



Lincoln Road Villa & Townhouses

1600 DREXEL AVENUE, MIAMI BEACH, 33139

LEGAL SHORT-TERM RENTALS IN THE HEART OF SOUTH BEACH CITY CENTER

DEC 2024

Contents

Introduction	02
Location Map	03
Asset Overview	04
Financials (T4)	05
Villa Photographs	06
Townhouse Photographs	08
Aerial Photographs	10
Building Floor Plans	14
Short-Term Licensing	16
Property Survey	17
About Miami Beach	18
About South Beach	19

Introduction

NEVER BEFORE OFFERED!

The Lincoln Road Villa and Townhouses are an astonishing new offering in the heart of the South Beach City Center. It is comprised of a 3,300 square foot Bed & Breakfast Mediterranean Villa, with 6 Bedrooms and 6.5 Baths, and four Townhouses of 1,037 square feet each. The entire property is characterized by high end finishes, curated artwork, and extraordinary attention to detail. Each room, view, and amenity has been carefully crafted to provide guests with the ultimate stay in South Beach.

The Villa can be rented per room as a classic Bed & Breakfast or as a private residence depending on market conditions and seasonal demand. The Townhouses are exquisitely renovated to provide guests with everything they need for the perfect stay- top of the line appliances, washer/dryers in each unit, private balconies, exquisite finishes, extensive glazing, and fine craftsmanship throughout.

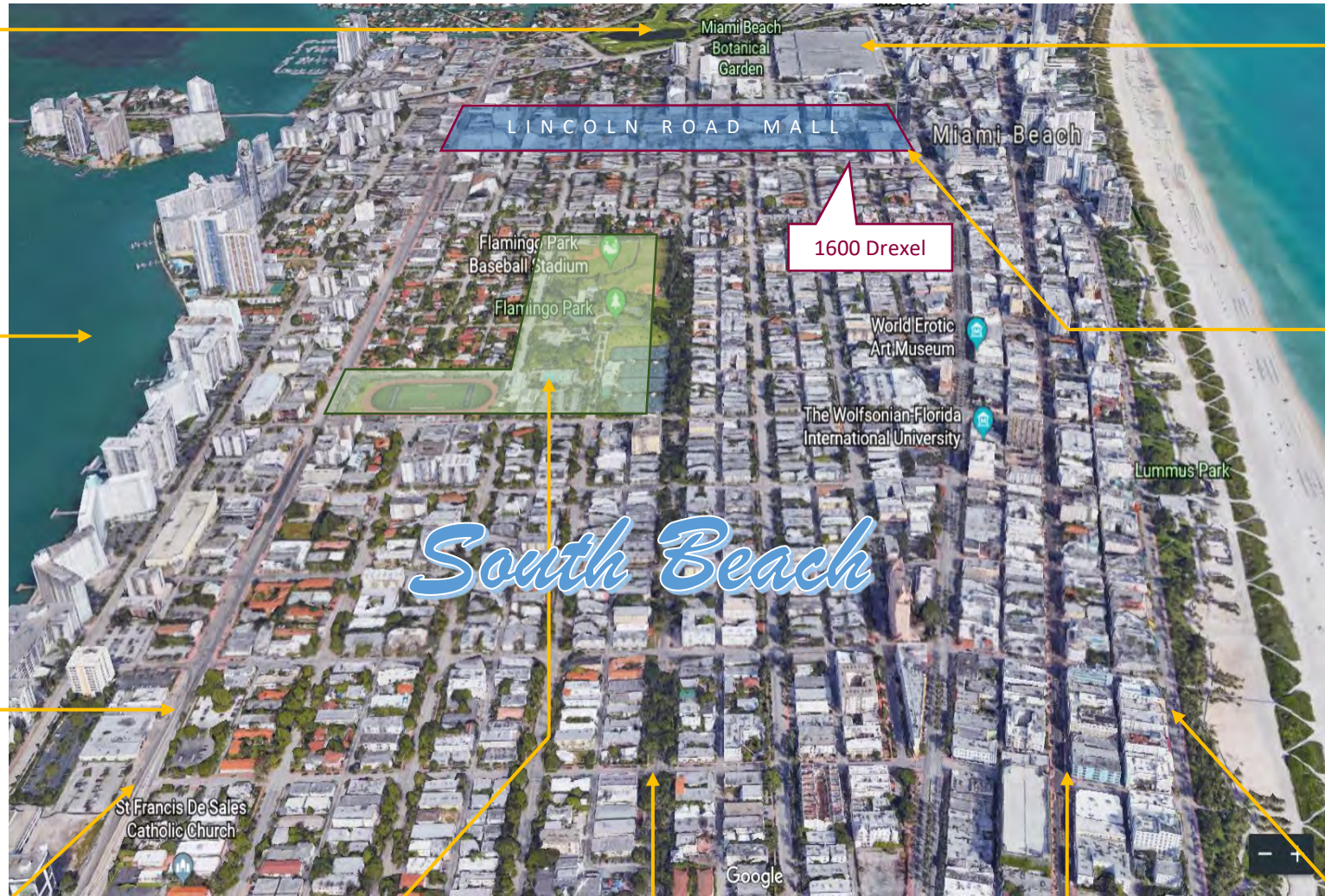
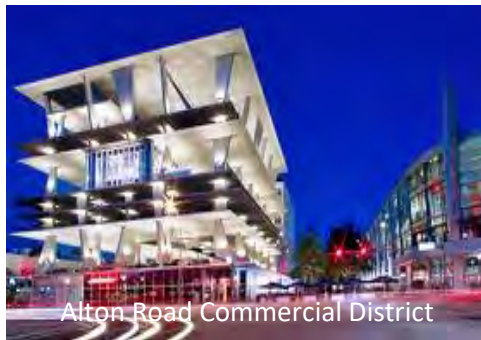
The Lincoln Road Villa is a legal short-term rental asset on the same block as world-famous Lincoln Road Mall. It is also just a short stroll to the Beach, Ocean Drive, Flamingo Park, Espanola Way, the newly renovated Convention Center, as well as the best in fine dining, shopping, museums, and people watching- a favorite pastime due to the splendor, warmth, and diversity that is South Beach. The Villa and Townhouses are ADA compliant, appropriately licensed for daily rentals, and are fully operational.

