

HERIBERT KLETZENBAUER

Southeast Florida MLS

CLD - VACANT UNIMPROVED LAND

04/02/07 10:43 AM

ML: M1131583 BC: EURA01 OF: EUROPEAN AMER. INV. RLTY AREA: 41 AZON: STATUS: A
 AD: 542 NW 12 AV CITY: MIAMI RP: LLP: LP: \$3,500,000
 CT: DADE F#: 01-41-02-005-6200 ZIP: 33136 CNT: GEOAR:
 PA: \$5,645,161 F2: 01-4102-005-6220 F2: 01-41-02-005-6410 ZN: 61/COMM #PARC: 5
 PS: \$122.38 PF: LOT: LT FT: 250 LT DP: 100 STYLE: UBC
 MC: 1 TN: 41 SE: 2 SD: 5 PN: 6200 MAP: 0241 ST: FL TYPE: COMMERC
 LGL: LAWRENCE ESTATE LAND COS SUBPB 2-46 E100FT LOT 1 LESS E7.5FT BLK 40 LOT SIZE 50.000 X 93 OR 1 EVNAUDT: UNK
 #I: 0
 DES: SN: LAWRENCE EST LAND COS SUB CLD: MIXE

GENERAL INFORMATION

PLNUSE: URBANCOM LOTDS: IRREG JURIS: CI
 USAGE: COMMERCL FOR LEASE: FILL:
 LT: 200X 143 ACRES: 0.62 LOT SF: 28,600
 LOCAT: CORNRLot LEASESF: ELEV:
 ROAD: MAINTHRU SURFC:
 TREES: GRND: OWNSHP:
 LAND:

REM: Fantastic location in up and coming East Little Havanna. great exposure on 12th Ave. this property consists of 5 lots which are zoned commercial and can be used either for retail, office, residential or mixed use. FAR= +/- 70,000 sq. ft

DIR:

BRK-REM:

WATFR: N / WTRVIEW:
 WTRAC: RAIL:
 MISC:
 DOCMT:
 DEED: SOIL:
 UTAVL: ELEC SEWER WATER
 ONSITE: NONE
 WTR: MUNICIPL SWR: PUBLIC

FINANCIAL INFORMATION

TRMSCONS: ASSUME: DAV/SOH: \$1,447,240
 TAL: \$0 TAX: \$40,000 TAXYR: 2006 TM: \$0 DMV/ASV:
 GSI: \$0 OTH: GOI: INSUR:
 RETAX: OEXP: TOTEXP: NOI:
 PERIOD: 0 SOURCE:
 SPEC: POSS: FUNDING IDX: Y

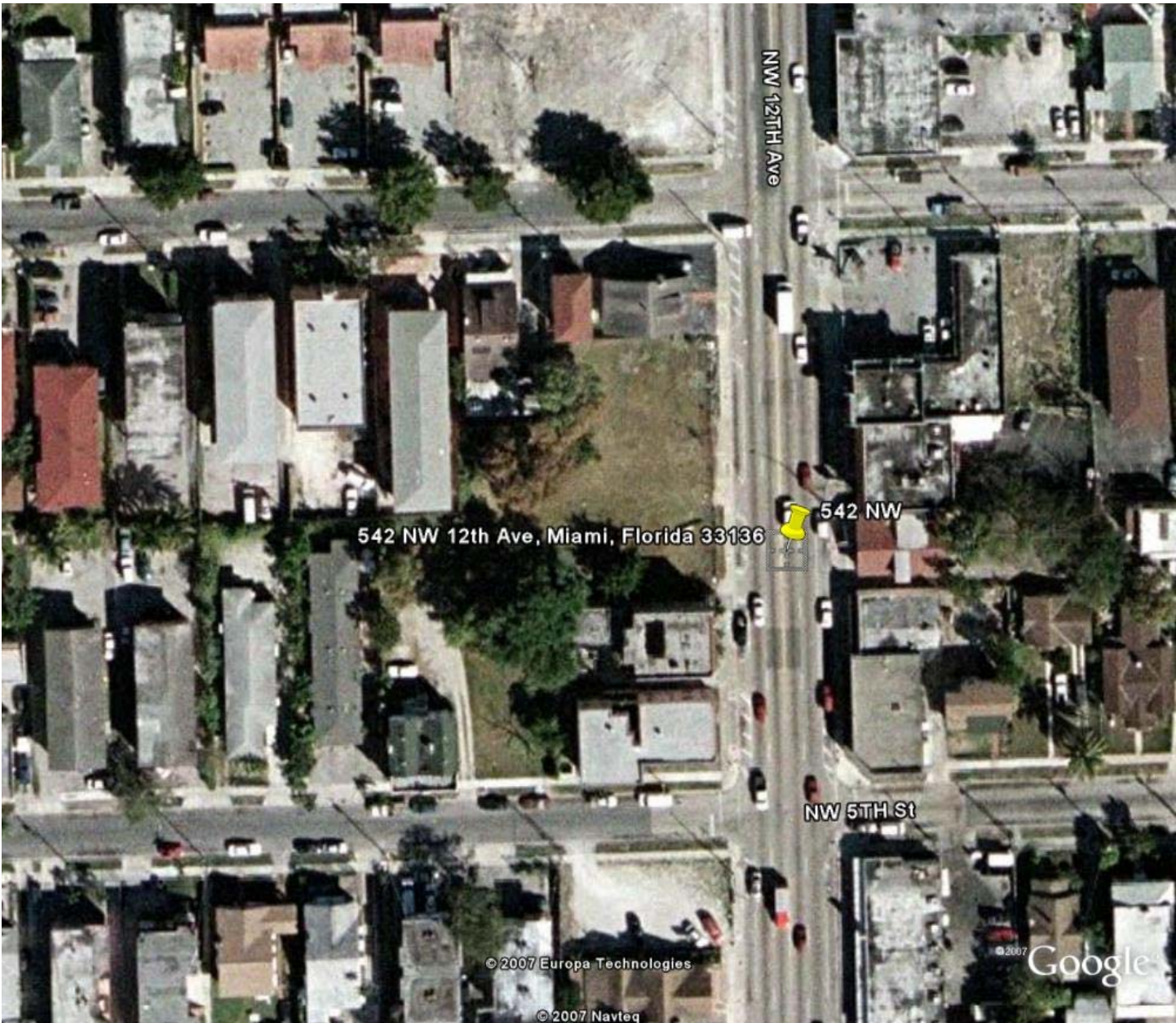
OFFICE INFORMATION

LPID: 0495363 LS: Heribert Kletzenbauer APH: 786-457-7033 OPH: 305-538-7957 x 0
 2PID: 2A: 2AG: FAX: 305-538-7964
 LTY: ER ON: ON#: 2PH:
 URL: PHOTO: 1TAKE BRD: M
 EMAILA: europeim@bellsouth.net WD:
 COBA: 3% COTB: 3% CONR: 3% VAR: N JA: VT:
 SHOW: CALL-LA OK ADV: Y LD: 02/01/07 XD: 08/31/07
 PREV STATUS: STATUS CHNG: L1:
 PREV\$: PRICE CHNG: ORIG\$: \$3,500,000 L2:

INET Y / fantastic opportunity in great location in up and coming east little havanna. zoned com; prelim. plans for mixed used project with 70,000 ft FAR
RMKS:

PENDING / CLOSED INFORMATION

PD: CONTING: DM: CD: ECD: SP:
 TR: CB: SPID: SS: S1:
 SPS: SPA: SPID2: SS2: S2:



NW 12TH Ave

542 NW 12th Ave, Miami, Florida 33136

542 NW

NW 5TH St

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