Subject Property

1300 Lincoln Rd - Lincoln Towers

Miami Beach, Florida - Flamingo Neighborhood

PROPERTY	
No. of Units:	**57**
Stories:	**10**
Avg. Unit Size:	**-**
Type:	**Apartments - All**
Rent Type:	**Market**
Year Built:	**1966**
Parking:	**-**
Distance to Transit:	**-**

PROPERTY MANAGER
-
-

OWNER
Purchased Aug 2009
$115,000 (-/Unit)

ASKING RENTS PER UNIT/SF

Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	-	-
Submarket:	**$2,479**	**$3.19 /SF**

VACANCY

Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	-	-
Submarket:	**2.8%**	**252 Units**

12 MONTH ABSORPTION

Current:	**0 Units**
Competitor Total:	**-**
Competitor Avg:	**-**
Submarket Total:	**(27) Units**
Submarket Avg:	**(0.1) Units**

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	-	57	100%	0	0.0%	-	-	-	-	-

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	-	57	100%	0	0.0%	-	-	-	-	-
Totals	**-**	**57**	**100%**	**0**	**0.0%**	**-**	**-**	**-**	**-**	**-**

Estimate Updated January 08, 2023

SITE AMENITIES

Clubhouse	Elevator	Laundry Facilities
Pool	Waterfront	

UNIT AMENITIES

Air Conditioning	Balcony	Dishwasher
Granite Countertops	Heating	Kitchen
Oven	Range	Refrigerator
Stainless Steel Appliances	Tile Floors	

