

PREPARED FOR:

Greater Miami CVB

Miami Pipeline

9/13/2023

PREPARED BY:

STR Inc

735 E Main St
Hendersonville, TN 37075

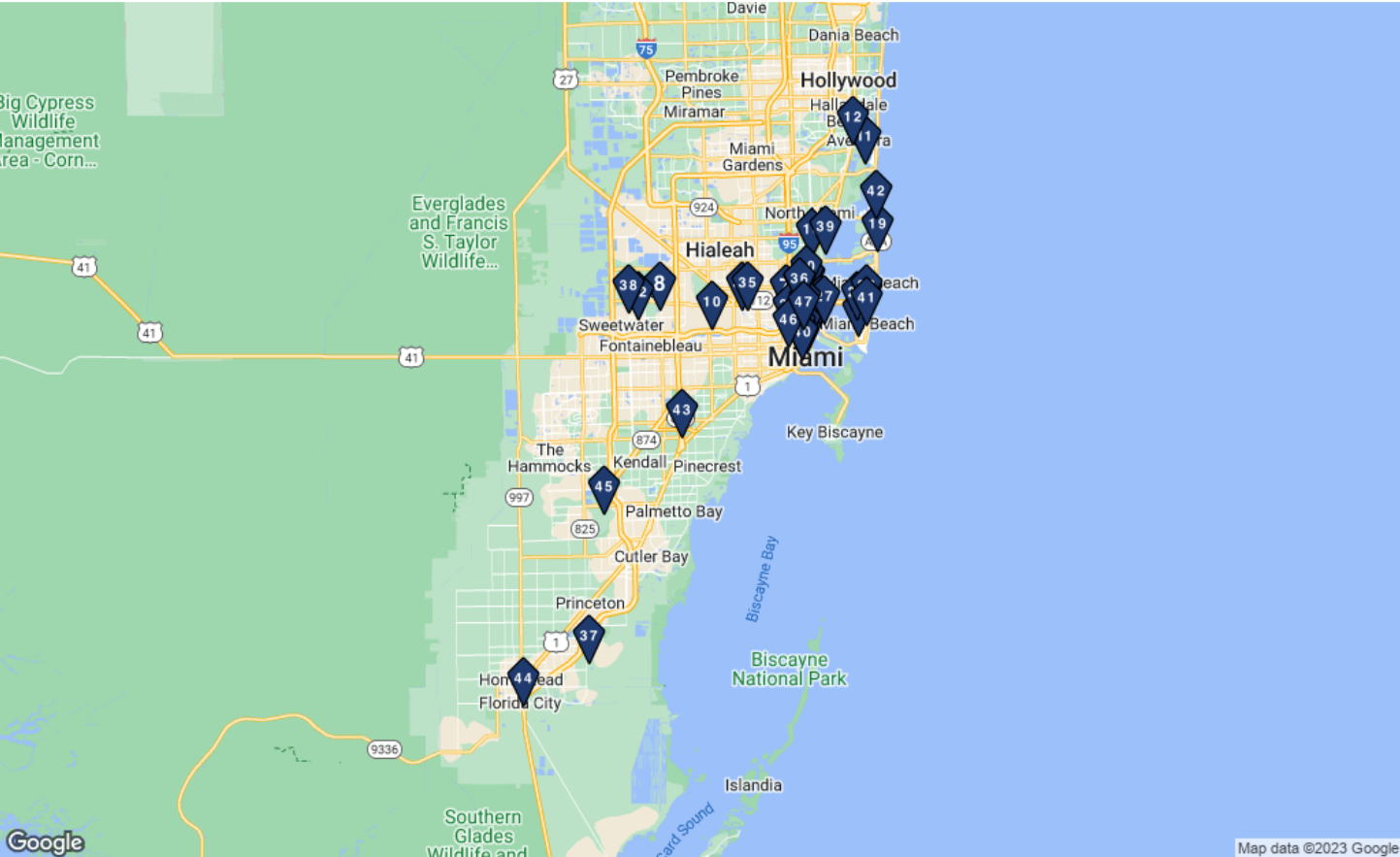
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Miami Pipeline

Properties	Avg. Rooms	Avg. SF Available	Avg. Asking Rent/SF
47	181	4,000	-












PROPERTY LOCATIONS



PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Rooms	12	181	160	800
Floors	3	18	10	100
SF Available	4,000	4,000	4,000	4,000
Avg. Asking Rent/SF	-	-	-	-
Sale Price	-	-	-	-
Cap Rate	-	-	-	-
Year Built	2023	2025	2025	2027

Miami Pipeline

Property Name - Address		Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
1	Thompson South...  1685 Washington Ave Miami Beach, FL 33139	Hospitality	2024	150 Rooms	-	4,000	-	-	-
2	Gale Miami Hotel &...  601 NE 1st St Miami, FL 33132	Hospitality	2024	240 Rooms	-	-	-	-	-
3	Treehouse Hotel  1105-1133 SW 2nd St Miami, FL 33130	Hospitality	2025	191 Rooms	-	-	-	-	-
4	Galbut Hotel  1030 6th St Miami Beach, FL 33139	Hospitality	2024	65 Rooms	-	-	-	-	-
5	Holiday Inn Express...  471 SW 8th St Miami, FL 33130	Hospitality	2025	84 Rooms	-	-	-	-	-
6	Legacy Hotel & Res...  36 NE 10th St Miami, FL 33132	Hospitality	2024	219 Rooms	-	-	-	-	-
7	unknown Hotel Miami  1058-1098 NW 21st St Miami, FL 33127	Hospitality	2026	150 Rooms	-	-	-	-	-
8	Avid Miami-Doral  8825 NW 26th St Miami, FL 33172	Hospitality	2025	82 Rooms	-	-	-	-	-
9	Krymwood Hotel  176 NW 28th St Miami, FL 33127	Hospitality	2024	48 Rooms	-	-	-	-	-
10	Hilton Garden Inn Mi...  1101 NW 57th Ave Miami, FL 33126	Hospitality	2025	160 Rooms	-	-	-	-	-
11	Dezer Intracoastal...  3501 NE 163rd St Miami, FL 33160	Hospitality	2024	250 Rooms	-	-	-	-	-
12	Port Aventura Hotel  2777 NE 183rd St Aventura, FL 33180	Hospitality	2025	170 Rooms	-	-	-	-	-









Miami Pipeline

	Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
13	Waldorf Astoria Miami 300 Biscayne Blvd Miami, FL 33131	Hospitality	2027	205 Rooms	-	-	-	-	-
14	Miami Biscayne, Ta... 3047 Biscayne Blvd Miami, FL 33137	Hospitality	2026	137 Rooms	-	-	-	-	-
15	Urbanica Edgewater... 3200 Biscayne Blvd Miami, FL 33137	Hospitality	2025	199 Rooms	-	-	-	-	-
16	Courtyard By Marriott... 7880 Biscayne Blvd Miami, FL 33138	Hospitality	2025	138 Rooms	-	-	-	-	-
17	Baccarat Hotel & Res... 444 Brickell Ave Miami, FL 33131	Hospitality	2025	249 Rooms	-	-	-	-	-
18	Colonnade 1201 Brickell Ave Miami, FL 33131	Hospitality	2024	95 Rooms	-	-	-	-	-
19	Urbanica Beach Hotel 6747 Collins Ave Miami Beach, FL 33141	Hospitality	2024	160 Rooms	-	-	-	-	-
20	Grand Hyatt Mia... 1701 Convention Center.. Miami Beach, FL 33139	Hospitality	2025	800 Rooms	-	-	-	-	-
21	citizenM Miami South... 1212 Lincoln Rd Miami Beach, FL 33139	Hospitality	2023	168 Rooms	-	-	-	-	-
22	Flagstone Island Gar... 950 MacArthur Cswy Miami, FL 33132	Hospitality	2025	455 Rooms	-	-	-	-	-
23	Virgin Hotels Miami 1040 S Miami Ave Miami, FL 33130	Hospitality	2025	250 Rooms	-	-	-	-	-
24	Dream Hotels Miami 114 SW North River Dr Miami, FL 33130	Hospitality	2026	165 Rooms	-	-	-	-	-
25	MOXY Miami North NWQ Northwest 2nd... Miami, FL 33127	Hospitality	2023	120 Rooms	-	-	-	-	-

