

# INVESTMENT HOSPITALITY PROPERTY IN SOUTH BEACH

**TRIPLE NNN | LEASE BACK**  
ZERO LANDLORD RESPONSABILITY

## OFFERING MEMORANDUM

538 Meridian Avenue  
Miami Beach, FL 33139



***Exclusively Marketed by:***

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# INVESTMENT HOSPITALITY PROPERTY IN SOUTH BEACH

## LOCATION

538 Meridian Avenue  
Miami Beach, FL 33139

## TRIPLE NNN | LEASE BACK ZERO LANDLORD RESPONSABILITY

**Price:** \$12,500,000

**NOI:** \$601,740

**CAP:** 4.8%

**Rent Increases:** 3.5% annual

**Lot Size:** 7,000 Sq. ft

**Building Size:** 18,301 Sq. ft

**Year Built:** 2019

**Contract terms:** 5 years remaining.

**Guarantor:** CVC Corp.



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# PROPERTY FEATURES

**Sale Type**  
Investment

**Property Type**  
Boutique Hotel

**Building Class**  
B

**Number of Stories**  
5

**Number of Rooms**  
12

**Room Type**  
Apartments  
2 Bedrooms Each  
16 Total of Bathrooms  
24 Total of Beds



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# SUMMARY

Unique asset in South Beach, on Meridian and 5th Ave. Triple-Net (NNN) leaseback to CVC. CVC Corp is one of the largest travel groups in Latin America, with brands that operate in Brazil, Argentina and the United States, in the segments of vacation and leisure, corporate/business, education (cultural exchange abroad), management and rental of residences.

538 Meridian Ave offers a prime investment opportunity with 12 units featuring 2 bedrooms, 16 bathrooms, and a total of 24 beds. Spanning 18,301 square feet, the property is centrally located in the heart of South Beach, ½ a mile from the ocean.



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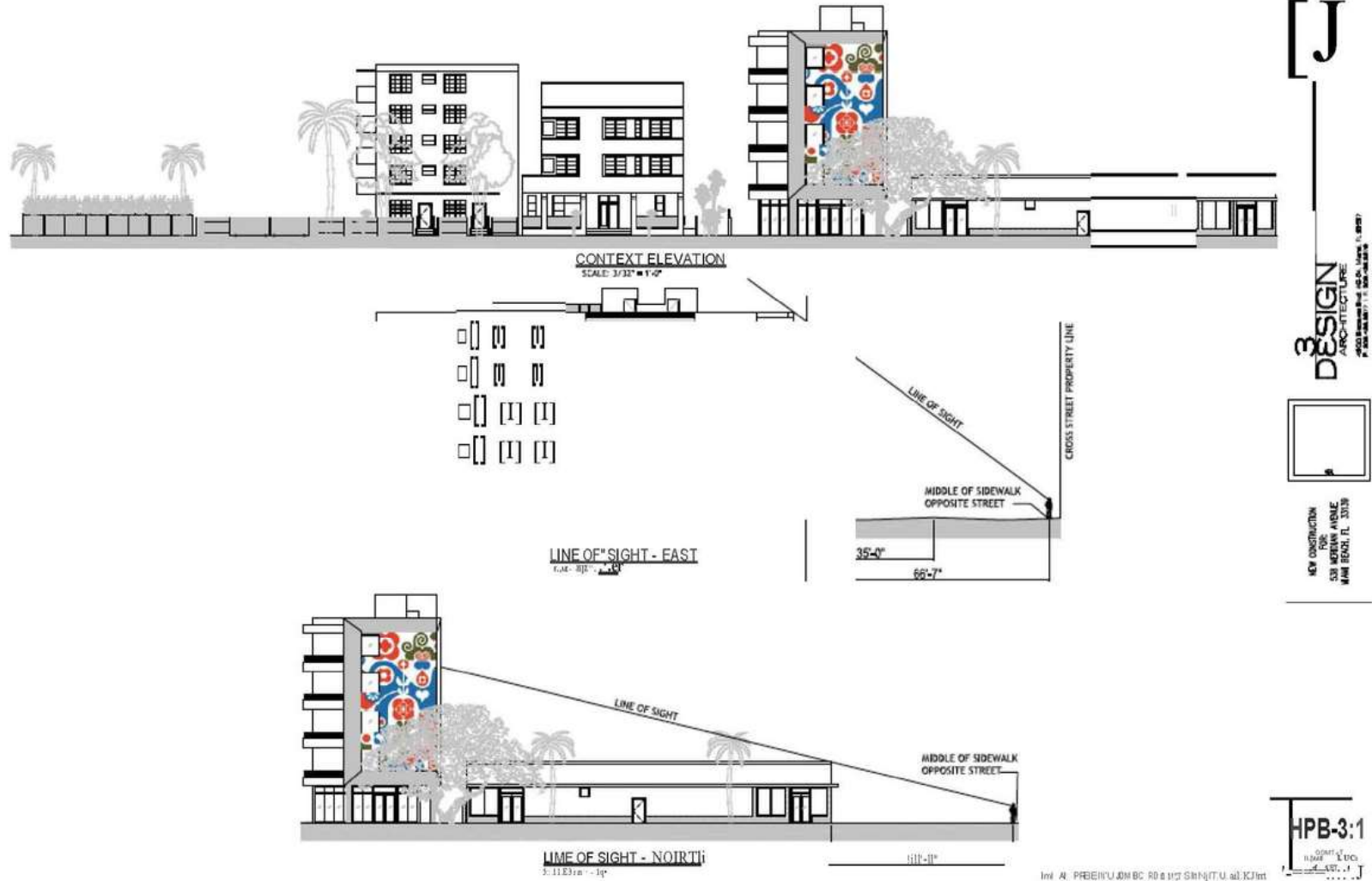
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# SITE PLAN



