



JULIO DIAZ P.A. BROKER COMMERCIAL REAL ESTATE

Shelton & Associates Realtors, Inc.

www.juliodiazpa.com



Ranked among Miami's Top 10 Brokers by CoStar Group two consecutive years



TRANSACTION PORTFOLIO



Over 25 years as a successful broker in Commercial Real Estate back Julio Diaz as an expert in the field. His knowledge and professionalism has earned him a large list of satisfied clients.

Working with Shelton and Associates, one of the most prestigious Real Estate companies in South Florida, Julio has closed over 1.6 billion dollars in commercial property during the past 6 years.

Cell: (305) 710-4361 Office: (305) 666-0669

RECENT TRANSACTIONS



Former ARBOR LAKE
THE BEACH CLUB AT FONTAINEBLEAU

Units: 712 SOLD: \$75,000,000
9661 Fontainebleau Blvd., Miami, FL
Remarks: Converted to Condominiums



KENDALL PARK

Sold twice

Units: 306 SOLD: \$26,500,000
7901 SW 88 STREET., Miami, FL
Remarks: Converted to Condominiums



GATEHOUSE

Sold twice

Units: 384 SOLD: \$40,000,000
18302 NW 68 AV., Miami, FL
Remarks: Converted to Condominiums



WATERVIEW

Units: 375 SOLD: \$32,000,000
14900 SW 82ND TERRACE., Miami, FL
Remarks: Converted to Condominiums



CORAL POINTE

Sold twice

Units: 326 SOLD: \$40,000,000
675 NW 85 COURT., Miami, FL
Remarks: Converted to Condominiums



BISCAYNE BEACH CLUB APTS

Units: 480 SOLD: \$42,675,000
15600 SW 104 TERRACE., Miami, FL
Remarks: Converted to Condominiums



ROYAL PALM PLACE

Units: 377 SOLD: \$40,000,000
15750 SW 105 ST., Miami, FL
Remarks: Converted to Condominiums



SAN MARCOS

Sold twice

Units: 285 SOLD: \$28,312,470
8810 Fontainebleau Blvd., Miami, FL
Remarks: Converted to Condominiums



PARK HILL

Units: 275 SOLD: \$28,000,000
9403 SW 76 ST., Miami, FL
Remarks: Converted to Condominiums

RECENT TRANSACTIONS



SEVILLA

Units: 433 SOLD: \$41,000,000
 10820 SW 200 DRIVE., Miami, FL
 Remarks: Converted to Condominiums



LAS PALMAS

Units: 200 SOLD: \$30,000,000
 11399 NW 7 ST., Miami, FL
 Remarks: Converted to Condominiums



FONTANAR

Units: 220 SOLD: \$25,750,000
 500 NW 114 AV., Miami, FL
 Remarks: Converted to Condominiums Sold twice



POINCIANA LAKES

Units: 208 SOLD: \$38,490,000
 2660 South University Dr., Davie, FL
 Remarks: Converted to Condominiums



OVERLOOK APARTMENTS Sold twice

Units: 356 SOLD: \$35,500,000
 801 NW 47 AV., Miami, FL
 Remarks: Converted to Condominiums



KENDALL LAKES TOWER Sold twice

Units: 254 SOLD: \$27,000,000
 15201 SW 80 ST., Miami, FL
 Remarks: Converted to Condominiums



PARK VIEW

Units: 208 SOLD: \$26,000,000
 10495 NW 7 ST., Pembroke Pines, FL
 Remarks: Converted to Condominiums



NEW PARK TOWERS

Units: 290 SOLD: \$32,635,000
 2201-2281 Sherman Circle, Miramar, FL.
 Remarks: Converted to Condominiums



GALLOWOOD APARTMENTS

Units: 128 SOLD: \$19,200,000
 8475 & 8601 SW 94 ST., Miami, FL
 Remarks: Converted to Condominiums

RECENT TRANSACTIONS



PARADISE POINT APARTMENTS

Sold twice

Units: 197 SOLD: \$15,268,000
 11020 SW 196 ST., Miami, FL
 Remarks: Converted to Condominiums



MILLER LAKES APARTMENTS

Sold twice

Units: 108 SOLD: \$12,730,000
 6455 SW 77 CT., Miami, FL
 Remarks: Converted to Condominiums



WELLINGTON MANORS RENTAL

Units: 209 SOLD: \$25,000,000
 10805 KENDALL DR., Miami, FL
 Remarks: Converted to Condominiums



ARPLEDGE APARTMENTS

Units: 40 SOLD: \$3,800,000
 6045 NW 37 ST., Virginia Gardens, FL
 Remarks: Rental Units. Future Condominiums.



BELLA VISTA APARTMENTS

Sold twice

Units: 94 SOLD: \$9,500,000
 5220-5230 NW 7 ST., Miami, FL
 Remarks: Rental Units.



RIVER HOUSE

Units: 77 SOLD: \$6,750,000
 709-711 S. Royal Poinciana., Miami Springs
 Remarks: Converted to Condominiums



REGENCY APARTMENTS

Sold twice

Units: 148 SOLD: \$17,500,000
 1102 NW 44 AVE., Miami, FL
 Remarks: Converted to Condominiums



CORAL COLONY

Sold 3 times

Units: 198 SOLD: \$17,000,000
 17155 SW 44 AVE., Miami, FL
 Remarks: Converted to Condominiums



BERMUDA VILLAS

Units: 224 SOLD: \$16,000,000
 7325 SW 82 ST., Miami, FL
 Remarks: Rental Units.

RECENT TRANSACTIONS



BURDINES PARKING LOT

Size: 91,200 sq.ft. **SOLD: \$21,000,000**
 Entire block in Downtown Miami.
 Remarks: Future development site.



