

Property Map & List Report

Properties

54

Avg. Rooms

176

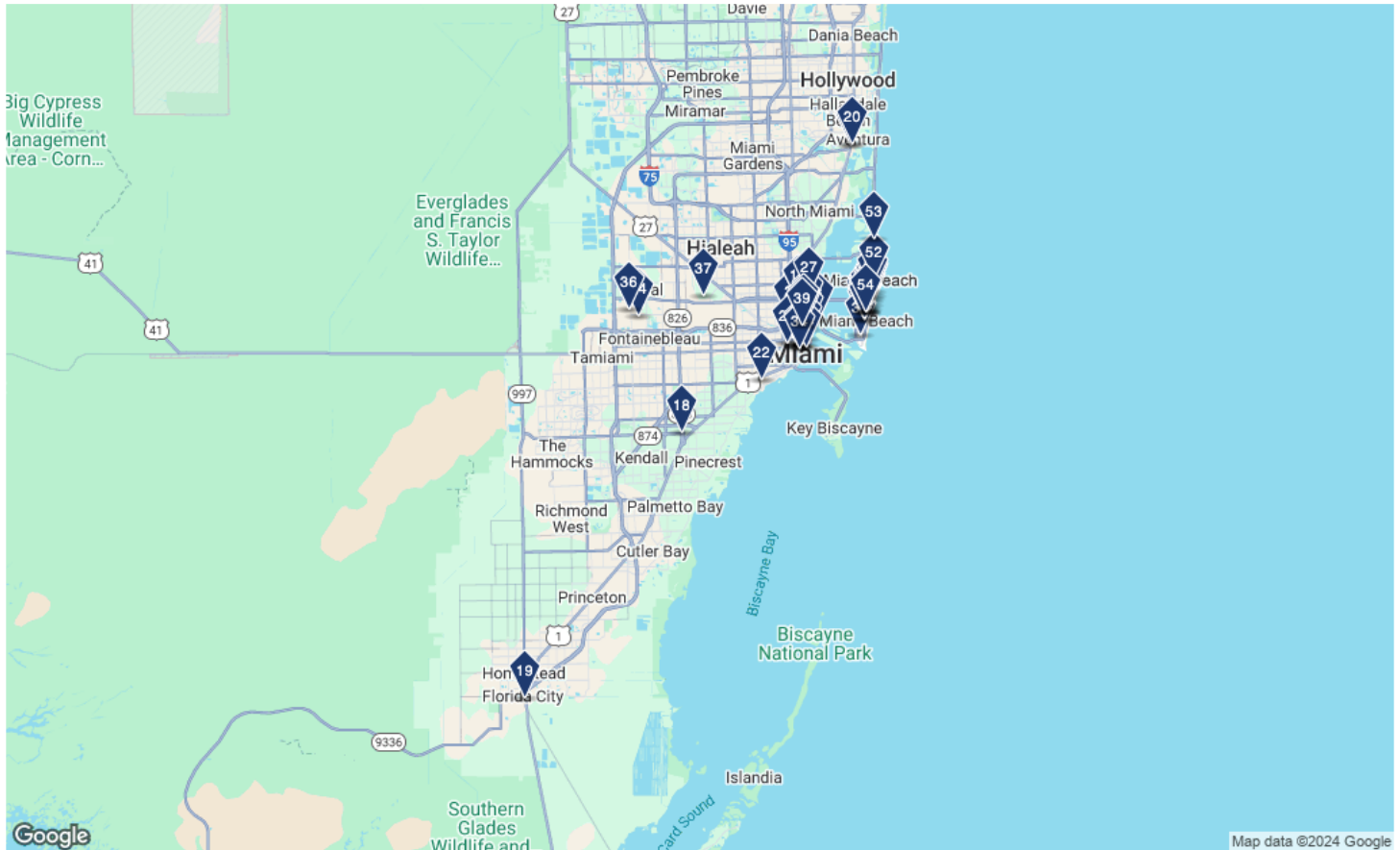
Avg. SF Available

4,500

Avg. Asking Rent/SF

-













PROPERTY LOCATIONS




























PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Rooms	17	176	130	800
Floors	2	19	8	100
SF Available	4,000	4,500	4,500	5,000
Avg. Asking Rent/SF	-	-	-	-
Sale Price	-	-	-	-
Cap Rate	-	-	-	-
Year Built	1930	2004	2026	2028












Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Holiday Inn Express... 471 SW 8th St Miami, FL 33130	Hospitality	2026	84 Rooms	-	-	-	-	-
 Highland Park Miami... 800 NW 14th St Miami, FL 33136	Hospitality	2027	200 Rooms	-	-	-	-	-
 Krymwood Hotel 176 NW 28th St Miami, FL 33127	Hospitality	2026	48 Rooms	-	-	-	-	-
 TAL Aventura Hotel 2785 NE 183rd St Aventura, FL 33160	Hospitality	2027	224 Rooms	-	-	-	-	-
 Unnamed Select Ser... 1700 Biscayne Blvd Miami, FL 33132	Hospitality	2026	216 Rooms	-	-	-	-	-
 Prince Michael Hotel 2618 Collins Ave Miami Beach, FL 33140	Hospitality	2026	107 Rooms	-	-	-	-	-
 Grand Hyatt Mia... 1701 Convention Center.. Miami Beach, FL 33139	Hospitality	2027	800 Rooms	-	-	-	-	-
 Flagstone Island Gar... 950 MacArthur Cswy Miami, FL 33132	Hospitality	2027	455 Rooms	-	-	-	-	-
 Virgin Hotels Miami 1040 S Miami Ave Miami, FL 33130	Hospitality	2026	250 Rooms	-	-	-	-	-
 One Eleven Wyn... 101-111 NW 26th St Miami, FL 33127	Hospitality	2026	72 Rooms	-	-	-	-	-
 Embassy Suites... 1129 SW Miami, FL 33130	Hospitality	2026	250 Rooms	-	-	-	-	-
 Canopy by Hilton Mi... 1129 SW 3rd Ave Miami, FL 33130	Hospitality	2027	135 Rooms	-	-	-	-	-
























Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Visions at Brickell  1136 SW 3rd Ave Miami, FL 33130	Hospitality	2026	111 Rooms	-	-	-	-	-
 Hyatt House Doral  10234 NW 19th St Doral, FL 33172	Hospitality	2026	126 Rooms	-	-	-	-	-
 337 20th St  Miami Beach, FL 33139	Hospitality	2026	76 Rooms	-	-	-	-	-
 Miami Wynwood Hotel  160 NW 28th St Miami, FL 33127	Hospitality	2026	116 Rooms	-	-	-	-	-
 Unnamed Luxury Full...  1700 Biscayne Blvd Miami, FL 33132	Hospitality	2026	289 Rooms	-	-	-	-	-
 Dadeland Hyve Hotel  9400 S Dadeland Blvd Miami, FL 33156	Hospitality	2026	100 Rooms	-	-	-	-	-
 Residence Inn by...  NEQ of South Krome... Florida City, FL 33034	Hospitality	2026	110 Rooms	-	-	-	-	-
 Autograph Collection...  NWQ NE 185th St & NW.. Aventura, FL 33160	Hospitality	2026	170 Rooms	-	-	-	-	-
 Icon on 8  950 Southwest 8th St Miami, FL 33130	Hospitality	2027	140 Rooms	-	-	-	-	-
 Residence Inn by...  2666 Tigertail Ave Miami, FL 33133	Hospitality	2026	113 Rooms	-	-	-	-	-
 URBIN Retreat Miami...  1260 Washington Ave Miami Beach, FL 33139	Hospitality	2025	69 Rooms	-	-	-	Price Not Disclosed	-
 Flow Miami  698 NE 1st Ave Miami, FL 33132	Hospitality	2024	20 Rooms	-	-	-	-	-
 Treehouse Brickell  1105-1133 SW 2nd St Miami, FL 33130	Hospitality	2027	174 Rooms	-	-	-	-	-

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Legacy Hotel & Res... 36 NE 10th St Miami, FL 33132	Hospitality	2025	219 Rooms	-	-	-	-	-
 Vida Edgewater Miami 410 NE 35th Ter Miami, FL 33137	Hospitality	2026	121 Rooms	-	-	-	-	-
 Waldorf Astoria Miami 300 Biscayne Blvd Miami, FL 33131	Hospitality	2027	205 Rooms	-	-	-	-	-
 Baccarat Hotel & Res... 444 Brickell Ave Miami, FL 33131	Hospitality	2028	355 Rooms	-	-	-	-	-
 Sonder Colonnade 1201 Brickell Ave Miami, FL 33131	Hospitality	2024	95 Rooms	-	-	-	-	-
 Hilton Miami Bayfront 555 N Miami Ave Miami, FL 33136	Hospitality	2027	372 Rooms	-	-	-	-	-
 Collins Park Hotel Mi... 2000 Park Ave Miami Beach, FL 33139	Hospitality	2024	294 Rooms	-	-	-	-	-
 Thompson Miami... 1685 Washington Ave Miami Beach, FL 33139	Hospitality	2025	147 Rooms	-	4,000	-	-	-
 Domus Brickell Park... 1611 SW 2nd Ct Miami, FL 33129	Hospitality	2026	171 Rooms	-	-	-	-	-
 E11EVEN Hotel &... 20 NE 11th St Miami, FL 33132	Hospitality	2025	449 Rooms	-	-	-	-	-
 EVEN Hotels Sweet... 10770 NW 25th St Sweetwater, FL 33172	Hospitality	2024	125 Rooms	-	-	-	-	-
 Holiday Inn Express... 5911 NW 36th St Miami, FL 33166	Hospitality	2025	133 Rooms	-	-	-	-	-
 Art Deco Marela Bou... 310 Meridian Ave Miami Beach, FL 33139	Hospitality	2024	17 Rooms	-	-	-	-	-

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 HOO Miami Legacy  Miami Worldcenter Miami, FL 33136	Hospitality	2026	219 Rooms	-	-	-	-	-
 The Daydrift  2216 Park Ave Miami Beach, FL 33139	Hospitality	1934	50 Rooms	-	5,000	-	-	-
 Bulgari Hotel Miami...  100 21st St Miami Beach, FL 33139	Hospitality	1948	100 Rooms	-	-	-	-	-
 Delano South Beach  1685 Collins Ave Miami Beach, FL 33139	Hospitality	1947	193 Rooms	-	-	-	-	-
 The Odyssey of South...  1420 Collins Ave Miami Beach, FL 33139	Hospitality	1930	27 Rooms	-	-	-	-	-
 Casa Sobe  1506 Collins Ave Miami Beach, FL 33139	Hospitality	1962	30 Rooms	-	-	-	-	-
 Rosewood The...  1775 Collins Ave Miami Beach, FL 33139	Hospitality	1940	103 Rooms	-	-	-	-	-
 Shelborne South...  1801 Collins Ave Miami Beach, FL 33139	Hospitality	1940	272 Rooms	-	-	-	-	-
 The Shore Club Re...  1901 Collins Ave Miami Beach, FL 33139	Hospitality	1939	308 Rooms	-	-	-	-	-
 The Fasano Hotel Mi...  2445 Collins Ave Miami Beach, FL 33140	Hospitality	1939	74 Rooms	-	-	-	-	-
 Red South Beach Ho...  3010 Collins Ave Miami, FL 33140	Hospitality	1939	97 Rooms	-	-	-	-	-
 Aman Miami Beach  3425 Collins Ave Miami Beach, FL 33140	Hospitality	1940	56 Rooms	-	-	-	-	-
 Andaz Miami Beach  4041 Collins Ave Miami Beach, FL 33140	Hospitality	1940	339 Rooms	-	-	-	-	-

