

10850 NW 21 Street, Suite 110 Miami, FL 33172 Office 305.477.2084 Fax 305.477.2016

**OFFICE / WAREHOUSE FOR SALE**

| Property Address                                       | Size +/-         | Office Size   | Price              | Loading Doors    | Details  | Agent                            |
|--|------------------|---------------|--------------------|------------------|--|----------------------------------|
| 7280-90 NW 7 Street<br>Doral, FL<br>Miami Mart Plaza   | 1,200 -<br>3,000 | 258-<br>704   | From:<br>\$305,000 | Street           | Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, <b>Prime Location!</b> Located conveniently on the intersection of SR826 and SR836                  | Reshma Parvani                   |
| NW 33-34 St. & 112 Ave<br>Sakhil Center at Doral       | 1,308 -<br>1,314 | N/A           | \$327,000          | 1 Street         | Pre-Construction Office - Warehouses, 2 Units available<br>1 Street level door per unit, Three phased power, Separately Metered<br>18'-20' Ceiling height, Twin T Roof, 2 Parking spaces per unit, Avail. Nov 2006 | Reshma Parvani<br>Monica Garcia  |
| 19101 SW 108 Ave, Unit #4<br>Southland Commerce Center | 1,593            | 170           | \$205,000          | 1 Street         | 18' Ceiling height, New warehouse condo, Property located minutes away from the Florida Turnpike   | Sanjeet Parvani                  |
| NW 122 ST & NW 115 Ave.<br>Pinehurst Business Park     | 1,800            | 350           | \$338,400          | Street           | <b>Coming Soon!</b> 27 Units of Approx. 1,800 +/- SF with 350 +/- of Office, Easy access to Florida Turnpike & all major Expressways   | Reshma Parvani                   |
| 9450 NW 58 St, #104<br>Miami, FL                       | 1,850            | 925           | \$425,000          | 1 Street         | <b>Flex Space</b> Doral Area, 18' Ceiling height, 5 Parking spaces, Built in 2003<br>Excellent location off NW 58 Street, Additional offices done with permits   | Sanjeet Parvani<br>Monica Garcia |
| 3341 NW 82 Ave<br>Miami, FL                            | 3,500            | 1,200         | \$700,000          | 1 Street         | <b>Flex Space</b> Doral Area, 16' Ceiling height, 7 Parking spaces, Frontage on NW 82 Avenue (Tenant Occupied)   | Sanjeet Parvani                  |
| 8145 NW 33 Street<br>Miami, FL                         | 3,500            | 0 to<br>1,200 | \$550,000          | 1 Street         | <b>Shell Space</b> Doral Area, 16' Ceiling height, 7 Parking spaces, Owner Willing to build up to 1,200 sq. ft. of office space with all permits in place  | Sanjeet Parvani                  |
| 10450 NW 31 Terrace<br>Doral, FL                       | 3,600            | 2,000         | \$695,000          | 1 Street         | <b>Flex Space</b> 3,600 +/- Sq. Ft. Total, 2,000 +/- Sq. Ft. of Office on two floors, 1 Street Level Door<br>Ample Parking, <b>DO NOT DISTURB TENANTS- SHOWING BY APPT. ONLY</b>                                   | Reshma Parvani                   |
| 10850 NW 21 Street<br>Miami, FL Unit # 150             | 4,000            | 1,000         | \$649,000          | 1 Dock           | 1,000 +/- Sq. Ft. of Office, 3,000 +/- Sq. Ft. of Warehouse/Mezzanine 20' Ceiling Height,<br>Located close to the Florida Turnpike, Palmetto and Dolphin Expressway  | Sanjeet Parvani                  |
| 8127 NW 29 St<br>Miami, FL                             | 5,000            | 1,000         | \$750,000          | 1 Dock<br>1 Ramp | <b>Reduced!!</b> Doral Area, 6 Parking Spaces, Built in 1990, Fully Air Conditioned,<br>Association Fee \$527 per month, 2005 Taxes:\$9,643.08   | Reshma Parvani                   |
| 6801 NW 73 Ct.<br>Miami, FL                            | 5,000            | 1,000         | \$1,100,000        | 2 Street         | Property has 2,500 +/- Sq.Ft. of Mezzanine that is not included in Total Sq.Ft. Property<br>has an 18,480 +/-Sq.Ft. Lot, 16'-20' Ceiling Height  | Sanjeet Parvani<br>Monica Garcia |

