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EDGE 22



APEX CAPITAL REALTY
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EDGE 22

2201 NORTHEAST 2 AVE
MIAMI, FL 33137

TABLE OF CONTENTS

01 | EXECUTIVE SUMMARY
PAGE 03-04

02 | PROPERTY DESCRIPTION
PAGE 05-06

03 | ZONING ANALYSIS
PAGE 07-09

04 | AREA & MARKET OVERVIEW
PAGE 10-15



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SECTION 01

EDGE 22

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Apex Capital Realty is pleased to exclusively offer the opportunity to acquire one of the most prominent development sites in Edgewater -The 22 Edge Site (the “Property”). The property is composed of a single parcel spanning 1.64 Acres which is zoned T6-36A-O and is located within a federally designated Opportunity Zone.

PROPERTY OVERVIEW

Address:	2201 NE 2ND AVE, MIAMI FL 33137
Parcel Number:	01-32-30-107-0010
Lot Size:	+/- 71,644 SF 1.64 Acres
Zoning:	T6-36A-O
Max. Residential Units Allowed:	247
Max. Lodging Rooms Allowed:	494
Gross Building SF as of Right:	859,728 FT ² (RESIDENTIAL HOSPITALITY OFFICE COMMERCIAL)
Gross Building SF Incl. Bonus:	1,203,619 FT (RESIDENTIAL HOSPITALITY OFFICE COMMERCIAL)
Asking Price:	UPON REQUEST
Frontage:	NE 2AVE +/- 325 FT, NE 21 ST +/- 210 FT, NE 22 ST +/- 240 FT

Submit Offers to: Rani@apexcapitalrealty.com

PROPERTY HIGHLIGHTS

- Located within the Downtown Development Authority Boundaries
- Located within a federally designated Opportunity Zone
- Within a 1/4 mile from a Transit Corridor which allows reduction of parking for certain uses for up to 50%

