

OFFICE / WAREHOUSE FOR SALE

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	2051 NW 112 Avenue, Unit #127 Miami, FL <i>Dolphin Park of Commerce</i>	2,480	460	\$685,000	1 Street	Located within the Dolphin Park of Commerce, 2,480+/- Sq. Ft. Total, includes 460+/- Sq. Ft. of habitable mezzanine space, 1 street level door, 18' ceiling height, 2 parking spaces. Property of the Month ALSO AVAILABLE FOR LEASE-SEE PAGE 3	Reshma Parvani Sanjeet Parvani
	7280-90 NW 7 Street Doral, FL <i>Miami Mart Plaza</i>	1,200 - 3,000	258- 704	Contact us for Price List	Street	Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, Prime Location! Located conveniently on the intersection of SR826 and SR836	Reshma Parvani
	3300 NW 112 Avenue Doral, FL <i>Sakhil Center at Doral</i>	1,308 - 1,314	N/A	\$250 PSF	1 Street	Brand new Office - Warehouses, 4 Units available 1 Street level door per unit, Three phased power, Separately Metered 18'-20' Ceiling height, Twin T Roof, 2 Parking spaces per unit	Reshma Parvani
	19101 SW 108 Ave, Unit #16 Miami, FL <i>Southland Commerce Center</i>	1,593	170	\$199,000	1 Street	18' Ceiling height, New warehouse condo, Property located minutes away from the Florida Turnpike	Sanjeet Parvani
	7957 NW 64 Street Miami, FL <i>Crown Park Condos</i>	1,820	300	\$295,000	1 Dock	IU-3 Zoning, 1 Dock Door, 17' clear ceiling height, 3 offices available, 2 assigned parking spaces, access to SR 826, I-75 & Miami International Airport	Reshma Parvani
	8145 NW 33 Street Miami, FL <i>Airways Center</i>	3,500	0 to 1,200	\$550,000	1 Street	Shell Space 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
	10850 NW 21 Street Unit # 150 Miami, FL <i>VP Warehouses</i>	4,000	1,000	\$649,000	1 Dock	1,000 +/- Sq. Ft. of Office, 3,000 +/- Sq. Ft. of Warehouse/Mezzanine 20' Ceiling Height, Located close to the Florida Turnpike, Palmetto and Dolphin Expressway	Sanjeet Parvani
	6801 NW 73 Ct. 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 has an 18,480 +/-Sq.Ft. Lot, 16'-20' Ceiling Height	Sanjeet Parvani
	10800 NW 21 Street, Unit 200-210 Hialeah, FL <i>VP Warehouses</i>	8,000	2,000	\$1,270,000	2 Double Wide Dock	2,000+/- Sq. Ft. of Office, 2,000 +/- Sq. Ft. of Mezzanine, 4,000+/- Sq. Ft. of warehouse, 20' ceiling height, 2 double wide dock doors, ample parking from front to back, located close to FL Turnpike, Palmetto, and Dolphin Expressways	Jose Val
	302 NW 1 St Dania Beach, FL	8,966	N/A	\$1,200,000	2 Street 2 Dock	Reduced!! Rail Serviced Property, 15' Clear height, CBS, Twin "T" New Roof Owner would consider lease, Available for Occupancy in one Month	Reshma Parvani

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.

