

THE  
**PALMS AT NOMI**

OFFERING MEMORANDUM



**12116 NE 5th Avenue**  
North Miami, FL



**9**

Residences



**7,669**

SF net (approx.)



**10,525**

SF gross built

*Boutique residential development · North Miami, Florida*

CONFIDENTIAL — For the exclusive use of the intended recipient.



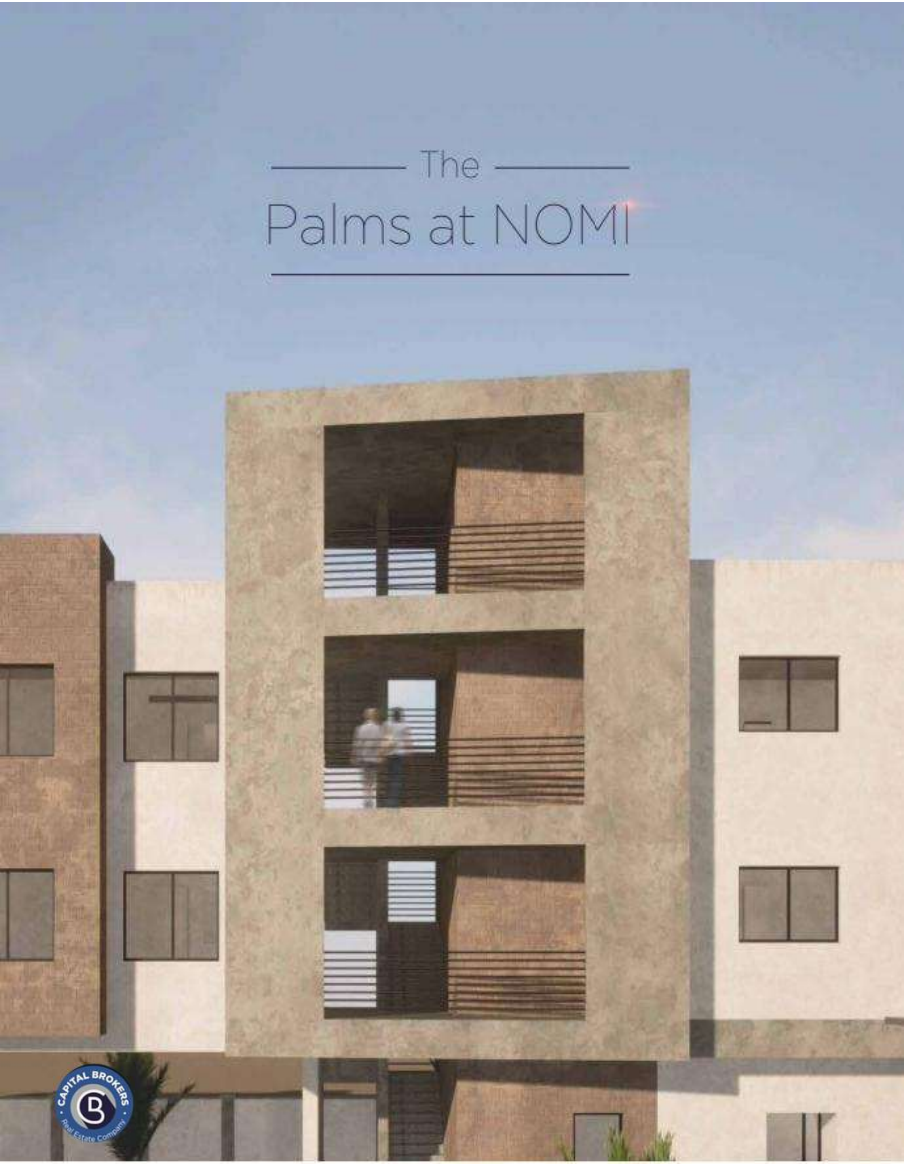
— THE —  
PALMS AT NOMI

PROJECT OVERVIEW



Imagine a modern, exclusive oasis in the heart of North Miami Beach, where every detail has been carefully considered to deliver a comfortable, sustainable, and privileged lifestyle. This three-story, boutique-scale building is far more than a collection of residences — it is a private retreat that blends functionality, contemporary design, and community.





