

MIGA TOWNHOMES MIAMI GARDENS, FL.



Property Highlights



PROPERTY HIGHLIGHTS

- **UNITS:** 30
- **BUILDINGS:** 3
- **STORIES:** 2
- **YEAR BUILT:** 2020 (NEW CONSTRUCTION)
- **LOT SIZE:** 3.69 Acres
- **AVG UNIT SIZE:** 1,350 SF ±
- All 3 bed 2.5 bath Townhouse Style Units
- Impact Resistant Windows
- Washer and Dryer in All the Units
- 100% occupied





The Property



LOCATION

+Miami Gardens, FL



AREA

- +Third largest city in Miami-Dade
- +Population of 113,069 (2018)
- +Easy accessed by I-95, the Palmetto Expressway (SR 826) and the Florida Turnpike.
- +Miami Gardens is home to Dolphin Stadium (used by the Miami Dolphins and the Florida Marlins) and Calder Race Track
- +It has vibrant commercial corridors along the Palmetto Expressway (serving as the central shopping district for the furniture trade) and along U.S. 441 (serving the automobile trade)
- +The city has rail access through the Florida East Coast Railway and the South Florida Tri-Rail System.



The Location

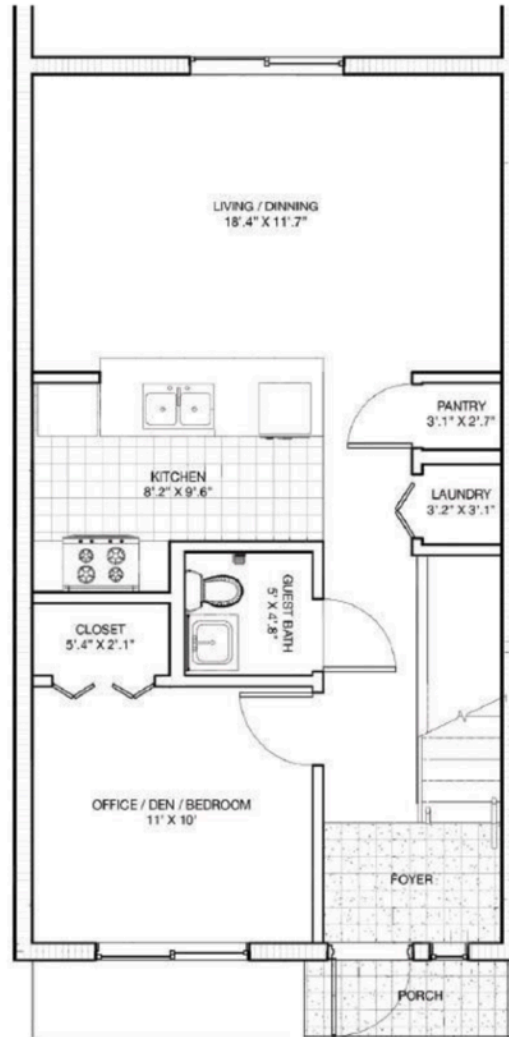


BUSINESS ENVIRONMENT

+Miami Gardens/Opa Locka has quickly become one of Miami's most active areas for apartment construction. It delivered units 485 units in the last 12 months and has another 659 units under construction. In first quarter 2018, the submarket delivered a mid-rise building called Modera River House with 292 units. The project is located in Allapattah along the Miami River, near the Civic Center Metrorail stop. The area is a hot spot for high-quality construction for the Miami Gardens/Opa Locka Submarket, housing a nearby trio of 4 Star buildings that totals more than 400 units.



+Miami Gardens/Opa-Locka is getting a significant boost to its economy, thanks to a job-growth incentive program known as "Project Sol." Amazon has built a massive fulfillment center in the area. Adding thousands of jobs. Another batch of new development has brought a \$23 million Topgolf entertainment complex to Miami Gardens that is and would be producing hundreds of permanent jobs.



Main Level



Upper Level

FLOOR PLANS







THE ONE

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