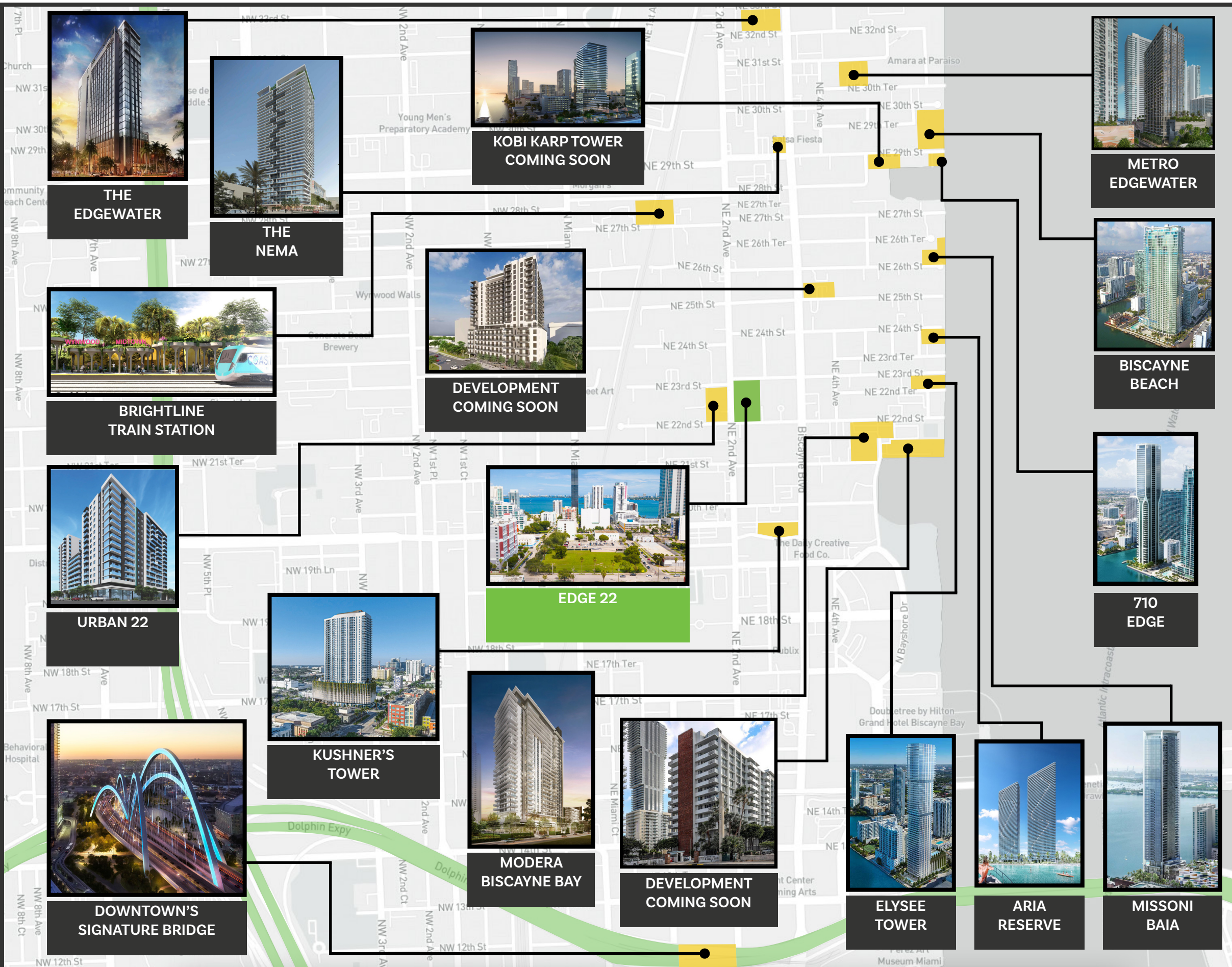


SECTION 02

EDGE 22

PROPERTY DESCRIPTION

LOCATION HIGHLIGHTS



- Steps away from Wynwood, Midtown, Miami's Design District and Downtown Miami
- Easy Access to I-395 Which connects to I-95, Miami Beach, and The Palmetto Expressway
- Easy Access to Venetian Causeway
- Minutes from Grocers including Publix, Target, Price Choice, and the Planned Sprouts Market in Midtown
- .62 Miles from the Arsht Center Metro Mover Station
- 7 Minutes Away to The Port of Miami and Cruise Terminal
- 13 Minutes Away from Miami International Airport and Miami Beach
- Minutes Away from from the FTX Arena, The Perez Art Museum, The Arsht Center, Margaret Pace Park



SECTION 03

EDGE 22

ZONING ANALYSIS



DEVELOPMENT OVERVIEW

Lot Size:	+/- 71,644 SF 1.64 Acres
Zoning:	T6-36A-O
Allowed Use(s):	Residential, Lodging, Office, Commercial, Civic, Civic Support, Educational
Overlay:	Affordable Housing/Workforce Density Bonus, TOD /Transit Corridor -1/2 mile from TOD or 1/4 mile from Transit Corridor, Metro Rail TOD - for Micro Units purposes
Additional Regulations:	FAA 649' Height Limitation

SETBACKS AT GROUND LEVEL

- Minimum Primary Frontage Setback: 10.00 FT
- Minimum Secondary Frontage Setback: 10.00 FT
- Minimum Side Setback: 0 FT
- Minimum Rear Setback: 0 FT

BUILDING SETBACKS

- a.) **Principal Front:** 10 ft. min.; 20 ft. min. above 8th Story
- b.) **Secondary Front:** 10 ft. min.; 20 ft. min. above 8th Story
- c.) **Side:** 0 ft. min.; 30 ft. min. above 8th Story
- d.) **Rear:** 0 ft. min.; 30 ft. min. above 8th Story

BUILDING INTENSITY

Max. Lot Coverage:	80%
Residential Density:	150 Du / Acre
Max. Height:	36 Stories
Max. Benefit Height:	24 Stories Abutting all Transects Zones except T3 (Total 60 Stories)
Floor Lot Ratio:	12.00 / 40% Additional Public Benefit
Gross Building SF as of Right:	859,728 FT ² (Residential Hospitality Office Commercial)
Gross Building SF Incl. Bonus:	1,203,619 (Residential Hospitality Office Commercial)
Max. Building Footprint:	57,309 FT ²
Minimum Open Space:	10%
Max. Residential Units Allowed:	247
Max. Lodging Units Allowed:	494

DEVELOPMENT OVERVIEW

NYAF NORTH

A REPLAT OF A PORTION OF TRACT A, TERRANOVA BISCAIYNE, PLAT BOOK 150, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST, THE SOUTHWEST CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, 1/4 OF

PLAT BOOK 172
PAGE 100
SHEET 1 OF 2 SHEETS

PREPARED BY:
Schwabke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (305)652-7010
APRIL, 2016