INGRAHAM PARKING GARAGE

201,800 sq.ft. **SOLD: \$23,500,000**
 225 S.E., 2nd Street., Miami, FL
 Remarks: Income property.



BLUE GROTTO APARTMENTS

Units: 170 **SOLD: \$8,950,000**
 9440 Fontainebleau Blvd., Miami, FL
 Remarks: Converted to Condominiums

Sold twice



UNIVERSITY LAKES

Sold twice

Units: 180 **SOLD: \$9,500,000**
 800 SW 129 Av., Miami, FL
 Remarks: Converted to Condominiums



FOUR WINDS

Units: 280 **SOLD: \$16,000,000**
 5625 West 20th Av., Hialeah, FL
 Remarks: Converted to Condominiums



CONTINENTAL GARDENS

Units: 208 **SOLD: \$21,500,000**
 7941 SW 104 ST., Miami, FL
 Remarks: Converted to Condominiums



TROPICAL APARTMENTS

Units: 80 **SOLD: \$6,600,000**
 3855 SW 79 AV., Miami, FL
 Remarks: Converted to Condominiums



PARK PLACE

Sold twice

Units: 98 **SOLD: \$10,500,000**
 10755 SW 108 AV., Miami, FL
 Remarks: Converted to Condominiums



NOB HILL WEST

Units: 141 **SOLD: \$13,500,000**
 10401 NORTH KENDALL DRIVE., Miami, FL
 Remarks: Converted to Condominiums

RECENT TRANSACTIONS



WINCHESTER HOUSE

Units: 76 SOLD: \$3,750,000
5960 NW 38 ST., Virginia Gardens, FL
Remarks: Rental Units.



LAS PALMAS ON 57 AVE.

Units: 24 SOLD: \$2,450,000
181 NW 57 AV., Miami, FL
Remarks: . Rental / Future development



SON LIN

Units: 32 SOLD: \$2,800,000
350 EAST 21 ST., Hialeah, FL
Remarks: Rental Units.



6101 W. FLAGLER STREET

Units: 23
6101 WEST FLAGLER ST., Miami, FL
Remarks: Rental Units.



THE REGENCY AT WESTLAND

Units: 74 SOLD: \$4,123,000
1350 WEST 46 ST, Hialeah, FL
Remarks: Rental Units.



TROPICARE

Units: 43 SOLD: \$3,300,000
890-898 NW 45 AV., Miami, FL
Remarks: Converted to Condominiums



CASA LUNA

Units: 56 SOLD: \$3,500,000
10300 SW 40 ST., Miami, FL
Rental Units.



MEADOWS AT KENDAL LAKES

Units: 168 SOLD: \$8,600,000
13881 SW 66 ST., Miami, FL
Remarks: Converted to Condominiums



KENDALE GARDENS

Units: 150 SOLD: \$7,650,000
13872 SW 62 ST., Miami, FL
Remarks: Converted to Condominiums

RECENT TRANSACTIONS



SEVEN SUNS

Units: 168 SOLD: \$7,175,000
9805 WEST OKEECHOBEE RD, Hialeah, FL
Remarks: Rental Units.



THE OAKS APARTMENTS

Units: 50
8440 SW 107th AVE, Miami, FL
Remarks: Rental Units.



SUMMIT APARTMENTS

Units: 220 SOLD: \$11,700,000
1655 WEST 44 PLACE, Hialeah, FL
Remarks: Converted to Condominiums



BERKERLEY SQUARE

Units: 79 SOLD: \$6,600,000
10900 SW 104 ST., Miami, FL
Remarks: Converted to Condominiums



TROPICANA & SANS SOUCI APTS.

Units: 452 SOLD: \$22,750,000
1800-1805-1900 San Souci Blvd., Miami, FL
Remarks: Converted to Condominiums



6080 WEST FLAGLER STREET

Units: 24
6080 WEST FLAGLER ST., Miami, FL
Remarks: Rental Units.



CAMINO REAL APARTMENTS

Units: 77
10500 SW 8 ST. Miami, FL
Remarks: Converted to Condominiums



ROYAL POINCIANA APARTMENTS

Units: 40
375 S. Royal Poinciana, Miami Springs, FL
Remarks: Rental Units



6487 WEST FLAGLER STREET

Units: 18
6487 WEST FLAGLER ST, Miami, FL
Remarks: Rental Units.

RECENT TRANSACTIONS



WEST FLAGLER APARTMENTS

Units: 44
6437 WEST FLAGLER ST, Miami, FL
Remarks: Rental Units.



KENDALL CLUB

Units: 176
9956 Kendall Drive, Miami, FL
Remarks: Converted to Condominiums



ROYAL ARMS

Units: 94
333-343 Royal Poinciana, Miami Springs, FL
Remarks: Rental Units.



MIAMI BEACH DEVELOPMENT SITE

Units: 7 buildings SOLD: \$12,500,000
1965 Alton Rd. Miami Beach
Remarks: Converted to Condominiums



2004 and 2005 awards Miami's Top 10 Brokers by CoStar Group

Julio Diaz has been an active Commercial Broker since 1982. His experience spans apartment buildings, vacant land, shopping centers and warehouses, with over \$1.6 Billion in sales in the past 6 years. Transactional expertise focuses on multi-unit apartment buildings, from 6 to 800 units, with several individual transactions exceeding \$70 million, and includes tax-deferred exchanges and structured real estate acquisition financing. Julio's expertise has earned him a loyal buyer and seller following. Many client relationships date back over twenty years, with multiple successful closings. Some of the largest and most prestigious national commercial brokerage firms have repeatedly partnered with Julio in order to leverage their market presence with his local product expertise and network.

Miami 10 Power Broker Award – 2004 and 2005

For more information
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