

OFFERING MEMORANDUM

6945 Abbott Ave

Miami Beach, Florida 33141

BOUTIQUE HOTEL DEVELOPMENT

\$10,000,000

ASKING PRICE

6,250 SF

LOT SIZE

48 Keys

PROPOSED KEYS

11 Keys

CURRENT STATUS

\$208K

PRICE / KEY

Call for Pricing

Approx.

6-Story Boutique Hotel

Operating w/ License

Based on 48 Proposed

Investment Overview



ASKING PRICE

\$10,000,000

CURRENT ASSET

11-Key Operating Boutique Hotel

- 11 hotel rooms actively operating with city license in-hand
- Immediate cash flow from day one of ownership
- Existing hotel infrastructure: lobby, common areas, utilities
- Lot: ±6,250 SF | Address: 6945 Abbott Ave, Miami Beach 33141
- North Beach location — two blocks from the ocean

DEVELOPMENT UPSIDE

Proposed 48-Key Boutique Hotel

- 6-story architecturally distinctive boutique hotel design
- ±21,800 SF total buildable area across 6 levels
- Avg. room size ±300 SF | Ground floor retail ±1,100 SF
- Rooftop pool, lounge deck, and fitness area
- Perforated metal façade — strong hospitality branding identity
- Pre-development + permitting: est. 6–9 months
- Construction: est. 18–20 months | Stabilization: ~12 months

DEAL SNAPSHOT

Asking Price	\$10,000,000
Price Per Proposed Key	\$208,333
Current Keys (Operating)	11 Keys
Proposed Keys	48 Keys
Lot Size	±6,250 SF
Total Buildable (Proposed)	±21,800 SF
Zoning	Miami Beach RM / Hotel Use
Year Built	Existing Structure

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Why This Asset Stands Apart

■ Immediate Revenue

Operating hotel with 11 licensed keys generating income from close of escrow. No waiting — cash flow starts day one.

■ Shovel-Ready Vision

Architectural plans for a 48-key, 6-story boutique hotel are complete. The development thesis is built; the execution is yours.

■ Irreplaceable Location

Two blocks from the Atlantic Ocean in North Beach — Miami Beach's fastest-evolving corridor. Land this close to the beach does not come available often.

■ Trophy Façade Design

Perforated metal skin, sculptural curved balconies, and rooftop pool deck. Hospitality design of this caliber commands premium ADR and drives direct booking loyalty.

■ North Beach Momentum

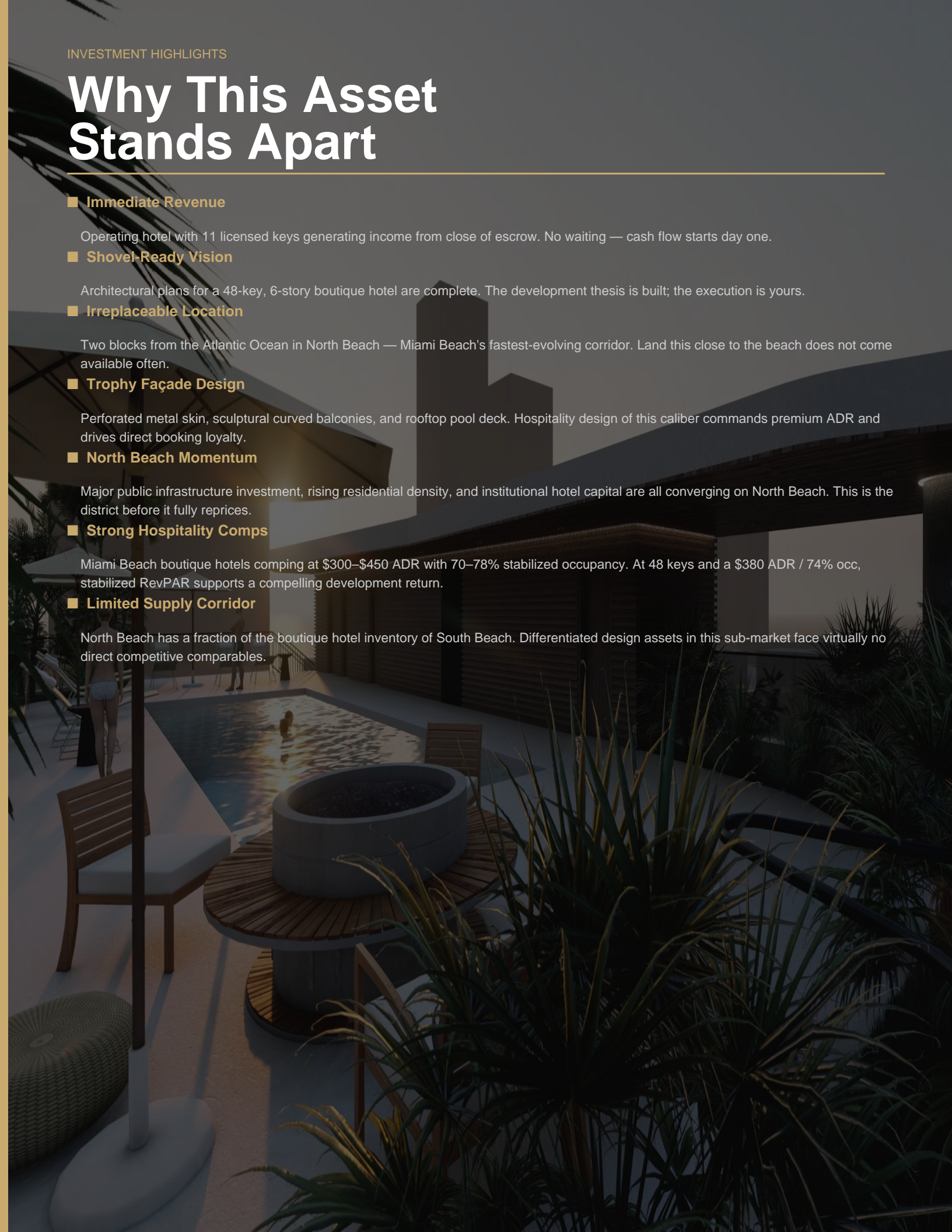
Major public infrastructure investment, rising residential density, and institutional hotel capital are all converging on North Beach. This is the district before it fully reprices.