RECURRING EXPENSES

Free Water, Trash Removal, Sewer

PET POLICY

Dog Allowed
Cat Allowed

© 2023 CoStar Group - Licensed to Green Capital Realty Advisors, LLC - 302680

Subject Property

Primary

Building

Building

© 2023 CoStar Group - Licensed to Green Capital Realty Advisors, LLC - 302680

Demographics

1300 Lincoln Rd - Lincoln Towers

3,770 SF Multi-Family Building

PREPARED BY

greenCAPITAL Realty Advisors

Steve Leeds

Founder

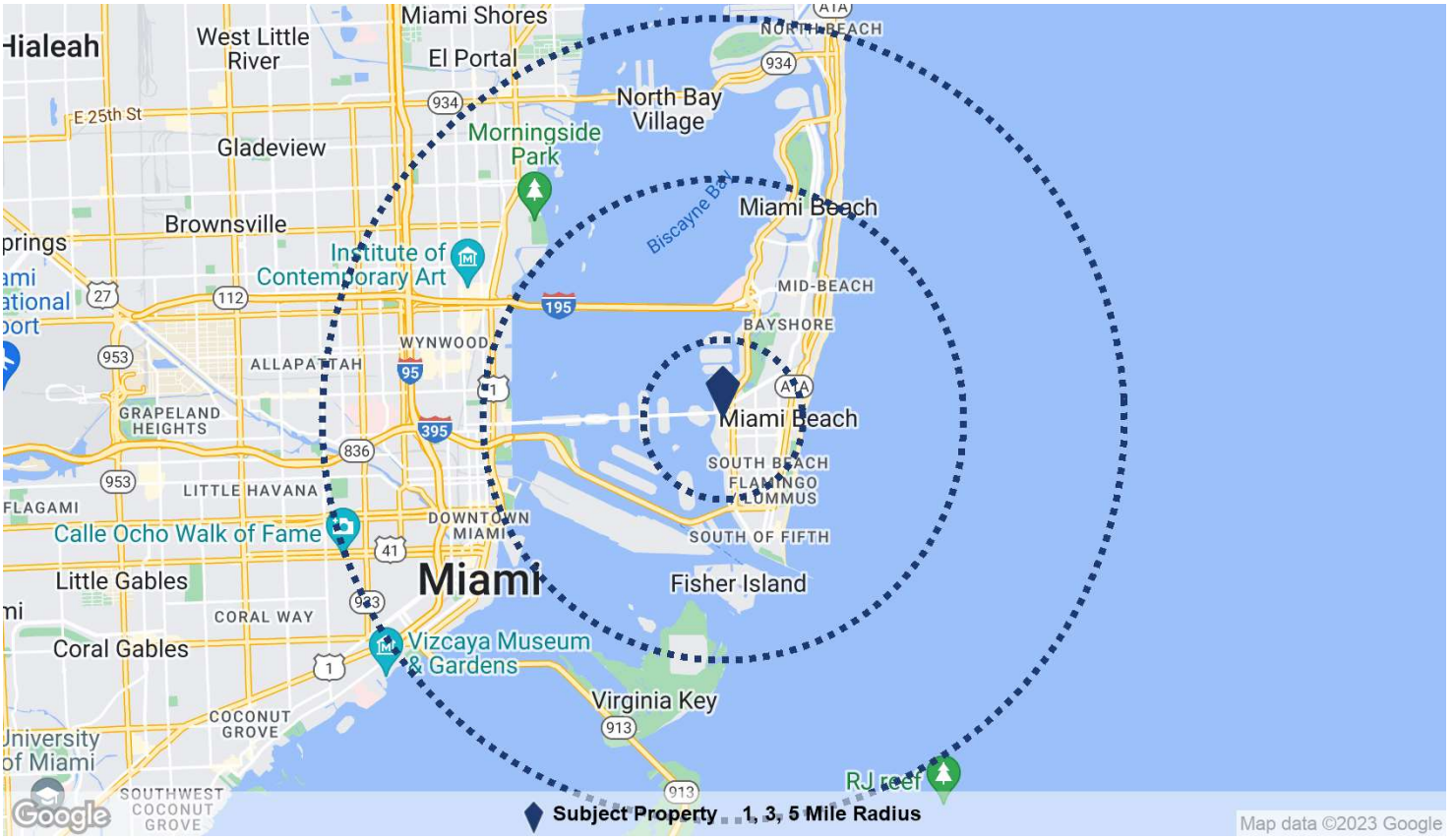
CoStar™

Demographic Overview

1300 Lincoln Rd

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
27,107	1.6	42	$61,870

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

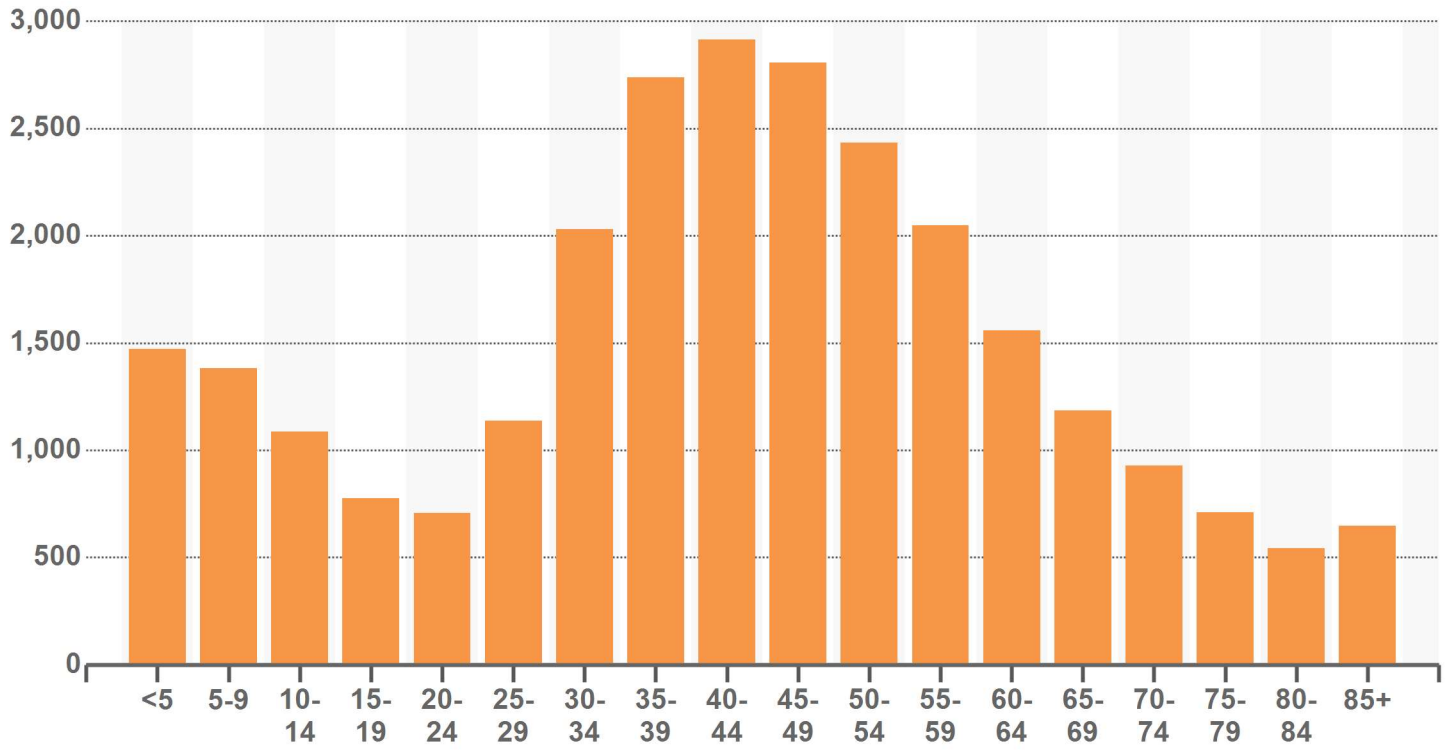
Population	1 Mile	3 Mile	5 Mile
2022 Population	27,107	78,867	325,472
2027 Population	26,258	79,615	332,869
Pop Growth 2022-2027	(3.1%)	1.0%	2.3%
2022 Average Age	42	43	41
Households			
2022 Households	16,297	43,474	148,406
2027 Households	15,758	43,701	151,370
Household Growth 2022-2027	(3.3%)	0.5%	2.0%
Median Household Income	$61,870	$72,197	$57,352
Average Household Size	1.6	1.7	2.0
Average HH Vehicles	1	1	1
Housing			
Median Home Value	$430,569	$544,114	$455,273
Median Year Built	1963	1974	1978

