



EXISTING



FOR SALE



Mixed-Use Wynwood Investment

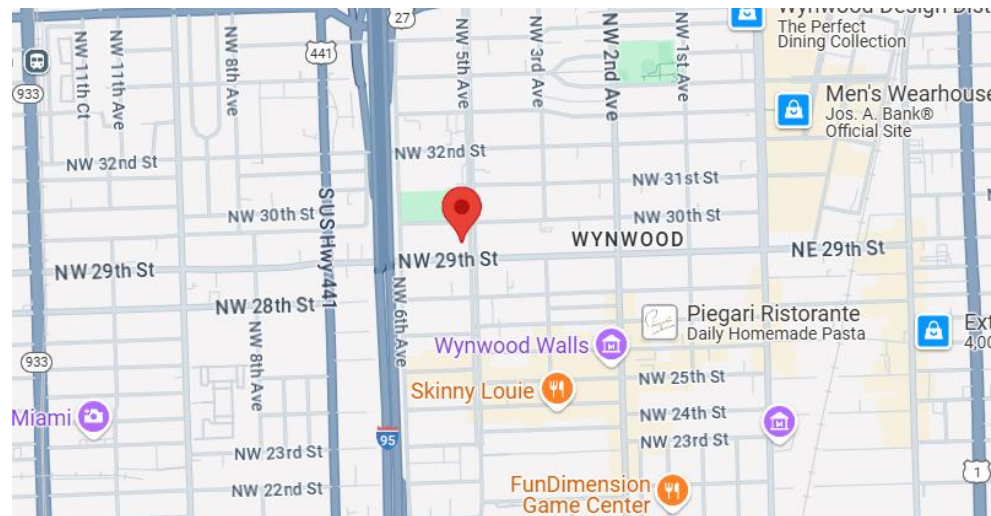
2920 NW 5th Ave, Miami, FL 33127

Mixed-Use Wynwood Investment

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$14,900,000
Submarket:	Wynwood
Building RSF:	24,188 RSF
Lot SF:	22,610 SF
Investment Type:	Income
Zoning:	T6-8-O
Tenants:	9
Levels:	2
Property Type:	Mixed-Use

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 2920 NW 5th Avenue, a fully renovated mixed-use building located in the heart of Wynwood. This 19,567 SF asset features a blend of office and retail suites with modern creative buildouts, gated parking, and prominent frontage along NW 5th Avenue. Positioned just steps from Wynwood's main pedestrian corridors and some of Miami's top dining and retail concepts, the property offers investors the opportunity to acquire a stabilized cash-flowing building in one of the country's most dynamic urban submarkets. With tenants in place and strong leasing momentum, this asset is ideal for a long-term hold or a covered land play for future redevelopment. This asset will produce strong rental rate growth and provide substantial upside to cashflow as the rent roll matures.

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

INVESTMENT HIGHLIGHTS

- Class A Creative Mixed-Use Wynwood Building
- Creative Office and Retail Spaces with Gated On-Site Parking
- Steps from Central Wynwood Including Pastis, Zak the Baker & NW 2nd Ave

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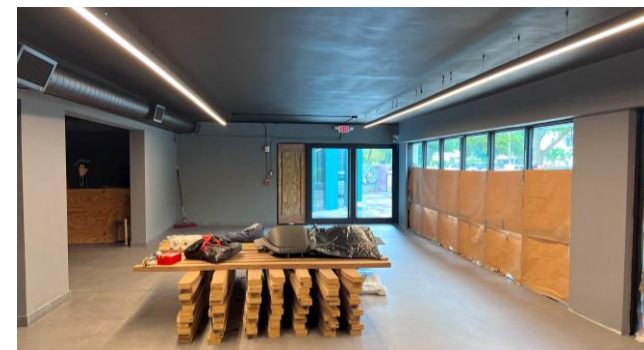
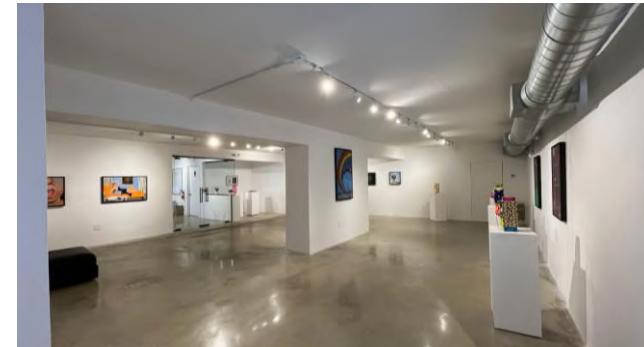
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INTERIOR PICTURES