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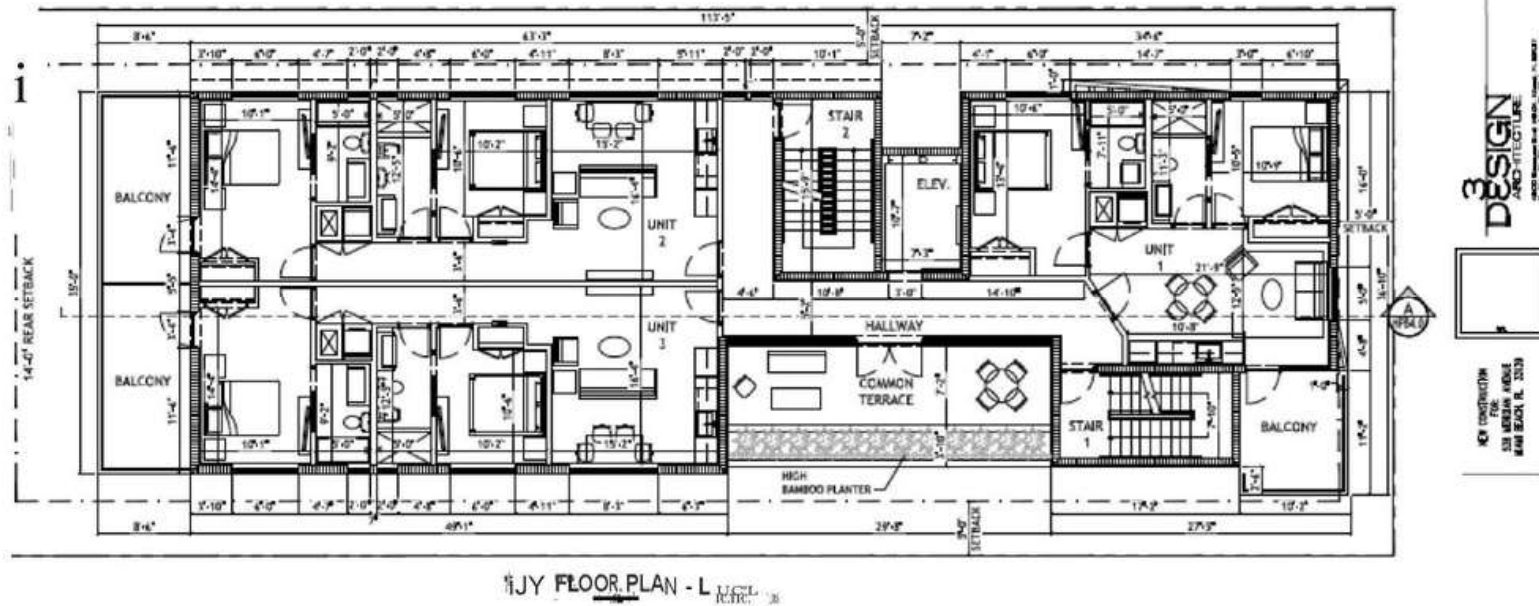
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# FLOOR PLAN (LEVEL 2)



