



Tequila

761-771 NW 1st Street • Miami, FL 33128

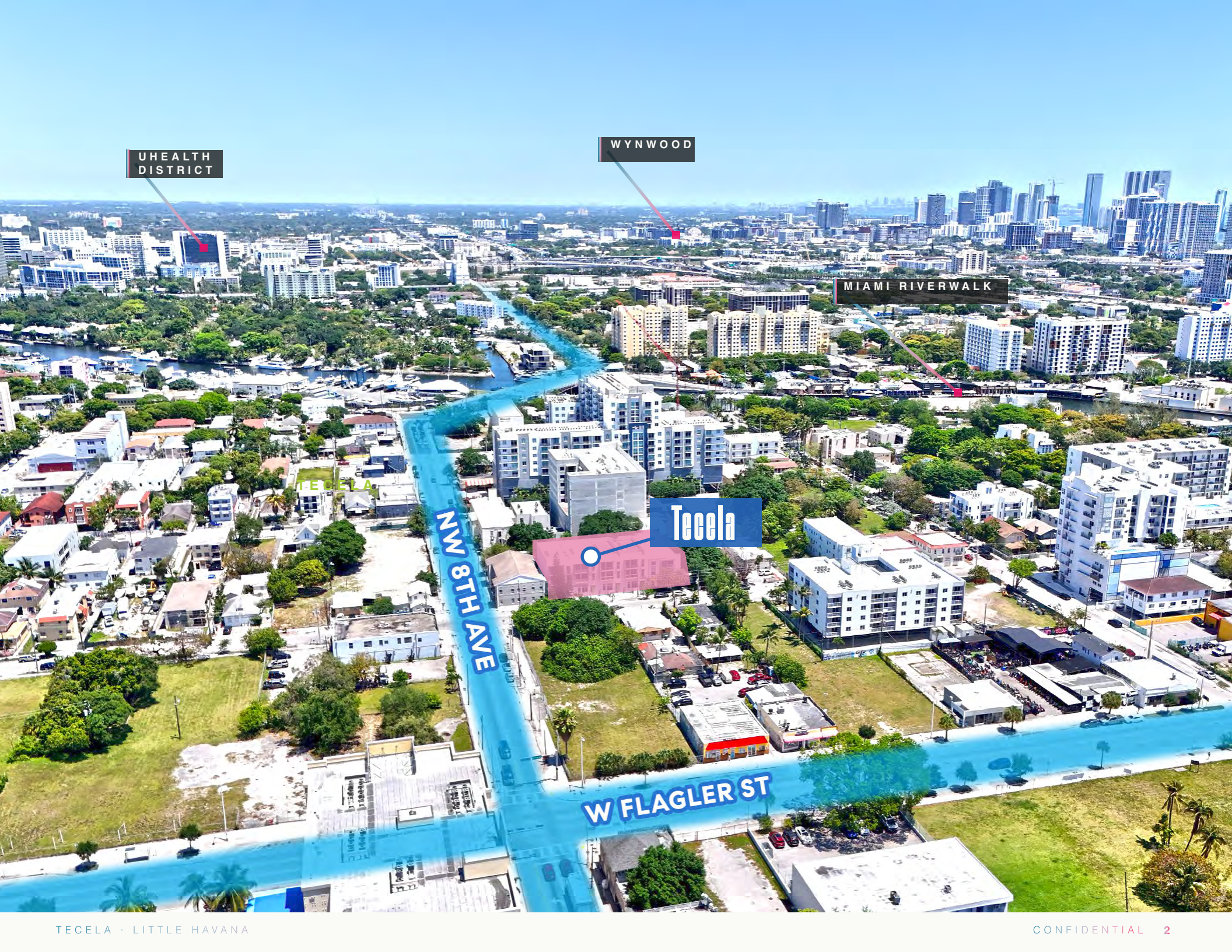
16
UNITS

100%
OCCUPIED

2017 / 19
YEAR BUILT

14,212 SF
RENTABLE

LITTLE HAVANA
SUBMARKET



UHEALTH DISTRICT

WYNWOOD

MIAMI RIVERWALK

TECELA

Tecela

NW 8TH AVE

W FLAGLER ST

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass Florida and should not be made available to any other person or entity without the written consent of Compass. This Marketing Brochure has been prepared to provide summary, unverified 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. Compass 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Compass Florida has not verified, and will not verify, any of the information contained herein, nor has Compass Florida 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. Compass is a service mark of Compass Florida. (C) 2026 Compass. All rights reserved.

