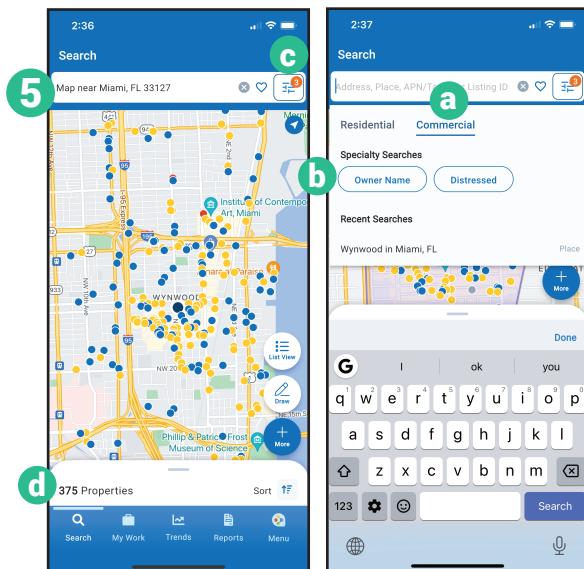
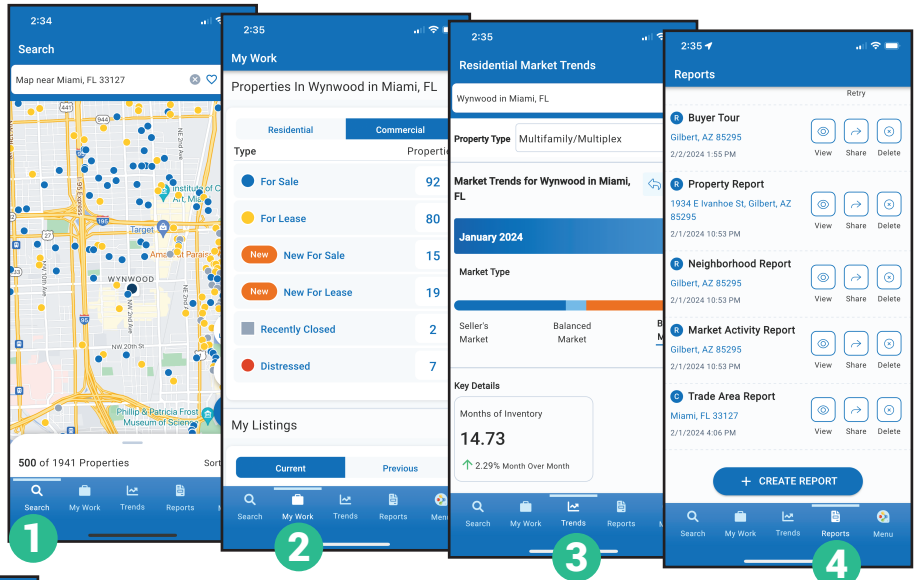


Printable: RPR app - Commercial

What's available on the RPR app home screen?


- 1 Search** - The home screen welcomes you with an interactive map, ready for search.
- 2 My Work** - View Residential and Commercial properties within the city you are located in. View current and previous listings, saved properties, searches, and notes as well as recent properties and searches.
- 3 Trends** - View Residential Market Trends for any area.
- 4 Reports** - Create, Share, and View reports.

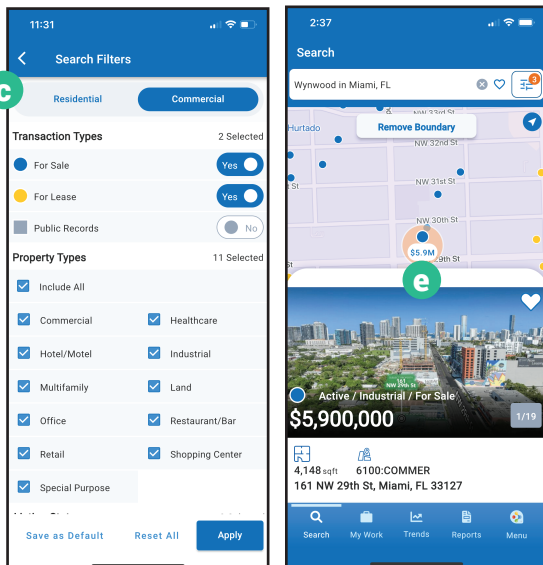


PRO TIP

Download the RPR app on your phone through the Google Play or App Store.

How do I search for a Commercial property on the app?

- 5** From the Search screen, tap the search field and enter an area.
 - a** Choose *Commercial*.
 - b** Use the *Specialty Searches* to quickly filter by *Owner Name* or *Distressed*.
 - c** Select  to filter down your results.
 - d** Pinch and zoom on the map to close in on your area.
 - e** Swipe up to view properties in a list.
 - e** Tap on a map pin to view a property. Tap again to view the full property details.



What Property Details can I view on the RPR app?

