



CASA WYNWOOD

2129, 2105, 2125 NW 1 CT

WE **SHAPE** NEIGHBORHOODS™
metro1.com



Executive Summary	3
Zoning Analysis	4
Proposed Zoning Map	5
Location Map	6
Photo Gallery	7
Aerial	8
Financials	9
Tenant Profile	10
Market Overview	11
Wynwood Tenants	14
Wynwood Photos	15

Metro 1 Commercial is proud to present the opportunity to acquire a single story 12,125 SF industrial building located on a large 32,500 SF lot.

The building is occupied by a single tenant allowing investors to acquire a cash flowing asset and then redevelop the property using the property once the zoning for the area is updated to T5-O which will allow residential, commercial, or mixed-use developments.

Property Addresses

2129 NW 1 CT

Building Size: 12,125 SF
Lot Size: 19,500 SF

2125 NW 1 CT

Lot Size: 6,500 SF

2105 NW 1 CT

Lot Size: 6,500 SF

Asking Price

\$ 9,600,000

Current Zoning

D1

Proposed Zoning

NRD T5-O

Property Highlights

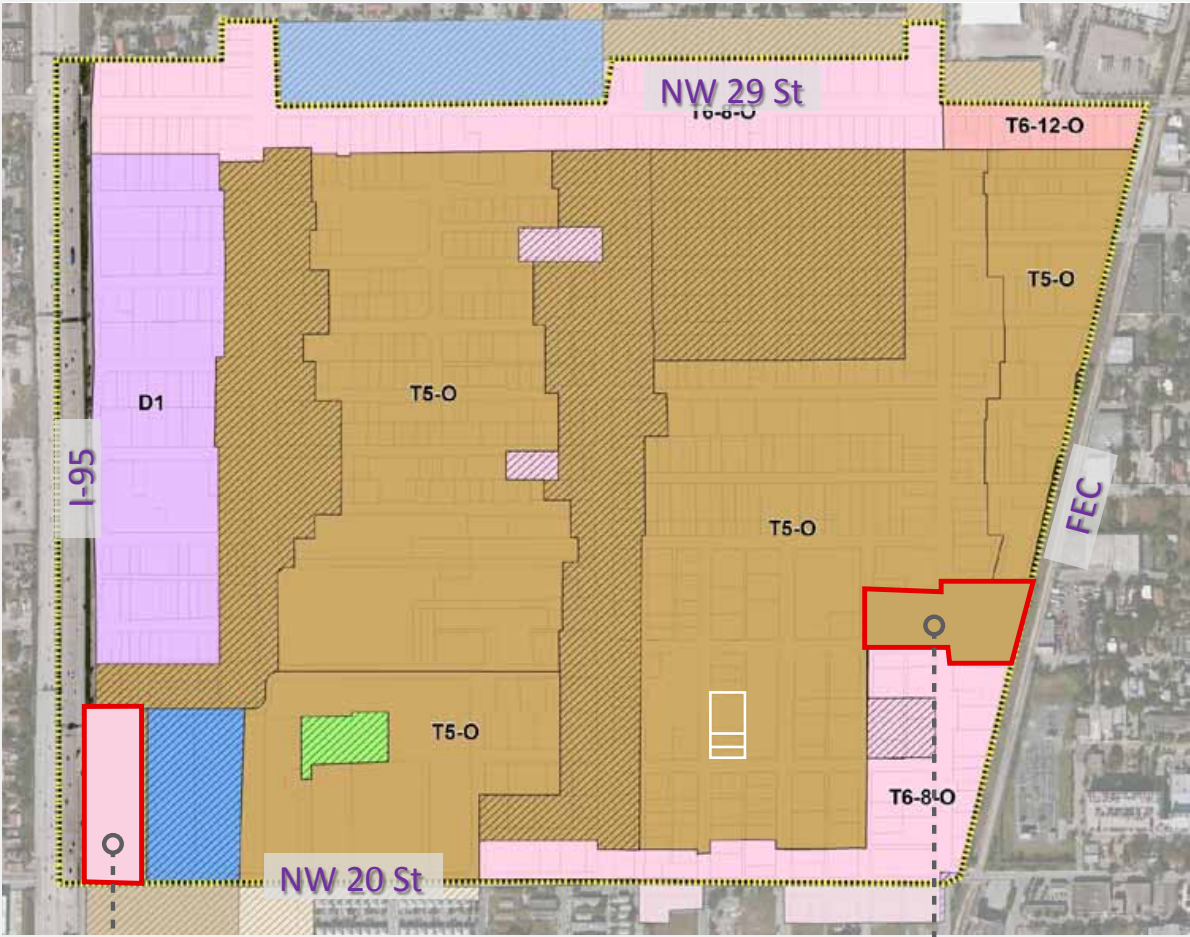
- Gated On-site Parking
- High Ceilings
- Industrial and Modern Interiors
- Central A/C in Office Area



