

T H E

PALMS AT NOMI

OFFERING MEMORANDUM

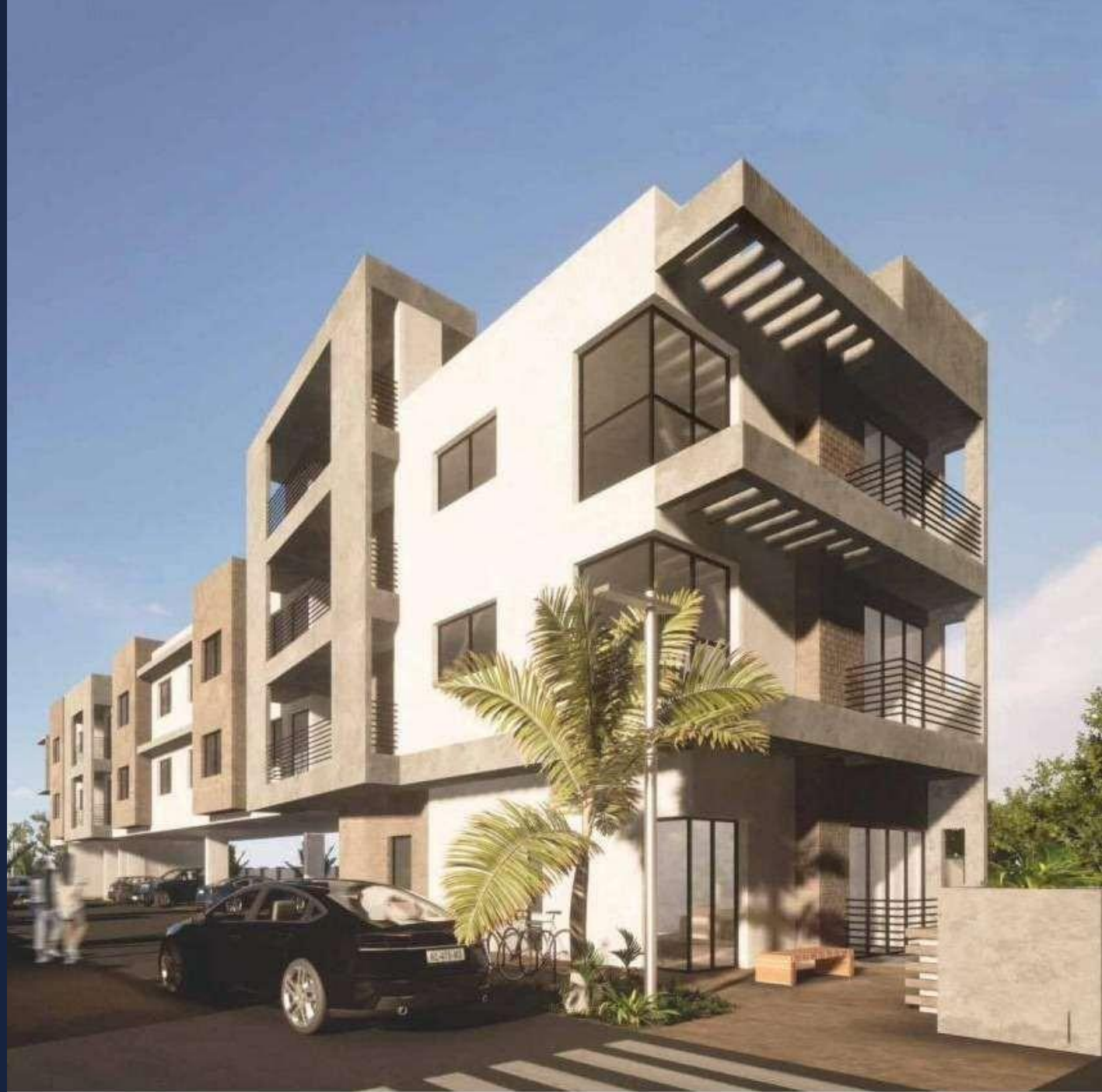
12116 NE 5th Avenue

North Miami Beach, FL 33161

VACANT LAND • APPROVED PLANS

A shovel-ready, entitled development site.

Presented by Capital Brokers Real Estate Company



THE OPPORTUNITY

Build 9 residences on an entitled North Miami Beach lot.

15,000

SF VACANT LOT

9

RESIDENCES (APPROVED)

14

UNITS PERMITTED

29.27%

LOT COVERAGE

40.94%

LANDSCAPED / OPEN

15

PARKING SPACES



INVESTMENT HIGHLIGHTS

Why this deal

1

Entitled & Approved

A vacant 15,000 SF lot delivered with approved plans for a 9-unit boutique building — entitlement resolved, a compressed path to construction.

2

Room in the Envelope

9 residences approved of 14 permitted under R-5 — a right-sized plan with headroom, not a maxed-out site.

3

Lease-Optimized Design

All homes 2-bed / 2-bath with private balcony or terrace — the deepest tenant pool and longest retention in the submarket.

4

Below-Market Basis

Entry pricing well under Brickell or South Beach, on the appreciating Biscayne Boulevard corridor.

