



OFFERING MEMORANDUM

60
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DESIGN
HOTEL

MIAMI BEACH, FL



34 UNITS FOR SALE

61 PARKING SPACES & STORAGE

70-KEY MANAGEMENT PROGRAM

DEDICATED PARKING LOT

RETAIL OFFICE SPACE & STARBUCKS

PRIME MIAMI BEACH, FL LOCATION

THE OFFERING

\$27M

The **Sixty80 Design Hotel** in Miami Beach presents a compelling investment opportunity. With its 70 luxurious rooms spread across six stories, this condo hotel offers a unique blend of ownership options.

This offer is to acquire 34 hotel units + 61 parking spaces & storage, plus retail space leased to Starbucks and an office.

The Management Program covers both aspects of the property, ensuring a streamlined operation for investors.

One of the standout features is the inclusion of in-house Starbucks store, providing a recognizable brand presence and potentially enhancing revenue streams. The ten-year licensing agreement adds stability to this aspect of the investment.

Additionally, ownership of the underlying land adds intrinsic value and control over the property's long-term development potential. The dedicated parking space further enhances convenience for guests, adding to the overall appeal of the investment. The variety of accommodations, from suites to penthouses, caters to diverse guest preferences, while the captivating interior design and private terraces offer a luxurious experience.

Situated in a premium location with limited hotel development opportunities permitted in the area, the **Sixty80 Design Hotel** stands out as an exceptional investment choice in the vibrant city of Miami Beach.

UNIT TYPES

103	2 Bedrooms - 2 Bath
301	Corner One Bedroom Suite
305	Urban Studio - Standing Balcony
307	Urban Studio - Standing Balcony
309	Urban Studio - Standing Balcony
318	Oceanside Studio
320	Corner One Bedroom Suite
401	Corner One Bedroom Suite
403	Urban Studio - Standing Balcony
405	Urban Studio - Standing Balcony
406	Oceanside One Bedroom Suite
407	Urban Studio - Standing Balcony
409	Urban Studio - Standing Balcony
410	Oceanside Studio
411	Urban 1 Bedroom - Standing Balcony
412	Oceanside One Bedroom Suite
414	Oceanside Studio
418	Oceanside Studio
420	Corner One Bedroom Suite
501	Sunset Bayside Corner Studio- XL Balcony
504	Terrace 1 Bedroom Corner- XL Balcony
507	Sunset Bayside Studio with Balcony
509	Sunset Bayside Studio with Balcony
512	Oceanside One Bedroom Suite
514	Oceanside Studio
515	Sunset Bayside Studio with Balcony
603	Penthouse Sunset Studio with Balcony
604	Penthouse Oceanside 1 B Corner w Terrace
605	Penthouse Sunset Studio with Balcony
607	Penthouse Sunset Studio with Balcony
610	Penthouse Oceanside Studio w Balcony
612	Penthouse 1 Bedroom Oceanside w Balcony
614	Penthouse Oceanside Studio w Balcony
616	Penthouse Oceanside Studio w Balcony

DETAILS

Name:	Sixty80 Design Hotel by Eskape Collection
Address:	6080 Collins Ave Miami Beach, FL
Land:	0.42 AC
# of units for sale:	34 rooms

OVERVIEW

Total Hotel Keys:	70 rooms
Occupancy Rate:	82.14%
RevPAR:	\$192.47
Average Daily Rate:	\$154.81