© 2023 CoStar Group - Licensed to Green Capital Realty Advisors, LLC - 302680

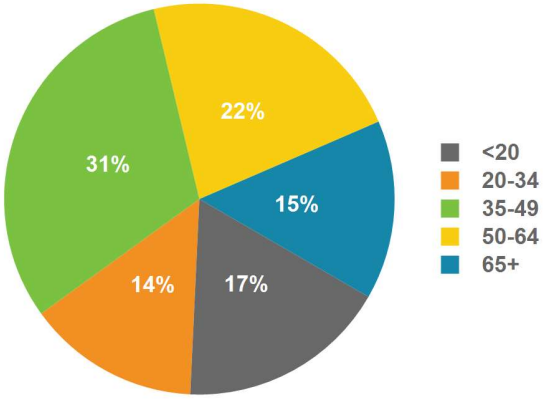
Age & Education

1300 Lincoln Rd - Lincoln Towers

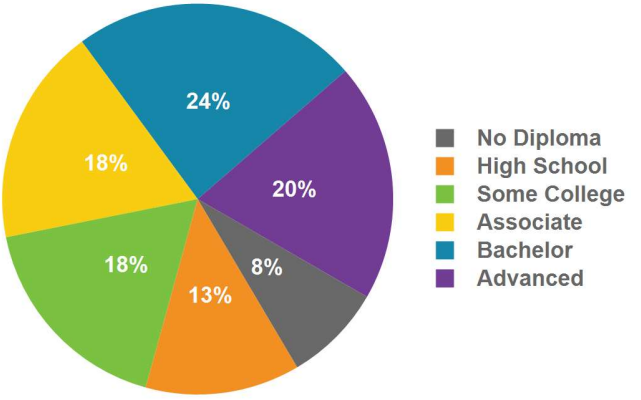
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY EDUCATION IN 1 MILE RADIUS



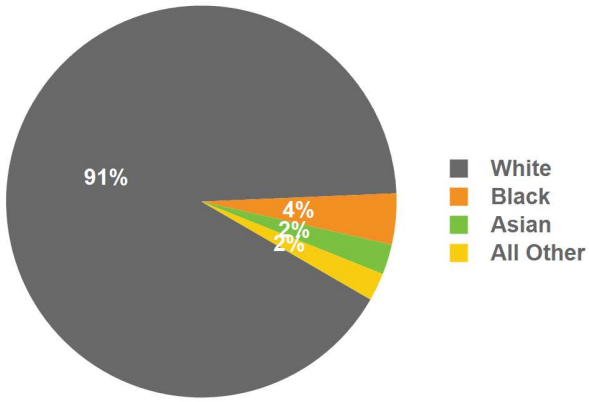
© 2023 CoStar Group - Licensed to Green Capital Realty Advisors, LLC - 302680

Ethnicity

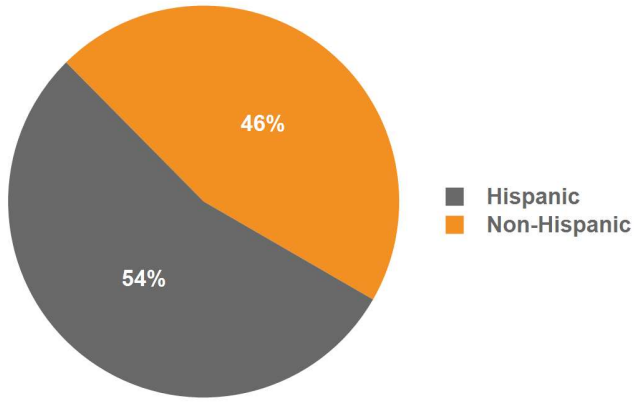
POPULATION BY RACE

	2023 Population					
Race	1 Mile		3 Mile		5 Mile	
White	24,666	90.99%	70,457	89.34%	253,871	78.00%
Black	1,143	4.22%	4,677	5.93%	57,858	17.78%
Asian	675	2.49%	2,076	2.63%	6,513	2.00%
American Indian & Alaskan	136	< 1%	303	< 1%	1,587	< 1%
Hawaiian & Pacific Islander	26	< 1%	60	< 1%	238	< 1%
Other	462	1.70%	1,294	1.64%	5,404	1.66%

POPULATION BY RACE IN 1 MILE RADIUS



HISPANIC POPULATION IN 1 MILE RADIUS



MILITARY POPULATION

	2023 Population					
	1 Mile		3 Mile		5 Mile	
Military	61	< 1%	85	< 1%	237	< 1%
Non-Military Workforce	15,976	99.62%	44,726	99.81%	166,803	99.86%

© 2023 CoStar Group - Licensed to Green Capital Realty Advisors, LLC - 302680