

EXCLUSIVE OCEANFRONT INVESTMENT PORTFOLIO · MIAMI BEACH, FLORIDA

Castle Beach Club

5445 Collins Avenue, Miami Beach, Florida 33140

\$2,400,000

Portfolio Price — Six Fully Renovated Oceanfront Units

UNITS 724 · 928 · 1203 · 1232 · 1424 · 1730

~\$285K

GROSS ANNUAL
REVENUE

~\$107K

ESTIMATED
NOI / YEAR

No Restrict

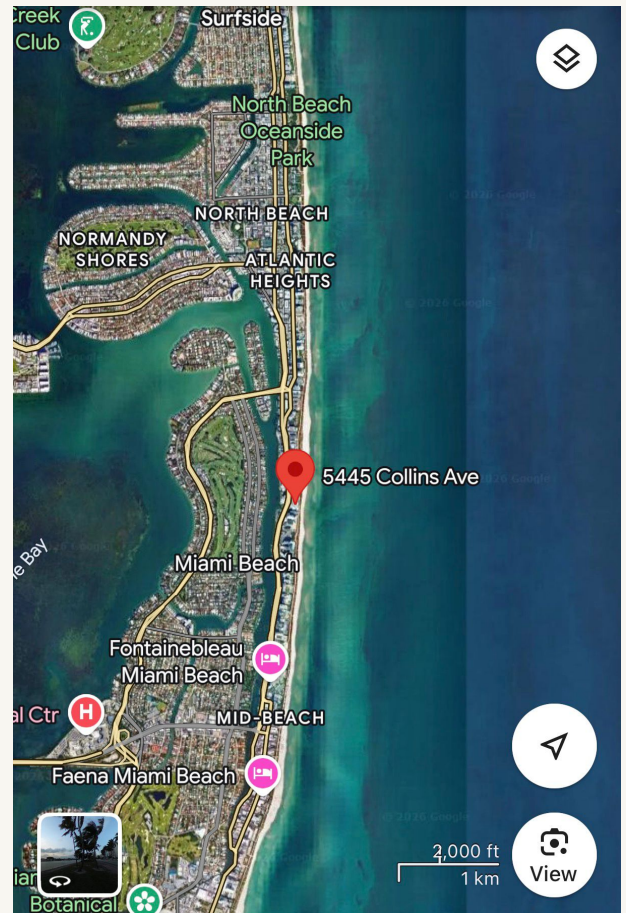
AIRBNB
APPROVED

Turnkey

FULLY MANAGED
& FURNISHED

Investment Highlights

- 01 Six Oceanfront Units**
Directly on the Atlantic at iconic 5445 Collins Ave — one of Miami Beach's most sought-after addresses.
- 02 Active Airbnb Operation**
All six units operating on short-term rental platforms with no rental restrictions of any kind.
- 03 Professional Management**
Existing management company willing to stay on — a completely passive, hands-off investment.
- 04 Turnkey Opportunity**
All units delivered fully furnished, equipped, and guest-ready with zero additional capital needed.
- 05 No Special Assessments**
No pending or anticipated special assessments across any of the six portfolio units.
- 06 Proven Revenue Stream**
Gross annual revenue of approximately \$285,000 with strong upside in Miami's booming rental market.



Financial Summary

GROSS ANNUAL REVENUE

~\$285,000

Total rental income across all 6 units

MANAGEMENT FEE (30%)

~\$85,000

Professional property management cost

REVENUE AFTER MGMT

~\$200,000

Net revenue after management fees

ANNUAL HOA — 6 UNITS

\$62,856

Homeowners association dues, all units

ANNUAL PROPERTY TAXES

~\$30,000

Estimated annual property tax obligation

ESTIMATED NOI / YEAR

\$107,144

Net operating income — strong day-one yield

TOTAL PORTFOLIO ASKING PRICE

\$2,400,000

6 Units · No Restrictions · Immediate Cash Flow

Fully Renovated Oceanfront Residences



Ocean-View Living Space



Modern Gourmet Kitchen



Spa-Inspired Bathroom



Contemporary Living Area



Chef's Kitchen & Dining



Oceanfront Master Bedroom

Turnkey · Furnished · Guest-Ready



Bright Open Studio



Sunlit Living Suite



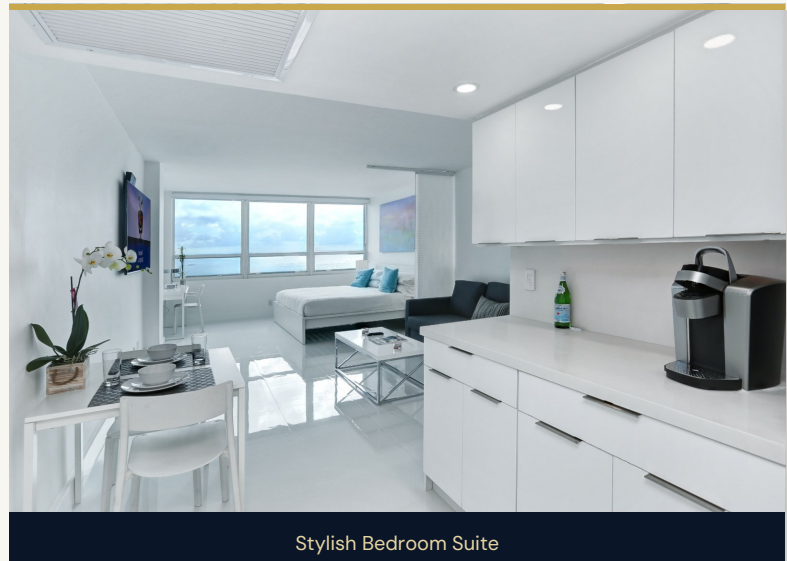
Panoramic Ocean Views



Elegant Suite Interior



Fully Equipped Kitchen



Stylish Bedroom Suite

Castle Beach Club Amenities

- **Private Oceanfront Beach**
Exclusive beach access directly on the Atlantic Ocean — a premier amenity for short-term guests.
- **Resort-Style Pool Complex**
Multiple pools including an oceanfront pool, jacuzzi, and expansive sun deck with ocean views.
- **24-Hour Concierge & Valet**
Full-service concierge and valet parking around the clock for residents and rental guests.
- **Fitness Center & Spa**
State-of-the-art gym and spa facilities on-site, enhancing the property's rental appeal.
- **On-Site Restaurant & Bar**
In-building dining and bar — a major draw that increases nightly rates and guest satisfaction.
- **Prime Address, No Restrictions**
Mid-Beach luxury corridor, steps from world-class dining, nightlife, and Miami Beach attractions.



Castle Beach Club · Collins Avenue, Miami Beach

Prime Collins Avenue Location

Mid-Beach · Direct Oceanfront · Steps to Dining

EXCLUSIVELY OFFERED

Castle Beach Club

5445 Collins Avenue, Miami Beach, Florida 33140

Portfolio Price: \$2,400,000

6 Units · Active Airbnb · ~\$107,144 NOI/Year · No Rental Restrictions

UNITS INCLUDED IN PORTFOLIO

724 · 928 · 1203 · 1232 · 1424 · 1730

All financial projections are estimates based on current operations. Buyer to verify all information independently.
This document is for informational purposes only and does not constitute a legal offering or solicitation.