



Hacienda Los Robles

A Turn-Key Event Space Business in Miami's Charming Pastoral Redlands

A rare opportunity to acquire a proven event venue business anchored by a private estate setting.

4+ Acres

12K SF Total Buildings

\$5.9M

Investment Price



2024 NOI Margin

68.54%

\$721,803 NOI



📍 19050 SW 194th Avenue, Miami FL 33187



Hacienda Los Robles

Property Overview

Nestled in the heart of the Redlands, **Hacienda Los Robles** is a turnkey, income-producing wedding and event venue situated on approximately 4+ acres of lush, manicured grounds. The property combines a fully operational hospitality business with a private estate residence, offering a rare opportunity to **acquire both real estate and a proven revenue-generating operation in one acquisition.**

The estate features a 4,200 SF air-conditioned cypress barn, purpose-built for events, surrounded by a picturesque grove of over 400 mature lychee and longan trees, creating a unique and highly sought-after setting for weddings and private events.

The venue is designed for exclusive, one-event-per-day experiences, enhancing pricing power and operational efficiency. In addition to the venue, the property includes a 6,600+ SF main residence with pool, guest accommodations, and multiple on-site improvements that support both the event business and potential additional revenue streams such as short-term rentals or owner occupancy.

With over a decade of operating history, strong brand recognition, and consistent demand, Hacienda Los Robles represents a rare hybrid asset—part lifestyle estate, part stabilized hospitality investment—with significant upside through increased pricing, expanded event programming, and ancillary income opportunities. Gross revenues exceeding \$1.0M annually (2024: ~\$1.05M) NOI consistently in the \$600K to mid \$700K range historically. Strong margins with scalable operating model. 2024 stabilized NOI of \$721,803 with 68.54% margin, representing strong operational efficiency.



Carlos Fausto

Founder | Principal

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VP Investment Broker

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Redlands, Miami-Dade County, FL

Key Metrics

10+

Years Operating

400+

Mature Trees

\$722K

2024 NOI

Private Events

Premium Pricing

Stable Cash Flow

Upside Potential



4+ Acres

Total Site Area



4,200 SF

Cypress Barn



6,600+ SF

Main Residence



\$1.05M

2024 Revenue

Investment Highlights

\$1.05M Revenue

\$722K NOI

10+ Years Operating

Key value propositions that make Hacienda Los Robles a compelling acquisition opportunity

Turnkey Operations01

Fully operational venue with established operating history

10+ Years

Hybrid Asset02

Commercial hospitality + private estate real estate

4+ Acres

Event Barn03

4,200 SF air-conditioned cypress barn for events

4,200 SF

Main Residence04

6,600+ SF residence with pool and guest accommodations

6,600+ SF

Mature Grounds05

400+ mature lychee and longan trees

400+ Trees

Exclusive Model06

One-event-per-day premium positioning

Premium Pricing

Revenue Performance07

2024 gross revenue \$1,053,059

\$1.05M

NOI Range08

Historical NOI \$617K-\$722K

\$617K-\$722K



The Opportunity

A rare hybrid acquisition blending stabilized hospitality income with estate-quality real estate in a supply-constrained submarket. Hacienda Los Robles represents a unique convergence of venue, estate, operating business, and future upside.



Stabilized Cash Flow

Consistent bookings with brand recognition and repeat vendor channels



Barriers to Entry

Zoning, entitlements, capital required for comparable ambiance



Diversified Use

Weddings, private events, corporate retreats, content production



Flexible Strategies

Passive investor, owner-operator, hospitality platform

\$1.05M

2024 Revenue

\$722K

NOI

10+

Years Operating

400+

Mature Trees

 NOI Range: \$617K - \$722K (2022-2024)



 Redlands, Miami-Dade County, FL

- ✓ Hybrid Profile: Venue + Estate + Business
- ✓ Stabilized Cash Flow with 10+ year track record
- ✓ Scalable operating model with strong margins
- ✓ Exclusive one-event-per-day positioning

Turnkey

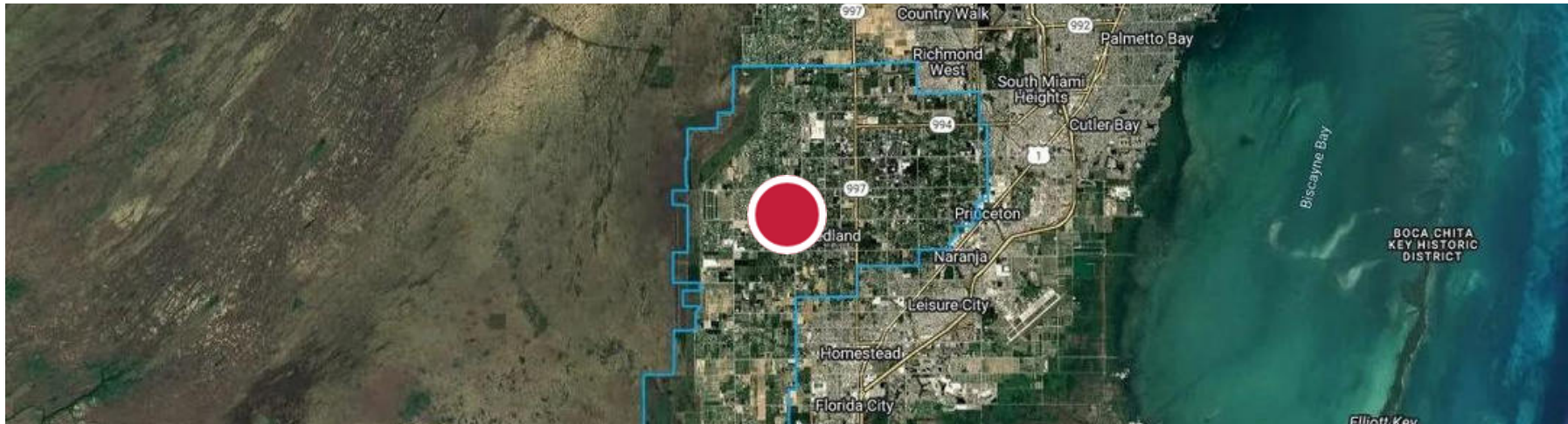
Income Producing

Upside Potential

Location & Market Context

Redlands, Miami-Dade County, FL

Setting & Location



Redlands is a rural-chic enclave with agricultural charm, approximately **30 miles south** of downtown Miami.

