

CONFIDENTIAL PROPERTY EVALUATION

Prepared for: 17010 LLC

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17010 NW 27TH AVE

17010 NW 27TH AVE
MIAMI GARDENS FL 33056



17010 NW 27TH AVE

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01 Broker Opinion of Value

- Highlights
- Marketing Plan

Unique Selling Points

Core Investment Highlights

- Block-to-Block Frontage on NW 27th Avenue
Rare full-block presence delivering maximum exposure and multiple access points along one of the area's highest-traffic corridors.

23,100 SF Assemblage – Scaled for Development

Four contiguous parcels provide critical mass for a wide range of commercial or mixed-use concepts.

Neighborhood Commercial (NC) Zoning + Entertainment Overlay
Flexible zoning paired with entertainment overlay creates a unique opportunity for experiential retail, nightlife, food & beverage, or destination concepts.

High-Visibility Corridor with Strong Traffic Counts

Positioned along a major north-south artery with consistent daily traffic, ideal for user-facing businesses.



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Marketing Plan Highlights

- Significant rental upside through cosmetic renovations in a supply-constrained South Florida submarket
- Located adjacent to newly developed upscale residential, signaling neighborhood appreciation and rising rent trends
- Individual rooftop HVAC units per unit structure minimizes owner operating expenses and maximizes NOI
- Dense parking occupancy reflects strong tenant demand and stabilized in-place occupancy
- Positioned to capture Miami-area workforce housing demand with immediate value-add repositioning potential

Our Marketing Strategy

Targeted Investor Outreach

- Broadly market to value-add multifamily investors, private equity groups, and 1031 exchange buyers seeking South Florida workforce housing assets
- Leverage broker networks across Miami-Dade to generate competitive offer activity and maximize pricing
- Target local and national apartment syndicators actively deploying capital in the Miami submarket
- Position asset as a repositioning play with a clear value-add business plan to attract yield-driven buyers

Exposure Strategy

- List on CoStar, LoopNet, Crexi & MLS
- Targeted outreach to value-add multifamily investors, 1031 exchange buyers, local Miami-Dade private investors, family offices, and Latin American capital groups actively acquiring South Florida workforce housing
- Broker-to-broker email blast across Miami-Dade
- Social media and digital marketing exposure to qualified real estate investors

Positioning Strategy

- Price to current in-place income while underwriting to post-renovation market rents, appealing to both stabilized and value-add buyers
- Position as a rare workforce housing acquisition opportunity in a supply-constrained Miami-Dade submarket with demonstrated rent growth
- Highlight adjacency to newly developed upscale residential as evidence of neighborhood trajectory and long-term appreciation potential
- Structure a call-for-offers process to generate competitive tension and drive best-and-final pricing from the broadest possible buyer pool



17010 NW 27TH AVE

02 Company Profile

Advisor Profile



Joseph Suarez
Esq. Broker

Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.





03

Executive Summary

Investment Summary

17010 NW 27TH AVE

OFFERING SUMMARY

ADDRESS	17010 NW 27TH AVE MIAMI GARDENS FL 33056
COUNTY	MIAMI-DADE
PRICE	\$1,650,000
PRICE PSF	\$71.43
LAND SF	23,100 SF
LAND ACRES	0.530
ZONING TYPE	NC / R-1
# OF PARCELS	4

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	17,818	154,485	522,668
2026 Median HH Income	\$71,106	\$63,244	\$67,030
2026 Average HH Income	\$84,569	\$80,989	\$86,386

- ****Prime Location****: Nestled along a major thoroughfare just off the Palmetto Expressway (SR-826), this property boasts a strategic location that ensures maximum visibility and accessibility. With four contiguous parcels totaling 23,100 SF and block-to-block frontage on NW 27th Avenue, this offering is a prime investment opportunity for those seeking a high-demand market presence.
- ****Versatile Zoning****: Zoned as Neighborhood Commercial (NC) with Entertainment overlay, this property offers a wide range of possibilities for retail and service-oriented uses. Whether you're an investor, developer, or owner-user, the flexible zoning allows for endless potential in a bustling commercial corridor. Take advantage of the existing infrastructure, including an updated water well system and electrical system, to streamline your redevelopment plans and maximize ROI.