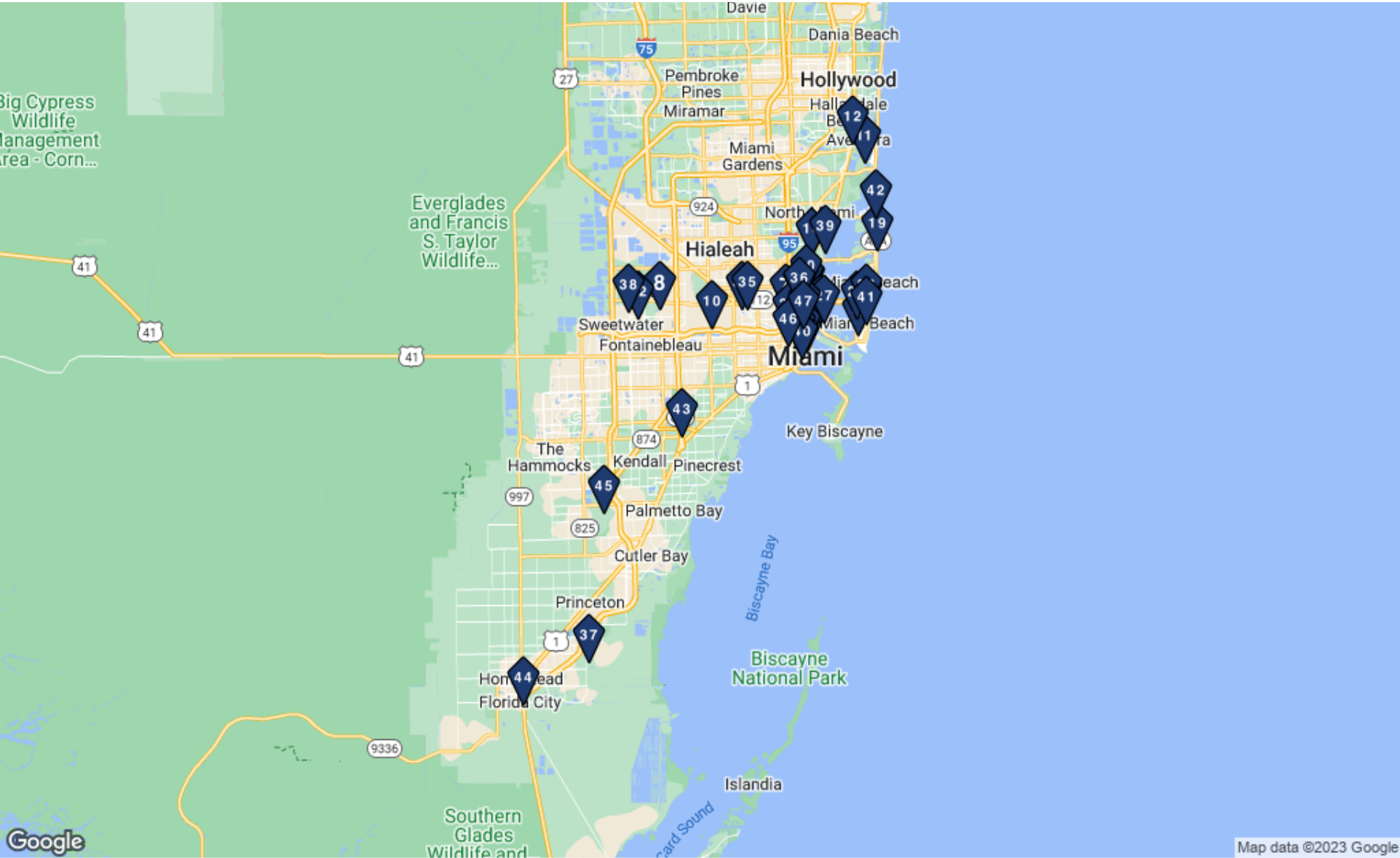
Miami Pipeline

	Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
26	Collins Park Hotel Mi... 2000 Park Ave Miami Beach, FL 33139	Hospitality	2024	294 Rooms	-	-	-	-	-
27	Jungle Island Hotel ↗ 1111 Parrot Jungle Trl Miami, FL 33132	Hospitality	2025	300 Rooms	-	-	-	-	-
28	Unnamed Hotel at... ↗ 603 NW S River Dr Miami, FL 33128	Hospitality	2025	168 Rooms	-	-	-	-	-
29	Residence Inn By... ↗ SEQ South West 2nd... Miami, FL 33129	Hospitality	2026	204 Rooms	-	-	-	-	-
30	The Moore Miami ↗ 4040 NE 2nd Ave Miami, FL 33137	Hospitality	2023	12 Rooms	-	-	-	-	-
31	Canopy by Hilton Mi... ↗ 1129 SW 3rd Ave Miami, FL 33130	Hospitality	2025	135 Rooms	-	-	-	-	-
32	Hyatt House Doral ↗ 10234 NW 19th St Doral, FL 33172	Hospitality	2026	126 Rooms	-	-	-	-	-
33	E11EVEN Hotel &... ↗ 20 NE 11th St Miami, FL 33132	Hospitality	2025	416 Rooms	-	-	-	-	-
34	Wyndham Hotels and... ↗ 3677 NW 24th St Miami, FL 33142	Hospitality	2024	250 Rooms	-	-	-	-	-
35	Tryp by Wyndham Mi... ↗ NW 25th St Miami, FL 33142	Hospitality	2025	170 Rooms	-	-	-	-	-
36	Proposed Wynwood... ↗ 160 NW 28th St Miami, FL 33127	Hospitality	2025	115 Rooms	-	-	-	-	-
37	WoodSpring Suites... ↗ 3 NE 43rd Ave Homestead, FL 33033	Hospitality	2026	122 Rooms	-	-	-	-	-
38	EVEN Hotel Miami -... ↗ 10770 NW 25th St Doral, FL 33172	Hospitality	2025	125 Rooms	-	-	-	-	-

Miami Pipeline

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Evvo Miami Hotel  8001 NE Bayshore Ct Miami, FL 33138	Hospitality	2025	84 Rooms	-	-	-	-	-
 St. Regis Hotel...  1809 Brickell Ave Miami, FL 33129	Hospitality	2026	30 Rooms	-	-	-	-	-
 Collins Avenue Hotel  1360 Collins Ave Miami Beach, FL 33139	Hospitality	2026	46 Rooms	-	-	-	-	-
 Surfside Hotel  9300 Collins Ave Surfside, FL 33154	Hospitality	2025	200 Rooms	-	-	-	-	-
 Dadeland Hyve Hotel  9400 S Dadeland Blvd Miami, FL 33156	Hospitality	2025	100 Rooms	-	-	-	-	-
 Residence Inn Home...  NEQ of South Krome... Florida City, FL 33034	Hospitality	2025	110 Rooms	-	-	-	-	-
 Miami Wilds Hotel  North of Miami Zoo Miami, FL 33177	Hospitality	2024	200 Rooms	-	-	-	-	-
 Icon on 8  950 Southwest 8th St Miami, FL 33130	Hospitality	2026	140 Rooms	-	-	-	-	-
 HOO Miami Legacy  unknown Miami, FL 33136	Hospitality	2025	219 Rooms	-	-	-	-	-

Property Map Overview



Property Summary Report

Thompson South Beach

1685 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Thompson Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Jun 2024
Rooms	150
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.69 AC
Zoning	CD-2
Parcels	02-3234-019-0730

EXPENSES

Taxes	\$1,544.65/Room (2021)
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PARKING

Spaces	122 Surface
Ratio	0.81/Room

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Room Service
- On-Site Bar
- Restaurant
- Smoke-Free

FOR LEASE

Smallest Space	4,000 SF	Retail Avail	4,000 SF
Max Contiguous	4,000 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	4,000	4,000	4,000	Withheld	Jun 2024	Negotiable

TRANSPORTATION

Parking	122 available (Surface);Ratio of 0.81/Room
Airport	30 min drive to Miami International Airport
Walk Score®	Walker's Paradise (95)
Transit Score®	Good Transit (58)



Property Summary Report

Thompson South Beach

1685 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner	<div></div> <div>Finvarb Group 1065 Kane Concourse Bay Harbor Islands, FL 33154 (305) 861-3500 (p) (305) 866-7515 (f)</div>	Recorded Owner	SoBe Center LLC
Previous True Owner	<div></div> <div>Finvarb Group 1065 Kane Concourse Bay Harbor Islands, FL 33154 (305) 861-3500 (p) (305) 866-7515 (f)</div>	Developer	<div></div> <div>Finvarb Group 1065 Kane Concourse Bay Harbor Islands, FL 33154 (305) 861-3500 (p) (305) 866-7515 (f)</div>
Architect	<div>Rudy Ricciotti 17 Victor Hugo Boul Bandol, VAR 83150 011 33 4 94 29 52 61 (p) 011 33 4 94 32 45 25 (f)</div>	Parent Company	Hyatt Hotels Corporation

Property Summary Report

Gale Miami Hotel & Residence

601 NE 1st St
Miami, FL 33132 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Jan 2024
Rooms	240
Location	CBD
Stories	50
Primary Corridors	Interior
Meeting Space	12,436 SF

LAND

Parcels	01-0105-090-2060
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EXPENSES

Taxes	\$80.29/Room (2021)
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BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- Meeting Event Space
- Public Access Wifi
- Spa

TRANSPORTATION

Transit/Subway	1 min walk to Freedom Tower Transit Stop (Metromover Omni Loop)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score®	Walker's Paradise (94)
Transit Score®	Rider's Paradise (100)

PROPERTY CONTACTS

True Owner	Newgard Development Group 1 SE 3rd Ave Miami, FL 33131 (305) 938-5707 (p) (305) 675-3996 (f)
Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p)

Developer	Newgard Development Group 1 SE 3rd Ave Miami, FL 33131 (305) 938-5707 (p) (305) 675-3996 (f)
Property Manager	Menin Hospitality 1501 Collins Ave Miami Beach, FL 33139 (305) 704-3615 (p)

BUILDING NOTES

Property Summary Report

Gale Miami Hotel & Residence

601 NE 1st St
Miami, FL 33132 - Miami Downtown Submarket

Upper Upscale
Class

The hotel will be part of the Natiivo mixed use development. The property is located eight miles from Miami International Airport and will also be the hotel closest to the port of Miami.