The  
Palms at NOMI

#### THE RESIDENCES

## Nine private residences

With a total of nine residential units, the project is a tribute to privacy and intimacy two-bedroom apartments designed to suit a range of lifestyles. Every apartment has its own private balcony and/or terrace, inviting residents to relax and enjoy the outdoors. Two full bathrooms in each unit ensure everyday comfort and convenience.

Comfort extends well beyond the interior. With approximately 3,650 SF of conditioned area per floor, residents enjoy generous, well-distributed spaces. In total, net residential area approaches 7,669 SF within a total construction volume of 10,525 SF — including circulation, stairs, and services — creating a fluid, welcoming environment.



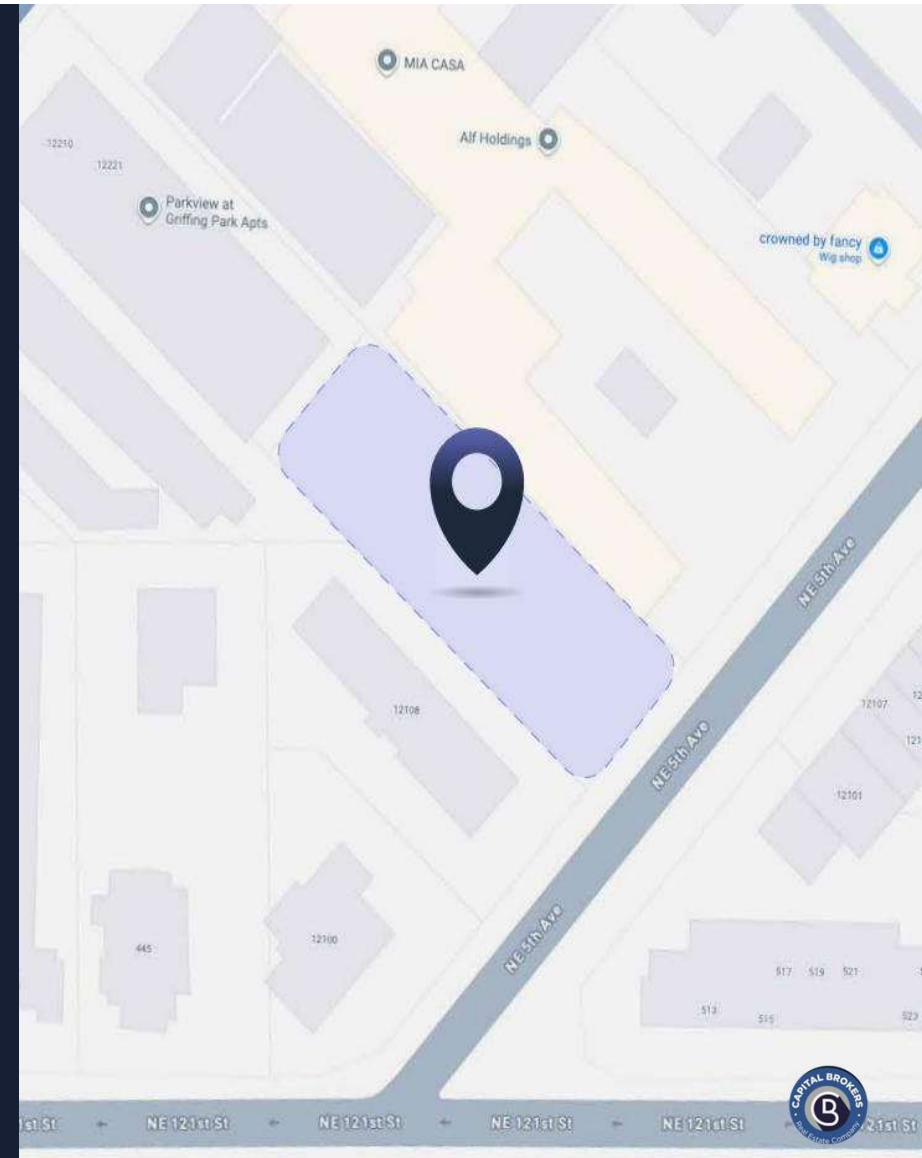
## SITE & ARCHITECTURE

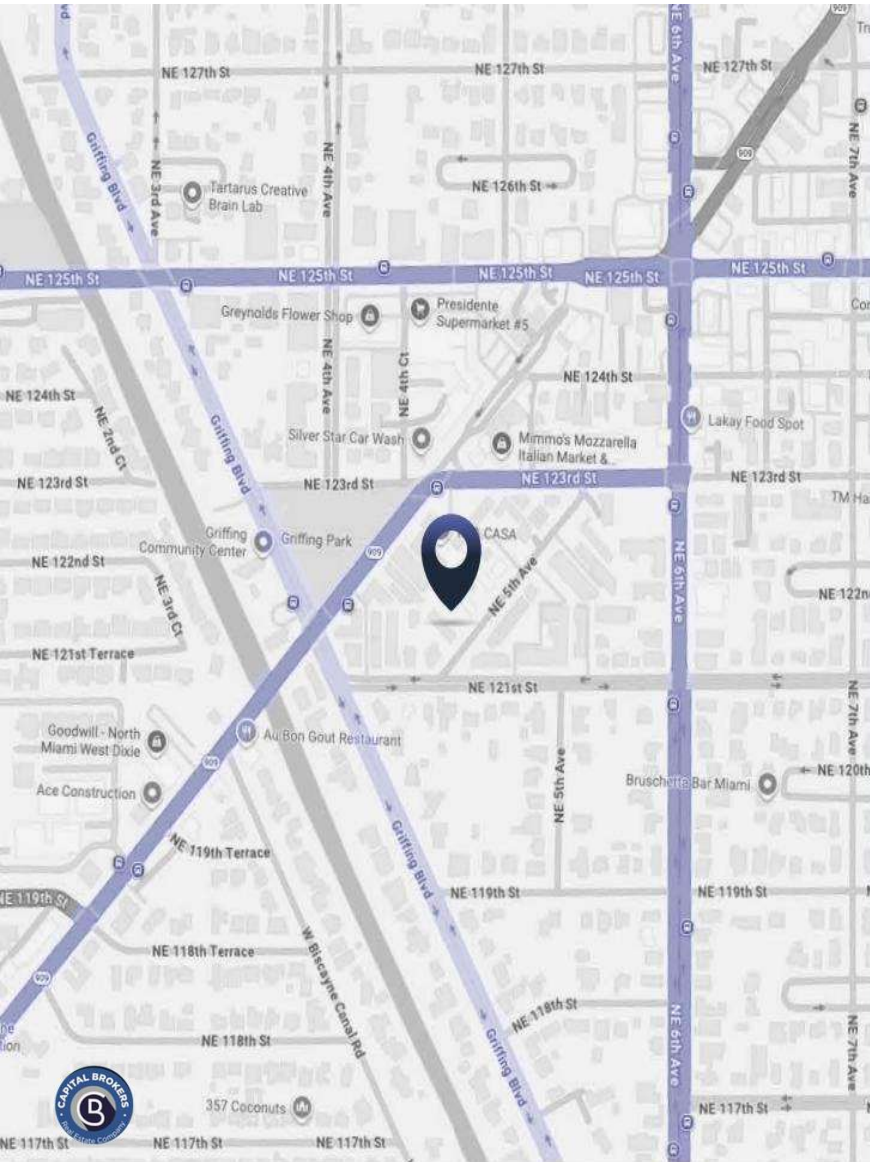
# Designed around open space

The 15,000 SF lot is strategically planned with just 27.6% building coverage, leaving generous open space and landscaping that exceeds code requirements — an environment that invites both tranquility and social interaction, with integrated terraces and benches that seed a vibrant community.

With sustainable mobility in mind, the project provides 15 parking spaces — including one accessible space — plus dedicated bicycle parking, in step with modern, eco-conscious living. A grey-and-white exterior in smooth stucco delivers a clean, sophisticated aesthetic that integrates simply into the urban context.

Positioned in a prime location with easy access to major roadways and commercial districts, the building is a boutique option for buyers seeking exclusivity with a contemporary touch. At just three stories, daily life is more manageable — without the complications of high-rise towers.





