

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, $\frac{1}{2}$ a mile from the ocean.



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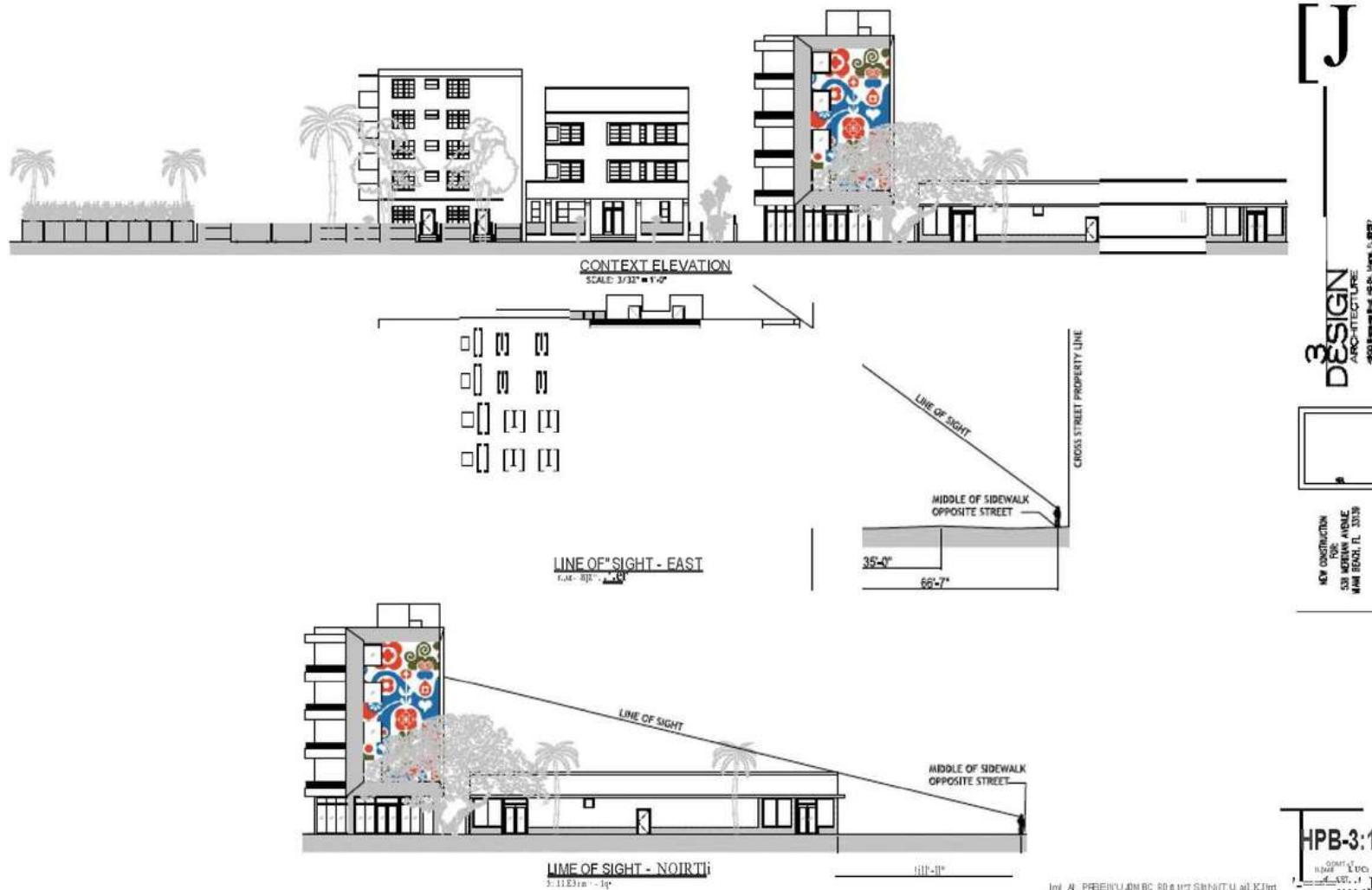
