



THE BARBER & EDENS GROUP

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4400 PROJECT : CURRENT PROPERTY



PROPERTY OVERVIEW

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4490 PROJECT : CURRENT PROPERTY



PROPERTY OVERVIEW

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4400 - 4490 PROJECT : CURRENT PROPERTY LOT



PROPERTY OVERVIEW

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NEIGHBORHOOD : PERSPECTIVE VIEW



SOUTH PROXIMITY:

Miami Design District : Wynwood Miami : Midtown : Downtown Miami

EAST PROXIMITY:

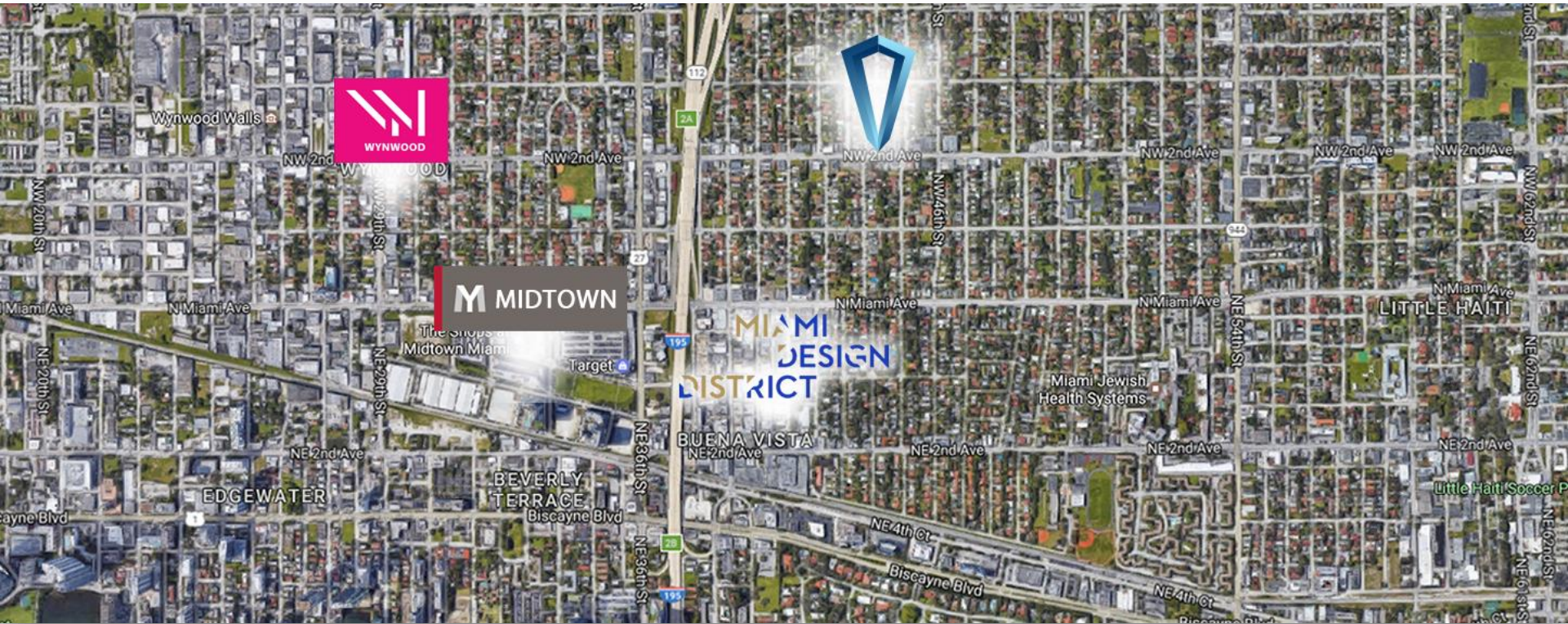
Miami Beach : South Beach Miami

+ PROPERTY OVERVIEW

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NEIGHBORHOOD : OVERVIEW



SOUTH PROXIMITY:

Miami Design District : Wynwood Miami : Midtown : Downtown Miami

EAST PROXIMITY:

Miami Beach : South Beach Miami

+ PROPERTY OVERVIEW

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4400 – 4490 : RESTAURANT & RETAIL PROPERTY

PREMISES: **4400** : 4410 : 4470 : 4490 - NW 2nd Avenue



PROPERTY DESCRIPTION

Existing building and 3 (North Building Open to Negotiation):

- 4400,4410,4470,4490 NW 2 AV

PROPERTY DESCRIPTION

Prime for development, two minutes from Wynwood and approximately 8 city blocks from the Miami Design District/Center and Midtown Shops.