Property Summary Report

Treehouse Hotel

1105-1133 SW 2nd St
Miami, FL 33130 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	0.18 AC
Zoning	8000
Parcels	01-4138-051-0390, 01-4138-051-0400,

BUILDING AMENITIES

- Business Center
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

PROPERTY CONTACTS

True Owner	JDS Development Group 100 Fifth Ave New York, NY 10011 (212) 974-2844 (p)
Architect	SHoP Architects 233 Broadway New York, NY 10279 (212) 889-9005 (p) (212) 889-3686 (f)



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	191
Location	CBD
Stories	64
Primary Corridors	Interior

EXPENSES

Taxes	\$11.33/Room (2021)
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TRANSPORTATION

Transit/Subway	1 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Com- muter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Walker's Paradise (97)
Transit Score®	Rider's Paradise (91)

Developer	JDS Development 104 5th Ave New York, NY 10011 (212) 974-2844 (p)
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Property Summary Report

Galbut Hotel

1030 6th St
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class



LAND

Land Acres	0.34 AC
Zoning	6503
Parcels	02-4203-009-7860

BUILDING AMENITIES

- Pool
- Public Access Wifi
- Restaurant
- Smoke-Free

PROPERTY CONTACTS

True Owner	Fernandez Properties, Inc 762 SW 18th Ave Miami, FL 33135 (786) 443-6768 (p)
Previous True Owner	Fernandez Properties Inc PO BOX 191511 MIAMI BEACH, FL 33119 (786) 715-2477 (p)
Architect	McG Architecture 7500 NE 4th Ct Miami, FL 33138 (305) 573-2728 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jul 2024
Rooms	65
Location	Urban
Stories	6
Primary Corridors	Interior

EXPENSES

Taxes	\$609.24/Room (2021)
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TRANSPORTATION

Commuter Rail	16 min drive to Miami Airport Com-muter Rail (Tri-County Commuter)
Airport	28 min drive to Miami International Airport
Walk Score®	Walker's Paradise (96)
Transit Score®	Good Transit (51)

Recorded Owner	Fernandez Properties Inc
Developer	Fernandez Properties, Inc 762 SW 18th Ave Miami, FL 33135 (786) 443-6768 (p)



Property Summary Report

Holiday Inn Express Miami – Calle Ocho

471 SW 8th St
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Holiday Inn Express
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	84
Location	Urban
Stories	4
Primary Corridors	Interior

EXPENSES

Taxes	\$428.69/Room (2021)
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TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score®	Walker's Paradise (94)
Transit Score®	Excellent Transit (89)

LAND

Land Acres	0.33 AC
Zoning	6100
Parcels	01-0204-090-1120

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

Recorded Owner	West Brickell Properties Llc 15800 NW 48th Ave Miami Lakes, FL 33014	Previous True Owner	I L Industries Corp 15800 48th Ave Hialeah, FL 33014 (305) 531-3961 (p)
Parent Company	IHG Hotels & Resorts		



Property Summary Report

Legacy Hotel & Residences Miami Worldcenter

36 NE 10th St
Miami, FL 33132 - Miami Downtown Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jan 2024
Rooms	219
Location	CBD
Stories	50
Primary Corridors	Exterior

EXPENSES

Taxes	\$376.45/Room (2021)
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TRANSPORTATION

Transit/Subway	2 min drive to Eleventh Street Transit Stop (Metromover Omni Loop)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score®	Walker's Paradise (91)
Transit Score®	Rider's Paradise (100)

LAND

Land Acres	1.53 AC
Zoning	6412
Parcels	01-0102-030-1060

BUILDING AMENITIES

- Business Center
- Meeting Event Space
- Pool
- Spa
- Fitness Center
- On-Site Bar
- Restaurant

PROPERTY CONTACTS

True Owner	MWC Block B LLC 100 SE 2nd St Miami, FL 33131
Previous True Owner	Encore Capital Management 1 Town Center Rd Boca Raton, FL 33486 (561) 961-1312 (p)
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)

Recorded Owner	Mwc Block B LLC 36 NE 10th St Miami, FL 33101 (561) 961-1000 (p)
Developer	Royal Palm Companies 1010 NE 2nd Ave Miami, FL 33132 (786) 580-4200 (p)

 FALCONE GROUP

 RPC
ROYAL PALM COMPANIES

Property Summary Report

Legacy Hotel & Residences Miami Worldcenter

Economy
Class

36 NE 10th St
Miami, FL 33132 - Miami Downtown Submarket

BUILDING NOTES

Legacy Hotel & Residences is coming to one of the U.S.'s most ambitious and largest private master-planned communities, Miami Worldcenter. The luxury skyscraper will also host ground-floor retail, downtown's largest pool deck set on one acre, the city's first enclosed seven-floor rooftop atrium with a restaurant bar and lounge, the city's first Singapore-inspired cantilevered pool soaring 500 feet in the sky, and a members-only international business lounge. There will also be a 10-floor medical and well-being center, making it Downtown Miami home to the world's first Blue Zones Center.



Property Summary Report

unknown Hotel Miami



1058-1098 NW 21st St
Miami, FL 33127 - Miami Downtown Submarket



BUILDING

Type	Hotel
Year Built	Aug 2026
Rooms	150
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	1.50 AC
Parcels	01-3126-054-0630, 01-3126-054-0631,

EXPENSES

Taxes	\$546.12/Room (2021)
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TRANSPORTATION

Transit/Subway	1 min drive to Santa Clara Transit Stop (Metrorail Green Line)
Commuter Rail	9 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score®	Very Walkable (84)
Transit Score®	Good Transit (66)

PROPERTY CONTACTS

True Owner	Deco Capital Group, LLC 1691 Michigan Ave Miami Beach, FL 33139 (305) 749-0921 (p)	Developer	Deco Capital Group, LLC 1691 Michigan Ave Miami Beach, FL 33139 (305) 749-0921 (p)
Architect	Arquitectonica International Corporation 801 Brickell Ave Miami, FL 33131 (305) 372-1812 (p) (305) 372-1175 (f)		

Property Summary Report

Avid Miami-Doral

8825 NW 26th St
Miami, FL 33172 - North Dade & Doral Submarket

Midscale
Class



LAND

Land Acres	1.09 AC
Zoning	7700
Parcels	35-3028-023-0130

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

True Owner	Romney Bahhur 8925 NW 26 St Doral, FL 33172 (305) 418-9790 (p)
Recorded Owner	Comerlat Hospitality 1, LLC 18851 NE 29th Ave Aventura, FL 33180 (442) 359-7647 (p)
Parent Company	IHG Hotels & Resorts

HOSPITALITY

Brand	Avid
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Aug 2025
Rooms	82
Location	Urban
Stories	4
Primary Corridors	Interior

EXPENSES

Taxes	\$353.85/Room (2021)
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TRANSPORTATION

Commuter Rail	14 min drive to Hialeah Market Com-muter Rail (Tri-County Commuter)
Airport	10 min drive to Miami International Airport
Walk Score®	Somewhat Walkable (52)
Transit Score®	Some Transit (40)

True Owner	AO Hospitality
Previous True Owner	Juan Ferraez 12741 SW 38th Ter Miami, FL 33175 (813) 994-5279 (p)



Property Summary Report

Krymwood Hotel



176 NW 28th St
Miami, FL 33127 - Miami Downtown Submarket



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jul 2024
Rooms	48
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.24 AC
Parcels	01-3125-029-1000, 01-3125-029-1010

EXPENSES

Taxes	\$358.44/Room (2021)
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PARKING

Spaces	17 Surface
Ratio	0.35/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Public Access Wifi
- Restaurant

TRANSPORTATION

Parking	17 available (Surface);Ratio of 0.35/Room
Commuter Rail	12 min drive to Miami Airport Com-muter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Walker's Paradise (98)
Transit Score®	Good Transit (53)

PROPERTY CONTACTS

Recorded Owner	26th Street Spaces Llc 167 25th St Miami, FL 33127	Developer	Florida Marketing & Research Inc 642 Valencia Ave Coral Gables, FL 33134 (305) 671-3206 (p)
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Property Summary Report

