

An aerial photograph of Miami, Florida, showing a mix of urban development, greenery, and the ocean. The text 'MIAMI HOTEL FOR SALE' is overlaid in a large, yellow, serif font. The word 'MIAMI' is on the top line, and 'HOTEL FOR SALE' is on the bottom line. The background shows a variety of buildings, including high-rise hotels and residential structures, interspersed with palm trees and other vegetation. The ocean is visible on the right side of the image, with a sandy beach in the foreground.

MIAMI HOTEL FOR SALE

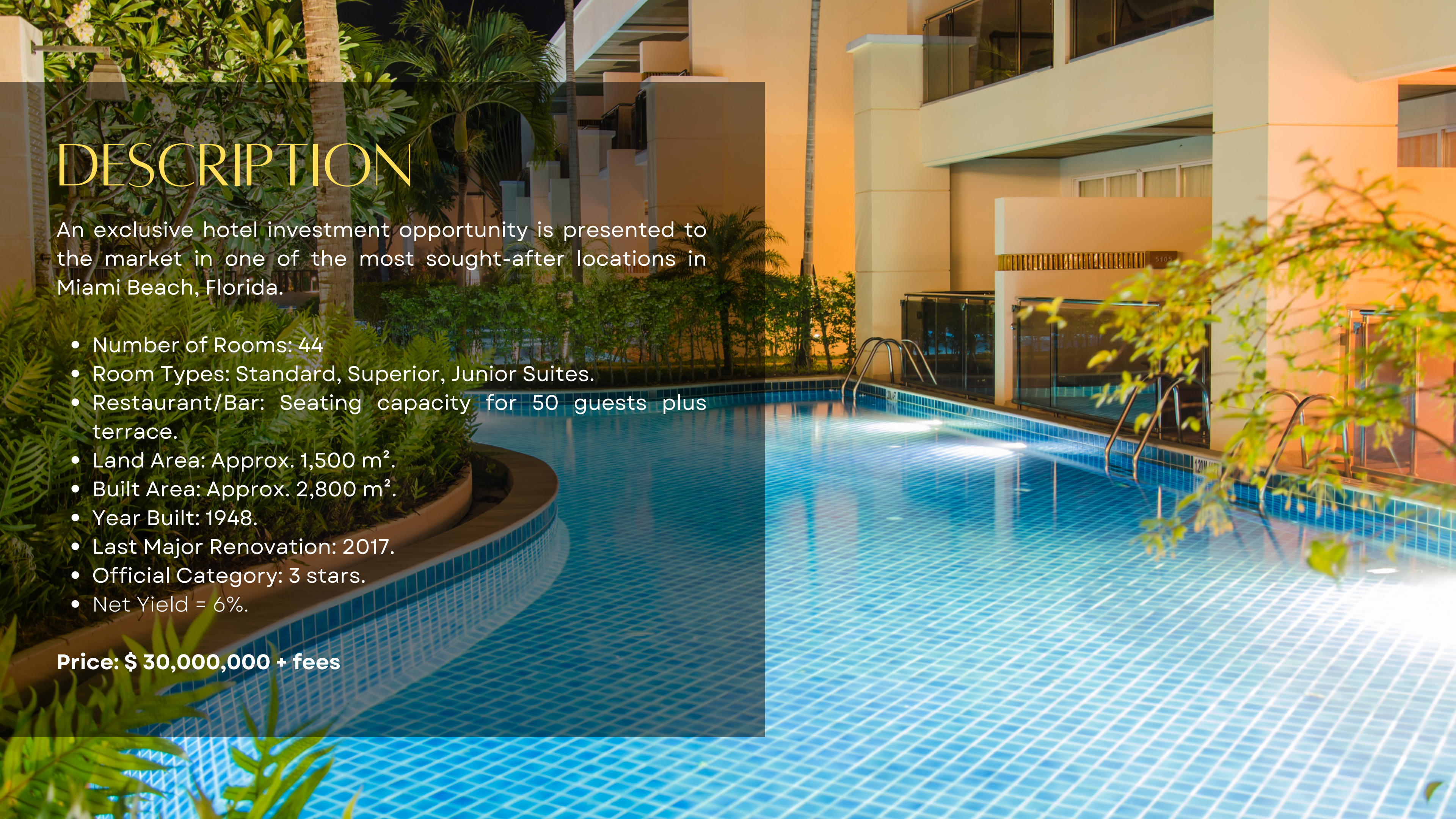
Reference Code: RHC25189

DESCRIPTION

An exclusive hotel investment opportunity is presented to the market in one of the most sought-after locations in Miami Beach, Florida.

- Number of Rooms: 44
- Room Types: Standard, Superior, Junior Suites.
- Restaurant/Bar: Seating capacity for 50 guests plus terrace.
- Land Area: Approx. 1,500 m².
- Built Area: Approx. 2,800 m².
- Year Built: 1948.
- Last Major Renovation: 2017.
- Official Category: 3 stars.
- Net Yield = 6%.

Price: \$ 30,000,000 + fees



A hotel room with a large bed in the foreground, a balcony with two armchairs and a small table, and a large window looking out onto a city street. The room has brown curtains and a wooden headboard. A semi-transparent grey box on the right side of the image contains text about the hotel's characteristics.

CHARACTERISTICS

Luxury-Oriented Facilities:

- 44 rooms, including junior suites with partial ocean views.
- Premium cocktail lounge bar.
- Breakfast buffet area.
- Direct beach access with a leased beach club.

Strategic Location:

- The heart of Miami Beach.
- 20 minutes from Miami International Airport.
- Immediate access to South Beach, convention centers, luxury retail, and key attractions.

ECONOMIC FINANCIAL ANALYSIS

Operational Data (Average 2021–2023): ADR: USD 240

- Average Occupancy: 82%
- F&B Revenue: Approx. USD 550,000 annually.
- Other Income (events, wellness, retail): USD 150,000 annually.

Projected Annual Revenues: ~ USD 4,380,800

Operating Costs: ~ USD 1,992,924

Gross Operating Profit (GOP): ~ USD 2,387,876

Estimated EBITDA:

- After G&A and marketing expenses: ~ USD 2,200,000

Estimated Net Profit:

- After local taxes: ~ USD 1,800,000

Net ROI: $1,800,000 / 30,000,000 = 6\%$ net today



MIAMI BEACH

“LOCATED IN THE HEART OF MIAMI BEACH, THIS HOTEL BENEFITS FROM DIRECT BEACH ACCESS AND CLOSE PROXIMITY TO THE CITY’S TOP DINING, SHOPPING, AND ENTERTAINMENT DISTRICTS.”

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