- ****Turnkey Building****: The 882-square-foot building on the property is not only well-maintained but also compliant with regulations, providing a seamless transition for a new owner. This turnkey feature instills confidence and ease, whether you're looking to move in as an owner-user or attract tenants as an investor. The property's history as an automotive center further adds to its appeal, showcasing its adaptability for various business ventures.
- ****Strategic Connectivity****: Situated just minutes away from the iconic Hard Rock Stadium and offering convenient access to I-95 and the Florida Turnpike, this property is strategically positioned to cater to a wide customer base. Surrounded by strong traffic flow and a dense population, the site promises continuous visibility and foot traffic, essential for businesses looking to thrive in a rapidly growing corridor. Don't miss this rare opportunity to secure a high-exposure commercial site with endless potential for growth and success.

17010 NW 27TH AVE

04 Location

- Location Summary
- Local Business Map



Location & Accessibility

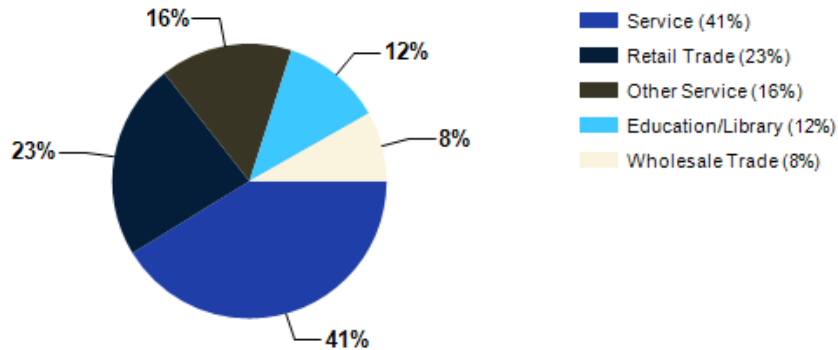
- Immediate Access to SR-826 (Palmetto Expressway)
Seamless connectivity to regional highways, enhancing customer reach and operational efficiency.

Minutes from Hard Rock Stadium
Proximity to a major event hub drives consistent traffic from concerts, sporting events, and large-scale gatherings.

Central Access to I-95 & Florida Turnpike
Strategic location between major transportation routes allows for easy regional draw.

Dense Surrounding Population
Strong residential base supports retail, service, and entertainment demand.