30

miles to Miami

4+

acres of grounds

400+

mature trees

Unique positioning in Miami-Dade County with limited competition 1

Access & Proximity



Florida Turnpike

5 min



US-1

10 min



Miami Intl Airport

35 min



Coral Gables

25 min



Competitive Advantage

Irreplaceable Ambiance

Mature grove setting with 400+ trees

Institutional Operations

Professional event management

Supply-Constrained

Premium Pricing



Included Inventory & Equipment

Comprehensive turnkey FF&E package and assets included in the sale



Event Furniture

- ✓ 21 cypress farm tables
- ✓ 250 premium event chairs



Outdoor Equipment

- ✓ 8 resin picnic tables
- ✓ Matching outdoor umbrellas



Vintage Vehicles

- ✓ 1923 Ford Model T
- ✓ 1930 Ford Model A
- ✓ 1969 International Diesel Tractor



Welcome Area Vignettes

- ✓ Complete vignette set
- ✓ Welcome seating & chairs
- ✓ Stylized wooden benches



Electronics & Operations

- ✓ 86" flat-screen TV mounted in the Barn
- ✓ Commercial floor cleaning machine



Infrastructure

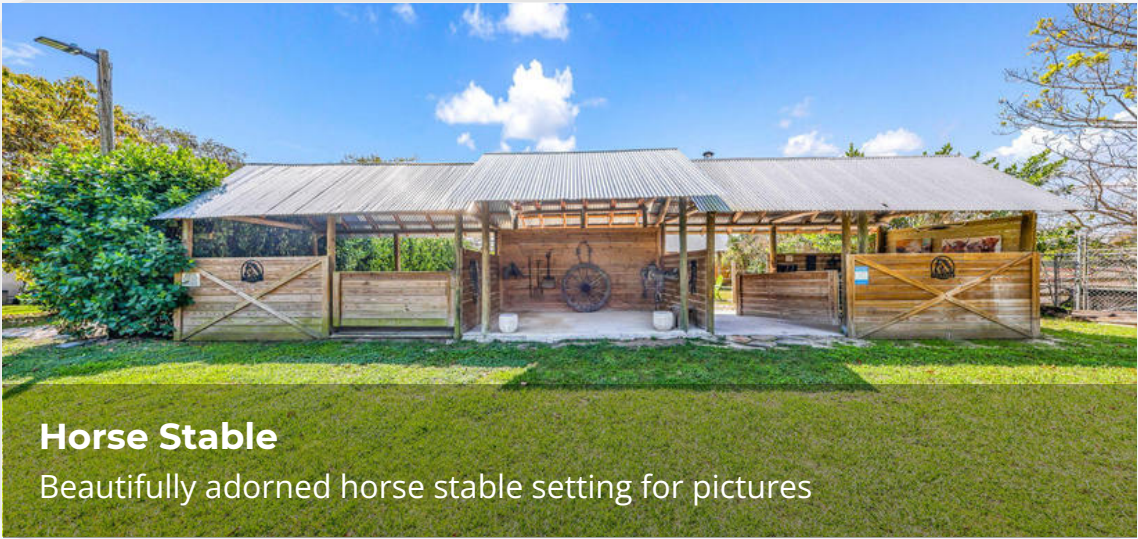
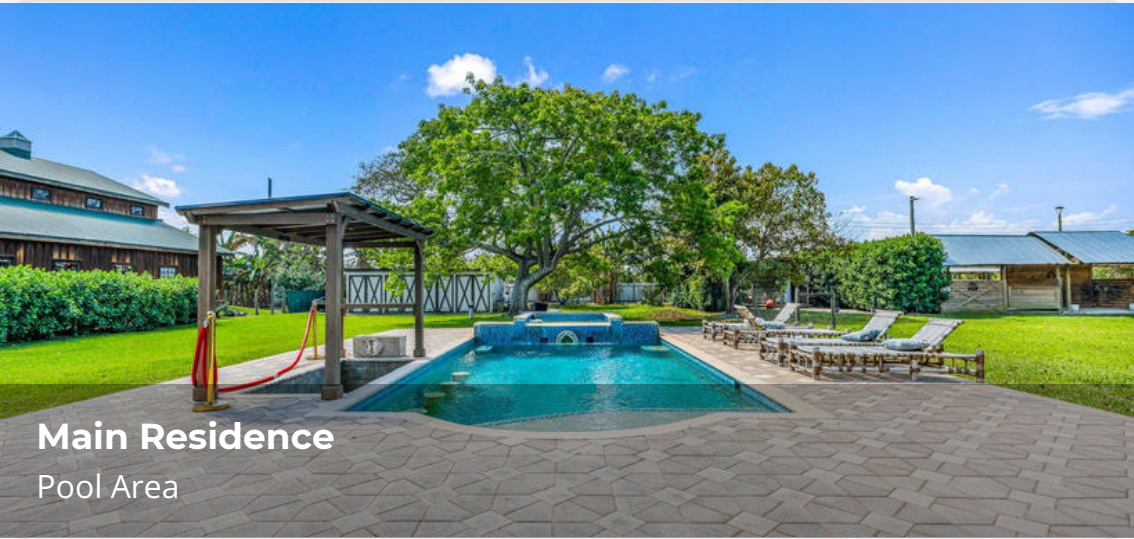
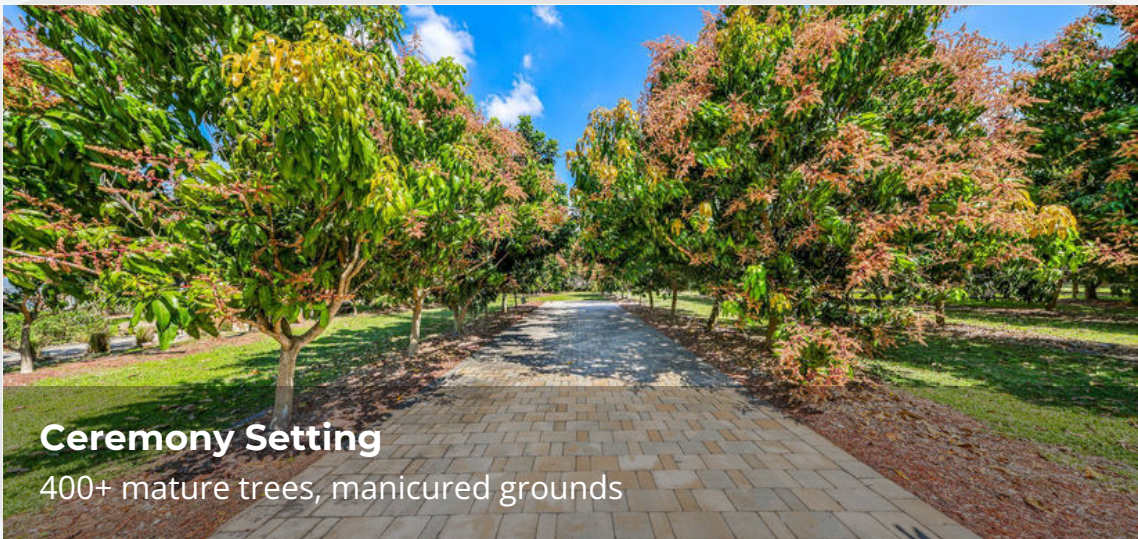
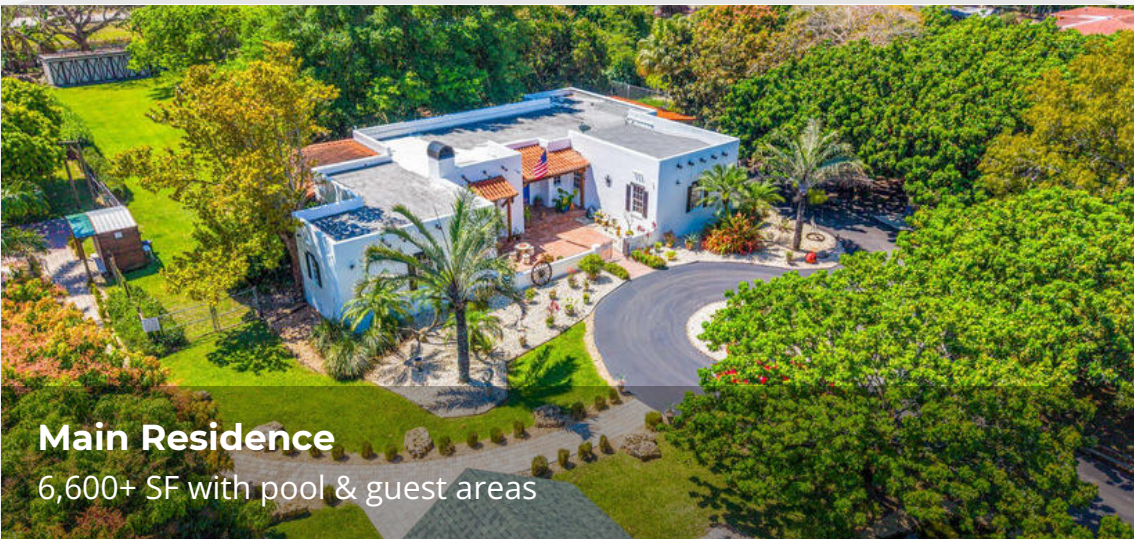
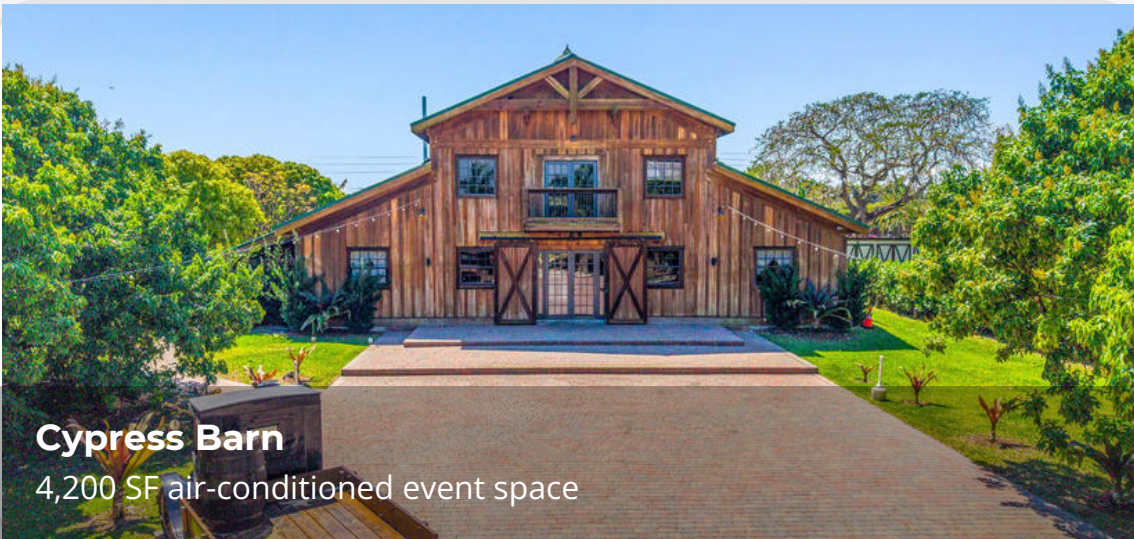
- ✓ Commercial backup generator
- ✓ Sustains full residence and business operations
- ✓ Provides 15-day independent power capacity