HIGHLIGHTS

- Extraordinary South Beach Location
- 110% Renovated
- All Rooms Meticulously Crafted
- Use AirBnB, Bookings.com, Expedia, etc,
- Finest New Asset for Sale in South Beach
- Villa features a plunge pool & parking space
- Seller Financing Options Available



LOCATION MAP



Address	1600 Drexel Ave, Miami Beach, FL
Property Composition	Bed & Breakfast Villa (6 BRs w/ en suite plus two ½ BAs) & Four Townhouses (2BR & 2BA)
Zoning Classification	RM-1
Allowable FAR	1.25
Total Site Area	8,000 SF
Total Villa Square Footage	3,183 SF
Total Townhouse Square Footage	4,266 SF
Total Built Square footage	7,449 SF
Historic District	Flamingo Park
Historic Status	Contributing
Price per Square Foot of Land	\$ 937
Price Per Square Foot of Building	\$1,006

Asking Price	\$7,500,000
Number of Villa Rooms w/ En Suite	6
Number of Townhouses	4
Price per Unit	\$750,000
Tracking T5 Year 1 Income	\$890,569
Tracking T5 Year 1 Expenses	\$210,303 (23.7% of Expenses)
Tracking T5 Year 1 NOI	\$680,266
Tracking T5 Year 1 CAP	9.07%
Stabilized Proforma Income	Currently difficult to project.
Stabilized Proforma Expenses	
Stabilized Proforma NOI	
Stabilized Proforma CAP	
Short Term Rental License Type	Bed & Breakfast Inn

ASSET OVERVIEW

Investing in Miami Beach offers unparalleled advantages over other locations. Renowned for its vibrant culture, stunning beaches, and year-round warm climate, Miami Beach is a premier destination for both tourists and investors.

1600 Drexel Avenue

Projected Year 1 Income and Expenses

NOI for JUL- NOV	\$182,660	28%	1% of Yr 1 NOI=	\$6,803	1% of Gross =	\$8,499
B&B Villa % =	55%	\$100,463	Annual NOI BB=	\$374,146	Annual GSI BB=	\$489,813
Townhomes % =	45%	\$82,197	Annual NOI TH=	\$306,120	Annual GSI TH=	\$400,756
	100%	\$182,660	Total NOI=	\$680,266	Total GSI	\$890,569

NOTE:
Figures for JUL - NOV represent actual performance

PERIOD	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
% Annual Gross	11%	12%	13%	10%	12%	6%	6%	6%	5%	5%	6%	8%	100%
ROOM INCOME	\$93,486	\$101,984	\$110,483	\$84,987	\$101,984	\$50,992	\$43,658	\$48,841	\$39,099	\$52,075	\$74,378	\$88,602	\$890,569
Property Tax	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$22,428
Insurance	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000
Legal & Accounting	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Water & Sewer	\$417	\$417	\$417	\$417	\$417	\$417	\$443	\$842	\$737	\$636	\$818	\$417	\$6,395
Electric	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,115	\$1,218	\$1,323	\$1,154	\$1,074	\$1,000	\$12,884
Trash Removal	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320
Landscape	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Pool	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
Pest Control	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TV & Internet	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$2,508
Licenses & Fees	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Repairs/Reserves	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Management Fee @ 12%	\$11,218	\$12,238	\$13,258	\$10,198	\$12,238	\$6,119	\$5,239	\$5,861	\$4,692	\$6,249	\$8,925	\$10,632	\$106,868
TOTAL EXPENSES	\$19,648	\$20,668	\$21,688	\$18,628	\$20,668	\$14,549	\$13,810	\$14,934	\$13,765	\$15,052	\$17,830	\$19,062	\$210,303
NET INCOME	\$73,837	\$81,316	\$88,795	\$66,358	\$81,316	\$36,443	\$29,848	\$33,907	\$25,334	\$37,023	\$56,548	\$69,540	NOI \$680,266
													CAP= 9.07%

YEAR 1 INCOME & EXPENSES

JUL-NOV 2024 Performance		
Available Nights =	760	Gross Income = \$258,051
Nights Rented =	654	Average Daily Rate= \$395
Occupancy Percentage =	86%	AirBnB Rating= 4.89/5



LUXURIOUS OUTDOOR SPACES



ARCADE & GAME ROOM



SPACIOUS DELUXE INTERIORS



FULL CHEF'S KITCHEN



IMAGINATIVE BATHS



CUSTOM BEDROOM INTERIORS

VILLA PHOTOGRAPHS

The City of Miami Beach has recently passed laws prohibiting the operation of unlicensed short-term rentals in Residential districts and outlawing the use of AirBnB, Bookings.com, VRBO, HomeAway, etc. Fines for violations can be breathtaking.



