

EF

EDWARD FERNANDEZ

LUXURY REAL ESTATE
DOUGLAS ELLIMAN



**A 293-KEY MIAMI BEACH
HOTEL & MULTIFAMILY PORTFOLIO**



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Discover a rare and lucrative opportunity with this exclusive turnkey hotel and multifamily portfolio in the heart of Miami Beach. Comprising strategically located collections, this investment offers an unparalleled blend of luxury, convenience and immediate cash flow.

Each property features fully furnished units, professionally designed to appeal to today's traveler, along with resort-style amenities including pools, modern lobbies and 24/7 front desk operations, ensuring a seamless guest experience.

Ideally positioned in high-demand neighborhoods just steps away from world-famous beaches, vibrant nightlife, premier shopping and top-rated dining, these assets are not just properties—they're destination experiences.

Whether you're an institutional investor or looking to expand your hospitality portfolio, this offering provides stable returns, strong upside potential and the rare chance to acquire a turnkey business in one of the most sought-after markets in the world.



INVESTMENT OVERVIEW MIAMI BEACH

This vibrant stretch of Miami Beach is undergoing a transformative wave of development, making it one of the most exciting and opportunity-rich areas in South Florida.

Fueled by a surge of strategic public and private investments, the neighborhood is rapidly evolving into a hub for luxury tourism, hospitality, and high-end lifestyle experiences.

With new infrastructure, upgraded public spaces, and a growing influx of international visitors and investors, the market here is not just active—it's accelerating.

This unique momentum presents a rare chance to secure a foothold in a location that is on the rise, where property values and business potential are expected to continue climbing.



By investing in this thriving district, you're not just buying into real estate—you're positioning yourself at the forefront of Miami Beach's next chapter.

Take advantage of the moment, and align with a market that offers long-term growth, high visibility, and global appeal. Now is the time to secure your presence in this prime coastal destination, where opportunity and lifestyle converge.

KEY METRICS OVERVIEW

Portfolio Snapshot



6084 Collins Avenue



7500 Collins Avenue



6755 Harding Avenue



7310 Harding Avenue



240 76th Street

Total Price	\$39,000,000
Price /Key	\$390,000
Building Size	19,824 SF
Lot Size	16,470 SF
Approve Uses	Hotel
# of Units	100 Units

Total Price	\$13,400,000
Price /Key	\$335,000
Building Size	17,500 SF
Lot Size	20,014 SF
Approve Uses	Hotel
# of Units	40 Units

Total Price	\$10,385,000
Price /Key	\$335,000
Building Size	19,824 SF
Lot Size	16,470 SF
Approve Uses	Hotel
# of Units	31 Units

Total Price	\$14,960,000
Price /Key	\$340,000
Building Size	17,711 SF
Lot Size	15,000 SF
Approve Uses	Hotel
# of Units	44 Units

Total Price	\$6,700,000
Price /Key	\$335,000
Building Size	9,385 SF
Lot Size	8,250 SF
Approve Uses	Multifamily
# of Units	20 Units



7600 Harding Avenue

Total Price	\$3,350,000
Price /Key	\$335,000
Building Size	6,616 SF
Lot Size	5,500 SF
Approve Uses	Multifamily
# of Units	10 Units



7710 Harding Avenue

Total Price	\$4,400,00
Price /Key	\$275,000
Building Size	10,676 SF
Lot Size	11,000 SF
Approve Uses	Multifamily
# of Units	16 Units



8100 Harding Avenue

Total Price	\$4,850,00
Price /Key	\$275,000
Building Size	10,959 SF
Lot Size	8,250 SF
Approve Uses	Multifamily
# of Units	14 Units

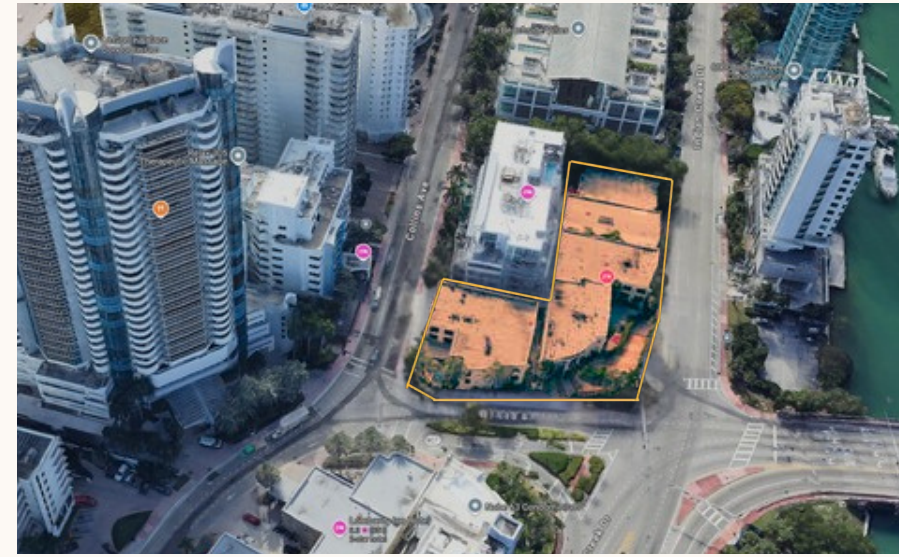


8320 Harding Avenue

Total Price	\$6,030,000
Price /Key	\$335,000
Building Size	9,123 SF
Lot Size	7,500 SF
Approve Uses	Hotel
# of Units	18 Units

6084 COLLINS AVENUE

Miami Beach 33141



INVESTMENT OVERVIEW

OFFERING SUMMARY

Total Price	\$39,000,000
Price /Key	\$390,000
Building Size	19,824 SF
Lot Size	16,470 SF
Approve Uses	Hotel
# of Units	100 Untis

Offered at \$390,000 per key, this 100-room hotel located on Collins Avenue presents a prime value-add opportunity in Miami Beach's thriving hospitality market. Spanning 45,736 SF across four buildings on a 35,300 SF lot, the property features 20 suites with kitchens, ideal for both short-term and extended-stay guests, as well as an on-site restaurant and bar, providing multiple revenue streams.