Benefit Height (NRD T5-O): 3 Stories

PROPOSED ZONING MAP

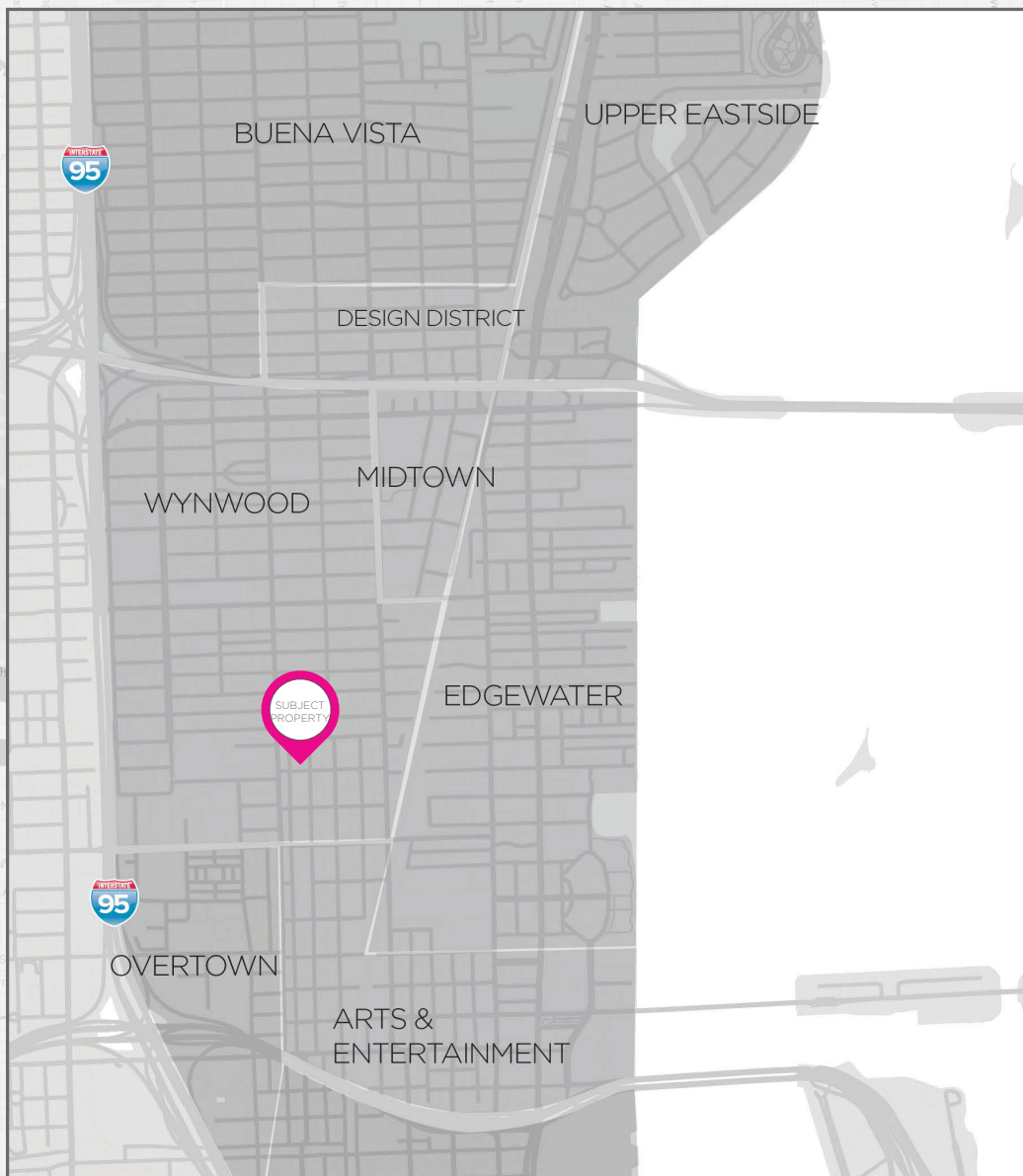
Proposed Zoning Map



	NRD T5 Proposed Urban Center
LOT OCCUPATION	
Lot Coverage	80%
Frontage	70% min.
Open Space	15%-5% (with Bonus)
Density	150 DU/A
BUILDING SETBACK	
Front Setback	10 ft., 0ft. 2nd & 5th Ave by Waiver (lots <105 ft.)
Dominant Setback	0 ft.
Side Setback	0 ft.
Rear Setback	0 ft.
BUILDING HEIGHT	
Height	5 max.
Benefit Height	3
PARKING	
Parking Req.	1/DU, 1/10 Guest
Off-Site Parking	By Waiver
BUILDING FUNCTION	
Uses	Article 4, Table 3 + Manufacturing/ Retail
Live/Work - Work/Live	Live/Work/Live



LOCATION



The Wynwood Arts District is home to over 70 Art Galleries, Retail Stores, Antique Shops, Eclectic Bars, and one of the largest open-air street-art installations in the world.

The Wynwood Arts District Association has been legally operating since 2009 for the well-being and improvement of the Wynwood Arts District, one of the largest and most prominent creative communities in the United States.

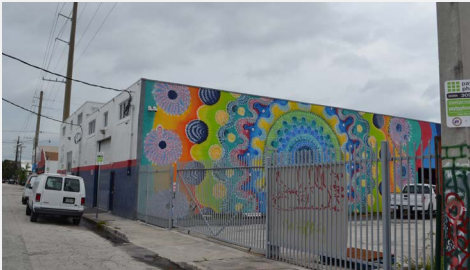
Taking over what used to be the warehouse and manufacturing district of Greater Miami, developers have rehabilitated neglected warehouses, shuttered factories, and other unused buildings, transforming them into the numerous art complexes, galleries, performing art spaces, restaurants, cafes, and other creative businesses that are seen here today.

With the introduction of the Second Saturday Art Walk in the District and the arrival of the Art Basel fair in 2002, Wynwood has seen some unexpected growth in a relatively short period of time as it gets more and more attention by the locals as the go-to place for an alternative and more cultural nightlife in the City of Miami.

Though the influence and relevance of the arts community in Wynwood is undeniable, new, creative businesses of all types are opening their doors in the District and encountering success here.