## INVESTMENT RATIONALE

01 / 05



## Strategic Location & Accessibility

### Proximity to Key Hubs

North Miami sits strategically between Downtown Miami and Fort Lauderdale, two of South Florida's most important economic and tourism centers — making it an attractive base for professionals working in either city.

### Transportation Corridor

The city connects directly to I-95 and Biscayne Boulevard, easing access to Miami International Airport, PortMiami, and the wider metro. This connectivity is a major draw for tenants and buyers alike.



## Market Growth & Revitalization

### Active Urban Development

The city is committed to revitalizing key areas — especially along Biscayne Boulevard — and has incentivized mixed-use development, lifting property values and attracting new businesses and residents.

### Appreciation Potential

Unlike saturated areas such as Brickell or South Beach, North Miami still holds considerable upside. More attainable pricing relative to coastal markets to the south allows investors to capture stronger returns as the city develops.





## Demographics & Sustained Demand

### Diverse, Growing Population

North Miami's population is young and diverse, with a strong base of professionals and families — demographics that ensure steady housing demand across both rental and for-sale markets.

### Students & Professionals

FIU's Biscayne Bay campus drives stable demand for student and faculty housing, while nearby medical and technology centers attract healthcare and tech professionals.



## Community Appeal & Quality of Life

### Culture & Recreation

The Museum of Contemporary Art (MOCA) and Oleta River State Park enhance residents' quality of life and act as magnets for newcomers seeking a balance of urban life and nature.

### Services & Amenities

A broad range of shops, restaurants, parks, and schools makes the city an appealing place to settle down and raise a family.





## Diverse Investment Opportunities

### Strong Rental Market

Constant housing demand from students and professionals supports a robust rental market and steady income — across apartments, single-family homes, and multifamily buildings.

### Development Potential

For investors with greater capital, opportunities exist to acquire land or property in revitalization areas to build new residential or commercial projects, capitalizing on long-term growth.



— THE —  
PALMS AT NOMI

INVESTMENT SUMMARY

## A city on the rise

In summary, North Miami is a smart investment: an attainable entry point into South Florida's dynamic real estate market, with significant growth potential driven by urban development, demographic demand, and a privileged location. It is an opportunity to invest in a city on the rise — not merely an established market.

En resumen, el norte de Miami es una inversión inteligente: un punto de entrada accesible al mercado inmobiliario dinámico de Sud Florida, con un gran potencial de crecimiento impulsado por el desarrollo urbano, la demanda demográfica y una ubicación privilegiada. Es una oportunidad para invertir en una ciudad en ascenso, no solo en un mercado establecido.

UNIT MIX

UNIT MIX

## Layouts built to maximize space

Each residence across the first and second floors is designed to maximize space and comfort — from the 860.78 SF ground-floor apartment with its welcoming porch to the 1,011.64 SF second-floor units with spacious balconies, the layouts excel in both function and aesthetics.

**101 / 201 / 301**

Stacked A

860.78 – 1,011.64 SF

**202 / 302**

Stacked B

898.50 SF

**203 / 303**

Stacked C

918.05 SF

**204 / 304**

Stacked D

824.42 SF

*All residences feature 2 bedrooms and 2 bathrooms, with a private balcony and/or terrace.*





