



# Hacienda Los Robles



A Turn-Key Event Space Business in Miami's Charming Pastoral Redlands

A rare opportunity to acquire a proven event venue business anchored by a private estate setting.

**4+ Acres**

12K SF Total Buildings

**\$6.9M**

Investment Price



 19050 SW 194th Avenue, Miami FL 33187



# Hacienda Los Robles

## Property Overview

Nestled in the heart of the Redlands, **Hacienda Los Robles** is a turnkey, income-producing wedding and event venue situated on approximately 4+ acres of lush, manicured grounds. The property combines a fully operational hospitality business with a private estate residence, offering a rare opportunity to **acquire both real estate and a proven revenue-generating operation in one acquisition.**

The estate features a 4,200 SF air-conditioned cypress barn, purpose-built for events, surrounded by a picturesque grove of over 400 mature lychee and longan trees, creating a unique and highly sought-after setting for weddings and private events.

The venue is designed for exclusive, one-event-per-day experiences, enhancing pricing power and operational efficiency. In addition to the venue, the property includes a 6,600+ SF main residence with pool, guest accommodations, and multiple on-site improvements that support both the event business and potential additional revenue streams such as short-term rentals or owner occupancy.

With over a decade of operating history, strong brand recognition, and consistent demand, Hacienda Los Robles represents a rare hybrid asset—part lifestyle estate, part stabilized hospitality investment—with significant upside through increased pricing, expanded event programming, and ancillary income opportunities. Gross revenues exceeding \$1.0M annually (2024: ~\$1.05M) NOI consistently in the \$600K to mid \$700K range historically. Strong margins with scalable operating model.

2024 stabilized NOI of \$721,803 with 68.54% margin, representing strong operational efficiency.



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VP Investment Broker

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Redlands, Miami-Dade County, FL

### Key Metrics

**10+**

Years Operating

**400+**

Mature Trees

**\$722K**

2024 NOI

Private Events

Premium Pricing

Stable Cash Flow

Upside Potential



**4+ Acres**

Total Site Area



**4,200 SF**

Cypress Barn



**6,600+ SF**

Main Residence



**\$1.05M**

2024 Revenue

# Investment Highlights

\$1.05M Revenue

\$722K NOI

10+ Years Operating

Key value propositions that make Hacienda Los Robles a compelling acquisition opportunity

## Turnkey Operations 01

Fully operational venue with established operating history

**10+ Years**

## Hybrid Asset 02

Commercial hospitality + private estate real estate

**4+ Acres**

## Event Barn 03

4,200 SF air-conditioned cypress barn for events

**4,200 SF**

## Main Residence 04

6,600+ SF residence with pool and guest accommodations

**6,600+ SF**

## Mature Grounds 05

400+ mature lychee and longan trees

**400+ Trees**

## Exclusive Model 06

One-event-per-day premium positioning

**Premium Pricing**

## Revenue Performance 07

2024 gross revenue \$1,053,059

**\$1.05M**

## NOI Range 08

Historical NOI \$617K-\$722K

**\$617K-\$722K**



# The Opportunity

A rare hybrid acquisition blending stabilized hospitality income with estate-quality real estate in a supply-constrained submarket. Hacienda Los Robles represents a unique convergence of venue, estate, operating business, and future upside.



## Stabilized Cash Flow

Consistent bookings with brand recognition and repeat vendor channels



## Barriers to Entry

Zoning, entitlements, capital required for comparable ambiance



## Diversified Use

Weddings, private events, corporate retreats, content production



## Flexible Strategies

Passive investor, owner-operator, hospitality platform

**\$1.05M**

2024 Revenue

**\$722K**

NOI

**10+**

Years Operating

**400+**

Mature Trees

📈 NOI Range: \$617K - \$722K (2022-2024)



📍 Redlands, Miami-Dade County, FL

- ✓ Hybrid Profile: Venue + Estate + Business
- ✓ Stabilized Cash Flow with 10+ year track record
- ✓ Scalable operating model with strong margins
- ✓ Exclusive one-event-per-day positioning

