OFFERING MEMORANDUM

Marcus & Millichap

301 Arthur Godfrey Rd

Miami Beach, FL

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Marcus & Millichap

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Marcus & Millichap

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY

Listing Price	Year - 1 Cap Rate	Price/SF
$17,000,000	**7.1%**	**$504**

FINANCIAL

Listing Price	$17,000,000
Year - 1 NOI	$1,200,978
Year - 1 Cap Rate	7.1%
Price/SF	$504
Average Office Rent	$54/SF

OPERATIONAL

Net Rentable Area	33,668 SF
Lot Size	0.28 Acres (12,196 SF)
Year Built	1970

301 ARTHUR GODFREY RD

Miami Beach, FL 33140

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present for sale 301 Arthur Godfrey, a six-story, Class B office building ideally located in the heart of Miami Beach. 301 Arthur Godfrey Road, a 33,668-square-foot asset offers an exceptional opportunity to acquire a stabilized property with 96% occupancy and a diverse tenant mix, including financial services, healthcare, and creative industries. The building's concrete-masonry construction, flat roof with sealed membrane, dual elevators, and secure entry system make it a turn-key investment in one of South Florida's most dynamic urban corridors.

The subject property's exceptional location along 41st Street—Miami Beach's primary east-west thoroughfare—ensures constant demand from professionals, residents, and tourists alike. With proximity to major regional anchors like Mount Sinai Medical Center (0.6 miles) and Miami International Airport (9.3 miles), the building offers unmatched accessibility. The current rent roll demonstrates solid in-place tenancy, and with average asking office rents in the immediate submarket hovering over $50/SF, there is strong potential for future upside through lease renewals and potential repositioning of select suites.

Miami Beach is not only a world-renowned tourist destination, but also an emerging business hub. The city's "Make a Bold Move" initiative, launched in 2022 and renewed in 2025, has successfully attracted leading tech and finance firms with streamlined permitting and relocation incentives. Events such as Adobe MAX and Art Basel alone generated over $25 million in economic impact this past year. Moreover, the Grand Hyatt Miami Beach—a transformative 800-room hotel directly connected to the convention center—is under construction and slated to open in 2027, promising to further elevate the city's national and international business appeal.

Located within a well-developed and balanced neighborhood, 301 Arthur Godfrey benefits from solid infrastructure, walkable amenities, and long-term economic resilience. The surrounding area offers a unique blend of local character and global connectivity, making it highly desirable to tenants across sectors. Miami Beach's strategic positioning—bolstered by convention growth, rising wealth inflow, and robust urban development—makes this a rare opportunity to acquire a secure, income-producing asset in one of the most sought-after submarkets in the country.

301 Arthur Godfrey represents not just a stable cash-flowing building but a gateway into the next phase of Miami Beach's evolution as a premier destination for business, innovation, and prosperity.

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

Marcus & Millichap

PROPERTY DETAILS // 301 Arthur Godfrey Rd

SITE DESCRIPTION

Assessors Parcel Number	02-3222-001-0370
Zoning	CD-3
Floors	6
Year Built	1970
Net Rentable Area	33,668 SF
Parking	Public Parking
Topography	Grade Level
Intersection/Cross Street	W 41st St & Pine Tree Dr

CONSTRUCTION

Exterior	Reinforced Concrete/Masonry
Roof	Flat with Parapet Walls/Sealed Membrane