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHEAST TWENTY-THIRD STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED NYAF NORTH, THE SAME BEING A REPLAT OF A PORTION OF TRACT A, TERRANOVA BISCAIYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PORTION OF TRACT A OF TERRANOVA BISCAIYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF THE EAST 268.0 FEET OF SAID TRACT A; THENCE S 0°07'14" E FOR 168.84 FEET; THENCE S 89°57'42" W FOR 268.0 FEET; THENCE S 0°07'14" E FOR 154.04 FEET TO THE SOUTH LINE OF SAID TRACT A; THENCE S 89°58'48" W ALONG THE SOUTH LINE OF SAID TRACT A FOR 185.12 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONVEX TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 25.0 FEET AND A CENTRAL ANGLE OF 89°52'34"; THENCE ALONG SAID ARC FOR A DISTANCE OF 39.32 FEET TO A POINT OF TANGENCY WITH THE WEST LINE OF SAID TRACT A; THENCE N 0°07'40" W FOR 268.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONVEX TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 25.0 FEET AND A CENTRAL ANGLE OF 89°58'45"; THENCE ALONG SAID ARC FOR A DISTANCE OF 39.32 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF SAID TRACT A; THENCE N 89°58'05" E FOR 213.52 FEET TO THE POINT OF BEGINNING.

CITY OF MIAMI PLAT RESTRICTIONS:

THAT N.E. 23RD STREET AND N.E. 22ND STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.E. 2ND AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS AND/OR AIR-CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

OWNER'S PLAT RESTRICTION:

THE UTILITY EASEMENT, AS SHOWN HEREON BY DASHED LINES, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THAT NORTHEAST TWENTY-THIRD STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY NORMA CASTILLO, ITS VICE PRESIDENT, AND DORA SOMMA, ITS VICE PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 11 DAY OF MAY, A.D. 2016.

NORTHEAST TWENTY-THIRD STREET,
a Florida Limited Liability Company

WITNESS: *Julia Hammond* PRINT NAME: JULIA HAMMOND
BY: *Norma Castillo* VICE PRESIDENT
WITNESS: *Julia Hammond* PRINT NAME: JULIA HAMMOND
BY: *Dora Somma* VICE PRESIDENT

WITNESS: *Julia Hammond* PRINT NAME: JULIA HAMMOND
BY: *Julia Hammond* VICE PRESIDENT
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BY: *Julia Hammond* VICE PRESIDENT
WITNESS: *Julia Hammond* PRINT NAME: JULIA HAMMOND
BY: *Julia Hammond* VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY COUNTY OF MIAMI-DADE APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, NORMA CASTILLO, VICE PRESIDENT, AND DORA SOMMA, VICE PRESIDENT OF NORTHEAST TWENTY-THIRD STREET, LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE OFFICERS HEREBY DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE PURPOSES HEREBY DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 11 DAY OF May, A.D. 2016.
COMMISSION NO.: FF076493
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES: December 11, 2017 PRINT NAME: Glenda Ayala

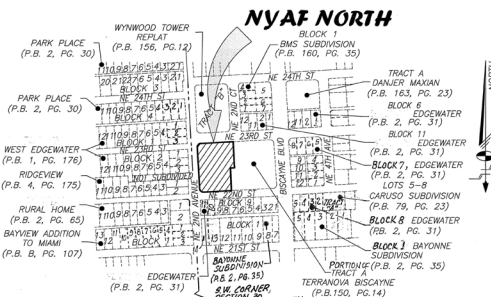
NOTARY SEAL
GLENDA AYALA
NOTARY PUBLIC, STATE OF FLORIDA

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:
FILED FOR RECORD, THIS 11 DAY OF May, A.D. 2016, AT 2:58 P.M., IN BOOK 172 OF PLATS, AT PAGE 100 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUHN, CLERK OF THE CIRCUIT COURT
DATE: July 12, 2016
MARK STEVEN JOHNSON, PRINCIPAL, PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA

ATTEST: HARVEY RUHN, CLERK OF THE CIRCUIT COURT
DATE: July 12, 2016
MARK STEVEN JOHNSON, PRINCIPAL, PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA



LOCATION MAP
A PORTION OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

APPROVALS:

CITY OF MIAMI APPROVALS:
THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 58 OF THE CITY OF MIAMI CODE AND CHAPTERS 28 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, CERTIFIED THIS 6 DAY OF DECEMBER, A.D. 2014.