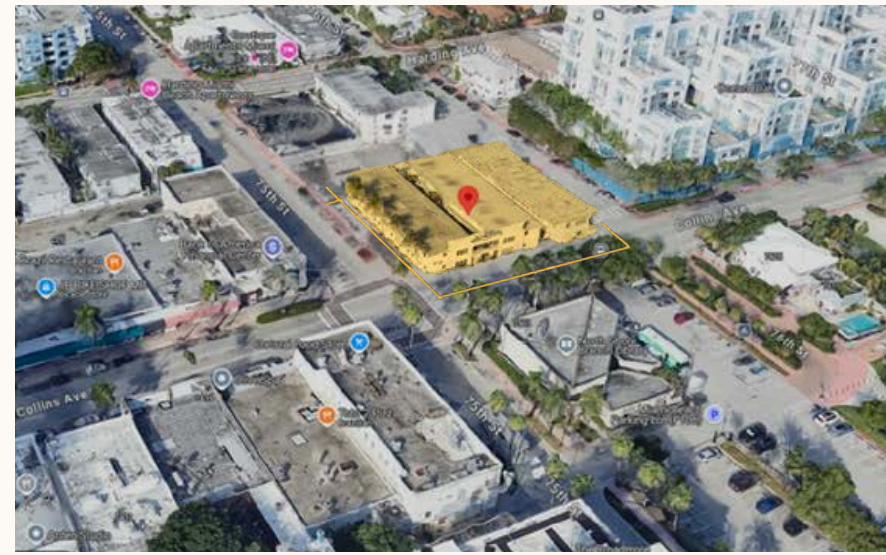
Just steps from the beach and surrounded by top dining and entertainment, the hotel benefits from high visibility and foot traffic, attracting both tourists and business travelers year-round. With clear potential for operational improvements, rebranding, and long-term value appreciation, this asset offers significant upside in one of the most resilient hospitality markets in the U.S.

KEY INVESTMENT HIGHLIGHTS

- 45,736 SF building situated on a 35,300 SF lot
- 100 rooms in total, including 20 suites with kitchens for extended stays
- On-site restaurant and bar, generating multiple revenue streams
- High visibility and foot traffic in one of the most sought-after hospitality markets
- Four buildings on the property, offering diverse layouts and amenities
- Strong demand from both tourists and business travelers year-round

7500 COLLINS AVENUE

Miami Beach, 33141



INVESTMENT OVERVIEW

OFFERING SUMMARY

Total Price	\$13,400,000
Price /Key	\$335,000
Building Size	17,500 SF
Lot Size	20,014 SF
Approve Uses	Hotel
# of Units	40 Units

Priced at \$335,000 per key, 7500 Collins Avenue is a fully operational 40-key boutique hotel situated on a 17,500 Sq. Ft. lot in the heart of North Beach—just steps from the ocean. The 20,014 Sq. Ft. building, originally constructed in 1957 and thoughtfully updated, features a flexible unit mix of studios and one-bedrooms, well-suited for both short-term and extended-stay guests.

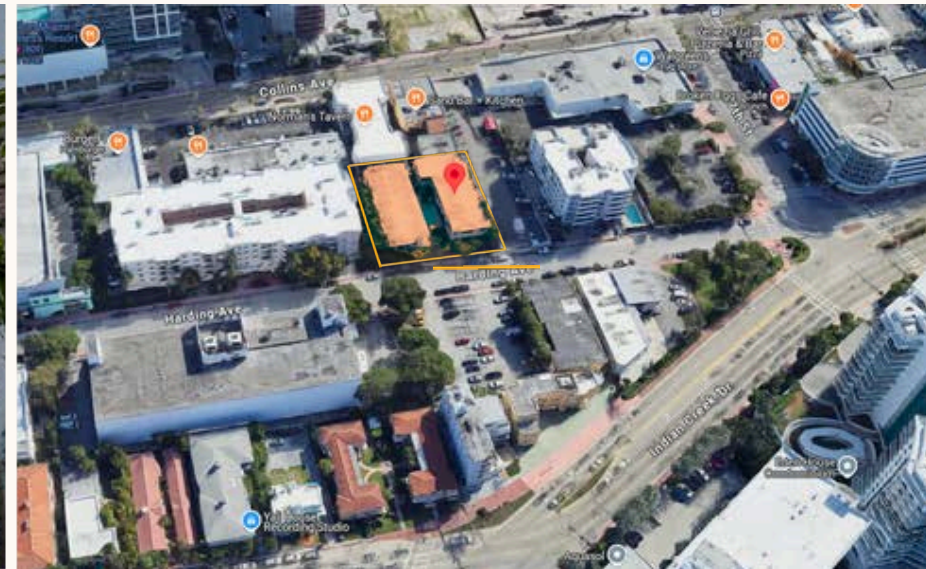
This asset offers a clear value-add opportunity through rebranding, operational enhancements, or design upgrades. With its prime location in a rapidly evolving corridor and surrounded by major public and private investment, the property is ideally positioned to capitalize on the continued revitalization of North Beach and rising tourism demand.