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Miami Beach Resort & Spa 4833 Collins Ave Miami Beach, FL 33140	Hospitality	1962	424 Rooms	-	-	-	-	-
 Sorrento Villas 7510 Harding Ave Miami Beach, FL 33141	Hospitality	1952	21 Rooms	-	-	-	-	-
 The Sanctuary Hotel 1745 James Ave Miami Beach, FL 33139	Hospitality	2005	32 Rooms	-	-	-	-	-

Property Summary Report

Holiday Inn Express Miami – Calle Ocho
471 SW 8th St
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Holiday Inn Express
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	84
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.33 AC
Zoning	6100
Parcels	01-0204-090-1110, 01-0204-090-1120

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min drive to Eighth Street (Metro-mover Brickell Loop - Miami-Dade)
Commuter Rail	1 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade)
Airport	22 min drive to Miami International
Walk Score®	Walker's Paradise (93)
Transit Score®	Rider's Paradise (90)

PROPERTY CONTACTS

True Owner	I L Industries 15800 48th Ave Hialeah, FL 33014 (305) 531-3961 (p)	Recorded Owner	West Brickell Properties Llc 15800 NW 48th Ave Miami Lakes, FL 33014
Previous True Owner	I L Industries 15800 48th Ave Hialeah, FL 33014 (305) 531-3961 (p)	Parent Company	IHG Hotels & Resorts

Property Summary Report

Highland Park Miami Hotel

800 NW 14th St
Miami, FL 33136 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	200
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.56 AC
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BUILDING AMENITIES

- On-Site Bar
- On-Site Retail
- Public Access Wifi
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min drive to School Board (Metro-mover Omni Loop - Miami-Dade)
Commuter Rail	1 min drive to Culmer (Metrorail Green Line - Miami-Dade Transit)
Airport	21 min drive to Miami International
Walk Score®	Somewhat Walkable (69)
Transit Score®	Good Transit (68)

PROPERTY CONTACTS

True Owner	The Allen Morris Company 121 Alhambra Plz Coral Gables, FL 33134 (305) 443-1000 (p) (305) 443-1462 (f)
Recorded Owner	HPM RESI II LLC
Architect	Arquitectonica 550 Brickell Avenue, Suite 200 Miami, FL 33131 (305) 372-1812 (p) (305) 372-1175 (f)

ALLEN MORRIS COMPANY

ARQUITECTONICA

True Owner	Black Salmon Capital 1200 Ponce De Leon Blvd Coral Gables, FL 33134 (305) 438-1259 (p) (305) 438-1289 (f)
Developer	The Allen Morris Company 121 Alhambra Plz Coral Gables, FL 33134 (305) 443-1000 (p) (305) 443-1462 (f)

BLACK SALMON

ALLEN MORRIS COMPANY

Property Summary Report

Krymwood Hotel

176 NW 28th St
Miami, FL 33127 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	48
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.27 AC
Zoning	6101
Parcels	01-3125-029-0500, 01-3125-029-0550,

PARKING

Spaces	17 Surface
Ratio	0.35/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- On-Site Retail
- Pool
- Public Access Wifi
- Restaurant
- Smoke-Free

TRANSPORTATION

Parking	17 available (Surface);Ratio of 0.35/Room
Commuter Rail	4 min drive to Allapattah (Metro-rail Green Line - Miami-Dade Transit)
Airport	21 min drive to Miami International
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (50)

PROPERTY CONTACTS

True Owner	Florida Art Services, LLC 3131 NE 7th Ave Miami, FL 33137
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Developer	Florida Art Services, LLC 3131 NE 7th Ave Miami, FL 33137
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Recorded Owner	Florida Art Services, LLC 3131 NE 7th Ave Miami, FL 33137
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Architect	MKDA 2750 NW 3rd Ave Miami, FL 33127 (305) 873-6600 (p)
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Property Summary Report

TAL Aventura Hotel

2785 NE 183rd St
Aventura, FL 33160 - North Beach Submarket

Upper Midscale
Class



LAND

Land Acres	1.29 AC
Parcels	28-2203-000-0250

BUILDING AMENITIES

- Fitness Center
- Pool
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

 True Owner	2151 Development Group 18729 Biscayne Blvd Aventura, FL 33180 (786) 814-0361 (p)
 Recorded Owner	Got183 LLC, 3802 NE 207th St Aventura, FL 33180
 Architect	IDEA Architect 3323 NE 163rd St North Miami Beach, FL 33160 (305) 792-0015 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	224
Location	Urban
Stories	6
Primary Corridors	Interior

PARKING

Spaces	453 Covered
Ratio	2.02/Room

TRANSPORTATION

Parking	453 available (Covered);Ratio of 2.02/Room
Commuter Rail	4 min drive to Aventura (Mainline - Brightline)
Airport	19 min drive to Fort Lauderdale/Hollywood International
Walk Score®	Very Walkable (88)
Transit Score®	Good Transit (51)

Recorded Owner	Tanglewood Wib Llc 17701 Biscayne Blvd Aventura, FL 33160
Developer	2151 Development Group 18729 Biscayne Blvd Aventura, FL 33180 (786) 814-0361 (p)

Property Summary Report

Unnamed Select Service Hotel

1700 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	3.05 AC
Parcels	01-3231-003-0011, 01-3231-003-1050,

BUILDING AMENITIES

- Barber/Hair Salon/Beauty Shop
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa

PROPERTY CONTACTS

True Owner	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)
Developer	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	216
Location	Urban
Stories	43
Primary Corridors	Interior

PARKING

Spaces	503 Covered
Ratio	2.33/Room

TRANSPORTATION

Parking	503 available (Covered);Ratio of 2.33/Room
Transit/Subway	1 min drive to Adrienne Arsht Center (Metromover Omni Loop - Mi-
Commuter Rail	3 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	22 min drive to Miami International
Walk Score®	Walker's Paradise (94)
Transit Score®	Excellent Transit (80)

Recorded Owner	Omni Bay Corp 425 NE 22nd St Miami, FL 33137
Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Property Summary Report

Prince Michael Hotel

2618 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Economy
Class



LAND

Land Acres	0.59 AC
Zoning	4000
Parcels	02-3226-001-0760

BUILDING AMENITIES

- Pool
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

True Owner	Holidays Network Group LLC 558 W New England Ave Winter Park, FL 32789 (321) 251-4456 (p)
Previous True Owner	Adar Investments & Management LLC 17000-17098 Collins Ave Sunny Isles Beach, FL 33160 (305) 384-1320 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	107
Location	Urban
Stories	5
Primary Corridors	Interior

PARKING

Spaces	12 Surface
Ratio	0.11/Room

TRANSPORTATION

Parking	12 available (Surface);Ratio of 0.11/Room
Commuter Rail	15 min drive to Historic Over-town/Lyric Theatre (Metrorail Green)
Airport	28 min drive to Miami International
Walk Score®	Very Walkable (85)

Recorded Owner	TA Hotel Management Group LLC
Architect	Precision Art Corp 300 NE 75th St Miami, FL 33138 (305) 456-6759 (p)

Property Summary Report

Grand Hyatt Miami Beach Convention Center

1701 Convention Center Dr
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



LAND

Land Acres	1.89 AC
Zoning	GU
Parcels	02-3227-000-0090

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Restaurant
- Smoke-Free
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Room Service
- Spa

PROPERTY CONTACTS

True Owner	City of Miami Beach 1755 Meridian Ave Miami Beach, FL 33139 (305) 673-7000 (p) (786) 394-4223 (f)
Developer	Terra Group 3310 Mary St Coconut Grove, FL 33133 (305) 416-4556 (p) (305) 669-8441 (f)
Parent Company	Hyatt Hotels Corporation

HOSPITALITY

Brand	Grand Hyatt
Operation Type	Chain Management
Hotel Grade	5

BUILDING

Type	Hotel
Year Built	Oct 2027
Rooms	800
Location	Urban
Stories	17
Primary Corridors	Interior

PARKING

Spaces	320 Covered
Ratio	0.40/Room

TRANSPORTATION

Parking	320 available (Covered);Ratio of 0.40/Room
Commuter Rail	13 min drive to Historic Over-town/Lyric Theatre (Metrorail Green)
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (96)
Transit Score®	Good Transit (59)

Recorded Owner	City of Miami Beach
Architect	Arquitectonica 1225 Eye St NW Washington, DC 20005 (202) 842-2772 (p)

Property Summary Report

Flagstone Island Gardens Resort

950 MacArthur Cswy
Miami, FL 33132 - Miami Beach Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	455
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	10.77 AC
Zoning	6405
Parcels	01-3231-061-0010, 01-3231-061-0020, 01-3231-061-0030

BUILDING AMENITIES

- Business Center
- Marina
- On-Site Bar
- Pool
- Restaurant
- Fitness Center
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	4 min drive to Adrienne Arsht Center (Metromover Omni Loop - Mi-
Commuter Rail	6 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	24 min drive to Miami International
Walk Score®	Car-Dependent (37)
Transit Score®	Excellent Transit (71)

Property Summary Report

Flagstone Island Gardens Resort

950 MacArthur Cswy
Miami, FL 33132 - Miami Beach Submarket

Economy
Class

PROPERTY CONTACTS

True Owner



City of Miami Dept. of Real Estate & Asset Mgmt.

444 SW 2nd Ave
Miami, FL 33130
(305) 416-1471 (p)
(305) 416-2156 (f)

Recorded Owner



City Of Miami Dept Of P & D
444 SW 2nd Ave
Miami, FL 33130

Previous True Owner

City of Miami
3500 Pan American Dr
Miami, FL 33130
(305) 468-5900 (p)

Developer



Merrimac Ventures
2434-2438 E Las Olas Blvd
Fort Lauderdale, FL 33301
(954) 240-3248 (p)

Architect



Jordan Karp LLC
571 NW 28th St
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Property Summary Report

Virgin Hotels Miami

1040 S Miami Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Brand	Virgin Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	250
Location	CBD
Stories	40
Primary Corridors	Interior
Meeting Space	12,000 SF

LAND

Land Acres	0.57 AC
Zoning	6408
Parcels	01-0207-040-1270

BUILDING AMENITIES

- Meeting Event Space
- Pool
- Restaurant
- Spa
- On-Site Bar
- Public Access Wifi
- Room Service

TRANSPORTATION

Transit/Subway	1 min walk to Tenth Street/Promenade (Metromover Brickell Loop - Miami)
Commuter Rail	2 min walk to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade)
Airport	24 min drive to Miami International
Walk Score®	Walker's Paradise (99)
Transit Score®	Rider's Paradise (95)

PROPERTY CONTACTS

True Owner	Blue Jay Capital 240 Crandon Blvd Key Biscayne, FL 33149 (786) 360-5149 (p)
Developer	Blue Jay Capital 240 Crandon Blvd Key Biscayne, FL 33149 (786) 360-5149 (p)
Parent Company	Virgin Management Ltd.