BY: *Julia Hammond* DIRECTOR
JUVENAL SANTANA, JR., P.E., C.F.M.
CITY OF MIAMI, DEPARTMENT OF PUBLIC WORKS

I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
CITY OF MIAMI PUBLIC WORKS DEPARTMENT

BY: *Enrique Polusada* PSM
PROFESSIONAL SURVEYOR & MAPPER NO. 5662,
STATE OF FLORIDA

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. R-17-0931, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF MIAMI, FLORIDA, THIS 14 DAY OF MARCH, A.D. 2012.

SIGNED: *Daniel Juliano* CITY MANAGER ATTEST: *1000 B. HANNON* CITY CLERK

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS 10TH DAY OF APRIL, A.D. 2016.

SIGNED: *Scott Little* DIRECTOR

THIS PLAT HAS BEEN APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATION AND PUBLIC WORKS THIS 12TH DAY OF APRIL, A.D. 2016.

SIGNED: *Uli Ruan* DIRECTOR

SIGNED: *F. J. Guin* COUNTY ENGINEER

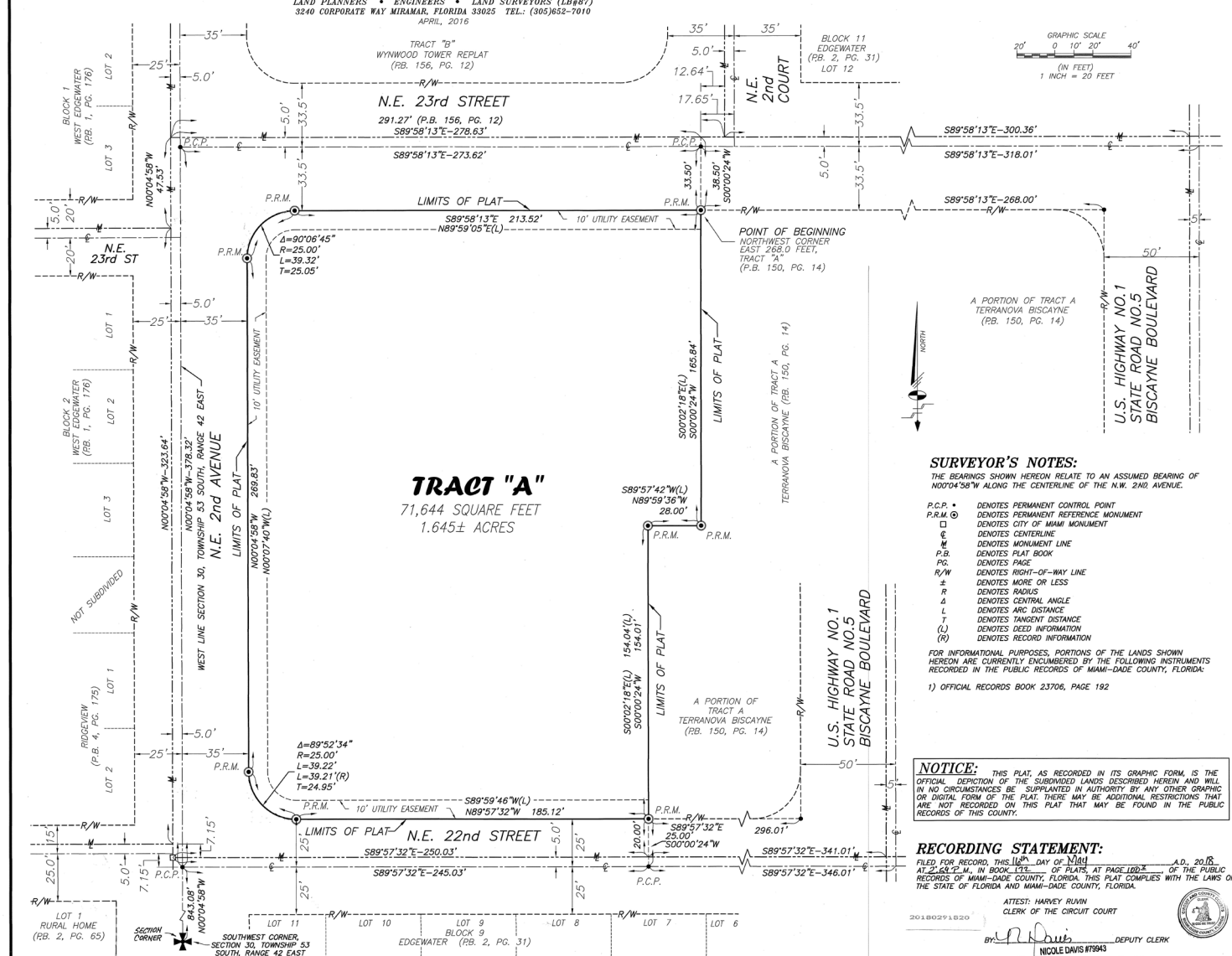
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NYAF NORTH