Hilton Garden Inn Miami Airport South Blue Lagoon

1101 NW 57th Ave
Miami, FL 33126 - Miami Airport Submarket

Upscale
Class



HOSPITALITY

Brand	Hilton Garden Inn
Operation Type	Franchise
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	160
Location	Urban
Stories	6
Primary Corridors	Exterior

LAND

Land Acres	1.45 AC
Zoning	RU-4A, County, 6400
Parcels	30-3131-015-0010

EXPENSES

Taxes	\$139.02/Room (2021)
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BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	16 min drive to Miami International Airport
Walk Score®	Somewhat Walkable (64)

PROPERTY CONTACTS

True Owner	Oliver Companies Inc 525 S Lake Ave Duluth, MN 55802 (218) 628-2700 (p)
Architect	DLW Architects 2020 NE 163rd St North Miami Beach, FL 33162

Recorded Owner	Columbia Hospitality 2200 Alaskan Way Seattle, WA 98121 (206) 239-1800 (p) (206) 239-1801 (f)
Parent Company	Hilton Worldwide

Property Summary Report

Dezer Intracoastal Mall - Hotel

3501 NE 163rd St
Miami, FL 33160 - North Beach Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Aug 2024
Rooms	250
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Parcels	07-2210-002-2640
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EXPENSES

Taxes	\$5,142.81/Room (2021)
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BUILDING AMENITIES

- Public Access Wifi

TRANSPORTATION

Commuter Rail	13 min drive to Golden Glades Com-muter Rail (Tri-County Commuter)
Airport	25 min drive to Fort Lauderdale-Hol-lywood International Airport
Walk Score®	Somewhat Walkable (62)
Transit Score®	Some Transit (40)

PROPERTY CONTACTS

True Owner	Dezer Properties 89 Fifth Ave New York, NY 10003 (212) 929-1285 (p) (212) 633-0057 (f)
Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Developer	Dezer Properties 89 Fifth Ave New York, NY 10003 (212) 929-1285 (p) (212) 633-0057 (f)
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Property Summary Report

Port Aventura Hotel

2777 NE 183rd St
Aventura, FL 33180 - North Beach Submarket

Upper Upscale
Class



LAND

Land Acres	1.41 AC
Parcels	28-2203-059-0020

BUILDING AMENITIES

- Fitness Center
- Smoke-Free
- Public Access Wifi

PROPERTY CONTACTS

Recorded Owner	Cabi Aventura Hotel LLLP 19950 W Country Club Dr Aventura, FL 33180 (305) 466-1810 (p)
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HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	170
Location	Urban
Stories	18
Primary Corridors	Interior

PARKING

Spaces	562 Covered
Ratio	3.31/Room

TRANSPORTATION

Parking	562 available (Covered);Ratio of 3.31/Room
Commuter Rail	11 min drive to Golden Glades Com-muter Rail (Tri-County Commuter)
Airport	18 min drive to Fort Lauderdale-Hol-lywood International Airport
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (55)

Architect	Arquitectonica International Corpo-ration ARQUITECTONICA 818 W 7th St Los Angeles, CA 90017 (213) 895-7800 (p) (213) 895-7808 (f)
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Property Summary Report

Waldorf Astoria Miami

300 Biscayne Blvd
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



LAND

Land Acres	1.04 AC
Zoning	CBD
Parcels	01-0108-030-1160, 01-0108-030-1170,

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

HOSPITALITY

Brand	Waldorf Astoria
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	205
Location	CBD
Stories	100
Primary Corridors	Interior

EXPENSES

Taxes	\$358.92/Room (2021)
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TRANSPORTATION

Transit/Subway	2 min walk to College/Bayside Transit Stop (Metromover Brickell Loop,
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Walker's Paradise (98)
Transit Score®	Rider's Paradise (100)



Property Summary Report

Waldorf Astoria Miami

300 Biscayne Blvd
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)	True Owner	Greybrook Realty Partners 890 Yonge St Toronto, ON M4W 3P4 1 (416) 322-9700 (p)
Recorded Owner	PMG Downtown Developers, LLC 1435 Brickell Ave Miami, FL 33131 (305) 917-1070 (p)	Previous True Owner	PMG 1441 Brickell Ave Miami, FL 33131 (305) 917-1070 (p)
Developer	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)	Architect	Sieger Suarez Architectural 14121-14157 SW 119th Ave Miami, FL 33186 (786) 242-6690 (p)
Parent Company	Hilton Worldwide		

Property Summary Report

Miami Biscayne, Tapestry Collection by Hilton

3047 Biscayne Blvd
Miami, FL 33137 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Tapestry Collection by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	137
Avg Room Size	500 SF
Location	Urban
Stories	13
Primary Corridors	Interior

LAND

Land Acres	0.46 AC
Parcels	01-3230-036-0010

EXPENSES

Taxes	\$784.73/Room (2021)
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PARKING

Spaces	133 Surface
Ratio	0.97/Room

BUILDING AMENITIES

- Fitness Center
- Pool
- Smoke-Free
- On-Site Bar
- Public Access Wifi

TRANSPORTATION

Parking	133 available (Surface);Ratio of 0.97/Room
Commuter Rail	10 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score®	Walker's Paradise (90)
Transit Score®	Good Transit (57)

PROPERTY CONTACTS

True Owner	3H Group Hotels 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)
Developer	3H Group Hotels 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)
Parent Company	Hilton Worldwide

Recorded Owner	Biscayne Point Lodging LLLP 505 Riverfront Pky Chattanooga, TN 37402
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)



Property Summary Report

Urbanica Edgewater Miami

3200 Biscayne Blvd
Miami, FL 33137 - Miami Downtown Submarket

Economy
Class



BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	199
Avg Room Size	500 SF
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.18 AC
Zoning	6405
Parcels	01-3230-013-0480

EXPENSES

Taxes	\$214.57/Room (2021)
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TRANSPORTATION

Commuter Rail	10 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score®	Walker's Paradise (93)
Transit Score®	Good Transit (57)

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Restaurant
- Meeting Event Space
- Pool

PROPERTY CONTACTS

True Owner	Urbanica The Hotels 701 Brickell Key Blvd Miami, FL 33131 (305) 763-8934 (p)
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Developer	Urbanica The Hotels 701 Brickell Key Blvd Miami, FL 33131 (305) 763-8934 (p)
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Property Summary Report

Courtyard By Marriott Miami Northeast

7880 Biscayne Blvd
Miami, FL 33138 - North Dade & Doral Submarket

Upscale
Class



HOSPITALITY

Brand	Courtyard
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	May 2025
Rooms	138
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	1.76 AC
Zoning	6100
Parcels	01-3207-040-0010

EXPENSES

Taxes	\$225.70/Room (2021)
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PARKING

Spaces	195 Surface
Ratio	1.41/Room

BUILDING AMENITIES

- Business Center
- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	195 available (Surface);Ratio of 1.41/Room
Commuter Rail	11 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	27 min drive to Miami International Airport
Walk Score®	Walker's Paradise (94)
Transit Score®	Good Transit (54)

PROPERTY CONTACTS

True Owner	Leo Wu 255 Aragon Ave Coral Gables, FL 33134	Recorded Owner	Florida Fullview Immigration Building LLC 121 Alhambra Plz Coral Gables, FL 33114
Previous True Owner	Jordan + Pascale Attorneys Coun-selors 255 Aragon Ave Coral Gables, FL 33134 (305) 501-2836 (p)	Parent Company	Marriott International

Property Summary Report

Baccarat Hotel & Residences

444 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	1.78 AC
Zoning	T6-48A-O
Parcels	01-0210-000-1060

BUILDING AMENITIES

- Business Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa

PROPERTY CONTACTS

True Owner	444 Brickell Partners LLC Trust 315 S Biscayne Blvd Miami, FL 33131 (305) 460-9900 (p)
Developer	Related Development, LLC 2850 Tigertail Ave Coconut Grove, FL 33133 (305) 460-9900 (p) (305) 460-9911 (f)



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	249
Location	CBD
Stories	82
Primary Corridors	Interior

EXPENSES

Taxes	\$2,975.29/Room (2021)
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TRANSPORTATION

Transit/Subway	2 min walk to Fifth Street Transit Stop (Metromover Brickell Loop)
Commuter Rail	13 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score®	Walker's Paradise (95)
Transit Score®	Rider's Paradise (100)

Previous True Owner	The Related Companies 30 Hudson Yards New York, NY 10001 (212) 801-1000 (p) (212) 801-3717 (f)
Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p) (305) 372-1175 (f)



Property Summary Report

Colonnade

1201 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Oct 2024
Rooms	95
Location	CBD
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.69 AC
Zoning	T6-48A-O
Parcels	01-0210-050-5010

EXPENSES

Taxes	\$3,696.01/Room (2021)
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BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi
- Spa

TRANSPORTATION

Transit/Subway	2 min drive to Financial District Transit Stop (Metromover Brickell Loop)
Commuter Rail	14 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	26 min drive to Miami International Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Rider's Paradise (92)