Property Overview

4+ acre estate with cypress barn, residence, and event infrastructure

 Redlands, Miami-Dade County, FL



 Grounds & Site

4+ acres with mature lychee and longan grove (400+ trees). Premium landscaping.

4+ Acres **400+** Trees

 Cypress Barn

4,200 SF air-conditioned cypress barn, purpose-built for events.

4,200 SF **AC** Cooled

 Main Residence

6,600+ SF with pool, guest accommodations, estate-quality finishes.

6,600+ SF **Pool** Included

 Event Infrastructure

Power, restrooms, staging, photo locations, ceremony sites.

Full Setup

Site Specifications

Detailed property layout, capacity metrics, and technical specifications

Active Permit - Licensed

Property Layout & Circulation

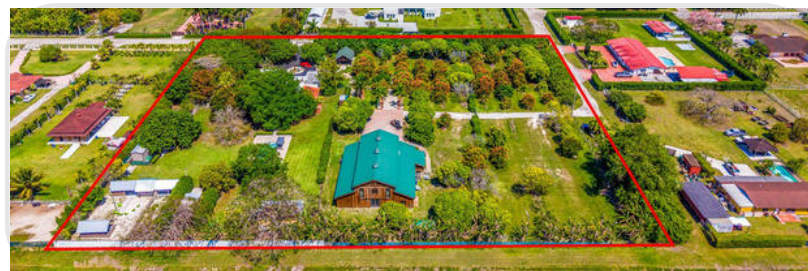
4+ acres with designated ceremony zones, reception areas, service circulation, and parking. Site includes mature tree grove and landscaped gardens.