BEING A REPLAT OF A PORTION OF TRACT A, TERRANOVA BISCAIYNE, PLAT BOOK 150, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK 172
PAGE 100
SHEET 2 OF 2 SHEETS

PREPARED BY:
Schwabke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (305)652-7010
APRIL, 2016



TRACT "A"
71,644 SQUARE FEET
1.645± ACRES

SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N00°04'58"W ALONG THE CENTERLINE OF THE N.W. 2ND AVENUE.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES CITY OF MIAMI MONUMENT
- DENOTES CENTERLINE
- DENOTES MONUMENT LINE
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- R/W DENOTES RIGHT-OF-WAY LINE
- # DENOTES MORE OR LESS
- R DENOTES MARKS
- ∠ DENOTES CENTRAL ANGLE
- L DENOTES ARC DISTANCE
- T DENOTES TANGENT DISTANCE
- (L) DENOTES DEED INFORMATION
- (R) DENOTES RECORD INFORMATION

FOR INFORMATIONAL PURPOSES, PORTIONS OF THE LANDS SHOWN HEREON ARE CURRENTLY ENCLAMBERED BY THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

- 1) OFFICIAL RECORDS BOOK 23706, PAGE 192

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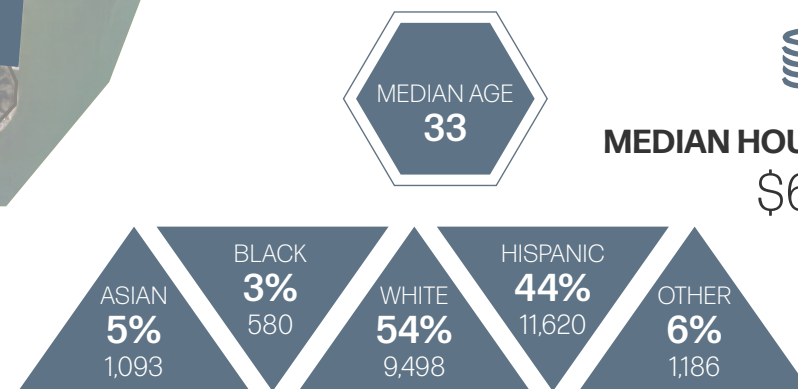
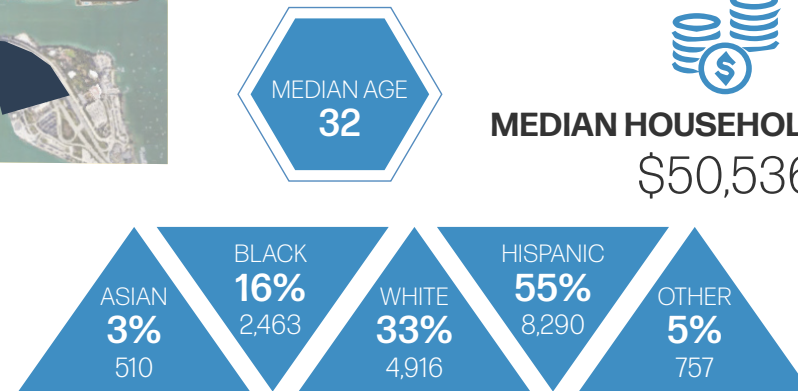
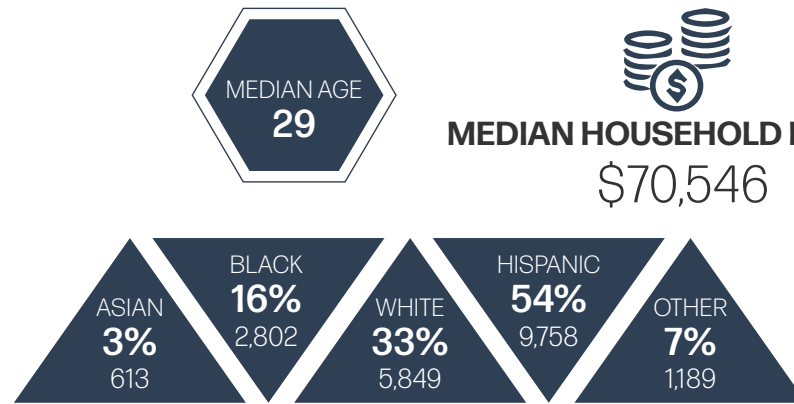
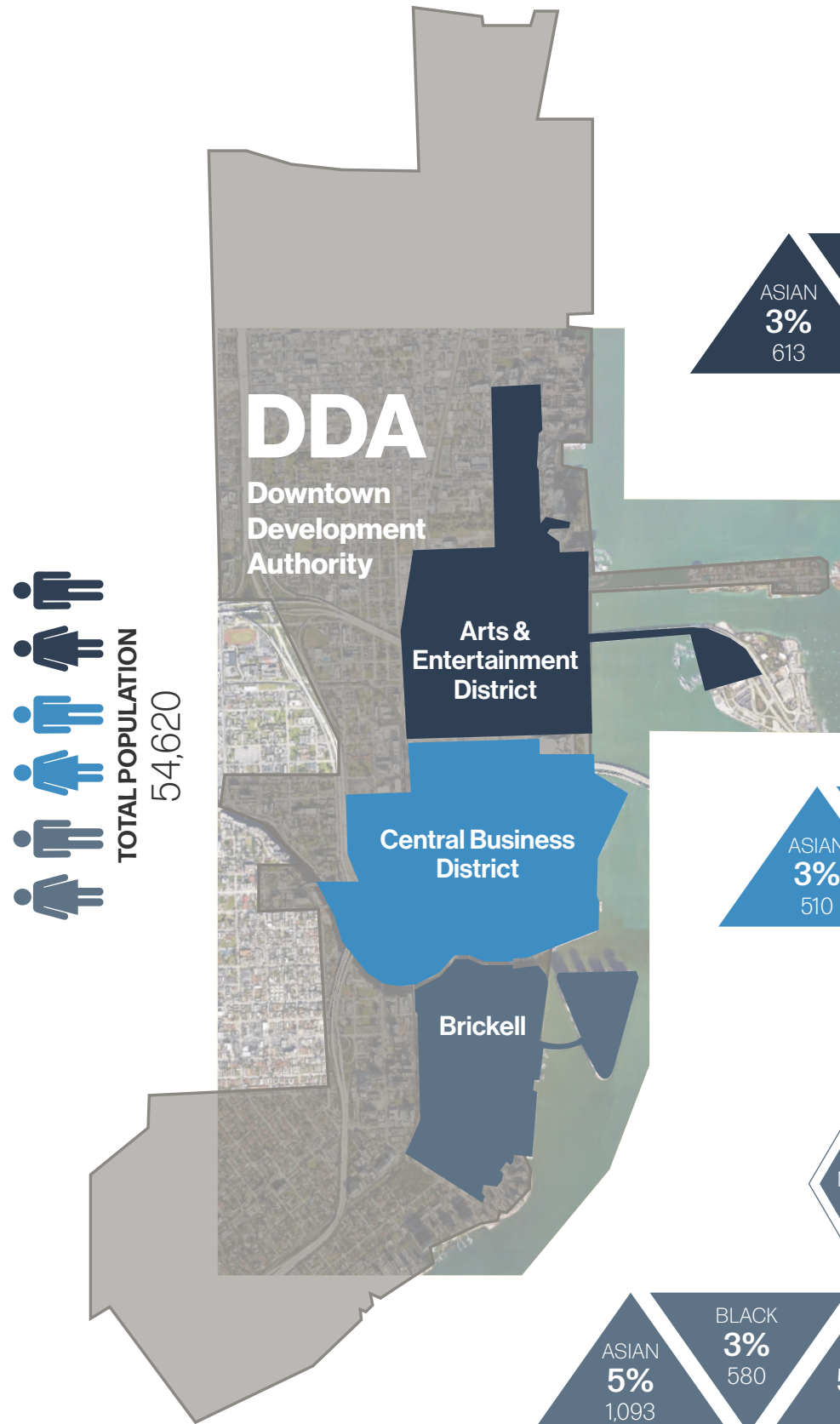