■ Strong Hospitality Comps

Miami Beach boutique hotels comping at \$300–\$450 ADR with 70–78% stabilized occupancy. At 48 keys and a \$380 ADR / 74% occ, stabilized RevPAR supports a compelling development return.

■ Limited Supply Corridor

North Beach has a fraction of the boutique hotel inventory of South Beach. Differentiated design assets in this sub-market face virtually no direct competitive comparables.



North Beach, Miami Beach



NEIGHBORHOOD ASSETS

- Two blocks from the Atlantic Ocean
- Steps from North Beach Oceanside Park
- Collins Avenue retail corridor walkable
- Miami Beach Bandshell — cultural anchor
- Minutes from Bal Harbour Shops

ACCESSIBILITY

- Easy access to South Beach hospitality district
- Miami Beach Convention Center ±3 miles south
- MIA International Airport ±25 min drive
- Downtown Miami ±20 min drive
- Proximity to Surfside & Mid-Beach demand drivers

North Beach Today:

North Beach is Miami Beach's most actively evolving sub-market. Public infrastructure redevelopment, rising boutique residential density, and a wave of institutional capital targeting the corridor have accelerated pricing. The window to acquire land with development rights at today's valuations is narrowing.

Building Program & Unit Mix

PROPERTY SPECIFICATIONS

Address	6945 Abbott Ave, Miami Beach FL 33141
Folio	Miami-Dade County Records
Lot Size	±6,250 Square Feet
Proposed Stories	6 Stories
Total Buildable	±21,800 SF
Current Use	11-Key Hotel (Licensed & Operating)
Proposed Use	48-Key Boutique Hotel
Avg Room Size	±300 SF
Ground Retail	±1,100 SF
Rooftop	Pool, Lounge, Fitness

FLOOR PROGRAM

GROUND FLOOR	Lobby, lounge, retail/café ±2,092 SF
MEZZANINE	Services mezzanine ±303 SF
LEVELS 2-5	Guest rooms (typ. floor) ±4,004 SF
LEVEL 6	Premium rooms + amenity access ±3,212 SF
ROOFTOP	Pool, lounge, fitness terrace ±186 SF core

ARCHITECTURAL PLANS



UNIT MIX

King Rooms	±300 SF each
Queen/Queen Rooms	±275 SF each
Total Keys	48 Rooms
Ground Retail	±1,100 SF



Hospitality Market & Pro Forma

\$300–\$450

BOUTIQUE ADR RANGE
Miami Beach Comp Set

70–78%

STABILIZED OCCUPANCY
Boutique Hotel Average

~\$281

PROJ. REVPAR (STAB.)
\$380 ADR × 74% Occ.

