
2 HOTELS FOR SALE
MIAMI
Reference Code: RHC2537

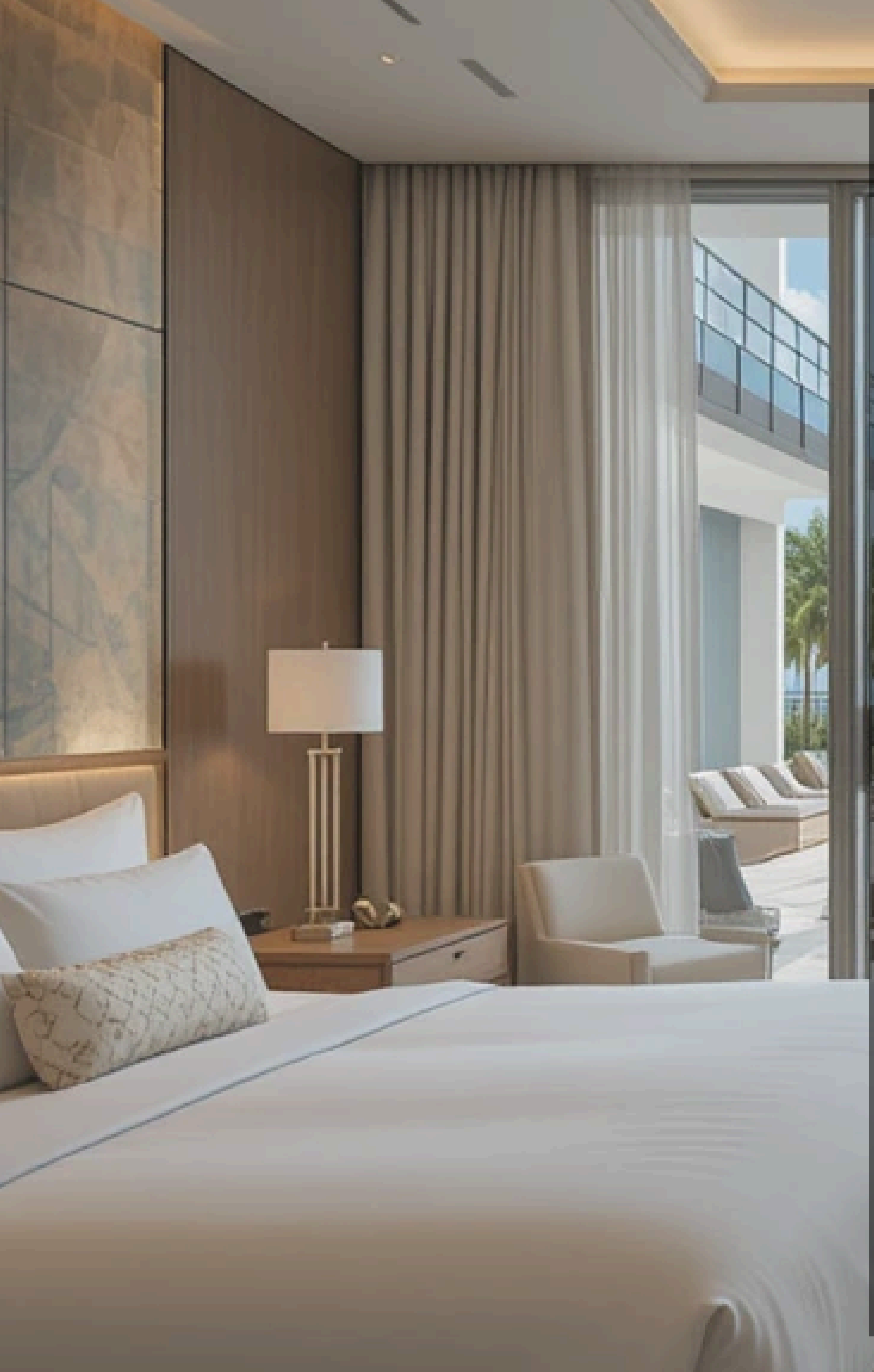
DESCRIPTION

We are pleased to present an exceptional investment opportunity in the upscale hospitality sector: the acquisition of two strategically located hotels in a high-demand area of Miami. This investment offers substantial potential for profitability and asset appreciation in a dynamic and growing market.

Investment Highlights:

- Two 3-star hotels with a total of 284 rooms, (The first hotel has 145 rooms, and the second one has 139 rooms).
- Location near major business districts, shopping centers, and Miami International Airport.
- Facilities and exclusive services ensuring a high-end guest experience.
- Strong operational efficiency with revenue growth potential.

Price: $68 million + fees



CHARACTERISTICS

- Total Guest Rooms: 284 (The first hotel has 145 rooms, and the second one has 139 rooms).
- Additional Facilities: Restaurants, bars, pools, and gyms.
- Total Built Area: Available upon request under a confidentiality agreement.
- Year of Construction & Renovations: Detailed information available for qualified investors.
- Hotel Category: 3-star.

Facilities:

- Guest Rooms: Modern loft-style design with high-end amenities.
- Dining: Renowned steakhouse and bar, offering cuisine and live entertainment.
- Recreation: Outdoor pools, state-of-the-art fitness centers, and event spaces.
- Additional Services: Complimentary Wi-Fi, free parking, and pet-friendly policies.

Strategic Location:

- Proximity to:
    - High-end shopping destinations such as Dolphin Mall & International Mall.
    - Key business institutions, including U.S. Southern Command and Florida International University.
    - Only 9 miles from Miami International Airport, ensuring accessibility for international travelers.

ECONOMIC FINANCIAL ANALYSIS

- ADR (Average Daily Rate): Estimated at $150 per night.
- Average Occupancy Rate: Projected at 75% annually.
- Annual Room Revenue: Approximately $11.7 million.
- Food & Beverage and Ancillary Revenue: Estimated at $3 million annually.
- Total Annual Revenue: Circa $14.7 million.
- Operating Costs: Assumed at 65% of revenue, around $9.55 million.
- Projected EBITDA: $5.15 million.
- Investment Yield: A 7.57% return, based on a $68 million acquisition price and projected EBITDA.

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"THE HOTEL SECTOR IN MIAMI DEMONSTRATES SUSTAINED GROWTH, WITH STRONG DEMAND AND HIGH VALUE APPRECIATION POTENTIAL. THIS ASSET REPRESENTS A STRATEGIC OPPORTUNITY FOR INVESTORS SEEKING A COMBINATION OF OPERATIONAL STABILITY AND LONG-TERM PROFITABILITY PROJECTION."