KEY INVESTMENT HIGHLIGHTS

- 40 turnkey units (studio & 1-bed layouts)
- 20,014 SF building on a 17,500 SF lot
- Strategic Collins Avenue frontage with high visibility and walkability
- Steps from the beach, oceanfront parks and the North Beach Oceanside Park
- Zoned for hospitality use, with income-producing operations already in place
- Located in an Opportunity Zone, ideal for long-term capital gains strategies
- Surrounded by ongoing mixed-use developments and public-private revitalization projects

6755 HARDING AVENUE

Miami Beach, 33141



INVESTMENT OVERVIEW

OFFERING SUMMARY

Total Price	\$10,385,000
Price /Key	\$335,000
Building Size	19,824 SF
Lot Size	16,470 SF
Approve Uses	Hotel
# of Units	31 Units

Seize the opportunity to invest in a 31-room hotel at 6755 Harding Avenue, Miami Beach, priced at \$335,000 per key. This spacious property offers 19,824 square feet of space on a 16,470 square foot lot in one of South Florida's most high-demand markets. Zoned AE and meeting FEMA flood zone requirements, the hotel presents long-term value for investors seeking flexibility in hotel operations.

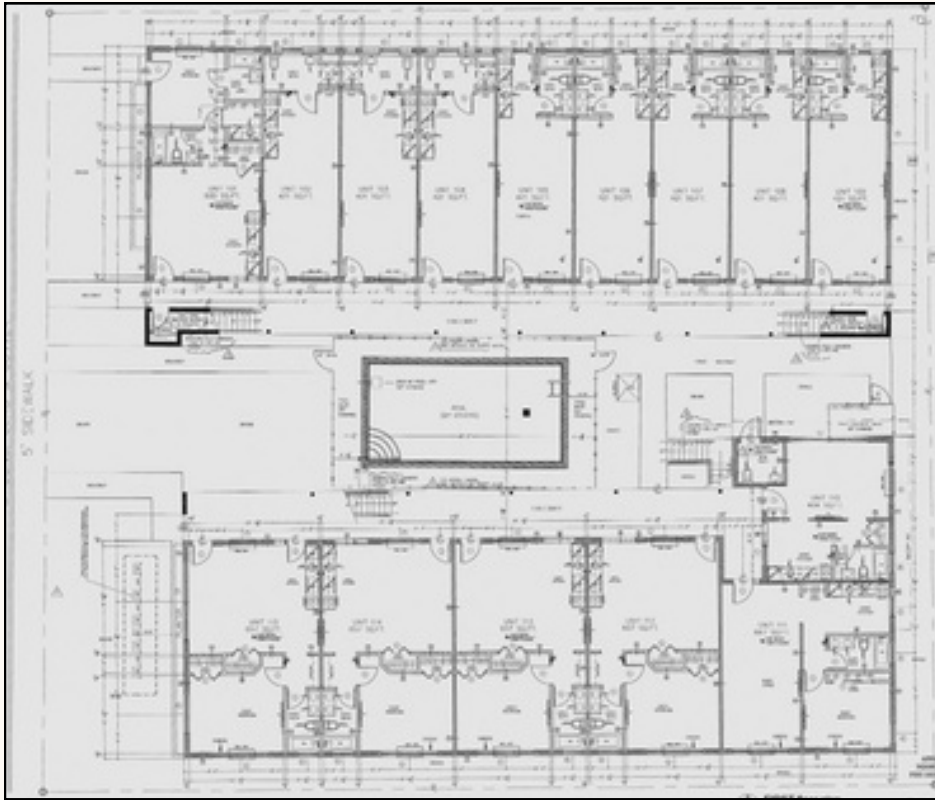
Located just minutes from world-famous beaches, premier dining, and major Miami Beach attractions, this property benefits from strong year-round tourist demand and exceptional walkability. With its prime location, substantial size, and strategic zoning, this asset offers significant upside potential for investors looking to reposition, renovate, or expand within Miami's booming hospitality sector.

KEY INVESTMENT HIGHLIGHTS

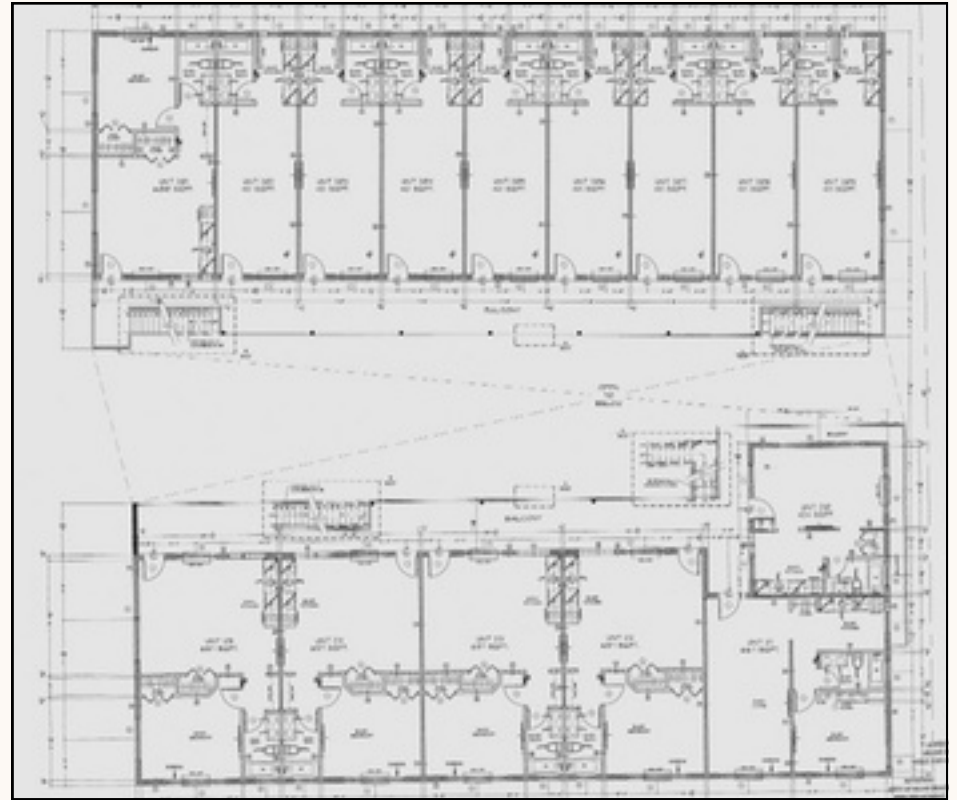
- 19,824 SF building situated on a 16,470 SF lot
- 31-room hotel offering scale and income potential in a prime Miami Beach location
- Rare opportunity to acquire a sizable hospitality asset in South Florida
- High-traffic area near beaches, dining, and top tourist attractions
- Strong year-round demand from leisure and business travelers
- Zoned AE, providing favorable FEMA compliance and development flexibility
- Located in a walkable, high-demand corridor with excellent visibility