Recorded Owner	FX South Miami LLC 1425 Brickell Ave Miami, FL 33131 (305) 372-1336 (p)
Architect	BLUR Workshop 621 North Ave NE Atlanta, GA 30308 (404) 600-1166 (p) (404) 600-1177 (f)

BUILDING NOTES

Property Summary Report

Virgin Hotels Miami

1040 S Miami Ave

Miami, FL 33130 - Miami Downtown Submarket

Luxury

Class

In the heart of Downtown Miami's Financial District, the hotel will be located at 1040 S. Miami Avenue in the Brickell neighborhood – a hotspot for locals and visitors alike. Virgin Hotels Miami will be in the center of this urban oasis and steps away from Brickell City Centre, a \$1.05 billion shopping and mixed-use project in development.

The 40-story new-build hotel will feature close to 250 chambers; a spa; over 12,000 square-feet of meeting and event space; and multiple dining and drinking outlets, including the brand's signature culinary experience Commons Club a restaurant, bar and modern social club; a beer garden live music venue; and Funny Library Coffee Shop a communal work space that will house an assortment of whimsical and funny books and games. Funny Library Coffee Shop will pour coffee by Laughing Man®, the brand co-founded by actor Hugh Jackman.

The hotel will also feature a three-story terraced rooftop complete with pool, lounge, and event space all designed to feel like a rooftop conservatory. Virgin Hotels Miami will take to heart the brand wide celebrated "No Nickel and Diming" policy, which includes street-priced minibars, free WIFI, and zero resort fees, urban fees or amenity fees. The hotel is slated to break ground in 2020.

Property Summary Report

One Eleven Wynwood Hotel by Sonder

101-111 NW 26th St
Miami, FL 33127 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jul 2026
Rooms	72
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.24 AC
Zoning	6107
Parcels	01-3125-029-0400

BUILDING AMENITIES

- On-Site Bar
- Pool
- Restaurant
- On-Site Retail
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	4 min drive to Santa Clara (Metro-rail Green Line - Miami-Dade Transit)
Airport	21 min drive to Miami International
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (50)

PROPERTY CONTACTS

True Owner	BH Investment Group 150 SE 2nd Ave Miami, FL 33131 (646) 801-4088 (p)
Recorded Owner	BH Wynwood Hotel LLC 150 SE 2nd Ave Miami, FL 33131 (917) 338-6114 (p)
Architect	ARB Architect Inc 3400 Coral Way Miami, FL 33145

True Owner	IWynwood Inc 22 N 6th St Brooklyn, NY 11249
Developer	BH Investment Group 150 SE 2nd Ave Miami, FL 33131 (646) 801-4088 (p)

Property Summary Report

Embassy Suites by Hilton Miami West Brickell

1129 SW
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	0.61 AC
Zoning	6402
Parcels	01-4138-051-0260

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant

HOSPITALITY

Brand	Embassy Suites by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Aug 2026
Rooms	250
Location	CBD
Stories	30
Primary Corridors	Interior

PARKING

Spaces	141 Covered
Ratio	0.56/Room

TRANSPORTATION

Parking	141 available (Covered);Ratio of 0.56/Room
Transit/Subway	2 min drive to Brickell (Metromover) (Metromover Brickell Loop - Mi-
Commuter Rail	2 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade
Airport	23 min drive to Miami International
Walk Score®	Walker's Paradise (95)
Transit Score®	Excellent Transit (89)

Property Summary Report

Embassy Suites by Hilton Miami West Brickell
1129 SW
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner



Valcan Investment Group
901 Ponce de Leon Blvd
Coral Gables, FL 33134
(305) 799-1741 (p)

Recorded Owner



Valcan Investments Llc
901 Ponce de Leon Blvd
Coral Gables, FL 33134

Previous True Owner

William Albornoz PA
901 Ponce de Leon Blvd
Coral Gables, FL 33134
(305) 444-1741 (p)

Developer



Valcan Investment Group
901 Ponce de Leon Blvd
Coral Gables, FL 33134
(305) 799-1741 (p)

Architect



IDEA Architect
3323 NE 163rd St
North Miami Beach, FL 33160
(305) 792-0015 (p)

Parent Company

Hilton Worldwide

BUILDING NOTES

This hotel is dual branded with Canopy by Hilton Miami Brickell (Property ID 17613190).

Property Summary Report

Canopy by Hilton Miami Brickell

1129 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Canopy by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Feb 2027
Rooms	135
Location	CBD
Stories	30
Primary Corridors	Interior
Meeting Space	3,328 SF

LAND

Land Acres	0.61 AC
Zoning	6402
Parcels	01-4138-051-0260

PARKING

Spaces	141 Covered
Ratio	1.04/Room

BUILDING AMENITIES

- Business Center
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free
- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service

TRANSPORTATION

Parking	141 available (Covered);Ratio of 1.04/Room
Transit/Subway	2 min drive to Brickell (Metromover) (Metromover Brickell Loop - Mi-
Commuter Rail	2 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade
Airport	23 min drive to Miami International
Walk Score®	Walker's Paradise (95)
Transit Score®	Excellent Transit (89)

Property Summary Report

Canopy by Hilton Miami Brickell

1129 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner	Valcan Investment Group 901 Ponce de Leon Blvd Coral Gables, FL 33134 (305) 799-1741 (p)	Recorded Owner	Valcan Investments Llc 901 Ponce de Leon Blvd Coral Gables, FL 33134
Developer	Valcan Investment Group 901 Ponce de Leon Blvd Coral Gables, FL 33134 (305) 799-1741 (p)	Architect	IDEA Architect 3323 NE 163rd St North Miami Beach, FL 33160 (305) 792-0015 (p)
Parent Company	Hilton Worldwide		

BUILDING NOTES

This hotel is dual branded with Embassy Suites by Hilton Miami West Brickell (Property ID 11148583).

Property Summary Report

Visions at Brickell

1136 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	111
Location	CBD
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.30 AC
Parcels	01-4138-051-0140, 01-4138-051-0150, 01-4138-051-0160



BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metromover) (Metromover Brickell Loop - Mi-
Commuter Rail	2 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade
Airport	23 min drive to Miami International
Walk Score®	Walker's Paradise (95)
Transit Score®	Excellent Transit (89)

PROPERTY CONTACTS

<p>True Owner</p> 	<p>Urban Network Capital Group 2124 NE 123rd St Miami, FL 33181 (305) 496-2535 (p)</p>	<p>Developer</p> 	<p>Urban Network Capital Group 2124 NE 123rd St Miami, FL 33181 (305) 496-2535 (p)</p>
<p>Architect</p> 	<p>Design Tech International Associates 14125 NW 80th Ave Miami Lakes, FL 33016 (786) 235-9097 (p) (305) 362-4420 (f)</p>		

Property Summary Report

Hyatt House Doral

10234 NW 19th St
Doral, FL 33172 - North Dade & Doral Submarket

Upscale
Class



HOSPITALITY

Brand	Hyatt House
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Aug 2026
Rooms	126
Location	Urban
Stories	6
Primary Corridors	Interior

PARKING

Spaces	81 Surface
Ratio	0.64/Room


BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- On-Site Bar
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	81 available (Surface);Ratio of 0.64/Room
Commuter Rail	13 min drive to Palmetto (Metro-rail Green Line - Miami-Dade Transit
Airport	13 min drive to Miami International
Walk Score®	Car-Dependent (43)
Transit Score®	Some Transit (34)

PROPERTY CONTACTS

True Owner	 <p>Baywood Hotels Inc 9130 Guilford Rd Columbia, MD 21046 (301) 345-8700 (p) (301) 345-8701 (f)</p>
Developer	 <p>Baywood Hotels Inc 9130 Guilford Rd Columbia, MD 21046 (301) 345-8700 (p) (301) 345-8701 (f)</p>
Parent Company	Hyatt Hotels Corporation

Recorded Owner	 <p>Ewe Hotel Llc 10165 NW 19th St Doral, FL 33172</p>
Architect	 <p>The RBA Group 1 Evergreen Pl Morristown, NJ 07960 (973) 898-0300 (p) (973) 984-5421 (f)</p>

Property Summary Report

Riviera Plaza Hotel

337 20th St
Miami Beach, FL 33139 - Miami Beach Submarket

Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	76
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.43 AC
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BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi

TRANSPORTATION

Commuter Rail	14 min drive to Historic Over-town/Lyric Theatre (Metrorail Green)
Airport	29 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (59)

PROPERTY CONTACTS

True Owner 	Landmark Companies 3050 Biscayne Blvd Miami, FL 33137 (305) 538-9552 (p) (305) 538-9553 (f)
Developer 	Dr. Rüger Holding GmbH & Co. KG 6A Spichernstrasse Köln, 50672 011 45 22188897200 (p)

Recorded Owner	Riviera Plaza Apartments, LLC 1133 E 33rd Pl Tulsa, OK 74105 (316) 263-5343 (p)
Architect 	Shulman + Associates 7300 Biscayne Blvd Miami, FL 33138 (305) 438-0609 (p)

Property Summary Report

Miami Wynwood Hotel

160 NW 28th St
Miami, FL 33127 - Miami Downtown Submarket

Midscale
Class



BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	116
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.25 AC
Parcels	01-3125-029-0580

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- On-Site Bar
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	24 available (Covered);Ratio of 0.21/Room
Commuter Rail	4 min drive to Allapattah (Metro-rail Green Line - Miami-Dade Transit)
Airport	21 min drive to Miami International
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (50)

PROPERTY CONTACTS

True Owner	Hidrock Realty 40 Wall St New York, NY 10005 (212) 563-9200 (p)
Recorded Owner	160 NW ST Associates LLC 2999 NE 191st St Miami, FL 33180
Architect	MKDA 2750 NW 3rd Ave Miami, FL 33127 (305) 873-6600 (p)

True Owner	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)
Developer	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)

Property Summary Report

Unnamed Luxury Full Service Hotel

1700 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Luxury
Class



LAND

Land Acres	3.06 AC
Parcels	01-3231-003-0011, 01-3231-003-1050,

BUILDING AMENITIES

- Barber/Hair Salon/Beauty Shop
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa

PROPERTY CONTACTS

True Owner	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)
Developer	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	289
Location	Urban
Stories	43
Primary Corridors	Interior

PARKING

Spaces	502 Covered
Ratio	1.74/Room

TRANSPORTATION

Parking	502 available (Covered);Ratio of 1.74/Room
Transit/Subway	1 min drive to Adrienne Arsht Center (Metromover Omni Loop - Mi-
Commuter Rail	3 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	22 min drive to Miami International
Walk Score®	Walker's Paradise (94)
Transit Score®	Excellent Transit (80)

Recorded Owner	Omni Bay Corp 425 NE 22nd St Miami, FL 33137
Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Property Summary Report

Dadeland Hyve Hotel

9400 S Dadeland Blvd
Miami, FL 33156 - Central Dade Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jul 2026
Rooms	100
Location	Suburban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	3.52 AC
Parcels	30-5002-042-0040

BUILDING AMENITIES


- Fitness Center
- On-Site Retail
- Public Access Wifi
- Smoke-Free
- On-Site Bar
- Pool
- Restaurant

TRANSPORTATION

Commuter Rail	1 min drive to Dadeland South (Metrorail Green Line - Miami-Dade)
Airport	20 min drive to Miami International
Walk Score®	Somewhat Walkable (56)
Transit Score®	Good Transit (62)

PROPERTY CONTACTS

True Owner




Keystone Development & Investment
100 Four Falls Corporate Ctr
Conshohocken, PA 19428
(610) 980-7000 (p)
(610) 980-7009 (f)

Recorded Owner




Dade Metro, LLC
125 E Elm St
Conshohocken, PA 19428

Developer



Keystone Development & Investment
100 Four Falls Corporate Ctr
Conshohocken, PA 19428
(610) 980-7000 (p)
(610) 980-7009 (f)

Architect



Nelson (Architecture)
1201 Marquette South Ave
Minneapolis, MN 55403
(612) 822-1211 (p)

BUILDING NOTES

HYVE envisions a phased development with a new 25-story office tower, a hotel, and two, 25-story condominium towers, supported by parking, retail, and restaurants, and featuring uninterrupted views of Key Biscayne and the Atlantic Ocean to the east, and south to the Florida Keys.