Total Area: 4+ acres

Parking: 75+ vehicles

Ceremony Zones: 3 locations

Reception Capacity: 200+ guests



Barn Floor Plan & Capacity

4,200 SF air-conditioned cypress barn with flexible layout for events, bridal prep areas, and catering support.

Barn Size: 4,200 SF

Seated Capacity: 180 guests

Standing Capacity: 250 guests

Ceiling Height: 18 ft

Residence Layout Highlights

6,600+ SF main residence with pool, guest accommodations, and estate-quality finishes.

Main House: 6,600+ SF

Guest Suites: 3 rooms

Pool: Included

Garage: 3-car



Venue Experience

An exclusive destination delivering an elevated guest journey

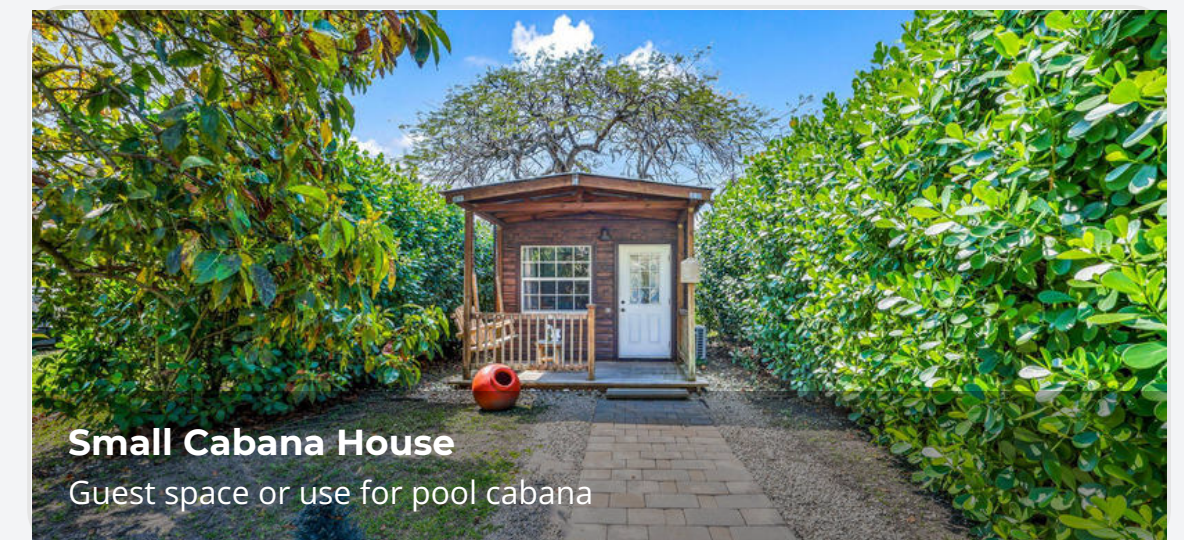
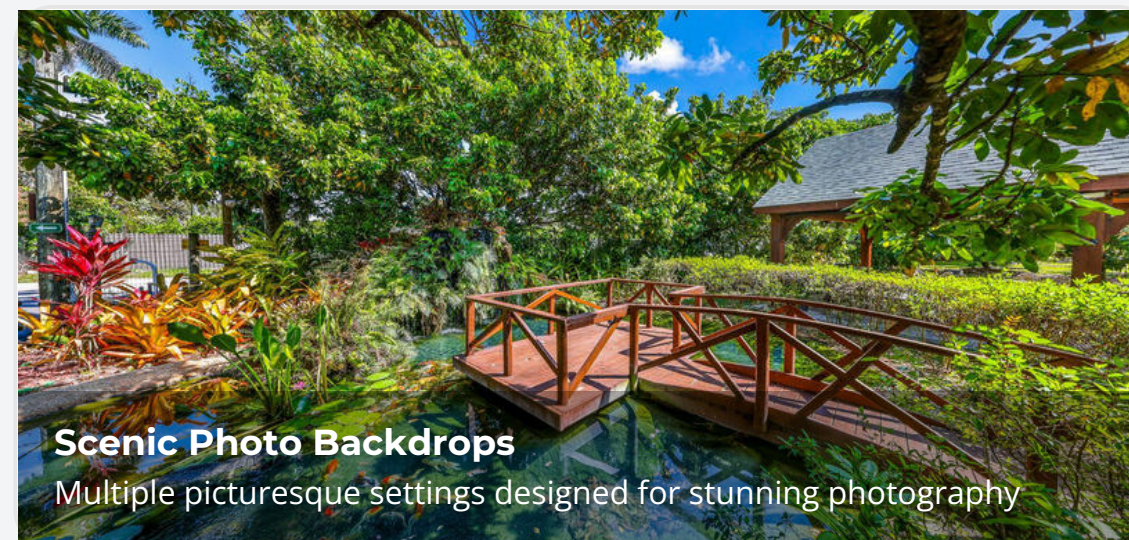
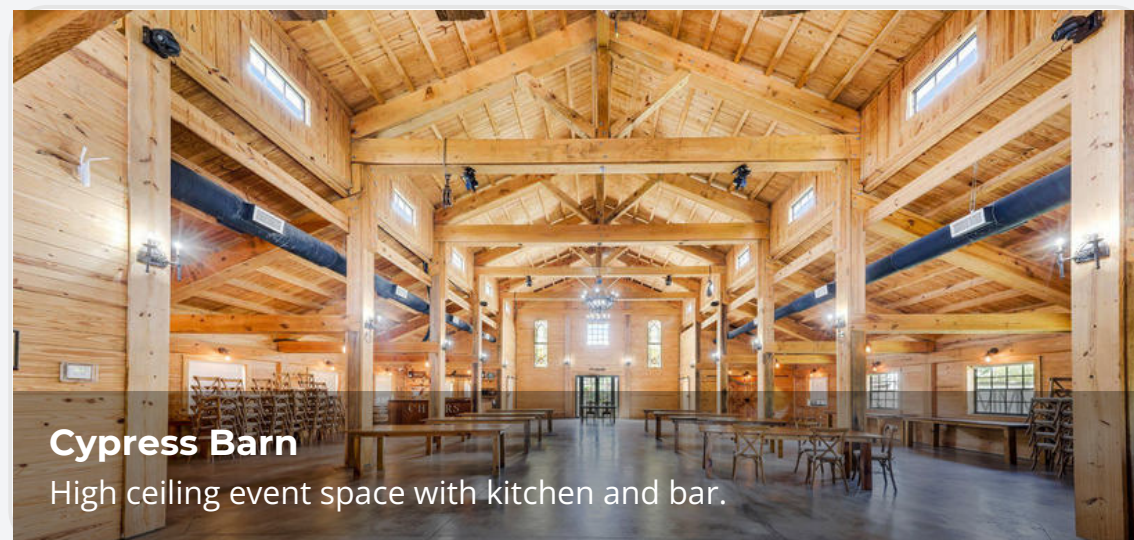
★ Premium Event Venue