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FINANCIAL SUMMARY

Property Info	
Price Guidance	\$14,900,000
Address	2920 NW 5th Avenue
Investment Type	MG Office
Submarket	Wynwood
Total Building Size	24,188 RSF
Total Land Size	22,610 SF
Price PSF Building	\$616.01
# of Units	9
Occupancy	100%
10 Year CAGR	5.20%
Cash Flow Assumptions	
Pro-Forma Rent	\$60 NNN
Adjusted Property Taxes	1.80% of Purchase Price
Adjusted Insurance	\$2.50 PSF
Annual Expenses Increase	3%
VC & L	5%



	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Exit
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Rental Revenue	\$977,700	\$1,257,093	\$1,408,183	\$1,532,854	\$1,579,395	\$1,627,350	\$1,732,904	\$1,784,891	\$1,838,438	\$1,893,591	\$1,950,399	\$2,008,911
Total Reimbursables	\$68,606	\$119,576	\$283,345	\$389,944	\$402,999	\$416,444	\$475,491	\$489,756	\$504,449	\$519,582	\$535,170	\$551,225
Potential Gross Income	\$1,046,306	\$1,376,669	\$1,691,528	\$1,922,799	\$1,982,393	\$2,043,795	\$2,208,396	\$2,274,647	\$2,342,887	\$2,413,173	\$2,485,569	\$2,560,136
Vacancy & Credit Loss	\$0	\$0	\$0	\$96,140	\$99,120	\$102,190	\$110,420	\$113,732	\$117,144	\$120,659	\$124,278	\$128,007
Effective Gross Income	\$1,046,306	\$1,376,669	\$1,691,528	\$1,826,659	\$1,883,273	\$1,941,605	\$2,097,976	\$2,160,915	\$2,225,742	\$2,292,515	\$2,361,290	\$2,432,129
(-) Total Expenses	\$210,712	\$244,131	\$365,464	\$435,142	\$448,196	\$461,642	\$475,491	\$489,756	\$504,449	\$519,582	\$535,170	\$551,225
Expense Recovery	33%	49%	78%	90%	90%	90%	100%	100%	100%	100%	100%	100%
Net Operating Income	\$835,594	\$1,132,538	\$1,326,064	\$1,391,517	\$1,435,077	\$1,479,963	\$1,622,484	\$1,671,159	\$1,721,294	\$1,772,933	\$1,826,121	\$1,880,904
Cap Rate	5.61%	7.60%	8.90%	9.34%	9.63%	9.93%	10.89%	11.22%	11.55%	11.90%	12.26%	12.62%

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RENT ROLL

Cash Flow Assumptions	
Pro-Forma Rent	\$60 NNN
Adjusted Property Taxes	1.80% of Purchase Price
Adjusted Insurance	\$2.50 PSF
Annual Expenses Increase	3%

Stabilized Rent Roll												
Unit	Tenant	Unit SF	Monthly Rent	Annual Rent	Rent/SF	Annual Increases	Lease Start	Lease End	Recovery Method	Recoveries PRS	Security Deposit	Options
101	Dirty Rabbit	2,483	\$8,000.0	\$96,000.0	\$38.66	3.50%	1/1/2025	1/31/2028	BY 2025	12.69%	\$16,480.0	None
102	Tres Pina	2,799	\$9,003.9	\$108,046.3	\$38.60	3.00%	1/1/2022	12/31/2027	BY 2021	12.09%	\$16,000.0	None
103	L&K*	2,216	\$7,366.8	\$88,401.8	\$39.89	3.50%	9/30/2021	10/31/2025	BY 2021	8.95%	\$12,080.8	One-3yr at 3.5%
104	Wynwood Yoga	2,500	\$8,100.0	\$97,200.0	\$38.88	3.50%	3/1/2025	3/31/2032	BY 2025	12.78%	\$16,686.0	None
105	Art of Sims	1,696	\$5,936.0	\$71,232.0	\$42.00	4.00%	4/1/2025	6/30/2028	BY 2025	8.67%	\$12,228.2	One-3yr at 5% or FMV, 4% annual increases thereafter
205	Luxe & Speed*	2,722	\$13,610.0	\$163,320.0	\$60.00	3.00%		12/31/2025	BY 2025	2.85%	-	None
206	Jeanologia	3,800	\$8,910.3	\$106,923.4	\$28.14	3.00%	4/1/2021	4/30/2026	NNN	17.00%	\$19,633.3	Two-5yr at FMV, 3% annual increases thereafter
207	3rd World	2,986	\$11,087.2	\$133,046.2	\$44.56	3.50%	3/15/2022	3/15/2026	BY 2022	12.71%	\$20,000.0	One-2yr at 3.5% or FMV
208	Mzero	2,986	\$8,441.3	\$101,295.7	\$33.92	3.00%	10/1/2021	9/30/2026	BY 2021	12.26%	\$15,000.0	None
Total / Average		24,188	\$80,455.5	\$965,465.4	\$40.52	3.33%				100.00%		