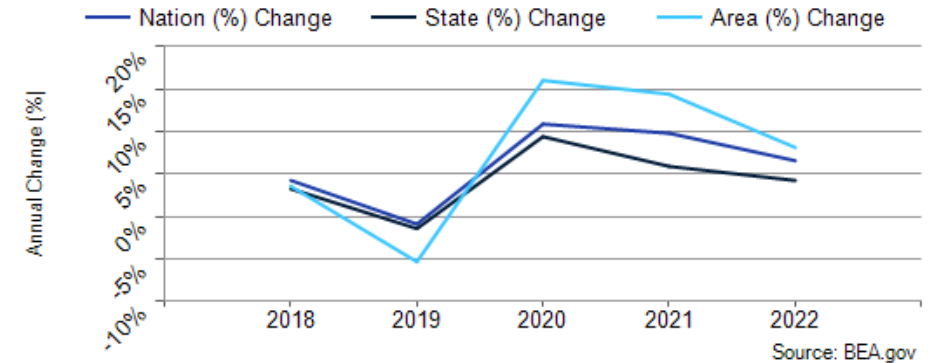
Major Industries by Employee Count

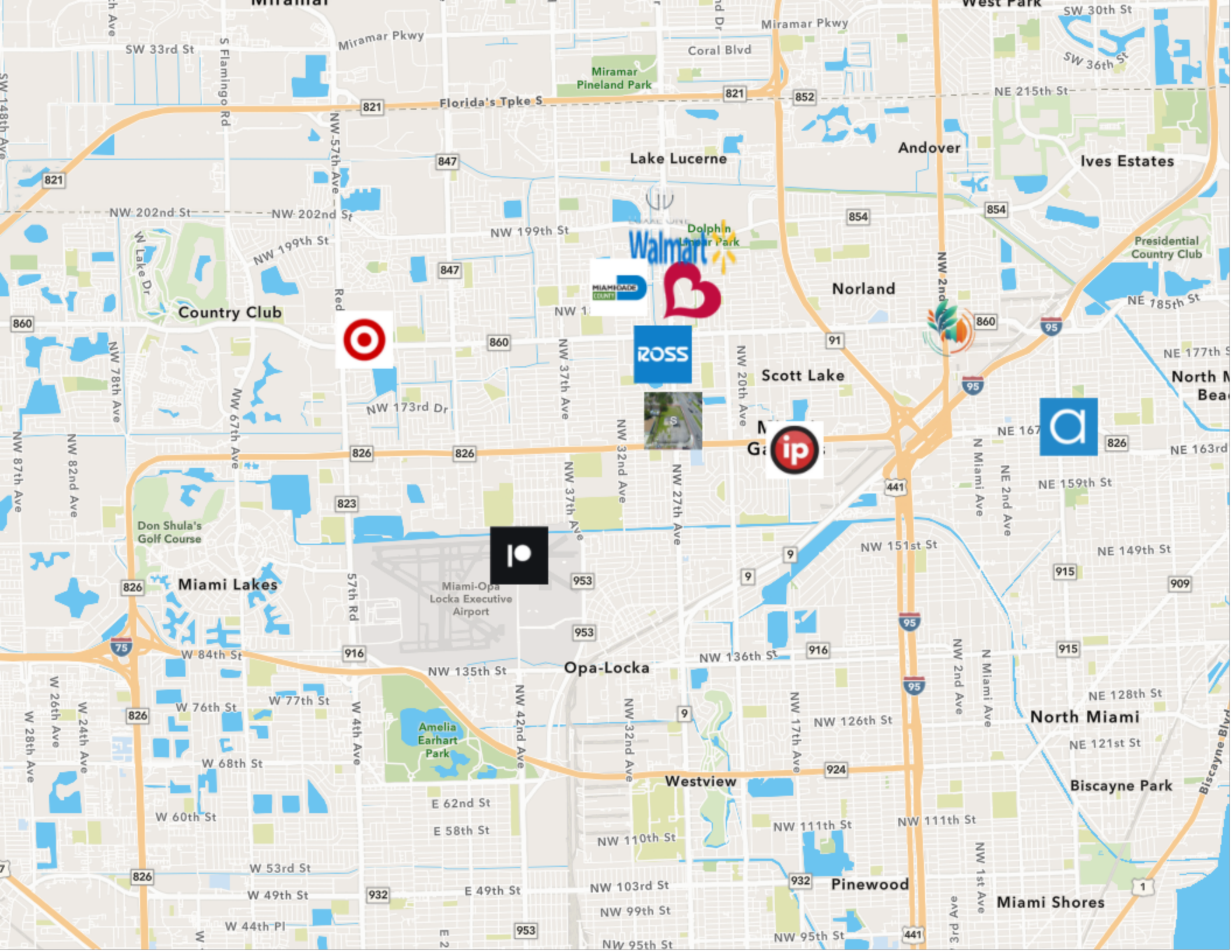


Largest Employers

Miami Gardens Plaza	160
Wells Fargo	100
City of Miami Gardens	100
DND Dreadlocks and Grooming Lounge	5
Little Rascals Learning Center	5
Learning Emporium Preparatory Academy	5
Emmanuel Kindergarten & Daycare	5
Sprouting To Success	3