RESIDENCE

# 101

**860.78** SF

total area



**809.65** SF

under A/C



**2**

bedrooms



**2**

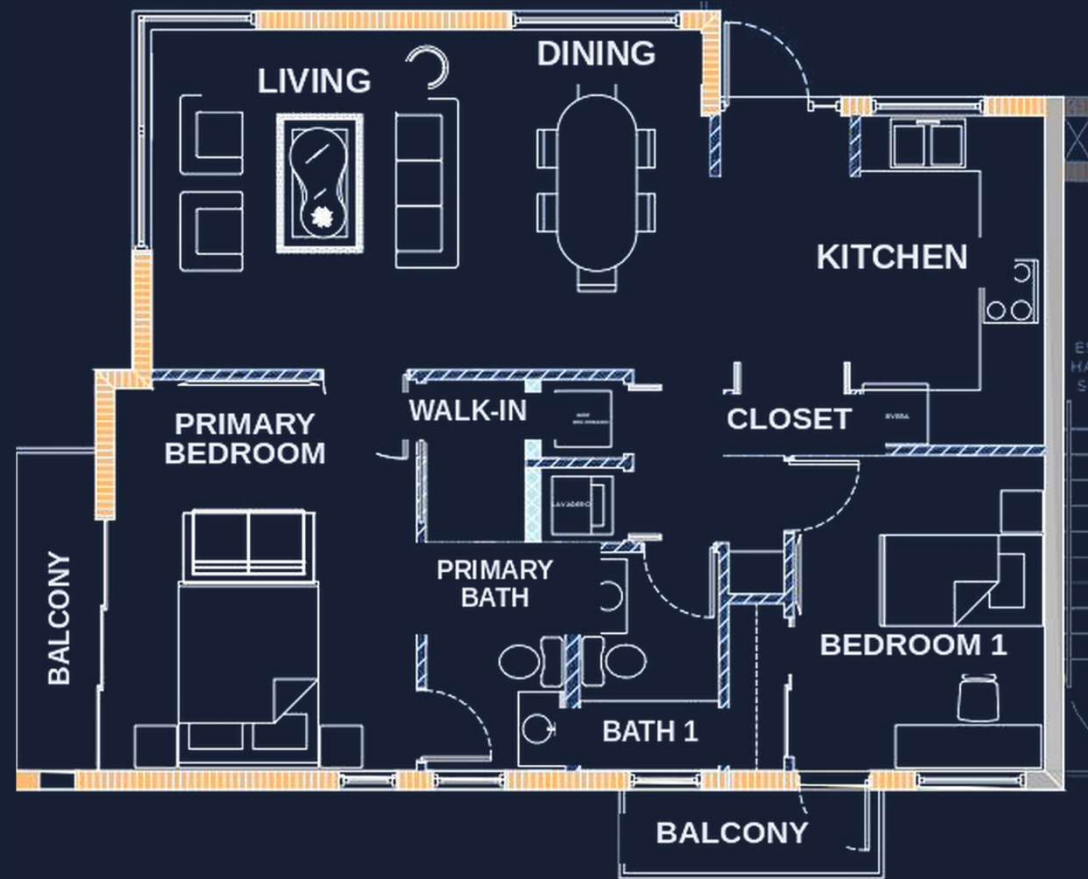
bathrooms

+ 14.46 SF porch

FEATURES

- **Private ground-floor porch** Ideal for families with children or pets.
- **Walk-in closet** In the primary bedroom.
- **Direct access** From the lobby and parking.