LUXURIOUS BATHS



FULL WET BAR IN GREAT ROOM



TYPICAL BATH



POOL & GENEROUS OUTDOOR LIVING SPACES



SECOND FLOOR LANDING



POWDER ROOM

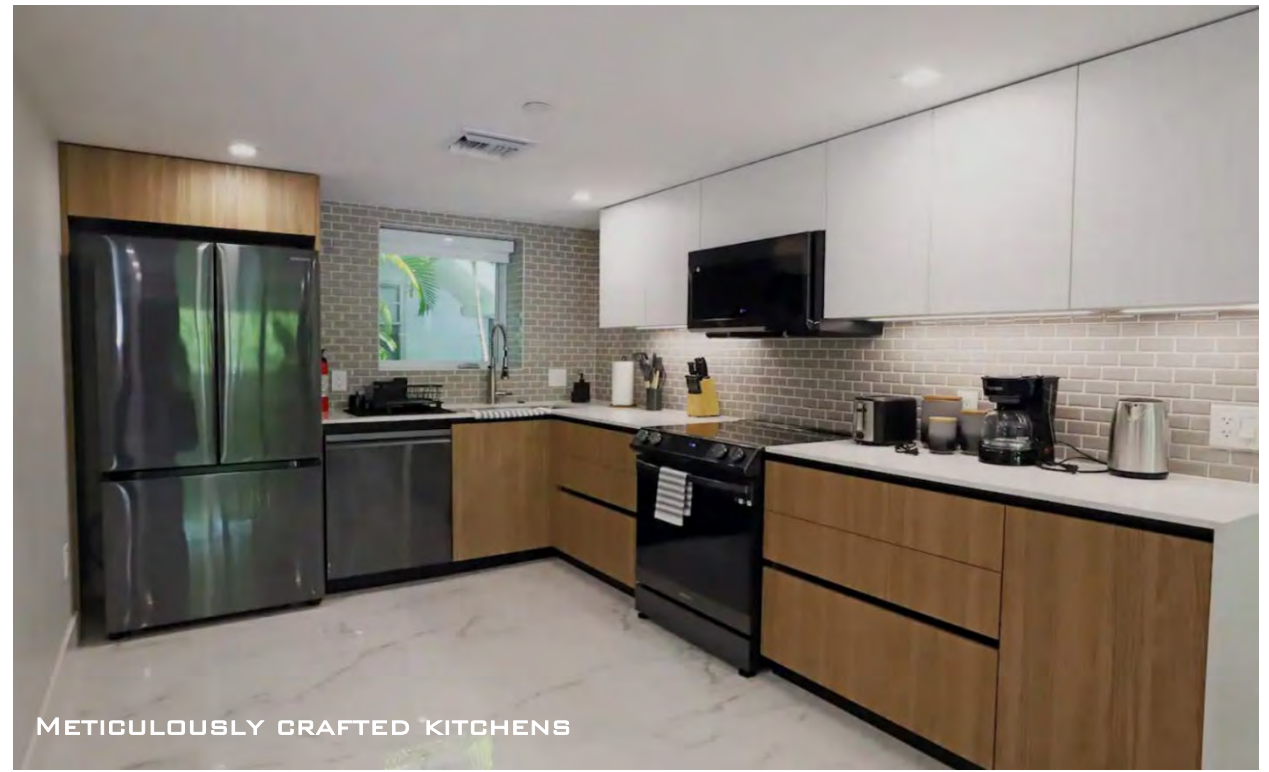
VILLA PHOTOGRAPHS



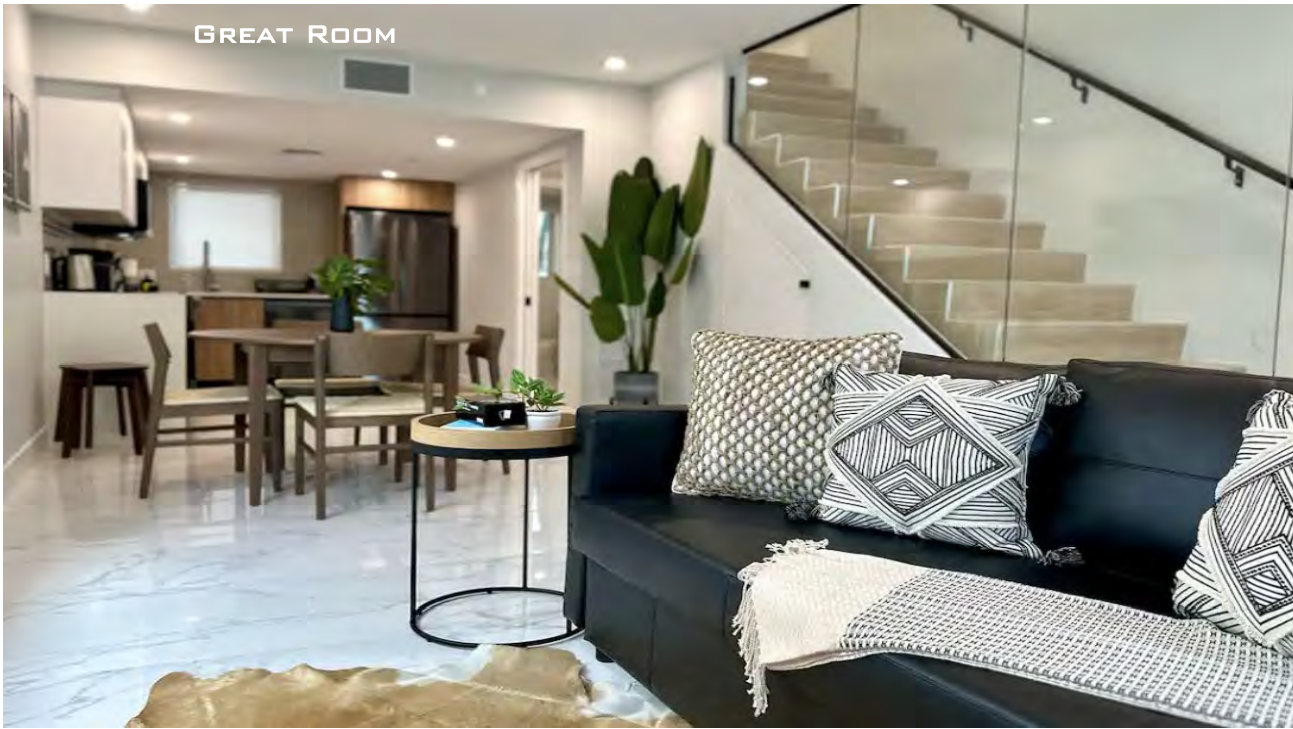
LINCOLN ROAD TOWNHOUSES



TOWNHOUSE #4 ENTRY



METICULOUSLY CRAFTED KITCHENS



GREAT ROOM



DINING AREA



TOWNHOUSE PHOTOGRAPHS



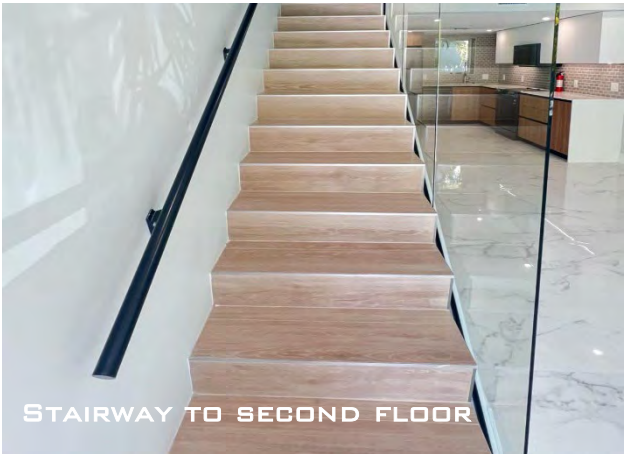
MASTER BEDROOM WITH EN SUITE BATH



MASTER BATH



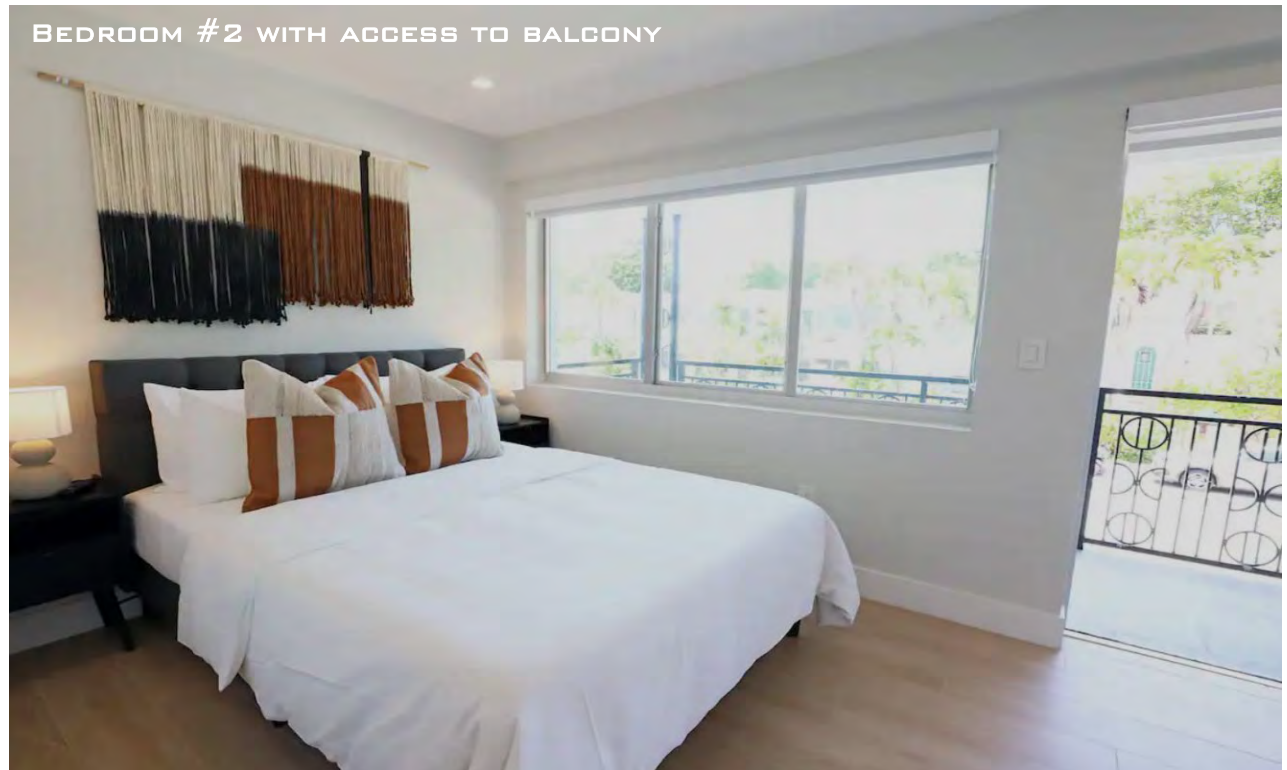
SECOND FLOOR BALCONY



STAIRWAY TO SECOND FLOOR



MASTER BATH



BEDROOM #2 WITH ACCESS TO BALCONY

TOWNHOUSE PHOTOGRAPHS



The Bayshore Golf Club presents a singularly beautiful setting and a challenging course for all skill levels. In addition, there is an expansive Pro Shop, a full restaurant and bar, driving range, large putting green, and more water hazards than one is likely to see elsewhere. Golf lovers need not leave the island as this spectacular course is only minutes from the property location

Miami Beach Convention Center is a state of the art modern facility located in the heart of Miami Beach, is a premier destination for conventions, featuring versatile exhibitions, International Fairs, modern meeting-rooms, and advance technology. Recently renovated, the center spans over 1,400,000 ft.² attracting a wide international audience.

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AERIAL VIEW LOOKING NORTH

