



Tecela

Little Havana

Brand New, 16-Unit Luxury
Multi-Housing Investment Opportunity

16
UNITS

100%
OCCUPIED

2017 / 2019
YEAR BUILT (PHASE I & II)

888 SF
AVERAGE UNIT SIZE

Little Havana
MIAMI, FLORIDA

HEALTH DISTRICT



UNIVERSITY OF MIAMI HEALTH SYSTEM
Miami Dade College
Medical Campus



Jackson Memorial Hospital
Jackson Health System



RIVERFRONT CORRIDOR



MIAMI BEACH

20 Minutes



Adrienne Arshdt Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

KNIGHT CONCERT HALL

MIAMI
WORLD CENTER

- 3000,000 SF of high-street retail
- 1,700 hotel rooms with 500,000 SF of event and expo space
- 569 residential units

Pérez Art Museum Miami

FROST SCIENCE

American Airlines Arena

BAYSIDE MARKETPLACE

BAYFRONT PARK MIAMI

836



DOLPHIN EXPY (TOLL ROAD)



MIAMI INTERNATIONAL AIRPORT

<15 Minutes



Walgreens

THE WHARF MIAMI

WHOLE FOODS MARKET

ZUMA

BRICKELL CITY CENTRE

CMX *Subbelly*
Big Easy Quinto
east *la huella*
TACOLOGY

THE SHOPS AT MARY BRICKELL VILLAGE

BLUE MARTINI
PF CHANG'S
KAO Smoke
SHAKE SHACK
TUCANDELA
STARBUCKS COFFEE
Publix



Publix



KOMODO



STAY ALFRED

CRAZY ABOUT YOU

BARSECCO

CALLE OCHO DISTRICT



DOWNTOWN CORAL GABLES

20 Minutes



BEACOMB BLVD

SW 22ND AVENUE

W FLAGLER STREET

Navarro

SW 12TH AVENUE

NW 8TH AVENUE

CALLE OCHO - SW 8TH STREET

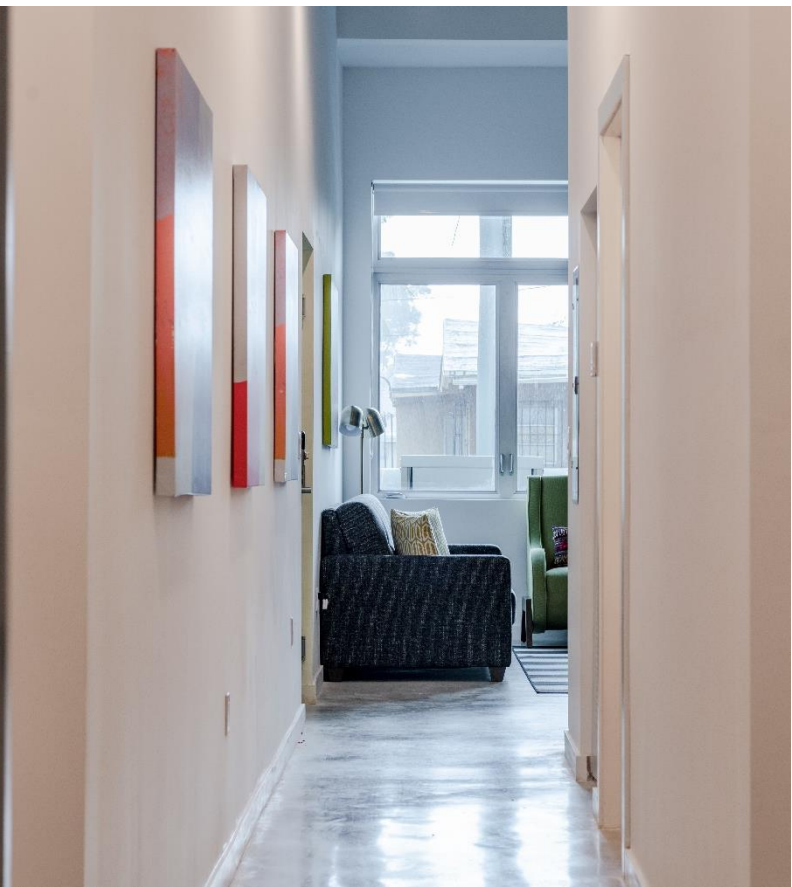


ACCESS, ACCESS, ACCESS

Tecela
LITTLE HAVANA







THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to exclusively offer the opportunity to acquire Tecela Little Havana (the “Property”, or the “Offering”), a brand new, 16-unit luxury apartment community in Little Havana, Miami’s burgeoning nightlife hub and cultural epicenter. The Offering is comprised of four contiguous, identical 4-unit apartment structures, built out in two phases with the recent completion of Phase II last year.