Miami-Dade County GDP Trend







05 Property Description

- Property Features
- Property Images

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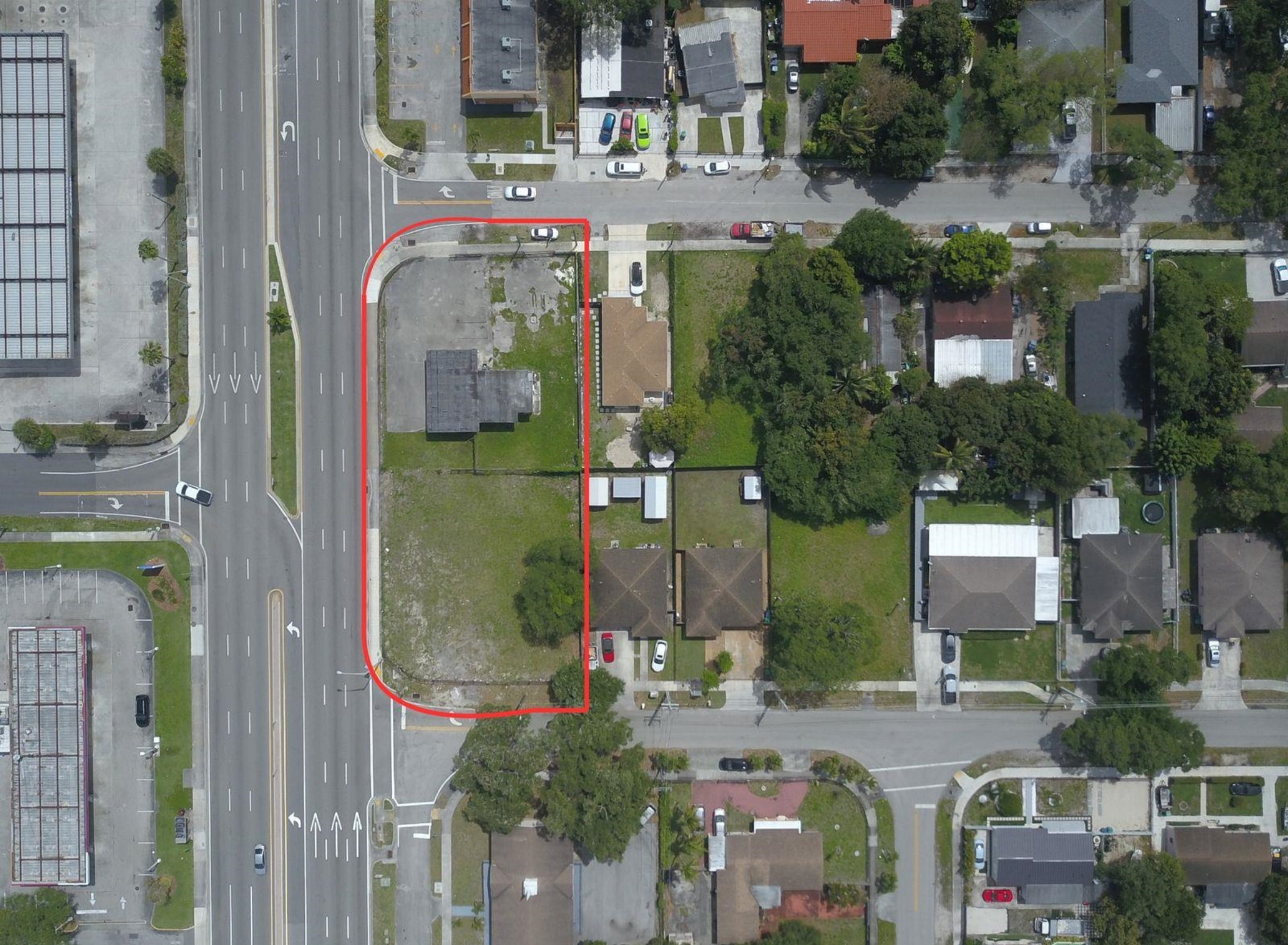
PROPERTY FEATURES

LAND SF	23,100
LAND ACRES	0.530
# OF PARCELS	4
ZONING TYPE	NC / R-1
TOPOGRAPHY	FLAT
LOCATION CLASS	C
CORNER LOCATION	BLOCK TO BLOCK
TRAFFIC COUNTS	50,000

UTILITIES

ELECTRICITY / POWER	YES
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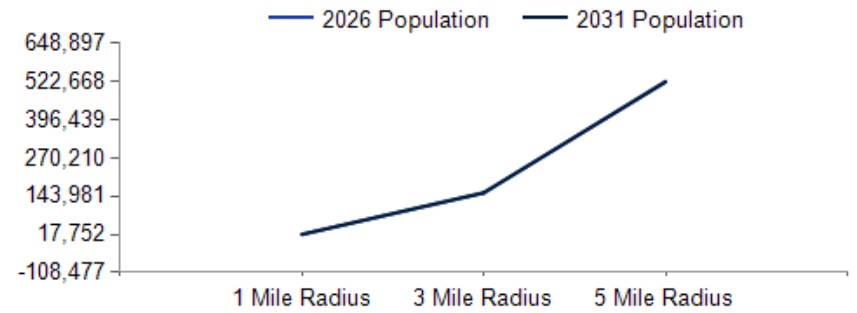
06 Demographics