Fronting Northwest 2nd Avenue, the Northern Building (4490) is on 45th Street and the Southern building (4400) is on 44th Street.

- T4-L Zoning with allowances for residential, commercial, civic, office, and educational projects.

PROPERTY FEATURES

- Two Retail Buildings - 2,599 SFT and 1,750 SFT (corner lots).
- Restaurant usage, as well as a 2COP.
- One building is in operation, the other building is vacant.
- Two Large Parking Lots (center lots) with gate separation and gate entry.
- Handicap parking, 20 parking spaces
- Combined Lot total SFT 21,394
- T4-L Zoning
- Zoning Feasibility Report Allowance Report provided with N,R,W, and E notations.

+ PROPERTY OVERVIEW

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4400 – 4490 : RESTAURANT & RETAIL PROPERTY

PREMISES: **4400** : 4410 : 4470 : 4490 - NW 2nd Avenue



PROPERTY DESCRIPTION

- Floors: **1.0**
- Legal Description: **COLUMBIA PK CORR PL PB 8-114 LOT 24 LESS E5FT BLK 3 LOT SIZE 53.750 X 97 OR 20224-1168 1101 2 (3)**
- Lot Size: **43560**
- MLSID: **RX-10317658**
- Built: 1936
- Architecture Style: **Other**
- Building Units: **4**
- Cooling System: **Central A/C**
- Exterior Type: **Concrete**
- Floor Covering: **Concrete**

+ PROPERTY OVERVIEW

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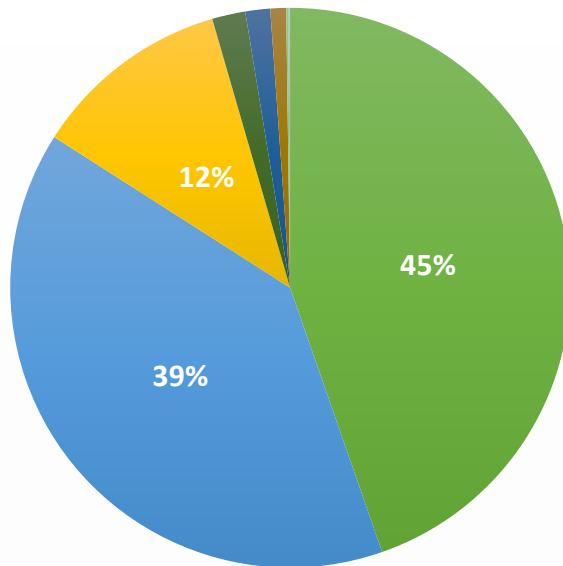
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PROPERTY | DEMOGRAPHICS

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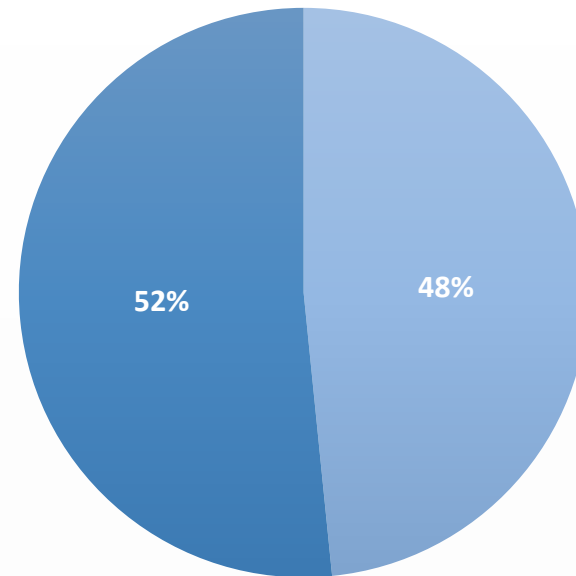
PROJECT DEMOGRAPHICS : MIAMI-DADE COUNTY

Population by Races



- White
- Black or African American
- Two or More Races
- American Indian
- Native Hawaiian Pacific Islander
- Hispanic or Latino
- Additional Race
- Asian
- Three or More Races
- Native Hawaiian Pacific Islander

Population by Gender



- Male
- Female

+ PROPERTY DEMOGRAPHICS

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PROJECT DEMOGRAPHICS : GREATER MIAMI TOURISM

Total Overnight Visitors

- The visitor industry continued to improve in 2016, as total overnight visitors to Greater Miami and the Beaches increased by 1.5% compared to 2015. The majority of the increase in visitors was during the first quarter; January, February and March all saw at least 4.8% more visitors than for that month in 2015.
- An estimated, record-high 15.7 million visitors who spent at least one night in Greater Miami and the Beaches during January-December 2016.