6755 HARDING AVENUE

Miami Beach, 33141



1F Floor Plan



2F Floor Plan

7310 HARDING AVENUE

Miami Beach, 33141



OFFERING SUMMARY

Total Price	\$14,960,000
Price /Key	\$340,000
Building Size	17,711 SF
Lot Size	15,000 SF
Approve Uses	Hotel
# of Units	44 Units

INVESTMENT OVERVIEW

Presenting a prime hospitality investment at \$340,000 per key, this 44-unit hotel offers a rare opportunity in one of South Florida's most sought-after beachside destinations. Built in 1957 and situated on a 15,000 SF lot, the property spans 17,711 SF of two-story space, making it a solid income-generating asset.

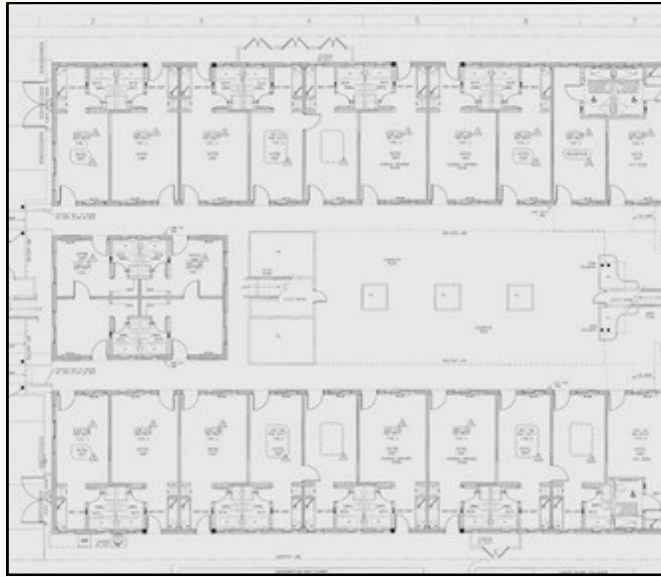
The hotel is ideally located just minutes from the ocean, renowned dining, shopping, and Miami Beach's top attractions, ensuring year-round demand from both leisure and business travelers. Zoned specifically for hotel use, this property offers a significant value-add opportunity through renovation or repositioning, allowing investors to enhance amenities, optimize operations, and increase revenue. With Miami Beach's continued growth and high demand for boutique accommodations, this investment promises strong rental income and the potential for future appreciation in a thriving hospitality market.

KEY INVESTMENT HIGHLIGHTS

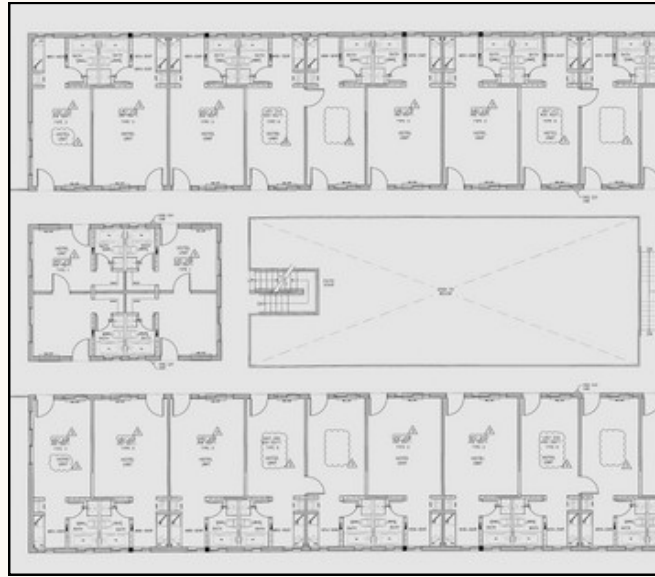
- 17,711 SF two-story building on a 15,000 SF lot
- 44-unit hotel offering strong income potential in a high-traffic area
- Excellent long-term appreciation potential in Miami Beach's robust hospitality market
- Ideal for both short-term and extended-stay guest models
- Built in 1957 and zoned specifically for hotel use
- Strong opportunity for branding, repositioning or operational enhancements
- High year-round occupancy potential in a top travel destination

