



COMING SOON
THE LANDMARK SOUTH

A 631-UNIT, TROPHY MULTI-HOUSING
INVESTMENT OPPORTUNITY IN DORAL, FLORIDA



631 UNITS BUILT ACROSS TWO PHASES (2017 & 2021)



**96% OCCUPIED WITH AVERAGE
MARKET RENTS OF \$2,867 (\$2.82 PSF)**

RECENT TRADEOUTS AND RENEWALS AVERAGE INCREASES OF 29% AND 21%, RESPECTIVELY

IMMEDIATE PROXIMITY TO EMPLOYMENT AND DEMAND DRIVERS

Brickell/Downtown Miami
22.1M SF of Office Space

Trump National Doral Golf Course

Downtown Doral
\$1+ Billion Mixed-Use Development

Miami International Airport

Divine Savior Academy
Private School
Pre-K – 12th Grade

CityPlace Doral



Airport West
10M SF of Office Space



Doral
13.9M SF of Office Space
47.2M SF of Industrial Space

LOCATED IN DORAL: MIAMI'S MOST EXPLOSIVE SUBMARKET

- Doral was named #2 on America's top 25 cities to live in for its business-friendly environment and highly educated workforce by Forbes.com.
- The city was also ranked as the 51st in top 100 places to launch a business in the United States by CNNMoney.com.
- Doral's population has more than tripled over the last two decades and remains the fastest growing large city in Florida.
- Doral is the 2nd largest industrial market in the southeastern U.S.
- Doral's economy is evolving from "Airport West" to a technology and entertainment hub.
- The city is home to sixteen Fortune 500 companies and to some of the highest-rated public and charter schools in Florida.
- Limited incoming supply of only 554 units with annual rent growth projected north of 5% through 2026 (CoStar).



EXTENSIVE CAPITAL INVESTMENT BY EXISTING OWNER

Current ownership has invested over \$800,000 into further enhancing Landmark South into a top-of-the-line Teflon asset. Through their capital improvements, Ownership has created the largest amenity package in the market with a focus on healthy living including the formation of a new state-of-the-art fitness center, upgrading interior courtyards with putting greens and new furniture, and repainting the exterior of the 2017-built towers.