NON-ENDORSEMENT NOTICE

Compass is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Compass, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Compass, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR COMPASS AGENT FOR MORE DETAILS.

Tecelela

761-771 NW 1st Street • Miami, FL 33128

MAY 2026 • CONFIDENTIAL

TECELA • LITTLE HAVANA

CONTENTS

01	Executive Summary	05
02	The Offering	06
03	Investment Highlights	07
04	Property Overview	08
05	Aerial Context	09
06	Location	10
07	Architecture	11
08	Featured	12
09	Interiors	13
10	Floor Plans	14
11	Unit Mix	15
12	Rent Roll	16
13	Operating Statement	17
14	Pro Forma • Value-Add	18
15	Sales Comps	19
15	Brokerage Contact	19

Tecela Little Havana.

Sixteen-unit boutique multifamily, central Miami.

Brand-new, fully-stabilized boutique multifamily asset across the Miami River from Brickell. Sixteen units delivered in two phases (2017 and 2019), 100% occupied, 14,212 rentable square feet. Ten minutes to Brickell, twelve to Wynwood, twenty-three to MIA.

16

UNITS

100%

OCCUPIED

14,212

RENTABLE SF

2017 / 19

DELIVERED



PRESENTED BY THE POROSOFF GROUP

Arthur Porosoff · Logan Rice · 1200 Brickell Avenue, Suite 240, Miami FL 33131

Sixteen units. Fully leased.

The Porosoff Group is pleased to present Tecela Little Havana, a sixteen-unit boutique multifamily community at 761-771 NW 1st Street, designed by Jason Chandler, AIA, and delivered in two phases (2017 and 2019).

The asset is fully stabilized at one hundred percent occupancy with no lease-up risk and no concession burn-off. Construction is concrete and CMU with impact-rated glazing and key-card entry. Interiors carry polished concrete floors, custom millwork, quartz counters, and 9'+ ceilings, with 13'+ in the four 2BR-A flats, each backed by a 750 SF private rear yard.

The site sits in Little Havana, ten minutes from Brickell, twelve from Wynwood, fifteen from the Health District, and twenty-three from MIA.

PROPERTY SUMMARY

Address	761-771 NW 1st Street, Miami FL
Submarket	Little Havana
Units	16
Buildings	4 · 3-story
Year Built	2017 / 2019
Rentable SF	14,212
Lot Size	0.23 ac · 10,000 SF
Construction	Concrete + CMU · Impact glass
Architect	Jason Chandler, AIA
Occupancy	100%



Five characteristics of the offering.

01

CONSTRUCTION

New construction

Two phases delivered in 2017 and 2019. Concrete and CMU construction, impact-rated glazing, and key-card entry.

02

OCCUPANCY

Fully stabilized

Sixteen of sixteen units occupied with paying tenants. No lease-up risk, no burn-off concessions, no construction overhang.

03

LOCATION

Central Miami

Across the Miami River from Brickell, blocks from Downtown and the Health District, five minutes by car to Calle Ocho and the Miami River restaurant row.

04

TRANSIT

Transit-adjacent

Ten minutes to Brickell, twelve to Wynwood, twenty-three to MIA. Direct I-95 access at NW 8th Street and Brightline MiamiCentral within walking distance.

05

UPSIDE

Mark-to-market rents

In-place rents trail comparable new product. Standard turnover and a modest finish program support organic NOI growth without capital-intensive renovation.

Four buildings. Sixteen units.

