

COMING SOON!

MIDTOWN

29

MIAMI, FLORIDA

CORE 309-UNIT HIGH-RISE OPPORTUNITY SITUATED IN THE HEART OF MIAMI'S FASTEST-GROWING URBAN NODE



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the rare opportunity to acquire Midtown 29 (the "Property" or "Offering"), a 309-unit trophy asset situated within Midtown Miami, a highly-amenitized and walkable urban node. Midtown is experiencing a surge in new residents from both out-of-state and neighboring markets that has led to incredible rent growth at the Property - recent leases are trending 25% above average rents. Completed in 2018, the 21-story luxury tower combines beautifully appointed interiors with sophisticated amenity spaces to deliver a product comparable to the finest condominiums in South Florida.

This Offering affords investors the unique opportunity to own in a market poised for continued population and rent growth due to growing nearby employment, connectivity to Downtown and Brickell, and the unmatched convenience of living in Midtown. The Property is one of only a few Class AAA multi-housing assets favorably located at the southern border of Midtown with direct access to Wynwood, The Design District and Edgewater, uniquely positioning it to offer its residents incredible walkability (90 Walk Score) to fine dining, entertainment, art galleries, and high-paying jobs.



With its exciting location and impressive physical characteristics, Midtown 29 is truly a Class AAA investment opportunity positioned to achieve continued robust rent growth and generate durable cash flows.

ASSET OVERVIEW

MAIN ADDRESS	2201 N Miami Avenue, Miami, FL 33127
PARKING	387 spaces
SITE AREA	1.71 Acres
MULTIFAMILY UNITS	309
RETAIL RSF	12,845 SF
AVG. UNIT SIZE	837 SF
RESIDENTIAL OCCUPANCY	96%
RETAIL OCCUPANCY	100%
# OF FLOORS	21
YEAR BUILT	2018

OFFERING HIGHLIGHTS

- Strong Leasing Trends - 25% Rent Growth on Recent Leases
- Explosive Submarket Population Growth of Nearly 300% Since 2010
- Highly-Amenitized and Walkable Neighborhood Offering a Wealth of Restaurants, Grocers, and Necessity Retail at the Property's Doorstep
- Irreplaceable Location in Midtown just Steps from Wynwood, The Design District and Edgewater
- Immediate Access to I95, 195, and 395 with Subsequent Linkage to Downtown Miami, Brickell, South Beach, and Miami Airport
- Influx of Further Office and Retail Development Will Fuel Intense Demand



TO ACCESS THE OFFERING SUMMARY, PLEASE EXECUTE THE CONFIDENTIALITY AGREEMENT BELOW OFFERING MEMORANDUM COMING SOON!

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Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker

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