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SITE PLAN



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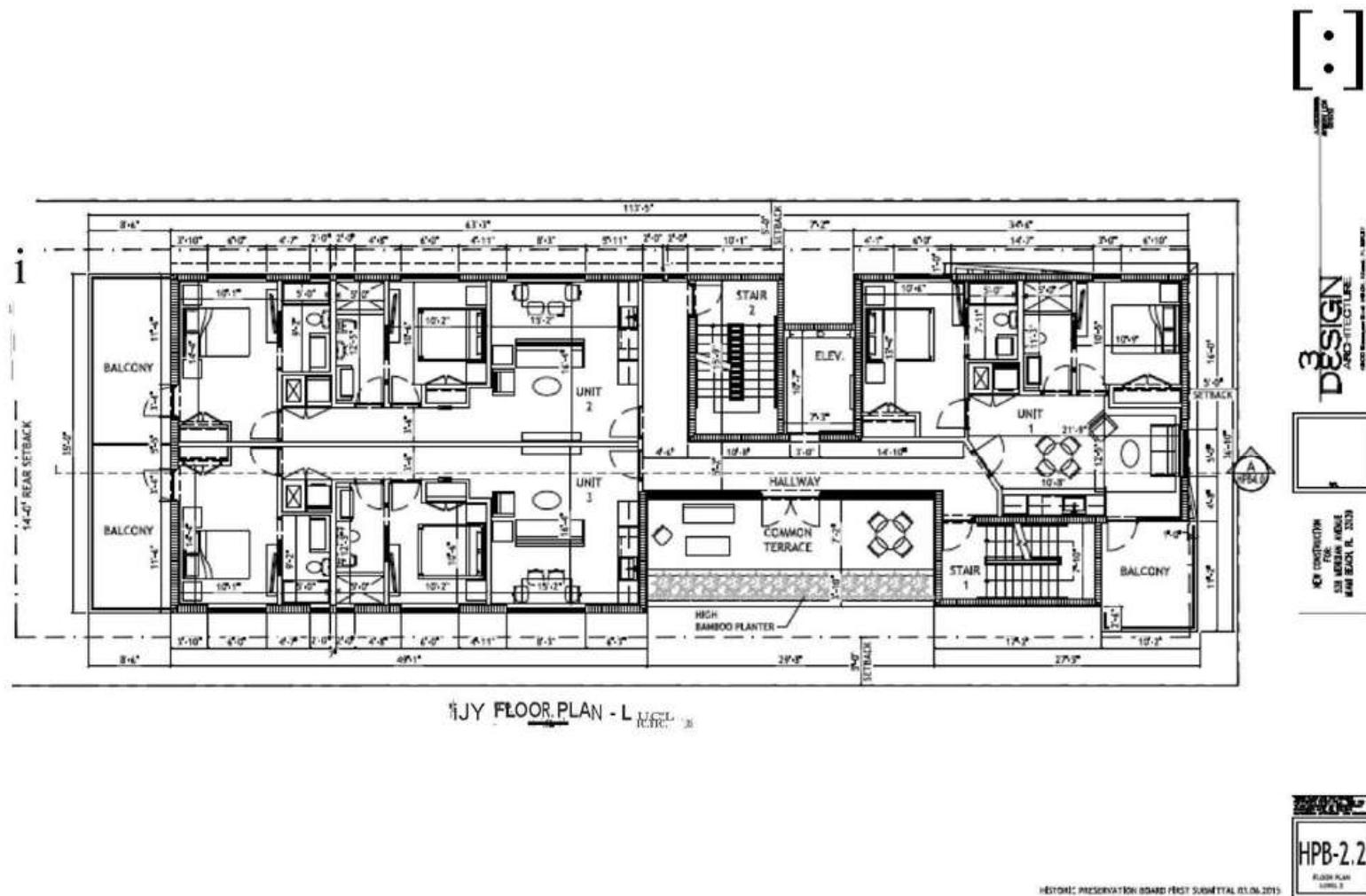
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FLOOR PLAN (LEVEL 2)