Golden Hour Ceremony Setting

Nestled among 400+ mature lychee and longan trees, the ceremony space offers the perfect backdrop for unforgettable moments

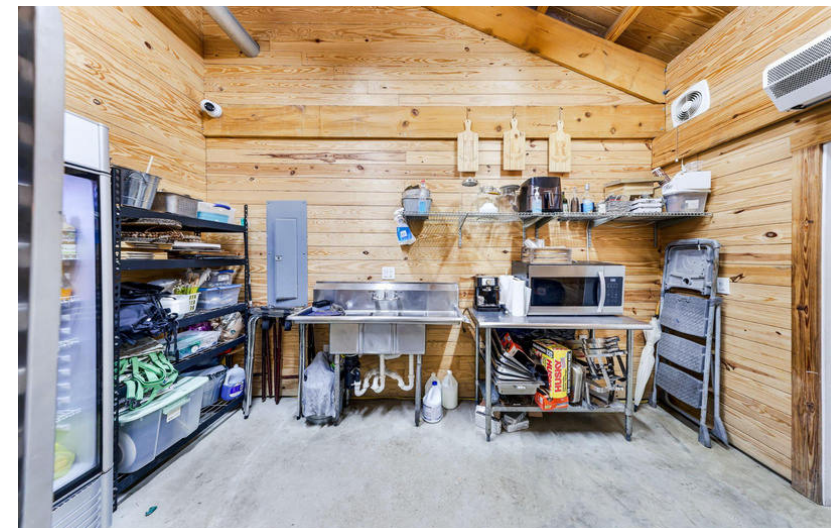
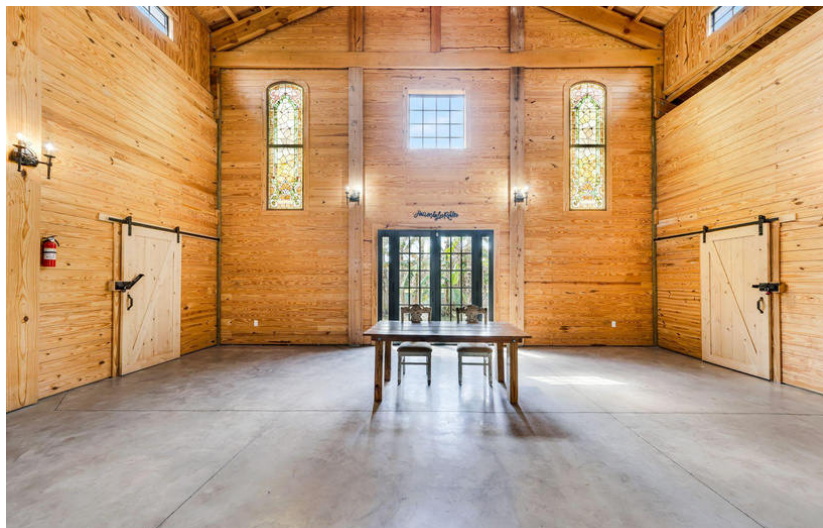
"An established event destination where hospitality income and estate-quality real estate converge."

— Fausto Commercial



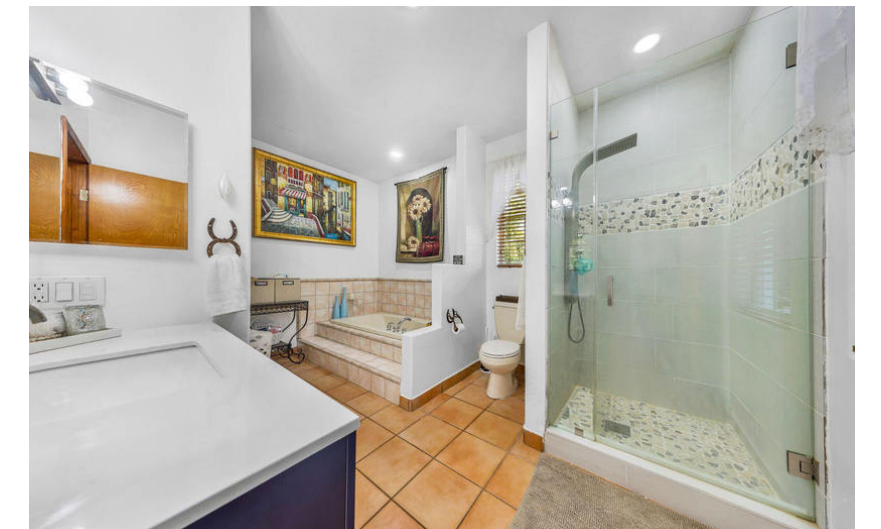
The Cypress Barn

The estate is anchored by a 4,200 SF air-conditioned cypress barn purpose-built for weddings and private events, offering a refined indoor venue that combines rustic character, modern comfort, and year-round event functionality.



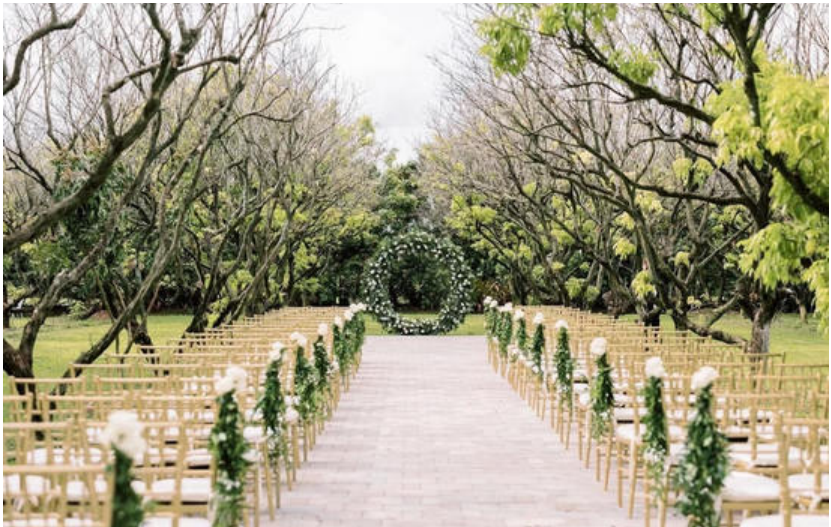
The Residence

Complementing the venue is a 6,600+ SF main residence with pool, guest accommodations, and supporting improvements, offering flexibility for owner occupancy, hospitality use, private bridal accommodations, or additional ancillary income potential.



