

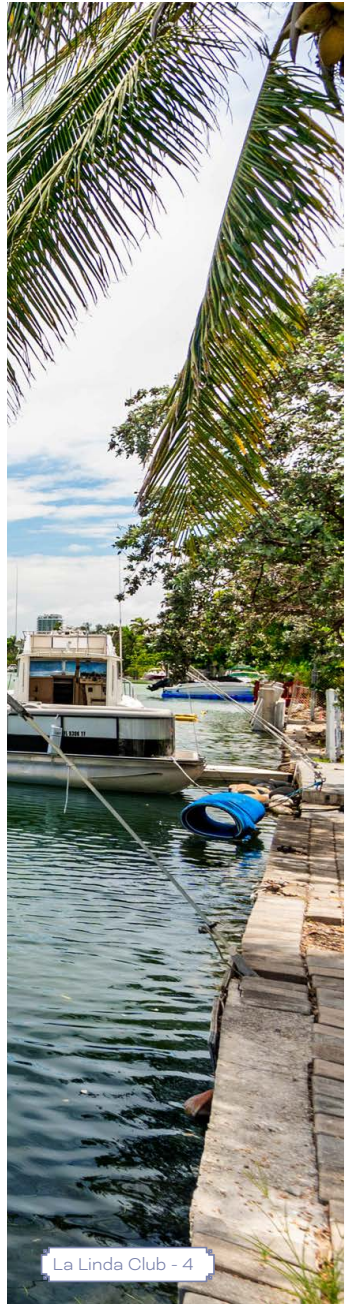


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La Linda Club - 4

La Linda at Miami Beach

Luxury Waterfront Living

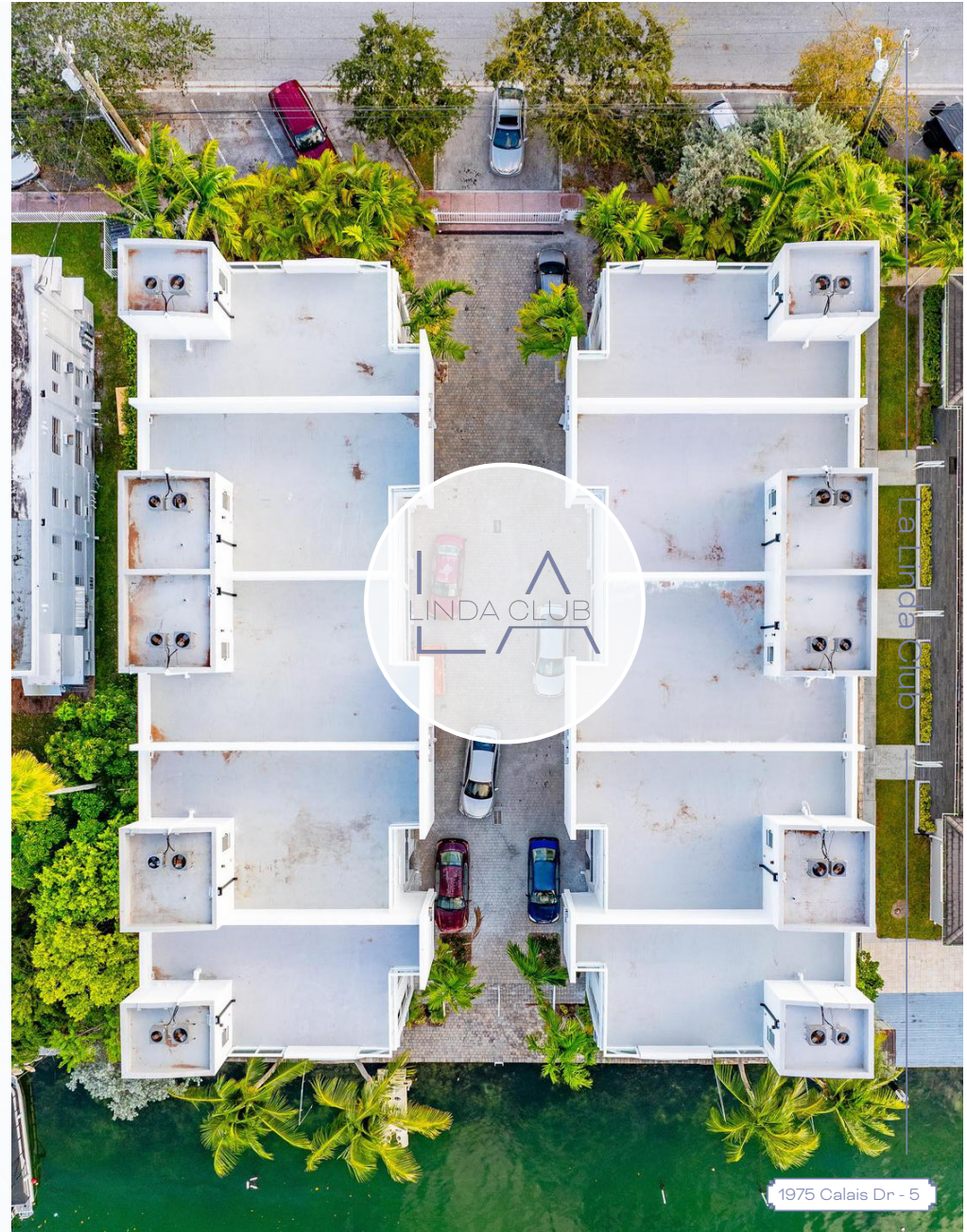
Discover the pinnacle of luxury living in a stunning ten-town home community in the prestigious Normandy Isles of Miami Beach.

