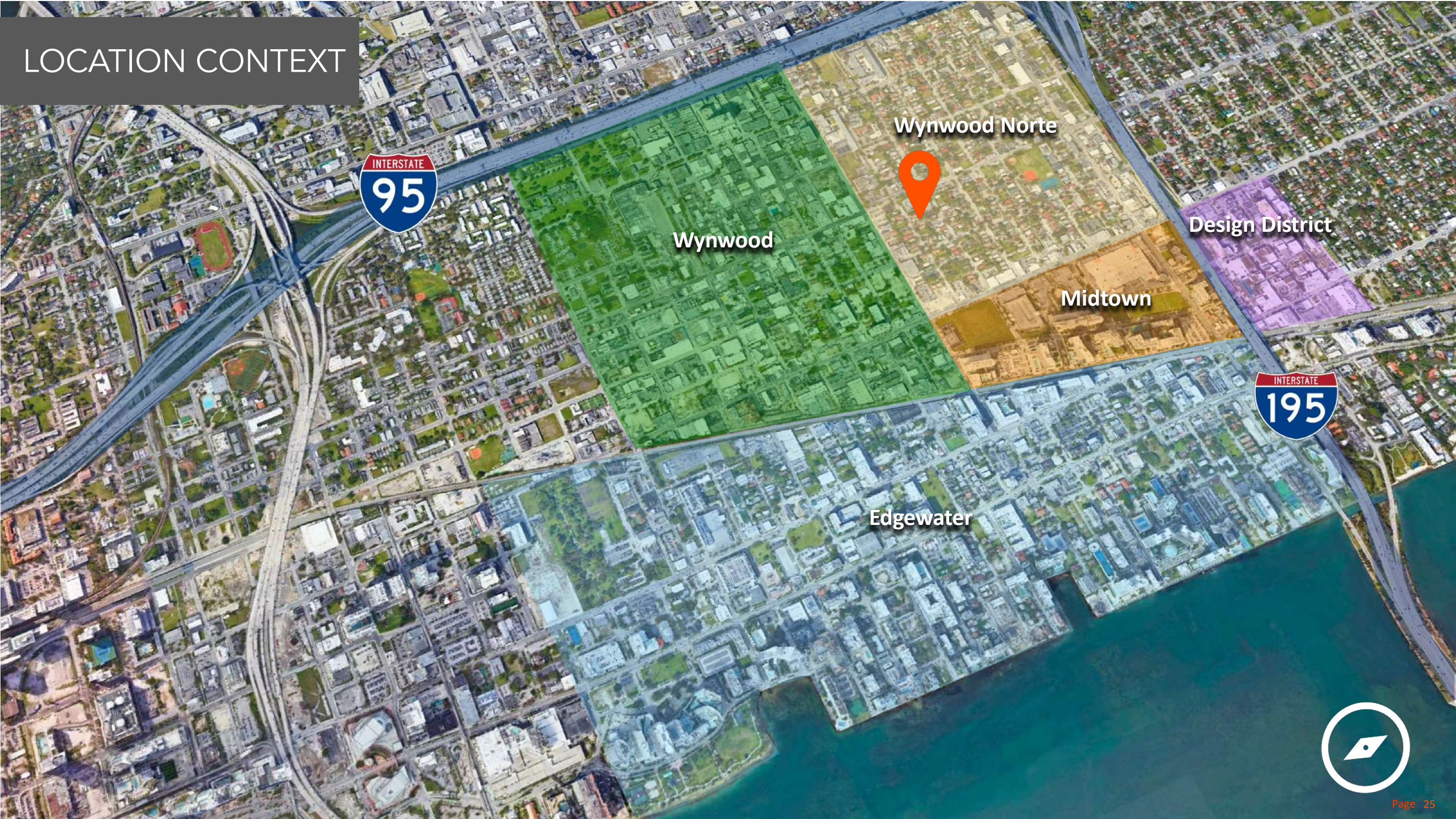
WYNWOOD NORTE VISION PLAN



WYNWOOD NORTE NEIGHBORHOOD CONTEXT



LOCATION CONTEXT



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