Designed by Jason Chandler, AIA, Chair of the FIU Department of Architecture. Tecela merges townhouse-typology massing with Tropical Colonial detail across four contiguous three-story buildings, delivered in 2017 and 2019. Polished concrete floors, custom millwork, quartz counters, 9'+ ceilings (13'+ in 2BR-A flats), per-building water meters, Nest thermostats, LED throughout, and Energy Star appliances.

- 16 units · 14,212 rentable SF
- 888 SF average unit size
- Concrete + CMU construction
- Impact glass · Key-card entry
- Stainless appliances · Granite counters
- Custom millwork · Quartz counters
- Outdoor balconies + patios (select)
- 100% occupied · all paying tenants





Four buildings. One Little Havana block.

Plan view of the assembled site · 10,000 SF lot · two folios · sixteen units.

4

BUILDINGS

16

UNITS

14,212

RENTABLE SF

10,000

LOT SF

3

STORIES

LOCATION



BRICKELL

BISCAYNE BAY

MIAMI RIVER



W FLAGLER ST

Tecela

V 8TH AVE

BRICKELL

WYNWOOD

CORAL GABLES

SOUTH BEACH

MOUNT SINAI MEDICAL

10 MIN

1.8 mi

12 MIN

3.9 mi

19 MIN

6.5 mi

19 MIN

7.3 mi

15 MIN

7.8 mi



Brownstone meets Tropical Colonial.

Tecela merges two global architectural traditions: the townhouse building type of New York and Boston, and Miami's own Tropical Colonial vernacular. The two translate into contemporary infill housing with a multi-layer concrete facade, deep balconies, double-height ground floors that read urban but live residential, and 750 SF private rear yards at four ground-floor units.

Construction is concrete and CMU with impact-rated glazing, fire-rated entry doors, and key-card access. Interiors carry polished concrete floors, custom millwork, quartz countertops, and 9'+ ceilings, with 13'+ in the four 2BR-A flats.



A boutique multifamily statement.

Tecela is a sixteen-unit infill community designed to elevate the boutique multifamily category in central Miami. Two phases delivered in 2017 and 2019, four contiguous three-story buildings, and a finish program that reads as condo-grade.

Tecela merges two global architectural traditions: the townhouse building type and the Tropical Colonial style, translated into contemporary Miami. The result is a multi-layer concrete façade, deep balconies, and double-height ground floors that read as urban but live as residential.

Tecela was among the first projects delivered under Miami's parking-exempt infill provisions, a regulatory unlock that allowed the developer to maximize buildable area on two 5,000 SF lots without sacrificing yard or amenity space. The result is unit economics that are difficult to replicate today and effectively impossible to rebuild from the ground up at this basis.

Designed by Jason Chandler, AIA, Chair, Florida International University Department of Architecture.

MATERIALS & FINISHES

- Polished concrete floors
- Custom millwork and quartz countertops
- Multi-layer concrete façade with deep balconies
- 9'+ ceilings (13'+ in 2BR-A units)
- Impact-rated glazing throughout
- Key-card building entry

SMART BUILDING & SUSTAINABILITY

- Water meters at each building
- Nest thermostats and smart smoke alarms
- LED lighting throughout common areas and units
- Energy Star appliances
- Convenient recycling infrastructure

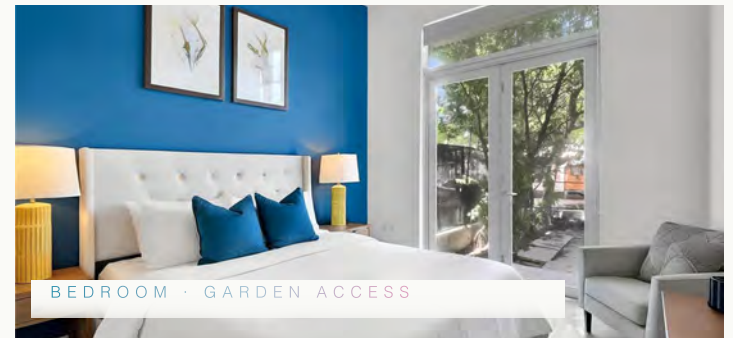
FEATURED IN






Polished concrete. Quartz. Cobalt.

