

GROVE PROFESSIONAL BUILDING OFFICE PROPERTY FOR SALE

2950 SW 27 Ave, Miami, FL 33131



LOCATION

- Excellent building in Miami's Coconut Grove.
- Three-story office building over an integrated two-story parking garage.
- Centrally located in one of South Florida's premier neighborhood.
- Two blocks from the Coconut Grove Metrorail Station and US-1.
- Three blocks from the Ritz-Carlton Hotel.
- Minutes from the Airport, Downtown and the Beaches.

INVESTMENT SUMMARY

- Property Type: Office Condo
- Property Use: Investment
- Unit Size: 10,512 RSF
- NOI Proforma: \$211,345
- Cap Rate: 8%
- Floors: 3
- Parking: 3/1,000 SF
- Year Built: 1985
- Building Class: B

DESCRIPTION

Built in 1985 in Coconut Grove, Fl. as a luxury office condominium building with lots of glass and a red brick exterior finish. The building is a high quality office building located on SW 27 avenue in Coconut Grove. The building has three stories of well designed office spaces with a center core for elevators, bathrooms and staircases. The offices benefit from significant natural lighting due to the amount of window line in place. In addition, the building offers a ground level open court yard perfect for events and receptions.

SITE SPECIFICATIONS

- Property Type: Office Condo
- Unit Size: 10,512 RSF
- Year Built: 1985
- Building Size: 41,000 SF
- Floors: 3

THE NEIGHBORHOOD

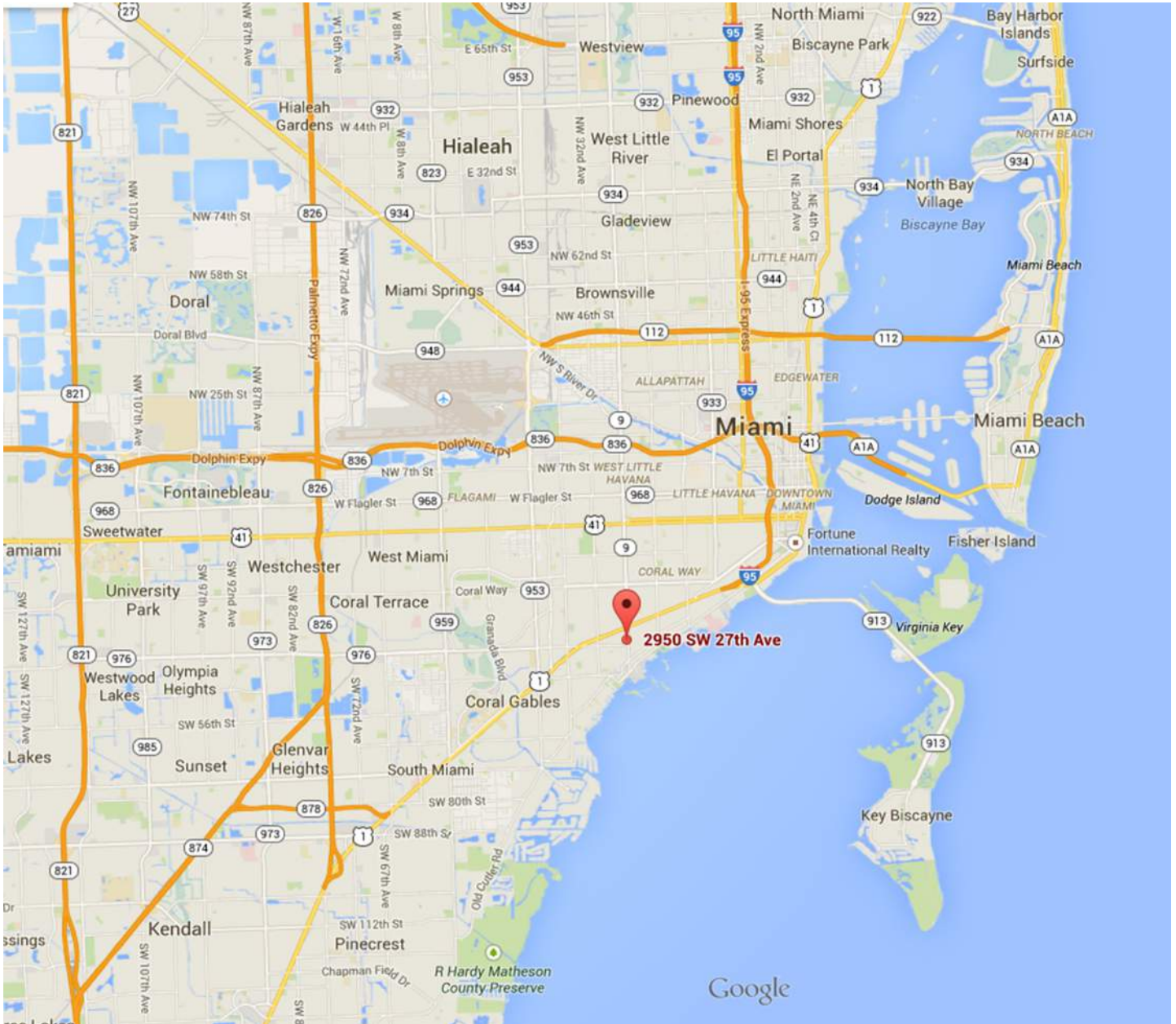
Miami is one of the state's – and the world's – most popular vacation spots. Though destinations often are said to offer something for everyone, the Miami area offers multiple enticements for everyone: The trendy nightlife of South Beach, bejeweled by the eye candy of the Art Deco district. The bustle of Calle Ocho and the highly caffeinated energy of Little Havana. The plush hotels of Miami Beach and the historic hideaways of Coral Gables. Seemingly endless shopping opportunities in modern, sprawling malls and the quiet, personal attention offered by the family-owned shops of Coconut Grove and many other corners of the region. The lures of deep-sea fishing and golf and tennis. Major league football, basketball, hockey and baseball. Boat shows and auto racing. Art festivals and outdoor food and wine extravaganzas. An international airport and the world's busiest cruise port. The Miami area offers all of this – and so much more.



DEMOGRAPHICS FOR 33133 - 2013

	1 MILE	3 MILES	5 MILES
Total Day Time Population	27,792	188,850	426,049
Average Household Income	\$69,157	\$65,715	\$58,862
Per Capita Income	\$29,819	\$26,402	\$23,527

LOCATION MAP



LOCATION OVERVIEW

- South Florida's most desirable place to live and work
- Two blocks from the Coconut Grove Metrorail Station and US-1
- Surrounded by a vast number of residential, business, entertainment and cultural opportunities
- Excellent demographics
- Minutes from the Airport, Downtown and the Beaches.

Rent Roll

Suite	Tenant	Start Date	Expire Date	Rentable Area/RSF	\$/RSF	Annualized Rent	Renewal Term	Renewal Increase	Notes
210	Patricia O. Espinosa	1/1/2015	12/31/2019	5,256	\$28.00	\$112,393	2/4 Year	3%	4 Assigned parking spaces (lower garage)
220 & 220 A	KB Homes Archiplan Architects Alta Developers	1/1/2015	12/31/2019		\$28.00	\$28,447	2/4 Year	3%	13 parking spaces (7 in lower garage) (6 in upper level)
310/320	Baxamed Corp Foundation of Malta Axis Realty Trust Destination Plus LLC		PROFORMA	5,257	\$28.00	\$129,480			*PROFORMA (Parking spaces are offered for an additional fee. 4 out of 13 parking spaces are rented.)
TOTAL						\$300K			30 Parking Spaces

***PROFORMA SPACE 310/320 OPTIONS**

- 1- Space can be delivered with Tenant on a month to month lease.
- 2- Delivered empty.
- 3- Leased to another company.
- 4- End User.