Ideally situated just minutes from pristine beaches, world-class dining, and the iconic Bal Harbour Shops, this prime location offers an unparalleled lifestyle. Each newly constructed townhome provides direct access to the serene Intracoastal Waterway and spans four thoughtfully designed levels, including a private garage, expansive air-conditioned interiors, and a rooftop terrace with breathtaking views.

These exquisite residences feature private parking, four units at 1,894 sq. ft., and six units at 2,265 sq. ft. Sleek modern appliances, a dedicated laundry room, and rooftops complete with a plunge pool and barbecue area. Explore pure luxury within this exclusive waterfront community. The docks are under construction, allowing residents to start boats on the property.

PROPERTY DETAILS

Address:	1975/1985 Calais Drive
City:	Miami Beach
Zip:	33141
County:	Miami-Dade County
Parcel ID:	0232100100490
Lot Area - Public Records:	17,640 SF
Lot Area - GIS:	17,378 SF
Existing Building Area:	21,166 SF
Percent to Capacity:	121%
Year Built:	2013
Living Units:	10
Beds:	36



1975 Calais Dr - 5



Interior Photos



Interior Photos



La Linda Club





Interior Photos



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Interior Photos





Interior Photos



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Interior Photos





Exterior Views

Exterior Views





Aerial Photos

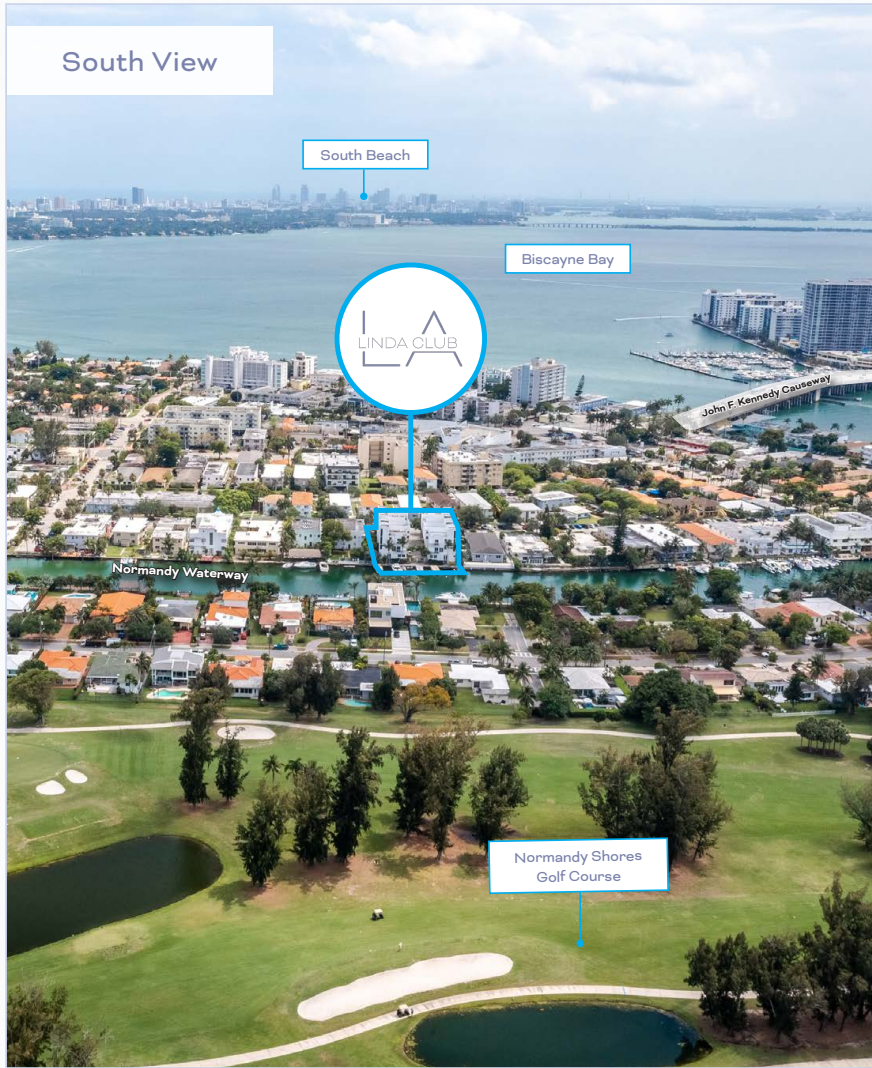


Aerial Photos

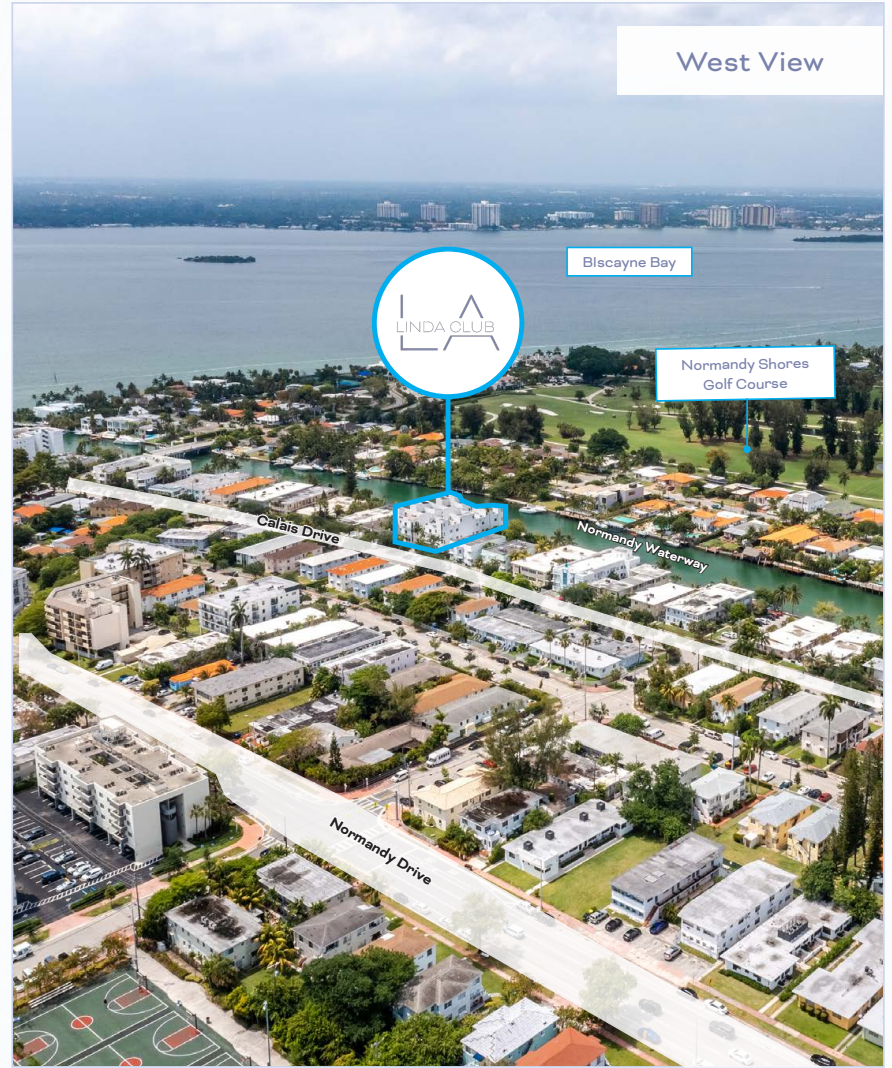


Normandy Isle, breezy upscale island lifestyle in an exclusive Miami enclave.