Unit 765-201 · 2BR · 1,211 SF · 9'+ ceilings · large balcony. Polished concrete floors, custom millwork, quartz counters, and a brand-cobalt accent that runs through every unit type.

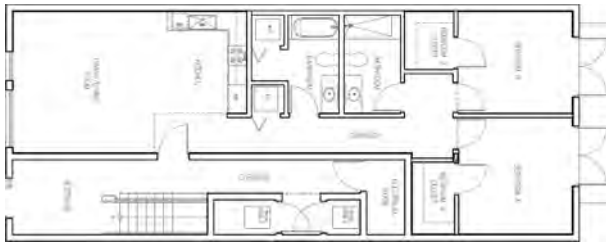


Floor Plans. Survey.

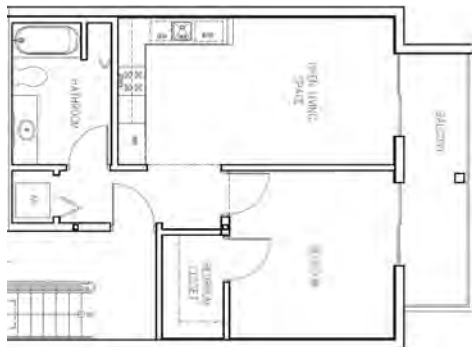
STUDIO · 595 SF



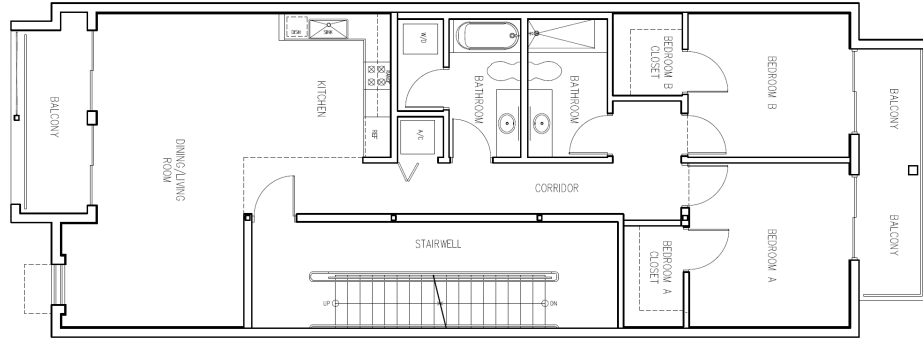
2 BED B · 1,211 SF



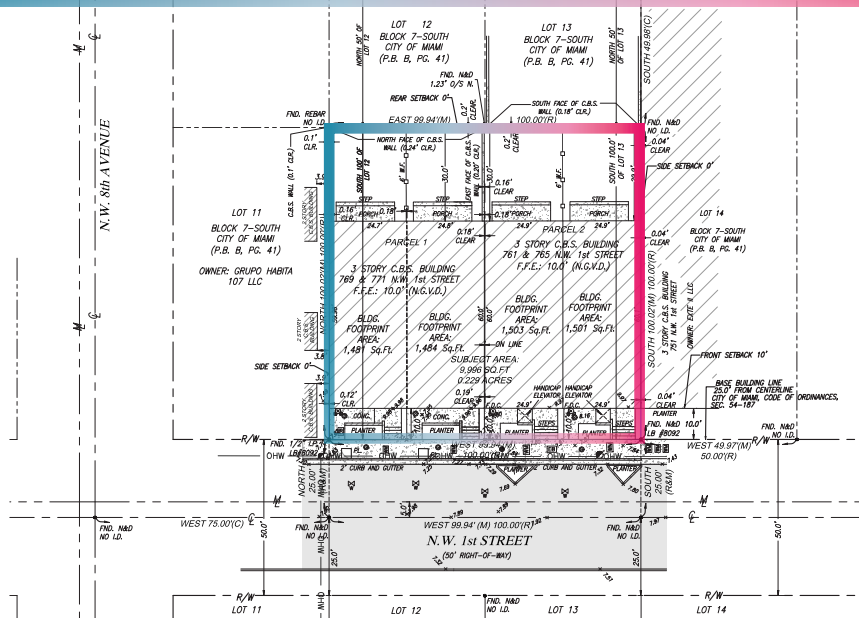
1 BED · 617 SF



2 BED A · 1,130 SF



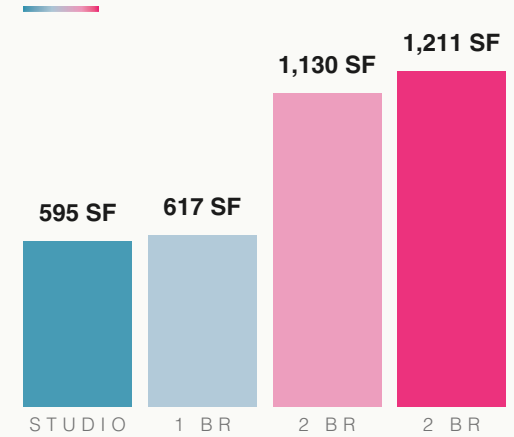
SURVEY · 10,000 SF



16 units across four floor plans.

UNIT TYPE	COUNT	AVG SF	IN-PLACE	PRO FORMA	LIFT / MO
Studio 9'+ ceilings · Large balcony · polished concrete floors · custom millwork	4	595	\$1,850	\$1,950	+\$100
1 Bedroom 9'+ ceilings · Walk-in closet · large balcony · custom millwork · quartz counters	4	617	\$1,986	\$2,100	+\$114
2 BR · 1,130 SF 13'+ ceilings · Two full baths · walk-in closets · 750 SF private yard	4	1,130	\$2,700	\$3,000	+\$300
2 BR · 1,211 SF 9'+ ceilings · Den · two full baths · walk-in closets · large balcony	4	1,211	\$2,625	\$2,900	+\$275
Total · Average	16	888	\$2,290	\$2,488	+\$197

UNIT DISTRIBUTION