7310 HARDING AVENUE

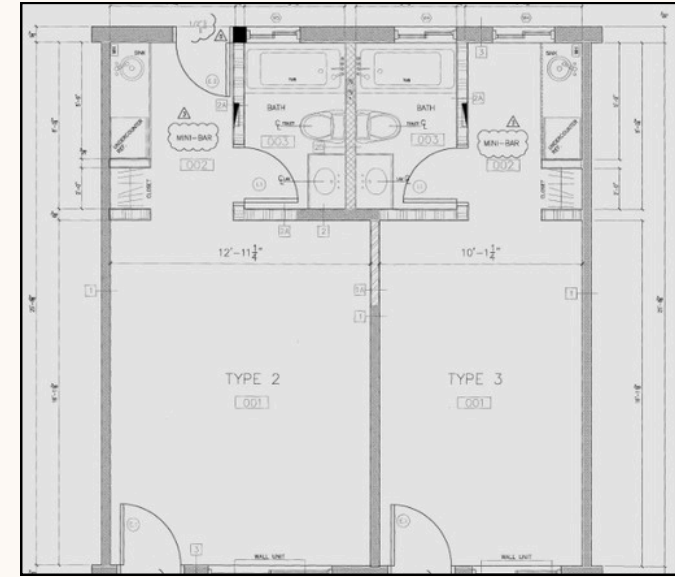
Miami Beach, 33141



1st Floor



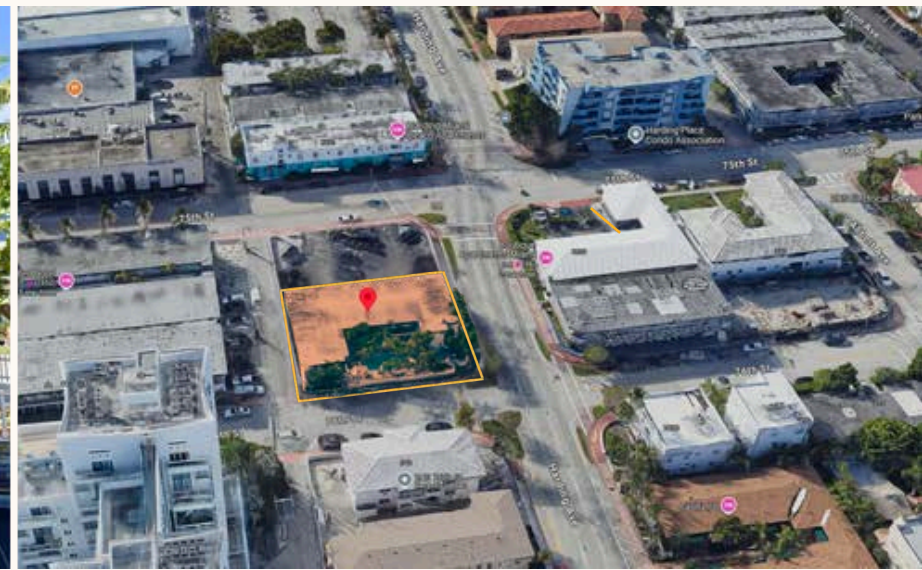
2nd Floor



Guest Room Type 2 & 3

240 76th STREET

Miami Beach, 33141



INVESTMENT OVERVIEW

OFFERING SUMMARY

Total Price	\$6,700,000
Price /Key	\$335,000
Building Size	9,385 SF
Lot Size	8,250 SF
Approve Uses	Multifamily
# of Units	20 Units

Offered at \$335,000 per key, 240 76th Street is a 20-unit multifamily property in Miami Beach with significant value-add potential. This 9,385 SF property, situated on an 8,250 SF lot, offers spacious units and is zoned for high-density residential use, providing ample opportunity for repositioning, renovation, or redevelopment.

Just blocks from world-renowned beaches, retail, and dining, this property boasts a prime location that supports stable occupancy while offering substantial long-term upside. With the Miami Beach market continuing to experience strong demand, this asset presents an excellent opportunity for investors seeking to capitalize on growth and secure future appreciation in one of South Florida's most resilient rental markets.

KEY INVESTMENT HIGHLIGHTS

- 9,385 SF building on an 8,250 SF lot
- 20-unit multifamily building with spacious layouts
- Strategic Collins Avenue frontage with high visibility and walkability
- High-demand rental area with strong occupancy potential
- Built in 1953 with solid construction and long-term potential Zoned for high-density residential use (significant redevelopment upside)
- Continued population growth, tourism, and rental demand support long-term income stability.

7600 HARDING AVENUE

Miami Beach, 33141



INVESTMENT OVERVIEW

Located in a high-demand corridor of Miami Beach, 7600 Harding Avenue offers a prime value-add opportunity at \$335,000 per key. This 10-unit multifamily property spans 6,616 SF on a 5,500 SF lot, featuring spacious units with potential for cosmetic upgrades and operational improvements.

Positioned just minutes from the beach, public transit, and vibrant retail and dining destinations, the property benefits from strong rental demand and is poised for long-term appreciation. This investment offers significant upside in one of South Florida's most resilient multifamily markets.

KEY INVESTMENT HIGHLIGHTS

- 6,616 SF building across three floors with potential for upgrades
- 10-unit building offering spacious units for long-term and short-term rental opportunities
- Zoned for multi-family residential use, allowing flexibility for redevelopment
- Significant value-add potential through renovations and unit improvements
- High rental demand due to Miami Beach's desirable location and lifestyle amenities
- Walking distance to the beach, dining, retail, and transportation

OFFERING SUMMARY

Total Price	\$3,350,000
Price /Key	\$335,000
Building Size	6,616 SF
Lot Size	5,500 SF
Approve Uses	Multifamily
# of Units	10 Units

7710 HARDING AVENUE

Miami Beach, 33141



INVESTMENT OVERVIEW

OFFERING SUMMARY

Total Price	\$4,400,00
Price /Key	\$275,000
Building Size	10,676 SF
Lot Size	11,000 SF
Approve Uses	Multifamily
# of Units	16 Units

Offered at \$275,000 per key, 7710 Harding Avenue is a 16-unit multifamily asset in a high-demand North Beach location. The property spans 10,676 SF on an 11,000 SF lot and features spacious unit layouts, providing ample value-add opportunities through renovation or redevelopment.