South View

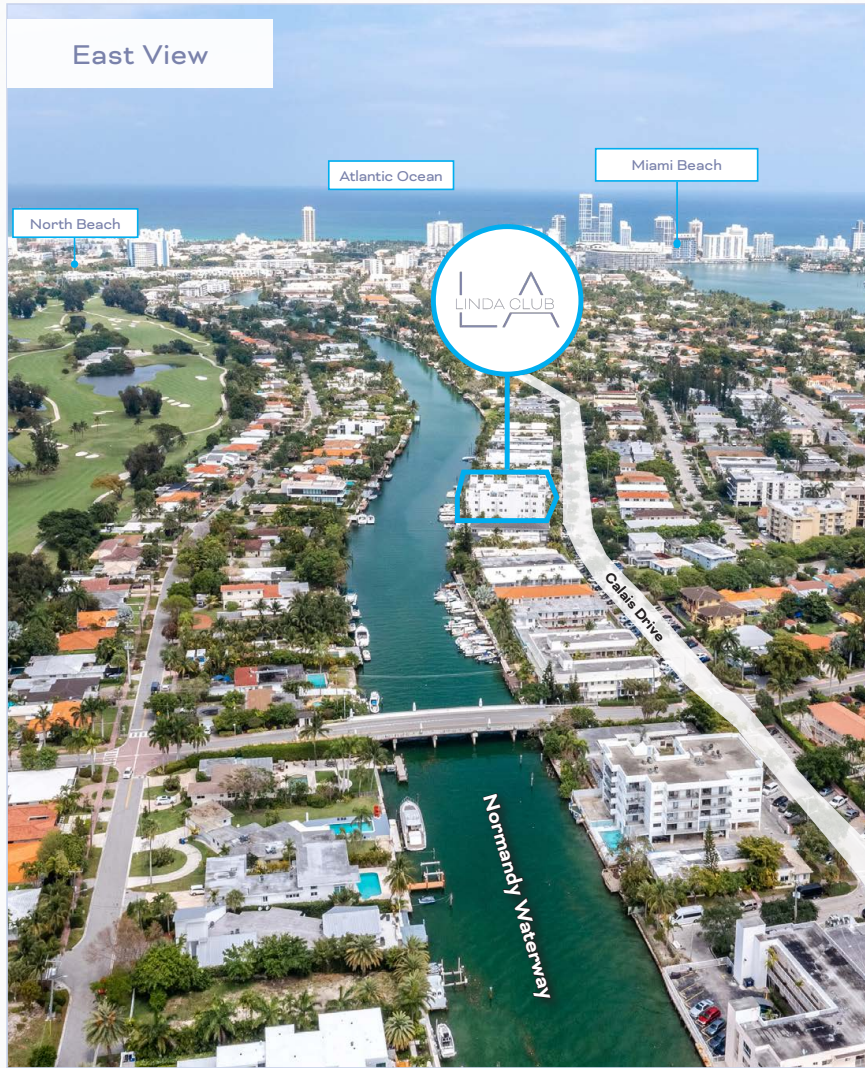


West View

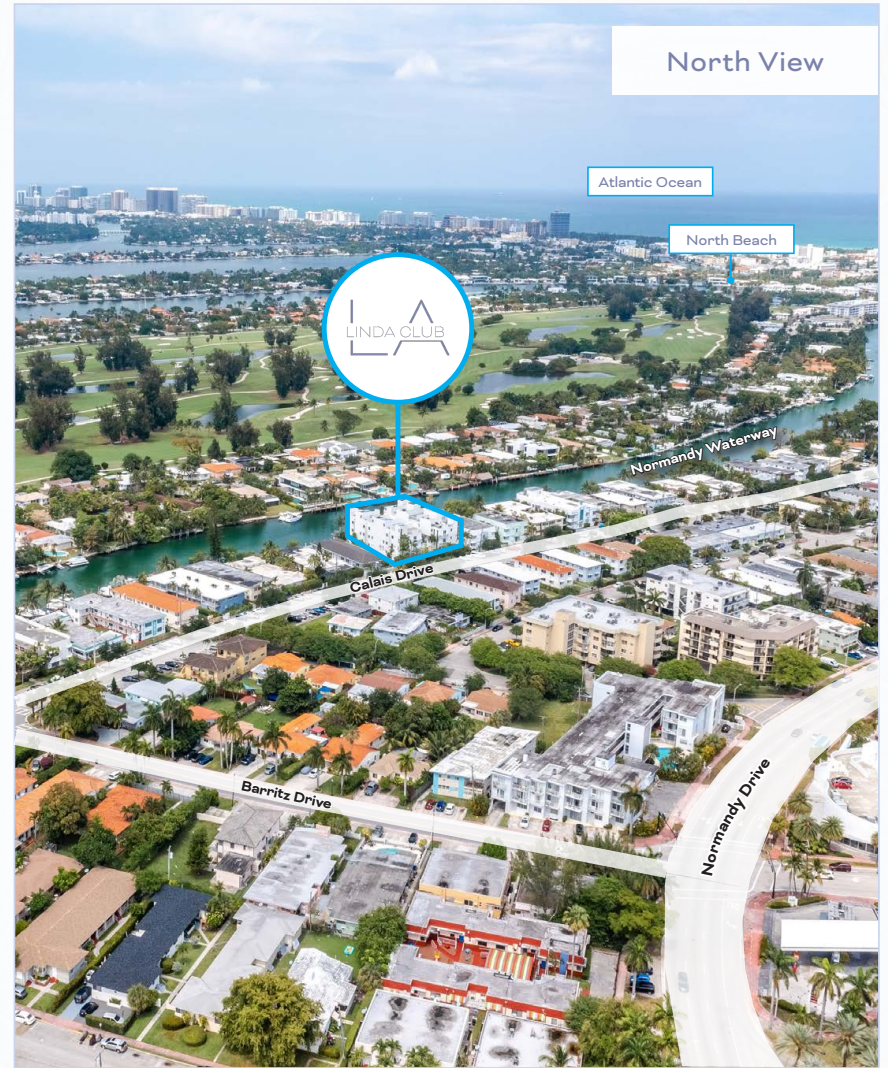




East View



North View



Waterfront Sales Comps

1930 Bay Dr Unit #4



<https://dorapuiq.com/properties/1930-bay-dr-unit-4-miami-beach-fl-33141-a11492075>

Isle Of Normandy Miami VI Cosabella
 0.3 miles from site
 \$3,250,000
 2,500 SF
 Built in 2022

47 N Shore Dr Unit #47



https://www.zillow.com/homedetails/47-N-Shore-Dr-47-Miami-Beach-FL-33141/2065800336_zpid/

7 Iris On The Bay
 0.8 miles from site
 \$1,835,000
 2,508 SF
 Built in 2019

1355 Marseille Dr



https://www.zillow.com/homedetails/1355-Marseille-Dr-Miami-Beach-FL-33141/117452143_zpid/?mmlb=g,2

Isle Of Normandy Miami VI Cosabella
 0.5 miles from site
 \$4,500,000
 3,271 SF
 Built in 2011

7935 East Drive Unit #1101, #802, and #603



https://www.zillow.com/homedetails/7935-East-Dr-APT-1401-North-Bay-Village-FL-33141/92441838_zpid/?mmlb=g,0