Lincoln Road Villa & TownHouses are located just two blocks west of Collins Avenue with two direct access points to the beach. There is also access from 15th Street along world famous Ocean Drive.

The Villa & Townhouses are just one block south of internationally renowned Lincoln Road Mall with top rated restaurants, cocktail lounges, stores, boutiques, and art galleries.

The New World Symphony is just two blocks north and both the Jackie Gleason Theatre and Miami Beach Convention Center are only three blocks to the North.

16th Street in South Beach is one of the main arteries connecting the east and west sides of the island. It offers immediate access to Washington Avenue, Collins Avenue, Alton Road, and Meridian Avenue. There are two municipal parking garages on 16th Street- one directly adjacent to the property and the other just one block away



AERIAL VIEW LOOKING EAST



The Majestic Atlantic Ocean maintains an average water temperature of 78 degrees and remains one of the biggest draws in the Country. Families and Friends, Sports Stars and Entertainers, Locals and Vacationers from all over the world seek it's sandy shores. Miami Beach & Biscayne Bay are also recognized as the cruise capital of the world

Espanola Way is an historic street between 14th and 15th Streets stretching from Washington Avenue to the western corners of Drexel Avenue. Espanola Way is a quaint and picturesque Spanish-inspired village designed in the Mediterranean Revival style with narrow streets lined with restaurants, bars, boutique shops, pedestrians, and beautiful residences.

