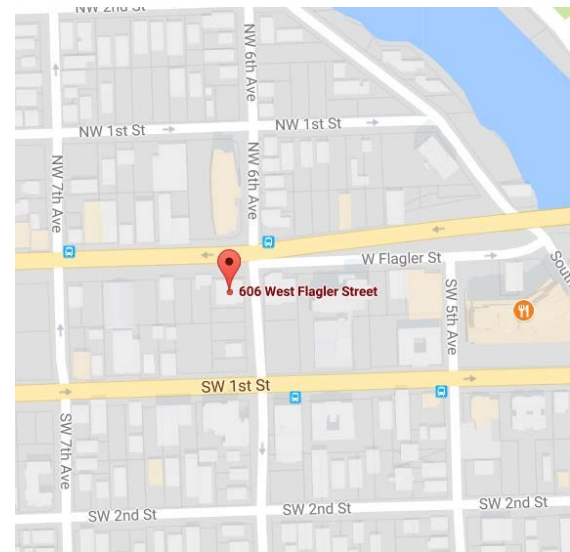


INVESTMENT HIGHLIGHTS

Real Miami Commercial is pleased to present the opportunity to acquire a ±1.83-acre 11 contiguous parcel assemblage located at approximately 606 W Flagler Street in the heart of Miami. The assemblage of 11 parcels is easily one of the most highly visible and accessible development sites remaining in Miami's urban core. Measuring over 1.6 acres in size, the property is perfect for a redevelopment project. The property is located within 4 minutes of Government Center metro-rail/ metro-mover stations and just 1.8 miles from Brickell Center

Location	606 W Flagler Street, Miami, FL
Total Land Area	79,847 SF (1.83 acres)
Zoning	T6-12-O (City of Miami)
Max Density	273 residential units or 546 hotel rooms
Max Developable Area	Up to ±635,896 SF (±826,665 SF with available bonuses)
Max Building Height:	± 12 stories



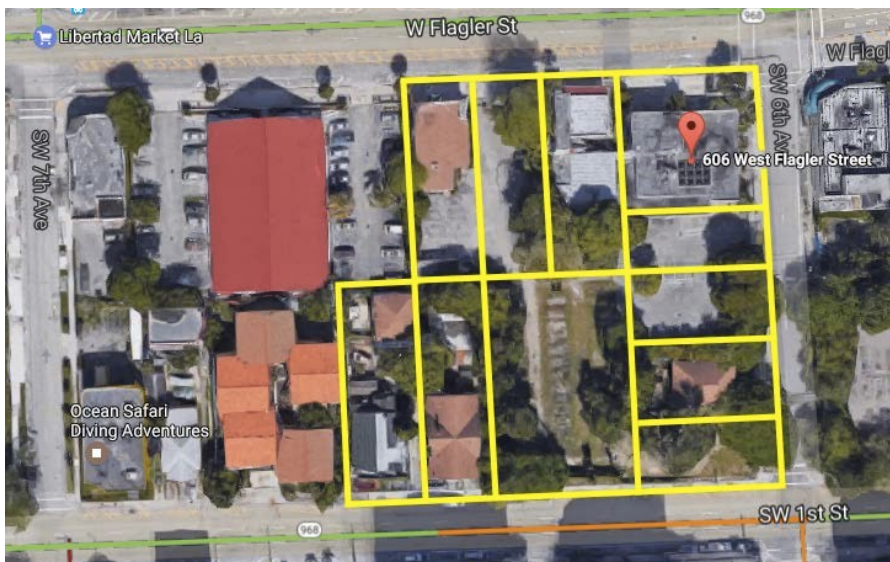
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