



OFFERING MEMORANDUM

60
80

DESIGN
HOTEL

MIAMI BEACH, FL



70 UNITS FOR SALE

72 PARKING SPACES & STORAGE

DEDICATED PARKING LOT

RETAIL OFFICE SPACE & STARBUCKS

PRIME MIAMI BEACH, FL LOCATION

THE OFFERING

\$39,9M

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 70 hotel units + 72 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.

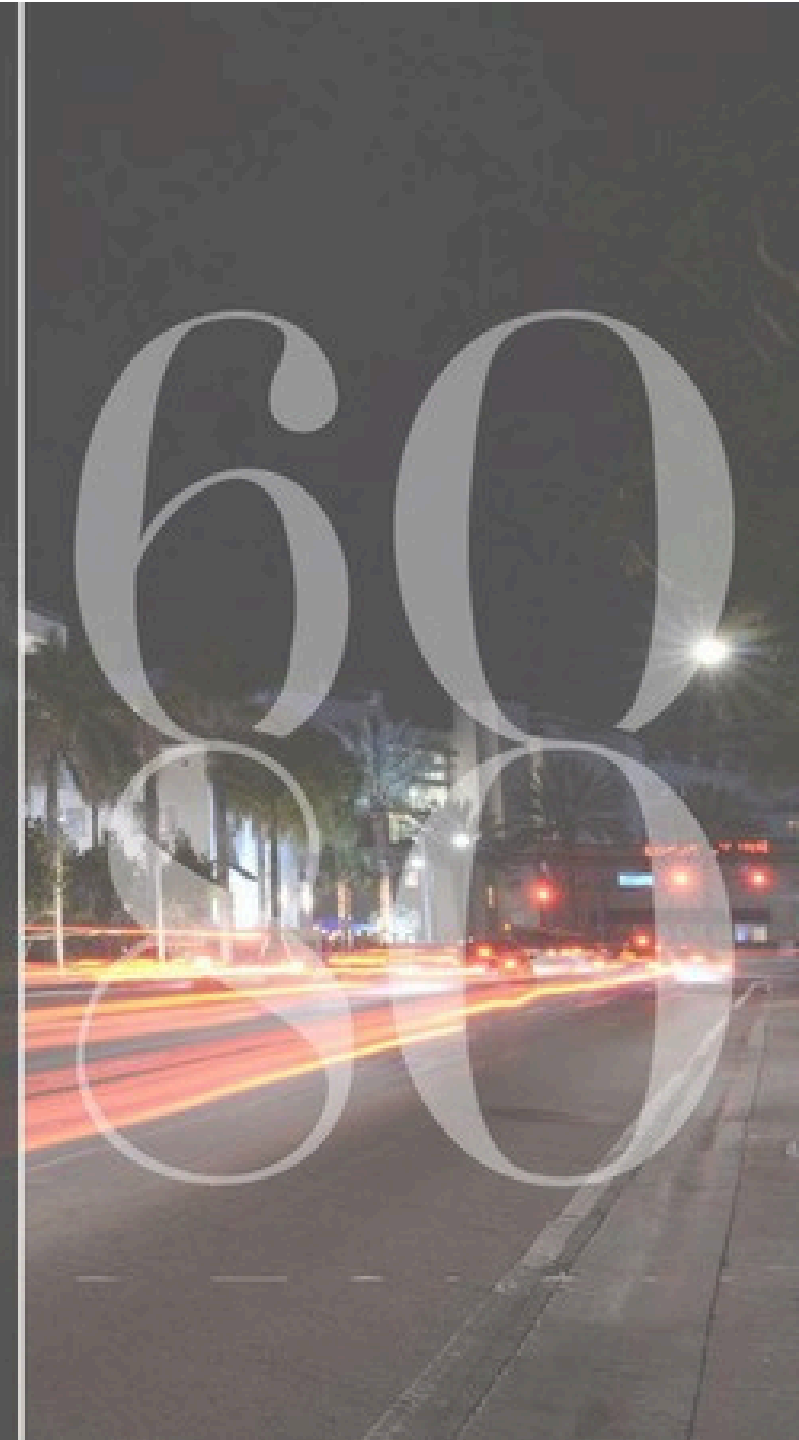
DETAILS

Name:	Sixty80 Design Hotel by Eskape Collection
Address:	6080 Collins Ave Miami Beach, FL
Land:	0.42 AC
# of units for sale:	70 rooms

OVERVIEW

Total Hotel Keys:	70 rooms
Occupancy Rate:	82%
RevPAR:	\$158
Average Daily Rate:	\$193