Property Summary Report

Residence Inn by Marriott Homestead

NEQ of South Krome Avenue and Southwest 352nd St
Florida City, FL 33034 - South Dade Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jun 2026
Rooms	110
Location	Suburban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	3.23 AC
Zoning	7000
Parcels	16-7930-001-0290


BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Airport	46 min drive to Miami International
Walk Score®	Somewhat Walkable (55)

PROPERTY CONTACTS

True Owner

Cerberus Capital Management, L.P.
875 Third Ave
New York, NY 10022
(212) 891-2100 (p)
(212) 891-6565 (f)

Recorded Owner

60 SW 352 Street Owner LP
60 SW 352 St
Florida City, FL 33034

Parent Company
Marriott International

Property Summary Report

Autograph Collection Aventura
 NWQ NE 185th St & NW 28th Ct
 Aventura, FL 33160 - North Beach Submarket

Upper Upscale
 Class



HOSPITALITY

Brand	Autograph Collection
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	170
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	1.93 AC
Zoning	4000
Parcels	28-2203-082-0630

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Restaurant
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	2 min drive to Aventura (Mainline - Brightline)
Airport	18 min drive to Fort Lauderdale/Hollywood International
Walk Score®	Very Walkable (89)
Transit Score®	Good Transit (54)

PROPERTY CONTACTS

True Owner	G. Holdings Corporation 214 W 39th St New York, NY 10018 (212) 221-3200 (p)	Recorded Owner	Granite Aventura LLC 214 W 39th St New York, NY 10018
Parent Company	Marriott International		

Property Summary Report

Icon on 8

950 Southwest 8th St
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	140
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.44 AC
Parcels	01-4138-011-0020, 01-4138-011-0040

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	3 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade)
Airport	23 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (58)

PROPERTY CONTACTS

True Owner	Cutting Edge Development 615 Cape Coral Pky Cape Coral, FL 33914 (310) 980-4429 (p)
Developer	Cutting Edge Development 615 Cape Coral Pky Cape Coral, FL 33914 (310) 980-4429 (p)

Recorded Owner	Icon on 8 LLC 615 Cape Coral Pky W Cape Coral, FL 33914
Architect	MODIS Architects 4955 SW 75th Ave Miami, FL 33155 (786) 879-8882 (p)

Property Summary Report

Residence Inn by Marriott Coconut Grove

2666 Tigertail Ave
Miami, FL 33133 - Downtown South Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Oct 2026
Rooms	113
Location	Suburban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.60 AC
Zoning	6110
Parcels	01-4122-005-0001

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	2 min drive to Coconut Grove (Metro-rail Green Line - Miami-Dade Transit)
Airport	23 min drive to Miami International
Walk Score®	Very Walkable (89)
Transit Score®	Good Transit (53)

PROPERTY CONTACTS

True Owner	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)	Developer	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)
Parent Company	Marriott International		

Property Summary Report

URBIN Retreat Miami Beach

1260 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class



LAND

Land Acres	0.76 AC
Zoning	CD-2
Parcels	02-4203-009-0040, 02-4203-009-0050

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Under Contract

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	69
Location	Urban
Stories	7
Primary Corridors	Interior

PARKING

Spaces	16 Surface
Ratio	0.23/Room

TRANSPORTATION

Parking	16 available (Surface);Ratio of 0.23/Room
Commuter Rail	11 min drive to Historic Over- town/Lyric Theatre (Metrorail Green)
Airport	29 min drive to Miami International
Walk Score®	Walker's Paradise (98)
Transit Score®	Good Transit (56)






Property Summary Report

URBIN Retreat Miami Beach

1260 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class

PROPERTY CONTACTS

Sales Company 	Fisher Auction Co., Inc. 2112-2116 E Atlantic Blvd Pompano Beach, FL 33062 (954) 942-0917 (p) (954) 782-8143 (f)	True Owner 	Location Ventures 275 Alhambra Cir Coral Gables, FL 33134 (786) 701-6724 (p)
Recorded Owner	Urbin Miami Beach Owner, LLC 299 Alhambra Cir Coral Gables, FL 33134	Previous True Owner	1234 Partners LTD 523 Michigan Ave Miami Beach, FL 33139 (305) 673-2948 (p)
Previous True Owner 	Fryd Properties 521-523 Michigan Ave Miami Beach, FL 33139 (305) 673-2948 (p) (305) 673-2950 (f)	Developer 	Location Ventures 275 Alhambra Cir Coral Gables, FL 33134 (786) 701-6724 (p)
Architect 	Touzet Studio 75 NW 24th St Miami, FL 33127 (305) 789-2870 (p) (305) 789-2872 (f)		

BUILDING NOTES

URBIN Retreat Miami Beach, a boutique mixed-use project located in the heart of the world-renown South Beach neighborhood. URBIN provides residents a unique turnkey experience including fully designed and furnished vacation homes that deliver a flexible lifestyle to live, work, play and seek wellness delivering a truly unique experience. URBIN Retreat Miami Beach features turnkey residences from studios to four-bedroom condominiums. While away, the residence, will generate revenue which defrays holding costs while your residence simultaneously appreciates in value further optimizing the benefits of ownership.

SALE HIGHLIGHTS

- Prime City Block Location fronting Washington Avenue, 13th Street, and Drexel Avenue in Miami Beach
- Large .76± Acre Mixed Use Development Site with Existing 3 Story 19,519± SF Commercial Building
- Site Plan Approved through March of 2029 for a 7 Story 80,602± SF Mixed Use Building with Retail, Residential, Hotel, Office and Parking
- Two Blocks from World Famous South Beach and the Atlantic Ocean
- The proposed project features 20,504± SF of Retail and Office Space and 69 Residential Units utilized for Residential and Hotel

Property Summary Report

Flow Miami

698 NE 1st Ave
Miami, FL 33132 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Serviced Apartment
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Year Built	Nov 2024
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Rooms	20
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Location	CBD
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Stories	43
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Primary Corridors	Interior
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LAND

Land Acres	1.30 AC
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Zoning	6412
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Parcels	01-3137-037-0020
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BUILDING AMENITIES

- Fitness Center
- Pool
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min drive to College North (Metromover Brickell Loop - Mi-
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Commuter Rail	1 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
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Airport	21 min drive to Miami International
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Walk Score®	Very Walkable (85)
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Transit Score®	Rider's Paradise (100)
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PROPERTY CONTACTS

True Owner	Flow Companies, Inc 88 University Place, 10th Fl New York, NY 10003
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Previous True Owner	Falcone Group 1 Town Center Rd Boca Raton, FL 33486 (561) 961-1000 (p) (561) 961-1261 (f)
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Recorded Owner	Block G Phase 1 LLC 698 NE 1st Ave Miami, FL 33132
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**F O L
M G M T**

Architect	Cohen Freedman & Encinosa Architects 8085 NW 155 St Miami, FL 33016 (305) 826-3999 (p) (305) 826-4155 (f)
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Property Summary Report

Treehouse Brickell

1105-1133 SW 2nd St
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Feb 2027
Rooms	174
Location	CBD
Stories	64
Primary Corridors	Interior

LAND

Land Acres	0.18 AC
Zoning	8000
Parcels	01-4138-051-0390, 01-4138-051-0400, 01-4138-051-0410

BUILDING AMENITIES

- Business Center
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

TRANSPORTATION

Transit/Subway	1 min drive to Brickell (Metromover) (Metromover Brickell Loop - Mi-
Commuter Rail	1 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade
Airport	23 min drive to Miami International
Walk Score®	Walker's Paradise (97)
Transit Score®	Rider's Paradise (91)

PROPERTY CONTACTS

True Owner

JDS
DEVELOPMENT
GROUP

JDS Development Group
104 5th Ave
New York, NY 10011
(212) 974-2844 (p)

Developer

JDS
DEVELOPMENT
GROUP

JDS Development Group
104 5th Ave
New York, NY 10011
(212) 974-2844 (p)

Architect

sh p

SHoP Architects
233 Broadway
New York, NY 10279
(212) 889-9005 (p)
(212) 889-3686 (f)

Property Summary Report

Legacy Hotel & Residences Miami Worldcenter

36 NE 10th St
Miami, FL 33132 - Miami Downtown Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	219
Location	CBD
Stories	50
Primary Corridors	Exterior

LAND

Land Acres	1.53 AC
Zoning	6412
Parcels	01-0102-030-1060

BUILDING AMENITIES

- Business Center
- Meeting Event Space
- Pool
- Smoke-Free
- Fitness Center
- On-Site Bar
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	1 min drive to Eleventh Street (Metromover Omni Loop - Mi-
Commuter Rail	2 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	21 min drive to Miami International
Walk Score®	Walker's Paradise (90)
Transit Score®	Rider's Paradise (100)

Property Summary Report

Legacy Hotel & Residences Miami Worldcenter

36 NE 10th St
Miami, FL 33132 - Miami Downtown Submarket

Economy
Class

PROPERTY CONTACTS

True Owner	MWC Block B LLC 100 SE 2nd St Miami, FL 33131	Recorded Owner	Mwc Block B LLC 36 NE 10th St Miami, FL 33101 (561) 961-1000 (p)
Previous True Owner	Encore Capital Management 1 Town Center Rd Boca Raton, FL 33486 (561) 961-1312 (p)	Developer	Royal Palm Companies 1010 NE 2nd Ave Miami, FL 33132 (786) 580-4200 (p)
Architect	Jordan Karp LLC 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)		

BUILDING NOTES

Legacy Hotel & Residences is coming to one of the U.S.'s most ambitious and largest private master-planned communities, Miami Worldcenter. The luxury skyscraper will also host ground-floor retail, downtown's largest pool deck set on one acre, the city's first enclosed seven-floor rooftop atrium with a restaurant bar and lounge, the city's first Singapore-inspired cantilevered pool soaring 500 feet in the sky, and a members-only international business lounge. There will also be a 10-floor medical and well-being center, making it Downtown Miami home to the world's first Blue Zones Center.