Moments at Hacienda Los Robles

More than a venue, Hacienda Los Robles is an experience, bringing together landscape, architecture, and atmosphere to create unforgettable celebrations.



Brand Presence & Social Proof

Instagram presence, client testimonials, and visual storytelling

9
Awards

235
Positive Reviews

★ Premium Event Venue



Hacienda Los Robles
4.7 ★★★★★ 157 Google Reviews

4.7
Rating

157
Reviews



@haciendalosrobles
5.234K followers

333
Posts

12.2K
Likes

Real Weddings

Golden Hour

Barn Reception

Estate Details



4.8 ★★★★★ 24 Reviews

WEDDINGWIRE
24
REVIEWS
★★★★★
RATED

WEDDINGWIRE
COUPLES' CHOICE
AWARDS®
★★★★★
2024

WEDDINGWIRE
COUPLES' CHOICE
AWARDS®
★★★★★
2023



4.9 ★★★★★ 54 Reviews

the knot
Best of Weddings
Hall of Fame

the knot
Best of Weddings
2026

the knot
Best of Weddings
2025

the knot
Best of Weddings
2024

the knot
BEST OF WEDDINGS
2023

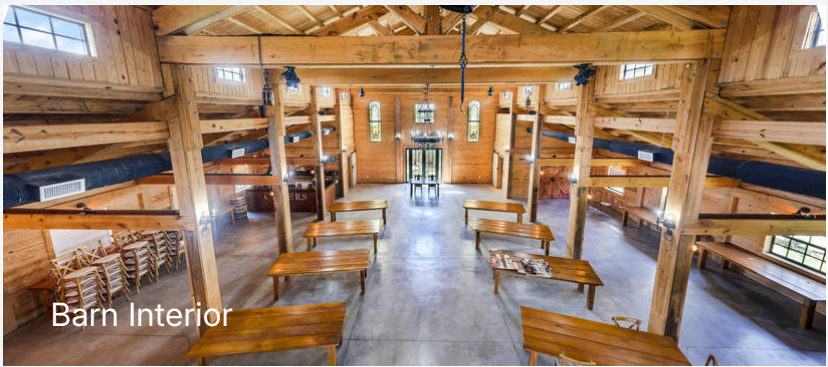
the knot
BEST OF WEDDINGS
2022



Naira Castilhos
Google Verified Review

Hacienda Los Robles is such a beautiful venue! I am so happy we chose to get married here. Our special day was absolutely amazing and one that we will always remember. From the decorations to the flowers, the cake, the food, the drinks, the music, the staff and the overall execution of our wedding from start to finish was phenomenal...

★★★★★



April 2026

Hacienda Los Robles - Performance Analysis

Line Item	2022 Actual	%	2023	%	2024	%
INCOME						
Gross Income	\$905,878	100.0%	\$958,448	100.0%	\$1,053,059	100.0%
Total Income	\$905,878	100.0%	\$958,448	100.0%	\$1,053,059	100.0%
FIXED EXPENSES						
Real Estate Taxes	\$12,869	1.4%	\$13,284	1.4%	\$23,765	2.3%
Insurance	\$8,154	0.9%	\$9,625	1.0%	\$9,625	0.9%
Other Taxes & Assessments	\$1,758	0.2%	\$1,758	0.2%	\$1,083	0.1%
Total Fixed Expenses	\$22,781	2.5%	\$24,667	2.6%	\$34,473	3.3%
VARIABLE EXPENSES						
Repairs & Maintenance	\$28,000	3.1%	\$24,000	2.5%	\$25,000	2.4%
Cleaning	\$12,000	1.3%	\$10,000	1.0%	\$12,000	1.1%
Utilities	\$45,000	5.0%	\$50,000	5.2%	\$60,000	5.7%
Security	\$18,000	2.0%	\$12,000	1.3%	\$12,000	1.1%
Supplies	\$20,000	2.2%	\$18,000	1.9%	\$20,000	1.9%
Accounting & Legal	\$5,000	0.6%	\$6,000	0.6%	\$7,000	0.7%
Advertising & Marketing	\$12,000	1.3%	\$12,000	1.3%	\$12,000	1.1%
Miscellaneous/General	\$7,000	0.8%	\$12,000	1.3%	\$8,000	0.8%
Total Variable Expenses	\$147,000	16.2%	\$144,000	15.0%	\$156,000	14.8%
OTHER OPERATING EXPENSES						
Outside Services/Operations Support	\$95,000	10.5%	\$121,781	12.7%	\$112,783	10.7%
Valet Parking	\$12,000	1.3%	\$14,000	1.5%	\$16,000	1.5%
Operating Reserve/Contingency	\$12,000	1.3%	\$12,000	1.3%	\$12,000	1.1%
Total Other Operating Expenses	\$119,000	13.1%	\$147,781	15.4%	\$140,783	13.4%
SUMMARY METRICS						
Total Operating Expenses	\$288,781	31.9%	\$316,448	33.0%	\$331,256	31.5%

Data provided by ownership; buyer to verify

Financing Available

SBA 504 Program Eligibility Status

Financing Options | Hacienda Los Robles

Financing Scenario

Special Use Property (Based on \$6,500,000 Purchase Price)

1st Lien (up to 50% LTV) ~\$3,450,000

Rate: SOFR + 375bp (approx. 7.5%)
Terms: 5YR fixed, 10YR Term, Amortized over 30 years

2nd Lien (up to 80% CLTV) \$2,070,000

Rate: SBA stated rate (approx. 5.9%)
Terms: 25YR fixed, 25YR Term, Amortized over 25 years

Estimated Loan

\$5,520,000

Blended Rate

6.9%

Up to 80% LTV

High leverage financing available through the SBA 504 loan program, preserving buyer capital.

Owner-Occupied Status

Property qualifies as an owner-occupied asset, opening access to favorable SBA financing terms.

Preferred Financing Partner

Peter Melo

Lincoln Road Funding Corporation

370 Miracle Mile, Coral Gables, FL 33134

+1 305.609.3738

pete@lrfunding.com

* Lincoln Road Funding Corporation is a preferred financing partner with no affiliation to Fausto Commercial. Provided for informational purposes only.