RESIDENCE

201 / 301

1,011.64 SF

total area



911.63 SF

under A/C



2

bedrooms



2

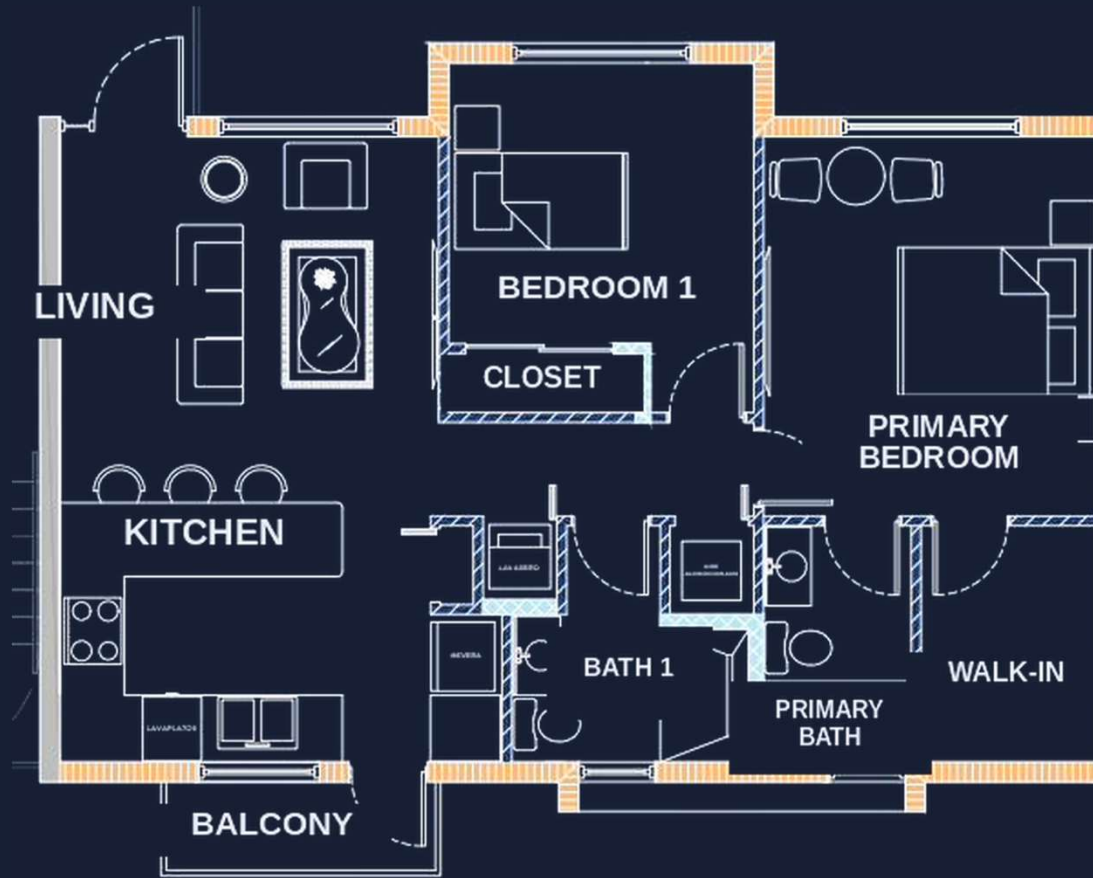
bathrooms

+ 36.67 SF porch

FEATURES

- **Spacious private balcony**
- **Walk-in closet** In the primary bedroom.
- **Open living / dining** Generous shared spaces.