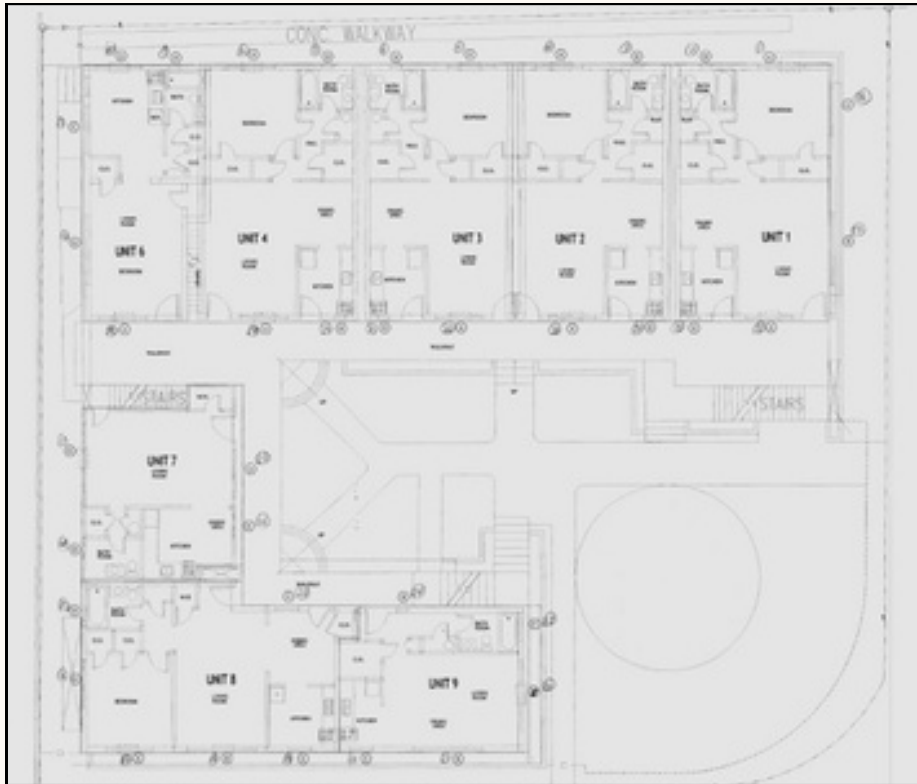
Zoned for high-density residential use, the property is ideally positioned to benefit from ongoing growth in tourism and population. Just steps from the beach and walkable to retail, dining, and entertainment, this asset offers strong rental demand, making it an excellent opportunity for long-term income and appreciation in Miami Beach's thriving market.

KEY INVESTMENT HIGHLIGHTS

- 10,676 SF building on an 11,000 SF lot
- 16-unit building offering spacious layouts ideal for long-term and seasonal tenants
- Close proximity to beaches, dining, shopping, and entertainment
- Built in 1950 with significant upside potential through renovations or repositioning
- Zoned for high-density residential use, allowing for future redevelopment or expansion
- High appreciation potential in a growing and resilient market

7710 HARDING AVENUE

Miami Beach, 33141



1F Floor Plan



2F Floor Plan

8100 HARDING AVENUE

Miami Beach, 33141



INVESTMENT OVERVIEW

OFFERING SUMMARY

Total Price	\$4,850,00
Price /Key	\$275,000
Building Size	10,959 SF
Lot Size	8,250 SF
Approve Uses	Multifamily
# of Units	14 Units

At \$275,000 per key, 8100 Harding Avenue offers a rare opportunity to acquire a 14-unit multifamily property in the heart of Miami Beach. This two-story building, built in 1954, spans 10,859 SF on an 8,250 SF lot and features spacious units suitable for both long-term and seasonal tenants.

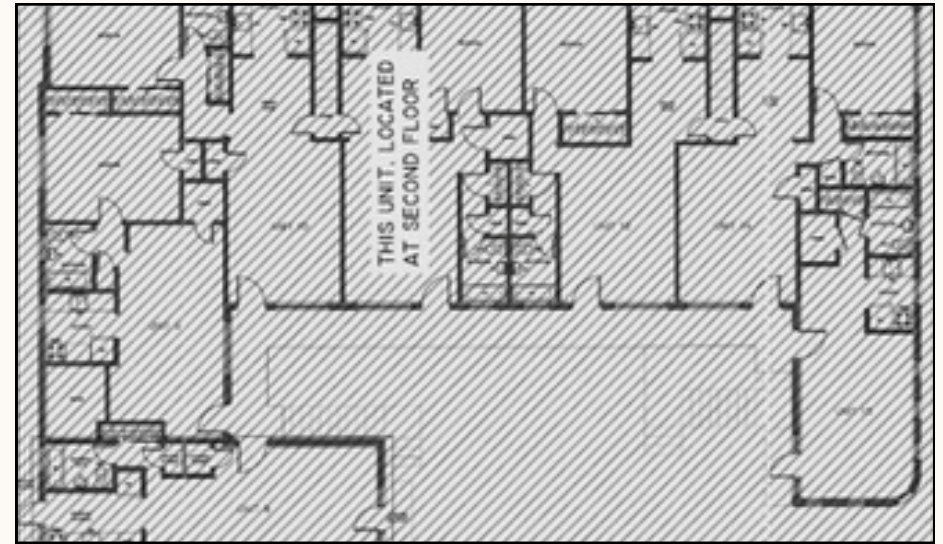
Zoned for high-density residential use, the property presents a value-add opportunity for investors, with the potential for renovations or redevelopment. Just minutes from world-famous beaches and surrounded by vibrant dining, shopping, and entertainment, this location is primed to capitalize on Miami Beach's ongoing population and tourism growth, offering strong rental income potential and long-term appreciation.