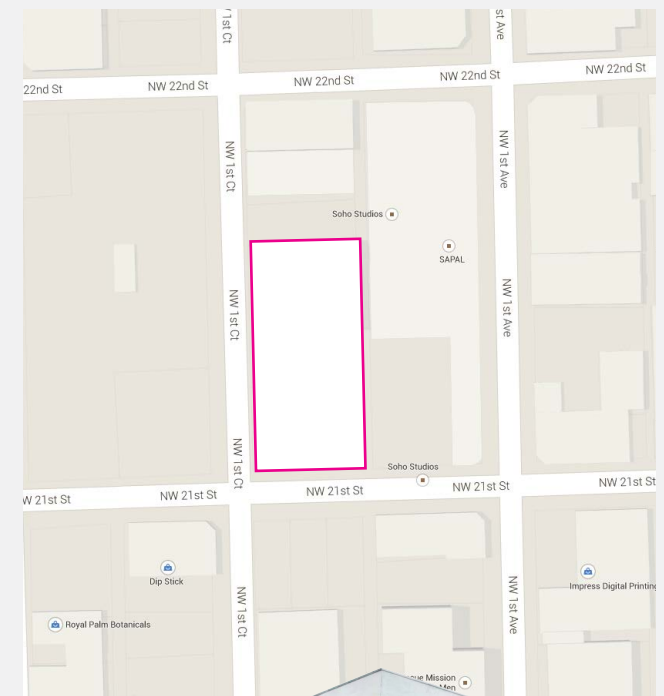
PHOTO GALLERY



AERIALS



Wynwood is the utmost neighborhood for arts and Innovation, and along with its unique industrial zoning, it is the ultimate playground for artists and investors alike. Be part of this extremely unique community by bringing home to those who always work.



FINANCIALS

Net Operating Income :

Rentable Space:	Square Feet		Year 1		Year 2		Year 3		Year 4
4% Annual Increases	12,125	\$	303,888	\$	316,043	\$	328,685	\$	341,833
Potential Rent	12,125	\$	303,888	\$	316,043	\$	328,685	\$	341,833
Less, Vacancy @ 3%					\$		9,861	\$	10,255
Effective Rental Income		\$	303,888	\$	316,043	\$	318,825	\$	331,578
Plus Reimbursable Expenses		\$	47,000	\$	48,410	\$	49,862	\$	51,358
Total Revenue		\$	350,888	\$	364,453	\$	368,687	\$	382,936
Operating Expenses: 3% increase annually									
Reimbursable			47,000	\$	48,410	\$	49,862	\$	51,358
Non-Reimbursable			12,000	\$	12,360	\$	12,731	\$	13,113
Total Operating Expenses			59,000	\$	60,770	\$	62,593	\$	64,471
Net Operating Income (NOI)		\$	291,888	\$	303,683	\$	306,094	\$	318,465
Cap Rate @ \$9.6M			3.04%		3.16%		3.19%		3.32%

Unit 103

Rentable Sq.										OPTION	
Ft.	Base PSF	Base Rent	CAM	Ins.	RE Taxes	Total	Year 1	Year 2	Year 3	Year 4	
12,125	\$ 25.06	\$ 303,888	\$ 4,700	\$ 3,400	\$ 38,900	\$ 350,888	\$ 303,888	\$ 316,043	\$ 328,685	\$ 341,833	

Lease Terms: 3 Years commencing Nov 11 2013 and Ending
October 31 2016 With 4 % Annual Increases