SECTION 04

EDGE 22

AREA & MARKET OVERVIEW

DEMOGRAPHICS | MIAMI DDA DISTRICT



Demographics	
Total Population	67,879
Median Age	34
Total Households	37,670
Daytime Population	250,000
Greater Downtown Population	92,000

Market Stability	
Avg Household Income	\$110,658
Owner Occupied Housing	29%
Renter Occupied Housing	71%
Higher Education	81%

Business Environment	
All Businesses	9,109
Estimated Revenues	\$18.6 Billion
Employees	114,417
Medium & Large Businesses	353
Estimated Revenues	\$8.6 Billion
Employees	64,591
Micro & Small Businesses	8,756
Estimated Revenues	\$10 Billion
Employees	49,826

Market Demand	
Resident Expenditures	\$774.1 Million
Apparel	\$92.2 Million
Grocery	\$111 Million
Household Furnishings	\$34.4 Million
Music, Radio, TV	\$14.9 Million
Personal Care	\$48.2 Million
Restaurants	\$117.8 Million
Worker & Visitor Expenditures	\$1.7 Billion

INVESTMENT HIGHLIGHTS

DOWNTOWN MIAMI RESURGENCE

Downtown Miami is experiencing an unprecedented moment— particularly when compared to its peers. Many downtown areas worldwide faced a decline in workers, shoppers, tourists, and residents in 2020 and into 2021. Over the same time, Downtown Miami became more desirable, received more interest, and is now more prominent than ever. New residents are moving in, and new-to-market companies are relocating to Downtown Miami. Entrepreneurs are opening innovative stores and restaurants. Companies are launching innovative services within Downtown Miami. Existing restaurants have embraced Miami’s enviable weather and expanded into the open air with the support and help of the Miami Downtown Development Authority, City of Miami, and Miami- Dade County. In addition to the people, the built environment is also rapidly changing. The Downtown Miami development pipeline remains strong. Downtown Miami’s ascent is partially due to the devaluing of legacy urban megapolises and the freedom that widespread remote work has afforded employees and companies alike.

Downtown Miami presents many advantages over its northern and western coastal peers: lower taxes, including zero state income tax; a comparatively low cost of living; openness to a diversity of ideologies; mild, sunshine-filled winters and year-round beach access; laws and policies that support businesses and enable individuals to thrive in a safe and dynamic environment. People are noticing what Downtown Miami offers and are leaping at the opportunity to join us. According to Brookings, since 2000, Downtown Miami has seen the fastest urbancore population growth rate in the United States. The secret is out. Francis Suarez, the 43rd mayor of Miami, says Miami is benefitting from “a moment turning into a movement.”

Mayor Suarez explains what makes this movement unique: the mix of people and companies coming to the city. Miami is witnessing hedge funds, private equity, venture capital firms, angel investors, and founders all coming to Miami at the same time. The mayor points to this combined migration as a critical differentiator of what Miami is experiencing and what Silicon Valley, Boston, and New York City experienced previously.



INVESTMENT HIGHLIGHTS

REAL ESTATE DEVELOPMENT IN EDGEWATER MIAMI SUBMARKET

The Edgewater neighborhood is a highly desirable location that provides convenient access to Downtown Miami, Brickell, South Beach, and elsewhere via its proximity to some of the major arteries of Miami, including I95 and Biscayne Blvd.

Development is booming in The Edgewater as new and innovative projects are announced and some finish construction. Signature developments in the pipeline include the 60 story tower Casa Bella by the Related Group, The Aria Reserve twin towers from the Melo Group, 710 Edge by the team that built One Thousand Museum, Metro Edgewater, Modera Biscayne Bay, 2000 Biscayne Tower by the Kushner Companies, Nema Edgewater development by Crescent Heights, and the 20 Story Apartment tower being built at 2501 Biscayne Blvd by Arch Companies and Infinty Group.

Demand for both multifamily users and Luxury condo buyers has surged in 2021 as some of these projects are receiving record breaking interest and commitments which allows for this specific sub-markets to expand.

APPROVED RE-PLATTING OF THE SITE

The current owners of the site have made significant progress with the City of Miami by initiating the process and getting the appropriate approvals from the city to complete the replat of the land. The work that has been done in this regard could be extremely valuable to a potential buyer as they will essentially be able to build right away, versus going through the process that the seller has already completed which would take a new developer a year or so to complete and would include the related expenses. Part of the replat process required to improve the sidewalks and gutters surrounding the vacant lot. However, the current owner has been able to extend the deadline to complete these improvements to March 2022.