Property Summary Report

Vida Edgewater Miami Midtown

410 NE 35th Ter
Miami, FL 33137 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	0.67 AC
Zoning	4604
Parcels	01-3230-005-0030

BUILDING AMENITIES

- Business Center
- Fitness Center
- Public Access Wifi
- Smoke-Free

HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Serviced Apartment
Year Built	Apr 2026
Rooms	121
Location	Urban
Stories	9
Primary Corridors	Interior

PARKING

Spaces	139 Surface, 139 Covered
Ratio	2.30/Room

TRANSPORTATION

Parking	139 available (Surface);139 available (Covered);Ratio of 2.30/Room
Commuter Rail	6 min drive to Allapattah (Metro-rail Green Line - Miami-Dade Transit
Airport	20 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (50)

Property Summary Report

Vida Edgewater Miami Midtown

410 NE 35th Ter
Miami, FL 33137 - Miami Downtown Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner



Urbana
3350 Riverwood Pky
Atlanta, GA 30339
(404) 249-8310 (p)
(404) 249-8580 (f)

Recorded Owner



Urbana Bueno Land LLC
3350 Riverwood Pky SE
Atlanta, GA 30339

Previous True Owner



Edgewater Group LLC
2639 N Monroe St
Tallahassee, FL 32303
(484) 324-2420 (p)

Previous True Owner

Edgewater Hotel Management
2930 Biscayne Blvd
Miami, FL 33137

Previous True Owner

Edgewater Hotel Management

Architect



Kobi Karp Architecture & Interior Design, Inc.
2915-2929 Biscayne Blvd
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Developer



Urbana
3350 Riverwood Pky
Atlanta, GA 30339
(404) 249-8310 (p)
(404) 249-8580 (f)

Property Summary Report

Waldorf Astoria Miami

300 Biscayne Blvd
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Brand	Waldorf Astoria
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	205
Location	CBD
Stories	100
Primary Corridors	Interior

LAND

Land Acres	1.04 AC
Zoning	CBD
Parcels	01-0108-030-1160, 01-0108-030-1170, 01-0108-030-1180

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Restaurant
- Smoke-Free
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Room Service
- Spa

TRANSPORTATION

Transit/Subway	2 min walk to College/Bayside (Metromover Brickell Loop - Mi-
Commuter Rail	2 min drive to Government Center (Metromover Brickell Loop - Mi-
Airport	23 min drive to Miami International
Walk Score®	Walker's Paradise (98)
Transit Score®	Rider's Paradise (100)








Property Summary Report

Waldorf Astoria Miami

300 Biscayne Blvd
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class

PROPERTY CONTACTS

<p>True Owner</p> 	<p>Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)</p>	<p>True Owner</p> 	<p>S2 Development 18851 NE 29th Ave Aventura, FL 33180 (305) 935-5050 (p) (305) 466-6606 (f)</p>
<p>True Owner</p> 	<p>Greybrook Realty Partners 890 Yonge St Toronto, ON M4W 3P4 1 (416) 322-9700 (p)</p>	<p>True Owner</p> 	<p>Mohari Hospitality 6 Aphrodite St Nicosia, 1060 011 506 3108094328 (p)</p>
<p>Recorded Owner</p> 	<p>PMG Downtown Developers, LLC 1435 Brickell Ave Miami, FL 33131 (305) 917-1070 (p)</p>	<p>Developer</p> 	<p>Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)</p>
<p>Architect</p> 	<p>The Sieger Suarez Architectural Partnership 14121-14157 SW 119th Ave Miami, FL 33186 (305) 274-2702 (p)</p>	<p>Parent Company</p>	<p>Hilton Worldwide</p>

Property Summary Report

Baccarat Hotel & Residences

444 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jan 2028
Rooms	355
Location	CBD
Stories	75
Primary Corridors	Interior

LAND

Land Acres	1.78 AC
Zoning	T6-48A-O
Parcels	01-0210-000-1060

BUILDING AMENITIES

- Business Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	2 min walk to Fifth Street (Metro-mover Brickell Loop - Miami-Dade)
Commuter Rail	2 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade)
Airport	24 min drive to Miami International
Walk Score®	Walker's Paradise (94)
Transit Score®	Rider's Paradise (100)

PROPERTY CONTACTS

True Owner	444 Brickell Partners LLC Trust 315 S Biscayne Blvd Miami, FL 33131 (305) 460-9900 (p)
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Developer	Related Development, LLC 2850 Tigertail Ave Coconut Grove, FL 33133 (305) 460-9900 (p) (305) 460-9911 (f)
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Previous True Owner	The Related Companies 30 Hudson Yards New York, NY 10001 (212) 801-1000 (p) (212) 801-3717 (f)
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Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p) (305) 372-1175 (f)
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Property Summary Report

Sonder Colonnade

1201 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	3

BUILDING

Type	Serviced Apartment
Year Built	Dec 2024
Rooms	95
Location	CBD
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.69 AC
Zoning	T6-48A-O
Parcels	01-0210-050-5010

BUILDING AMENITIES

- Pool
- Public Access Wifi
- Smoke-Free
- Spa

TRANSPORTATION

Transit/Subway	3 min walk to Financial District (Metromover Brickell Loop - Mi-
Commuter Rail	1 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade
Airport	24 min drive to Miami International
Walk Score®	Walker's Paradise (99)
Transit Score®	Rider's Paradise (92)

PROPERTY CONTACTS

True Owner	Florida East Coast Realty, LLC 1101 Brickell Ave Miami, FL 33131 (305) 358-7710 (p) (305) 358-1619 (f)	Recorded Owner	Brickell Bay Plaza, Inc. 100 S Biscayne Blvd MIAMI, FL 33131
Developer	Florida East Coast Realty, LLC 1101 Brickell Ave Miami, FL 33131 (305) 358-7710 (p) (305) 358-1619 (f)		

Property Summary Report

Hilton Miami Bayfront

555 N Miami Ave
Miami, FL 33136 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	372
Location	CBD
Stories	70
Primary Corridors	Interior

LAND

Land Acres	0.86 AC
Zoning	6401
Parcels	01-0106-030-1060

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min drive to College North (Metromover Brickell Loop - Mi-
Commuter Rail	1 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	22 min drive to Miami International
Walk Score®	Walker's Paradise (93)
Transit Score®	Rider's Paradise (100)

PROPERTY CONTACTS

True Owner	Okan Group 225-255 E Dania Beach Blvd Dania Beach, FL 33004 (305) 600-1000 (p)	Recorded Owner	Miami 6th Street LLC 225 E Dania Beach Blvd Dania Beach, FL 33004
Previous True Owner	Okan Group 225-255 E Dania Beach Blvd Dania Beach, FL 33004 (305) 600-1000 (p)	Developer	Okan Group 40 Meters Gulan Tower St Erbil, 44001
Architect	Behar Font & Partners, P.A. 4533 Ponce de Leon Blvd Coral Gables, FL 33146 (305) 740-5442 (p) (305) 740-5443 (f)	Parent Company	Hilton Worldwide

Property Summary Report

Collins Park Hotel Miami

2000 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Dec 2024
Year Renov	2020
Rooms	294
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	1.65 AC
Zoning	RM-2
Parcels	02-3234-016-0010, 02-3234-016-0030, 02-3234-016-0040

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

SALE

Sold Price	\$5,176,490 (\$17,607/Room) - Part of Portfolio
Date	Apr 2012
Sale Type	Investment
Properties	3

TRANSPORTATION

Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	29 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (59)

Property Summary Report

Collins Park Hotel Miami

2000 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner

The Chetrit Group
512 Fashion Ave
New York, NY 10018
(646) 230-9360 (p)
(646) 230-9371 (f)

CHETRIT GROUP

Previous True Owner

JJ Plaza Realty. LLC
1 N Ocean Blvd
Pompano Beach, FL 33062

Developer

The Chetrit Group
512 Fashion Ave
New York, NY 10018
(646) 230-9360 (p)
(646) 230-9371 (f)

CHETRIT GROUP

Recorded Owner

Cg Sunny Isles Llc
512 Fashion Ave
New York, NY 10018

CHETRIT GROUP

Previous True Owner

C Shane Rolls
(305) 491-2388 (p)

Architect



Jordan Karp LLC
571 NW 28th St
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Property Summary Report

Thompson Miami Beach

1685 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Thompson Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Feb 2025
Rooms	147
Location	Urban
Stories	7
Primary Corridors	Interior
Meeting Space	900 SF

LAND

Land Acres	0.69 AC
Zoning	6600
Parcels	02-3234-019-0730

PARKING

Spaces	122 Surface
Ratio	0.83/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

FOR LEASE

Smallest Space	4,000 SF	Retail Avail	4,000 SF
Max Contiguous	4,000 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	4,000	4,000	4,000	Withheld	Feb 2025	1 - 10 Years

Property Summary Report

Thompson Miami Beach




1685 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class

TRANSPORTATION

Parking	122 available (Surface);Ratio of 0.83/Room
Commuter Rail	13 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (96)
Transit Score®	Good Transit (59)

PROPERTY CONTACTS

True Owner	 Finvarb Group 1065 Kane Concourse Bay Harbor Islands, FL 33154 (305) 861-3500 (p) (305) 866-7515 (f)	Recorded Owner	SoBe Center LLC
Previous True Owner	 Finvarb Group 1065 Kane Concourse Bay Harbor Islands, FL 33154 (305) 861-3500 (p) (305) 866-7515 (f)	Developer	 Finvarb Group 1065 Kane Concourse Bay Harbor Islands, FL 33154 (305) 861-3500 (p) (305) 866-7515 (f)
Architect	Rudy Ricciotti 17 Boulevard Victor Hugo Bandol, VAR 83150 011 33 4 94 29 52 61 (p) 011 33 4 94 32 45 25 (f)	Parent Company	Hyatt Hotels Corporation

Property Summary Report

Domus Brickell Park Hotel

1611 SW 2nd Ct
Miami, FL 33129 - Downtown South Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	171
Location	CBD
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.58 AC
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BUILDING AMENITIES

- Fitness Center
- Hot Tub
- On-Site Bar
- Public Access Wifi

TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metromover) (Metromover Brickell Loop - Mi-
Commuter Rail	2 min drive to Brickell (Metrorail) (Metrorail Green Line - Miami-Dade
Airport	24 min drive to Miami International
Walk Score®	Walker's Paradise (94)
Transit Score®	Excellent Transit (83)

PROPERTY CONTACTS

True Owner	Oak Capital Group, LLC 4218 NE 2nd Ave Miami, FL 33137 (305) 573-3900 (p)
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Developer	North Development 1200 Brickell Ave Miami, FL 33131
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Recorded Owner	North At Brickell II, LLC 4218 2nd Miami, FL 33137
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Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)
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Property Summary Report

E11EVEN Hotel & Residences

20 NE 11th St
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Serviced Apartment
Year Built	Dec 2025
Rooms	449
Location	CBD
Stories	65
Primary Corridors	Interior

LAND

Land Acres	0.46 AC
Parcels	01-0101-080-1060

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	2 min drive to Eleventh Street (Metromover Omni Loop - Mi-
Commuter Rail	1 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	21 min drive to Miami International
Walk Score®	Very Walkable (89)
Transit Score®	Rider's Paradise (99)

PROPERTY CONTACTS

True Owner	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)
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Recorded Owner	11th Street Land Trust 1441 Brickell Ave Miami, FL 33131
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Developer	PMG 11th Street Developers Group LLC
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Architect	The Sieger Suarez Architectural Partnership 14121-14157 SW 119th Ave Miami, FL 33186 (305) 274-2702 (p)
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Property Summary Report

EVEN Hotels Sweetwater - Doral

10770 NW 25th St
Sweetwater, FL 33172 - North Dade & Doral Submarket

Upscale
Class



HOSPITALITY

Brand	EVEN Hotels
Operation Type	Franchise
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Dec 2024
Rooms	125
Location	Urban
Stories	6
Primary Corridors	Interior
Meeting Space	1,400 SF

LAND

Land Acres	0.95 AC
Zoning	7600
Parcels	25-3031-001-0010, 25-3031-001-0020, 25-3031-001-0030

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant

TRANSPORTATION

Commuter Rail	12 min drive to Palmetto (Metro-rail Green Line - Miami-Dade Transit)
Airport	13 min drive to Miami International
Walk Score®	Somewhat Walkable (50)