OFFERING HIGHLIGHTS



**SIGNIFICANT
MARK-TO-MARKET
POTENTIAL**



**DISTINGUISHED
RESIDENT
COMPOSITION**



**HIGHLY
DESIRABLE UNIT
MIX**



**LIGHT VALUE-ADD
POTENTIAL IN
PHASE I WILL
FURTHER DRIVE
RENTS**



**STRONG
INSTITUTIONAL
MARKET WITH
LIMITED SUPPLY
PIPELINE**



**MOST EXPANSIVE,
UNIQUE AMENITY
BASE IN THE
MARKET**



**DISCOUNT TO
OTHER MAJOR
MIAMI-DADE
SUBMARKETS**



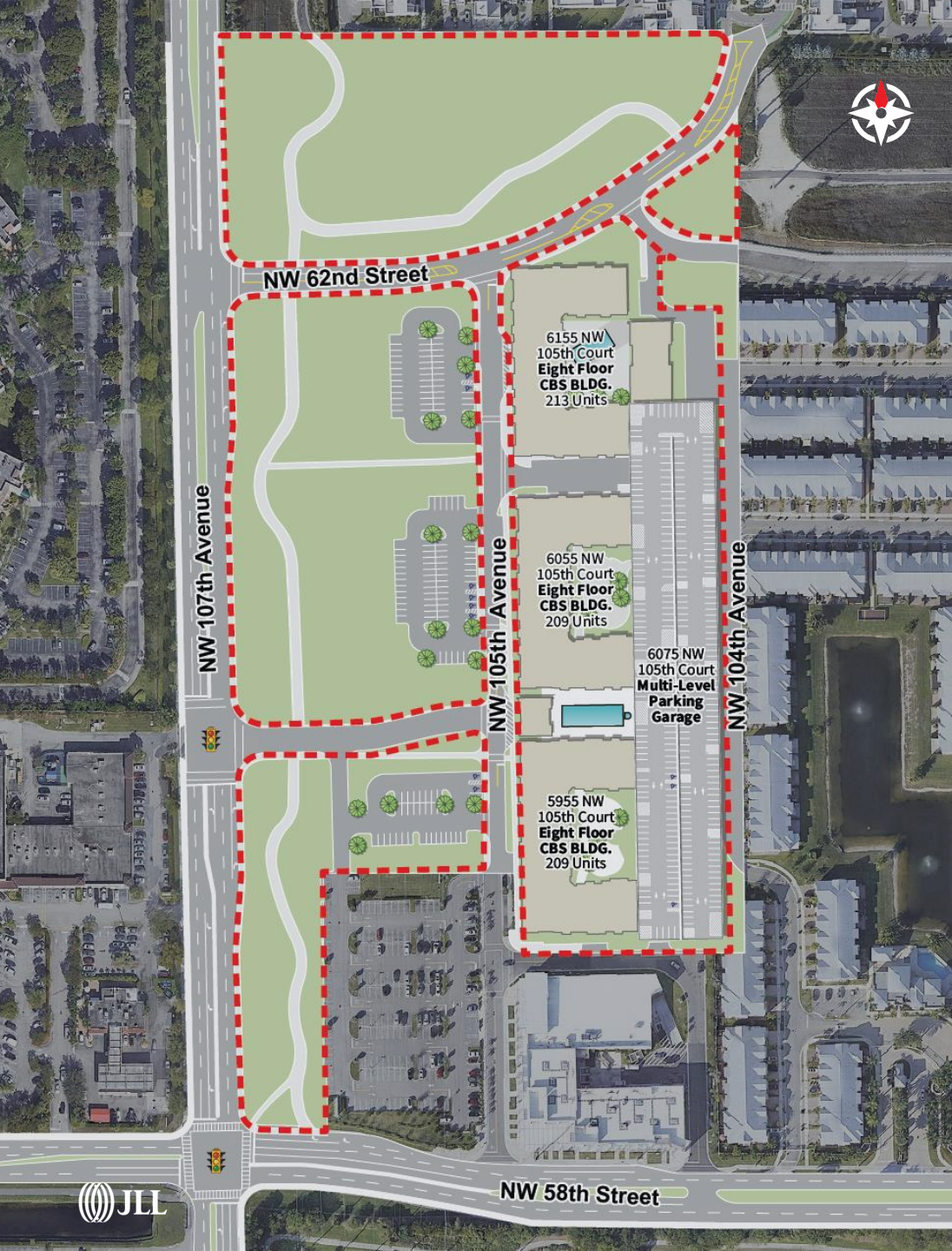
**UNMATCHED
CONNECTIVITY**



ASSET OVERVIEW

ADDRESS	6055 NW 105 th Ct Doral, FL 33178
NUMBER OF UNITS	631 Units
NUMBER OF BUILDINGS	3 Buildings
CONSTRUCTION TYPE	8-Story Mid-Rise with 4-Story Parking Deck
YEAR BUILT	2017 / 2021
NUMBER OF PARKING SPACES	1,353 Spaces
AVERAGE UNIT SIZE	1,017 SF
RENTABLE SF	641,527 SF
PROPERTY ACREAGE	13.99 Acres
DENSITY	46 Units/Acre





SITE PLAN & UNIT MIX SUMMARY

UNIT TYPE	AVG. UNIT SIZE	UNIT COUNT	% OF TOTAL
1X1	778 SF	254	40.25%
2X2	1,104 SF	260	41.20%
3X2	1,342 SF	117	15.84%
AVG./TOTAL	1,017 SF	631	100%



COMMUNITY AMENITIES

Two 5-Star Resort Style Swimming Pools

Playground

Two Putting Greens

Three State-of-the-Art Fitness Centers

Pet Spa

Sauna

Poolside Grilling Stations

Entertainment Lounge

Business Center



APARTMENT AMENITIES

Large Terraces with Courtyard Views

Stainless Steel, Energy-Efficient Appliances

Granite Countertops

Whirlpool In-Unit Washer & Dryer

European-Style Cabinetry

Tile Flooring throughout Unit*

Keyless Fob Entry Systems

Walk-In Closets

Walk-In Frameless Shower & Spa Tubs

**Phase II Units*







INVESTMENT SALE ADVISORY

Matthew Lawton

Executive Managing Director
Matthew.Lawton@am.jll.com

Maurice Habif

Managing Director
Maurice.Habif@am.jll.com

Simon Banke

Director
Simon.Banke@am.jll.com

Ted Taylor

Director
Ted.Taylor@am.jll.com

Luca Victoria

Analyst
Luca.Victoria@am.jll.com

Danielle Fernandez

Analyst
Danielle.Fernandez@am.jll.com

CAPITAL MARKETS ADVISORY

Jesse Wright

Senior Director
Jesse.Wright@am.jll.com

Brian Gaswirth

Managing Director
Brian.Gaswirth@am.jll.com

Paul Adams

Associate
P.Adams@am.jll.com

Joshua Odessky

Analyst
Joshua.Odessky@am.jll.com

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of June 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.