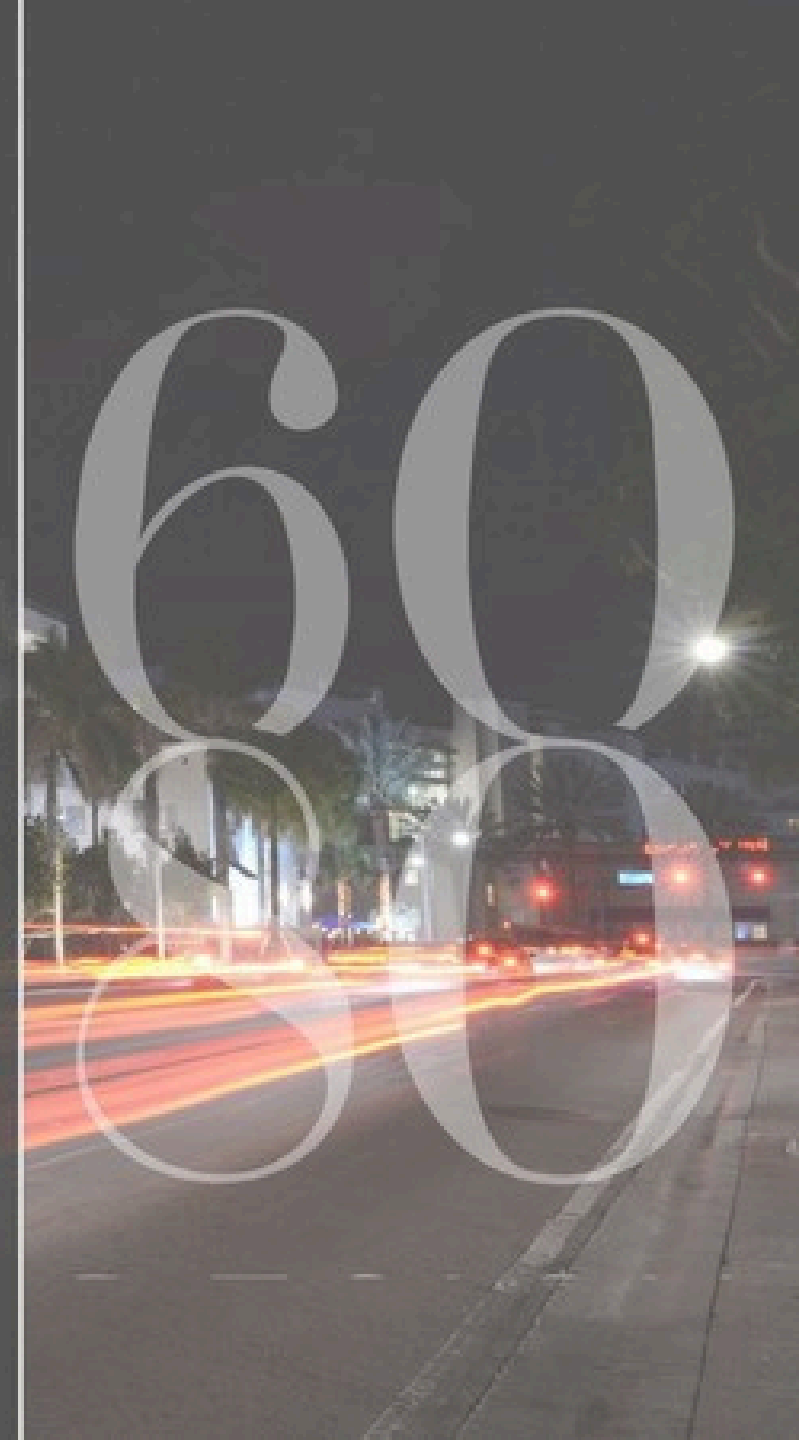
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