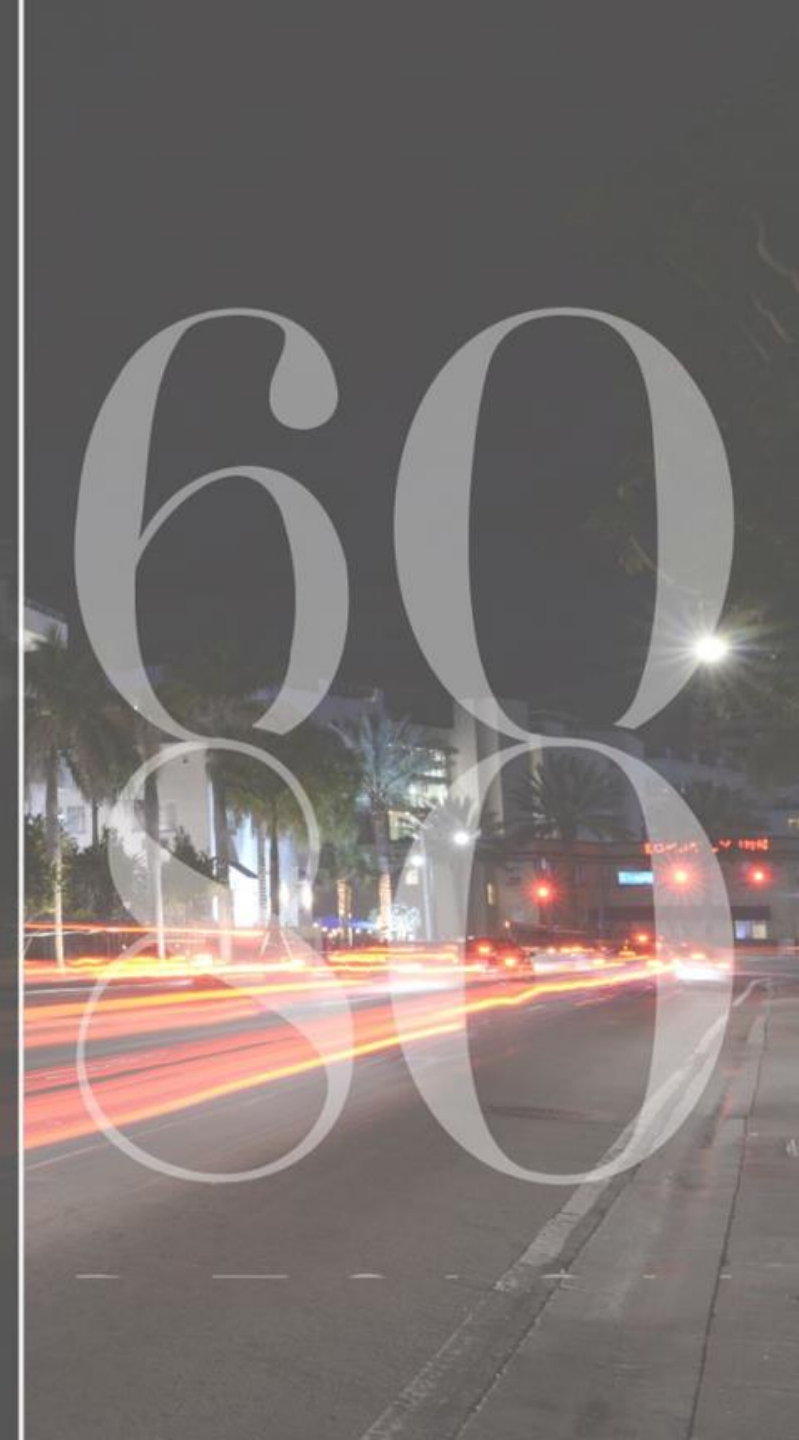
*As of Dec 31st 2023



FINANCIAL REPORT - 34 UNITS + 61 PARKING + RETAIL

	2021	2022	2023	2024	2025	2026
Ordinary Income/Expense						
Income						
34 Units Hotel Income	669.064	876.147	779.125	895.994	939.808	989.148
Hotel Operator Revenue Income	893.000	485.000	677.592	855.401	943.422	1.036.443
61 Parking Spaces Income	241.076	245.243	279.271	313.000	334.192	379.082
Retail - 6080 Office	11.820	11.820	11.820	11.820	12.175	12.540
Retail - 6080 Collins Star LLC	54.996	54.996	54.996	54.996	56.646	58.345
Total Income	1.869.956	1.673.206	1.802.805	2.131.211	2.286.242	2.475.559
Gross Profit	1.869.956	1.673.206	1.802.805	2.131.211	2.286.242	2.475.559
Expense						
Real Estate Taxes	185.978	192.566	200.181	208.188	218.597	229.527
Utilities - FPL	9.589	14.094	16.148	17.117	18.144	19.233
Association Fees						
61 Parking Spaces HOA Fee	211.837	215.069	215.069	225.822	235.984	245.424
34 Units HOA Fee	297.534	351.024	454.264	476.977	500.826	520.859
Total Association Fees	509.371	566.093	669.333	702.799	736.810	766.282
Total Expense	704.939	772.753	885.662	928.104	973.552	1.015.043
Net Ordinary Income	1.165.017	900.452	917.143	1.203.107	1.312.690	1.460.516
Net Income	1.165.017	900.452	917.143	1.203.107	1.312.690	1.460.516