Turnkey

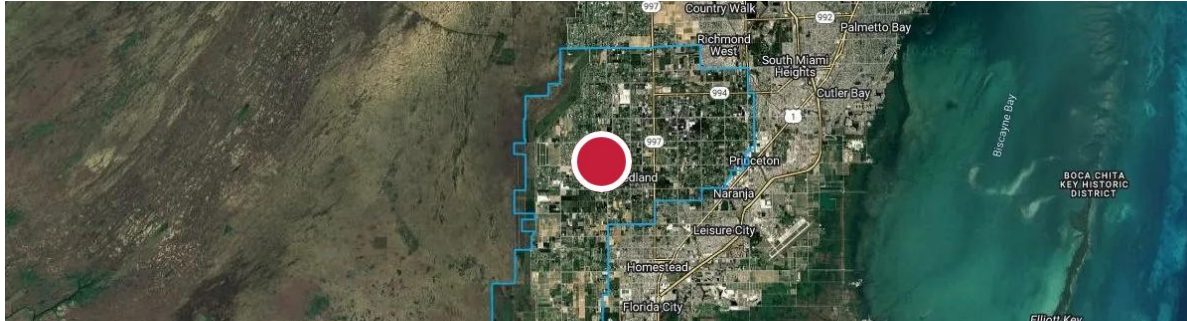
Income Producing

Upside Potential

# Location & Market Context

Redlands, Miami-Dade County, FL

## Setting & Location



Redlands is a rural-chic enclave with agricultural charm, approximately **30 miles south** of downtown Miami.

**30**

miles to Miami

**4+**

acres of grounds

**400+**

mature trees

Unique positioning in Miami-Dade County with limited competition for premium event venues.

## Access & Proximity



Florida Turnpike

**5 min**



US-1

**10 min**



Miami Intl Airport

**35 min**



Coral Gables

**25 min**

## Competitive Advantage

### Irreplaceable Ambiance

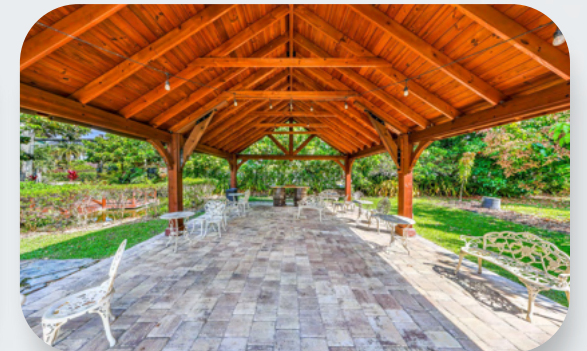
Mature grove setting with 400+ trees

### Institutional Operations

Professional event management

Supply-Constrained

Premium Pricing



# Included Inventory & Equipment

Comprehensive turnkey FF&E package and assets included in the sale

## Event Furniture

- ✓ 21 cypress farm tables
- ✓ 250 premium event chairs

## Outdoor Equipment

- ✓ 8 resin picnic tables
- ✓ Matching outdoor umbrellas

## Vintage Vehicles

- ✓ 1923 Ford Model T
- ✓ 1930 Ford Model A
- ✓ 1969 International Diesel Tractor

## Welcome Area Vignettes

- ✓ Complete vignette set
- ✓ Welcome seating & chairs
- ✓ Stylized wooden benches

## Electronics & Operations

- ✓ 86" flat-screen TV mounted in the Barn
- ✓ Commercial floor cleaning machine

## Infrastructure

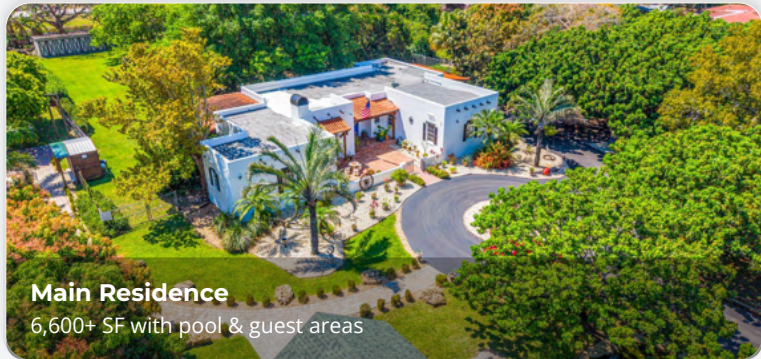
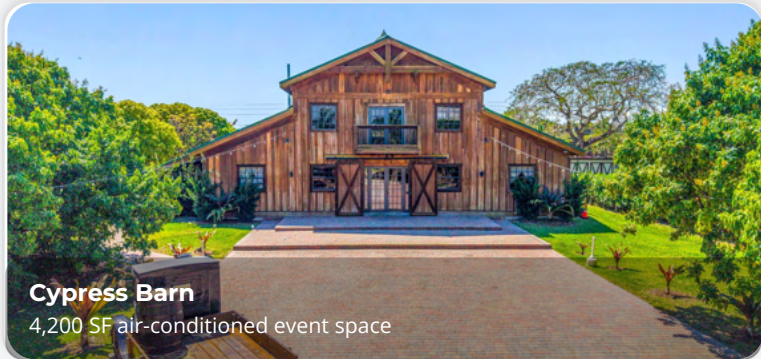
- ✓ Commercial backup generator
- ✓ Sustains full residence and business operations
- ✓ Provides 15-day independent power capacity