*Projected at \$60 NNN

Rental Revenue Schedule	Unit SF	In-Place 2026	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036	Exit 2037
Fair Market Value PSF		\$60 NNN	\$61.80 NNN	\$63.65 NNN	\$65.56 NNN	\$67.53 NNN	\$69.56 NNN	\$71.64 NNN	\$73.79 NNN	\$76.01 NNN	\$78.29 NNN	\$80.63 NNN	\$83.05 NNN
Dirty Rabbit	2,483	\$99,080	\$102,548	\$153,727	\$162,794	\$167,678	\$172,709	\$177,890	\$183,227	\$188,723	\$194,385	\$200,217	\$206,223
Tres Pina	2,799	\$108,046	\$111,288	\$178,168	\$183,513	\$189,018	\$194,688	\$200,529	\$206,545	\$212,741	\$219,124	\$225,697	\$232,468
L&K*	2,216	\$88,918	\$92,030	\$95,251	\$145,289	\$149,648	\$154,137	\$158,761	\$163,524	\$168,430	\$173,483	\$178,687	\$184,048
Wynwood Yoga	2,500	\$100,035	\$103,536	\$107,160	\$110,911	\$114,792	\$118,810	\$179,108	\$184,481	\$190,016	\$195,716	\$201,587	\$207,635
Art of Sims	1,696	\$72,657	\$75,563	\$78,585	\$111,196	\$114,532	\$117,968	\$121,507	\$125,152	\$128,907	\$132,774	\$136,757	\$140,860
Luxe & Speed*	2,722	\$163,320	\$168,220	\$173,266	\$178,464	\$183,818	\$189,333	\$195,013	\$200,863	\$206,889	\$213,096	\$219,488	\$226,073
Jeanologia	3,800	\$106,923	\$234,840	\$241,885	\$249,142	\$256,616	\$264,314	\$272,244	\$280,411	\$288,824	\$297,488	\$306,413	\$315,605
3rd World	2,986	\$136,539	\$184,535	\$190,071	\$195,773	\$201,646	\$207,696	\$213,926	\$220,344	\$226,955	\$233,763	\$240,776	\$247,999
Mzero	2,986	\$102,182	\$184,535	\$190,071	\$195,773	\$201,646	\$207,696	\$213,926	\$220,344	\$226,955	\$233,763	\$240,776	\$247,999
Total	24,188	\$977,700	\$1,257,093	\$1,408,183	\$1,532,854	\$1,579,395	\$1,627,350	\$1,732,904	\$1,784,891	\$1,838,438	\$1,893,591	\$1,950,399	\$2,008,911

Option Period

Pro-Forma Rollover

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EXPENSES & REIMBURSABLES

Cash Flow Assumptions

Adjusted Property Taxes	1.80% of Purchase Price
Adjusted Insurance	\$2.50 PSF
Annual Expenses Increase	3%