Cielo On The Bay Condo
 1 mile from site
 Suite 1101: \$1,200,000
 Suite 802: \$1,228,000
 Suite 603: \$950,000
 Suite 1101: 1,910 SF
 Suite 802: 1,954 SF
 Suite 603: 1,884 SF
 Built in 2009



Waterfront TownHome Rent Comps

171 N Shore Dr Unit #171-5



https://www.realtor.com/realestateandhomes-detail/171-N-Shore-Dr-171-5_Miami-Beach_FL_33141_M66787-66517

Furnished
0.8 miles from site
\$9,500/Month
3 Beds, 3 Full Bath, 1 Half Bath
Built in 2006

43 N Shore Dr Unit #0



https://www.zillow.com/homedetails/43-N-Shore-Dr-Miami-Beach-FL-33141/308907775_zpid/

Unfurnished
0.8 miles from site
\$9,500/Month
3 Beds, 3 Full Bath, 1 Half Bath
Built in 2018

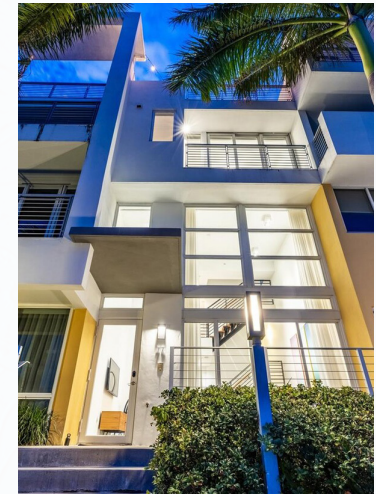
41 N Shore Dr



<https://www.redfin.com/FL/Miami-Beach/41-N-Shore-Dr-33141/home/168029428>

Unfurnished
0.8 miles from site
\$9,000/Month
3 Beds, 3 Full Bath, 1 Half Bath
Built in 2018