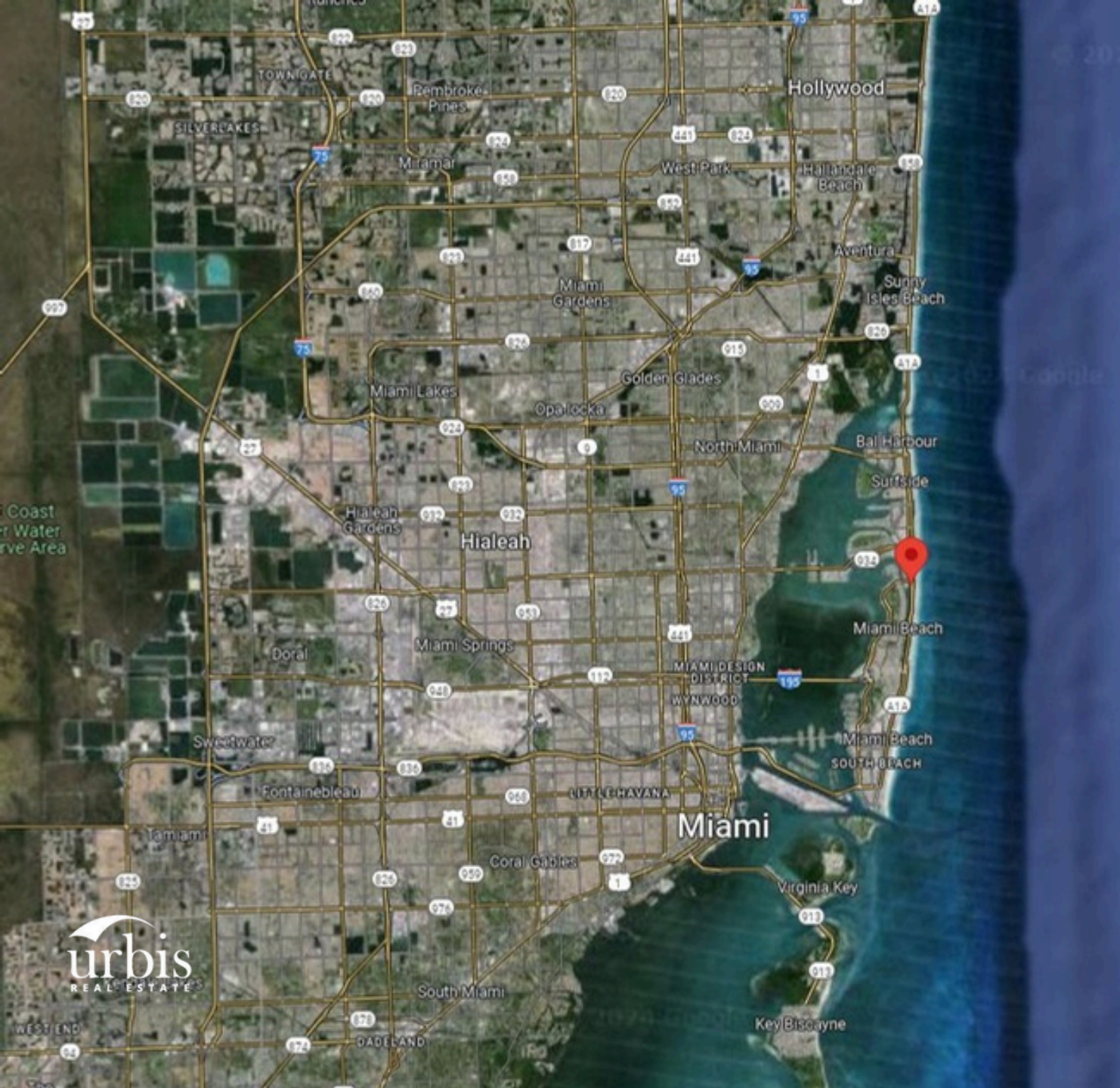