PROPERTY CONTACTS

True Owner	Florida East Coast Realty, LLC 1101 Brickell Ave Miami, FL 33131 (305) 358-7710 (p) (305) 358-1619 (f)
Developer	Florida East Coast Realty, LLC 1101 Brickell Ave Miami, FL 33131 (305) 358-7710 (p) (305) 358-1619 (f)

Recorded Owner	Brickell Bay Plaza, Inc. 100 S Biscayne Blvd MIAMI, FL 33131
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Property Summary Report

Urbanica Beach Hotel

6747 Collins Ave
Miami Beach, FL 33141 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2024
Rooms	160
Location	Urban
Stories	11
Primary Corridors	Interior

LAND

Land Acres	0.98 AC
Zoning	4100
Parcels	02-3211-007-0430, 02-3211-007-0440

EXPENSES

Taxes	\$2,260.65/Room (2021)
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PARKING

Spaces	91 Covered
Ratio	0.57/Room

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Pool
- Restaurant

TRANSPORTATION

Parking	91 available (Covered);Ratio of 0.57/Room
Commuter Rail	21 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	34 min drive to Miami International Airport
Walk Score®	Very Walkable (83)
Transit Score®	Good Transit (51)

PROPERTY CONTACTS

True Owner	BTL Investments LLC 418 Meridian Ave Miami, FL (305) 763-8934 (p)	Recorded Owner	BTL Investments, LLC 615 5th St Miami Beach, FL 33139 (305) 763-8934 (p)
Previous True Owner	W.G. Mills, Inc. 3301 Whitfield Ave Sarasota, FL 34243 (941) 371-4534 (p) (941) 753-2235 (f)	Developer	Urbanica 418 Meridian Ave Miami Beach, FL 33139 (305) 763-8934 (p)
Architect	Studio Mc+G 7500 NE 4th Ct Miami, FL 33138		



Property Summary Report

Grand Hyatt Miami Beach Convention Center

1701 Convention Center Dr
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



HOSPITALITY

Brand	Grand Hyatt
Operation Type	Chain Management
Hotel Grade	5

BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	800
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	1.89 AC
Zoning	GU
Parcels	02-3227-000-0090

PARKING

Spaces	320 Covered
Ratio	0.40/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Restaurant
- Smoke-Free
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Room Service

TRANSPORTATION

Parking	320 available (Covered);Ratio of 0.40/Room
Airport	31 min drive to Miami International Airport
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (58)

PROPERTY CONTACTS

True Owner	City of Miami Beach 1755 Meridian Ave Miami Beach, FL 33139 (305) 673-7000 (p) (786) 394-4223 (f)
Developer	Terra Corp 11817 Garden Warbler Ln Raleigh, NC 27613 (919) 844-2145 (p)
Parent Company	Hyatt Hotels Corporation

Recorded Owner	City of Miami Beach
Architect	Arquitectonica 1225 Eye St NW Washington, DC 20005 (202) 842-2772 (p)

Property Summary Report

citizenM Miami South Beach

1212 Lincoln Rd
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Brand	citizenM
Operation Type	Chain Management
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Sep 2023
Rooms	168
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	1.19 AC
Zoning	6400
Parcels	02-3234-018-0180

EXPENSES

Taxes	\$646.48/Room (2021)
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PARKING

Spaces	400 Covered
Ratio	2.38/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Retail
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	400 available (Covered);Ratio of 2.38/Room
Commuter Rail	18 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	30 min drive to Miami International Airport
Walk Score®	Walker's Paradise (95)
Transit Score®	Good Transit (54)

Property Summary Report

citizenM Miami South Beach

1212 Lincoln Rd
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner	1212 Lincoln LLC 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5300 (p)	Recorded Owner	OSIB Miami Beach Properties LLC 148 Madison Ave New York, NY 10016
Previous True Owner	citizenM Hotels 148 Madison Ave New York, NY 10016 (212) 461-3638 (p)	Previous True Owner	Alton Road Investments, LLC. 1668 Alton Rd Miami Beach, FL 33139 (305) 754-2556 (p)
Developer	Crescent Heights 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5700 (p) (305) 573-2970 (f)	Architect	Perkins + Will 2800 Ponce de Leon Blvd Coral Gables, FL 33134 (305) 569-1333 (p) (305) 569-1334 (f)
Parent Company	citizenM Operations Holding B.V.		

Property Summary Report

Flagstone Island Gardens Resort

950 MacArthur Cswy
Miami, FL 33132 - Miami Beach Submarket

Luxury
Class



LAND

Land Acres	7.62 AC
Zoning	6405
Parcels	01-3231-061-0010, 01-3231-061-0020

BUILDING AMENITIES

- Business Center
- Marina
- On-Site Bar
- Pool
- Restaurant
- Fitness Center
- Meeting Event Space
- On-Site Retail
- Public Access Wifi

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	455
Location	Urban
Stories	5
Primary Corridors	Interior

EXPENSES

Taxes	\$1,968.16/Room (2021)
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TRANSPORTATION

Transit/Subway	5 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni)
Commuter Rail	13 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	25 min drive to Miami International Airport
Walk Score®	Car-Dependent (39)
Transit Score®	Excellent Transit (70)


Property Summary Report

Flagstone Island Gardens Resort

950 MacArthur Cswy
Miami, FL 33132 - Miami Beach Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner	 City of Miami Dept. of Real Estate & Asset Mgmt. 444 SW 2nd Ave Miami, FL 33130 (305) 416-1471 (p) (305) 416-2156 (f)	Recorded Owner	City Of Miami Dept Of P & D 444 SW 2nd Ave Miami, FL 33130
Previous True Owner	City of Miami 3500 Pan American Dr Miami, FL 33130 (305) 468-5900 (p)	Developer	Flagship Hospitality Management LLC 888 Macarthur Cswy Miami, FL 33132
Architect	Kobi Karp Architecture 2915 Biscayne Blvd Miami, FL 33137		

Property Summary Report

Virgin Hotels Miami

1040 S Miami Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Brand	Virgin Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	250
Location	CBD
Stories	40
Primary Corridors	Interior
Meeting Space	15,000 SF

LAND

Land Acres	0.57 AC
Zoning	6408
Parcels	01-0207-040-1270

EXPENSES

Taxes	\$1,106.82/Room (2021)
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BUILDING AMENITIES

- Meeting Event Space
- On-Site Bar
- Pool
- Public Access Wifi
- Restaurant
- Room Service
- Spa

TRANSPORTATION

Transit/Subway	1 min walk to Tenth Street/Promenade Transit Stop (Metromover)
Commuter Rail	13 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Rider's Paradise (95)

PROPERTY CONTACTS

True Owner	FX South Miami LLC 1425 Brickell Ave Miami, FL 33131 (305) 372-1336 (p)	Recorded Owner	FX South Miami LLC 1425 Brickell Ave Miami, FL 33131 (305) 372-1336 (p)
Developer	Blue Jay Capital 240 Crandon Blvd Key Biscayne, FL 33149 (786) 360-5149 (p)	Architect	BLUR Workshop 621 North Ave NE Atlanta, GA 30308 (404) 600-1166 (p)
Parent Company	Virgin Management Ltd.		



Property Summary Report

Virgin Hotels Miami

1040 S Miami Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class

BUILDING NOTES

In the heart of Downtown Miami's Financial District, the hotel will be located at 1040 S. Miami Avenue in the Brickell neighborhood – a hotspot for locals and visitors alike. Virgin Hotels Miami will be in the center of this urban oasis and steps away from Brickell City Centre, a \$1.05 billion shopping and mixed-use project in development.

The 40-story new-build hotel will feature close to 250 chambers; a spa; over 15,000 square-feet of meeting and event space; and multiple dining and drinking outlets, including the brand's signature culinary experience Commons Club a restaurant, bar and modern social club; a beer garden live music venue; and Funny Library Coffee Shop a communal work space that will house an assortment of whimsical and funny books and games. Funny Library Coffee Shop will pour coffee by Laughing Man®, the brand co-founded by actor Hugh Jackman.

The hotel will also feature a three-story terraced rooftop complete with pool, lounge, and event space all designed to feel like a rooftop conservatory. Virgin Hotels Miami will take to heart the brand wide celebrated "No Nickel and Diming" policy, which includes street-priced minibars, free WIFI, and zero resort fees, urban fees or amenity fees. The hotel is slated to break ground in 2020.