# Property Overview

Redlands, Miami-Dade County, FL


4+ acre estate with cypress barn, residence, and event infrastructure



 **Grounds & Site**


4+ acres with mature lychee and longan grove (400+ trees). Premium landscaping.

**4+** Acres **400+** Trees

 **Cypress Barn**


4,200 SF air-conditioned cypress barn, purpose-built for events.

**4,200** SF **AC** Cooled

 **Main Residence**

6,600+ SF with pool, guest accommodations, estate-quality finishes.

**6,600+** SF **Pool** Included

 **Event Infrastructure**

Power, restrooms, staging, photo locations, ceremony sites.

**Full** Setup

# Site Specifications

Active Permit - Licensed

Detailed property layout, capacity metrics, and technical specifications

## Property Layout & Circulation

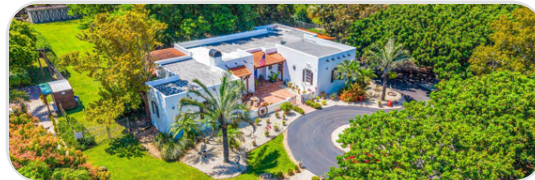
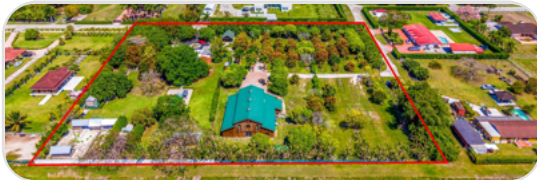
4+ acres with designated ceremony zones, reception areas, service circulation, and parking. Site includes mature tree grove and landscaped gardens.

Total Area: **4+ acres**

Parking: **75+ vehicles**

Ceremony Zones: **3 locations**

Reception Capacity: **200+ guests**



## Barn Floor Plan & Capacity

4,200 SF air-conditioned cypress barn with flexible layout for events, bridal prep areas, and catering support.

Barn Size: **4,200 SF**

Seated Capacity: **180 guests**

Standing Capacity: **250 guests**

Ceiling Height: **18 ft**

## Residence Layout Highlights

6,600+ SF main residence with pool, guest accommodations, and estate-quality finishes.