Upside Opportunities

Strategic growth pillars for maximizing value at Hacienda Los Robles

 5 strategic growth areas identified

Pricing & Positioning

Optimize tiered pricing strategy with dynamic demand-based rates and premium peak-date pricing to maximize revenue per event.

Program Expansion

Expand into midweek corporate events, retreats, styled shoots, and ticketed seasonal experiences.

Ancillary Revenue

Develop in-house coordination/design tiers, bar / beverage, decor rentals, and photography time blocks.

Lodging & Estate

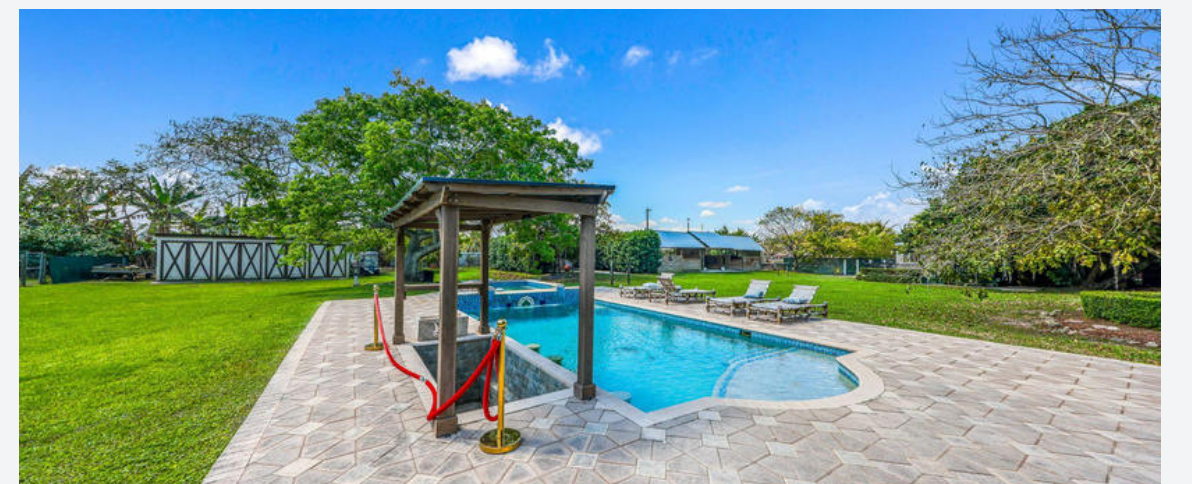
Monetize guest accommodations via STR (subject to approvals) or premium wedding-night stays.

Marketing & Brand

Enhanced digital funnels, planner partnerships, content collaborations, and leverage Instagram reach.

Capex-Light Enhancements

Lighting, landscape moments, bridal suite upgrades to justify higher ADR-equivalent pricing.



Confidentiality & Terms

Legal disclaimers and broker contact information

● Confidential

● Active Listing



Confidentiality & Disclaimer

Important Notice: This Offering Memorandum has been prepared by Fausto Commercial for informational purposes only. The information contained herein is believed to be reliable but is not guaranteed.

Key Points:

Information is provided "as is" without warranty

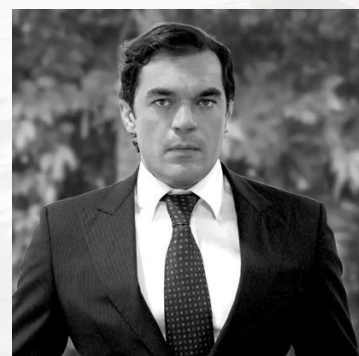
Owner reserves the right to modify or withdraw offering

All offers must be presented through Fausto Commercial

Buyer is responsible for independent verification

Legal: This is not an offer to sell or solicitation to buy. The property is subject to prior sale, lease, or withdrawal without notice.





Carlos Fausto

Founder | Principal

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Vicente Rodriguez

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📅 **Schedule Tour**



Visit Website



Send Message



faustocommercial.com



Site Specifications

Detailed property layout, capacity metrics, and technical specifications

 **Active Permit - Licensed**



Property Layout & Circulation

4+ acres with designated ceremony zones, reception areas, service circulation, and parking. Site includes mature tree grove and landscaped gardens.

Total Area: **4+ acres**

Ceremony Zones: **3 locations**

Parking: **75+ vehicles**

Reception Capacity: **200+ guests**





Barn Floor Plan & Capacity

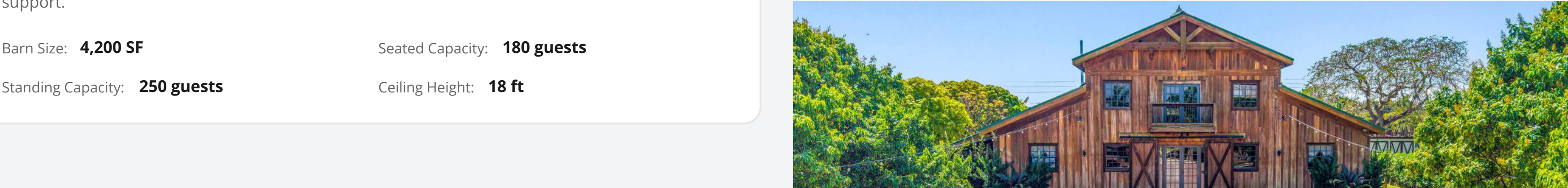
4,200 SF air-conditioned cypress barn with flexible layout for events, bridal prep areas, and catering support.

Barn Size: **4,200 SF**

Standing Capacity: **250 guests**

Seated Capacity: **180 guests**

Ceiling Height: **18 ft**





Residence Layout Highlights

6,600+ SF main residence with pool, guest accommodations, and estate-quality finishes.

Main House: **6,600+ SF**

Pool: **Included**

Guest Suites: **3 rooms**

Garage: **3-car**



Utilities & Infrastructure

Full utility infrastructure with backup systems, licensed for commercial hospitality use.