Property Summary Report

Dream Hotels Miami

114 SW North River Dr
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Dream Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	165
Location	Urban
Stories	10
Primary Corridors	Interior
Meeting Space	10,000 SF

LAND

Land Acres	0.56 AC
Parcels	01-0113-090-1160, 01-0113-090-1280, 01-0114-000-1090

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free
- Marina
- On-Site Bar
- Restaurant

TRANSPORTATION

Transit/Subway	2 min drive to Third Street Transit Stop (Metromover Brickell Loop,
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Very Walkable (84)
Transit Score®	Rider's Paradise (99)

PROPERTY CONTACTS

Recorded Owner	Riverside Wharf LLC 123 SW North River Dr Miami, FL 33130	Developer	MV Real Estate Holdings, LLC 123 SW North River Dr Miami, FL 33130 (786) 260-1400 (p)
Architect	Cube3 Architects 111 SW 3rd St Miami, FL 33130 (305) 925-7700 (p)	Parent Company	Hyatt Hotels Corporation



Property Summary Report

MOXY Miami North

NWQ Northwest 2nd Avenue and Northwest 25th Street St
Miami, FL 33127 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Brand	MOXY
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2023
Rooms	120
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.38 AC
Zoning	T5-O
Parcels	01-3125-033-0060

EXPENSES

Taxes	\$240.03/Room (2021)
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PARKING

Spaces	49 Covered
Ratio	0.41/Room

BUILDING AMENITIES

- Business Center
- On-Site Bar
- Pool
- Smoke-Free
- Fitness Center
- On-Site Retail
- Public Access Wifi

TRANSPORTATION

Parking	49 available (Covered);Ratio of 0.41/Room
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Walker's Paradise (98)
Transit Score®	Good Transit (62)

Property Summary Report

MOXY Miami North

NWQ Northwest 2nd Avenue and Northwest 25th Street St
Miami, FL 33127 - Miami Downtown Submarket

Upper Midscale
Class

PROPERTY CONTACTS

True Owner	Baywood Hotels Inc 9130 Guilford Rd Columbia, MD 21046 (301) 345-8700 (p) (301) 345-8701 (f)	Recorded Owner	Starboard Florida VII LLC
		Developer	Dolphin Capital Partners 11 Voukourestiou St Athens, FL 10671 011 30 21 0361 4255 (p) 011 30 21 0361 4243 (f)
Previous True Owner	Dolphin Capital Partners 11 Voukourestiou St Athens, FL 10671 011 30 21 0361 4255 (p) 011 30 21 0361 4243 (f)		
Architect	Kobi Karp Architecture & Interior Design, Inc. 2915-2929 Biscayne Blvd Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)	Parent Company	Marriott International
			

Property Summary Report

Collins Park Hotel

2000 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Feb 2024
Year Renov	2020
Rooms	294
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	1.65 AC
Zoning	RM-2
Parcels	02-3234-016-0010, 02-3234-016-0030,

EXPENSES

Taxes	\$257.48/Room (2021)
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BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

SALE

Sold Price	\$5,176,490 (\$17,607/Room) - Part of Portfolio
Date	Apr 2012
Sale Type	Investment
Properties	3

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (58)



Property Summary Report

Collins Park Hotel

2000 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner	The Chetrit Group 512 Fashion Ave New York, NY 10018 (646) 230-9360 (p) (646) 230-9371 (f)	Recorded Owner	Cg Sunny Isles Llc 512 Fashion Ave New York, NY 10018
	CHETRIT GROUP		CHETRIT GROUP
Previous True Owner	JJ Plaza Realty. LLC 1 N Ocean Blvd Pompano Beach, FL 33062	Previous True Owner	C Shane Rolls (305) 491-2388 (p)
Developer	The Chetrit Group 512 Fashion Ave New York, NY 10018 (646) 230-9360 (p) (646) 230-9371 (f)	Architect	Kobi Karp Architecture 2915 Biscayne Blvd Miami, FL 33137

Property Summary Report

Jungle Island Hotel

1111 Parrot Jungle Trl
Miami, FL 33132 - Miami Beach Submarket

Upper Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	300
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	17.77 AC
Zoning	8002
Parcels	01-3231-000-0014

EXPENSES

Taxes	\$1,434.90/Room (2021)
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PARKING

Spaces	965 Covered
Ratio	3.22/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Meeting Event Space
- Pool
- Restaurant

TRANSPORTATION

Parking	965 available (Covered);Ratio of 3.22/Room
Transit/Subway	3 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Car-Dependent (39)
Transit Score®	Good Transit (58)

Property Summary Report

Jungle Island Hotel

1111 Parrot Jungle Trl
Miami, FL 33132 - Miami Beach Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner	ESJ Capital Partners 19950 W Country Club Dr Aventura, FL 33180 (305) 600-5001 (p) (305) 402-8069 (f)	Recorded Owner	ESJ JI Leasehold, LLC 19950 W Country Club Dr Aventura, FL 33180
Previous True Owner	ESJ Capital Partners 19950 W Country Club Dr Aventura, FL 33180 (305) 600-5001 (p) (305) 402-8069 (f)	Developer	ESJ Capital Partners 19950 W Country Club Dr Aventura, FL 33180 (305) 600-5001 (p) (305) 402-8069 (f)
Architect	EOA 1929-1931 Ponce De Leon Coral Gables, FL 33134 (305) 444-0990 (p)		

Property Summary Report

Unnamed Hotel at River House

603 NW S River Dr
Miami, FL 33128 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	168
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.84 AC
Parcels	01-4138-004-0010

PARKING

Spaces	416 Covered
Ratio	2.48/Room

TRANSPORTATION

Parking	416 available (Covered);Ratio of 2.48/Room
Transit/Subway	2 min drive to Culmer Transit Stop (Metrorail Green Line)
Commuter Rail	8 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	19 min drive to Miami International Airport
Walk Score®	Very Walkable (74)
Transit Score®	Excellent Transit (75)

PROPERTY CONTACTS

True Owner	Avra Jain 7272 NE 6th Ct Miami, FL 33138 (305) 495-1735 (p)	Recorded Owner	555 Srd Llc 7272 NE 6th Ct Miami, FL 33138
Developer	Avra Jain 7272 NE 6th Ct Miami, FL 33138 (305) 495-1735 (p)	Architect	Carlos Zapata Studio 88 Prince St New York, NY 10012 (212) 966-9292 (p)

BUILDING NOTES

555 River House is proposed to include:

Three distinct buildings
175 hotel rooms
39 residential units

Property Summary Report

Unnamed Hotel at River House

603 NW S River Dr
Miami, FL 33128 - Miami Downtown Submarket

Upscale
Class

120,000 square feet of office
35,650 square feet of commercial
416 parking spaces
600-foot public riverwalk
Ten boat slips



Property Summary Report

Residence Inn By Marriott Miami Downtown

SEQ South West 2nd Avenue and South West 17th Road
Miami, FL 33129 - Downtown South Submarket

Upscale
Class



LAND

Land Acres	0.51 AC
Zoning	6100
Parcels	01-4139-008-0060, 01-4139-008-0070,

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

True Owner	HS Brickell Lodging 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)
Previous True Owner	3H Group Hotels 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)
Architect	Behar Peteranecz Architecture 2430 Terminal Dr S Saint Petersburg, FL 33712

HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	204
Location	CBD
Stories	6
Primary Corridors	Interior

EXPENSES

Taxes	\$538.98/Room (2021)
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TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metromover) Transit Stop (Metromover Brickell)
Commuter Rail	12 min drive to Miami Airport Com- muter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score®	Walker's Paradise (94)
Transit Score®	Excellent Transit (82)

Recorded Owner	HS Brickell Lodging, LLLP 505 Riverfront Pky Chattanooga, TN 37402
Developer	HS Brickell Lodging 505 Riverfront Pky Chattanooga, TN 37402
Parent Company	Marriott International

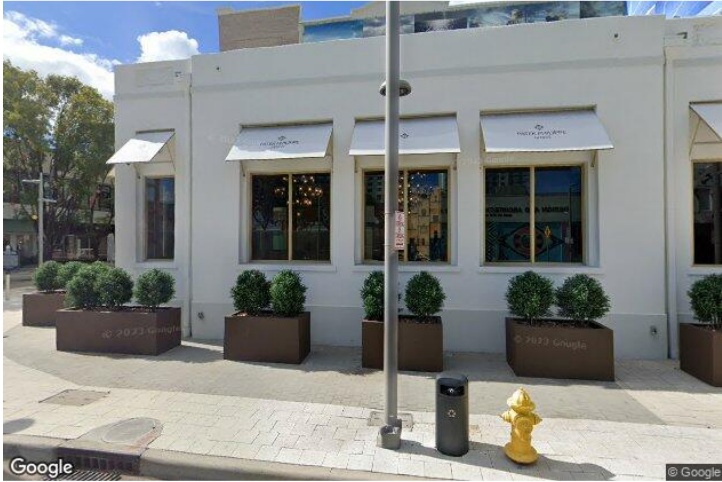


Property Summary Report

The Moore Miami

4040 NE 2nd Ave
Miami, FL 33137 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Nov 2023
Rooms	12
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.80 AC
Parcels	01-3124-048-0040

BUILDING AMENITIES

- Meeting Event Space
- Public Access Wifi
- On-Site Bar
- Restaurant

TRANSPORTATION

Commuter Rail	9 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score®	Walker's Paradise (97)
Transit Score®	Good Transit (58)

TENANTS

Ornare	9,000 SF	Ligne Roset	8,800 SF
Jonathan Adler	4,000 SF		

PROPERTY CONTACTS

True Owner	Ashkenazy Acquisition Corp 600 Madison Ave New York, NY 10022 (212) 213-4444 (p) (212) 213-5713 (f)	Recorded Owner	PARADISE PLAZA ASSOCIATES LLC
			

Property Summary Report

Canopy by Hilton Miami Brickell
1129 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Canopy by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	135
Location	CBD
Stories	10
Primary Corridors	Interior

LAND

Land Acres	0.61 AC
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BUILDING AMENITIES

- | | |
|------------------|-----------------------|
| • Fitness Center | • Meeting Event Space |
| • On-Site Bar | • Public Access Wifi |
| • Restaurant | • Room Service |
| • Smoke-Free | |

TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (89)

PROPERTY CONTACTS

True Owner	Armando Pozo	Recorded Owner	Valcan Investments Llc
Parent Company	Hilton Worldwide		901 Ponce de Leon Blvd Coral Gables, FL 33134

BUILDING NOTES

This hotel is dual branded with Embassy Suites by Hilton Miami (Property ID 11148583).