General Demographics

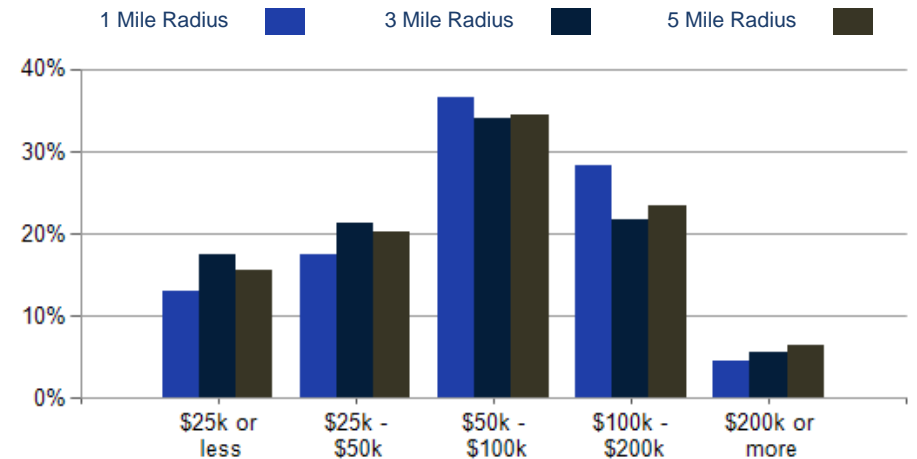
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,669	144,963	469,935
2010 Population	16,646	149,237	500,116
2026 Population	17,818	154,485	522,668
2031 Population	17,752	155,605	521,114
2026 African American	10,747	86,112	222,886
2026 American Indian	30	350	1,754
2026 Asian	48	1,159	8,729
2026 Hispanic	6,601	62,135	252,274
2026 Other Race	1,474	13,796	54,198
2026 White	1,808	18,075	88,231
2026 Multiracial	3,709	34,961	146,718
2026-2031: Population: Growth Rate	-0.35%	0.70%	-0.30%

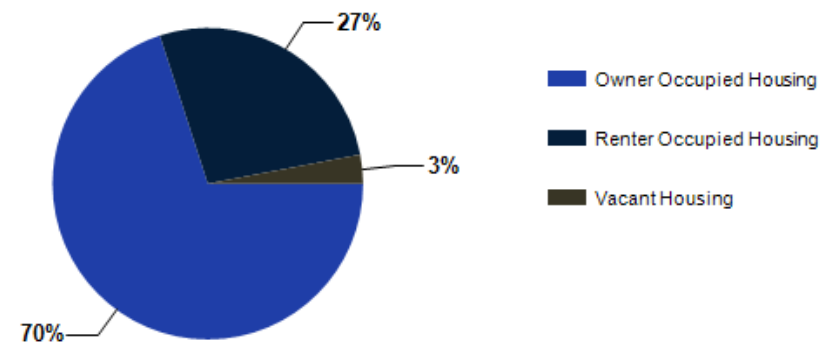
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	374	4,635	15,564
\$15,000-\$24,999	304	3,868	11,292
\$25,000-\$34,999	387	4,054	13,777
\$35,000-\$49,999	521	6,258	21,332
\$50,000-\$74,999	1,134	9,629	34,390
\$75,000-\$99,999	755	6,830	25,393
\$100,000-\$149,999	1,272	7,746	28,764
\$150,000-\$199,999	193	2,721	11,998
\$200,000 or greater	238	2,660	11,008
Median HH Income	\$71,106	\$63,244	\$67,030
Average HH Income	\$84,569	\$80,989	\$86,386



