

MIAMI HOTEL FOR SALE

Reference Code: RHC25190

DESCRIPTION

An exclusive boutique hotel located in the heart of Miami Beach, one of North America's most coveted and dynamic tourism markets, is now offered for sale.

- Rooms: 52 (double rooms and suites)
- Built area: $\approx$ 2,500 sqm
- Land area: $\approx$ 1,000 sqm
- Category: 3-star superior
- Projected Net ROI = 8.33% per annum

Price: \$ 21,000,000 + fees

The background image shows a modern hotel room. On the left, a large bed with white linens and a grey runner is positioned against a wall of horizontal wood slats. A small bedside table holds a vase with white flowers. To the right, a balcony area is visible with a white cushioned bench, a wooden table, and several potted plants. The ceiling features a decorative woven pattern.

CHARACTERISTICS

Luxury Facilities:

- The hotel features 52 contemporary rooms and suites, meticulously maintained to meet the demands of discerning leisure and corporate travelers.
- Amenities include a full-service restaurant, lounge bar, private event spaces, a stylish lobby, coworking areas, and direct beach access.

Strategic Location:

- Situated on one of Miami Beach's main arteries, just minutes from South Beach, Miami's financial district, and Miami International Airport (MIA).

ECONOMIC FINANCIAL ANALYSIS

Revenue & Costs (estimated 2023 / forecast 2024):

- Average Daily Rate (ADR): USD 220
- Average Occupancy: 78%
- Annual Room Revenue: ~ USD 4,073,000

Operating Costs: ~ USD 1,610,000

Operating Results:

- Gross Operating Profit (GOP): USD 2,463,000
- Estimated EBITDA: ~ USD 2,050,000 (after recurring CapEx and minor contingencies)
- Approximate Net Profit: ~ USD 1,750,000 (adjusted for local taxes and minor depreciation)

Projected Net ROI:

- $ROI \approx (USD\ 1,750,000 / USD\ 21,000,000) \times 100 = 8.33\%$ per annum



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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