KEY INVESTMENT HIGHLIGHTS

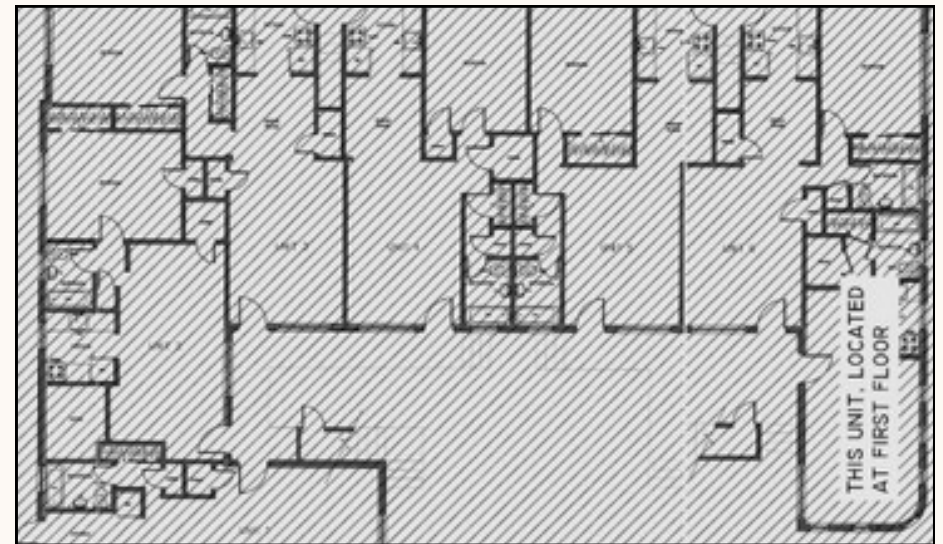
- 10,859 Sq. Ft. building on an 8,250 SF lot
- 14-unit building offering spacious layouts for long-term and seasonal tenants
- Strong potential for long-term appreciation and stable rental income
- High rental demand driven by Miami Beach's vibrant lifestyle in a thriving market
- Built in 1954 with significant upside potential for renovations or repositioning
- Zoned for high-density residential use, allowing for redevelopment or expansion and tourism growth

8100 HARDING AVENUE

Miami Beach, 33141



1F Floor Plan



2F Floor Plan

8320 HARDING AVENUE

Miami Beach, 33141



OFFERING SUMMARY

Total Price	\$6,030,000
Price /Key	\$335,000
Building Size	9,123 SF
Lot Size	7,500 SF
Approve Uses	Hotel
# of Units	18 Units

INVESTMENT OVERVIEW

Offered at \$335,000 per key, this fully renovated 18-room boutique hotel at 8320 Harding Avenue is a rare opportunity in a highly sought-after Miami Beach location. Built in 1955, the two-story property spans 9,123 SF on a 7,500 SF lot, with spacious suites featuring modern finishes and updated amenities.

Situated just one block from the ocean and within walking distance to parks and premier dining, the hotel is primed for strong daily rental income. With Miami Beach's tourism growth and increasing demand for boutique accommodations, this property presents a compelling opportunity for long-term appreciation in a bustling hospitality market.

KEY INVESTMENT HIGHLIGHTS

- 9,123 SF of living space on a 7,500 SF lot
- Renovated 18-room boutique hotel offering turnkey operation
- Spacious suites and serene courtyard ideal for guest experience
- Strong potential for daily rental income and long-term appreciation
- Built in 1955 with modern upgrades and amenities Excellent walkability and accessibility in a vibrant coastal market
- Located just one block from the beach, parks, and top dining