1 Photos (Satellite, Street, Map, Virtual)

2 List Price
\$8,000,000 \$734/sqft

3 Basic Facts
Subtype: Miscellaneous
Days in RPR: 386 days
Year Built: 2017
General Use: MIXED USE
Multi Parcel Property: N
Number of Tenants: 4
Avg. Time Tenants in Business: 2,333 days
Apn/Tax ID: 01-3125-029-1320
Owner Name: 55 Nw 25 Llc
Last Sold Price: \$4,500,000 on 10/31/2017

4 Description
Opportunity in the heart of the high-demand Wynwood market. The value-add building presents a rare and unique opportunity to own a high-quality investment in one of the most popular districts Miami has to offer. Zoned T5-O, and encompassed within the...

5 Location Details
View All Map Layers
Area Description 31
Walkability Score (out of 5)
Overall: 4.1 | Amenities: 4.1 | Leisure: 4.6

6 Multiple Listings
Miami REALTORS®
Active/For Sale
Listing ID: A11328636
Agent: Adriano Salucci
Co-Agent: Miguel Pinto
Brevitas: Active/For Sale
Listing ID: E3MZMLT
Agent: Adriano Salucci
Brevitas: Active/For Sale
Listing ID: KEKLZ3KCY

7 Property Facts
Public: Retail
Property Subtype: Retail/Residential (mixed use)
Number of Buildings: 2
Number of Stories: 1.0
Building Area (sq ft): 4413 sqft
Lot Size: 0.25 acres
Lot Dimensions: 10900 SF

8 Additional Resources
Valuate: Analyze investment potential
Climate Check: Climate change risk rating
Risk Factor: Property-specific climate risks

9 Agent Info
Adriano Salucci
Lic. # 3470836
Phone: 305-308-9411
amsalucci@gmail.com
Co-Agent: Miguel Pinto
Phone: 305-570-2600
Apex Capital Realty Llc
561 Ne 79 St #420, Miami, FL, 33138
305-308-9411

10 Listing Details
Listing ID: A11328636
Listing Source: Miami REALTORS®
Source Listing

11 Property Features
Listing: Building Sq. Ft. 10,900 sq ft
Public: Construction Features Concrete
Patio 3,900
Number of Buildings 2
Lot Size Sq. Ft. 10,900 sq ft

12 Listing History
Current Listing: 10/03/23 \$8,000,000 Price Change
Previous Listings: 01/18/23 Price Change

13 Owner Facts
55 NW 25 LLC (Public)
5-10 Yrs Owned
Mailing Address 2057 Ocean Ave Brooklyn NY 11230-7343
Vesting Company/Corporation
Number of Tenants 4

14 Financial Details
Adjusted Prop. Value \$3,713,259
Est. Prop Change Current Owner 8%
MTG Risk Score 37
New Applicant Underwriting Score 1
Default History NO DEFAULTS IN AVAILABLE RECORDS
Property Use Reliability Score 1

15 Tenants
Tenant: 55 Nw 25th Llc
Contact: Knoll, Philip, Manager
Move-in Date: -
Business Type: -
Business Start Date: 05/12/2017
Generate Tenant Report

16 Legal Description
Parcel Number 01-3125-029-1320
Census Tract 120860028.002010
Abbreviated Description LOT:20,21 DIST:01 CITY/MUNI/TWP:MIAMI SUBD:DONMOORE VILLA AMD PLAT SEC/TWN/RNG/MER:SEC 25 TWN 53S RNG 41E DONMOORE VILLA AMD PL PB 6-7 LOTS 20 & 21 BLK 6 LOT SIZE 10900 SQ FT M/L
City/Municipality/Township MIAMI
Carrier Route C023
FIPS Parcel Number 1208601-3125-029-1320
Check for a Plat Map

17 Public Record History
Deed
Tax
Source Public Record

18 Prior Sales
Public: Recording Date 10/31/2017
Document Type: Special Warranty Deed
Sale Price: \$4,500,000
Buyer Name: 55 Nw 25th Llc

19 How This Trade Area Compares
Population: 33127, 27.24K, 2.74M, 22.11M
Population Density: 33127, 8.28K, 1.38K, 388.8

- 1** Listing photos (swipe through to see all photos, click in to scroll through on media viewer):
Satellite, Street, & Map View
Virtual Tour
Historical Photos
Schools
POIs
- 2** Property Status & List Price
- 3** Basic Facts
- 4** Description
- 5** Location Details:
View All Map Layers
Flood Zone
Walkability Score
- 6** Multiple Listings
- 7** Available Spaces
- 8** Property Facts
- 8** Additional Resources:
Valuate - Inventory Analysis
Data Partners
- 9** Agent Info:
Phone / Email Address
Office Address
Agent Remarks
- 10** Listing Details:
Listing ID
Listing Source
- 11** Additional Info
- 12** Lease Details
- 13** Finance Info
- 11** Property Features
- 14** Schools
- 12** Listing History
- 13** Owner Facts
- 14** Financial Details
- 15** Tenants
- 16** Legal Description
- 17** Public Records History:
Deed
Mortgage
Tax
- 18** Prior Sales Transactions
- 19** How This Trade Area Compares

Access Properties Anywhere

When you save a property on the narrpr.com website, it also appears in your saved properties in the RPR app, and vice-versa. Access your saved properties from any device.