Financial Information

UNIT	FOLIO	SQFT	MONTHLY HOA FEES	ANNUAL HOA FEES	Estimated Based on 2014		TOTAL EXPENSES		
					Notice of Proposed Property Taxes				
210	01-4116-065-0600	3776.72	2711.44	\$	32,537.28	\$	16,270.53	\$	48,807.81
220	01-4116-065-0900	562.4	403.55	\$	4,842.60	\$	1,871.67	\$	6,714.27
220-A	01-4116-065-1100	393.65	282.2	\$	3,386.40	\$	2,676.54	\$	6,062.94
310	01-4116-065-1200	3421.31	2456.49	\$	29,477.88	\$	14,740.87	\$	44,218.75
320	01-4116-065-1500	987.16	708.73	\$	8,504.76	\$	4,700.60	\$	13,205.36
		9141.24	6562.41	\$	78,748.92	\$	40,260.21	\$	119,009.13
	*15%	1371.19							
TOTAL LEASEABLE		10512.43	SQ/FT						

* COMMON AREA FACTOR OF 15% NEED TO BE ADDED TO THE NET SQ/FT
 * 30 PARKING SPACES FOR OFFICES 210-220 -220-A 310 AND 320

CURRENT LEASES SUITES 210 & 220	ACTUAL		RENT	PARKING (@ \$100 PER MONTH)	TOTAL	MONTHLY
	NET SQ/FT	\$ 28.00				
GRUPO ALTA / ARCHIPLAN OFFICE 220	2922	\$	94,088.40	\$	13,200.00	\$ 8,940.70 (4 YEAR LEASE)
PATRICIA ESPINOSA / OFFICE 210	1649	\$	53,097.80	\$	4,800.00	\$ 4,824.82 (4 YEAR LEASE)
TOTAL	4571 *	\$	147,186.20	\$	18,000.00	\$ 13,765.52

* COMMON AREA FACTOR OF 15% NEED ADDED TO THE NET SQ/FT

Net Sq/ft	4571 sq/ft	Parking 15 Spaces @ 100 a month	\$	18,000
15% Common Area Factor	685 sq/ft	Rent @ \$28 sq/ft	\$	147,168
	5256 sq/ft	Total ACTUAL Rent	\$	165,168 Plus SALES Tax

FLEX SPACES / SUITE 320 : LEASED MONTH TO MONTH DETAIL PROVIDED IN THE RENT ROLL

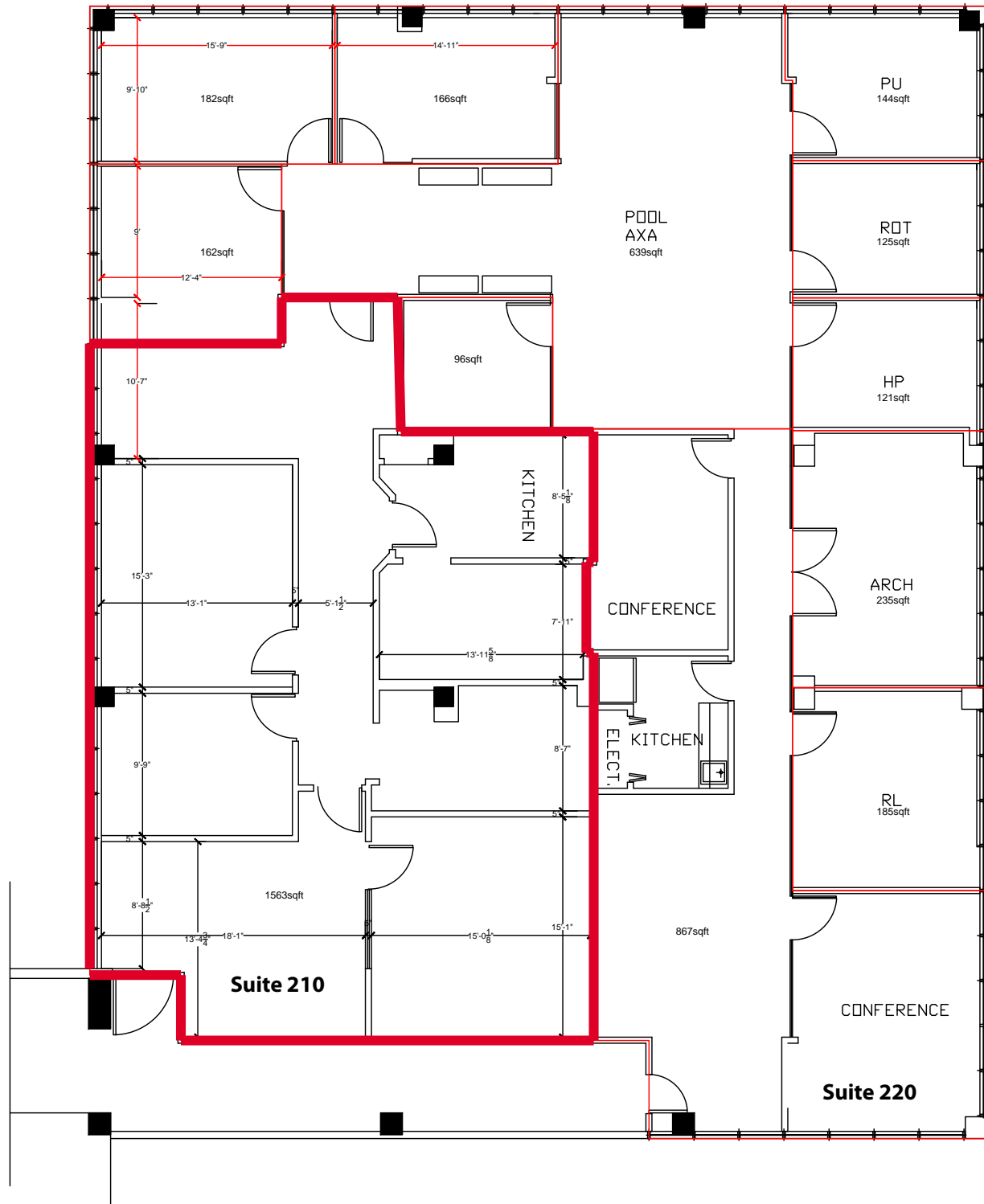
Net Sq/ft	4571 sq/ft	Parking 15 Spaces @ 100 a month	\$	18,000
15% Common Area Factor	686 sq/ft	PROFORMA Rent @ \$28 sq/ft	\$	147,186
	5257 sq/ft	Total PROFORMA Rent	\$	165,186 Plus SALES Tax

PROFORMA	
GROSS INCOME	\$ 330,354
Total Expenses	\$ 119,009
NOI PROFORMA	\$ 211,345
Purchase Price	\$ 2,650,000
CAP	8.0%

