



# THE AMETHYST

FRAGMENTED OWNERSHIP | STRATEGIC ASSEMBLY OPPORTUNITY

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# EXECUTIVE SUMMARY

**THE AMETHYST | 5313 COLLINS AVE | MIAMI BEACH, FL 33140**

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This offering presents the opportunity to acquire approximately 40 condominium units in bulk within The Amethyst, a beachfront tower located on Miami Beach's prestigious Millionaire's Row. The building consists of 120 total residences. Acquisition of the offered portfolio represents approximately 33% of the condominium, establishing a significant ownership position within a prime oceanfront asset. While this does not constitute control, it provides a meaningful concentration of ownership in a fragmented condominium structure—an increasingly rare position in oceanfront assets. This stake creates a clear foundation for continued unit aggregation, enhanced influence within the association, and the potential to pursue long-term repositioning or redevelopment strategies.

## INVESTMENT HIGHLIGHTS

This offering represents a rare opportunity to acquire a bulk portfolio of approximately 40 condominium units within The Amethyst, a beachfront residential tower on Miami Beach's prestigious Millionaire's Row. With 120 total units, the acquisition equates to approximately 33% ownership, positioning the buyer as a major stakeholder within the condominium. The offering should be viewed as a strategic entry point into a larger assemblage opportunity. While condominium termination in Florida typically requires approximately 80% ownership, this portfolio provides a substantial base from which to pursue further acquisitions and move toward a potential control position. The property's oceanfront location, non-historic status, and redevelopment flexibility under RM-3 zoning further support multiple long-term strategies, including continued consolidation, asset repositioning, or future redevelopment.

LA GORCE ISLAND

ALLISON ISLAND

SUBJECT PROPERTY



MIAMI BEACH

INDIAN CREEK

COLLINS AVE





## KEY HIGHLIGHTS

- Bulk acquisition of approximately 40 condominium units within the building
- 120 total units in the condominium tower
- Potential ~33% ownership concentration through acquisition of the offered portfolio
- Prime oceanfront location on Miami Beach's Millionaire's Row
- Non-historic structure, providing greater redevelopment flexibility
- RM-3 zoning, supporting residential redevelopment potential
- Unique ocean-to-Intracoastal configuration, with additional waterfront component west of Collins Avenue
- Rare opportunity to assemble control of an oceanfront condominium in a supply-constrained Mid-Beach market
- Multiple exit strategies, including rental repositioning, condo termination, or redevelopment

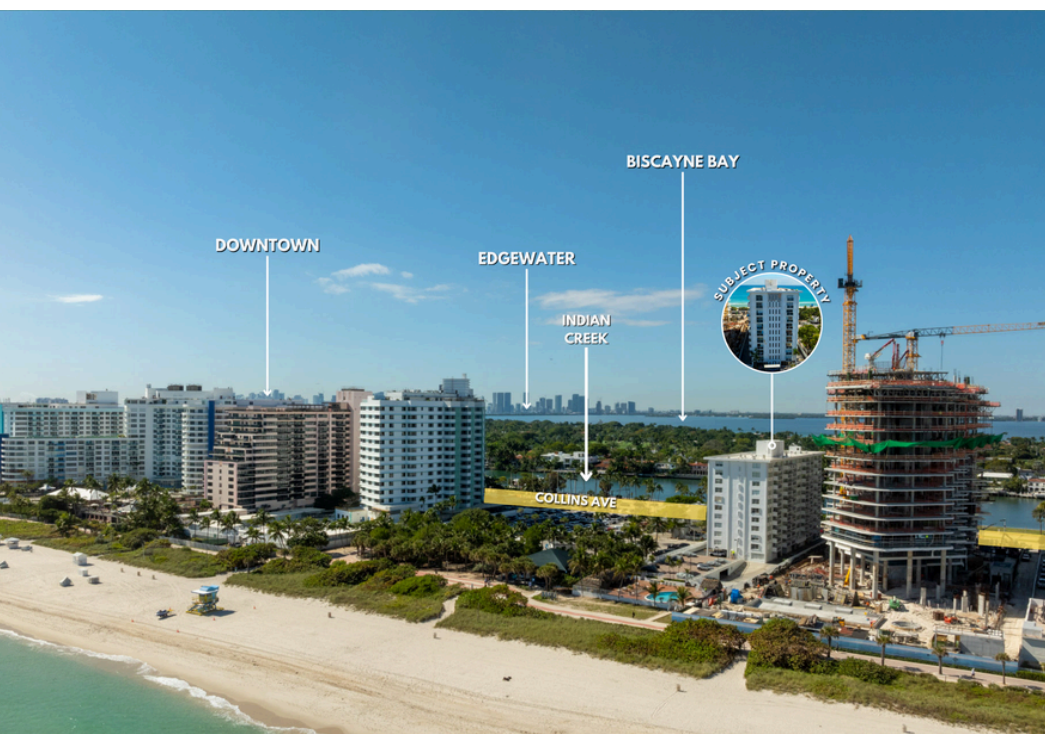
# CONTROL & CONDO TERMINATION POTENTIAL

The current ownership dynamics within The Amethyst present a compelling opportunity for investors seeking to establish a controlling position within an oceanfront condominium property. The acquisition of the approximately 40 units included in this offering would increase ownership concentration to approximately 33% of the building, significantly strengthening the buyer's position within the condominium structure.

Under Florida condominium law, a termination of condominium ownership can generally occur with the approval of 80% of unit ownership, creating a clear pathway for investors pursuing a long-term consolidation or redevelopment strategy. Achieving a majority ownership position materially increases the likelihood of future consolidation and positions the buyer as the primary stakeholder in any strategic decisions affecting the asset.

# STRATEGIC ADVANTAGES

- Bulk offering of approximately 40 units significantly increases ownership concentration
- Potential ownership position of approximately 33% of the condominium
- Majority ownership provides a strong influence within the condominium association
- Condominium termination threshold in Florida generally requires 80% approval
- Clear pathway for continued unit acquisition and consolidation
- Positioned for potential future redevelopment or large-scale repositioning
- Rare opportunity to assemble control of an oceanfront condominium property





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THE AMETHYST

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