Property Expenses	Base Year		In-Place 2026	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036	Exit 2037
	2021	2022												
Property Taxes	\$45,081.9	\$62,867.1	\$91,608.0	\$94,356.2	\$211,195.6	\$276,246.0	\$284,533.4	\$293,069.4	\$301,861.5	\$310,917.3	\$320,244.8	\$329,852.2	\$339,747.7	\$349,940.2
Property / Liability / Flood INS	\$23,321.1	\$24,548.6	\$32,400.0	\$60,470.0	\$62,284.1	\$64,152.6	\$66,077.2	\$68,059.5	\$70,101.3	\$72,204.3	\$74,370.5	\$76,601.6	\$78,899.6	\$81,266.6
Management Fees	\$34,442.2	\$36,255.0	\$43,766.1	\$45,079.0	\$46,431.4	\$47,824.3	\$49,259.1	\$50,736.8	\$52,259.0	\$53,826.7	\$55,441.5	\$57,104.8	\$58,817.9	\$60,582.4
Cleaning Products	\$8,206.9	\$8,638.9	\$6,600.0	\$6,798.0	\$7,001.9	\$7,212.0	\$7,428.4	\$7,651.2	\$7,880.7	\$8,117.2	\$8,360.7	\$8,611.5	\$8,869.8	\$9,135.9
Internet	\$1,479.5	\$1,557.3	\$2,226.2	\$2,293.0	\$2,361.8	\$2,432.6	\$2,505.6	\$2,580.8	\$2,658.2	\$2,737.9	\$2,820.1	\$2,904.7	\$2,991.8	\$3,081.6
Elevator	\$5,000.0	\$5,000.0	\$2,340.0	\$2,410.2	\$2,482.5	\$2,557.0	\$2,633.7	\$2,712.7	\$2,794.1	\$2,877.9	\$2,964.2	\$3,053.2	\$3,144.8	\$3,239.1
Garbage	\$3,183.0	\$3,350.5	\$6,897.0	\$7,103.9	\$7,317.0	\$7,536.5	\$7,762.6	\$7,995.5	\$8,235.4	\$8,482.4	\$8,736.9	\$8,999.0	\$9,269.0	\$9,547.1
Cleaning	\$9,118.8	\$9,598.7	\$15,925.0	\$16,402.8	\$16,894.8	\$17,401.7	\$17,923.7	\$18,461.4	\$19,015.3	\$19,585.7	\$20,173.3	\$20,778.5	\$21,401.9	\$22,043.9
R&M Fund	\$0.0	\$0.0	\$5,000.0	\$5,150.0	\$5,304.5	\$5,463.6	\$5,627.5	\$5,796.4	\$5,970.3	\$6,149.4	\$6,333.9	\$6,523.9	\$6,719.6	\$6,921.2
Fire Alarm Monitoring	\$0.0	\$0.0	\$3,949.3	\$4,067.8	\$4,189.8	\$4,315.5	\$4,445.0	\$4,578.3	\$4,715.7	\$4,857.1	\$5,002.9	\$5,152.9	\$5,307.5	\$5,466.8
Total	\$129,833.5	\$151,816.1	\$210,711.5	\$244,130.9	\$365,463.5	\$435,141.9	\$448,196.2	\$461,642.1	\$475,491.3	\$489,756.1	\$504,448.7	\$519,582.2	\$535,169.7	\$551,224.8

Tenant	Recovery Method	PRS %	In-Place 2026	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036	Exit 2037
Tres Pina	BY 2021	12.09%	\$0	\$13,819	\$44,185	\$52,609	\$54,187	\$55,813	\$57,487	\$59,212	\$60,988	\$62,817	\$64,702	\$66,643
L&K	BY 2021	8.95%	\$10,488	\$10,230	\$21,089	\$38,945	\$40,114	\$41,317	\$42,556	\$43,833	\$45,148	\$46,503	\$47,898	\$49,335
Wynwood Yoga	BY 2025	12.78%	\$0	\$4,271	\$19,777	\$28,682	\$30,351	\$32,069	\$60,768	\$62,591	\$64,469	\$66,403	\$68,395	\$70,447
Art of Sims	BY 2025	8.67%	\$0	\$2,897	\$13,417	\$19,458	\$20,590	\$21,756	\$41,225	\$42,462	\$43,736	\$45,048	\$46,399	\$47,791
Luxe & Speed	BY 2025	2.85%	\$0	\$952	\$4,410	\$12,402	\$12,774	\$13,157	\$13,552	\$13,958	\$14,377	\$14,808	\$15,252	\$15,710
Jeanologia	NNN	17.00%	\$37,128	\$41,502	\$62,129	\$73,974	\$76,193	\$78,479	\$80,834	\$83,259	\$85,756	\$88,329	\$90,979	\$93,708
3rd World	BY 2022	12.71%	\$11,292	\$11,733	\$27,155	\$55,307	\$56,966	\$58,675	\$60,435	\$62,248	\$64,115	\$66,039	\$68,020	\$70,061
Mzero	BY 2021	12.26%	\$8,273	\$29,930	\$44,806	\$53,348	\$54,949	\$56,597	\$58,295	\$60,044	\$61,845	\$63,701	\$65,612	\$67,580
Total		100%	\$68,606	\$119,576	\$283,345	\$389,944	\$402,999	\$416,444	\$475,491	\$489,756	\$504,449	\$519,582	\$535,170	\$551,225