PROPERTY IMAGES



Suite 210 and 220 - Layout

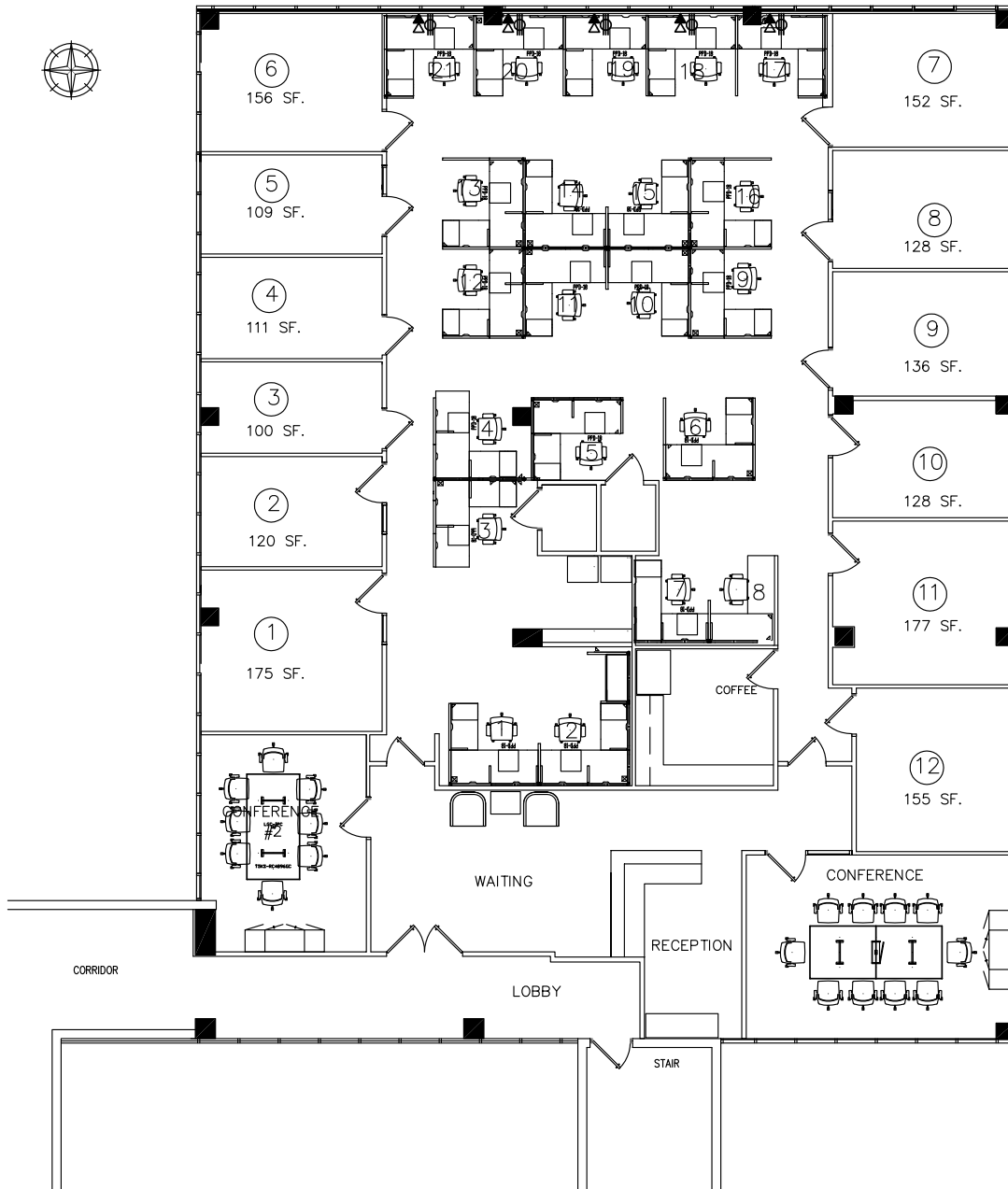


OFFICES FLOOR 2

Suite 220 - Photos



Suite 320 - Layout



GROVE PROFESSIONAL BUILDING
OFFICES 3RD FLOOR
GENERAL LAYOUT
E = 1/8"=1'

Suite 310/320 - Photos



MIAMI



Miami-Dade County is close to sea level in elevation averaging about 6 feet (1.8 m) above sea level. It is rather new geologically and located at the eastern edge of the Florida Platform, a carbonate plateau created millions of years ago.

Eastern Dade is composed of Oolite limestone while western Dade is composed mostly of Bryozoa.[13] Miami-Dade is among the last areas of Florida to be created and populated with fauna and flora, mostly in the Pleistocene.

According to the 2000 census, the county has a total area of 2,431.26 square miles (6,296.9 km²), of which 1,946.06 square miles (5,040.3 km²) (or 80.04%) is land and 485.19 square miles (1,256.6 km²) (or 19.96%) is water,[14] most of which is Biscayne Bay, with another significant portion in the adjacent waters of the Atlantic Ocean.

The bay is divided from the Atlantic Ocean by the many barrier isles along the coast, one of which is where well-known Miami Beach is located, home to South Beach and the Art Deco district. The Florida Keys, which are also barrier islands are only accessible through Miami-Dade County, but which are otherwise part of neighboring Monroe County.

Population

Miami is the largest city within Miami-Dade County as well as the county seat, with an estimated population of 424,662. Miami is the only metropolitan area in the United States that borders two national parks.

Biscayne National Park is located east of the mainland, in Biscayne Bay, and the western third of Miami-Dade County lies within Everglades National Park. The northwest portion of the county contains a small part of the Big Cypress National Preserve.

Demographics

2008 U.S. Census estimates

U.S. Census Bureau 2008 Ethnic/Race Demographics:

White (non-Hispanic): 17.8%

Black (non-Hispanic): 19.5%

Hispanics or Latinos of any race: 62.4%

Asian: 1.6%

Two or more races: 1.0%

Some other race: 5.6%

American Indian and Alaska Native: 0.3%

Native Hawaiian and Other Pacific Islander: 0.1%

According to the 2008 U.S. Census Bureau estimates, when compared to the 2000 U.S. Census, the Hispanic population grew 5.1%, the Black population dropped 0.8%, the White (non-Hispanic) population dropped 2.9%, and the Asian population grew 0.2%.

Transportation

Miami International Airport

Miami International Airport, located in an unincorporated area in the county, serves as the primary international airport of the Miami Area. One of the busiest international airports in the world, Miami International Airport caters to over 35 million passengers a year. Identifiable locally, as well as several worldwide authorities, as MIA or KMIA, the airport is a major hub and the single largest international gateway for American Airlines, the world's largest passenger air carrier.

Miami International is the United States' third largest international port of entry for foreign air passengers (behind New York's John F. Kennedy International Airport and Los



Angeles International Airport), and is the seventh largest such gateway in the world.

The airport's extensive international route network includes non-stop flights to over seventy international cities in North and South America, Europe, Asia, and the Middle East.

General aviation airports in the county include Kendall-Tamiami Executive Airport in an unincorporated area, Opa-Locka Airport in Opa-Locka, and Homestead General Aviation Airport in an unincorporated area west of Homestead. Homestead Joint Air Reserve Base, east of Homestead in an unincorporated area, serves military traffic.

Public transit

Public transit in Miami-Dade County is served by Miami-Dade Transit, and is the largest public transit in Florida. Miami-

Dade Transit operates a heavy rail metro system Metrorail, an elevated people mover in Downtown Miami, Metromover and the bus system, Metrobus.

Currently, expansion of Metrorail is underway with the construction of the AirportLink to Miami International Airport.

Major expressways

In Florida a Trolled State Road is often (but not always) denoted by having the word "TOLL" printed on the top of the State Road shield. When a driver passes through a toll plaza without paying the proper toll a digital image of the cars license tag is recorded. Under Florida Law, this image can be used by the Authority to issue a toll violation.