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|---|----------|-------------|-------------|--------------------|---|----------------------------------|
| 1084-92 W 23 St<br>Hialeah, FL                | 6,500    | N/A         | \$1,650,000 | 8 Street           | Building AND Business, In business for over 25 years, 11 Lifts, Over \$200,000 worth of machinery and inventory, Zoned Mixed Commercial Use   | Monica Garcia<br>Sanjeet Parvani |
| 10850 NW 21 Street<br>Miami, FL Units 150-160 | 8,000    | 2,000       | \$1,298,000 | 2 Dock             | Units can be Combined, One Double Wide Dock Height per Unit, 20' Ceiling Height, 2,000 +/- Sq.Ft. of Office, 6,000 +/- Sq. Ft. of Warehouse/ Mezzanine (4,000 +/- Sq.Ft. is being leased until October 2007)                              | Sanjeet Parvani                  |
| 302 NW 1 St<br>Dania Beach, FL                | 8,966    | N/A         | \$1,255,240 | 2 Street<br>2 Dock | Rail Serviced Property, 15' Clear height, CBS, Twin "T" New Roof<br>Owner would consider lease  | Reshma Parvani                   |
| 480 W 18 Street<br>Hialeah, FL                | 11,000   | 1,000       | \$1,280,000 | 1 Dock<br>1 Ramp   | 22' Ceiling Height, 3 Bathrooms, Frontage on two roads: NW 18 Street and NW 20 Street, Completely Renovated, Brand New Central A/C, Brand New Roof  | Reshma Parvani                   |
| 10505 NW 27 Street<br>Doral, FL               | 19,000   | 4,500       | \$2,800,000 | 4 Dock<br>1 Ramp   | <b>Reduced!!</b> Free Standing Building with an Elevated Lot Size of 41,861 +/- Sq. Ft., 14,500 +/- Sq.Ft. of Warehouse, 4,500 +/- Sq.Ft. of Office, Consists of 2 Units #1:10,400 +/- Sq. Ft. and #2: 8,600 +/- Sq.Ft., Presently Leased | Reshma Parvani                   |
| 6900 NW 35 Ave<br>Miami, FL                   | 22,541   | 1,000       | \$1,990,000 | 2 Dock             | 18,661 +/- Sq. Ft. Warehouse , 2,880 +/- Sq. Ft. Mezzanine, 22,541 +/- Sq. Ft. Fenced Yard, 24' Ceiling Height, Active Rail Spur, Zoned Heavy Industrial, Three Phased Power, On Septic   | Sanjeet Parvani<br>Monica Garcia |
| 9500 NW 36 Ave<br>Miami, FL                   | 25,267   | 2,000       | \$2,500,000 | 3 Dock             | 16' Ceiling Height, Completely Fenced, Rail Access, Built in 1951   | Monica Garcia                    |
| 3188-3190-3192 NW 77 Ct.<br>Miami, FL         | 26,600   | N/A         | \$5,900,000 | 4 Dock<br>1 Ramp   | <b>INVESTMENT PROPERTY!</b> Three Bays Total, Two Bays of 10,000 +/- Sq. Ft., One of 6,600 +/- Sq. Ft., Fully Leased, NOI: \$300,000, Palmetto Frontage   | Reshma Parvani                   |
| 2220 NW 114 Ave<br>Doral, FL                  | 30,000   | 4,144       | \$5,502,060 | 8 Dock             | 22,913 +/- Sq. Ft. of Warehouse, 2,990 +/- Sq. Ft. of Mezzanine, 8 Flush Dock Height, 22' Ceiling Height, 37 Parking Spaces   | Reshma Parvani                   |
| 537-555 NW 24 St<br>Miami, FL                 | 37,700   | N/A         | \$4,200,000 | 8 Dock<br>Combined | Two Building Complex: Building A: 8,165 +/- Sq. Ft., 2 Dock Doors, Ceiling 12'-18', Building B: 29,538 +/- Total Sq. Ft. on two floors, 6 Dock Doors  | Reshma Parvani                   |

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**OFFICE/WAREHOUSE FOR LEASE**