Property Summary Report

EVEN Hotels Sweetwater - Doral
10770 NW 25th St
Sweetwater, FL 33172 - North Dade & Doral Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner	EB5 Florida Hotels & Investments 240 Crandon Blvd Key Biscayne, FL 33149 (786) 703-7155 (p)	True Owner	Arturo Hierro 1401 Cecilia Ave Coral Gables, FL 33146 (305) 921-9331 (p)
Recorded Owner	Asi Diaz Doral Hotel Inv Grp L 240 Crandon Blvd Key Biscayne, FL 33149	Previous True Owner	Robert Lechter 1150 Hallandale Beach Blvd Hallandale Beach, FL 33009 (954) 455-3660 (p)
Developer	EB5 Florida Hotels & Investments 240 Crandon Blvd Key Biscayne, FL 33149 (786) 703-7155 (p)	Architect	Rodtell Group 2441 NW 93rd Ave Doral, FL 33172 (786) 260-4264 (p)
Parent Company	IHG Hotels & Resorts		

Property Summary Report

Holiday Inn Express Miami Intl Airport - 36th

5911 NW 36th St
Miami, FL 33166 - Miami Airport Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Holiday Inn Express
Operation Type	Franchise
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	133
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	1.85 AC
Zoning	BU-3
Parcels	26-3025-032-0001

PARKING

Spaces	114 Surface
Ratio	0.86/Room

BUILDING AMENITIES

- Fitness Center
- Smoke-Free
- Public Access Wifi

TRANSPORTATION

Parking	114 available (Surface);Ratio of 0.86/Room
Commuter Rail	7 min drive to Hialeah Market (Tri-County Commuter - South Flori-
Airport	9 min drive to Miami International
Walk Score®	Car-Dependent (46)

PROPERTY CONTACTS

True Owner	Waterstone Capital LLC 1124 Kane Concourse Bay Harbor Islands, FL 33154 (305) 874-7000 (p)
Developer	Genesis US Properties LLC 1124 Kane Concourse Bay Harbor Islands, FL 33154



Recorded Owner	Waterstone Capital LLC 1124 Kane Concourse Bay Harbor Islands, FL 33154 (305) 874-7000 (p)
Parent Company	IHG Hotels & Resorts

BUILDING NOTES

This hotel is dual branded with Candlewood Suites Miami Intl Airport - 36th St (Property ID 10097945)

Property Summary Report

Art Deco Marela Boutique Hotel

310 Meridian Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2024
Rooms	17
Location	Urban
Stories	2
Primary Corridors	Exterior

LAND

Land Acres	0.16 AC
Parcels	02-4203-009-5190

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	11 min drive to Government Center (Metromover Brickell Loop - Mi-
Airport	28 min drive to Miami International
Walk Score®	Walker's Paradise (96)
Transit Score®	Good Transit (50)

PROPERTY CONTACTS

True Owner	EIP	Recorded Owner	Miami Sofi Best LLC 2527 SW 8th St Miami, FL 33135
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Property Summary Report

HOO Miami Legacy

Miami Worldcenter
Miami, FL 33136 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	4.65 AC
Zoning	6412
Parcels	01-3137-025-0011

BUILDING AMENITIES

- On-Site Bar
- Pool
- Public Access Wifi
- Restaurant

PROPERTY CONTACTS

True Owner	Witkoff 233 Broadway New York, NY 10279 (212) 672-4700 (p) (212) 672-4725 (f)
Developer	Royal Palm Companies 333 SE 2nd Ave Miami, FL 33131 (786) 580-4200 (p)
Parent Company	Accor

HOSPITALITY

Brand	Morgans Originals
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	219
Location	CBD
Stories	46
Primary Corridors	Interior

PARKING

Spaces	482 Covered
Ratio	2.20/Room

TRANSPORTATION

Parking	482 available (Covered);Ratio of 2.20/Room
Transit/Subway	5 min walk to Arena/State Plaza (Metromover Brickell Loop - Mi-
Commuter Rail	3 min walk to Historic Overtown/Lyric Theatre (Metrorail Green Line - Mi-
Airport	21 min drive to Miami International
Walk Score®	Walker's Paradise (91)
Transit Score®	Rider's Paradise (100)

Recorded Owner	WG 700 North Miami LLC 233 Broadway New York, NY 10279
Architect	Jordan Karp LLC 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)

Property Summary Report

The Daydrift

2216 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Upscale
Class



HOSPITALITY

Hotel Opened	Jul 2014
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jun 1934
Year Renov	2024
Rooms	50
Location	Urban
Stories	3
Primary Corridors	Interior
Meeting Space	0 SF

LAND

Land Acres	0.31 AC
Zoning	6600
Parcels	02-3226-001-0310

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

FOR LEASE

Smallest Space	5,000 SF	Retail Avail	5,000 SF
Max Contiguous	5,000 SF		
# of Spaces	1		
Vacant	5,000 SF		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	5,000	5,000	5,000	Withheld	Vacant	5 - 15 Years

Property Summary Report

The Daydrift

2216 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Upscale
Class

SALE		TRANSPORTATION	
Sold Price	\$12,800,000 (\$256,000/Room)	Commuter Rail	14 min drive to Historic Over-town/Lyric Theatre (Metrorail Green)
Date	Apr 2024	Airport	29 min drive to Miami International
Sale Type	Investment	Walk Score®	Walker's Paradise (92)
		Transit Score®	Good Transit (58)

TENANTS

Layla	7,000 SF
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PROPERTY CONTACTS

True Owner	Blue Suede Hospitality Group, LLC 10 Sterling Blvd Englewood, NJ 07631	Recorded Owner	2216 Park Ave LLC 10 Sterling Blvd Englewood, NJ 07631
Architect	Beilinson Gomez Architects PA 8101 Biscayne Blvd Miami, FL 33138 (305) 559-1250 (p)		

Property Summary Report

Bulgari Hotel Miami Beach

100 21st St
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Bulgari
Hotel Opened	Jan 1948
Operation Type	Franchise
Operation Status	Temporarily Closed
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Jan 1948
Year Renov	2026
Rooms	100
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	1.38 AC
Zoning	4100
Parcels	02-3226-001-0040

BUILDING AMENITIES

- Beach (direct access)
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free
- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa

SALE

Sold Price	\$120,000,000 (\$697,674/Room)
Date	Jan 2020
Sale Type	Investment
Financing	Down Payment of \$87,985,002 (73.33%)
	Unknown: Seller

TRANSPORTATION

Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (59)

Property Summary Report

Bulgari Hotel Miami Beach

100 21st St
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class

TENANTS

Free Spirits Sports Cafe	-	Setai Realty	-
Upscale Luxury Eyewear	-		

PROPERTY CONTACTS

True Owner	Blue Horizon Advisors 50 Sloane Ave London, LND SW3 3DD 011 44 20 3954 0525 (p)	True Owner	United Al Saqer Group BMW Building - Al Ain Rd Abu Dhabi
Recorded Owner	BHI Miami Limited 160 Green Tree Ln Dover, DE 19904	Previous True Owner	JHG Holdings LLC 182 Grand St New York, NY 10113 (212) 414-2340 (p)
Previous True Owner	Actium 131 W 23rd St New York, NY 10011 (212) 414-2340 (p)	Previous True Owner	Arthur J. Kline 2600 S Douglas Rd Coral Gables, FL 33134 (305) 441-0006 (p)
Previous True Owner	Enrique Colmenares 2216 Park Ave Miami Beach, FL 33139 (305) 215-3680 (p)	Architect	ACPV Architects 4 Via Cerva Milan, MI 20122 011 39 02 763 8801 (p)
Parent Company	Marriott International		

Property Summary Report

Delano South Beach

1685 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Delano
Hotel Opened	Jun 1995
Operation Type	Franchise
Operation Status	Temporarily Closed
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	1947
Year Renov	2025
Rooms	193
Location	Urban
Stories	14
Primary Corridors	Interior
Meeting Space	21,800 SF

LAND

Land Acres	1.32 AC
Zoning	4100
Parcels	02-3234-019-0550

PARKING

Spaces	4 Surface
Ratio	0.02/Room

BUILDING AMENITIES

- Beach (direct access)
- On-Site Bar
- Public Access Wifi
- Room Service
- Meeting Event Space
- Pool
- Restaurant
- Spa

SALE

Sold Price	\$805,000,000 (\$751,634/Room) - Portfolio Price
Date	Nov 2016
Sale Type	Investment
Properties	2

TRANSPORTATION

Parking	4 available (Surface);Ratio of 0.02/Room
Commuter Rail	13 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (94)
Transit Score®	Good Transit (59)

Property Summary Report

Delano South Beach






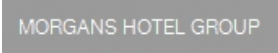
1685 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class

TENANTS

Ciel Spa At Delano Hotel	-	Florida Room	-
Umi Sushi & Sake Bar	-		

PROPERTY CONTACTS

<p>True Owner</p> 	<p>Eldridge 600 Steamboat Rd Greenwich, CT 06830 (203) 298-5300 (p)</p>	<p>Recorded Owner</p> 	<p>Beach Hotel Assoc Ltd Prtnship 1685 Collins Ave MIAMI BEACH, FL 33139</p>
<p>Recorded Owner</p> 	<p>EC 58th Street LLC</p>	<p>Previous True Owner</p> 	<p>Ennismore 101 N 10th St Brooklyn, NY 11249 (323) 655-8000 (p) (323) 655-8001 (f)</p>
<p>Previous True Owner</p> 	<p>The Yucaipa Companies 9130 W Sunset Blvd Los Angeles, CA 90069 (310) 789-7200 (p) (310) 789-7201 (f)</p>	<p>Previous True Owner</p>	<p>Cain Hoy Enterprises 500 W Putnam Ave Greenwich, CT 06830 (800) 224-6469 (p)</p>
<p>Previous True Owner</p> 	<p>Morgans Hotel Group Co. 475 Tenth Ave New York, NY 10018 (212) 277-4100 (p) (212) 277-4260 (f)</p>	<p>Parent Company</p>	<p>Accor</p>

Property Summary Report

The Odyssey of South Beach

1420 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	1930
Year Renov	2024
Rooms	27
Location	Urban
Stories	2
Primary Corridors	Interior

LAND

Land Acres	0.16 AC
Zoning	6501
Parcels	02-3234-008-0770

PARKING

Spaces	3 Surface
Ratio	0.11/Room

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

SALE

Sold Price	\$7,300,000 (\$270,370/Room)
Date	Jul 2019
Sale Type	Investment
Cap Rate	5.60%
Financing	Unknown: First Bank Bal/Pmt: \$4,000,000/-

TRANSPORTATION

Parking	3 available (Surface);Ratio of 0.11/Room
Commuter Rail	12 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (58)

Property Summary Report

The Odyssey of South Beach

1420 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class

PROPERTY CONTACTS

True Owner	Casa Hotels 848 Brickell Ave Miami, FL 33131 (305) 331-4707 (p)	Recorded Owner	Villa Cinco Llc 848 Brickell Ave Miami, FL 33131
Previous True Owner	Jose Aguera Gimeno 50 Biscayne Blvd Miami, FL 33132 (305) 331-4707 (p)	Previous True Owner	South Beach Club 601 Collins Ave Miami Beach, FL 33139 (305) 538-0388 (p)
Previous True Owner	601 COLLINS, LTD. LLLP 900 Bay Dr Miami Beach, FL 33141 (305) 653-6678 (p)	Previous True Owner	Orlando Valdes 2651 SW 27th Ave Miami, FL 33133 (786) 556-7805 (p)