Option: 2 Years With 4% Annual Increases



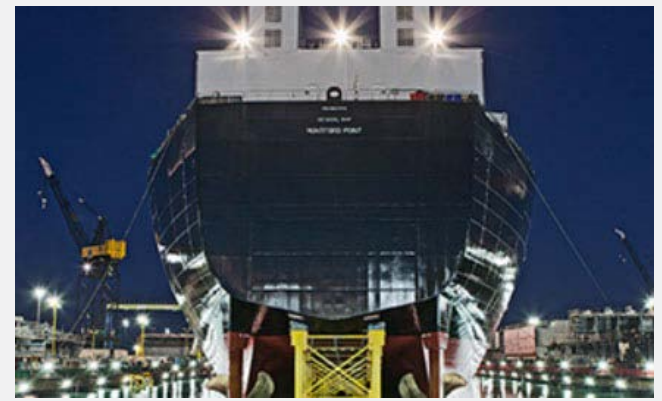
TENANT OVERVIEW



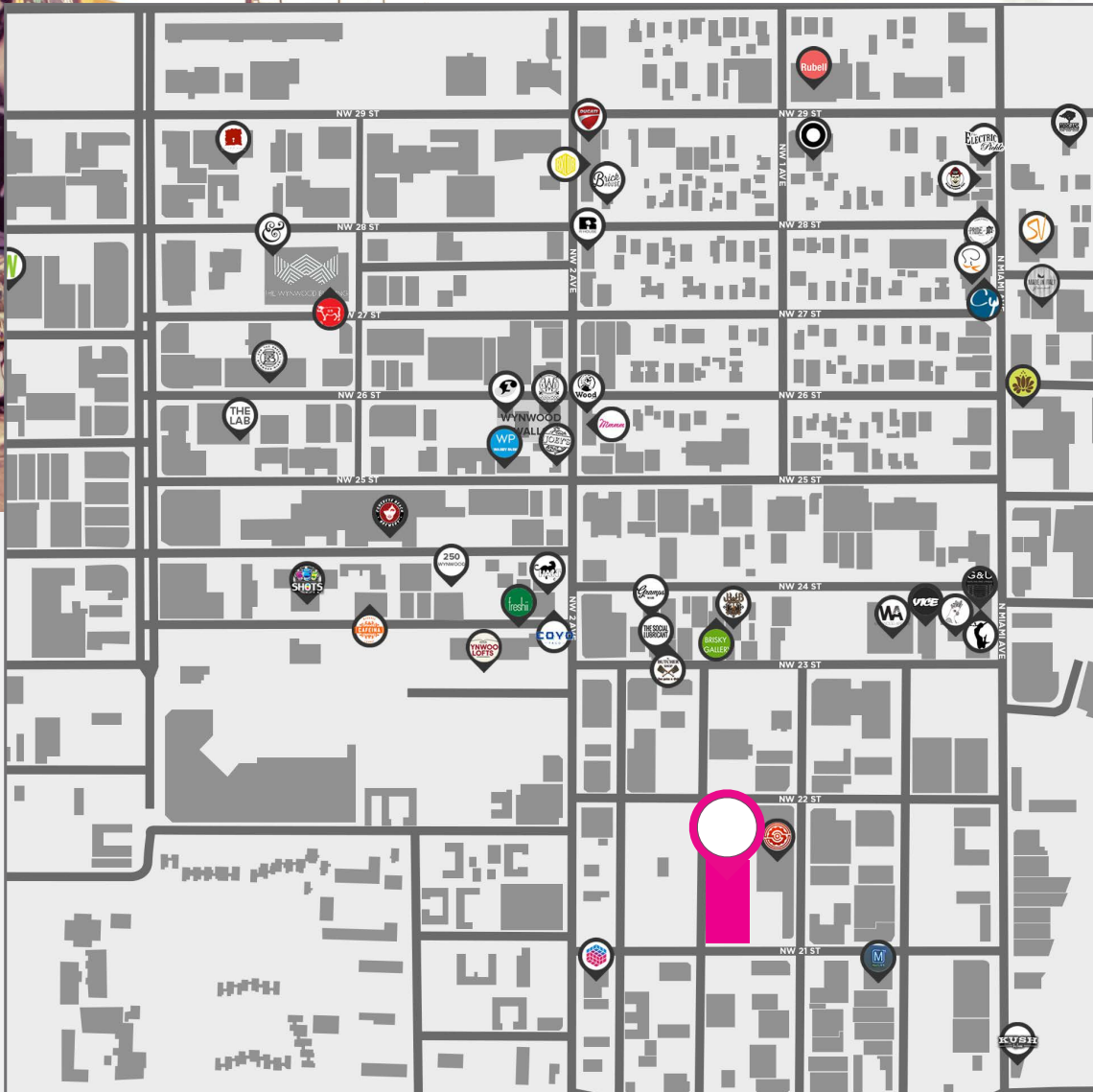
US Joiner LLC.

In December 2003, certain assets of Hopeman Brothers Marine Interior were purchased and organized into US Joiner LLC. The Hopeman Brothers legacy stretches back to 1916, when they outfitted their first vessel. In July 2011, JF Lehman and Company purchased the stock of US Joiner and deployed its considerable talent, capital, and customer relationships to augment the efforts of US Joiner management and its team. As the leading domestic provider of marine interior outfitting solutions, US Joiner converted nearly a century of experience to become the largest marine furniture manufacturer in the U.S. and the largest marine joiner subcontractor in the United States.