Main House: **6,600+ SF**

Guest Suites: **3 rooms**

Pool: **Included**

Garage: **3-car**



# Venue Experience

An exclusive destination delivering an elevated guest journey

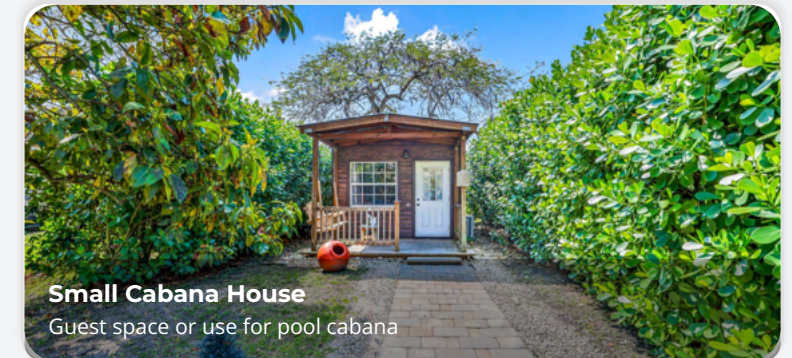
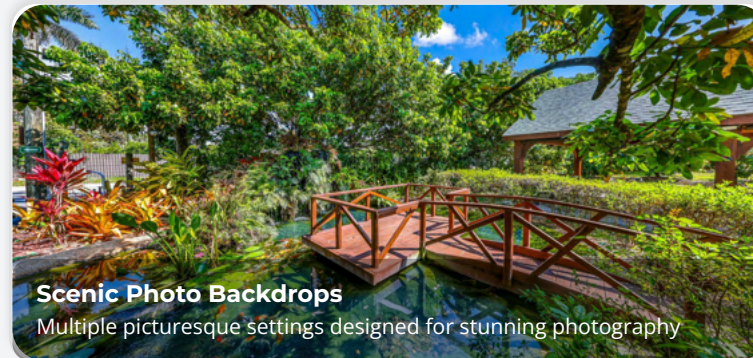
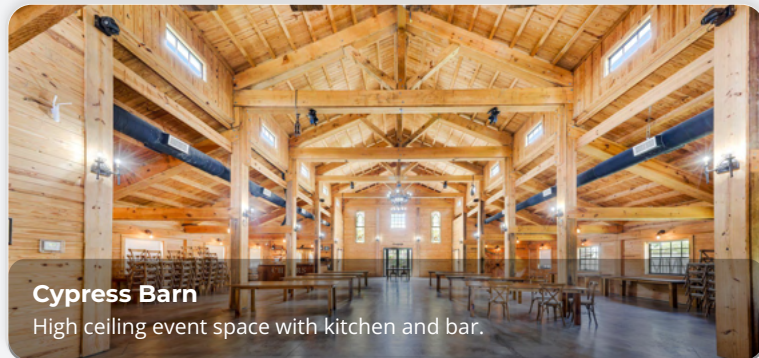
★ Premium Event Venue

## Golden Hour Ceremony Setting

Nestled among 400+ mature lychee and longan trees, the ceremony space offers the perfect backdrop for unforgettable moments

*"An established event destination where hospitality income and estate-quality real estate converge."*

— Fausto Commercial



# The Cypress Barn

The estate is anchored by a 4,200 SF air-conditioned cypress barn purpose-built for weddings and private events, offering a refined indoor venue that combines rustic character, modern comfort, and year-round event functionality.



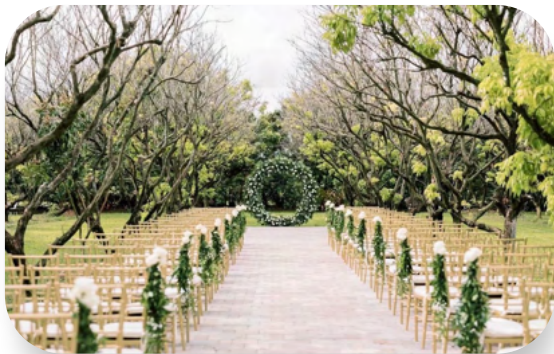
# The Residence

Complementing the venue is a 6,600+ SF main residence with pool, guest accommodations, and supporting improvements, offering flexibility for owner occupancy, hospitality use, private bridal accommodations, or additional ancillary income potential.



# Moments at Hacienda Los Robles

More than a venue, Hacienda Los Robles is an experience, bringing together landscape, architecture, and atmosphere to create unforgettable celebrations.