Property Summary Report

Casa Sobe

1506 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Midscale
Class



HOSPITALITY

Hotel Opened	Jun 1962
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jun 1962
Year Renov	2024
Rooms	30
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.20 AC
Zoning	6501
Parcels	02-3234-019-1040

PARKING

Spaces	14 Covered
Ratio	0.47/Room

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

SALE

Sold Price	\$8,100,000
Date	Jan 2021
Sale Type	Investment
Financing	Unknown
	Bal/Pmt: \$7,050,000/-

TRANSPORTATION

Parking	14 available (Covered);Ratio of 0.47/Room
Commuter Rail	12 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (59)



Property Summary Report

Casa Sobe

1506 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Midscale
Class

PROPERTY CONTACTS

True Owner	 <p>Casa Hotels 848 Brickell Ave Miami, FL 33131 (305) 331-4707 (p)</p>	Recorded Owner	 <p>Villa Seis LLC 848 Brickell Ave Miami, FL 33131</p>
Previous True Owner	<p>Lender West, LLC 2525 Ponce de Leon Blvd Coral Gables, FL 33134 (352) 220-6316 (p)</p>	Previous True Owner	<p>Rebecca Potter 2525 Ponce de Leon Blvd Coral Gables, FL 33134</p>
Previous True Owner	<p>James B. Potter 13930 92nd Ave SW Snohomish, WA 98290 (360) 863-3324 (p)</p>	Previous True Owner	<p>Ventura Way, Inc 5631 Biscayne Blvd Miami, FL 33137 (305) 751-4742 (p)</p>
Previous True Owner	<p>Garcia Rafael A & Mayra 10830 SW 136th St Miami, FL 33176</p>	Previous True Owner	<p>Garcia Rafael A & Mayra 10830 SW 136th St Miami, FL 33176</p>

Property Summary Report

Rosewood The Raleigh Miami Beach

1775 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Rosewood
Hotel Opened	Jun 1940
Operation Type	Chain Management
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jun 1940
Year Renov	2025
Rooms	103
Location	Urban
Stories	7
Primary Corridors	Interior
Meeting Space	2,596 SF

LAND

Land Acres	1.39 AC
Zoning	RM-3, Miami Beach, 4100
Parcels	02-3234-019-0460

PARKING

Spaces	10 Surface
Ratio	0.10/Room

BUILDING AMENITIES

- Beach (direct access)
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Fitness Center
- On-Site Bar
- Pool
- Restaurant

SALE

Sold Price	\$103,000,000 (\$1,000,000/Room)
Date	Feb 2019
Sale Type	Investment
Financing	Down Payment of \$ (100%) Unknown: ACORE Capital Mortgage, LP

TRANSPORTATION

Parking	10 available (Surface);Ratio of 0.10/Room
Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Very Walkable (87)
Transit Score®	Good Transit (59)

Property Summary Report






Rosewood The Raleigh Miami Beach
1775 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class

TENANTS

Babalu Pop Up

PROPERTY CONTACTS

True Owner	SHVO Inc 745 Fifth Ave New York, NY 10151 (212) 380-2100 (p) (212) 380-2199 (f)
	
True Owner	Bilgili Holding 206 Akaretler Besiktas Istanbul, 34353 011 90 212 381 22 22 (p) 011 90 212 258 26 48 (f)
	
Previous True Owner	Hilfiger Hospitality 1133 Broadway New York, NY 10010 (212) 549-6000 (p)
Previous True Owner	Ennismore 101 N 10th St Brooklyn, NY 11249 (323) 655-8000 (p) (323) 655-8001 (f)
	
Previous True Owner	Brilla Group 3109 Grand Ave Miami, FL 33133 (786) 375-5600 (p) (786) 375-5601 (f)
Previous True Owner	Hotels AB / Andre Balazs Properties Staatsburg, NY 12580 (212) 226-1555 (p)
	
Architect	Peter Marino Architect 150 E 58th St New York, NY 10155 (212) 752-5444 (p)
	

True Owner	Deutsche Finance America LLC 3033 E 1st Ave Denver, CO 80206 (303) 336-7250 (p)
	
Recorded Owner	BSD Raleigh Propco LLC 745 Fifth Ave New York, NY 10151
	
Previous True Owner	Dogus Group Buyukdere Cad. No: 249 Istanbul, 34398 011 90 212 335 32 32 (p) 011 90 212 335 30 90 (f)
	
Previous True Owner	Tricap 590 Madison Ave New York, NY 10022 (212) 521-4488 (p) (212) 521-4489 (f)
	
Previous True Owner	AJ Capital Partners 429 Chestnut St Nashville, TN 37203 (312) 267-4185 (p)
	
Developer	SHVO Inc 745 Fifth Ave New York, NY 10151 (212) 380-2100 (p) (212) 380-2199 (f)
	
Parent Company	Rosewood Hotel Group

Property Summary Report

Shelborne South Beach

1801 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Hotel Opened	Jun 1941
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jun 1940
Year Renov	2025
Rooms	272
Location	Urban
Stories	14
Primary Corridors	Interior
Meeting Space	7,398 SF

LAND

Land Acres	1.41 AC
Zoning	6600
Parcels	02-3234-083-2890

BUILDING AMENITIES

- Beach (direct access)
- Hot Tub
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Fitness Center
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free
- Wedding Venue

SALE

Sold Price	\$120,000,000 (\$555,556/Room)
Date	Jan 2020
Sale Type	Investment

TRANSPORTATION

Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Very Walkable (87)
Transit Score®	Good Transit (59)

Property Summary Report

Shelborne South Beach

1801 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket






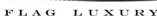



Luxury
Class

TENANTS

The Drawing Room Bar & Lounge

2,000 SF

PROPERTY CONTACTS

True Owner	KOR Real Estate Partners LLC 225 Arizona Ave Santa Monica, CA 90401 (424) 244-1729 (p) (323) 930-3701 (f)	True Owner	King Street Capital Management, L.P. 299 Park Ave New York, NY 10171 (212) 812-3100 (p)
			
True Owner	Westdale Properties 35 Lesmill Rd Toronto, ON M3B 2S9 1 (416) 703-1877 (p) 1 (416) 504-9216 (f)	True Owner	Cedar Capital Partners 45-46 Albemarle St London, LND W1S 4JN 011 44 20 7484 3560 (p) 011 44 20 7484 3561 (f)
			
Recorded Owner	Shelborne Hotel Partners WC LP 110 E 25th St New York, NY 10010	Previous True Owner	Flag Luxury 70 E 55th St New York, NY 10022 (212) 796-8181 (p)
			
Previous True Owner	Shelborne Beach Resort - South Beach 1801 Collins Ave Miami Beach, FL 33139 (305) 531-1271 (p)	Previous True Owner	W.P. Carey Inc. 1 Manhattan West New York, NY 10001 (212) 492-1100 (p) (212) 492-8922 (f)
			
Previous True Owner	Crescent Heights 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5700 (p) (305) 573-2970 (f)	Developer	Crescent Heights 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5700 (p) (305) 573-2970 (f)
			
Architect	ADD Inc. 10600 Arrowhead Dr Fairfax, VA 22030 (202) 965-3550 (p) (202) 965-3550 (f)		

Property Summary Report

The Shore Club Resort and Residences, Auberge Resorts Collection

Luxury
Class

1901 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket



HOSPITALITY

Brand	Auberge Resorts Collection
Hotel Opened	Jun 1947
Operation Type	Chain Management
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	1939
Year Renov	2027
Rooms	308
Location	Urban
Stories	18
Primary Corridors	Interior
Meeting Space	15,324 SF

LAND

Land Acres	2.73 AC
Zoning	4100
Parcels	02-3226-001-0020

PARKING

Spaces	10 Surface
Ratio	0.03/Room

BUILDING AMENITIES

- Beach (direct access)
- Meeting Event Space
- Pool
- Restaurant
- Spa
- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free

SALE

Sold Price	\$175,337,000 (\$569,276/Room)
Date	Dec 2013
Sale Type	Investment
Financing	Unknown: Fortress Credit Corp Bal/Pmt: \$161,000,000/-

TRANSPORTATION

Parking	10 available (Surface);Ratio of 0.03/Room
Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (59)

Property Summary Report







The Shore Club Resort and Residences, Auberge Resorts Collection
 1901 Collins Ave
 Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
 Class

TENANTS

Ago Ristorante	-	Coyo Tacos	-
Dragon Miami Fasano LLC	-	Elycia At The Shore Club Hotel	-
Fasano Hotel-residences-shore	-	Nobu Miami Beach	-
Sky Bar	-	Violet & Grace Jewelry	-

PROPERTY CONTACTS

<p>True Owner</p>  <p>HFZ CAPITAL GROUP</p>	<p>HFZ Capital Group 600 Madison Ave New York, NY 10022 (212) 300-8000 (p) (212) 300-8001 (f)</p>	<p>True Owner</p>  <p>FORTRESS</p>	<p>Fortress Investment Group 1345 Avenue of the Americas New York, NY 10105 (212) 798-6100 (p)</p>
<p>Fund Name</p>	<p>Fortress Real Estate Opportunities Fund II - Credit</p>	<p>Recorded Owner</p>  <p>FORTRESS</p>	<p>Shore Club Property Owner</p>
<p>Previous True Owner</p>  <p>PHILIPS INTERNATIONAL</p>	<p>Philips International 40 Cutter Mill Rd Great Neck, NY 11021 (212) 545-1100 (p) (212) 545-1355 (f)</p>	<p>Developer</p>  <p>Witkoff</p>	<p>Witkoff 233 Broadway New York, NY 10279 (212) 672-4700 (p) (212) 672-4725 (f)</p>
<p>Architect</p>  <p>RAMSA</p>	<p>Robert A.M. Stern Architects LLP One Park Ave New York, NY 10016 (212) 967-5100 (p) (212) 967-5588 (f)</p>	<p>Parent Company</p>	<p>Auberge Resorts, LLC</p>

Property Summary Report

Hotel Fasano Miami Beach

2445 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Hotel Opened	Jun 1939
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jun 1939
Year Renov	2025
Rooms	74
Location	Urban
Stories	9
Primary Corridors	Interior

LAND

Land Acres	0.53 AC
Zoning	RM-3
Parcels	02-3226-001-0641

PARKING

Spaces	15 Surface
Ratio	0.20/Room

BUILDING AMENITIES

- Beach (direct access)
- On-Site Bar
- Pool
- Restaurant
- Fitness Center
- On-Site Retail
- Public Access Wifi
- Spa

SALE

Sold Price	\$70,000,000 (\$945,946/Room)
Date	Aug 2021
Sale Type	Investment

TRANSPORTATION

Parking	15 available (Surface);Ratio of 0.20/Room
Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	29 min drive to Miami International
Walk Score®	Very Walkable (78)
Transit Score®	Good Transit (57)

TENANTS

Traymore by Michael Schwart	2,900 SF	Como Traymore Llc	-
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Property Summary Report

Hotel Fasano Miami Beach

2445 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner

JHSF NY, Inc.
450 Park Ave
New York, NY 10022
(646) 981-9914 (p)



Recorded Owner

JHSF Participações



Previous True Owner

COMO Hotels and Resorts PTE Ltd
6B Orange Grove Rd
Singapore, 258332
011 65 6304 1488 (p)
011 65 6304 1485 (f)