*Taxes Adjusted April of Year 2

**Insurance Adjusted Year 1

Option Period
Pro-Forma Rollover

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EXTERIOR PHOTOS



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TENANT PROFILES



Tres Piñas is a performance-driven athletic apparel brand with a focus on triathlon, cycling, and running. Operating a showroom and local fulfillment center in Wynwood, the brand maintains a strong presence in the endurance sports community. Its growing recognition continues to drive both local engagement and national expansion.



The Dirty Rabbit Group is the owner and operator of The Dirty Rabbit Wynwood, a popular nightlife venue known for its indoor/outdoor bar concept, street-art décor, and vibrant DJ scene. With a strong following and expansion plans, the brand serves as a key entertainment anchor in the area.



L&K Creation is a boutique retail brand offering curated, fashion-forward clothing and accessories. Their personalized shopping experience enhances the ground floor's retail appeal and boosts overall foot traffic within the building.



3rd World UCO collects and recycles used cooking oil into biofuels, supporting local restaurants and commercial kitchens with sustainable solutions. The company's mission aligns with broader environmental trends in clean energy and sustainability.



Jeanologia is a global leader in sustainable textile technology and denim finishing. The Miami Innovation Center serves as an R&D and client collaboration hub. The company is trusted by leading fashion brands seeking eco-efficient production technologies.

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TENANT PROFILES



MZERO is a blockchain software company developing cutting-edge Bitcoin Layer-2 technology. Founded by a well-known Bitcoin Core developer, the team brings in-house engineering expertise that contributes to Miami's emerging crypto and fintech landscape.



Art of Sims offers immersive F1 simulation racing experiences using professional-grade motion simulators. Their services provide both entertainment and training value, while adding a high-tech experiential element to the property's tenant mix.



Wynwood Yoga Studio is a full-service wellness center offering hot power yoga and candlelit classes. Highly rated on ClassPass with 30,000+ reviews, the studio has deep community ties and contributes to the wellness-focused identity of the building.



Luxe and Speed is a luxury and exotic car rental company based in Wynwood. The company offers high-end vehicles including Rolls Royce, Lamborghini, and McLaren, and caters to VIP clientele through chauffeur and concierge services.