The Property benefits from its strategic location within the vibrant Little Havana corridor and proximity to other prominent demand drivers, demonstrating a rare acquisition opportunity to acquire a high-quality asset with incredibly appointed luxury unit finishes within an undersupplied submarket.

PROPERTY SUMMARY

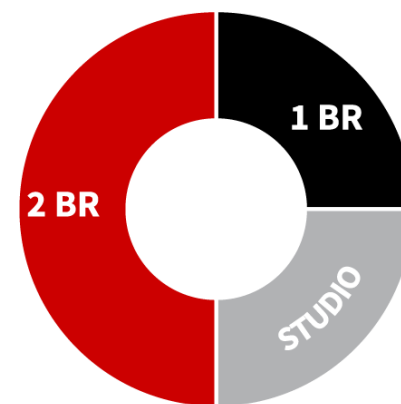
Name:	Tecela Little Havana
Address:	761-765-769-771 NW 1 st Street, Miami, FL 33128
Submarket:	Little Havana
Units:	16
Year Built (Phase I):	2017
Year Built (Phase II):	2019
Rentable Area (SF):	14,212 SF
Lot Size (Acres):	0.23 Acres

UNIT MIX SUMMARY

Unit Type	Unit Count	Unit Size	Lease Rent	Rent PSF
Studio	4	595 SF	\$1,325	\$2.23
1 Bedroom	4	617 SF	\$1,475	\$2.39
2 Bedroom	8	1,171 SF	\$2,075	\$1.77
Total/Avg.	16	888 SF	\$1,738	\$1.96



UNIT MIX CONFIGURATION





HEALTH DISTRICT

Tecela
LITTLE HAVANA



INVESTMENT HIGHLIGHTS



Differentiated location in the heart of Miami's most dynamic cultural hub and positioned just steps away from Calle Ocho, one of Miami's most vibrant and historic dining and nightlife corridors.



Abundance of shopping, dining, and entertainment all within a short walk.



Centrally located with convenient accessibility to I-95 and subsequent linkage to other major thoroughfares.



Proximity to major transportation hubs – less than 15 minutes away from Miami International Airport and the Port of Miami, and only 5 minutes from the Brightline Virgin Miami Central Station.



Situated in a submarket with virtually no competitive supply, while remaining just minutes from Miami's most prominent demand drivers: Downtown, Brickell, Coral Gables and Miami Beach.



Recent delivery of InTown Apartments, one of the neighborhood's first newly-built luxury rental communities, and Little Havana's tentative Revitalization Master Plan will continue to drive demand for future residents and visitors alike.



The **Little Havana Revitalization Master Plan**, if sanctioned by the city, will fuel on-going development in the immediate area through the facilitation of community partnerships, business growth, job creation and neighborhood revitalization, while allowing it to retain its dynamic culture



MIAMI BEACH

DOWNTOWN MIAMI

12.9 million SF of office space

BRICKELL

10.4 million SF of office space



THE WHARF
MIAMI

Tecela
LITTLE HAVANA

W FLAGLER STREET

RIVERFRONT CORRIDOR

KIKI
Seaspice
CRUST
GARCIAS
CASABLANCA

Contact Information

EXCLUSIVE MARKETING ADVISORS

Victor Garcia (Lead)

Director
JLL Capital Markets
+1 305 913 5547
victor.garcia@am.jll.com

Ted Taylor

Director
JLL Capital Markets
+1 305 913 5546
ted.taylor@am.jll.com

DEBT AND FINANCE

Jesse Wright

Director
JLL Capital Markets
+1 786 532 2347
jesse.wright@am.jll.com

Maurice Habif

Senior Director
JLL Capital Markets
+1 305 448 1610
maurice.habif@am.jll.com

Simon Banke

Director
JLL Capital Markets
+1 305 421 6546
simon.banke@am.jll.com

Jo Rousseau

Analyst
JLL Capital Markets
+1 786 532 2352
jo.rousseau@am.jll.com

Luca Victoria

Analyst
JLL Capital Markets
+1 786 532 2345
luca.victoria@am.jll.com



1450 Brickell Avenue, Suite 2110 | Miami, Florida 33131

www.us.jll.com/capitalmarkets

Copyright © Jones Lang LaSalle IP, Inc. 2020

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262.

Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.