Miami-Dade County has 10 major expressways and 1 minor expressway in Downtown Miami.

Other areas and attractions

- | | |
|-------------------------|-------------------------|
| South Beach | Ocean Drive |
| Calle Ocho | Lincoln Road |
| Downtown | Miami Bal Harbour Shops |
| Dolphin Mall | Aventura Mall |
| Biltmore Hotel | Freedom Tower |
| Miami Art Deco District | Miami Design District |
| Bayside Marketplace | Little Havana |
| Star Island | Brickell |
| Key Biscayne | Española Way |
| Mary Brickell Village | Wynwood Art District |
| University of Miami | Vizcaya |

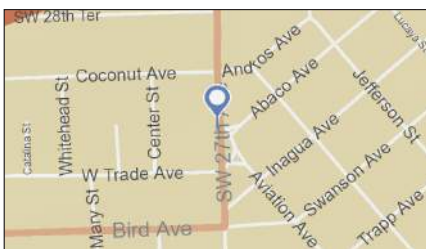
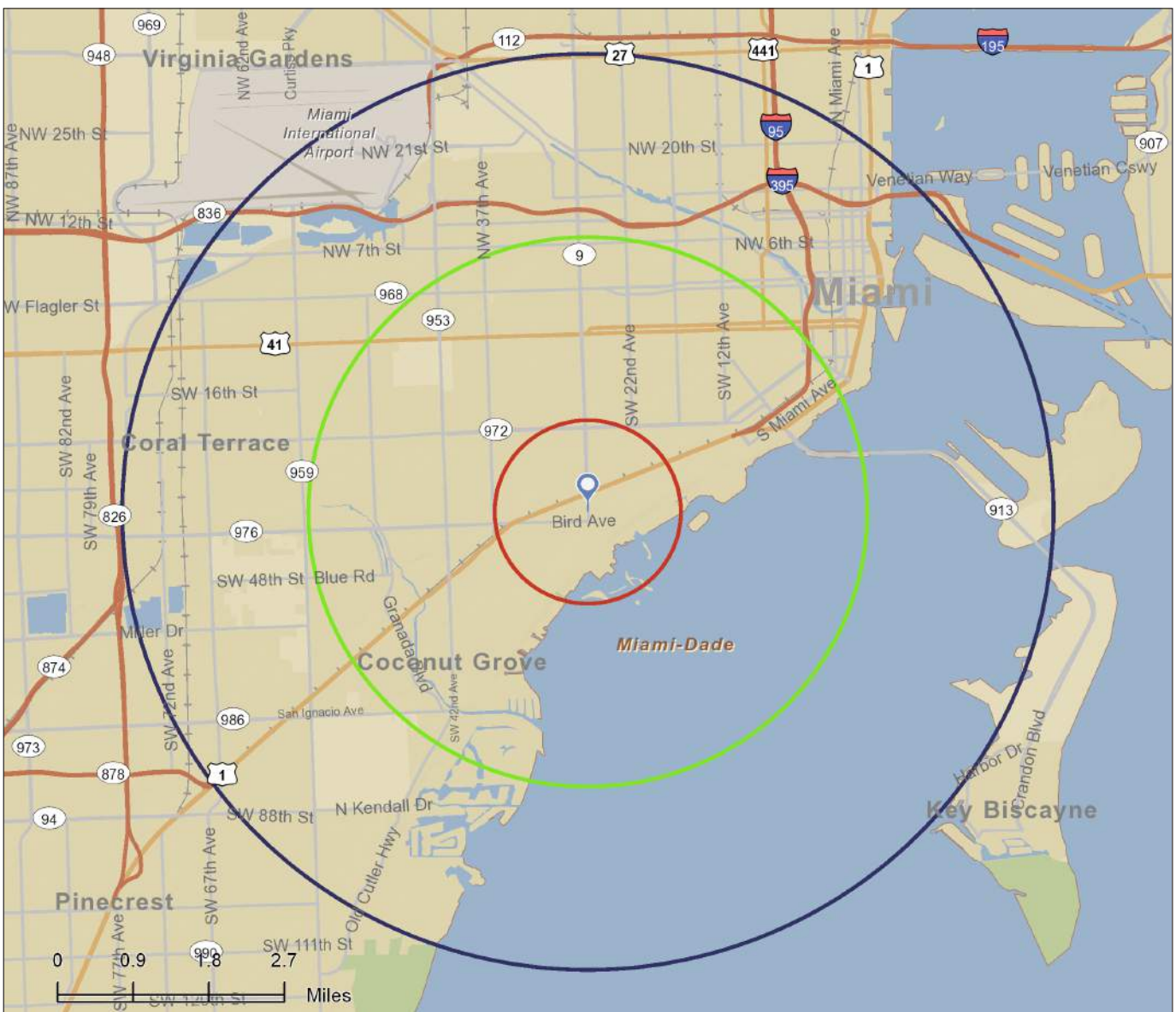




Site Map

2950 SW 27th Ave, Miami, Florida, 33133
Ring: 1, 3, 5 Miles

Latitude: 25.736979
Longitude: -80.237771



November 20, 2014

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Executive Summary

2950 SW 27th Ave, Miami, Florida, 33133
Rings: 1, 3, 5 mile radii

Latitude: 25.736978933
Longitude: -80.23777086

	1 mile	3 miles	5 miles
Population			
2000 Population	24,396	172,295	369,272
2010 Population	26,741	184,905	414,045
2013 Population	27,792	188,850	426,049
2018 Population	29,936	199,396	452,444
2000-2010 Annual Rate	0.92%	0.71%	1.15%
2010-2013 Annual Rate	1.19%	0.65%	0.88%
2013-2018 Annual Rate	1.50%	1.09%	1.21%
2013 Male Population	49.0%	48.6%	49.4%
2013 Female Population	51.0%	51.4%	50.6%
2013 Median Age	39.8	41.3	40.3

In the identified area, the current year population is 426,049. In 2010, the Census count in the area was 414,045. The rate of change since 2010 was 0.88% annually. The five-year projection for the population in the area is 452,444 representing a change of 1.21% annually from 2013 to 2018. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	85.6%	88.0%	84.5%
2013 Black Alone	7.3%	4.5%	7.7%
2013 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2013 Asian Alone	1.6%	1.3%	1.3%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	3.1%	3.6%	3.7%
2013 Two or More Races	2.3%	2.4%	2.5%
2013 Hispanic Origin (Any Race)	65.0%	76.8%	76.4%

Persons of Hispanic origin represent 76.4% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.0 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	10,075	68,194	139,487
2010 Households	11,330	73,506	162,645
2013 Total Households	11,789	75,146	168,051
2018 Total Households	12,724	79,575	179,452
2000-2010 Annual Rate	1.18%	0.75%	1.55%
2010-2013 Annual Rate	1.23%	0.68%	1.01%
2013-2018 Annual Rate	1.54%	1.15%	1.32%
2013 Average Household Size	2.35	2.45	2.46

The household count in this area has changed from 162,645 in 2010 to 168,051 in the current year, a change of 1.01% annually. The five-year projection of households is 179,452, a change of 1.32% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2010. The number of families in the current year is 97,764 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 20, 2014