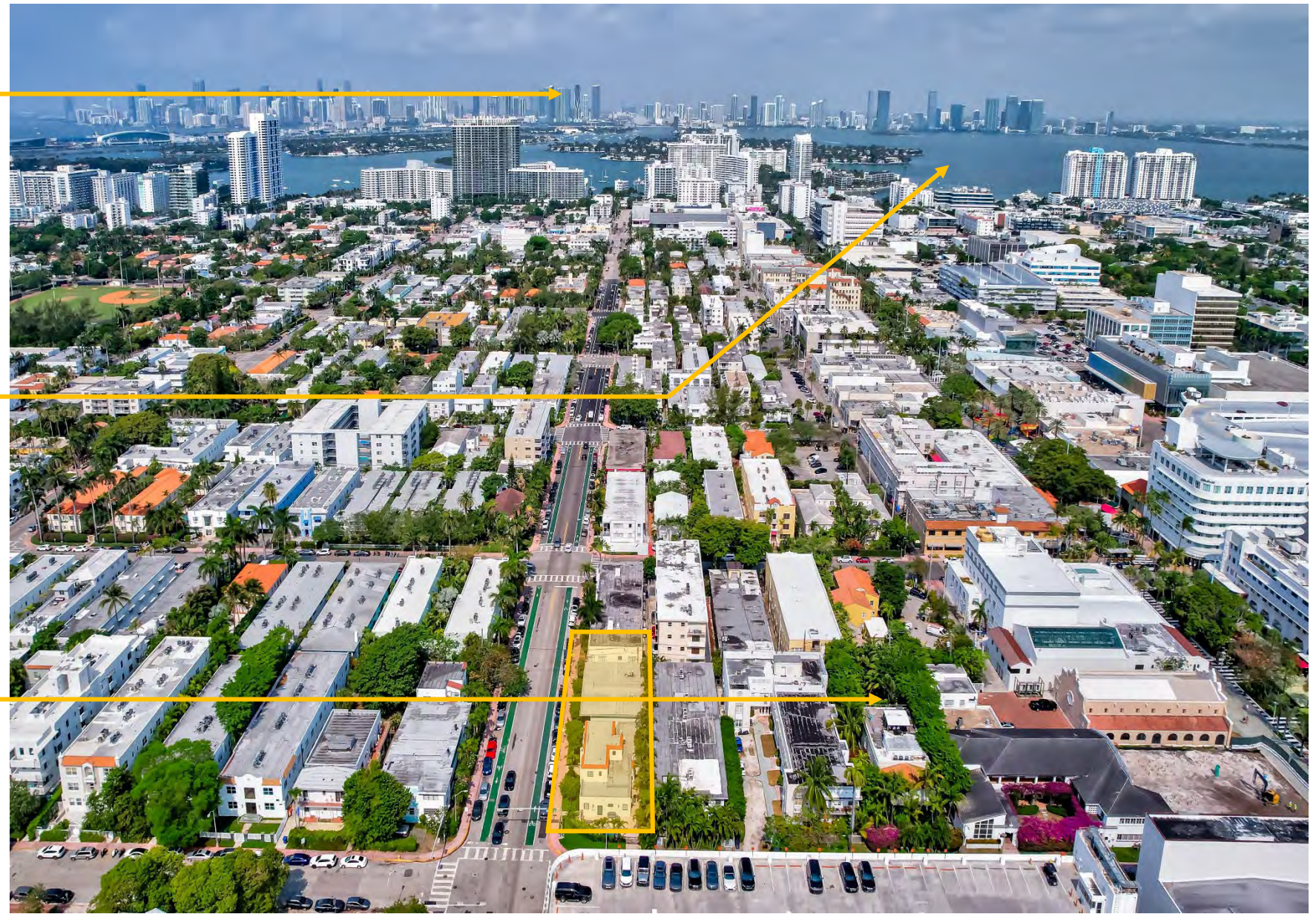
South Beach Everyone has something to say about South Beach- not just in the US but all over the world. South Beach Tourism is largely comprised of visitors from abroad which ultimately self-maintains the vibrancy, diversity, color, and variety that make this a premier tourist destination and a mecca for the rich and famous.

AERIAL VIEW LOOKING SOUTH

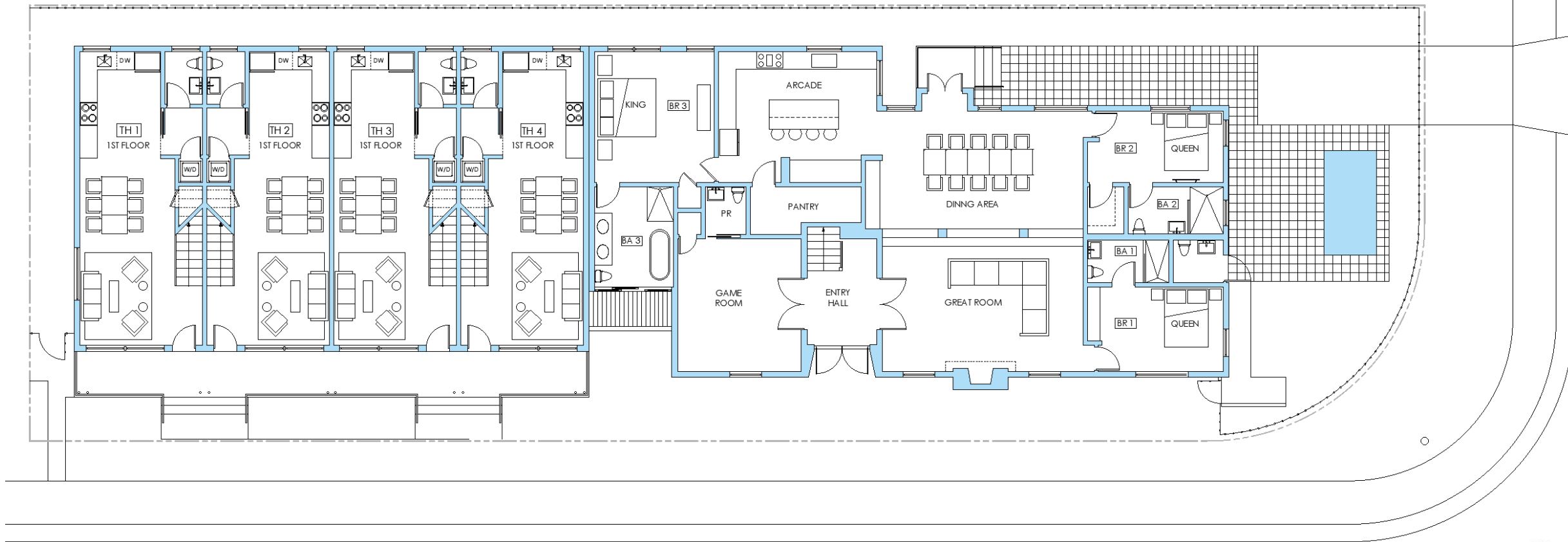
Miami has recently been named the #1 most expensive city to live in America. It also provides the largest airport by passenger volume in the US. Finally, the Miami Skyline now ranks #3 according to Conde Naste. It would be impossible to see and do everything that this capital City has to offer- but it seems as though many are trying. Florida continues to increase in population by roughly 1250 people every day. Miami continues to grow by leaps and bounds with no less than 17 cranes in operation along the Eastern Coast of Florida.