2021 to 2023 – Actuals
2024 to 2026 – Forecast

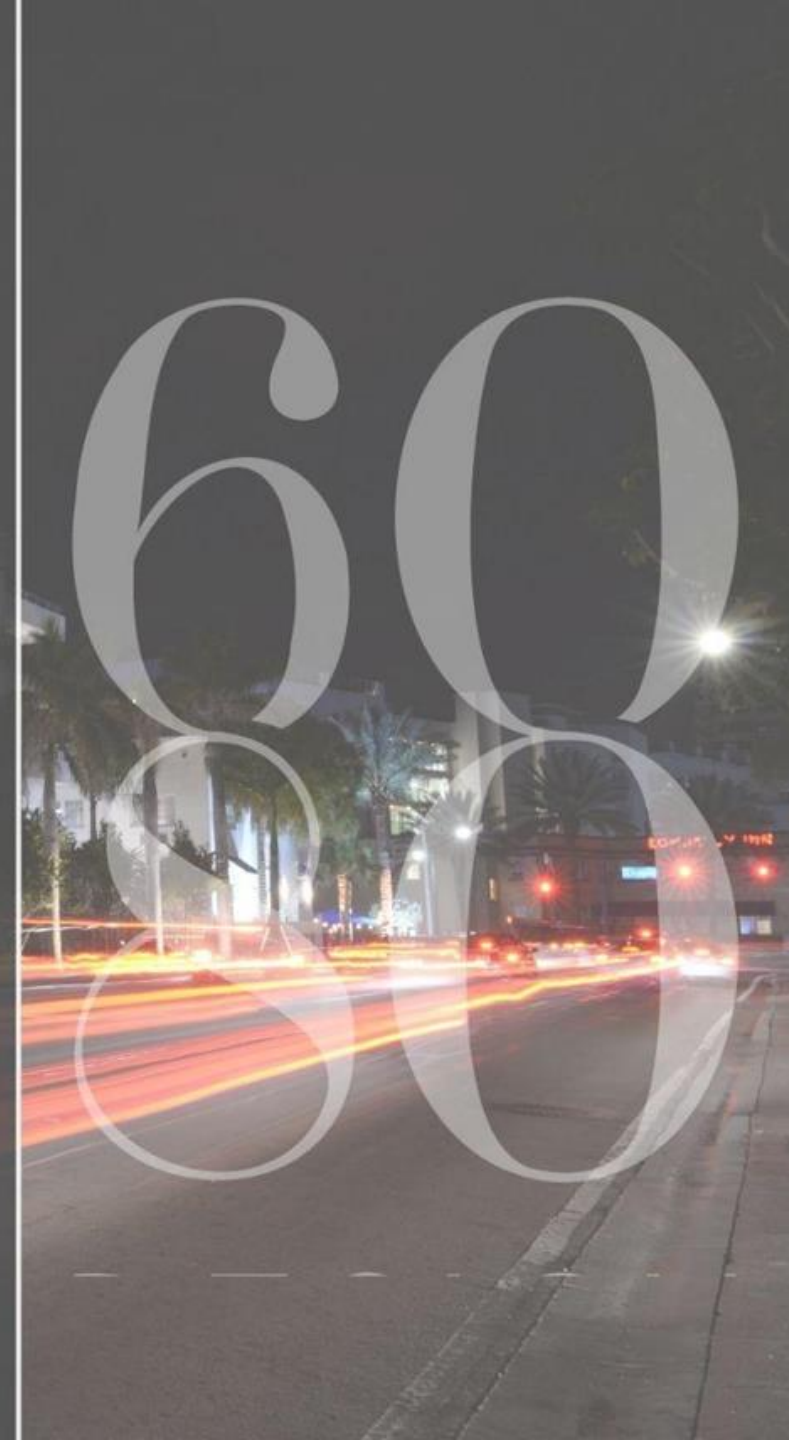


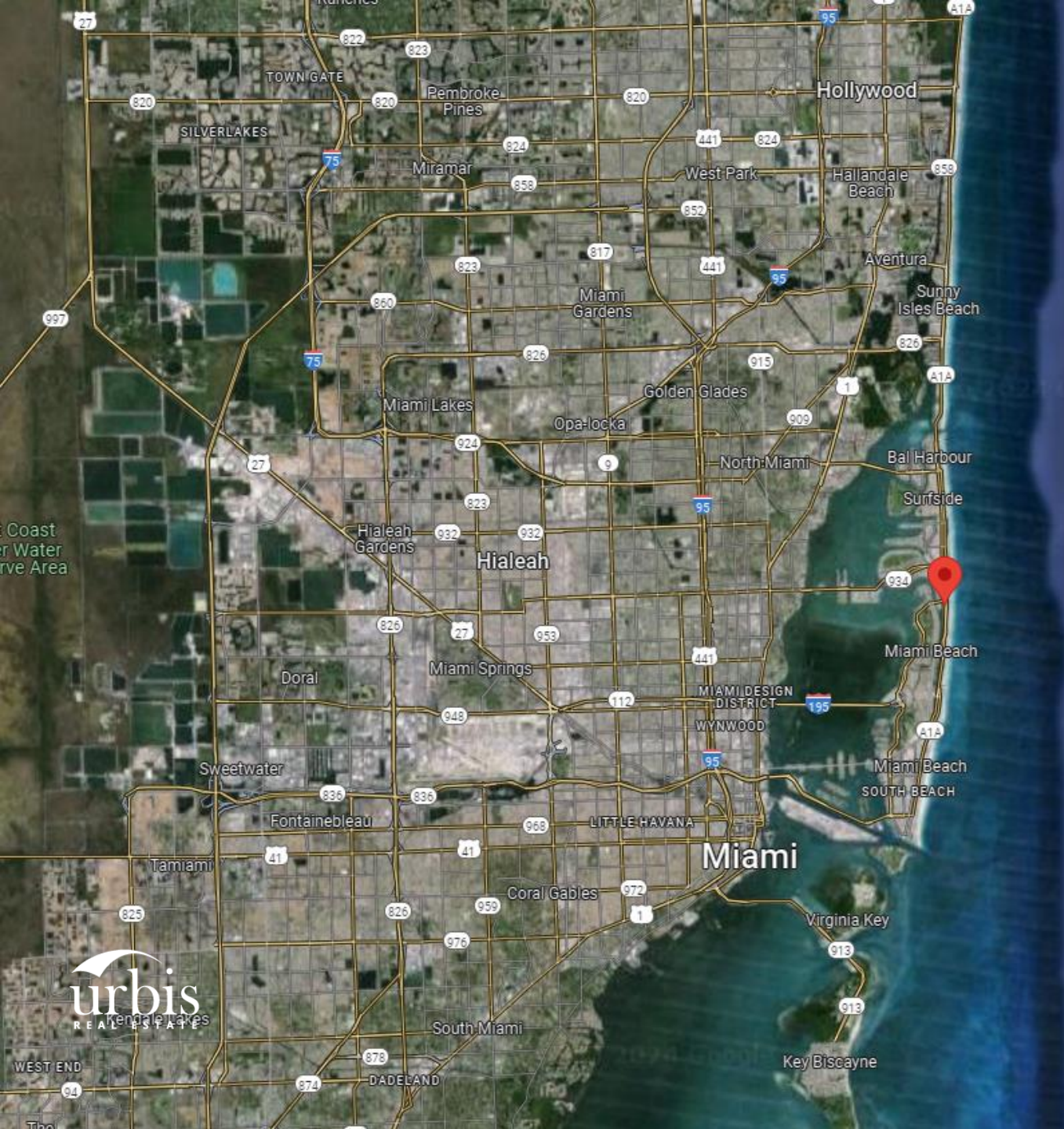
A COMPELLING INVESTMENT OPPORTUNITY IN THE HOSPITALITY SECTOR

- **Property Composition:** The offering comprises a diverse set of assets, 34 hotel units, including a 70-key management program. Additionally, it includes 61 valet parking spaces & storage, Starbucks as a retail tenant, plus land, providing multiple revenue streams and potential for expansion or development.
- **Market Presence:** Situated in an affluent 'OceanFront' submarket, the property benefits from a large residential population within a five-mile radius, indicating a strong potential customer base for both hotel guests and condo buyers.
- **New Construction:** The property's newer construction status, completed in 2019, ensures it is in turnkey condition, minimizing the need for immediate capital investment in renovations or upgrades.
- **Revenue Potential:** With Miami boasting a high Average Daily Revenue (ADR) in 2022, there's a promising revenue growth opportunity for the property, especially considering its location in a desirable area.

Overall, this offering presents a unique chance to acquire a well-positioned property with various revenue streams in a thriving market, especially given its first-time availability on the market with the original owner.

Expanding on the existing offering, there is also the opportunity to acquire the remaining 36 units in the hotel which are individually owned by investors, along with an additional 9 parking spaces, adding significant value to the investment, further solidifying its attractiveness as a comprehensive package in a thriving market like Miami Beach.