Executive Summary

2950 SW 27th Ave, Miami, Florida, 33133
Rings: 1, 3, 5 mile radii

Latitude: 25.736978933
Longitude: -80.23777086

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$44,615	\$35,614	\$32,841
2018 Median Household Income	\$53,394	\$41,648	\$38,408
2013-2018 Annual Rate	3.66%	3.18%	3.18%
Average Household Income			
2013 Average Household Income	\$69,157	\$65,715	\$58,862
2018 Average Household Income	\$82,104	\$79,558	\$70,378
2013-2018 Annual Rate	3.49%	3.90%	3.64%
Per Capita Income			
2013 Per Capita Income	\$29,819	\$26,402	\$23,527
2018 Per Capita Income	\$35,455	\$31,988	\$28,205
2013-2018 Annual Rate	3.52%	3.91%	3.69%

Households by Income
Current median household income is \$32,841 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$38,408 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$58,862 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$70,378 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$23,527 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$28,205 in five years, compared to \$32,073 for all U.S. households

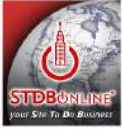
Housing			
2000 Total Housing Units	10,982	72,922	150,723
2000 Owner Occupied Housing Units	4,585	29,554	59,992
2000 Renter Occupied Housing Units	5,490	38,640	79,495
2000 Vacant Housing Units	907	4,728	11,236
2010 Total Housing Units	13,044	82,185	185,887
2010 Owner Occupied Housing Units	5,147	30,613	64,026
2010 Renter Occupied Housing Units	6,183	42,893	98,619
2010 Vacant Housing Units	1,714	8,679	23,242
2013 Total Housing Units	13,310	83,595	189,787
2013 Owner Occupied Housing Units	4,894	28,795	60,304
2013 Renter Occupied Housing Units	6,894	46,351	107,748
2013 Vacant Housing Units	1,521	8,449	21,736
2018 Total Housing Units	14,199	87,425	198,882
2018 Owner Occupied Housing Units	5,559	31,681	66,259
2018 Renter Occupied Housing Units	7,165	47,894	113,193
2018 Vacant Housing Units	1,475	7,850	19,430

Currently, 31.8% of the 189,787 housing units in the area are owner occupied; 56.8%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 185,887 housing units in the area - 34.4% owner occupied, 53.1% renter occupied, and 12.5% vacant. The annual rate of change in housing units since 2010 is 0.93%. Median home value in the area is \$225,790, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.30% annually to \$252,960.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 20, 2014



Demographic and Income Profile

2950 SW 27th Ave, Miami, Florida, 33133
Ring: 1 mile radius

Latitude: 25.736978933
Longitude: -80.23777086

Summary	Census 2010		2013		2018	
Population	26,741		27,792		29,936	
Households	11,330		11,789		12,724	
Families	6,304		6,522		6,984	
Average Household Size	2.35		2.35		2.34	
Owner Occupied Housing Units	5,147		4,894		5,559	
Renter Occupied Housing Units	6,183		6,894		7,165	
Median Age	39.3		39.8		39.9	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	1.50%		0.99%		0.71%	
Households	1.54%		0.98%		0.74%	
Families	1.38%		0.87%		0.63%	
Owner HHs	2.58%		1.32%		0.94%	
Median Household Income	3.66%		3.47%		3.03%	
Households by Income	2013				2018	
	Number		Percent		Number	Percent
<\$15,000	2,165		18.4%		2,156	16.9%
\$15,000 - \$24,999	1,430		12.1%		1,081	8.5%
\$25,000 - \$34,999	1,210		10.3%		1,149	9.0%
\$35,000 - \$49,999	1,540		13.1%		1,500	11.8%
\$50,000 - \$74,999	2,350		19.9%		2,460	19.3%
\$75,000 - \$99,999	990		8.4%		1,525	12.0%
\$100,000 - \$149,999	1,058		9.0%		1,580	12.4%
\$150,000 - \$199,999	388		3.3%		483	3.8%
\$200,000+	657		5.6%		791	6.2%
Median Household Income			\$44,615		\$53,394	
Average Household Income			\$69,157		\$82,104	
Per Capita Income			\$29,819		\$35,455	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,538	5.8%	1,559	5.6%	1,698	5.7%
5 - 9	1,056	3.9%	1,298	4.7%	1,469	4.9%
10 - 14	1,074	4.0%	1,092	3.9%	1,335	4.5%
15 - 19	1,195	4.5%	1,200	4.3%	1,228	4.1%
20 - 24	1,790	6.7%	1,844	6.6%	1,901	6.3%
25 - 34	4,749	17.8%	4,761	17.1%	4,983	16.6%
35 - 44	4,397	16.4%	4,401	15.8%	4,464	14.9%
45 - 54	3,693	13.8%	3,955	14.2%	4,087	13.7%
55 - 64	3,149	11.8%	3,365	12.1%	3,761	12.6%
65 - 74	2,101	7.9%	2,263	8.1%	2,741	9.2%
75 - 84	1,389	5.2%	1,408	5.1%	1,559	5.2%
85+	611	2.3%	647	2.3%	713	2.4%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,932	85.8%	23,799	85.6%	25,657	85.7%
Black Alone	1,951	7.3%	2,016	7.3%	2,141	7.2%
American Indian Alone	25	0.1%	28	0.1%	35	0.1%
Asian Alone	411	1.5%	438	1.6%	494	1.7%
Pacific Islander Alone	11	0.0%	11	0.0%	13	0.0%
Some Other Race Alone	816	3.1%	853	3.1%	891	3.0%
Two or More Races	594	2.2%	647	2.3%	704	2.4%
Hispanic Origin (Any Race)	17,384	65.0%	18,054	65.0%	19,708	65.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

November 20, 2014

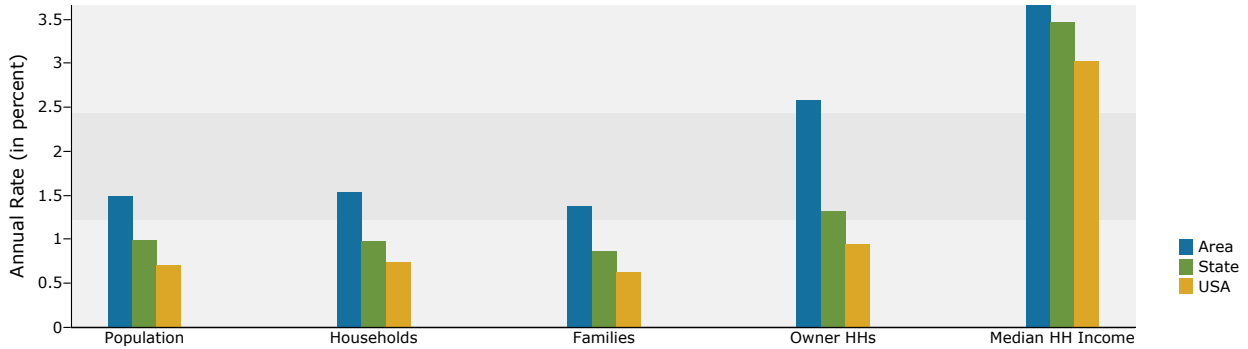


Demographic and Income Profile

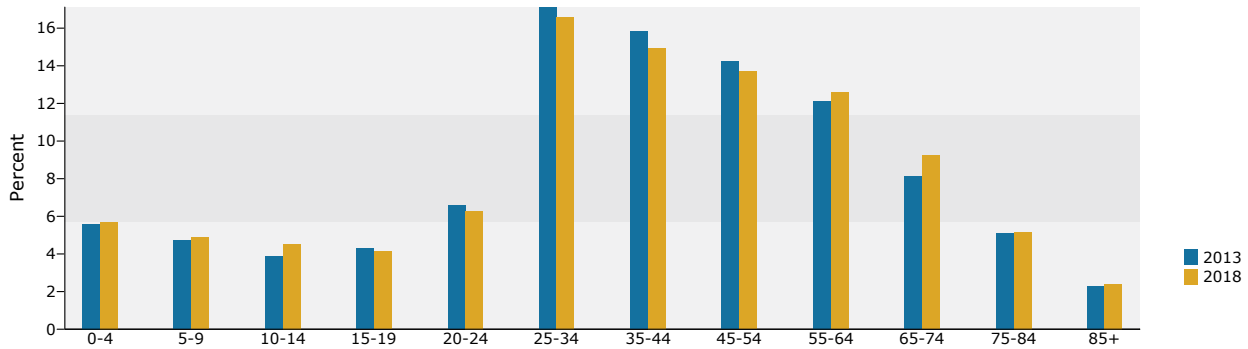
2950 SW 27th Ave, Miami, Florida, 33133
Ring: 1 mile radius