Power: **400A Service**

Septic: **Commercial**

Water: **Well + City**

HVAC: **Zone Control**

Licensed

Insured

Backup Power

24/7 Access

Financial Overview

Hacienda Los Robles - Performance Analysis

Fausto Commercial

April 6, 2026

2024 Total Income

\$1,053,059

+9.9% vs 2023

Stabilized Operations

2024 NOI

\$721,803

+12.4% vs 2023

68.54% Margin

Operating Expenses

\$331,256

-4.5% vs 2023

31.46% of Income

EBITDA

\$721,803

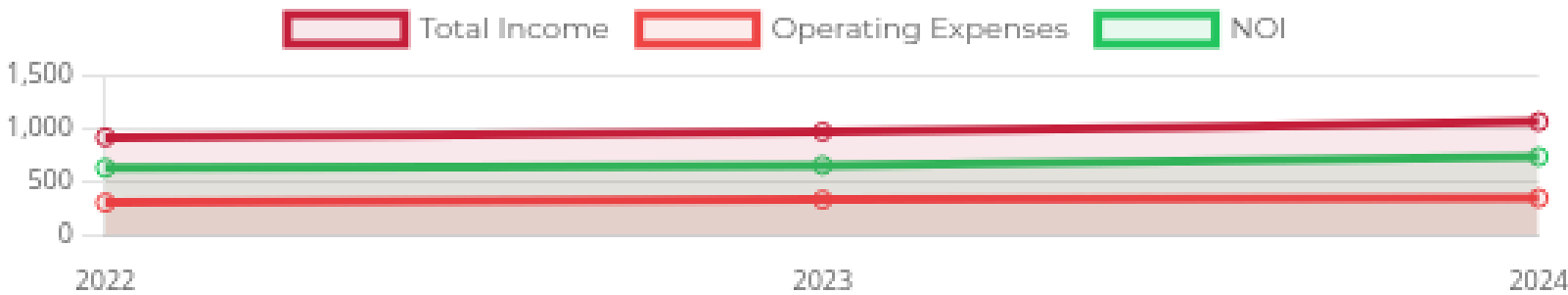
+12.4% vs 2023

68.54% Margin

Three-Year Financial Performance

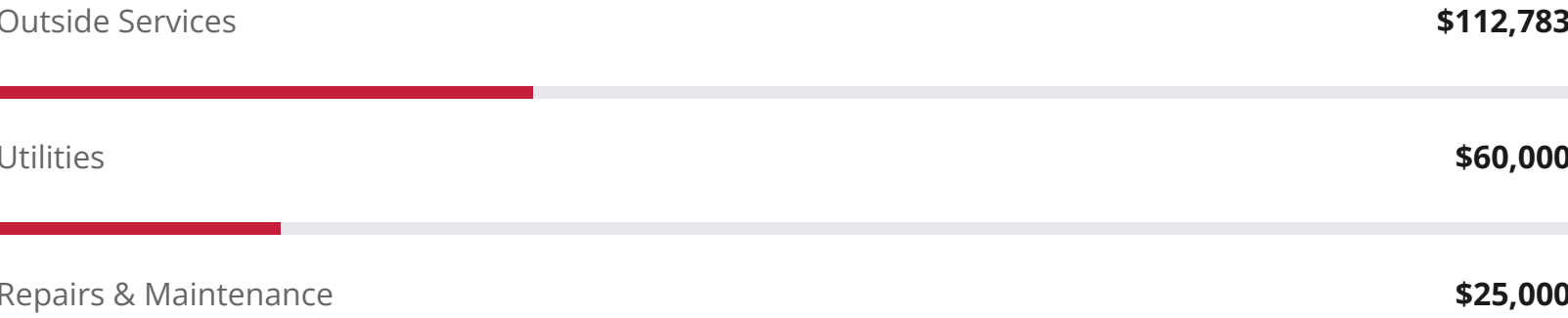
2022-2024 Revenue, Expenses & NOI

In thousands (\$)



2024 Expense Breakdown

Top 6 operating expense categories



Financial Comparison Table

2022 Actual, 2023 Adjusted, 2024 Stabilized

Metric	2022	2023	2024	YoY Change
Total Income	\$905,878	\$958,448	\$1,053,059	+9.9%
Operating Expenses	\$288,781 (31.9%)	\$316,448 (33.0%)	\$331,256 (31.46%)	-4.5%
NOI	\$617,097 (68.1%)	\$642,000 (66.98%)	\$721,803 (68.54%)	+12.4%
Margin	68.1%	66.98%	68.54%	+1.56%

Confidential - For qualified investors only

Data provided by ownership; buyer to verify

Financial data verified

Business & Operations Snapshot

Operating model, demand channels, and key performance indicators



Operating Model

One-event-per-day premium positioning with curated vendor partnerships and streamlined staffing. The venue operates on an exclusive model that enables premium guest experience and pricing power.

\$1.05M

2024 Revenue

\$722K

NOI

68.5%

Margin



Key Performance Indicators

Stable Bookings

Premium Pricing

Stable Cash Flow



Team & Workflow

- ✓ Lean core team + event-day staff
- ✓ SOPs for setup/turnover
- ✓ Vendor logistics coordination



Demand Channels

 Instagram  Referrals  Planner Network

Selected Comparable Venues | Redlands

5 key wedding and event venues in the Redlands area with competitive positioning analysis

Venue Name	Rating	Setting & Position	Key Features	Capacity
Redland Farm Life Working Nursery	★ 4.7	Wooden event barn with climate-controlled reception area and garden ceremony space Event Barn Garden Climate Control	Working nursery with mature trees, rustic charm, professional event setup	👥 Up to 200 guests
The Cooper Estate Historic Venue	★ 4.7	Historic oolite limestone barn with native plant nursery and waterfalls Historic Waterfalls Green Cathedral	Native plant nursery, Green Cathedral ceremony space, scenic backdrop	👥 Up to 180 guests
Secret Gardens Miami Garden Venue	★ 4.6	6-acre property with waterfalls, koi ponds, indoor/outdoor studio Waterfalls Koi Ponds Studio	Lush tropical gardens, professional photography studio, serene atmosphere	👥 Up to 150 guests
The Barn 305 All-Inclusive	★ 4.9	All-inclusive venue with coordinated in-house planning and design All-inclusive Planning Design	Full-service planning, decor coordination, professional staff	👥 Up to 220 guests
Redland Tropical Gardens Luxury Garden	★ 4.5	Private 5-acre luxury garden venue with on-site accommodations Luxurv Accommodations Private	Exclusive private setting, luxury amenities, overnight stays available	👥 Up to 150 guests



Hacienda Los Robles

A Turn-Key Event Space Business in Miami's Charming Pastoral Redlands

A rare hybrid acquisition opportunity combining a stabilized, turn-key, income-producing wedding and event venue with a private estate residence in the heart of the Redlands.

2024 NOI Margin

68.54%

\$721,803 NOI

4+ Acres

12K SF Total Buildings

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Investment Price

 Redlands, Miami-Dade County, FL