77 N Shore Dr Unit #77



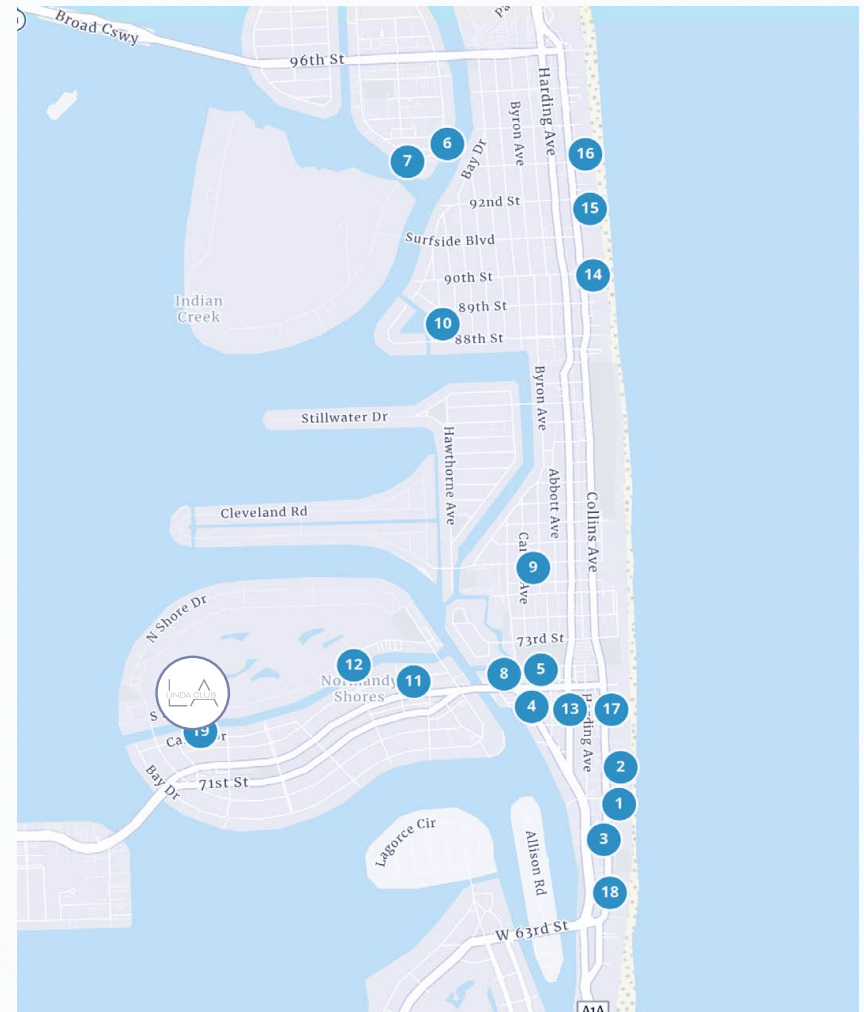
<https://www.apartments.com/77-n-shore-dr-miami-beach-fl/b4xxjkb/>

Furnished
0.8 miles from site
\$9,000/Month
3 Beds, 3 Full Bath, 1 Half Bath
Built in 2015



New Developments

#	Property Name	Property Address	Property Type	Building Status	Year Built
1	Reconstructed Deauville Hotel	6701 Collins Ave	Hospitality	Proposed	2028
2	Urbanica the Beach Hotel	6747 Collins Ave	Hospitality	Proposed	2027
3	Tryp Miami Beach	6526 Collins Ave	Hospitality	Proposed	2028
4	Palma Residences Miami Beach	666 71st St	Multi-Family	Proposed	2026
5	72 Park	580 72nd St	Multi-Family	Under Construction	2024
6	La Baia	9201 E Bay Harbor Dr	Multi-Family	Under Construction	2026
7	Indian Creek Residences and Yacht Club	9110 W Bay Harbor Dr	Multi-Family	Under Construction	2025
8	72B	7134-7130 Carlyle Ave	Multi-Family	Proposed	2027
9		7645 Carlyle Ave	Multi-Family	Existing	2024
10	Hawthorne Ave Development Opportunity		Multi-Family	Proposed	2026
11		1144 Marseille Dr	Multi-Family	Proposed	2026
12	Vista Breeze	280-300 S Shore Dr	Multi-Family	Under Construction	2025
13	Ella Miami Beach	6940 Abbott Ave	Multi-Family	Proposed	2026
14		8995 Collins Ave	Multi-Family	Proposed	2026
15	Hillcrest by the Sea	9165 Collins Ave	Multi-Family	Proposed	2026
16	93 Ocean	9309-9317 Collins Ave	Multi-Family	Proposed	2025
17		6930 Collins Ave	Office	Under Construction	2024
18		6380 Collins Ave	Retail	Proposed	2026



