



# 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

**UHealth**  
UNIVERSITY OF MIAMI HEALTH SYSTEM

**Miami Dade College**  
Medical Campus

**Jackson**  
MEMORIAL HOSPITAL  
Jackson Health System

**VAHealth**

## RIVERFRONT CORRIDOR



*Seaspice*

**CRUST**



**CASABLANCA**  
Seafood Bar & Grill

**MIAMI BEACH**

20 Minutes



**Adrienne Arsht Center**  
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

**KNIGHT CONCERT HALL**

**MIAMI**  
WORLDCENTER

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

**FROST SCIENCE**

**American Airlines Arena**

**BAYSIDE**  
MARKETPLACE

**BAYFRONT PARK**  
MIAMI

**WHOLE FOODS**  
MARKET

**ZUMA**

**THE WHARF**  
MIAMI

**Tecela**  
LITTLE HAVANA

**Publix**

**AMERICAN SOCIAL**  
BAR & CLOTHING

**BRICKELL CITY CENTRE**

**CMX** **Subbelly**  
*Big Easy* *Quinto*  
**east** *La Huella*  
東隅 MIAMI *Tacology*

**THE SHOPS AT MARY**  
BRICKELL VILLAGE

**BLUE MARTINI**

**PF CHANG'S**  
CHINA BISTRO

**KAO**  
Smoke

**SHAKE SHACK**

**TUCANDELA**  
Brickell

**STARBUCKS**  
COFFEE

**Publix**

**MIAMI INTERNATIONAL AIRPORT**

<15 Minutes



BEACOMB BLVD

SW 22ND AVENUE

W FLAGLER STREET

**Navarro**

**Walgreens**

SW 12TH AVENUE

CALLE OCHO - SW 8TH STREET

## CALLE OCHO DISTRICT



**DOWNTOWN CORAL GABLES**

20 Minutes





**ACCESS, ACCESS, ACCESS**



*Tecela*  
LITTLE HAVANA

Miami

PORT MIAMI

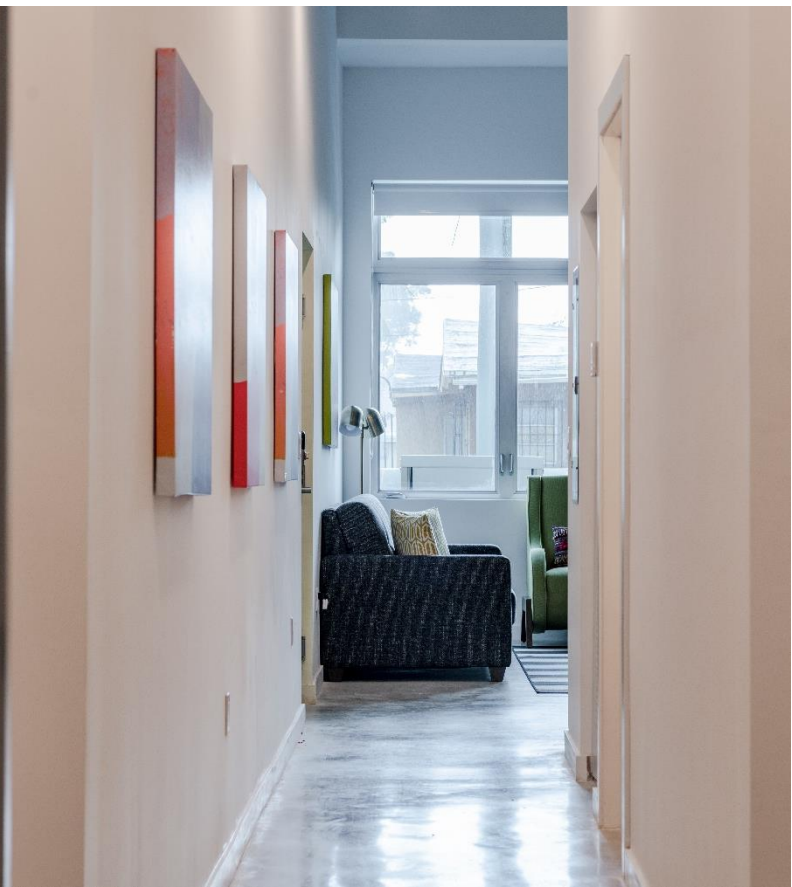


Virginia  
Key Park











# 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

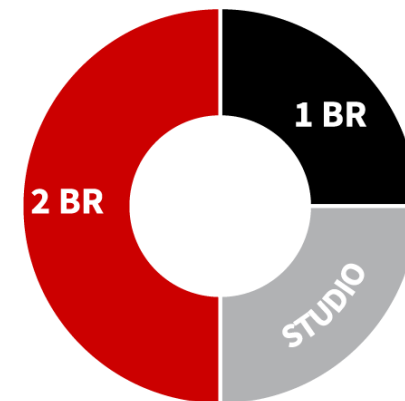
Name:	Tecela Little Havana
Address:	761-765-769-771 NW 1 <sup>st</sup> Street, Miami, FL 33128
Submarket:	Little Havana
Units:	16
Year Built (Phase I):	2017
Year Built (Phase II):	2019
Rentable Area (SF):	14,212 SF
Lot Size (Acres):	0.23 Acres

## 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	\$1,525	\$2.47
2 Bedroom	8	1,171 SF	\$2,075	\$1.77
<b>Total/Avg.</b>	<b>16</b>	<b>888 SF</b>	<b>\$1,750</b>	<b>\$1.97</b>



## 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

FLAGLER STREET

RIVERFRONT CORRIDOR





## Contact Information

### EXCLUSIVE MARKETING ADVISORS

#### Victor Garcia (Lead)

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

#### Maurice Habif

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

#### Jo Rousseau

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

#### Ted Taylor

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

#### Simon Banke

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

#### Luca Victoria

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

### DEBT AND FINANCE

#### Jesse Wright

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



1450 Brickell Avenue, Suite 2110 | Miami, Florida 33131

[www.us.jll.com/capitalmarkets](http://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.