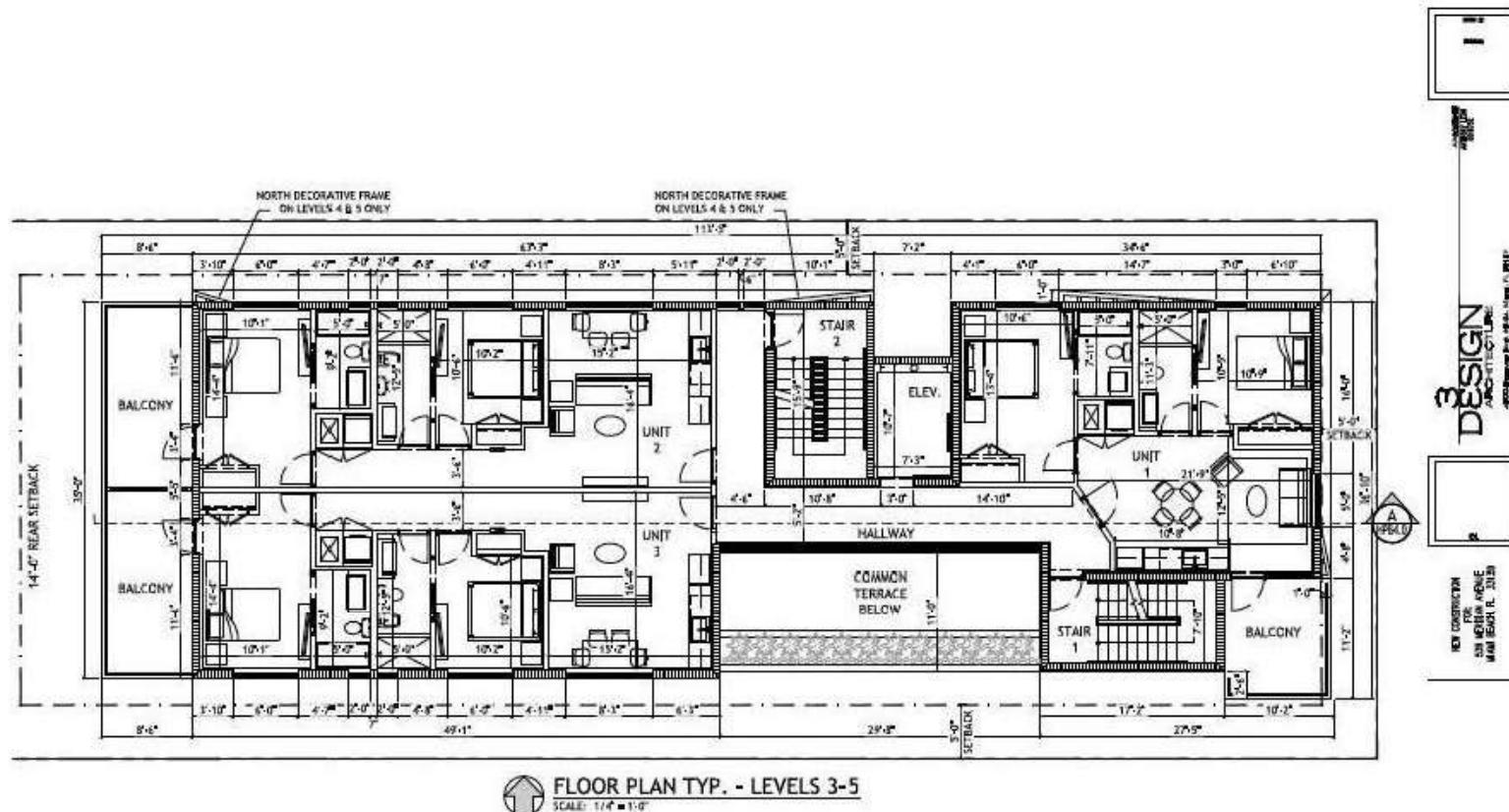
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FLOOR PLAN (LEVELS 3 - 5)



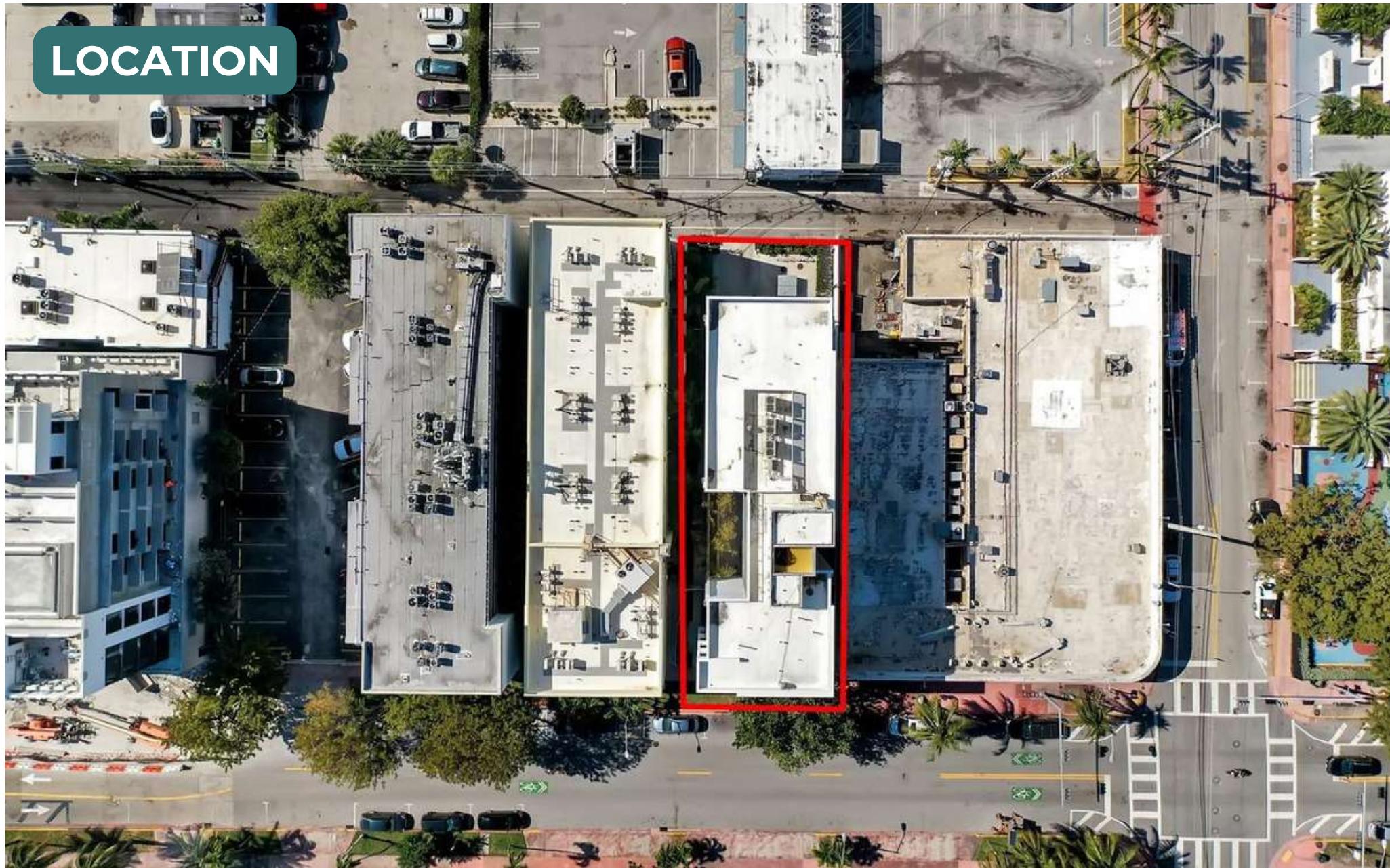
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KITCHEN