Location Overview

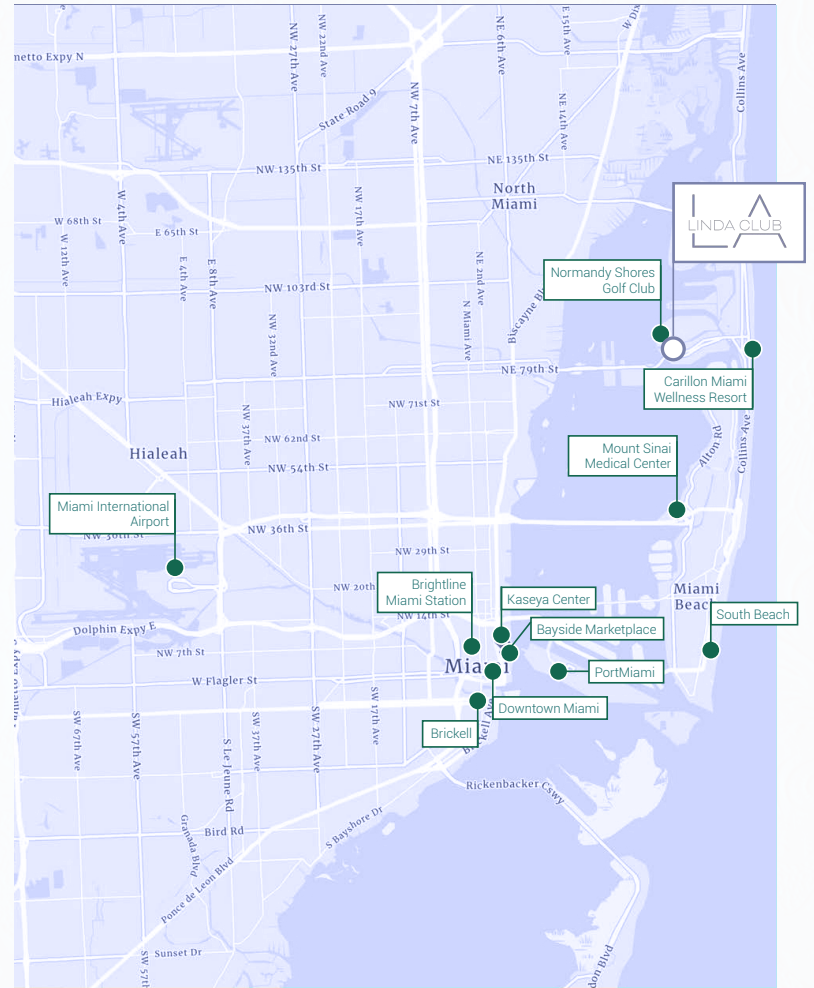
1975 Calais Drive, Miami Beach

The subject property is located off Calais Drive, on the western side of Normandy Isle in North Miami Beach. Located in a dense residential neighborhood, the property benefits from its ideal location in the northern section of Miami Beach, with an abundance of amenities and major retailers.

Amenities in the immediate area include Mount Sinai Medical Center, Carillon Miami Wellness Resort, and the Normandy Shores Golf Club. Major retailers in the vicinity include Walgreens, Publix Supermarket, Katana Japanese Restaurant, Benihana, LA Fitness, and Planet Fitness. Due to its convenient location, the subject property is also surrounded by excellent transportation access including the Miami International Airport, Miami Brightline Station and PortMiami.



Location	Miles	Minutes
Normandy Shores Golf Club	0.4 miles	2 minutes
Carillon Miami Wellness Resort	1.6 miles	7 minutes
Mount Sinai Medical Center	4.9 miles	15 minutes
South Beach	6.8 miles	15 minutes
Brightline Miami Station	9.4 miles	15 minutes
Kaseya Center	10.0 miles	17 minutes
Downtown Miami	10.3 miles	16 minutes
Brickell	10.8 miles	18 minutes
Bayside Marketplace	10.8 miles	28 minutes
PortMiami	11.2 miles	18 minutes
Miami International Airport	13.0 miles	23 minutes



La Linda Club

Miami Beach

Overview

Miami Beach is a major tourist destination with a rich culture, art and history, including seven miles of beaches, three golf courses, and 20 parks. Miami Beach is best known as a tourist-friendly vacation hot spot that welcomes visitors as world travelers, celebrities, and locals alike. Miami Beach is seen as a trend-setting arts and entertainment mecca, and a shopping and cultural wonder by visitors. The economic boom has brought refurbishment to the Art Deco Historic District, modernized transportation infrastructure and a new way of life that features arts, culture, sports, and entertainment. The hospitality sector is a significant economic pillar, with numerous hotels, restaurants, and entertainment venues catering to tourists and residents alike. The city also benefits from a growing technology sector, with an increasing number of startups and tech companies establishing a presence. Overall, Miami Beach's economy is characterized by its diverse industries, which contribute to its resilience and ongoing growth.

Population growth in Miami Beach accelerated during the pandemic as people fled from high density northeastern states. Throughout the pandemic, the state of Florida showed great progress toward reopening with looser COVID restrictions and permitting than other states, drawing people and business from around the U.S. Executives that fled to Miami have discovered an unmatched quality of life and business opportunities, and have made decision to move themselves, their families, and their businesses to Miami permanently, many of them settling in Miami Beach.



Miami Beach's real estate market is dynamic, characterized by luxury condominiums and commercial developments that attract domestic and international investors.



North Miami Beach

Overview

North Miami Beach is known for its exceptional hometown quality of life and excellent municipal services. The area has several parks and recreational facilities, including Greynolds Park, The Greynolds Golf Course and the 1,043-acre Oleta State Park. The accessibility combined with culturally rich communities, numerous recreational opportunities, excellent municipal services, and a short distance to the beach make North Miami Beach a great tourist destination and a great place to call home. The growing population can find everything from cozy starter homes to elegant waterfront properties. Attractions near North Miami Beach include the Museum of Contemporary Art, campuses of Florida International University and Johnson & Wales University, Oleta River State Park - the state's largest urban park, and the Country Club of Miami.