OFFICE / WAREHOUSE FOR SALE

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	9910 NW 21 Street Miami, FL	14,070	2,000	UNDER CONTRACT	4 Dock	10,070+/- Sq. Ft., 2,000+/- Sq. Ft. of Office, 2,000+/- Sq. Ft. of Mezzanine, CBS/Concrete Construction, "Twin-T" Concrete roof, 4 Dock height doors, 24'+ ceiling height, Corner location, Built in 2001	Jose Val
	2255 NW 110 Avenue Miami, FL	18,000	4,000	\$3,060,000	4 Flush Dock + 1 Double Wide Dock	24' Ceiling Height, 4 Separate Coolers with different temperatures, Chair lift, 36 parking spaces Fee simple, Built in 2005, 2006 Taxes: \$27,375.61.	Reshma Parvani
	10505 NW 27 Street Doral, FL	19,000	4,500	UNDER CONTRACT	4 Dock 1 Ramp	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 Miami, FL	22,541	1,000	\$1,800,000	2 Dock	Reduced!! 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
	3188-3190-3192 NW 77 Ct. Miami, FL	26,600	N/A	\$8,800,000	4 Dock 1 Ramp	INVESTMENT PROPERTY! Three Bays Total, Two Bays of 10,000 +/- Sq. Ft., One of 6,600 +/- Sq. Ft., Fully Leased, NOI: \$420,000, Palmetto Frontage	Reshma Parvani
	2220 NW 114 Ave Doral, FL	30,567	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 Miami, FL	37,700	N/A	\$4,200,000	8 Dock 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
	2250 NW 96 Avenue Doral, FL	54,000	11,000	\$7,830,000	8 Recessed Dock & 2 Ramps	43,000 +/- Sq. Ft. of Warehouse, 11,000+/- Sq. Ft. of Office, 8 Recessed Dock Height Doors, accomodating up to 45' containers, 2 ramps, 20' clear ceiling height, 100+ parking spaces, built in 1981, Seller relocating to larger facility, DO NOT DISTURB-SHOWING BY APPOINTMENT ONLY	Reshma Parvani

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.

OFFICE/WAREHOUSE FOR LEASE

	Property Address	Size +/-	Office Size	Monthly Rent	Rate PSF	Details	Agent
	7280-90 NW 7 Street Doral, FL Miami Mart Plaza	1,200 - 3,000	258- 704	N/A	Contact us for Price List	Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, Prime Location! Located conveniently on the intersection of SR826 and SR836	Reshma Parvani
	3300 NW 112 Ave Doral, FL Sakhil Center at Doral	1,296 2,592	N/A	\$1,728.00- \$3,456.00	\$16.00	Available Immediately!! Pre-Construction Office - Warehouses, 4 Units available 1 Street level door per unit, Three phased power, Separately Metered 18'-20' Ceiling height, Twin T Roof, 2 Parking spaces per unit	Reshma Parvani
	2051 NW 112 Ave Unit #127 Doral, FL Dolphin Park of Commerce	2,480	460	\$3,500.00 plus tax	\$16.94	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 ALSO AVAILABLE FOR SALE-SEE PAGE 1	Reshma Parvani Sanjeet Parvani
	2712 NW 112 Avenue Miami, FL Tradezone	5,213	1,000	\$4,500.00	\$10.36	4,213 +/- Sq. Ft. of Warehouse, Conviniently located by the FL Turnpike, Palmetto, and Dolphin Expressway. Dock Height, Available June 1, 2007	Sanjeet Parvani
	9910 NW 21 Street Miami, FL	14,070	2,000	\$11,725.00	\$10.00	10,070+/- Sq. Ft., 2,000+/- Sq. Ft. of Office, 2,000+/- Sq. Ft. of Mezzanine, CBS/Concrete Construction, "Twin-T" Concrete roof, 4 Dock height doors, 24' + ceiling height, Corner location, Built in 2001	Jose Val
	2255 NW 110 Avenue Miami, FL	18,000	4,000	\$12,000.00	\$8 NNN	24' Ceiling Height, 4 Separate Coolers with different temperatures, Chair lift, 36 parking spaces Fee simple, Built in 2005, 2006 Taxes: \$27,375.61.	Reshma Parvani
	2525-A NW 72 Ave Miami, FL	66,829	2,000	\$38,983.58	\$7.00	Sub-Lease Zoned Heavy Industrial, 22' Ceiling Height, Dock Height, Sprinklered, 3 Phase Electrical, Rail Access, Prime Location! Located on the SW Corner of NW 72 Ave & NW 25 Street, Sub-Lease Expires 7/31/2008	Reshma Parvani

NW 248th Street and NW 112 Ave- BRAND NEW SHOPPING CENTER COMING SOON!!! SPACES AVAILABLE FOR LEASE... Details coming shortly.....

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.