Latitude: 25.736978933
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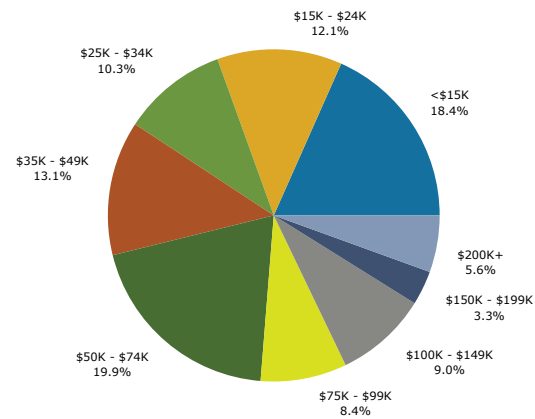
Trends 2013-2018



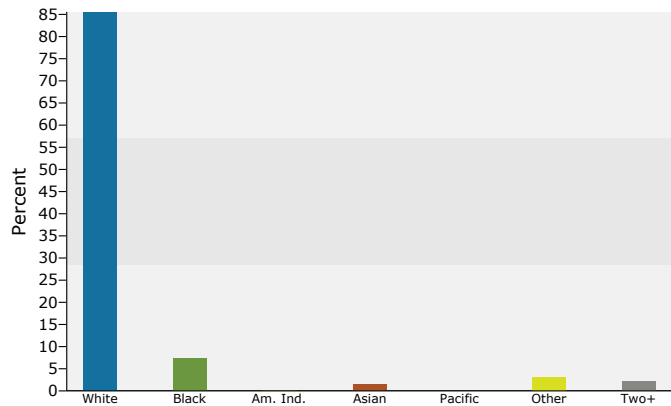
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 65.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

November 20, 2014



Demographic and Income Profile

2950 SW 27th Ave, Miami, Florida, 33133
Ring: 3 mile radius

Latitude: 25.736978933
Longitude: -80.23777086

Summary	Census 2010		2013		2018	
Population	184,905		188,850		199,396	
Households	73,506		75,146		79,575	
Families	44,090		44,836		47,134	
Average Household Size	2.46		2.45		2.45	
Owner Occupied Housing Units	30,613		28,795		31,681	
Renter Occupied Housing Units	42,893		46,351		47,894	
Median Age	40.8		41.3		41.8	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	1.09%		0.99%		0.71%	
Households	1.15%		0.98%		0.74%	
Families	1.00%		0.87%		0.63%	
Owner HHS	1.93%		1.32%		0.94%	
Median Household Income	3.18%		3.47%		3.03%	
Households by Income			2013		2018	
			Number	Percent	Number	Percent
<\$15,000			18,141	24.1%	18,242	22.9%
\$15,000 - \$24,999			10,337	13.8%	7,943	10.0%
\$25,000 - \$34,999			8,532	11.4%	8,366	10.5%
\$35,000 - \$49,999			10,033	13.4%	10,084	12.7%
\$50,000 - \$74,999			10,093	13.4%	10,577	13.3%
\$75,000 - \$99,999			4,911	6.5%	6,884	8.7%
\$100,000 - \$149,999			5,660	7.5%	8,010	10.1%
\$150,000 - \$199,999			2,829	3.8%	3,823	4.8%
\$200,000+			4,610	6.1%	5,645	7.1%
Median Household Income			\$35,614		\$41,648	
Average Household Income			\$65,715		\$79,558	
Per Capita Income			\$26,402		\$31,988	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,124	5.5%	9,976	5.3%	10,536	5.3%
5 - 9	8,377	4.5%	9,190	4.9%	9,773	4.9%
10 - 14	8,094	4.4%	8,428	4.5%	9,500	4.8%
15 - 19	10,639	5.8%	10,512	5.6%	10,747	5.4%
20 - 24	13,180	7.1%	13,490	7.1%	13,142	6.6%
25 - 34	26,145	14.1%	26,265	13.9%	27,624	13.9%
35 - 44	27,345	14.8%	26,740	14.2%	26,598	13.3%
45 - 54	26,570	14.4%	27,037	14.3%	26,743	13.4%
55 - 64	21,045	11.4%	22,555	11.9%	25,118	12.6%
65 - 74	16,112	8.7%	17,134	9.1%	20,530	10.3%
75 - 84	12,031	6.5%	11,881	6.3%	12,935	6.5%
85+	5,245	2.8%	5,643	3.0%	6,151	3.1%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	162,899	88.1%	166,130	88.0%	175,550	88.0%
Black Alone	8,394	4.5%	8,532	4.5%	8,988	4.5%
American Indian Alone	335	0.2%	393	0.2%	504	0.3%
Asian Alone	2,403	1.3%	2,509	1.3%	2,751	1.4%
Pacific Islander Alone	46	0.0%	46	0.0%	52	0.0%
Some Other Race Alone	6,547	3.5%	6,741	3.6%	6,872	3.4%
Two or More Races	4,282	2.3%	4,499	2.4%	4,678	2.3%
Hispanic Origin (Any Race)	141,863	76.7%	145,127	76.8%	154,909	77.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