Previous True Owner

SteepRock Capital, LLC
2 Sound View Dr
Greenwich, CT 06830
(212) 218-5055 (p)




Developer

HFZ Capital Group
600 Madison Ave
New York, NY 10022
(212) 300-8000 (p)
(212) 300-8001 (f)



Architect

Isay Weinfeld
175 Rua André Fernandes
São Paulo, SP 04536020
011 55 11 3079-7581 (p)



Property Summary Report

Red South Beach Hotel

3010 Collins Ave
Miami, FL 33140 - Miami Beach Submarket

Upper Midscale
Class



HOSPITALITY

Hotel Opened	Jan 1939
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jan 1939
Year Renov	2025
Rooms	97
Location	Urban
Stories	7
Primary Corridors	Interior

LAND

Land Acres	0.28 AC
Zoning	RM-2
Parcels	02-3226-001-1200

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- On-Site Bar
- Public Access Wifi
- Smoke-Free

SALE

Sold Price	\$33,000,000 (\$300,000/Room)
Date	Sep 2022
Sale Type	Investment
Cap Rate	9.00%
Financing	1st Mortgage Bal/Pmt: \$31,000,000/-

TRANSPORTATION

Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	28 min drive to Miami International
Walk Score®	Very Walkable (82)
Transit Score®	Good Transit (55)

TENANTS

Trattoria Della Spiaggia	50 SF
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Property Summary Report

Red South Beach Hotel

3010 Collins Ave
Miami, FL 33140 - Miami Beach Submarket

Upper Midscale
Class

PROPERTY CONTACTS

True Owner	Assouline Hospitality Fund LLC 2858 N University Dr Coral Springs, FL 33065 (954) 531-4892 (p)	True Owner	Busch Family Real Estate, LLC 4020 Benne Rd Defiance, MO 63341
Recorded Owner	3010 Miami Hotel, LLC	Previous True Owner	Clinton Hotel Investors 825 Washington Ave Miami Beach, FL 33139
Previous True Owner	3010 Collins, LLC 2611 Hollywood Blvd Hollywood, FL 33020	Previous True Owner	Habana Libre Hotel, L.L.C. 3010 Collins Ave MIAMI BEACH, FL 33140 (305) 374-2280 (p)

Property Summary Report

Aman Miami Beach

3425 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Aman
Hotel Opened	Jan 1940
Operation Type	Chain Management
Operation Status	Temporarily Closed
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	1940
Year Renov	2026
Rooms	56
Location	Urban
Stories	14
Primary Corridors	Interior

LAND

Land Acres	1.84 AC
Parcels	02-3226-001-1440

BUILDING AMENITIES

- Beach (direct access)
- Public Access Wifi
- Spa
- On-Site Bar
- Restaurant

SALE

Sold Price	\$100,000,000 (\$1,785,714/Room)
Date	Aug 2013
Sale Type	Investment

TRANSPORTATION

Commuter Rail	14 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	27 min drive to Miami International
Walk Score®	Very Walkable (83)
Transit Score®	Good Transit (55)

Property Summary Report

Aman Miami Beach

3425 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner	Faena Group 3201 Collins Ave Miami Beach, FL 33140 (305) 535-3009 (p)	True Owner	Len Blavatnik 730 Fifth Ave New York, NY 10019 (212) 247-6400 (p)
Recorded Owner	3425 Collins, LLC	Previous True Owner	The Chetrit Group 512 Fashion Ave New York, NY 10018 (646) 230-9360 (p) (646) 230-9371 (f)
Developer	OKO Group 4100 NE 2nd Ave Miami, FL 33137 (305) 573-1158 (p)	Architect	Kengo Kuma & Associates 2-24-8 BY-CUBE 2F Minamiaoyama Minato-ku Tokyo, TKY 1070062 011 81 3-3401-7721 (p)
Parent Company	Aman Group S.A.R.L.		

Property Summary Report

Andaz Miami Beach

4041 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Andaz
Hotel Opened	Jun 1957
Operation Type	Chain Management
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	1940
Year Renov	2025
Rooms	339
Location	Urban
Stories	16
Primary Corridors	Interior
Meeting Space	10,949 SF

LAND

Land Acres	1.50 AC
Zoning	4100
Parcels	02-3226-001-1920

BUILDING AMENITIES

- Beach (direct access)
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free
- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa

SALE

Sold Price	\$184,710,261 (\$544,868/Room) - Part of Portfolio
Date	Jun 2022
Sale Type	Investment
Cap Rate	5.00%
Properties	2

TRANSPORTATION

Commuter Rail	13 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	27 min drive to Miami International
Walk Score®	Very Walkable (87)
Transit Score®	Good Transit (55)

Property Summary Report

Andaz Miami Beach

4041 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Luxury
Class

TENANTS

Warren Tricomi Studio

500 SF

PROPERTY CONTACTS

True Owner



Sunstone Hotel Partnership, LLC
15 Enterprise
Aliso Viejo, CA 92656
(949) 330-4000 (p)

Recorded Owner



Golden Palms LLC

Previous True Owner



Hyatt Hotels Corporation
150 N Riverside Dr
Chicago, IL 60606
(312) 750-1234 (p)
(312) 750-8578 (f)

Previous True Owner



Geolo Capital
Pier 5, The Embarcadero, @ Pacific Ave.
San Francisco, CA 94105
(415) 694-5800 (p)
(415) 694-5801 (f)

Developer



Sunstone Hotel Partnership, LLC
15 Enterprise
Aliso Viejo, CA 92656
(949) 330-4000 (p)

Architect



EoA Group
1929-1931 Ponce De Leon
Coral Gables, FL 33134
(305) 444-0990 (p)

Parent Company

Hyatt Hotels Corporation

Property Summary Report

Miami Beach Resort & Spa

4833 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Upper Midscale
Class



HOSPITALITY

Hotel Opened	Jun 1962
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jun 1962
Year Renov	2027
Rooms	424
Location	Urban
Stories	18
Primary Corridors	Interior
Meeting Space	40,420 SF

LAND

Land Acres	3.06 AC
Zoning	4100
Parcels	02-3223-002-0130

BUILDING AMENITIES

- Beach (direct access)
- Fitness Center
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Spa
- Business Center
- Hot Tub
- On-Site Bar
- Pool
- Restaurant

SALE

Sold Price	\$117,000,000 (\$275,943/Room)
Date	Mar 2013
Sale Type	Investment

TRANSPORTATION

Commuter Rail	16 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Somewhat Walkable (53)
Transit Score®	Some Transit (47)

Property Summary Report

Miami Beach Resort & Spa

4833 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Upper Midscale
Class

TENANTS

123 Autorental	-	Avante Salon Inc	-
Hibiscus Court	-	Parking Management Svc	-

PROPERTY CONTACTS

<p>True Owner</p> <p>CHETRIT GROUP</p>	<p>The Chetrit Group 512 Fashion Ave New York, NY 10018 (646) 230-9360 (p) (646) 230-9371 (f)</p>	<p>Recorded Owner</p> <p>CHETRIT GROUP</p>	<p>Miami Beach Resort Owner LLC 404 5th Ave New York, NY 10018</p>
<p>Previous True Owner</p> <p>CHETRIT GROUP</p>	<p>The Chetrit Group 512 Fashion Ave New York, NY 10018 (646) 230-9360 (p) (646) 230-9371 (f)</p>	<p>Previous True Owner</p> <p>Blackstone</p>	<p>Blackstone Inc. 345 Park Ave New York, NY 10154 (212) 583-5000 (p) (212) 583-5749 (f)</p>
<p>Architect</p> <p>González Architects</p>	<p>Gonzalez Architects 14 NE 1st Ave Miami, FL 33132 (305) 455-4216 (p)</p>		

Property Summary Report

Sorrento Villas Miami Beach

7510 Harding Ave
Miami Beach, FL 33141 - Miami Beach Submarket

Economy
Class



HOSPITALITY

Hotel Opened	Jan 1952
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Jan 1952
Year Renov	2025
Rooms	21
Location	Urban
Stories	2
Primary Corridors	Exterior

LAND

Land Acres	0.25 AC
Zoning	3900
Parcels	02-3202-007-0790

PARKING

Spaces	4 Surface
Ratio	0.19/Room

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi

SALE

Sold Price	\$4,200,000 (\$200,000/Room)
Date	Jan 2021
Sale Type	Investment
Cap Rate	9.90%
Financing	Down Payment of \$1,499,720 (35.71%) 1st Mortgage

TRANSPORTATION

Parking	4 available (Surface);Ratio of 0.19/Room
Commuter Rail	21 min drive to Aventura (Mainline - Brightline)
Airport	35 min drive to Miami International
Walk Score®	Walker's Paradise (92)
Transit Score®	Some Transit (49)

Property Summary Report

Sorrento Villas Miami Beach

7510 Harding Ave
Miami Beach, FL 33141 - Miami Beach Submarket

Economy
Class

PROPERTY CONTACTS

True Owner



Art + Tec Development
1111 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 864-9393 (p)
(305) 864-8280 (f)

Recorded Owner



7510 Harding Ave LLC
1162 NE 91st St
Miami, FL 33138

Previous True Owner

Oikos Realty, Inc.
15294 SW 104th St
Miami, FL 33196
(305) 303-6426 (p)
(888) 821-8545 (f)

Previous True Owner

Zameru Investment Inc.
3143 NE 211th St
Miami, FL 33180
(305) 562-0300 (p)

BUILDING NOTES

The Sorrento Villas in Miami Beach is offers guests comfortable accommodations in a great location. It is in the North Beach district with the beach only a short walk away. Collins Avenue and Tatum Park are only a short 5 minute drive away.

Property Summary Report

The Sanctuary Hotel

1745 James Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Hotel Opened	Apr 2005
Operation Type	Independent
Operation Status	Temporarily Closed

BUILDING

Type	Hotel
Year Built	Apr 2005
Year Renov	2025
Rooms	32
Location	Urban
Stories	2
Primary Corridors	Interior
Meeting Space	300 SF

LAND

Land Acres	0.34 AC
Zoning	4000
Parcels	02-3234-019-0400

PARKING

Spaces	4 Surface
Ratio	0.13/Room

BUILDING AMENITIES

- Meeting Event Space
- Pool
- Restaurant
- On-Site Retail
- Public Access Wifi
- Spa

SALE

Sold Price	\$14,405,000 (\$450,156/Room)
Date	Aug 2019
Sale Type	Investment
Financing	1st Mortgage: Seller (Conventional) Bal/Pmt: \$7,500,000/-

TRANSPORTATION

Parking	4 available (Surface);Ratio of 0.13/Room
Commuter Rail	13 min drive to Historic Overtown/Lyric Theatre (Metrorail Green Line - Miami-Dade Transit (Metrorail/Metromover))
Airport	30 min drive to Miami International
Walk Score®	Walker's Paradise (94)
Transit Score®	Good Transit (59)

Property Summary Report

The Sanctuary Hotel

1745 James Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner



Blue Road
1111 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 864-3777 (p)
(305) 673-1384 (f)

Recorded Owner



1745 James, LLC
1111 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 864-3777 (p)

Previous True Owner



Crescent Heights
2200 Biscayne Blvd
Miami, FL 33137
(305) 374-5700 (p)
(305) 573-2970 (f)

Previous True Owner



Menin Hospitality
1501 Collins Ave
Miami Beach, FL 33139
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