Overnight Visitor Spending

- During 2016 (January-December), overnight visitors spent an estimated **\$25.5 billion in direct expenditures in Greater Miami and the Beaches**. This can be largely attributed to international visitors, which accounted for approximately 62% of total spending.
- The average daily expenditure per visitor was \$268.63, and the average expenditure per person per visit was \$1,621.79. The average length of stay in 2016 was 6.04 nights. **Total overnight visitor spending increased in 2016 by 4.5% compared to 2015 and was primarily influenced by the 9.4% increase in length of stay, and increased spending on meals and entertainment.**

Main Purpose of Visit

- **Visitors continued to travel to Greater Miami and the Beaches primarily for leisure/vacation purposes, making up 84.8% of the visitor market in 2016.** This was an increase from 2015 of nearly 3%, whereas traveling for business and convention was 6.6% in 2016. The remaining visitors were in Miami for a cruise (5.0%) or were visiting for personal/other reasons(3.6%).

SOURCE INFORMATION PROVIDED BY:



+ PROPERTY DEMOGRAPHICS

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PROJECT DEMOGRAPHICS : GREATER MIAMI TOURISM

Total Overnight Visitors : Where They Stay

Consistent with previous years, Miami Beach remained the most common area for visitor lodging and has grown in popularity over the past two years. Downtown Miami and North-Dade/Sunny Isles Beach were also top areas for lodging. The following is a percentage breakdown of where visitors who used lodging stayed in 2016:

- **Miami Beach (55.6%)**
- **Downtown Miami (15.0%)**
- **North-Dade/Sunny Isles Beach (11.7%)**
- Airport Area (8.3%)
- South Miami-Dade (3.8%)
- Doral (2.9%)
- Key Biscayne (2.4%)
- Coconut Grove (1.7%)
- Coral Gables (1.3%)

SOURCE INFORMATION PROVIDED BY:



+ PROPERTY DEMOGRAPHICS

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PROJECT DEMOGRAPHICS : GREATER MIAMI TOURISM

Total Visitors :

- Overall expenditures for 2016 were up compared to 2015.
- This increase in expenditures for all visitors was driven by increased spending on meals and entertainment as well as rising lengths of stay.
- 2016 showed a jump in expenditures on entertainment, reaching an all time high for the last 5 years.

Average Daily Expenditures						
	2012	2013	2014	2015	2016	% Change 2015 v. 2016
Total Visitors						
Type of Expenditure						
Lodging	\$151.90	\$152.71	\$159.21	\$158.50	\$155.50	-1.9%
All Meals	\$103.87	\$105.56	\$108.30	\$119.08	\$129	8.3%
Transportation	\$31.45	\$32.09	\$35.25	\$37.98	\$38.00	0.1%
Entertainment	\$61.54	\$62.38	\$61.25	\$69.05	\$73.00	5.7%
Shopping	\$165.06	\$166.32	\$167.00	\$169.25	\$174.00	2.8%
Total: Avg. Daily \$ Per Party	\$513.82	\$519.06	\$531.01	\$553.86	\$569.50	2.8%
Divided by: Avg. Party Size	1.92	1.90	1.90	2.03	2.12	4.4%
Avg. Daily \$ Per Visitor	\$267.61	\$273.19	\$279.48	\$272.84	\$268.63	-1.5%
Multiplied by: Length of Stay (Average # of Nights)	5.86	5.88	5.86	5.77	6.04	9.4%
Total: \$/Person/Visit	\$1,568.22	\$1,606.35	\$1,637.75	\$1,574.27	\$1,621.79	3.0%
Multiplied by: Total Visitors	13,908.6	14,218.9	14,563.2	15,496.1	15,724.3	1.5%
Total Overnight Visitor Expenditures (in Billions)	\$21,811.74	\$22,840.53	\$23,850.88	\$24,395.05	\$25,501.51	4.5%