In 2014 US Joiner changed its name to Trident Maritime Systems.



MARKET OVERVIEW WYNWOOD



Wynwood is a unique neighborhood located within the urban core of the City of Miami and is roughly bounded by NW 36th Street (north), NW 20th Street (south), I-95 (west) and NE 2nd Avenue (east). Wynwood is comprised of predominantly mid-century industrial manufacturing warehouses.

Wynwood used to be the manufacturing and logistics center of Greater Miami. After the industrial real estate market moved West to the Doral and Medley area, the buildings in Wynwood started to age and new uses started to become relevant by forward thinking property owners who renovated these buildings to attract gallery spaces and creative office. Given its central location and proximity to expanding neighborhoods like Brickell, the Design District, Midtown and Edgewater, Wynwood started to become an epicenter for the arts.

Today, Wynwood houses over 70 art galleries, Wynwood has been experiencing rapid gentrification due to its emergence as Miami's main art district.



MARKET OVERVIEW WYNWOOD

There are certain trends and phenomenon that helped fuel this resurgence of this historically depressed neighborhood.

1) ART BASEL: Art Basel is the world's most recognized modern and contemporary art show, which began in 1970 in Basel Switzerland. In 2002 Art Basel debuted in Miami Beach immediately establishing it as the premier art show in the Americas. Given Miami's central location within the two continents, Art Basel helped Miami reemerge as an international destination for arts and culture and bridge the North and South American cultures. Given the temporary nature of the fair, Wynwood was the perfect stage to house all of the temporary art shows, exhibitions and shows that were not at the main Art Basel Fair in Miami Beach. Attendance to the main event now attracts 70,000 visitors, but as the show has evolved over time, more than 500,000 people (plus all of the South Florida Community) have been visiting the city and have been attending all of the satellite fairs, galleries and pop up events taking place throughout the week all over Miami.

2) STREET ART MOVEMENT: As artists moved in to the neighborhood, street art and graffiti started to propagate and internationally recognized started to visit Miami and use Wynwood's industrial properties as an open outdoor canvas. Today Wynwood is one of the largest outdoor open-air museums in the world that attracts visitors that experience an always-changing environment and art.

3) SECOND SATURDAYS ARTWALK: As more galleries started to call Wynwood its home, a monthly event was formed by independent artists in order to promote their spaces and bring more customers into their business and the neighborhood in general. This event focused mainly on the galleries located in the main core of Wynwood, which is NW 2 Ave. Over time, this event became more popular and now attracts upwards of 3,000-5,000 per evening. This event also paved the way for retail oriented business to move in to the neighborhood so that they could capitalize on the increased traffic and walkability that this event brought to the neighborhood.

4) THE EVOLUTION OF THE DESIGN DISTRICT: The evolution of The Design District into a Luxury Fashion Destination. As the Design District evolved into a Luxury Fashion destination, many of the creative tenants and retailers that called that called it home were displaced because of rising rents that were targeting luxury retailers. Architecture firms, art galleries, and furniture and design showrooms moved into Wynwood after being in the Design District.



MARKET OVERVIEW WYNWOOD

WYNWOOD DEVELOPMENT TIMELINE



1987- Bakehouse Art Complex is founded and opens on a former bakery industrial complex.



2002 – Art Basel comes to Miami Beach helping draw people to Wynwood existing but underground art scene.



2005 – Wynwood Lofts, a 36 unit, 4 story lofts building is developed in the heart of Wynwood and attracts creative users for LIVE/WORK.



2009 – Wynwood Walls is conceived by Tony Goldman as way of creating a public space where pedestrians could admire a collection of graffiti murals created by world renowned street artists.



2012- Art Walk is created to promote galleries and business in the district.