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



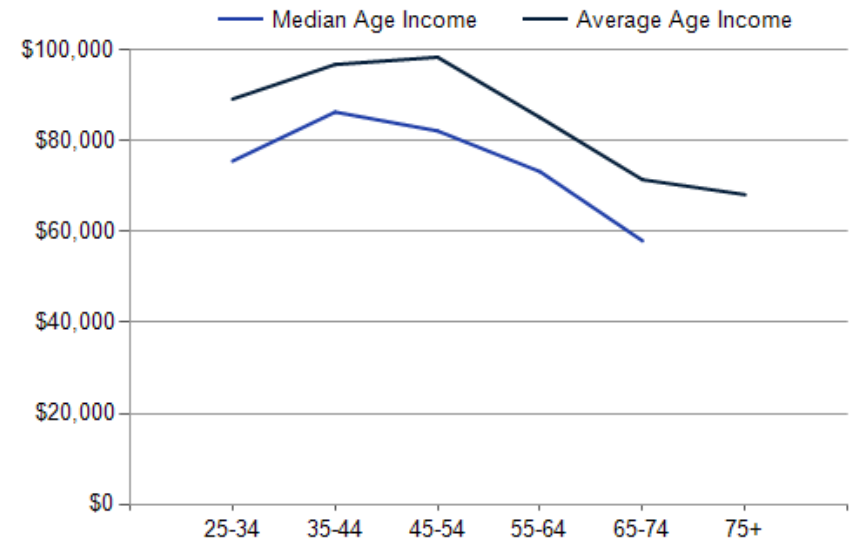
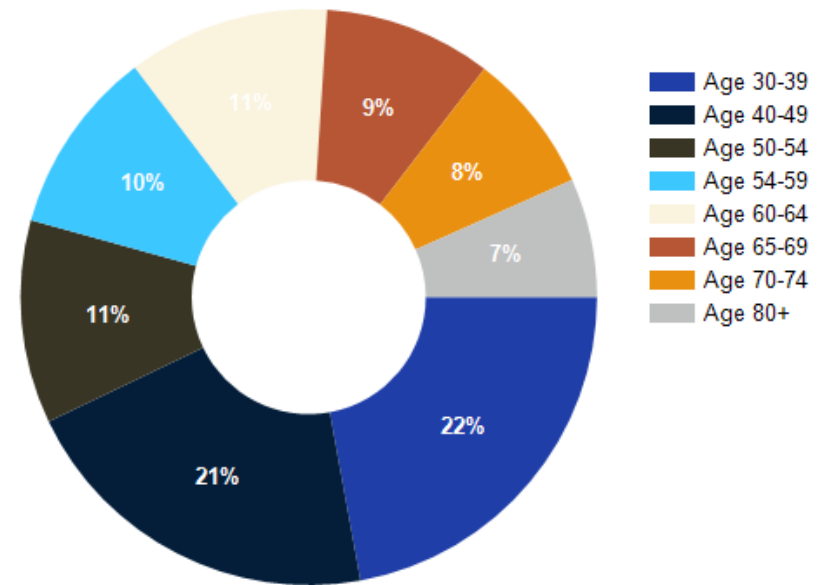
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,190	10,923	36,966
2026 Population Age 35-39	1,177	10,703	36,303
2026 Population Age 40-44	1,155	10,075	34,479
2026 Population Age 45-49	1,067	9,160	32,348
2026 Population Age 50-54	1,221	9,988	34,298
2026 Population Age 55-59	1,111	9,412	33,123
2026 Population Age 60-64	1,211	9,660	33,418
2026 Population Age 65-69	1,006	8,438	28,817
2026 Population Age 70-74	845	7,046	23,961
2026 Population Age 75-79	714	5,363	17,484
2026 Population Age 80-84	417	3,287	11,201
2026 Population Age 85+	349	2,723	9,712
2026 Population Age 18+	14,120	121,125	416,452
2026 Median Age	41	39	40
2031 Median Age	42	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,569	\$66,206	\$70,326
Average Household Income 25-34	\$89,226	\$82,296	\$87,924
Median Household Income 35-44	\$86,363	\$73,658	\$80,252
Average Household Income 35-44	\$96,827	\$93,761	\$102,129
Median Household Income 45-54	\$82,211	\$76,810	\$80,450
Average Household Income 45-54	\$98,437	\$95,917	\$100,617
Median Household Income 55-64	\$73,240	\$66,176	\$70,778
Average Household Income 55-64	\$85,165	\$85,405	\$90,564
Median Household Income 65-74	\$57,996	\$49,817	\$51,379
Average Household Income 65-74	\$71,470	\$67,125	\$70,256
Average Household Income 75+	\$68,173	\$56,700	\$56,522