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+ PROPERTY DEMOGRAPHICS

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PROPERTY | 4400 RESTAURANT

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4400 : RESTAURANT PROPERTY



+ PROPERTY : 4400 RESTAURANT SPACE

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4400 : RESTAURANT PROPERTY



+ PROPERTY : 4400 RESTAURANT SPACE

4 4 0 0 & 4 4 9 0 N W 2 N D A V E | R E T R O F I T & A D D I T I O N S



4400 : PROPOSED SHELL INTERIOR



+ PROPERTY : 4400 RESTAURANT SPACE

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4400 : CONSTRUCTION BUDGET

PREMISES: **4400** : 4410 : 4470 : 4490 - NW 2nd Avenue



LINE ITEM/DESCRIPTION	PROJECT COSTS
ROOF	\$ 1,500
ELECTRICAL	\$ 4,000
MECHANICAL (HVAC)	\$ 1,500
PLUMBING	\$ 1,500
DOORS, FRAMES, HARDWARE	\$ 2,000
STOREFRONT (WINDOWS) / SLIDING DOOR	\$ 30,000
DRYWALL/FINISH	\$ 2,500
PAINTING	\$ 2,000
STUCCO	\$ 2,500
BATHROOM REFURBISH	\$ 1,000
FLOORING	\$ 1,500
DECK/PATIO	\$ 3,900
FENCE REFURBISH	\$ 1,000
MISCELLANEOUS CONCRETE	\$ 4,000
DEMOLITION	\$ 2,500
CONSTRUCTION TOTAL (PROJECTION)	~ \$ 61,400

+ PROPERTY : 4400 RESTAURANT SPACE

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PROPERTY | 4490 RETAIL SPACES

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4490 : RETAIL PROPERTY (MULTI-USE)



+ PROPERTY : 4490 RETAIL SPACE

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4490 : RETAIL PROPERTY (MULTI-USE)



+ PROPERTY : 4490 RETAIL SPACE

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4490 : RETAIL PROPERTY



+ PROPERTY : 4490 RETAIL SPACE

4 4 0 0 & 4 4 9 0 N W 2 N D A V E | R E T R O F I T & A D D I T I O N S



4490 : CONSTRUCTION BUDGET

PREMISES: 4400 : 4410 : 4470 : **4490** - NW 2nd Avenue



LINE ITEM/DESCRIPTION	PROJECT COSTS
ROOF	\$ 1,500
ELECTRICAL	\$ 2,000
MECHANICAL (HVAC)	\$ 10,000
PLUMBING	\$ 1,500
DOORS, FRAMES, HARDWARE	\$ 1,500
STOREFRONT (WINDOWS)	\$ 25,000
DRYWALL/FINISH	\$ 2,500
PAINTING	\$ 1,500
STUCCO	\$ 2,500
BATHROOM REFURBISH	\$ 1,500
FLOORING	\$ 1,000
FENCE REFURBISH	\$ 500
MISCELLANEOUS CONCRETE	\$ 3,000
DEMOLITION	\$ 2,000
CONSTRUCTION TOTAL (PROJECTION)	~ \$ 56,000

+ PROPERTY : 4490 RETAIL SPACE

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PROJECT | FINANCES

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4400 – 4490 : GENERAL CONDITIONS | SITE PREP

PREMISES: **4400** : **4410** : **4470** : **4490** - NW 2nd Avenue



LINE ITEM/DESCRIPTION	PROJECT COSTS
GENERAL CONDITIONS	
PERMIT & FEES	\$ 2,000
PLANS & SPECS	\$ 500
TRASH REMOVAL	\$ 500
SITE SUPERVISION	\$ 20,000
ARCHITECT & ENGINEERING FEES	\$ 10,000
MISCELLANEOUS LABOR	\$ 1,500
SITE PREP	
DEMOLITION	\$ 1,000
DUMPSTER & REMOVAL	\$ 800
CLEAR LOT	\$ 750
TEMPORARY POWER	\$ 1,000
PARKING LOT STIPING	\$ 500
LANDSCAPING	\$ 12,500
PAVING EXTENSION	\$ 17,500
CONSTRUCTION TOTAL (PROJECTION)	~ \$ 68,550

+ PROPERTY : GENERAL CONDITIONS | SITE PREP.