3 DESIGN ARCHITECTURE

3000 Main St. #4, Boston, MA 02108  
 Phone: (617) 777-0000



NOT TO SCALE  
 1/8" = 1'-0"  
 1/4" = 2'-0"  
 1/2" = 4'-0"  
 3/4" = 6'-0"  
 1" = 8'-0"



HISTORIC PRESERVATION BOARD FIRST SUBMITTAL 01.06.2015

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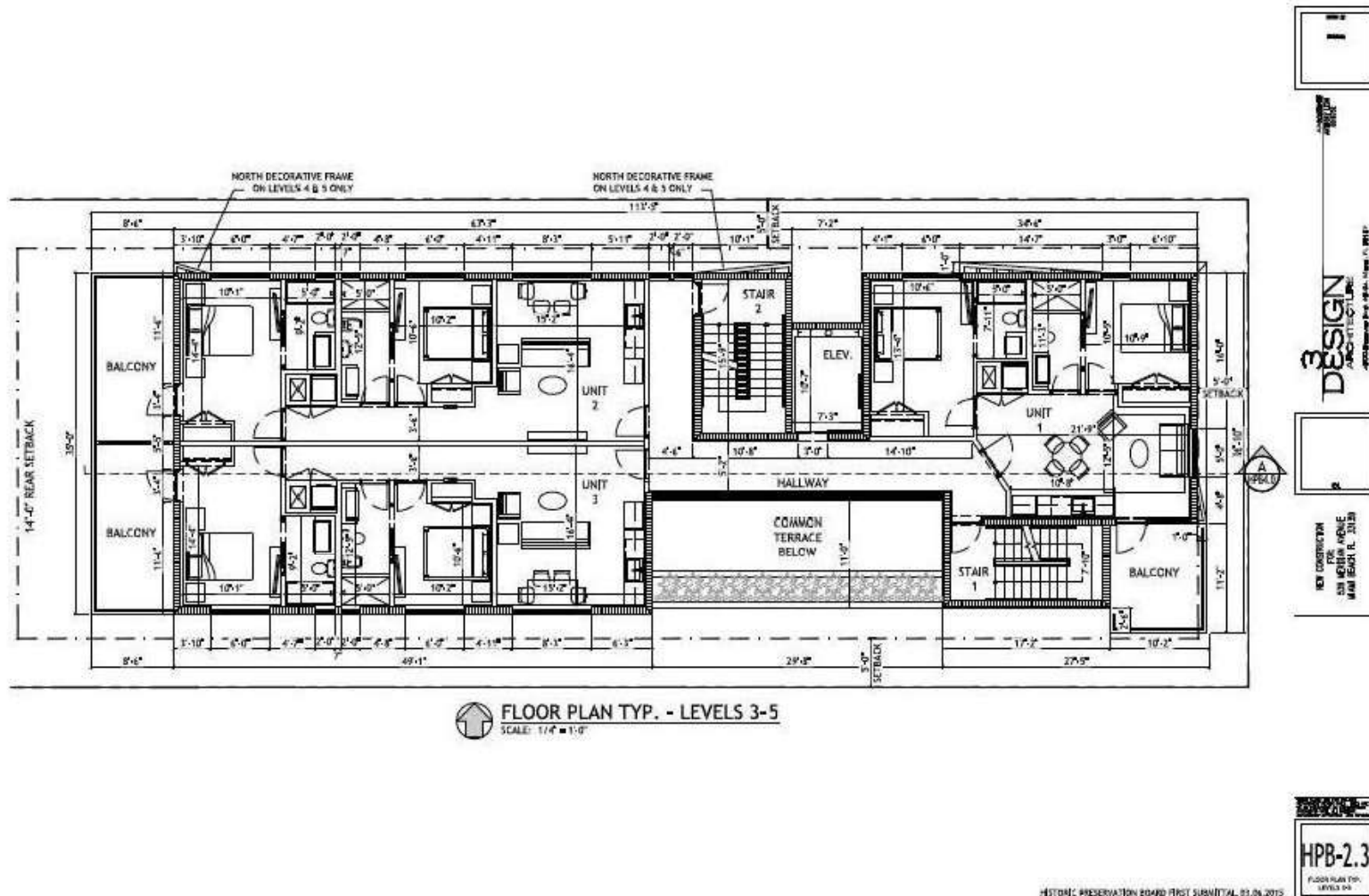
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# FLOOR PLAN (LEVELS 3 - 5)