DOWNTOWN INFRASTRUCTURE PROJECTS



BRIGHTLINE'S MIAMICENTRAL - TRAIN STATION

MiamiCentral spans over six downtown city blocks delivering the true mixed-use urban experience Miami has been waiting for. Featuring Central Fare, Downtown Miami's food hub, as well as 800+ rental residences, uniquely connected urban offices, retail space, and a major transit hub providing both local and multi-city transit options, MiamiCentral is transforming Florida's urban landscape forever.

WYNWOOD TRAIN STATION IN THE WORKS

Recent studies show that the Wynwood and Edgewater neighborhoods have a 2015 population of 15,100 and employment of 10,700 which is expected to grow to a 43,000 population and 16,000 employment by 2045. An independent study done by Kimley Horn also showed, in a separate 2020 report, that the WME Station area has the highest projected 2040 population (67,736) and employment (21,624) of any of the 5 potential Northeast corridor stations previously supported by County Commission (Wynwood-Midtown-Edgewater, Design District, NE 79th Street, North Miami, and North Miami Beach).



I-395/SR 836/I-95 SIGNATURE BRIDGE

An \$800 million "Signature Bridge" over Northeast Second Avenue and Biscayne Boulevard, an upper deck of traffic built over SR 836 and the Miami River, and the addition of one lane to the northbound entrance to I-95.

EDGEWATER TIMELINE

Click images for more information.



Urbanica Planning on building 200 Room Hotel – The Edgewater



FDOT Begins Construction work on Downtown’s Signature Bridge



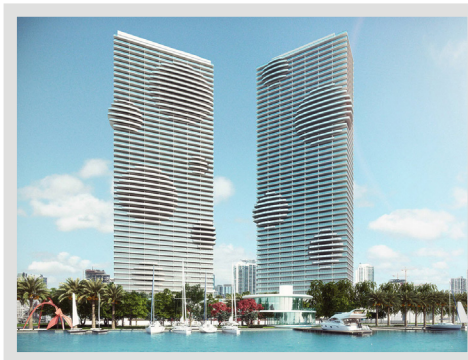
Developer Plans 20+ Story tower on 2501 Biscayne Blvd



57 Story Elysee Tower Completed



32 Story Metro Edgewater Begins Construction



Paraiso Towers Completed by The Related Group – 1,346 Luxury Condos



Aimco Purchases Hamilton on the Bay Apartment Tower for \$81M and begins renovations



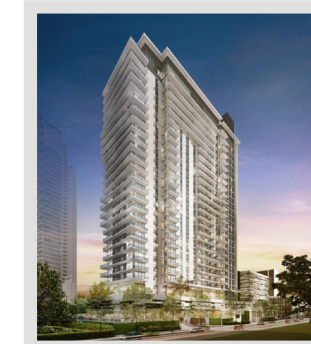
Aria Reserve Twin 62 Story Towers Begins Presales



Urban 22 started Construction – 422 Multifamily Project



Nema Edgewater Applied for Construction – To add 588 Apartments and 42,030 of Retail



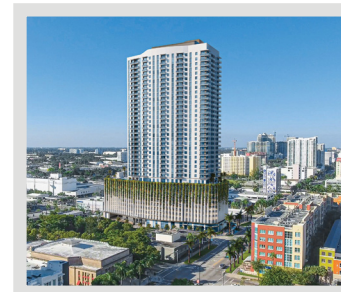
296 Unit Modera Biscayne Bay Delivered



Biscayne Beach -391 Luxury Condo Tower Completed



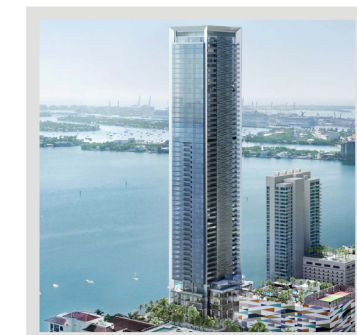
Wynwood Petitions for Adding Commuter Train Station on 27th ST



Kushner Companies starts Development work for 393 Apartments at 2000 Biscayne Blvd



Developer Plans 60 Story tower on 2121 N Bayshore Drive



57 Story Missoni Baia – Completed Construction

2017

2019

2020

2021

EDGE 22



RANI HUSSAMI, CCIM
EXECUTIVE DIRECTOR
+1 305 509 9321
RANI@APEXCAPITALREALTY.COM