Source: ownership-provided rent roll as of 04/26/2026. Underwritten at 100% leased basis.

Rent Roll.

\$36,645 IN-PLACE / \$39,800 PRO FORMA / MO

UNIT	TYPE	STATUS	SF	IN-PLACE RENT	PRO FORMA RENT	PF \$/SF
761-101	2/2	Current	1,130	\$2,750	\$3,000	\$2.65
761-201	2/2	Current	1,211	\$2,450	\$2,900	\$2.39
761-301	0/1	Current	595	\$1,850	\$1,950	\$3.28
761-302	1/1	Current	617	\$2,000	\$2,100	\$3.40
765-101	2/2	Current	1,130	\$2,750	\$3,000	\$2.65
765-201	2/2	Current	1,211	\$2,600	\$2,900	\$2.39
765-301	0/1	Current	595	\$1,850	\$1,950	\$3.28
765-302	1/1	Current	617	\$1,945	\$2,100	\$3.40
769-101	2/2	Current	1,130	\$2,700	\$3,000	\$2.65
769-201	2/2	Current	1,211	\$2,700	\$2,900	\$2.39
769-301	0/1	Current	595	\$1,850	\$1,950	\$3.28
769-302	1/1	Current	617	\$2,000	\$2,100	\$3.40
771-101	2/2	Current	1,130	\$2,600	\$3,000	\$2.65
771-201	2/2	Current	1,211	\$2,750	\$2,900	\$2.39
771-301	0/1	Current	595	\$1,850	\$1,950	\$3.28
771-302	1/1	Current	617	\$2,000	\$2,100	\$3.40
TOTAL · 16 UNITS · 100% OCCUPIED			14,212	\$36,645	\$39,800	\$2.80

Source: ownership-provided rent roll as of 04/26/2026. In-place GPR \$439,740 / Pro Forma GPR \$477,600.

As-Is and Pro Forma.