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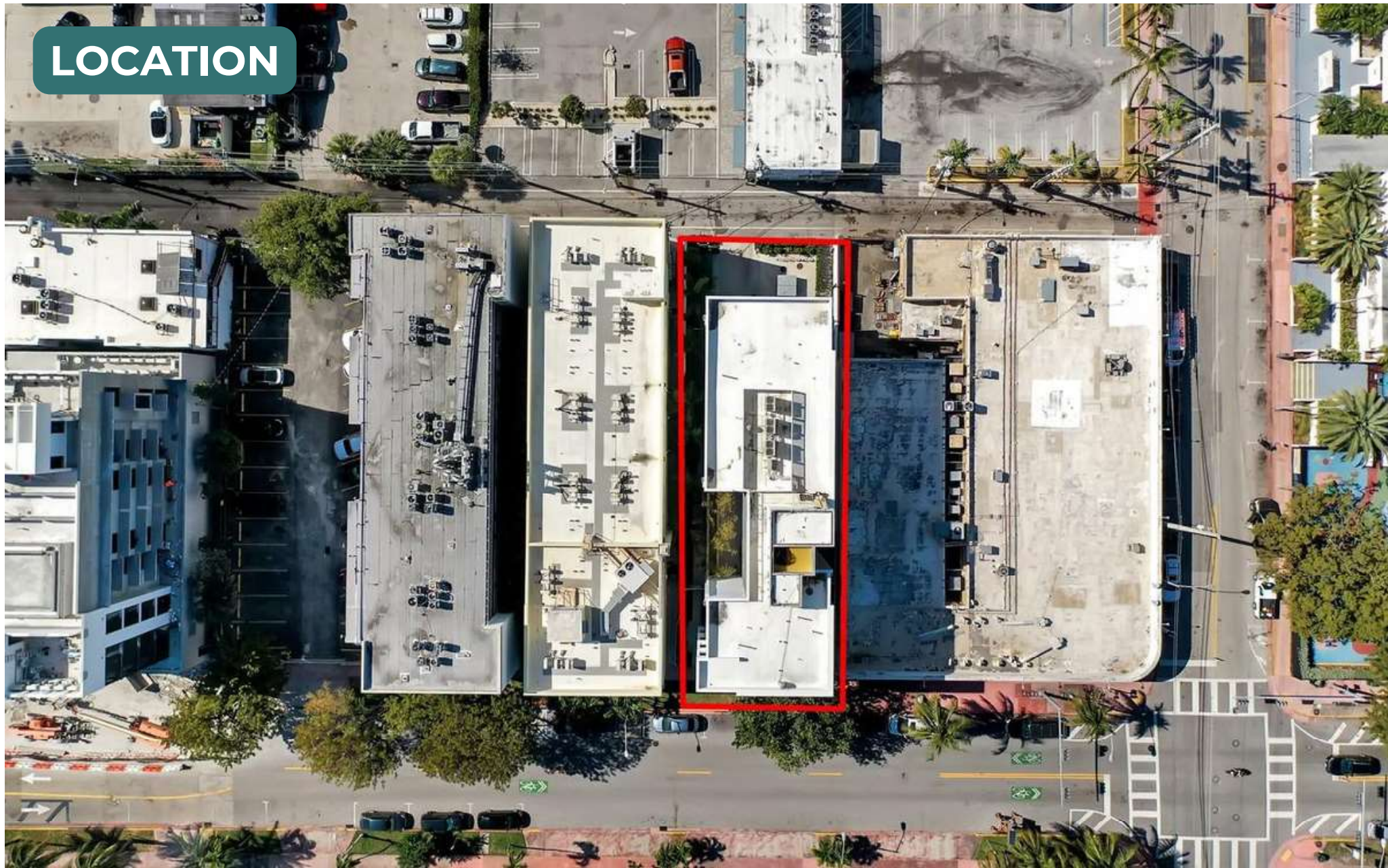
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# KITCHEN



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## LIVING ROOM



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## BALCONY



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# MASTER BEDROOM



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## SECOND BEDROOM



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# BATHROOM



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# Investment Hospitality Property in South Beach

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