# Brand Presence & Social Proof

Instagram presence, client testimonials, and visual storytelling

9

Awards

235

Positive Reviews

★ Premium Event Venue



**Hacienda Los Robles**

4.7 ★★★★★ 157 Google Reviews

4.7

Rating

157

Reviews



**@haciendalososroble**

5.234K followers

333

Posts

12.2K

Likes

Real Weddings

Golden Hour

Barn Receptions

Estate Details



4.8 ★★★★★ 24 Reviews



**the knot**

4.9 ★★★★★ 54 Reviews



Barn Interior



Barn Driveway



House



Details

# Financial Overview

Hacienda Los Robles - Performance Analysis

April 2026

Line Item	2022 Actual	%	2023	%	2024	%
<b>INCOME</b>						
Gross Income	\$905,878	100.0%	\$958,448	100.0%	\$1,053,059	100.0%
Total Income	\$905,878	100.0%	\$958,448	100.0%	\$1,053,059	100.0%
<b>FIXED EXPENSES</b>						
Real Estate Taxes	\$12,869	1.4%	\$13,284	1.4%	\$23,765	2.3%
Insurance	\$8,154	0.9%	\$9,625	1.0%	\$9,625	0.9%
Other Taxes & Assessments	\$1,758	0.2%	\$1,758	0.2%	\$1,083	0.1%
<b>Total Fixed Expenses</b>	<b>\$22,781</b>	<b>2.5%</b>	<b>\$24,667</b>	<b>2.6%</b>	<b>\$34,473</b>	<b>3.3%</b>
<b>VARIABLE EXPENSES</b>						
Repairs & Maintenance	\$28,000	3.1%	\$24,000	2.5%	\$25,000	2.4%
Cleaning	\$12,000	1.3%	\$10,000	1.0%	\$12,000	1.1%
Utilities	\$45,000	5.0%	\$50,000	5.2%	\$60,000	5.7%
Security	\$18,000	2.0%	\$12,000	1.3%	\$12,000	1.1%
Supplies	\$20,000	2.2%	\$18,000	1.9%	\$20,000	1.9%
Accounting & Legal	\$5,000	0.6%	\$6,000	0.6%	\$7,000	0.7%
Advertising & Marketing	\$12,000	1.3%	\$12,000	1.3%	\$12,000	1.1%
Miscellaneous/General	\$7,000	0.8%	\$12,000	1.3%	\$8,000	0.8%
<b>Total Variable Expenses</b>	<b>\$147,000</b>	<b>16.2%</b>	<b>\$144,000</b>	<b>15.0%</b>	<b>\$156,000</b>	<b>14.8%</b>
<b>OTHER OPERATING EXPENSES</b>						
Outside Services/Operations Support	\$95,000	10.5%	\$121,781	12.7%	\$112,783	10.7%
Valet Parking	\$12,000	1.3%	\$14,000	1.5%	\$16,000	1.5%
Operating Reserve/Contingency	\$12,000	1.3%	\$12,000	1.3%	\$12,000	1.1%
<b>Total Other Operating Expenses</b>	<b>\$119,000</b>	<b>13.1%</b>	<b>\$147,781</b>	<b>15.4%</b>	<b>\$140,783</b>	<b>13.4%</b>
<b>SUMMARY METRICS</b>						
<b>Total Operating Expenses</b>	<b>\$288,781</b>	<b>31.9%</b>	<b>\$316,448</b>	<b>33.0%</b>	<b>\$331,256</b>	<b>31.5%</b>
<b>Net Operating Income</b>	<b>\$617,097</b>	<b>68.1%</b>	<b>\$642,000</b>	<b>67.0%</b>	<b>\$721,803</b>	<b>68.5%</b>

Data provided by ownership; buyer to verify

# Financing Available

SBA 504 Program Eligibility Status

Financing Options | Hacienda Los Robles

## Financing Scenario

Special Use Property (Based on \$6,500,000 Purchase Price)

**1st Lien** (up to 50% LTV) **~\$3,250,000**

**Rate:** SOFR + 375bp (approx. 7.5%)

**Terms:** 5YR fixed, 10YR Term, Amortized over 30 years

**2nd Lien** (up to 80% CLTV) **\$1,950,000**

**Rate:** SBA stated rate (approx. 5.8%)

**Terms:** 25YR fixed, 25YR Term, Amortized over 25 years

Estimated Loan

**\$5,200,000**

Blended Rate

**6.8625%**



### Up to 80% LTV

High leverage financing available through the SBA 504 loan program, preserving buyer capital.



### Owner-Occupied Status

Property qualifies as an owner-occupied asset, opening access to favorable SBA financing terms.

### Preferred Financing Partner



### Peter Melo

Lincoln Road Funding Corporation

370 Miracle Mile, Coral Gables, FL 33134

+1 305.609.3738

[pete@lrfunding.com](mailto:pete@lrfunding.com)

# Upside Opportunities

5 strategic growth areas identified

Strategic growth pillars for maximizing value at Hacienda Los Robles

## Pricing & Positioning

Optimize tiered pricing strategy with dynamic demand-based rates and premium peak-date pricing to maximize revenue per event.

## Program Expansion

Expand into midweek corporate events, retreats, styled shoots, and ticketed seasonal experiences.

## Ancillary Revenue

Develop in-house coordination/design tiers, bar / beverage, decor rentals, and photography time blocks.

## Lodging & Estate

Monetize guest accommodations via STR (subject to approvals) or premium wedding-night stays.

## Marketing & Brand

Enhanced digital funnels, planner partnerships, content collaborations, and leverage Instagram reach.

## Capex-Light Enhancements

Lighting, landscape moments, bridal suite upgrades to justify higher ADR-equivalent pricing.