Biscayne Bay remains a perennial favorite for sailing the cool breeze and crystalline waters of the South Florida Intracoastal. Tourists and Visitors alike can relax on deck, enjoy watersports like boogie boards and jet skis, paddle boarding and kite boarding, swimming and snorkeling, diving and yachtsman training, and the full range of water sports in this sun-drenched wonderland

Lincoln Road Mall is perhaps the quintessential outdoor pedestrian mall created by Morris Lapidus in 1959. It combines the qualities of an urban park lined with retail shops, fine dining, entertainment venues, galleries, artwork, cinema, etc. Almost anything can happen along this ten-block stretch making people watching one of its most popular pursuits.



AERIAL VIEW LOOKING WEST

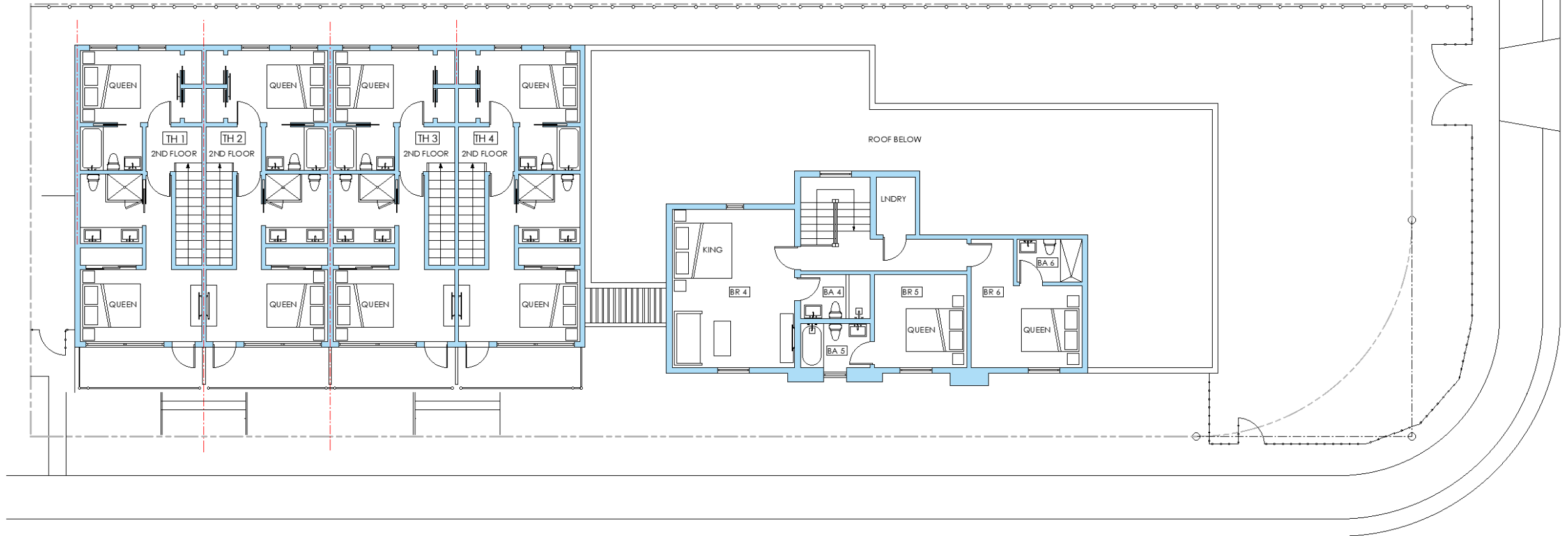


Lincoln Road Townhouses

Lincoln Road Villa



FIRST FLOOR PLAN



Lincoln Road Townhouses

Lincoln Road Villa



SECOND FLOOR PLAN



MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 0232340020590 CERT NO: MU24003010
ZONING DISTRICT: RM-1 DATE OF ISSUANCE: May 03, 2024
MUNICIPAL APPLICATION NO: CU24-5667 PROCESS NO: MU24003010

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA: CARLOTA AT SOUTH BEACH, LLC
BUSINESS ADDRESS: 511 16 ST
BUSINESS USE: OTHER RESIDENTIAL
USE SPECIFICS: BED AND BREAKFAST
LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 1 BLK 52 A LOT SIZE 50,000 X 160 OR 15594-0290 0792 1 COC 22406-2525 06 2004 1

-----CONDITIONS-----

(RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.

(RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

(RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.