RESIDENCE


202 / 302

**898.50** SF

total area

 **843.12 SF**  
under A/C

 **2**  
bedrooms

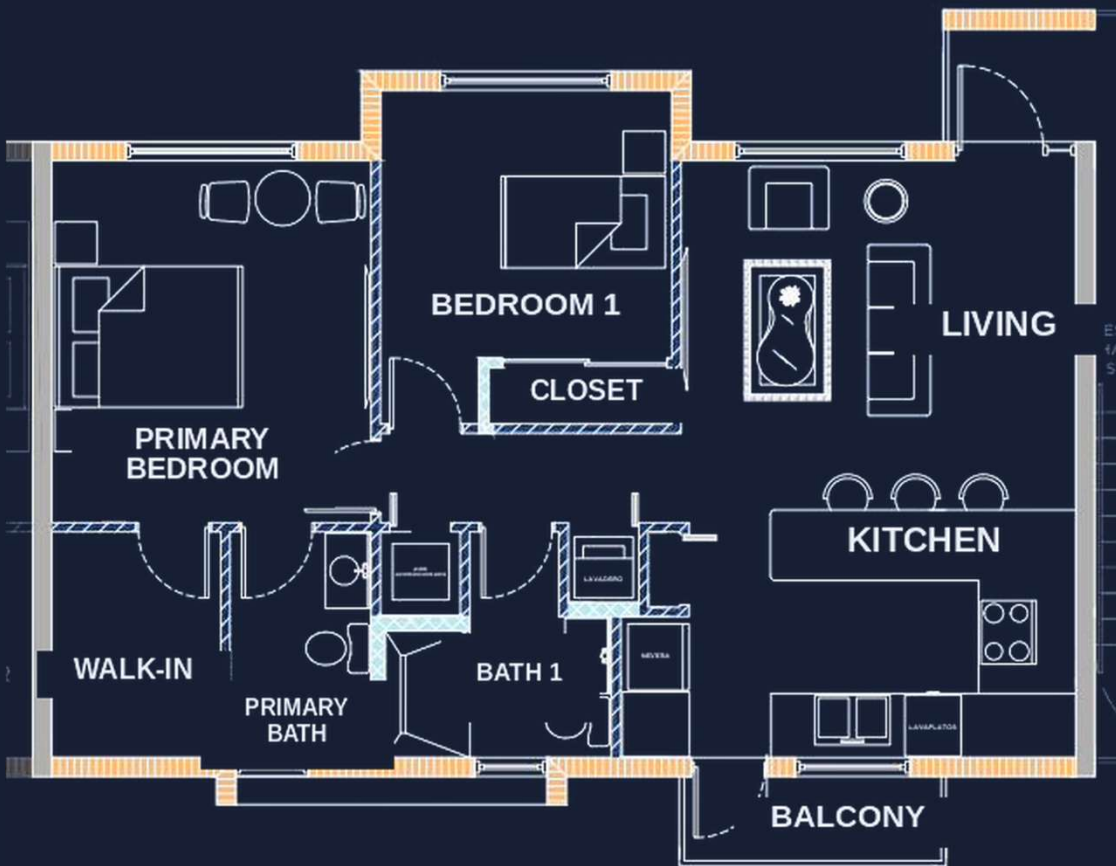
 **2**  
bathrooms

+ 29.93 SF porch

FEATURES

- **Private balcony**
- **Efficient layout** Linear closets, upgradeable to built-in wardrobes.





RESIDENCE

203 / 303

918.05 SF

total area

869.37 SF

under A/C

+ 29.93 SF porch

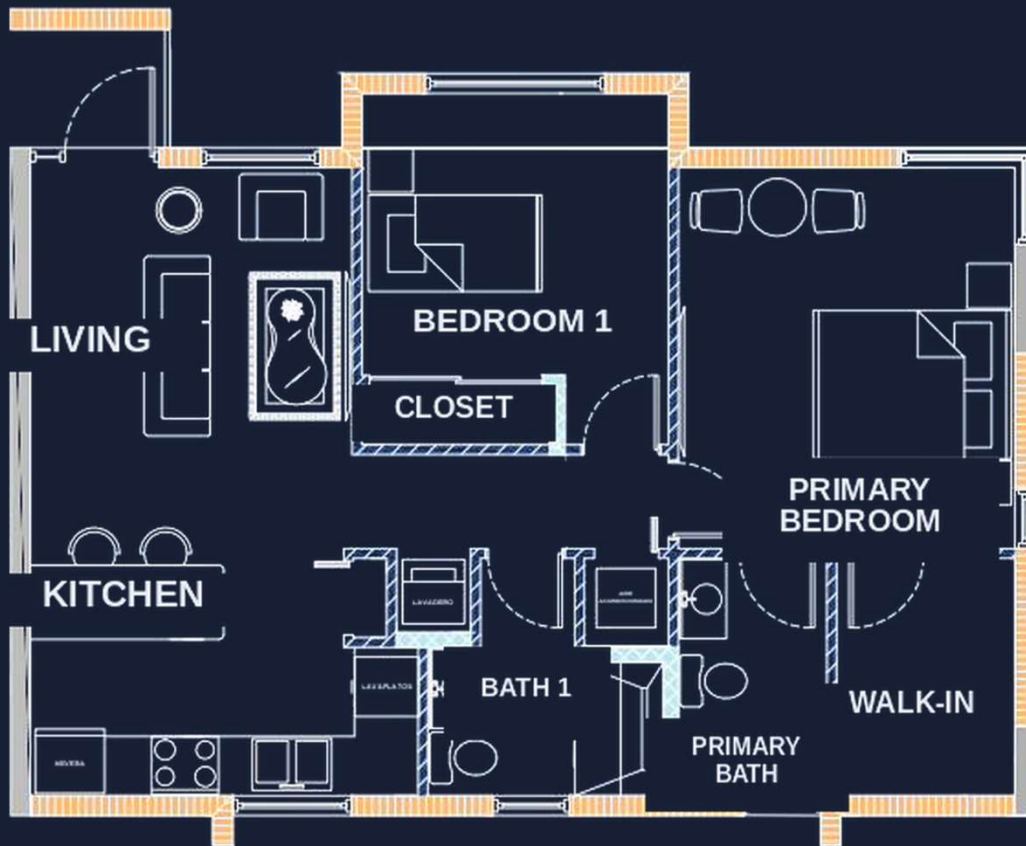
2 bedrooms

2 bathrooms

FEATURES

- Private balcony
- Primary suite With walk-in closet.