Property Summary Report

Hyatt House Doral

10234 NW 19th St
Doral, FL 33172 - North Dade & Doral Submarket

Upscale
Class



HOSPITALITY

Brand	Hyatt House
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jan 2026
Rooms	126
Location	Urban
Stories	4
Primary Corridors	Interior

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	17 min drive to Hialeah Market Com-muter Rail (Tri-County Commuter)
Airport	13 min drive to Miami International Airport
Walk Score®	Car-Dependent (45)
Transit Score®	Some Transit (41)

PROPERTY CONTACTS

Parent Company	Hyatt Hotels Corporation
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Property Summary Report

E11EVEN Hotel & Residences

20 NE 11th St
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Serviced Apartment
Year Built	Dec 2025
Rooms	416
Location	CBD
Stories	65
Primary Corridors	Interior

LAND

Land Acres	0.46 AC
Parcels	01-0101-080-1060

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	2 min drive to Eleventh Street Transit Stop (Metromover Omni Loop)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score®	Walker's Paradise (91)
Transit Score®	Rider's Paradise (99)

PROPERTY CONTACTS

True Owner	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)	Recorded Owner	11th Street Land Trust 1441 Brickell Ave Miami, FL 33131
Developer	PMG 11th Street Developers Group LLC	Architect	The Sieger Suarez Architectural Partnership 14121-14157 SW 119th Ave Miami, FL 33186 (305) 274-2702 (p)

Property Summary Report

Wyndham Hotels and Resorts Miami

3677 NW 24th St
Miami, FL 33142 - Miami Airport Submarket

Upscale
Class



HOSPITALITY

Brand	Wyndham
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Sep 2024
Rooms	250
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	1.60 AC
Zoning	6119
Parcels	30-3128-022-0091

EXPENSES

Taxes	\$278.36/Room (2021)
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PARKING

Spaces	219 Surface
Ratio	0.88/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Restaurant
- Meeting Event Space
- Public Access Wifi
- Room Service

TRANSPORTATION

Parking	219 available (Surface);Ratio of 0.88/Room
Commuter Rail	2 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	16 min drive to Miami International Airport
Walk Score®	Car-Dependent (32)

PROPERTY CONTACTS

True Owner	AG Miami Palmer Lake LLC 1320 S Dixie Hwy Coral Gables, FL 33146
Previous True Owner	Anthony Abraham Enterprises 6150 SW 76th St Miami, FL 33143 (305) 665-2222 (p) (305) 666-8905 (f) ABRAHAM GROUP
Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p) (305) 372-1175 (f) ARQUITECTONICA

Recorded Owner	Ag Miami Palmer Lake LLC 1320 S Dixie Hwy Coral Gables, FL 33146
Developer	AG Miami Palmer Lake LLC 1320 S Dixie Hwy Miami, FL 33146
Parent Company	Wyndham Hotels & Resorts



Property Summary Report

Tryp by Wyndham Miami

NW 25th St
Miami, FL 33142 - Miami Airport Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Tryp by Wyndham
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2025
Rooms	170
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	0.94 AC
Zoning	6118
Parcels	30-3128-035-0030

EXPENSES

Taxes	\$269.76/Room (2021)
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PARKING

Spaces	44 Covered
Ratio	0.26/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Restaurant

TRANSPORTATION

Parking	44 available (Covered);Ratio of 0.26/Room
Commuter Rail	3 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	15 min drive to Miami International Airport
Walk Score®	Car-Dependent (33)

PROPERTY CONTACTS

True Owner	Riviera Point Development Group 2750 SW 145 Ave Miramar, FL 33027 (305) 433-2397 (p) (305) 677-2786 (f)
Developer	Riviera Point Development Group 2750 SW 145th Ave Miramar, FL 33027 (305) 433-2397 (p) (305) 677-2786 (f)
Parent Company	Wyndham Hotels & Resorts

Recorded Owner	Riviera Miami Airport LLC
Architect	Behar Font & Partners, P.A. 4533 Ponce De Leon Blvd Coral Gables, FL 33146 (305) 740-5442 (p) (305) 740-5443 (f)

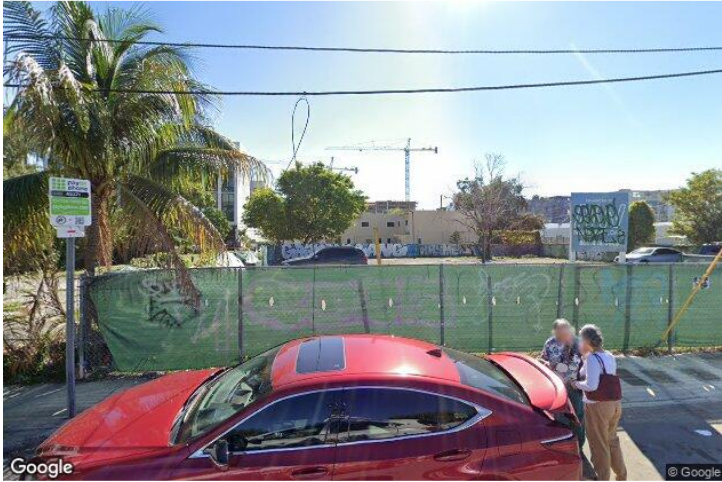


Property Summary Report

Proposed Wynwood Hotel

160 NW 28th St
Miami, FL 33127 - Miami Downtown Submarket

Upscale
Class



BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	115
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	0.25 AC
Parcels	01-3125-029-0580

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Restaurant

TRANSPORTATION

Commuter Rail	10 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score®	Walker's Paradise (98)
Transit Score®	Good Transit (54)

PROPERTY CONTACTS

True Owner	Hidrock Realty 40 Wall St New York, NY 10005 (212) 563-9200 (p)
Recorded Owner	160 NW ST Associates LLC 2999 NE 191st St Miami, FL 33180

True Owner	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)
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Property Summary Report

WoodSpring Suites Homestead Air Reserve Base

3 NE 43rd Ave
Homestead, FL 33033 - South Dade Submarket

Economy
Class



HOSPITALITY

Brand	WoodSpring Suites
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	122
Location	Suburban
Stories	4
Primary Corridors	Interior

EXPENSES

Taxes	\$1,041.03/Room (2021)
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TRANSPORTATION

Airport	42 min drive to Miami International Airport
Walk Score®	Car-Dependent (23)

LAND

Land Acres	18.32 AC
Parcels	10-7911-000-0030

BUILDING AMENITIES

- Fitness Center

PROPERTY CONTACTS

Recorded Owner	HOMESTEAD COMMERCE CENTER LLC 1401 SW 20th St Miami, FL 33145
Architect	BRR Architecture, Inc. 8139 Metcalf Ave Overland Park, KS 66204 (913) 262-9095 (p) (913) 262-9044 (f)

Developer	Abreu Development LLC 5480 N State Rd 7 North Lauderdale, FL 33319 (305) 345-7475 (p)
Parent Company	Choice Hotels International, Inc.