| Property Address   | Size +/-          | Office Size | Monthly Rent              | Rate PSF         | Details  | Agent                             |
|--|-------------------|-------------|---------------------------|------------------|--|-----------------------------------|
| 7280-90 NW 7 Street<br>Doral, FL<br>Miami Mart Plaza   | 1,200 -<br>3,000  | 258-<br>704 | N/A                       | From:<br>\$20.00 | Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, <b>Prime Location!</b> Located conveniently on the intersection of SR826 and SR836  | Reshma Parvani                    |
| 3400 NW 112 Ave<br>Sakhil Center at Doral  | 1,296<br>2,592    | N/A         | \$1,728.00-<br>\$3,456.00 | \$16.00          | Pre-Construction Office - Warehouses, 2 Units available<br>1 Street level door per unit, Three phased power, Separately Metered<br>18'-20' Ceiling height, Twin T Roof, 2 Parking spaces per unit, Avail. Nov 2006                             | Reshma Parvani<br>Monica Garcia   |
| 2051 NW 112 Ave Unit #127  | 2,480             | 460         | \$5,000.00<br>plus tax    | \$24.20          | Located Within the Dolphin Park of Commerce, 2,480 +/- Total Sq.Ft. Includes 460 +/- Sq.Ft. of Habitable Mezzanine Space, 1 Street Level Door, 18' Ceiling Height, 2 Parking Spaces, Available December 2006                                   | Reshma Parvani<br>Sanjeet Parvani |
| 6890 NW 35 Ave<br>Miami, FL  | 5,800 -<br>16,600 | Minimal     | N/A                       | \$7.00           | Two Units Available, Unit A: 5,800 +/- Sq. Ft. Unit B: 10,800 +/- Sq. Ft.<br>Combined Units: 16,600 +/- Sq. Ft. Impact Resistant Glass Windows, 19,000 +/- Sq. Ft.<br>Adjoined Fenced Yard can be Leased Separately                            | Sanjeet Parvani<br>Monica Garcia  |
| 2525-A NW 72 Ave<br>Miami, FL  | 66,829            | 2,000       | \$38,983.58               | \$7.00           | <b>New Listing!! Sub-Lease</b> Zoned Heavy Industrial, 22' Ceiling Height, Dock Height, Sprinklered, 3 Phase Electrical, Rail Access, <b>Prime Location!</b> Located on the SW Corner of NW 72 Ave & NW 25 Street, Sub-Lease Expires 7/31/2008 | Reshma Parvani                    |
| <b>NW 248th Street and NW 112 Ave- BRAND NEW SHOPPING CENTER COMING SOON!!! SPACES AVAILABLE FOR LEASE... Details coming shortly.....</b>                  |                   |             |                           |                  |  |                                   |
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Feb-07

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| OFFICE/RETAIL FOR SALE/LEASE                       |          |                |              |                     |   |                                  |
|--|----------|----------------|--------------|---------------------|---|----------------------------------|
| Property Address                                   | Size +/- | PRICE          | Monthly Rent | Rate PSF            | Details   | Agent                            |
| 4995 NW 72 Ave<br>Miami, FL                        | 500 -    | N/A            | N/A          | \$22.00<br>Plus Tax | All Inclusive, Office Spaces Range from 500 +/- Sq. Ft. and up,<br>Building Fronting Milam Dairy Road, Abundant Parking, Available Immediately  | Monica Garcia<br>Sanjeet Parvani |
| NW 122 ST & NW 112 Ave.<br>Pinehurst Business Park | 1,020    | \$229,000.00   | N/A          | \$190.00            | <b>Coming Soon!</b> 4 Units of Approx. 1,020 +/- Sq. Ft. of Office, Easy access to<br>Florida Turnpike & all major Expressways  | Reshma Parvani                   |
| 9930 NW 21 St<br>Miami, FL                         | 2,000    | N/A            | \$3,833.00   | \$23.00             | Class "A" Office Space, Private Entrance, 7 Parking Spaces,<br>Ready for occupancy June 2007, Great location, near 836 & Turnpike   | Jose Val                         |
| 2533 NW 79 Ave<br>Doral, FL                        | 2,600    | N/A            | N/A          | \$40.00 +Cam        | <b>New Listing!!</b> Located in the Universal Plaza Shopping Center, Great<br>Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available December 2007   | Reshma Parvani                   |
| 1691 NW 107 Ave<br>Doral, FL                       | 5,000    | N/A            | \$8,333.33   | \$17.50             | Prime Location! Close Proximity to International and Dolphin Malls, 836 Exwy,<br>and the Florida Turnpike 6 Offices, 1 Lunchroom, Utilities to be Prorated, Lease<br>Rate includes Janitorial Services, Available Immediately   | Reshma Parvani                   |
| 1691 NW 107 Ave<br>Doral, FL                       | 19,000   | \$4,250,000.00 | N/A          | \$223.68            | 45,000 +/- Sq. Ft. Lot, 55 Parking Spaces, Built in 1986, Great for Title Company, Real<br>Estate Office, Corporate Headquarters or Insurance Office, 2006 Taxes: \$28,105.43<br>Close Proximity to International and Dolphin Malls, 836 Exwy, and the Florida Turnpike | Reshma Parvani                   |
| 4995 NW 72 Ave<br>Miami, FL                        | 33,642   | \$8,000,000.00 | N/A          | \$237.80            | <b>New Listing!!</b> 33,642 +/- Total Adjusted Sq. Ft. Sits on a 81,443 +/- Sq. Ft. Lot, Abundant<br>Parking, Building fronts Milam Dairy Road, Close Proximity to Miami International Airport<br>and SR836, Built in 1985, 2006 Taxes: \$82,093                        | Reshma Parvani                   |