LOCATION OVERVIEW

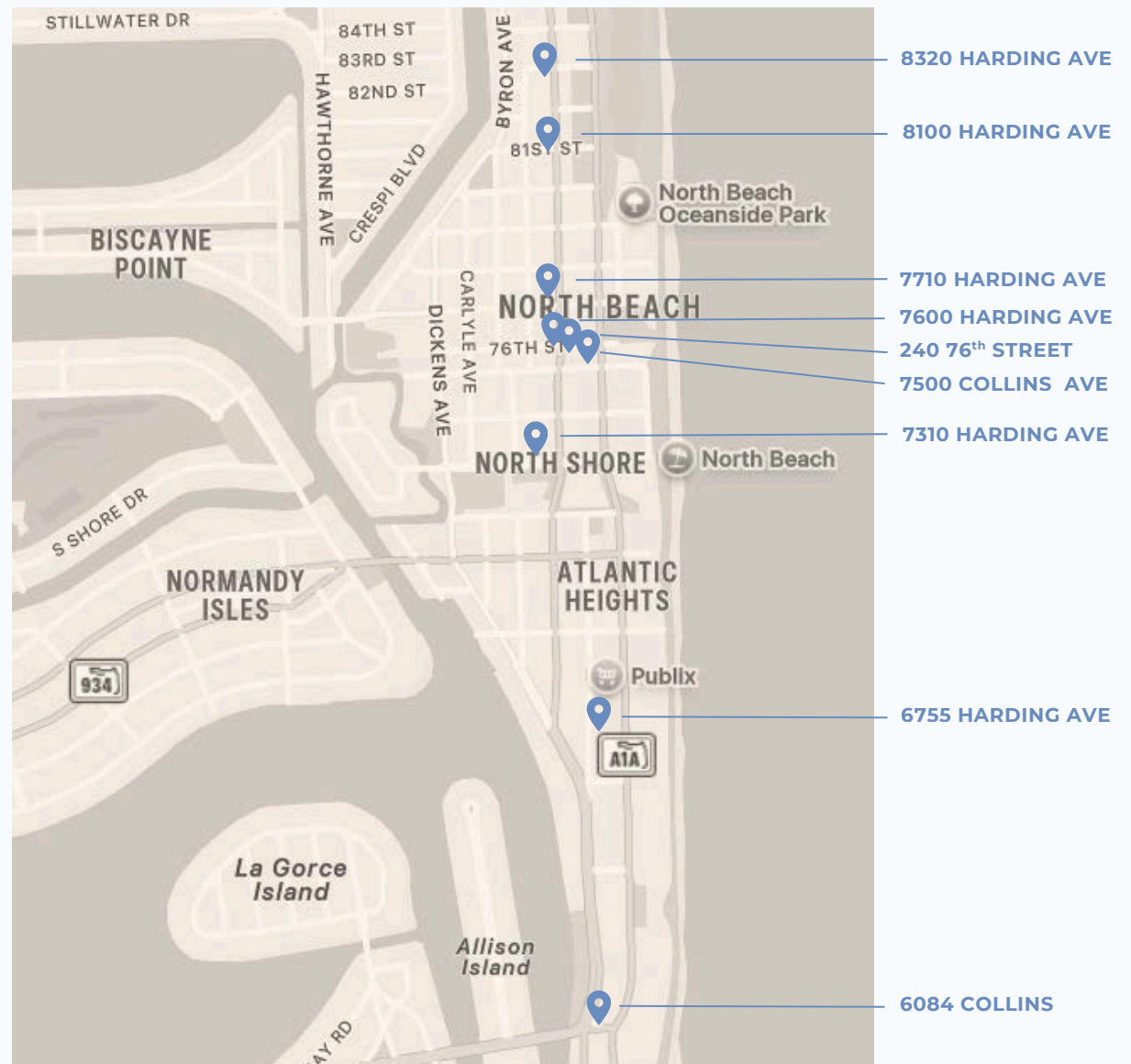
NORTH MIAMI BEACH

These properties are located in a sought-after section of Miami Beach, offering a prime blend of coastal appeal, strong demographics, and consistent commercial activity.

Strategically positioned along well-traveled corridors such as Collins Avenue, Harding Avenue, and 76th Street, these addresses benefit from excellent visibility, high foot traffic, and strong connectivity to the surrounding neighborhoods.

The area is just moments from the beach and is surrounded by a diverse mix of restaurants, cafes, retail shops, and residential buildings, creating a vibrant live-work-play environment.

With easy access to public transportation and major thoroughfares, these locations are ideal for investors, retailers, and developers looking to establish a presence in one of the most dynamic and evolving areas of Miami Beach.



NEIGHBORHOOD & FUTURE CATALYSTS



OCEAN TERRACE

740 Ocean Terrace, Miami Beach

Under construction, expected completion in 2025

The Ocean Terrace mixed-use project will transform the beachfront between 74th and 75th Streets and Collins Avenue. It envisions a restored historic hotel component, a new luxury condo tower, boutique retail, public plaza and pedestrian-oriented green space. This development is set to revitalize the area, bringing modern living, shopping and outdoor spaces together in a vibrant new community.



72 PARK

580 72nd Street, Miami Beach

Completed

72 Park is already making its mark. The 22-story, 206-unit luxury condominium tower features high-end residences with top-tier amenities such as a 150-ft-resort-style pool, fitness center, co-working lounge and ground-floor restaurant by Michelin-starred Chef Carlo Mirarchi, contributing to the ongoing transformation of the area.



72 COLLINS

7140 Collins Avenue, Miami Beach

Under construction, expected completion in 2026

An 11-story, 231-unit condominium project by Northlink Capital offering studios through two-bedroom layouts, resort-style amenities (pool, rooftop deck, fitness & wellness facilities) and expansive ground-floor retail space. Positioned in the heart of North Beach's Town Center, it's set to energize Collins Avenue — drawing in new shops, restaurants and foot traffic.

NEIGHBORHOOD & FUTURE CATALYSTS



71 NOBE

300 71st Street, Miami Beach

Under construction, expected completion in 2026

Featuring a 6-story office building with ground-floor retail and restaurant spaces at the corner of 71st and Abbott, one block from the beach, offering excellent signage exposure and walkability. With its retail activation and proximity to new residential and mixed-use development in Town Center, 71 NOBE is positioned to drive increased foot traffic, business energy and neighborhood vibrancy.



ELLA MIAMI BEACH

6940 Abbot Avenue , Miami Beach

Under construction, expected completion in 2026

A 10-story boutique condominium bringing modern coastal living to North Beach, featuring 95 residences, resort-style amenities and timeless Art Deco-inspired design by Arquitectonica. With its curated retail and dining spaces activating Abbott Avenue, Ella is set to be a key catalyst in North Beach's continued revitalization.



THE DEAUVILLE BEACH RESORT

6701 Collins Ave, Miami Beach

Under construction, expected completion in 2027

Slated for a major redevelopment, the iconic Deauville Beach Resort will feature a striking 380-foot condominium-hotel, ground-floor retail, cultural enhancements and expanded public spaces, bringing new energy and luxury to the heart of North Beach.



EDWARD FERNANDEZ

YOUR TRUSTED PARTNER IN MIAMI REAL ESTATE

Meet Edward Fernandez, a seasoned real estate professional with Douglas Elliman, the #1 brokerage in the Miami area and a leader in the global real estate market.

With deep roots as a Miami native, Edward brings three decades of unmatched local expertise and a reputation built on trust, results, and relationships.

Known for his work with buyers, sellers, and high-net-worth investors, Edward has become a go-to advisor in the fast-paced South Florida market.

His extensive network and commitment to excellence have led to countless successful transactions across Miami Beach and beyond.

Whether you're renting, buying, selling or investing, Edward offers a seamless and strategic approach that puts your goals first.

EDWARD FERNANDEZ

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