A COMPELLING INVESTMENT OPPORTUNITY IN THE HOSPITALITY SECTOR

- **Property Composition:** The offering comprises a diverse set of assets, 70 hotel units. Additionally, it includes 72 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.





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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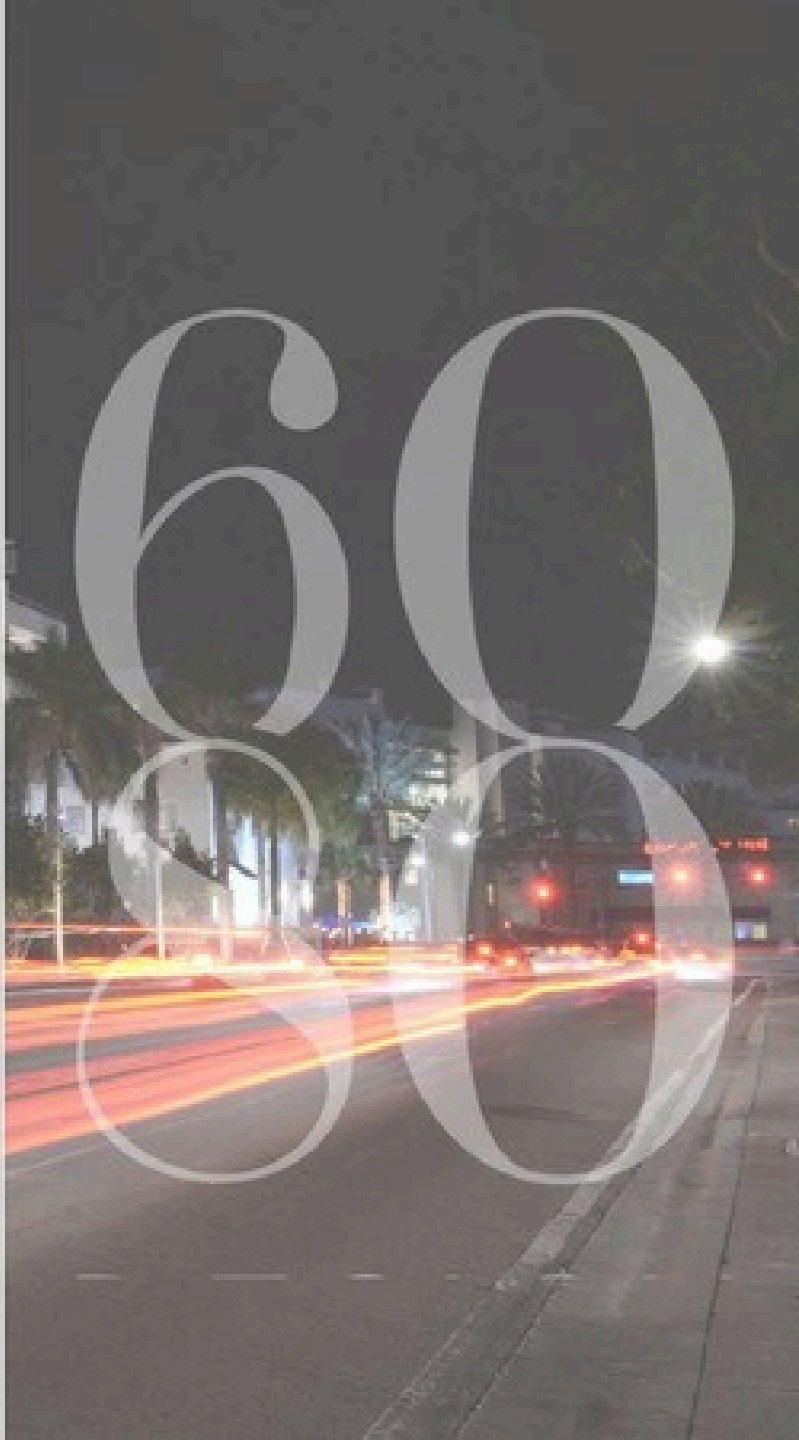
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ROOMS



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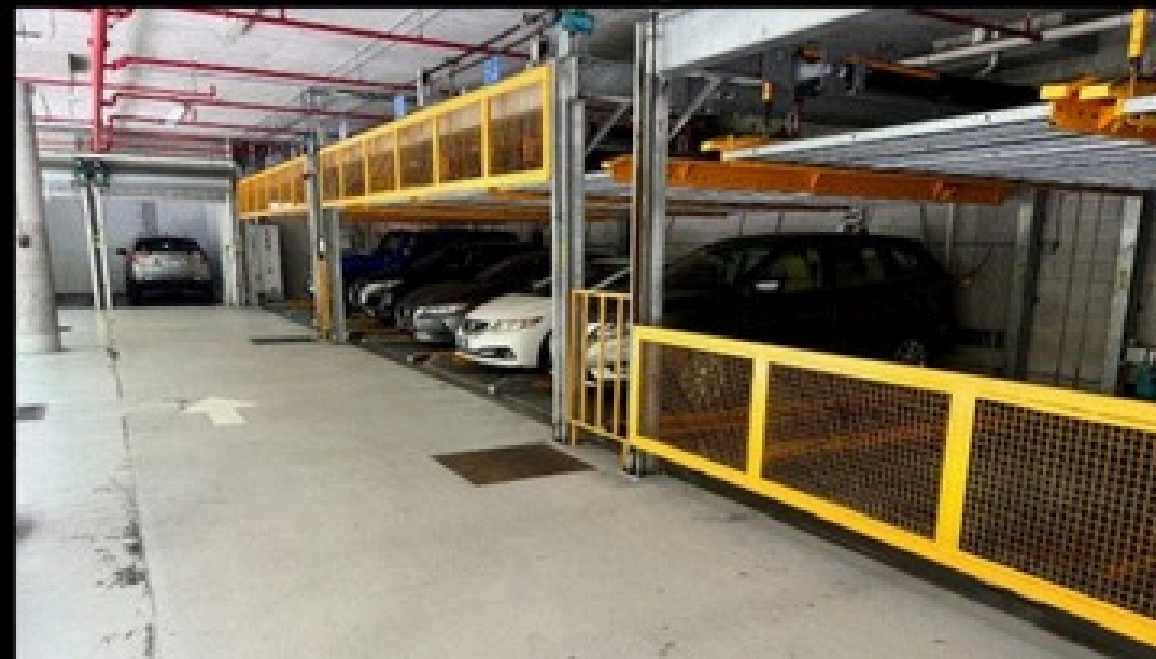




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AMENITIES

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