\$208K

PRICE PER KEY
Based on 48 Proposed

STABILIZED HOTEL PRO FORMA (48 Keys — Illustrative)

All figures are projections for informational purposes only. Buyer to conduct independent underwriting.

Rooms Available (48 keys × 365 nights)	17,520 room-nights
Stabilized Occupancy	74%
Occupied Rooms	12,965 room-nights
Average Daily Rate (ADR)	\$380
Gross Room Revenue	\$4,926,700
Other Revenue (F&B, Retail, Misc.)	\$246,335 (5% of rooms)
Total Revenue	\$5,173,035
Operating Expenses (est. 55% of revenue)	(\$2,845,169)
Net Operating Income (NOI)	\$2,327,866
Implied Cap Rate on \$10M Acquisition	~23.3% (at stabilization)
Indicative Stabilized Value @ 6.5% Cap	~\$35,800,000

CURRENT OPERATING ASSET NOTE:

The property currently operates as an 11-key licensed boutique hotel, providing immediate cash flow to new ownership. Operating financials available upon execution of NDA. Development timeline and pro forma above represent the 48-key proposed program.

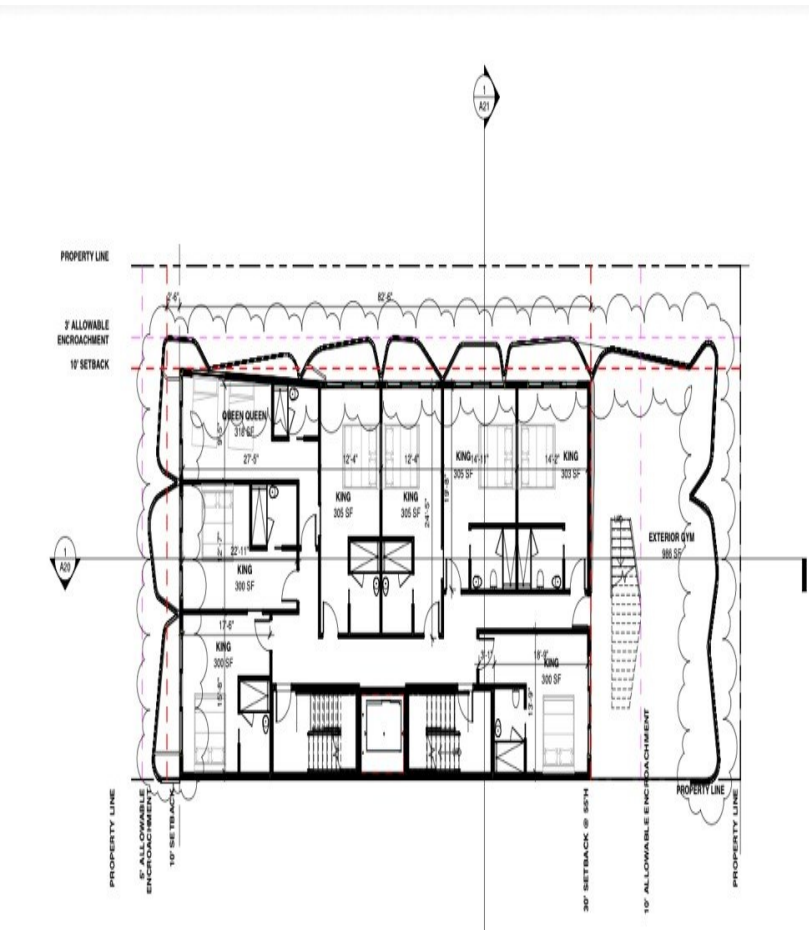
Design Gallery — 6945 Abbott Ave



Ground Floor — Tropical Lobby Garden



Outdoor Hospitality Lounge



Rooftop Pool Deck at Sunset



Sculptural Façade Detail

Secure Your Position in North Beach's Next Trophy Asset.

- Asking Price: \$10,000,000
- Current status: 11 operating keys — income from day one
- Development upside: permitted plans for 48-key boutique hotel
- LOIs welcomed — seller is motivated to transact
- Operating financials available upon NDA execution

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Exclusive Listing · 6945 Abbott Ave, Miami Beach, FL 33141

Boutique Hotel Development Opportunity · \$10,000,000