Population By Age

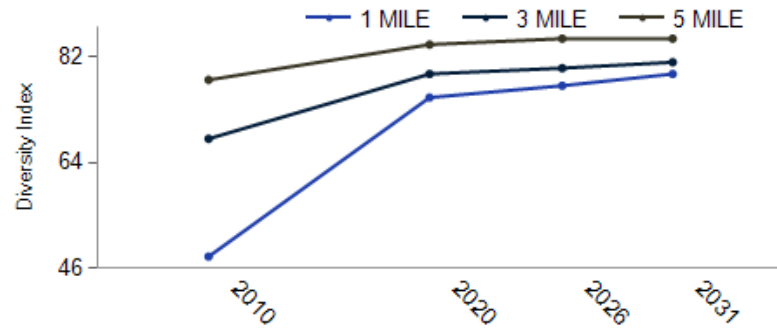


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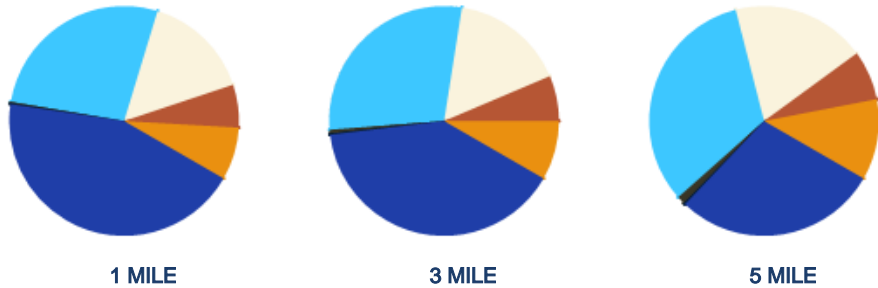
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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	81	85
Diversity Index (current year)	77	80	85
Diversity Index (2020)	75	79	85
Diversity Index (2010)	48	68	78

POPULATION DIVERSITY



POPULATION BY RACE

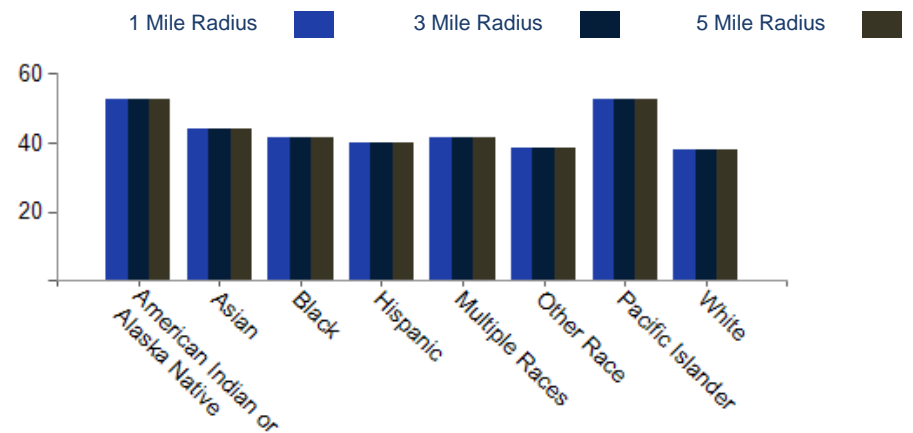


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	44%	40%	29%
American Indian	0%	0%	0%
Asian	0%	1%	1%
Hispanic	27%	29%	33%
Multiracial	15%	16%	19%
Other Race	6%	6%	7%
White	7%	8%	11%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	53	45	38
Median Asian Age	44	41	41
Median Black Age	42	38	38
Median Hispanic Age	40	41	41
Median Multiple Races Age	42	43	44
Median Other Race Age	38	38	38
Median Pacific Islander Age	53	36	39
Median White Age	38	38	39

2026 MEDIAN AGE BY RACE



17010 NW 27TH AVE

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Trustpoint Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Trustpoint Realty LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Trustpoint Realty LLC has not verified, and will not verify, any of the information contained herein, nor has Trustpoint Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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