1990- The Rubell Family Collection moves to Miami and acquires a former DEA warehouse and renovated it. Into a museum that not only houses the world renowned family collection but also hosts very recognized international artists works.

2004 – Tony Goldman starts acquiring properties in Wynwood. Having previously been involved in the revitalization of New York's Soho neighborhood, he brings a vision of a similar concept to the Wynwood Neighborhood.

2007 – Cynergy Lofts was built on N Miami Ave featuring 100 Industrial Style Units.



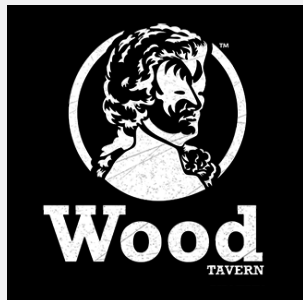
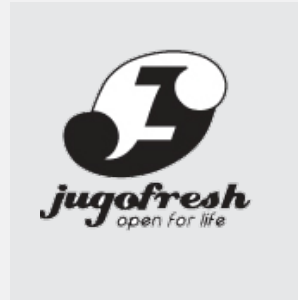
2011– Panther Coffee opens its doors in Wynwood and becomes an epicenter for locals and tourists. The Miami Design District begins the construction of is first phase and raising rents, causing some tenants to leave and enter the Wynwood market.

2013 – Art Wynwood is created in order to attract art collectors in Miami's "low season" and coincides with the Yacht and Brokerage show in Miami Beach. Attendance each year has been escalating. The 2014 show had 32,000 visitors.

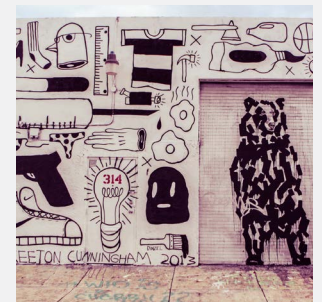
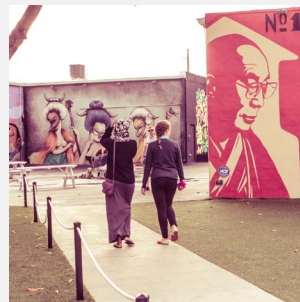
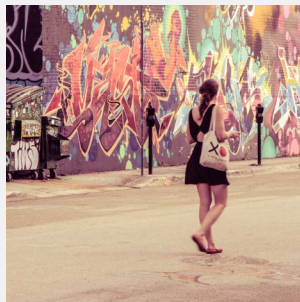
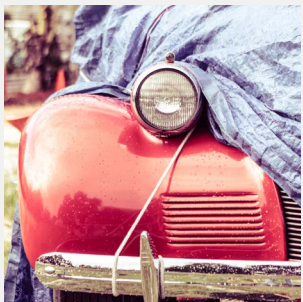
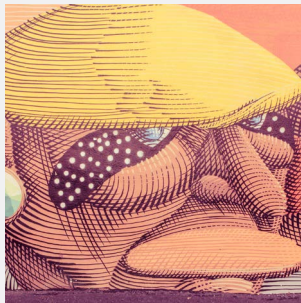
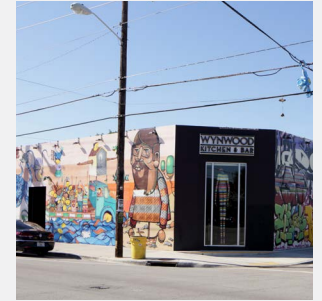
2013 - A majority of property owners in Wynwood vote to designate Wynwood as a Business Improvement District.



WYNWOOD TENANTS



HERE COMES THE NEIGHBORHOOD



For more info please contact:

TONY CHO

ceo / president

TONY ARELLANO

executive vice president, metro 1 commercial

305.571.9991

info@metro1.com

metro1.com

© Copyright 2015 Metro 1 Commercial All rights reserved



COMMERCIAL

WE  NEIGHBORHOODS™

The 'SHAP E' logo is a square divided into four smaller squares, with the letters 'S', 'H', 'A', and 'P' in the top three squares and 'E' in the bottom square.