RESIDENCE

204 / 304

**824.42** SF

total area



**805.65** SF

under A/C



**2**

bedrooms



**2**

bathrooms

+ 18.77 SF porch

FEATURES

- Terrace-style porch
- Linear closets In both bedrooms.



— T H E —  
PALMS AT NOMI

This project reflects a commitment to design and sustainability — and invites residents to be part of a modern, welcoming community, in a setting that blends comfort with ecological awareness and an exclusive lifestyle.



COMMON AREAS

# A space that fosters community



**Surface Parking**

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



**Alternative Mobility**

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



**Green Space**

Over 20% of the lot is dedicated to gardens and green areas — well above the 10% code minimum — with perimeter landscaping and integrated benches.



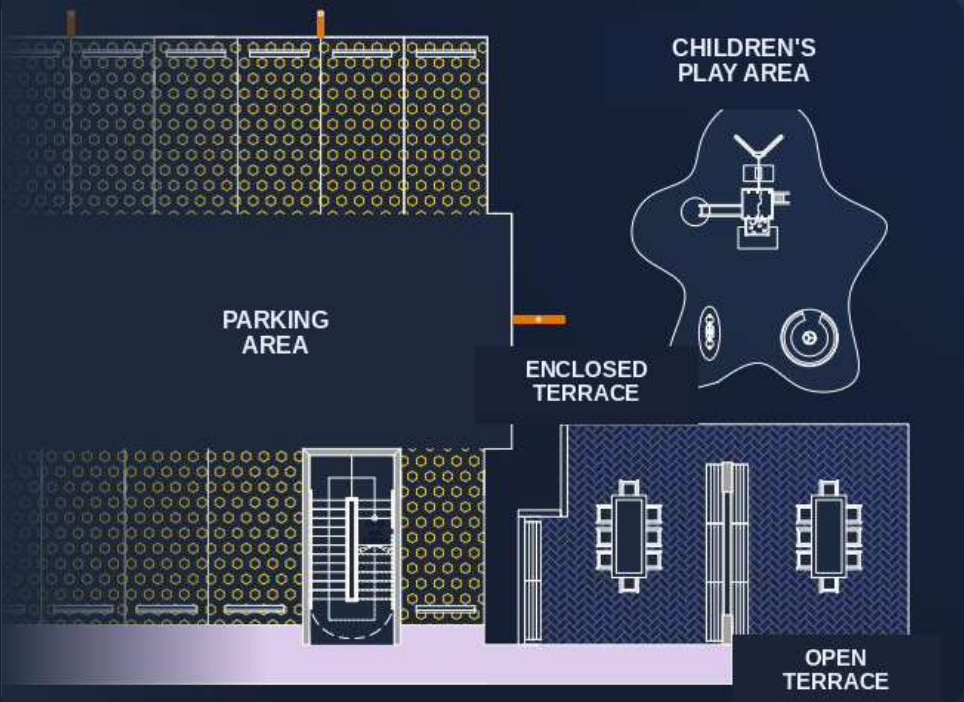
**Boutique Entrance**

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



**Safety & Sustainability**

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





# CAPITAL BROKERS

Real Estate Company

## CONTACT



Christian Giraldo

Lic. Real Estate Broker

Capital Brokers Real Estate Company



### PHONE

(786) 683-6400



### EMAIL

[cgiraldo@capitalbrokersusa.com](mailto:cgiraldo@capitalbrokersusa.com)



### PROPERTY

12116 NE 5<sup>th</sup> Ave North Miami, FL 33020

*Presented by Capital Brokers Real Estate Company*

THE  
PALMS AT NOMI

OFFERING MEMORANDUM

12116 NE 5th Avenue · North Miami, FL



Presented by Capital Brokers Real Estate Company

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any security or property. All figures, areas, and renderings are approximate and subject to change. Recipients should conduct their own independent due diligence.