Property Summary Report

EVEN Hotel Miami - Doral

10770 NW 25th St
Doral, FL 33172 - North Dade & Doral Submarket

Upscale
Class



LAND

Land Acres	0.42 AC
Zoning	7600
Parcels	25-3031-001-0010, 25-3031-001-0020,

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

True Owner	Arturo Hierro 1401 Cecilia Ave Coral Gables, FL 33146 (305) 921-9331 (p)
Previous True Owner	Robert Lechter 1150 Hallandale Beach Blvd Hallandale Beach, FL 33009 (954) 455-3660 (p)
Architect	Rodtell Group 2441 NW 93rd Ave Doral, FL 33172 (786) 260-4264 (p)

HOSPITALITY

Brand	EVEN Hotels
Operation Type	Franchise
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Jul 2025
Rooms	125
Location	Urban
Stories	4
Primary Corridors	Interior

EXPENSES

Taxes	\$28.61/Room (2021)
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TRANSPORTATION

Commuter Rail	17 min drive to Hialeah Market Com- muter Rail (Tri-County Commuter)
Airport	13 min drive to Miami International Airport
Walk Score®	Somewhat Walkable (54)

Recorded Owner	Asi Diaz Doral Hotel Inv Grp L 240 Crandon Blvd Key Biscayne, FL 33149
Developer	ASI Global 175 SW 7th St Miami, FL 33130
Parent Company	IHG Hotels & Resorts



Property Summary Report

Evvo Miami Hotel



8001 NE Bayshore Ct
Miami, FL 33138 - North Dade & Doral Submarket



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	84
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.28 AC
Zoning	6106
Parcels	01-3208-011-0030

EXPENSES

Taxes	\$636.95/Room (2021)
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PARKING

Spaces	44 Surface
Ratio	0.52/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Meeting Event Space
- On-Site Retail

TRANSPORTATION

Parking	44 available (Surface);Ratio of 0.52/Room
Commuter Rail	12 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	27 min drive to Miami International Airport
Walk Score®	Somewhat Walkable (60)

PROPERTY CONTACTS

True Owner	Julio Eduardo Paez 2750 NE 185th St Aventura, FL 33180	Recorded Owner	8001 Bayshore Group Llc 2750 NE 185th St Aventura, FL 33180
Architect	RAD Architecture 117 NW 42nd Ave Miami, FL 33126 (305) 643-4771 (p)		

BUILDING NOTES

12 story hotel will include a rooftop pool, ground-floor retail, a mezzanine level with a gym, and a penthouse suite.

Property Summary Report

St. Regis Hotel & Residences Miami Brickell

1809 Brickell Ave
Miami, FL 33129 - Downtown South Submarket

Luxury
Class



HOSPITALITY

Brand	St. Regis
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	30
Location	CBD
Stories	48
Primary Corridors	Interior

LAND

Land Acres	3.19 AC
Parcels	01-4139-001-2405

BUILDING AMENITIES

- Barber/Hair Salon/Beauty Shop
- Marina
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Fitness Center
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min drive to Financial District Transit Stop (Metromover Brickell Loop)
Commuter Rail	15 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	27 min drive to Miami International Airport
Walk Score®	Very Walkable (73)
Transit Score®	Excellent Transit (71)






Property Summary Report

St. Regis Hotel & Residences Miami Brickell

1809 Brickell Ave
Miami, FL 33129 - Downtown South Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner	Related Development, LLC 2850 Tigertail Ave Coconut Grove, FL 33133 (305) 460-9900 (p) (305) 460-9911 (f)	True Owner	Integra Solutions, LLC 150 SE 2nd Ave Miami, FL 33131 (305) 774-0110 (p) (305) 774-0150 (f)
 RELATED		 INTEGRA	
Recorded Owner	1809 Brickell LP	Developer	Related Development, LLC 2850 Tigertail Ave Coconut Grove, FL 33133 (305) 460-9900 (p) (305) 460-9911 (f)
 RELATED		 RELATED	
Architect	Robert A.M. Stern Architects LLP One Park Ave New York, NY 10016 (212) 967-5100 (p) (212) 967-5588 (f)	Parent Company	Marriott International
			

Property Summary Report

Collins Avenue Hotel

1360 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jun 2026
Rooms	46
Location	Urban
Stories	3
Primary Corridors	Interior

LAND

Land Acres	0.47 AC
Parcels	02-3234-008-0890

BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi

TRANSPORTATION

Commuter Rail	18 min drive to Miami Airport Com-muter Rail (Tri-County Commuter)
Airport	30 min drive to Miami International Airport
Walk Score®	Walker's Paradise (98)
Transit Score®	Good Transit (57)

PROPERTY CONTACTS

True Owner	James Cavanaugh	Recorded Owner	1360 Commodore Llc
Architect	Beilinson Gomez Architects PA 8101 Biscayne Blvd Miami, FL 33138 (305) 559-1250 (p)		16885 Dallas Pky N Addison, TX 75001

Property Summary Report

Surfside Hotel



9300 Collins Ave
Surfside, FL 33154 - North Beach Submarket



BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	200
Location	Urban
Stories	3
Primary Corridors	Interior

LAND

Land Acres	2.20 AC
Parcels	14-2235-006-0220

EXPENSES

Taxes	\$1,848.48/Room (2021)
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TRANSPORTATION

Commuter Rail	21 min drive to Golden Glades Commuter Rail (Tri-County Commuter)
Airport	33 min drive to Fort Lauderdale–Hollywood International Airport
Walk Score®	Very Walkable (81)

PROPERTY CONTACTS

Recorded Owner	Eden Surfside Llc 1000 Hallandale Beach Blvd Hallandale Beach, FL 33009	Developer	Boymelgreen Developers 40 Fulton St New York, NY 10038 (718) 398-3200 (p)
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Property Summary Report

Dadeland Hyve Hotel



9400 S Dadeland Blvd
Miami, FL 33156 - Central Dade Submarket



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Apr 2025
Rooms	100
Location	Suburban
Stories	6
Primary Corridors	Interior

LAND

Parcels	30-5002-042-0040
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EXPENSES

Taxes	\$5,897.88/Room (2021)
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BUILDING AMENITIES

- Fitness Center
- On-Site Retail
- Public Access Wifi
- Restaurant

TRANSPORTATION

Transit/Subway	2 min drive to Dadeland South Transit Stop (Metrorail Green Line)
Commuter Rail	21 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score®	Somewhat Walkable (53)
Transit Score®	Good Transit (63)

PROPERTY CONTACTS

Developer	Keystone Development & Investment 100 Four Falls Corporate Ctr Conshohocken, PA 19428 (610) 980-7000 (p) (610) 980-7009 (f)
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BUILDING NOTES

HYVE envisions a phased development with a new 25-story office tower, a hotel, and two, 25-story condominium towers, supported by parking, retail, and restaurants, and featuring uninterrupted views of Key Biscayne and the Atlantic Ocean to the east, and south to the Florida Keys.

Property Summary Report

Residence Inn Homestead

NEQ of South Krome Avenue and Southwest 352nd St
Florida City, FL 33034 - South Dade Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	110
Location	Suburban
Stories	4
Primary Corridors	Interior

EXPENSES

Taxes	\$2.24/Room (2021)
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TRANSPORTATION

Airport	46 min drive to Miami International Airport
Walk Score®	Somewhat Walkable (55)

LAND


Land Acres	3.23 AC
Parcels	16-7930-001-0290

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

Recorded Owner	60 SW 352 Street Owner LP 60 SW 352 St Florida City, FL 33034
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Parent Company	Marriott International
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Property Summary Report

Miami Wilds Hotel



North of Miami Zoo
Miami, FL 33177 - South Dade Submarket



BUILDING

Type	Hotel
Year Built	Oct 2024
Rooms	200
Location	Suburban
Stories	8
Primary Corridors	Interior

LAND

Parcels	30-5936-000-0050
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BUILDING AMENITIES

- On-Site Retail
- Public Access Wifi
- Restaurant
- Waterpark

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score®	Car-Dependent (9)

PROPERTY CONTACTS

Developer	Bernard Zyscovich 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p)
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Property Summary Report

Icon on 8



950 Southwest 8th St
Miami, FL 33130 - Miami Downtown Submarket



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Feb 2026
Rooms	140
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.44 AC
Parcels	01-4138-011-0020, 01-4138-011-0040

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score®	Walker's Paradise (91)
Transit Score®	Good Transit (57)

PROPERTY CONTACTS

True Owner	David Herskowitz 454 Tamarind Dr Hallandale Beach, FL 33009 (310) 356-3956 (p)	Recorded Owner	Icon on 8 LLC 615 Cape Coral Pky W Cape Coral, FL 33914
Developer	David Herskowitz 454 Tamarind Dr Hallandale Beach, FL 33009 (310) 356-3956 (p)	Architect	MODIS Architects 4955 SW 75th Ave Miami, FL 33155 (786) 879-8882 (p)

Property Summary Report

HOO Miami Legacy

unknown
Miami, FL 33136 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	4.65 AC
Parcels	01-3137-025-0011

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Public Access Wifi
- Restaurant
- Smoke-Free

PROPERTY CONTACTS

Recorded Owner	WG 700 NORTH MIAMI LLC 233 Broadway New York, NY 10279
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)



HOSPITALITY

Brand	Morgans Originals
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	219
Location	CBD
Stories	55
Primary Corridors	Interior

EXPENSES

Taxes	\$10,261.44/Room (2021)
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TRANSPORTATION

Transit/Subway	1 min drive to Historic Overtown/Lyric Theatre Transit Stop (Metrorail Green)
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score®	Walker's Paradise (91)
Transit Score®	Rider's Paradise (100)

Developer	Royal Palm Companies 333 SE 2nd Ave Miami, FL 33131 (786) 580-4200 (p)
Parent Company	Accor