LOCATION

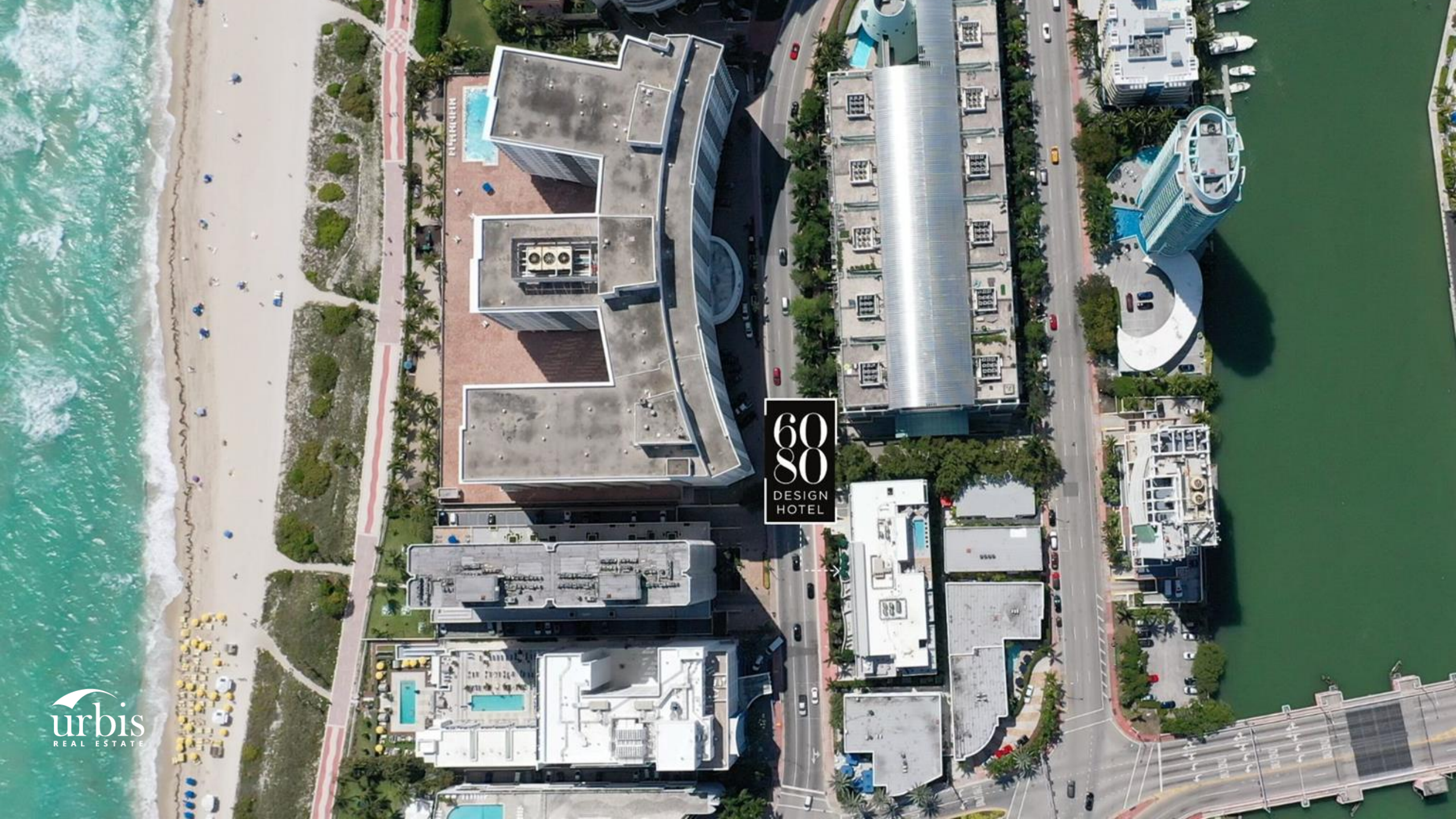
Being only 17 minutes from Downtown Miami and 20 minutes from Miami International Airport, the property enjoys convenient access to key business and transportation hubs, further enhancing its attractiveness to guests.





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ROOMS

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AMENITIES

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EXIT

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6 ROOF TOP
POOL & SUN DECK
PENTHOUSES PH1 TO PH20

5 SUITES
501 TO 520

4 SUITES
401 TO 420

3 SUITES
301 TO 320

2 PARKING

1 LOBBY
RECEPTION DESK
SUITES 101 TO 103

-1 BASEMENT

EXIT





STARBUCKS®

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