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## LAND

| Property Address   | Area            | Price           | Price PSF | Size +/- Acres | Details  | Agent          |
|--|-----------------|-----------------|-----------|----------------|--|----------------|
| Intersect. W. Okeechobee Rd. and NW 138 St., Lot #3                          | Hialeah Gardens | \$885,480.00    | \$30.00   | 0.68           | BU-1 Zoning will allow: Bank, Restaurant, Self-storage, etc.   | Reshma Parvani |
| Intersect. W. Okeechobee Rd. and NW 138 St, Lot #2                           | Hialeah Gardens | \$1,978,340.00  | \$28.00   | 1.62           | BU-1 Zoning will allow: Bank, Restaurant, Self-storage, etc.<br>Subject to BU-1A limited business district zoning  | Reshma Parvani |
| Between NW 109-112 Ave & NW 122 Street, Lot #5<br>Pan American Business Park | Medley          | \$1,169,872.00  | \$22.00   | 1.22           | <b>Ready for New Construction!</b> Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses, M-1 Zoning | Reshma Parvani |
| Between NW 109-112 Ave & NW 122 Street, Lot #6<br>Pan American Business Park | Medley          | \$1,292,324.00  | \$22.00   | 1.35           | <b>Ready for New Construction!</b> Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses, M-1 Zoning | Reshma Parvani |
| Between NW 109-112 Ave & NW 122 Street, Lot #7<br>Pan American Business Park | Medley          | \$1,304,380.00  | \$22.00   | 1.36           | <b>Ready for New Construction!</b> Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses, M-1 Zoning | Reshma Parvani |
| Between NW 109-112 Ave & NW 122 Street, Lot #8<br>Pan American Business Park | Medley          | \$1,304,380.00  | \$22.00   | 1.36           | <b>Ready for New Construction!</b> Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses, M-1 Zoning | Reshma Parvani |
| Between NW 109-112 Ave & NW 122 Street, Lot #9<br>Pan American Business Park | Medley          | \$1,477,425.00  | \$24.00   | 1.36           | <b>Ready for New Construction!</b> Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses, M-1 Zoning | Reshma Parvani |
| SW 344 & SW 352 Street   | Florida City    | \$3,110,184.00  | \$28.00   | 2.55           | C-3 Zoning permits: Self Storage, Auto Washing & Banks/ 285' US1 frontage  | Reshma Parvani |
| 5495/ 5627 NW 7 Street   | Blue Lagoon     | \$32,500,000.00 | \$82.90   | 9              | R-4 High Density, Zoning permits Residential, Hotel, Motel, Adjacent to Blue Lagoon, SR836, Nw 57Ave, Miami International Airport, can build 650 Units                 | Reshma Parvani |

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**Blackcreek Homes - Available Dec. 2006**

| Property Address  | Area      | Price     | Zoning | Size +/- Acres | Details   | Agent         |
|---|-----------|-----------|--------|----------------|---|---------------|
| 20384 SW 129 Place  | Homestead | \$459,990 | A/1    | 7,500 SF       | One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage  | Monica Garcia |
| 20370 SW 129 Place  | Homestead | \$459,990 | A/1    | 7,500 SF       | One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage  | Monica Garcia |
| 20328 SW 129 Place  | Homestead | \$459,990 | A/1    | 7,500 SF       | One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage  | Monica Garcia |
| 20354 SW 129 Court  | Homestead | \$459,990 | B/2    | 7,579 SF       | Two Story, 4 Beds, 2 1/2 Baths, Family, Living, Dining Room, 2 Car Garage | Monica Garcia |
| 20340 SW 129 Court  | Homestead | \$459,990 | A/1    | 12,178 SF      | One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage  | Monica Garcia |
| 12932 SW 203 Lane   | Homestead | \$459,990 | A/1    | 7,500 SF       | One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage  | Monica Garcia |
| 12948 SW 203 Lane   | Homestead | \$459,990 | A/1    | 7,500 SF       | One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage  | Monica Garcia |
| <b>For Further Information on Blackcreek Homes Please call Reshma Parvani or Monica Garcia</b>  |           |           |        |                |   |               |
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