5

Open-Space Advantage

Just 29.27% coverage with 40.94% landscaped area — more than double the 20% requirement — plus 15 spaces and bike parking.



THE RESIDENCES

Nine private two-bedroom homes

Every residence is a 2-bed / 2-bath home with a private balcony and/or terrace. Approx. 3,650 SF of conditioned area per floor.

101 / 201 / 301

STACKED A

860.78 –
1,011.64 SF

Ground porch · 2nd-floor balconies

202 / 302

STACKED B

898.50 SF

Private balcony · efficient layout

203 / 303

STACKED C

918.05 SF

Private balcony · walk-in primary

204 / 304

STACKED D

824.42 SF

Terrace-style porch

All residences feature 2 bedrooms, 2 bathrooms, and private outdoor space.

SITE & DESIGN

Designed around open space

ZONING R-5 · multifamily / apartment

NET LOT AREA 15,000 SF (0.34 acres)

GROSS LOT AREA 16,875 SF (0.38 acres)

DENSITY 9 units of 14 permitted

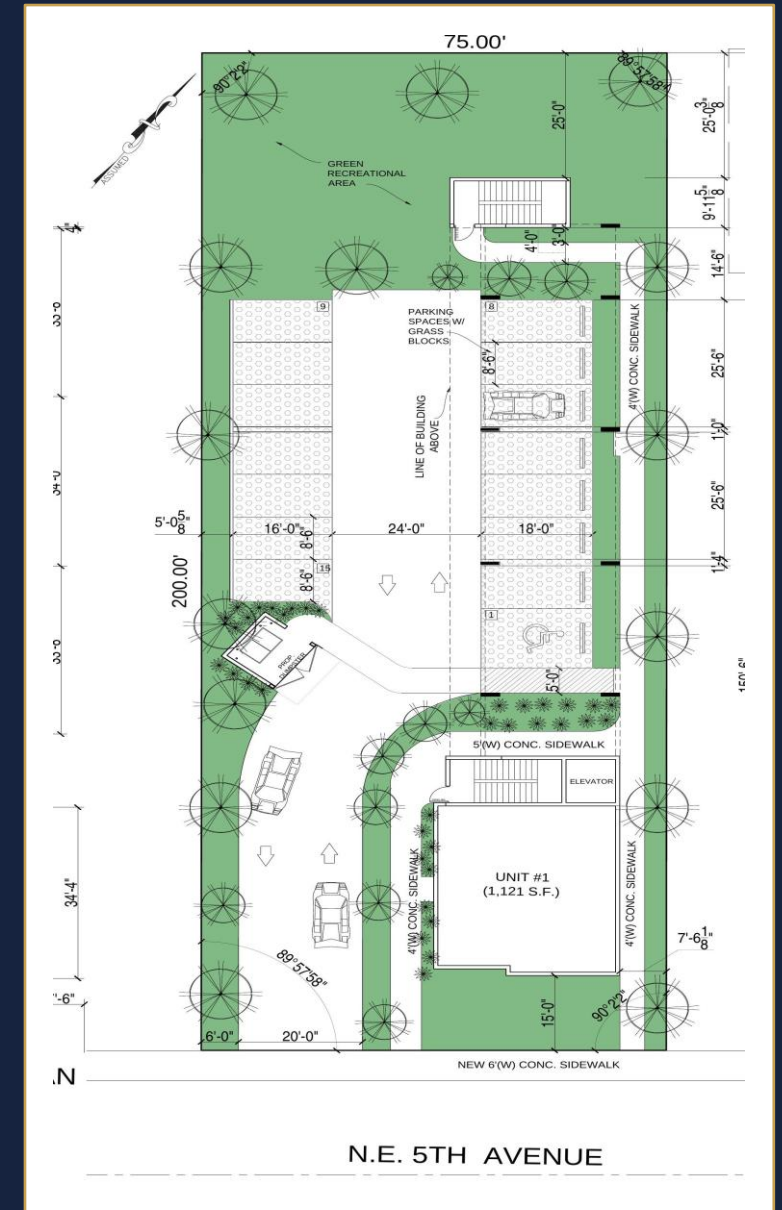
LOT COVERAGE 29.27% provided

OPEN SPACE 40.94% vs. 20% required

SETBACKS Front 15' · Side 7'6" · Rear 25'

HEIGHT 3 stories (75' allowed)

PARKING 15 spaces + bike parking



Approved site plan — landscaped areas in green.