# Confidentiality & Terms

Legal disclaimers and broker contact information

• Confidential

• Active Listing



## Confidentiality & Disclaimer

**Important Notice:** This Offering Memorandum has been prepared by Fausto Commercial for informational purposes only. The information contained herein is believed to be reliable but is not guaranteed.

### Key Points:

Information is provided "as is" without warranty

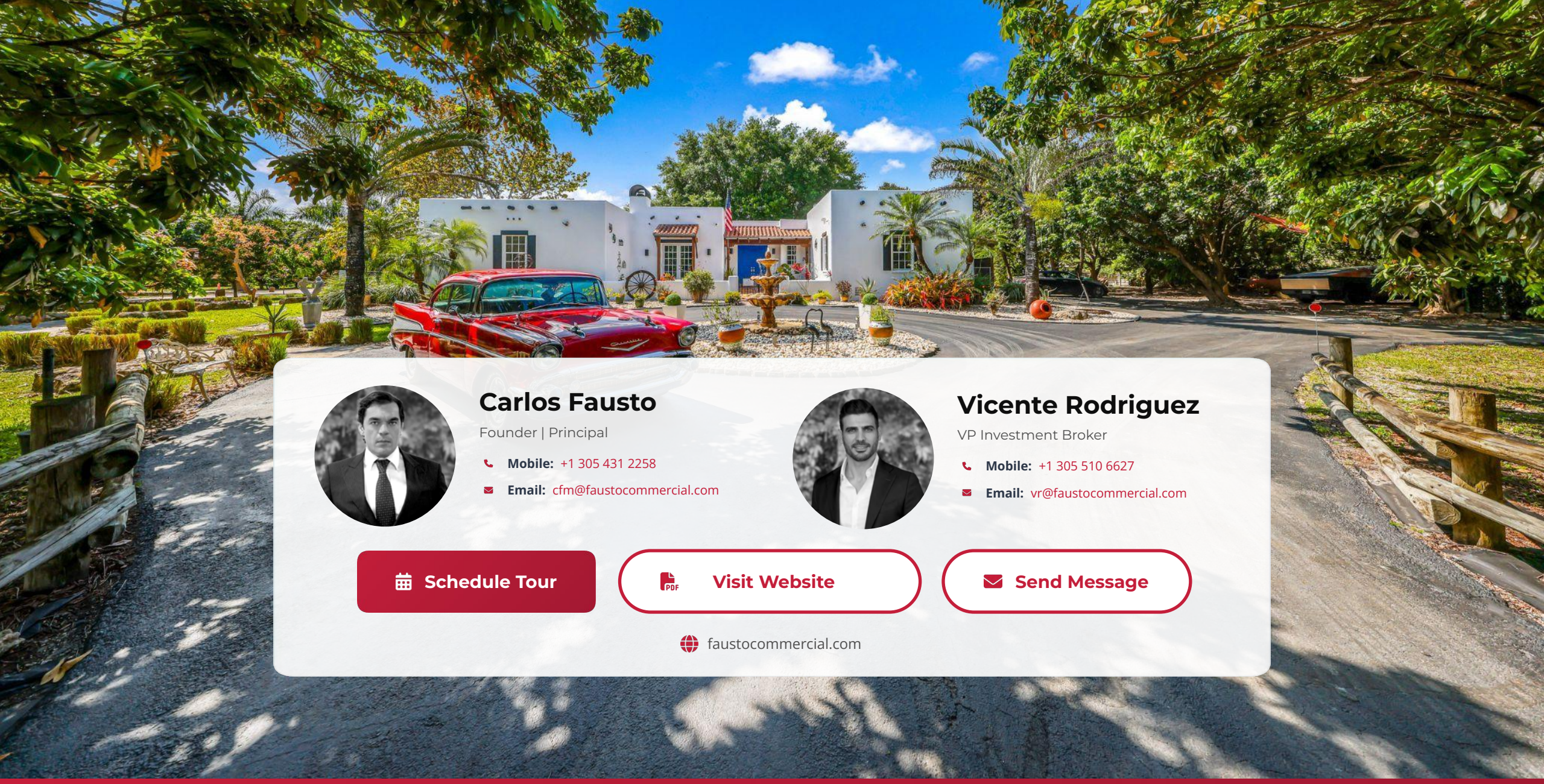
Owner reserves the right to modify or withdraw offering

All offers must be presented through Fausto Commercial

Buyer is responsible for independent verification

**Legal:** This is not an offer to sell or solicitation to buy. The property is subject to prior sale, lease, or withdrawal without notice.





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