North Miami Beach has a population of more than 42,000 residents and is home to a significant local economy. Strategically located in Miami-Dade County and centrally located in South Florida, North Miami Beach has nearly 4,000 business establishments that employ more than 20,000 workers and an educated workforce with 40.2% of the population holding an associate's degree or higher. Further, the city's economy is characterized by its strong level of interconnection to the global economy, located 12 miles from either port (PortMiami or Port Everglades) and 40 minutes from either airport (Miami International Airport or Fort Lauderdale-Hollywood International Airport). Additionally, the city has excellent highway access to commercial corridors with direct access to Interstate 95, Florida's Turnpike and US-1. The city has more than 15,000 households, a median age of 40.9, and an average household income of \$85,092, which is expected to increase 23.8% over the next five years to \$105,385.



Miami-Dade County

Overview

Located along the southeastern tip of the Florida peninsula, Miami-Dade County is the most populous metropolitan area with 2.7 million residents and part of the second-most populous metropolis in the southeastern U.S. According to the Census Bureau, Miami's metro area is the eighth-most populous in the U.S. with a population of around 6.2 million. Often referred to as the Gateway to Latin America or the Manhattan of the South, Miami-Dade is a major center and leader in tourism, finance, commerce, culture, media, entertainment, the arts, and international trade. Attracted by the premier business climate, friendly tax environment, startup activity, impressive job growth and structural assets, nearly 12,800 companies have begun operations in Miami in the last 10 years. The region is home to 1,400 multinational companies drawn by Miami's international platform for business growth. Miami continues to be attractive to U.S. companies since tax reform changes were announced as executives seek favorable tax terms and a tropical climate. The Miami region has consistently ranked among FDI's Top 10 Major American Cities of the Future for its connectivity and business friendliness.

Miami-Dade County is a global leader in tourism featuring the world's largest cruise terminal, PortMiami, lending to the reference to Miami as the "Cruise Capital of the World." PortMiami welcomes nearly 6 million cruise passengers each year, more than any other port in the world, accommodating some of the world's largest cruise ships and operations. Additionally, Miami-Dade is home to one of the busiest airports in the world, Miami International Airport (MIA). MIA welcomed a record 50.1 million passengers in 2022 surpassing Orlando for the busiest airport in Florida and making it the busiest U.S. gateway for international passengers.





North Beach Bandshell

The North Beach Bandshell is a historic venue located in Miami Beach, Florida, known for its distinctive mid-century modern architecture. Originally built in 1961, the bandshell features a unique curved roof and an open-air design that enhances its vibrant atmosphere. Set against the backdrop of North Beach's picturesque coastline, it serves as a cultural hub for the community, hosting a variety of events, including concerts, film screenings, and festivals. The venue's beautiful surroundings, combined with its acoustic design, make it a popular spot for local and visiting performers. The North Beach Bandshell is not only a celebrated landmark but also a cherished gathering place that fosters artistic expression and community engagement.

The Northside Beach Oceanside Park

The North Beach Oceanside Park will soon be undergoing a \$6 million renovation, to include more walkways and trees, as well as a concession stand, aimed at enhancing its recreational offerings and overall aesthetic. The renovation plans include upgrades to the park's amenities, such as improved walking paths, new playground equipment, and expanded green spaces for picnicking and community gatherings. There are also proposals for enhanced landscaping and the addition of art installations to celebrate the area's culture. These developments aim to create a more inviting and functional space for residents and visitors alike, promoting outdoor activities and community engagement while maintaining the park's natural beauty and connection to the beach. The revitalization of North Beach Oceanside Park is part of a broader effort to improve public spaces in Miami Beach and foster a vibrant community atmosphere.

Bal Harbour Shops

Bal Harbour Shops is a high end, open-air lifestyle and fashion shopping mall in Bal Harbour. It is iconic for its luxury boutiques, idyllic dining experiences, tropical landscape and koi ponds. It is one of the highest grossing shopping centers shopping centers in the world generating sales of \$3,000 per square foot with anchor stores Neiman Marcus and Saks Fifth Avenue. Bal Harbour Shops offers an exquisite collection of designer boutiques and department stores and restaurants in a tropical garden setting. The Bal Harbour Shops, an upscale shopping destination in Florida, is undergoing a renovation aimed at enhancing the luxury retail experience. The renovation focuses on modernizing the shopping environment while preserving the center's iconic charm. Key updates include expanded outdoor spaces, lush landscaping, and updated storefronts that create a more inviting atmosphere. The redesign incorporates state-of-the-art amenities and features to elevate the overall shopping experience, such as enhanced dining options and art installations.



North Beach Town Center

The North Beach Master Plan calls for creating a town center, with 71st Street being the center of community life in North Beach, due to 69th to 73rd Street from Collins Avenue to Normandy Isles being deemed the ideal area for a town center. The town center will promote a diverse mix of residential, business, office, educational, cultural, and entertainment activities for residents, visitors, and workers and encourage pedestrian-oriented development within walking distance of transit opportunities. To achieve a unique, attractive, and memorable destination, 71st Street faces redevelopment into a walkable main street with new mixed-use buildings, one or more public garages, the redevelopment of the Byron Carlyle Theater property, and better utilizing public lands, such as the 72nd Street parking lot. The creation of a town center will enhance the community's character by providing opportunities for live-work-play lifestyles, creating a unique and attractive destination, and promoting high-quality urban design.