LOCATION

Between Downtown Miami & Fort Lauderdale

● Proximity to Key Hubs

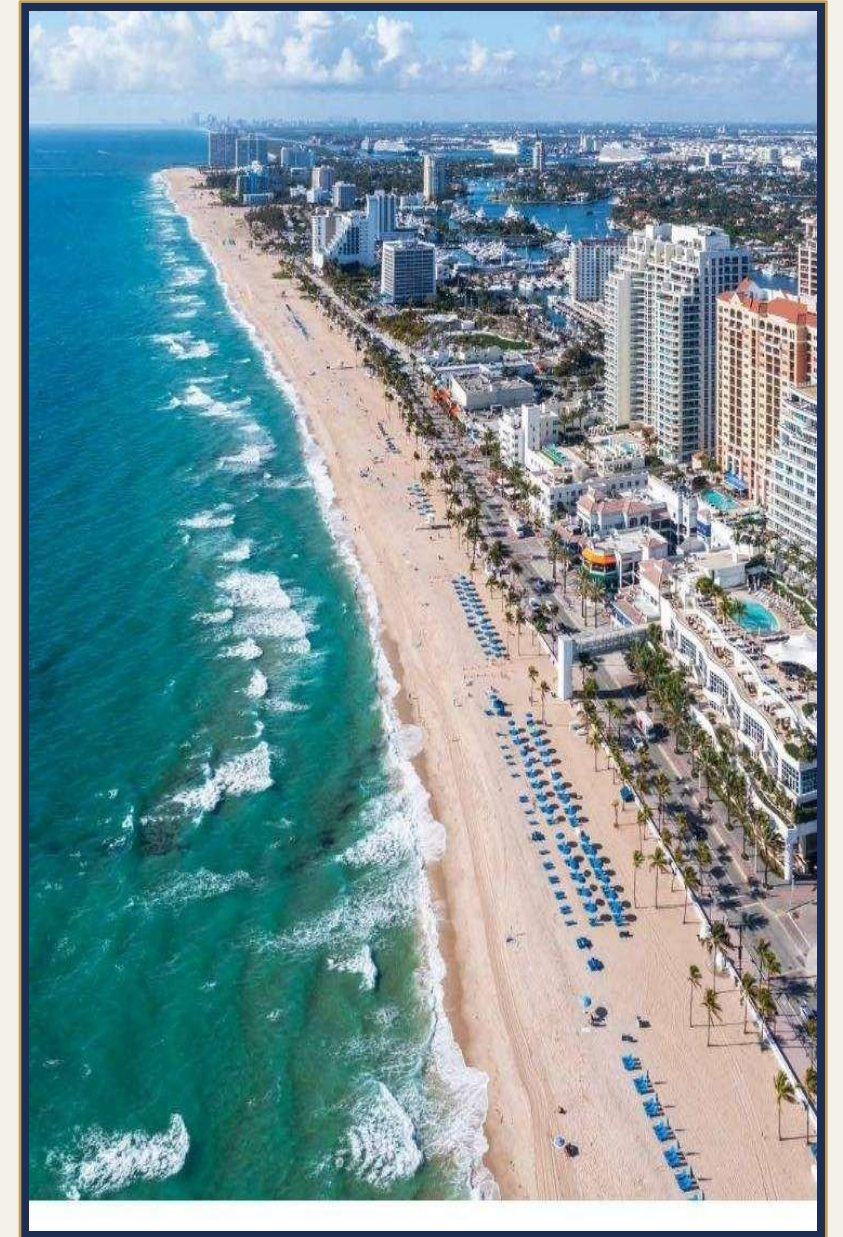
North Miami Beach sits between two of South Florida's most important economic and tourism centers — an attractive base for professionals in either city.

● Transportation Corridor

Direct access to I-95 and Biscayne Boulevard eases the trip to Miami International Airport, PortMiami, and the wider metro.

● Demand Drivers

FIU's Biscayne Bay campus, regional medical and tech employment, and a growing young-professional and family base.



MARKET RATIONALE

A city on the rise

Active Revitalization

The city is investing along Biscayne Boulevard and incentivizing mixed-use development — lifting values and drawing new residents.

Appreciation Runway

Unlike saturated Brickell or South Beach, North Miami Beach still holds upside, with more attainable pricing than coastal markets to the south.

Sustained Demand

A young, diverse population plus students, faculty, and healthcare and tech professionals keep both rental and for-sale demand steady.

Quality of Life

MOCA, Oleta River State Park, and a full range of shops, restaurants, parks and schools make the area a magnet for newcomers.



A space that fosters community

1

Surface Parking

15 well-distributed spaces, including one accessible — easy, complication-free daily access.

2

Alternative Mobility

Four dedicated bicycle spaces encourage an active, eco-conscious lifestyle.

3

Green Space

Over 40% landscaped / pervious — more than double the 20% code minimum — with perimeter gardens and benches.

4

Boutique Entrance

A ground-floor reception lobby with access control, mailboxes, and contemporary finishes.

5

Children's Play Area

A dedicated play zone and open + enclosed terraces designed for gathering.

6

Safety & Sustainability

Fire sprinklers, two emergency stairs, efficient circulation, and LED-ready exterior lighting.



T H E

PALMS AT NOMI

An entitled, shovel-ready development site — build into a city on the rise.

Christian Giraldo

Lic. Real Estate Broker · Capital Brokers Real Estate Company

P H O N E

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E M A I L

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P R O P E R T Y

12116 NE 5th Ave, North Miami Beach, FL 33161

Vacant land offered with approved plans. Renderings depict the proposed design. All figures approximate and subject to change; conduct independent due diligence.