PAGE 1 OF 1

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: CARLOTA AT SOUTH BEACH LLC LICENSE NUMBER: BTR015493-05-2024
DBA: Beginning: 05/16/2024
IN CARE OF: Expires: 09/30/2024
ADDRESS: 511 16 St Parcel No: 0232340020590
Miami Beach, FL 33139-7707

TRADE ADDRESS: 511 16 St

Code	Business Type
95018550	SWIMMING POOL
95011307	LAUNDRY (EACH MACHINE)
95002750	BED & BREAKFAST INN
95700000	Apartment buildings (rental), not including kitchens and bathrooms
95000900	APARTMENT ROOMS

Apartment Bldgs Rental: # Units	4
Bed & Breakfast: #Rooms	5
Coin Laundry: #Machines	10
Pools: #Pools	1

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business. City Police, Fire, Code, and Building Department personnel shall be authorized to enter all public areas and spaces of commercial business establishments operating in the city whenever such areas and spaces are open to the public.

A Business Tax Receipt issued under Article 5 of Chapter 102 of the City Code does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

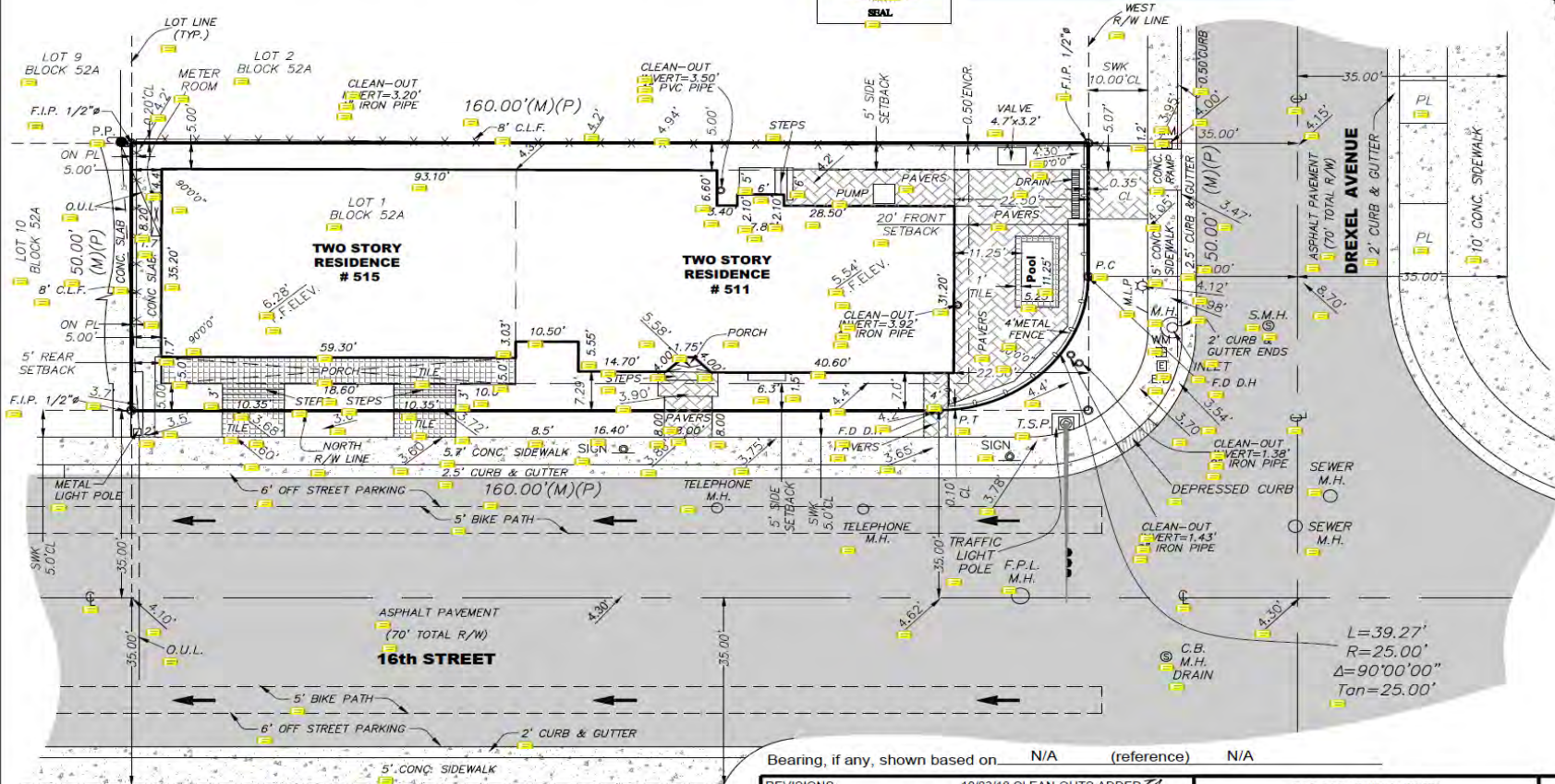
This Receipt may be transferred:
A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
B. To another location within the City if proper approvals and the Receipt are obtained prior to opening of the new location.

Additional Information

This property described as:
 Lot 1, Block 52A,
 LINCOLN SUBDIVISION,
 according to the Plat thereof
 as recorded in Plat Book 9, Page 69,
 of the Public Records of Miami-Dade County, Florida.

Certified to:
 Carlota to South Beach LLC

Address:
 511-515 16th Street, Miami Beach, FL 33139
 Folio# 02-3234-002-0590



- LEGEND**
- ARC = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRC = Bearing
 - CATV = Catch basin
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chatahoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - ∅ = Diameter
 - H = Drill Hole
 - DME = Drainage & Maintenance Easement
 - Enc. = Electric Box
 - E.B. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.P.P. = Found Iron Pipe
 - FD = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M.L. = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OIS = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - E = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - R/R = Railroad
 - PSM = Professional Surveyor Mapper
 - RAW = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - ⊕ = Denotes Spot Elevations Taken

NOTE:

- a) All easements and/or encroachments shown hereon are of the apparent physical use, fence legal ownership, or otherwise shown on the plat.
- b) The use of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- c) Code restrictions and title search not reflected in this survey.
- d) Underground utilities, improvements, footings and encroachments, if any not located.
- e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage to property or persons.
- f) Areas indicated hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

NOTE:

- a) All roads shown hereon are public unless otherwise noted.
- b) No identification cap found on property corners unless otherwise noted.
- c) Distance along boundary are record and measured unless otherwise noted.
- d) The graphic portions of this document are intended to be displayed at the graphic scale as depicted on the plat.
- e) All bearings and distances are in feet and decimal fractions thereof.
- f) "Substation". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet for a closed traverse and 1 foot in 10,000 feet for an open traverse.
- g) The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- h) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

Elevations shown refer to N.G.V.D. 1929.
 BM # Y-310-R (MIAMI-DADE)
 Elevation = 5.62 ft (N.G.V.D.)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

REVISIONS:		10/03/18 CLEAN-OUTS ADDED		Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
07/10/14 Information Added	05/28/2020 SURVEY UPDATE	02/17/23 Survey Update	01/10/24 Final Survey	
05/15/18 Elevations Added				
05/23/18 More Elevations Added				
07/05/18 SURVEY UPDATE				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	
AE	120651	0317	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
 RENE AIGUESVIVES 05/23/18
 PROFESSIONAL SURVEYOR AND
 MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
06/08/14	1" = 20'	I.C.	14-16922

About Miami Beach

Miami Beach is a coastal resort city located in Miami-Dade County, Florida. Incorporated on March 26, 1915, it is located on a series of natural and man-made barrier islands between the Atlantic Ocean and Biscayne Bay, the latter separates the Beach from Miami city proper. The historic neighborhood of South Beach, comprising the southern-most 2.5 square miles of Miami Beach, along with Downtown Miami and the port, collectively form the commercial center of South Florida. As of the 2010 census, the city had a total population of 87,779. Miami Beach has remained one of America's pre-eminent beach resorts for the past 100 years.

Miami Beach offers a variety that goes far beyond sun and sand, encompassing world-famous nightlife and world-renowned art galleries, first-class hotels and second-to-none dining, designer shopping and a unique architectural style that makes it one of the world's most visually distinctive regions.

In 1979, Miami Beach's Art Deco Historic District was listed on the National Register of Historic Places. The Art Deco District is the largest collection of Art Deco architecture in the world comprising hotels, apartments and other structures erected between 1923 and 1943. Mediterranean, Streamline Moderne, and Art Deco are all represented in the district. South Beach is bounded by the Atlantic Ocean on the East, Lenox Court on the West, 6th Street on the South and Dade Boulevard along the Collins Canal to the North. The movement to preserve the Art Deco District's architectural heritage was led by former interior designer Barbara Capitman, who now has a street in the district named in her honor.

Miami Beach has a tropical climate with hot humid summers and warm dry winters. Other than the Florida Keys, Miami Beach has the warmest winter weather in the United States (mainland). The warm and sunny weather in Miami Beach and South Florida attracts millions of travelers from around the world from November through April. Sea surface temperatures range from 75 F in winter to 86 F in the summer/fall months. Miami Beach has the warmest ocean surf in the U.S. annually. South Beach is well known as the playground of the rich and famous as well as the world's entertainment mecca. Real estate values continue their upward climb.



Mean Resident age 33139:	38.9 yrs.	March 2012 COL index:	117.2
Mean Resident Age in FL:	40.5 yrs.	Well above U.S. average:	100.0
Avg. household size 33139:	1.7p	Land area in square miles:	2.7
Avg. household size in FL:	2.6p	Water area in square miles:	3.3
Avg. AGI in 2020 in 33139	\$89,607	RE property taxes for housing units	
Avg. AGI in 2020 in FL	\$50,523	In 2020 in 33139:	(1.4%) \$4,418
		Florida:	(1.0%) \$1,882
Avg. Wages filed in 33139:	\$52,304	Median RE property taxes paid for	
Avg. Wages filed in FL:	\$39,563	housing with mortgages in 2020:	
Houses and Condos:	36,412		(1.6%) \$5,205
Renter-occupied Apt:	16,452		

ABOUT MIAMI BEACH

Note: Please be aware that the information included herein is deemed accurate but is not guaranteed or warranted in any way. Also, this information is subject to change at any time without notice to recipients.

About South Beach

South Beach is arguably the premier beachfront location on Earth. Poised between the Atlantic Ocean and Biscayne Bay it offers more in a few square miles than most major metropolitan areas. Thanks to its superior hotels and resorts, art galleries, nightclubs, restaurants, boutique shopping, and scintillating nightlife, it is *the* number one entertainment destination for Floridians as well as national and international tourists. It is also a superb destination to stay to attend the Miami Heat and other Miami/Arena events- and then return to South Beach for incredible celebration venues.

South Beach- also known as SoBe- means beautiful weather, beautiful places, and beautiful people. When looking for world-class hospitality, major events, festivals, spectacular beaches, and happenings- or just a quiet yet active day meandering through art galleries, world famous Art Basel, chic boutiques, and unique ways to pamper your body- look no further.

South Beach is more of an experience than just a place to be. Visitors enjoy breathtaking Ocean Drive, the Atlantic coastline, public access beaches, Art Deco architecture, and incredibly diverse accommodations. South Beach draws celebrities, movie stars, athletes, entertainers, glitterati, fashion models, and beautiful people from around the world.

South Beach boasts a new \$620 million dollar Convention Center and hosts Art Basel which has quickly become the winter meeting place for the international art world. South Beach also presents an endless variety of water sports including boating, sailing, yachting, fishing, swimming, surfing, SCUBA, Snorkeling, Stand Up Paddle Boarding, SUP, Kite boarding, Jet Skis, etc. Also, numerous public parks offer tennis, swimming, playgrounds, ballfields, and indoor sports- not to mention the spectacular Bayshore Municipal Golf Course.

This incredible oceanfront enclave has an endless variety of captivating offerings- relaxation, excitement, and everything in-between- plus amazing world class living/working/playing 24 hours a day.



ABOUT SOUTH BEACH

Risks are involved in any real estate purchase. It is the investor's responsibility to independently verify any data relied upon for an investment using qualified legal, financial, and operations advisors. Prior to investing in real estate, investors should also carefully consider possible tax consequences and legal requirements.

Exclusively Presented by



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