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GENERAL CONDITIONS / SITE PREP

OWNER FEES/COSTS

\$ 68,550 + \$ 77,000

\$ 145,550

PROJECT FINANCES

4 4 0 0 - 4 4 9 0 N W 2 ^N D A V E N U E | R E T R O F I T & A D D I T I O N



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4400 CONSTRUCTION BUDGET

\$ 61,400

PROJECT FINANCES

4 4 0 0 - 4 4 9 0 N W 2 ^N D AVENUE | RETROFIT & ADDITION



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4490 CONSTRUCTION BUDGET

\$ 56,000

PROJECT FINANCES

4400 - 4490 NW 2ND AVENUE | RETROFIT & ADDITION



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GEN. CONDITIONS / SITE PREP

4400 BUDGET

4490 BUDGET

OWNER FEES/COSTS

\$ 68,550 + \$ 61,400 + \$ 56,000 + \$ 77,000

\$ 262,950

PROJECT FINANCES

4400 - 4490 NW 2ND AVENUE | RETROFIT & ADDITION



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PROJECT | PROFIT PROJECTIONS

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LEASE VALUE / MONTH	LEASE VALUE / YEAR	PROFIT %	MONTHLY RETURN (APPROX.)	YEARLY RETURN (APPROX.)
LOW PROJECTION: \$ 11,000	\$ 132,000	40	\$ 4,400	\$ 52,000
MID-LOW PROJECTION: \$ 13,500	\$ 162,000	40	\$ 5,400	\$ 64,800
MEDIAN PROJECTION: \$ 18,000	\$ 216,000	40	\$ 7,200	\$ 86,400
GOAL PROJECTION: \$ 20,000	\$ 240,000	40	\$ 8,000	\$ 96,000
HIGH PROJECTION: \$ 25,000	\$ 300,000	40	\$ 10,000	\$ 120,000

+ 4400: MONTH | YEAR PROFIT PROJECTIONS

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LEASE VALUE / MONTH	LEASE VALUE / YEAR	PROFIT %	MONTHLY RETURN (APPROX.)	YEARLY RETURN (APPROX.)
LOW PROJECTION: \$ 5,000	\$ 72,000	60	\$ 3,000	\$ 36,000
MID-LOW PROJECTION: \$ 7,500	\$ 90,000	60	\$ 4,500	\$ 54,000
MEDIAN PROJECTION: \$ 9,500	\$ 114,000	57	\$ 5,415	\$ 64,980
GOAL PROJECTION: \$ 12,000	\$ 144,000	57	\$ 6,840	\$ 82,080
HIGH PROJECTION: \$ 14,000	\$ 168,000	57	\$ 7,980	\$ 95,760

+ 4490: MONTH | YEAR PROFIT PROJECTIONS

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PROJECTED PROPERTY VALUE	%	4400 (+ 5 YR. PROFIT)	4490 (+5 YR. PROFIT)	PROPERTY VALUE + COMBINED PROFIT
\$ 5,000,000	15	\$ 480,000	\$ 410,400	\$ 1,640,400
\$ 7,500,000	20	\$ 480,000	\$ 410,400	\$ 2,390,400
\$ 10,000,000	25	\$ 480,000	\$ 410,400	\$ 3,390,400
\$ 13,000,000	30	\$ 480,000	\$ 410,400	\$ 4,790,400
\$ 15,500,000	35	\$ 480,000	\$ 410,400	\$ 6,315,400
\$ 17,000,000	45	\$ 480,000	\$ 410,400	\$ 8,540,400

+ 4400 - 4490 : PROPERTY VALUE EVALUATION PROJECTIONS

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THE BARBER & EDENS GROUP

TEAM

SHAUN EDENS

FOUNDER

The Barber & Edens Group

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+ THE TEAM

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CHARONTON BARBER

FOUNDER

The Barber & Edens Group

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+ THE TEAM

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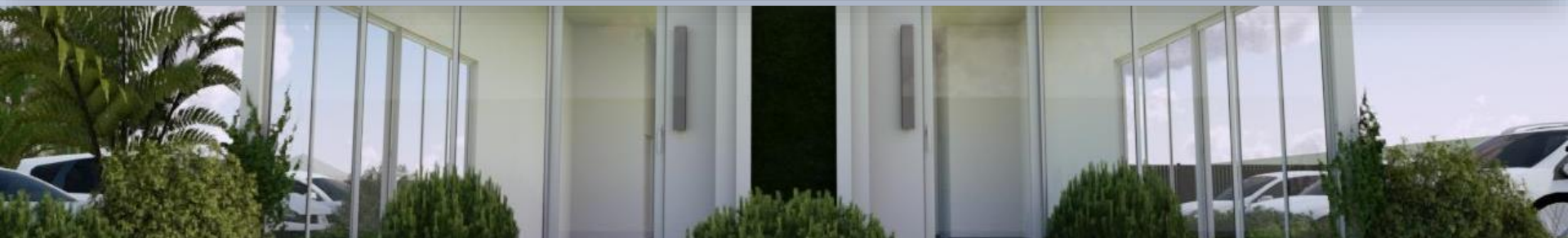


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PROJECT SUMMARY



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