November 20, 2014

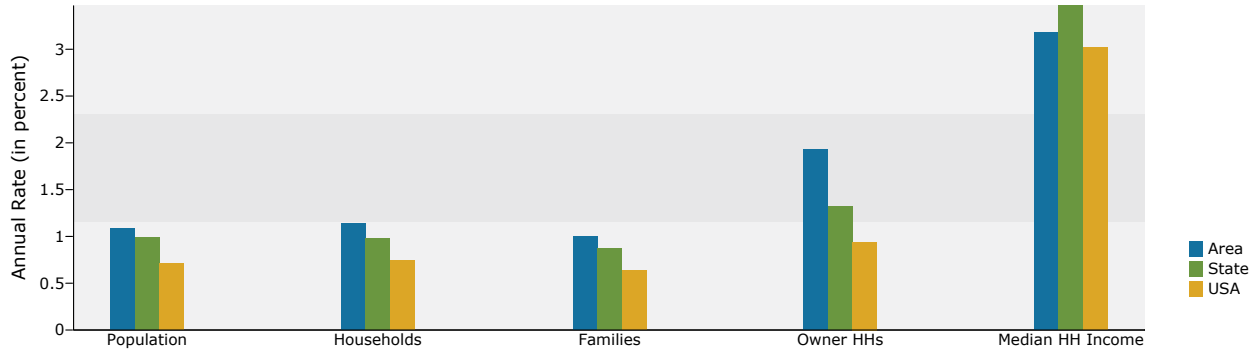


Demographic and Income Profile

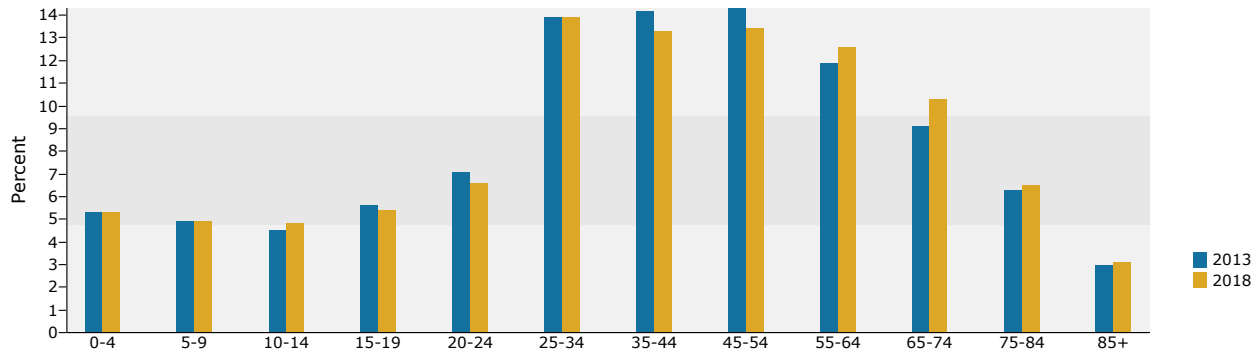
2950 SW 27th Ave, Miami, Florida, 33133
Ring: 3 mile radius

Latitude: 25.736978933
Longitude: -80.23777086

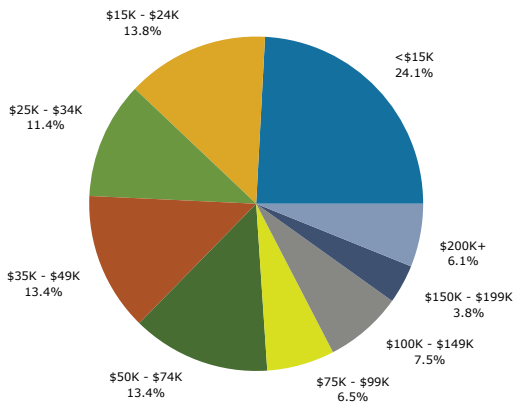
Trends 2013-2018



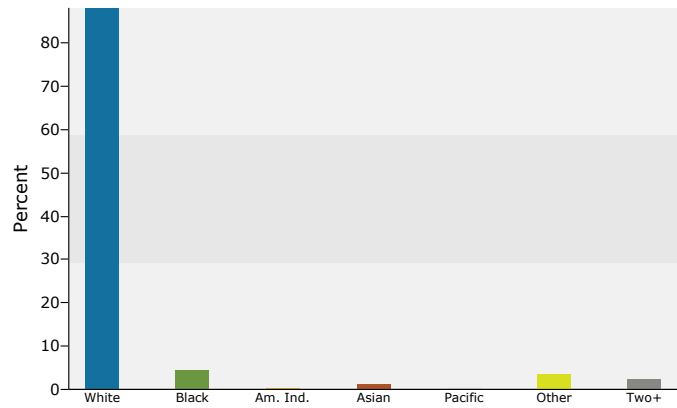
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 76.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

November 20, 2014



Demographic and Income Profile

2950 SW 27th Ave, Miami, Florida, 33133
Ring: 5 mile radius

Latitude: 25.736978933
Longitude: -80.23777086

Summary	Census 2010	2013	2018			
Population	414,045	426,049	452,444			
Households	162,645	168,051	179,452			
Families	95,638	97,764	103,206			
Average Household Size	2.47	2.46	2.46			
Owner Occupied Housing Units	64,026	60,304	66,259			
Renter Occupied Housing Units	98,619	107,748	113,193			
Median Age	39.8	40.3	40.6			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.21%	0.99%	0.71%			
Households	1.32%	0.98%	0.74%			
Families	1.09%	0.87%	0.63%			
Owner HHs	1.90%	1.32%	0.94%			
Median Household Income	3.18%	3.47%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	42,996	25.6%	43,937	24.5%		
\$15,000 - \$24,999	24,062	14.3%	18,807	10.5%		
\$25,000 - \$34,999	20,491	12.2%	20,283	11.3%		
\$35,000 - \$49,999	22,586	13.4%	23,269	13.0%		
\$50,000 - \$74,999	21,916	13.0%	23,561	13.1%		
\$75,000 - \$99,999	10,881	6.5%	15,367	8.6%		
\$100,000 - \$149,999	12,270	7.3%	17,783	9.9%		
\$150,000 - \$199,999	5,127	3.1%	6,948	3.9%		
\$200,000+	7,711	4.6%	9,486	5.3%		
Median Household Income	\$32,841		\$38,408			
Average Household Income	\$58,862		\$70,378			
Per Capita Income	\$23,527		\$28,205			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,659	5.5%	22,506	5.3%	24,026	5.3%
5 - 9	19,107	4.6%	20,761	4.9%	22,036	4.9%
10 - 14	18,658	4.5%	19,360	4.5%	21,749	4.8%
15 - 19	22,724	5.5%	22,285	5.2%	23,041	5.1%
20 - 24	30,822	7.4%	31,208	7.3%	30,816	6.8%
25 - 34	63,196	15.3%	65,293	15.3%	69,299	15.3%
35 - 44	61,734	14.9%	60,966	14.3%	61,044	13.5%
45 - 54	58,491	14.1%	60,050	14.1%	59,807	13.2%
55 - 64	45,618	11.0%	49,250	11.6%	55,096	12.2%
65 - 74	35,017	8.5%	37,182	8.7%	44,488	9.8%
75 - 84	25,359	6.1%	25,550	6.0%	28,170	6.2%
85+	10,660	2.6%	11,638	2.7%	12,871	2.8%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	350,234	84.6%	359,833	84.5%	382,637	84.6%
Black Alone	32,351	7.8%	32,906	7.7%	34,333	7.6%
American Indian Alone	1,005	0.2%	1,193	0.3%	1,575	0.3%
Asian Alone	5,324	1.3%	5,662	1.3%	6,325	1.4%
Pacific Islander Alone	83	0.0%	85	0.0%	98	0.0%
Some Other Race Alone	15,243	3.7%	15,907	3.7%	16,427	3.6%
Two or More Races	9,804	2.4%	10,462	2.5%	11,048	2.4%
Hispanic Origin (Any Race)	315,734	76.3%	325,506	76.4%	349,678	77.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