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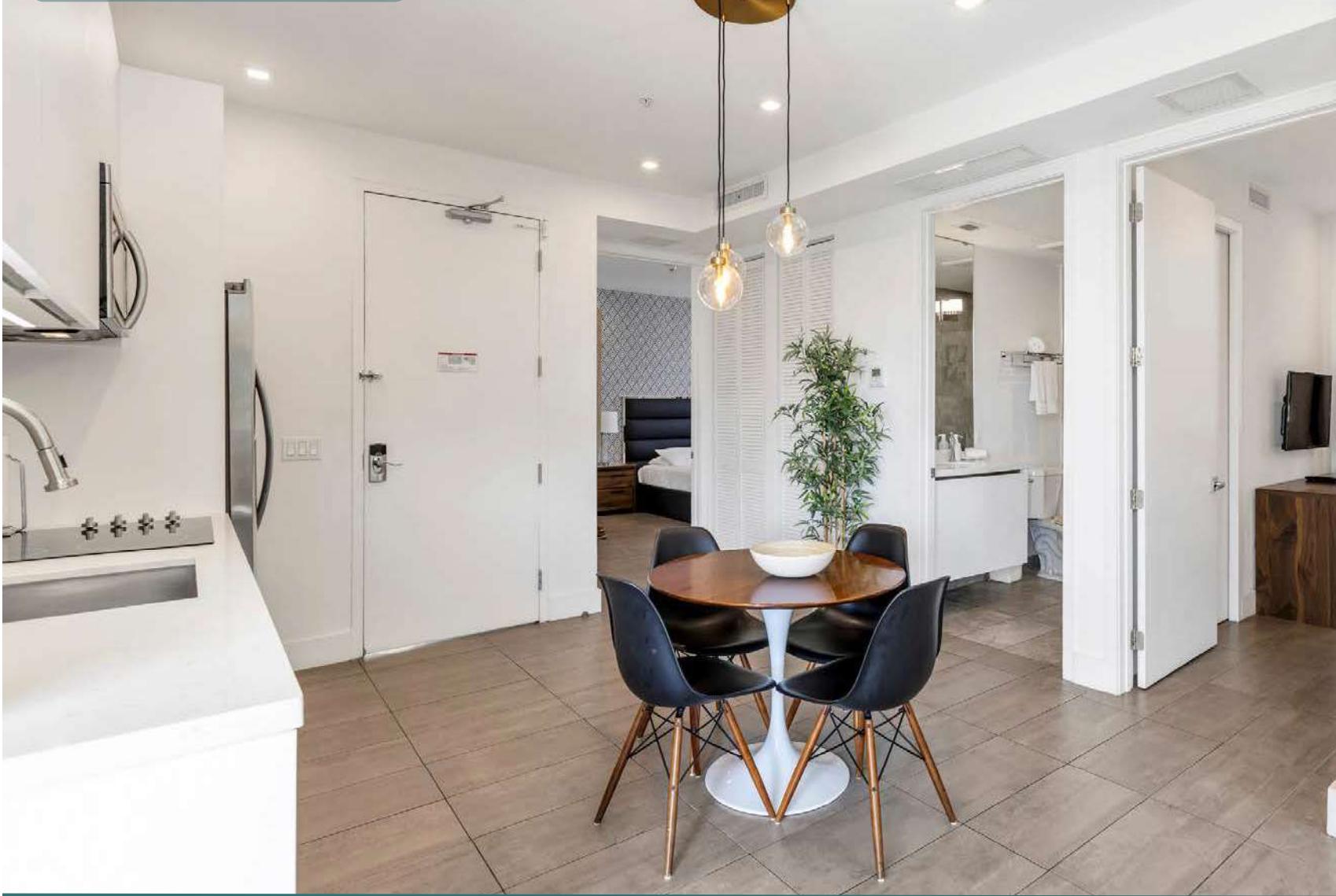
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LIVING ROOM



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KITCHEN | LIVING ROOM



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BALCONY



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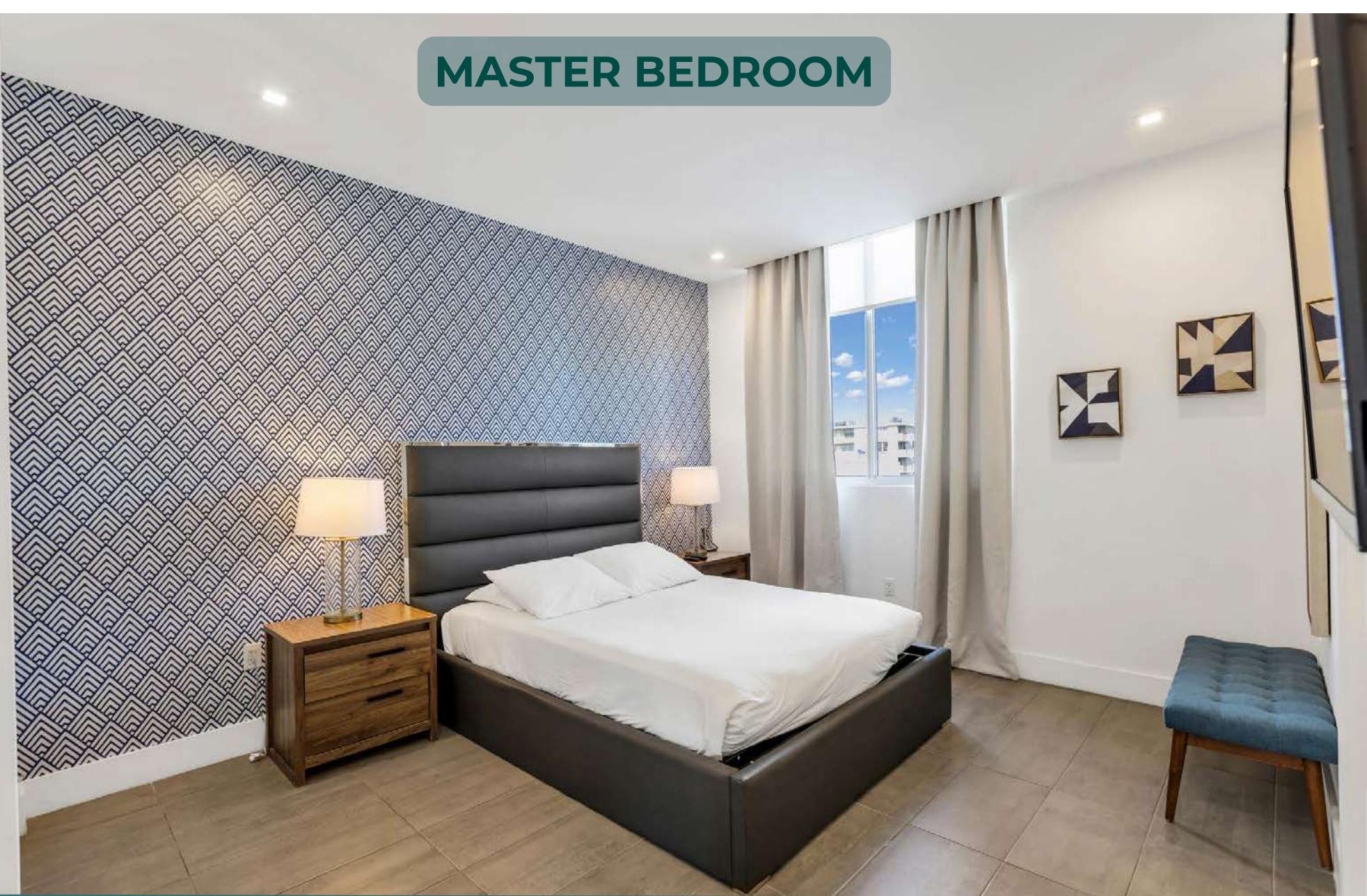
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MASTER BEDROOM



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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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