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

OFFICE/RETAIL FOR SALE/LEASE

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
	9910 NW 21 St Miami, FL	2,000	N/A	\$3,833.00	\$23.00	Class "A" Office Space, Private Entrance, 7 Parking Spaces, Ready for occupancy October 2007, Great location, near 836 & Turnpike	Jose Val
	3300 NW 112 Avenue, #13 Doral, FL Sakhil Center at Doral	2,000	N/A	\$2,833.00	\$17.00	Located on second floor of building, plenty of windows give this office an elegant touch, brand new construction, 7 parking spaces total, great for insurance company, great location!	Reshma Parvani
	2533 NW 79 Ave Doral, FL Universal Plaza	2,600	N/A	N/A	\$40.00 + Cam	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available December 2007	Reshma Parvani
	3401 NW 82 Avenue, Ste 370 Doral, FL	3,008	N/A	\$5,264.00	\$21.00	Located on the third floor, spacious offices, glass panels throughout, and a conference room	Reshma Parvani
	1691 NW 107 Ave Doral, FL	5,000	N/A	\$8,333.33	\$17.50	Prime Location! Close Proximity to International and Dolphin Malls, 836 Exwy, and the Florida Turnpike 6 Offices, 1 Lunchroom, Utilities to be Prorated, Lease Rate includes Janitorial Services, Available Immediately	Reshma Parvani
	1691 NW 107 Ave Doral, FL	17,000	\$4,250,000.00	N/A	\$250.00	45,000 +/- Sq. Ft. Lot, 55 Parking Spaces, Built in 1986, Great for Title Company, Real Estate Office, Corporate Headquarters or Insurance Office, 2006 Taxes: \$28,105.43 Sold with a brand new roof	Reshma Parvani

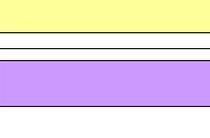
Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.

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. Subject to BU-1A limited business district zoning	Reshma Parvani
	Between NW 109-112 Ave & NW 122 Street, Lot #5 Pan American Business Park	Medley	\$1,169,872.00	\$22.00	1.22	Ready for New Construction! 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 Pan American Business Park	Medley	\$1,292,324.00	UNDER CONTRACT	1.35	Ready for New Construction! 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 Pan American Business Park	Medley	\$1,304,380.00	\$22.00	1.36	Ready for New Construction! 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 Pan American Business Park	Medley	\$1,304,380.00	\$22.00	1.36	Ready for New Construction! 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 Pan American Business Park	Medley	\$1,477,425.00	\$24.00	1.36	Ready for New Construction! 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
	NW 122 ST & NW 112 Ave. Medley, FL Pinehurst Business Park	Medley	\$3,319,512.00	\$28	2.72	118,554 +/- Sq. Ft. , project and plans included in purchase price, project will consist of 27 units of approx 1,800 +/- Sq. Ft. and 4 office units of approx 1,020 +/- Sq. Ft. Street Level Loading, A/C office and restrooms, please contact us for additional information.	Reshma Parvani
	5495/ 5627 NW 7 Street Miami, FL	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

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.

Blackcreek Homes

	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	Reshma Parvani
	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	Reshma Parvani
	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	Reshma Parvani
	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	Reshma Parvani
	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	Reshma Parvani
	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	Reshma Parvani
	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	Reshma Parvani

For Further Information on Blackcreek Homes Please call Reshma Parvani at 305-477-2084

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.

Additional Residential Properties for Sale/Lease

	Property Address	Area	Price	Zoning	Size +/-	Details	Agent
	11068 NW 80 Lane <i>Islands at Doral- Menorca Series</i>	Doral	\$3,500 Per Month	Residential	3,100 Living Area	Brand New! Two story beautiful Isabella model, 4 Beds, 4 Baths, Spectacular lake view, brand new appliances, located in Doral, minutes away from Miami International Airport, Florida Turnpike, Palmetto and Dolphin Expressways, and both Intl and Dolphin Malls.	Reshma Parvani
	10948 NW 80 Lane <i>Islands at Doral-Menorca Series</i>	Doral	\$3,500 Per Month	Residential	3,100 Living Area	Brand New! Two story beautiful Isabella model, 4 Beds, 4 Baths, Spectacular lake view, brand new appliances, located in Doral, minutes away from Miami International Airport, Florida Turnpike, Palmetto and Dolphin Expressways, and both Intl and Dolphin Malls.	Reshma Parvani

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.