AS-IS NOI \$259,038 / PRO FORMA NOI \$284,882

LINE ITEM	AS-IS	PRO FORMA	NOTE
INCOME			
Gross Potential Rent	\$439,740	\$477,600	In-place / mark-to-market
Vacancy & Credit Loss	(\$13,192)	(\$14,328)	3% factor
Effective Gross Income	\$426,548	\$463,272	
EXPENSES			
Real Estate Taxes	\$83,498	\$102,492	2025 bill / Post-sale reset
Insurance + Fire	\$42,043	\$43,700	Trended +4%
Property Management	\$12,796	\$13,898	3% of EGI
Repairs & Maintenance	\$4,372	\$5,000	Normalized
Water & Sewer	\$4,000	\$4,000	\$1K/qtr · per building
Electric (house lights)	\$1,200	\$1,200	Common-area only
Garbage / Trash	\$16,301	\$4,800	4 cans / 1 dumpster
Landscaping	\$800	\$800	Stabilized
Exterminator	\$500	\$500	Stabilized
Licenses & Permits	\$1,500	\$1,500	Stabilized
Legal & Professional	\$500	\$500	Stabilized
Total Operating Expenses	\$167,510	\$178,390	
NET OPERATING INCOME	\$259,038	\$284,882	

Both columns underwrite the property at 100% leased plus a 3% vacancy factor. As-Is reflects 2025 actual property tax bills and trailing operating expenses. Pro Forma layers in three operational levers: yard activation across the four ground-floor 2BR-A units, consolidation of trash service from four cans to a single commercial dumpster, and a corrected utilities allocation reflecting the in-place per-building water meters. It then absorbs a post-sale property tax reset computed at the asking price (x 20.018 mills x 96%, per the Miami-Dade Tax Estimator).

Three operational levers. No renovation required.

Tecela is fully stabilized and architecturally complete. The pro forma below isolates three operational improvements available at turnover or service renegotiation. No construction, no displacement, no concession burn.

0 1

MARK-TO-MARKET RENTS

+\$37,860 GPR

Every unit type trails comparable Brickell-adjacent product. The four ground-floor 2BR-A units (with 750 SF private yards) carry the largest premium at +\$300/mo. Studios, 1BRs, and 2BR-Bs each absorb a routine turnover bump in the \$100 to \$275 range.

+\$3,155/mo total across 16 units

0 2

TRASH CONSOLIDATION

-\$11,501 OpEx

Existing service runs four separate can pickups. A single commercial dumpster handles aggregate volume at roughly one-third the cost. A routine value-engineering move on properties of this scale.

\$16,301 to \$4,800/yr

0 3

UTILITIES NORMALIZATION

Already in As-Is

Each of the four buildings has its own water meter and tenants pay individual electric. Property-level utilities normalize to \$4K water/sewer + \$1.2K house lights. Water can be passed through to tenants on future leases (not modeled in the pro forma).

\$5,200/yr property-level opex

Pro Forma assumes operational changes only. No buyer capital expenditure is modeled. Buyers should underwrite their own scope, contingency, and timing.

Selected reference trades.



3011 SW 1st Ave

Coral Way · Built 1973 · 12 units · 04/15/2024

SOLD BY THE POROSOFF GROUP

\$4,250,000

\$354,167 / unit

\$456 / SF



39 NW 7th Ave

Little Havana · Built 2022 · 34 units · 07/11/2022

\$15,000,000

\$441,176 / unit

\$240 / SF



2285 SW 27th St

Little Havana · Built 2023 · 28 units · 06/11/2024

\$9,925,000

\$354,464 / unit

\$212 / SF

Tecelela

761-771 NW 1st Street • Miami, FL 33128

MAY 2026 • CONFIDENTIAL

Exclusive listing agents.

Direct all offers, due diligence, and tour requests to:

Arthur Porosoff

CRE ADVISOR

art@porosoff.com

305.733.6066

Logan Rice

CRE ADVISOR

logan@porosoff.com

727.403.0321

THE POROSOFF GROUP

1200 Brickell Avenue, Suite 240, Miami, FL 33131

porosoff.com