La Gorce Island and Country Club

La Gorce Island is an exclusive, gated community situated in Miami Beach, known for its luxurious waterfront homes and lush tropical landscapes. The island is characterized by its serene environment, featuring wide, tree-lined streets and stunning views of the Miami skyline and Biscayne Bay. Residents enjoy privacy and security, along with a sense of community in this upscale neighborhood. Adjacent to La Gorce Island is the La Gorce Country Club, a private club renowned for its top-tier amenities, including an 18-hole golf course, tennis courts, and a clubhouse with dining options. The country club offers a variety of recreational activities and social events, making it a hub for residents and members. Together, La Gorce Island and the country club provide a refined lifestyle that combines luxury living with a strong sense of community and leisure.



Fontainebleau Miami Beach



The Fontainebleau Miami Beach is a luxury hotel renowned for its historical and architectural significance, making it one of the most notable establishments in Miami Beach. Recognized by TRAVEL + LEISURE as the top hotel in the area, it captivates guests with its striking design, contemporary art, and a fusion of music, fashion, and technology. Located oceanfront on Collins Avenue in the vibrant Millionaire's Row, the hotel has stood as a Miami Beach icon for over 50 years, originally designed by the legendary architect Morris Lapidus. Nestled along the beautiful Atlantic Ocean, this 22-acre oceanfront property recently underwent a \$1 billion renovation, boasting signature restaurants helmed by award-winning chefs, two trendy nightlife spots, a sprawling two-story, 40,000-square-foot spa, eleven unique pool experiences, and cutting-edge conference and event facilities.

Faena District

The Faena District is at the forefront of a cultural renaissance in Miami, fostering an environment deeply rooted in the arts and promoting a lifestyle of cultural inclusivity. Nestled between North and South Beach, this vibrant neighborhood is bordered by the stunning Atlantic Ocean and Indian Creek. At its heart is the iconic Faena Forum, a dynamic space that showcases innovative work across art, entertainment, business, and technology. The district also features the Faena Theater, a spectacular 150-seat cabaret known for its captivating live musical performances and original productions. Beyond these cultural landmarks, the Faena District is a hub of luxury dining, boutique shopping, and striking architecture, making it a sought-after destination for locals and visitors. With its commitment to artistic expression and community engagement, the Faena District is redefining the Miami experience, inviting everyone to partake in its vibrant cultural tapestry.



Mount Sinai Medical Center

Mount Sinai Medical Center, located in Miami Beach, is a premier healthcare facility renowned for its comprehensive range of services and commitment to patient care. As the largest private, nonprofit hospital in South Florida, it offers a wide array of specialized medical services, including cardiology, oncology, orthopedics, and neurology. The center features state-of-the-art technology and advanced medical equipment, ensuring that patients receive the highest quality care.

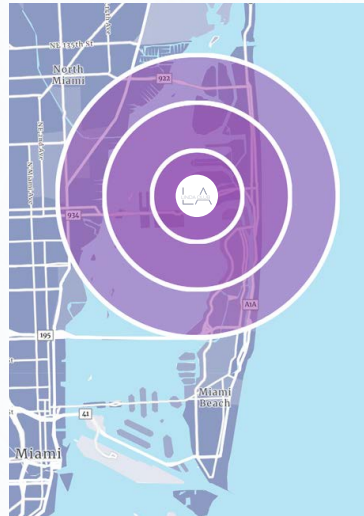
With a team of highly skilled physicians, nurses, and support staff, Mount Sinai prioritizes patient-centered care and innovative treatment options. The hospital also emphasizes community wellness through various outreach programs and educational initiatives, providing resources to improve public health. Its convenient location on the beautiful Miami Beach waterfront adds to its appeal, making it accessible for local residents and visitors seeking medical attention. Overall, Mount Sinai Medical Center stands out as a vital institution in the region, dedicated to enhancing the health and well-being of the community it serves.



Demographics

3 Mile Radius

The local community has experienced a population growth of 2.2% since 2010 and is expected to grow another 2.3% over the next five years. Moreover, the area boasts a highly educated and skilled workforce, with 51.3% of its residents holding a bachelor's degree or higher which is reflected in the average household income of \$127,000. Additionally, the majority of residents opt for renting rather than owning, with 39.6% of housing renter occupied and 35.2% owner occupied. This neighborhood is particularly well-suited for young professionals seeking an optimal location for commuting to Miami's key employment centers, including Wynwood, Downtown Miami/Brickell, Health District, Coral Gables, and Aventura.



96,150

2024 Total Population

44,253

2024 Total Households

\$126,995

2024 Average Household Income

Population	1 Mile	2 Miles	3 Miles
2024 Total Population	15,400	44,507	96,510
2029 Total Population	15,079	43,503	96,306
2023-2028 Annual Rate	-0.42%	-0.46%	-0.04%
2024 Median Age	42.9	44.9	44.1
Households	1 Mile	2 Miles	3 Miles
2024 Households	7,165	21,437	44,253
2029 Households	7,167	21,423	45,039
2023-2028 Annual Rate	0.01%	-0.01%	0.35%
2024 Average Household Size	2.13	2.06	2.17
Median Household Income	1 Mile	2 Miles	3 Miles
2024 Median Household Income	\$78,020	\$76,165	\$80,819
2029 Median Household Income	\$89,818	\$88,897	\$96,174
2024-2029 Annual Rate	3.02%	3.34%	3.80%
Average Household Income	1 Mile	2 Miles	3 Miles
2024 Average Household Income	\$107,306	\$112,546	\$126,995
2029 Average Household Income	\$125,843	\$130,546	\$148,237