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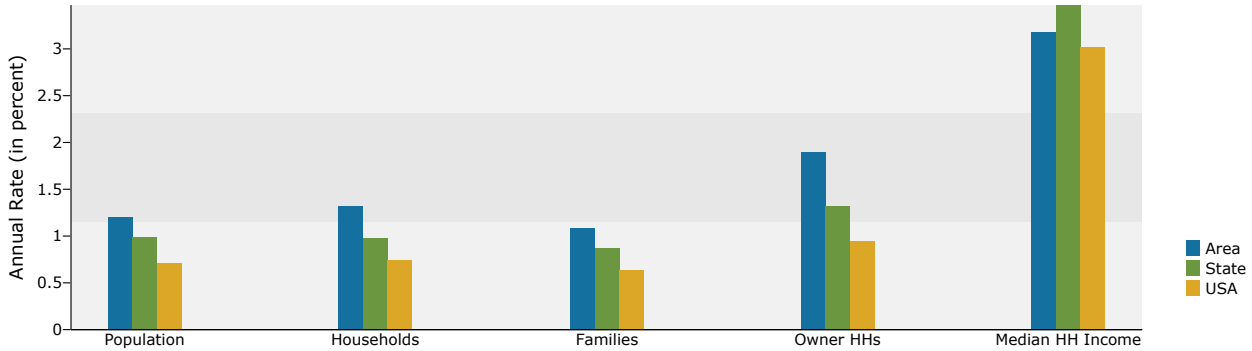


Demographic and Income Profile

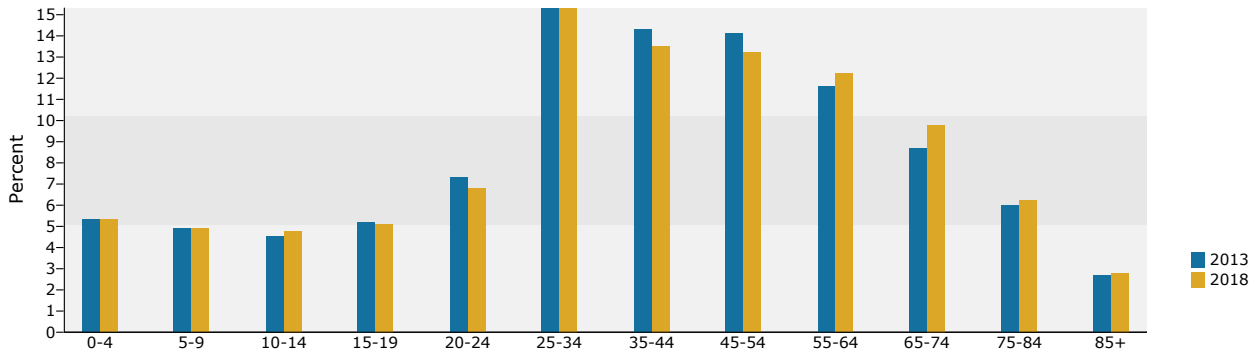
2950 SW 27th Ave, Miami, Florida, 33133
Ring: 5 mile radius

Latitude: 25.736978933
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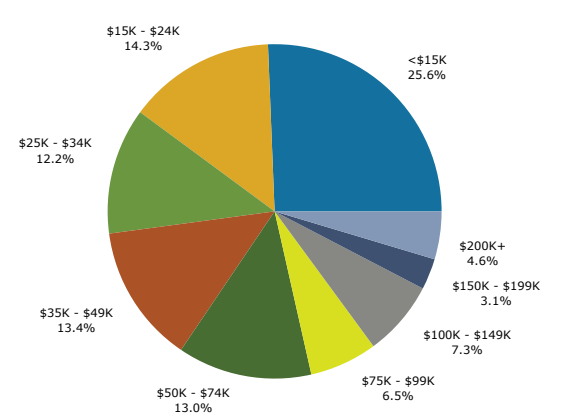
Trends 2013-2018



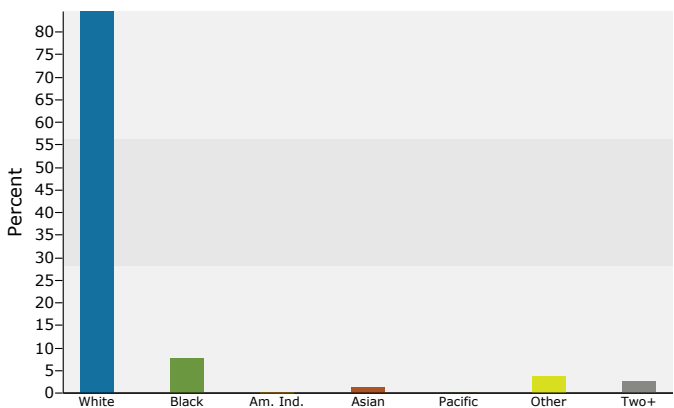
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 76.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

November 20, 2014



Market Profile

2950 SW 27th Ave, Miami, Florida, 33133
Rings: 1, 3, 5 mile radii

Latitude: 25.736978933
Longitude: -80.23777086

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
	1. International Marketplace	NeWest Residents	NeWest Residents
	2. Metro Renters	International Marketplace	Metro Renters
	3. Main Street, USA	Laptops and Lattes	Main Street, USA
2013 Consumer Spending			
Apparel & Services: Total \$	\$18,365,978	\$111,397,420	\$224,071,853
Average Spent	\$1,557.89	\$1,482.41	\$1,333.36
Spending Potential Index	69	65	59
Computers & Accessories: Total \$	\$3,027,781	\$18,294,121	\$36,503,163
Average Spent	\$256.84	\$243.45	\$217.21
Spending Potential Index	103	98	87
Education: Total \$	\$18,802,242	\$111,677,256	\$222,856,448
Average Spent	\$1,594.90	\$1,486.14	\$1,326.12
Spending Potential Index	109	102	91
Entertainment/Recreation: Total \$	\$37,298,835	\$223,942,268	\$447,919,168
Average Spent	\$3,163.87	\$2,980.10	\$2,665.38
Spending Potential Index	97	92	82
Food at Home: Total \$	\$58,199,926	\$357,345,132	\$721,851,119
Average Spent	\$4,936.80	\$4,755.34	\$4,295.43
Spending Potential Index	98	94	85
Food Away from Home: Total \$	\$38,274,066	\$234,500,617	\$472,365,211
Average Spent	\$3,246.59	\$3,120.60	\$2,810.84
Spending Potential Index	102	98	88
Health Care: Total \$	\$46,085,577	\$276,348,780	\$554,793,876
Average Spent	\$3,909.20	\$3,677.49	\$3,301.34
Spending Potential Index	88	83	74
HH Furnishings & Equipment: Total \$	\$17,985,542	\$108,604,507	\$217,831,172
Average Spent	\$1,525.62	\$1,445.25	\$1,296.22
Spending Potential Index	85	80	72
Investments: Total \$	\$27,950,257	\$176,735,860	\$322,059,812
Average Spent	\$2,370.88	\$2,351.90	\$1,916.44
Spending Potential Index	114	113	92
Retail Goods: Total \$	\$255,769,204	\$1,553,843,829	\$3,126,413,272
Average Spent	\$21,695.58	\$20,677.67	\$18,603.96
Spending Potential Index	90	86	77
Shelter: Total \$	\$200,544,546	\$1,217,618,400	\$2,428,573,823
Average Spent	\$17,011.16	\$16,203.37	\$14,451.41
Spending Potential Index	105	100	89
TV/Video/Audio: Total \$	\$14,590,768	\$88,079,780	\$179,121,146
Average Spent	\$1,237.66	\$1,172.12	\$1,065.87
Spending Potential Index	96	91	83
Travel: Total \$	\$20,975,755	\$125,719,653	\$247,018,245
Average Spent	\$1,779.27	\$1,673.01	\$1,469.90
Spending Potential Index	97	91	80
Vehicle Maintenance & Repairs: Total \$	\$12,296,463	\$74,740,685	\$149,980,235
Average Spent	\$1,043.05	\$994.61	\$892.47
Spending Potential Index	95	91	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 20, 2014