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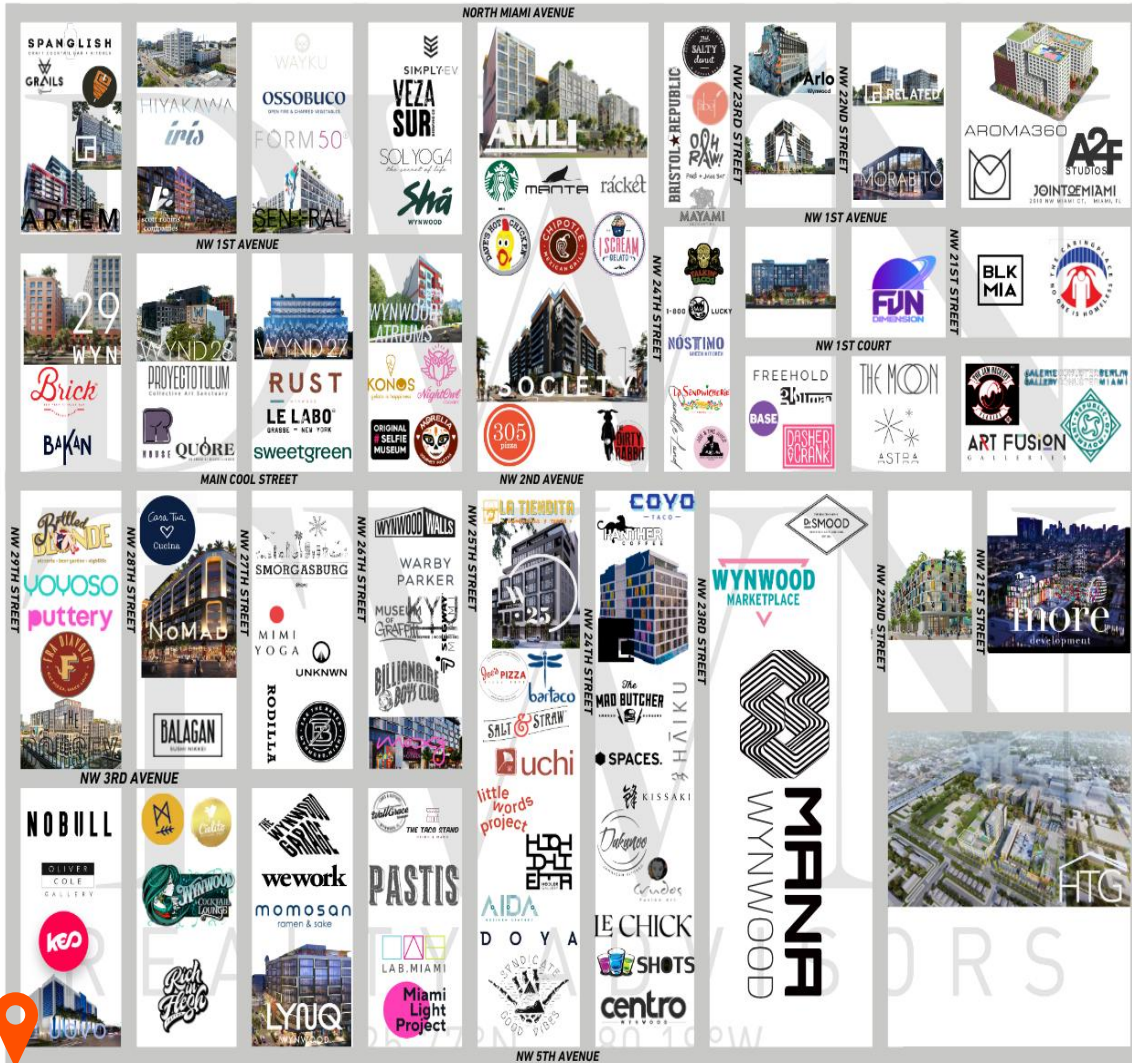
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WYNWOOD + HOSPITALITY HIGHLIGHTS



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WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND

ATOMIC



CLAIRE GROUP

Blockchain.com

OpenStore

ramp

PlayPay

veru

Gensler

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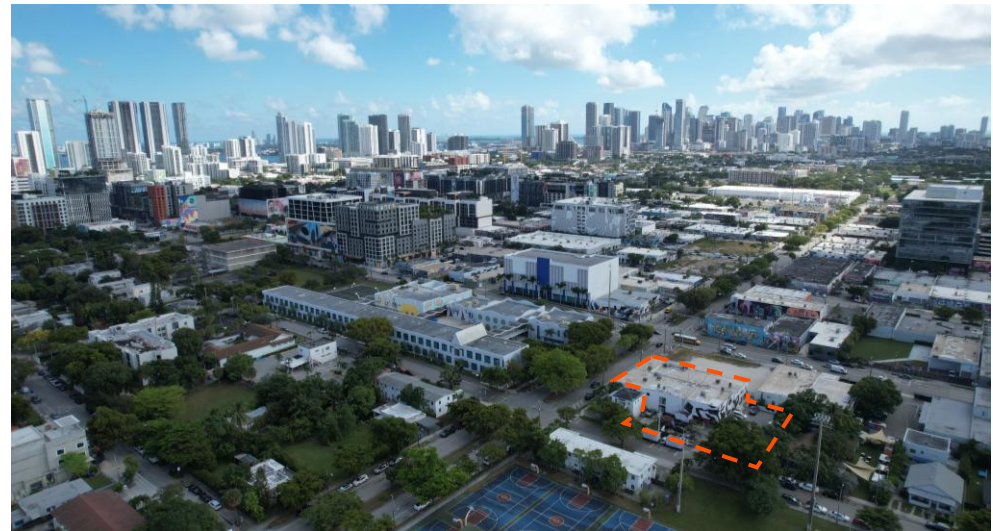
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AERIALS



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AERIAL CONTEXT



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