MECHANICAL

Elevators	2
Security	Cameras

UTILITIES

Electric	FPL
Water & Sewer	Municipal

DISTANCE TO GOVERNMENT & EMS HUBS

Represented In Miles

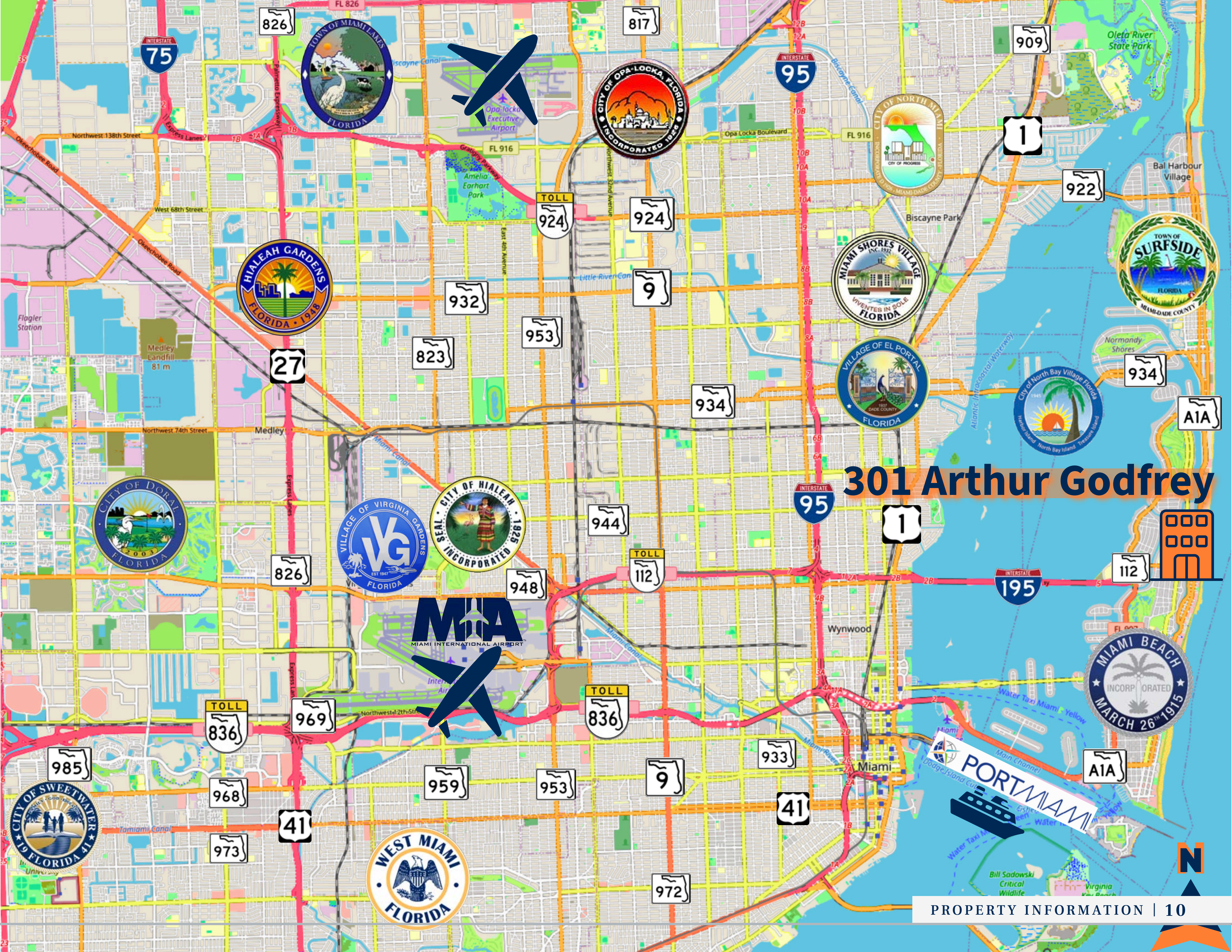
Mount Sinai Medical Center	0.6 | W
Baptist Health | Miami Beach	2.6 | S
HCA Florida Mercy Hospital	7.2 | SW
Miami Beach Police	2.2 | S
Fire Station No. 1	2.2 | S

DOWNTOWN & TRAVEL HUBS

Miami International Airport	9.3 | W
Port Miami	3.6 SW
Port Everglades Terminal	17.7 | N
Downtown Miami	4.7 | SW
Downtown Coral Gables	9.1 | SW
Downtown Fort Lauderdale	21.3 | N
Key West	134.8 | SW

TOURIST HUBS

South Pointe Beach	3.2 | S
Miami Beach Botanical Gardens	1.3 | S
Miami Beach Boardwalk	0.8 | NE
Jungle Island	3.3 | SW
Miami Children's Museum	3.4 | SW
Bayfront Park	4.5 | SW
Vizcaya Museum & Gardens	6.8 | SW
Wynwood Walls	4.3 | W



301 Arthur Godfrey
Town of Miami Lakes Florida
City of Opa-Locka, Florida Incorporated 1926
City of North Miami
Hialeah Gardens Florida 1948
Miami Shores Village Inc. 1932 Florida
Town of Surfside Florida Miami-Dade County
Village of El Portal Florida
City of North Bay Village Florida
City of Doral 2003 Florida
Village of Virginia Gardens Florida
VG
City of Hialeah 1925 Incorporated
MIA
Miami International Airport
Miami Beach Incorporated March 26th 1915
City of Sweetwater Florida
West Miami Florida
PortMiami
Opa-locka Executive Airport
Amelia Earhart Park
Medley Landfill
Flagler Station
Medley
Bal Harbour Village
Biscayne Park
Oleta River State Park
Normandy Shores
Wynwood
Miami
Northwest 138th Street
West 68th Street
Northwest 74th Street
Okeechobee Road
Opa Locka Boulevard
FL 916
FL 826
Little River Canal
Miami Canal
Tamiami Canal
Miami River
Water Taxi Miami - Yellow
Main Channel
Bill Sadowski Critical Wildlife
Interstate 75
Interstate 95
Interstate 195
Toll 924
Toll 112
Toll 836
826
817
909
922
924
932
953
823
934
944
948
969
985
968
973
959
953
933
972
112
A1A
9
27
1
41
N


301 Arthur Godfrey
Mount Sinai
MEDICAL CENTER
Mount Sinai Medical Center
Welcome to Miami Beach sign
Danny Grief grew up here
TD Bank
Truist
Pine Tree Park
Indian Beach Park
La Côte
Soho Beach House
Faena House
Pine Tree Gardens Inn
West 46th Street
West 43rd Court
West 40th Street
West 34th Street
West 30th Street
West 29th Street
29th Street
West 28th Street
North View Drive
Chase Avenue
Pine Tree Drive
Flamingo Drive
Royal Palm Avenue
Prairie Avenue
Fairgreen Drive
Nautilus Drive
North Michigan Avenue
North Jefferson Avenue
North Adams Avenue
North Meridian Avenue
Mid Beach Boardwalk
FL 907
907
112
195
A1A
N

SECTION 3

Property Photos

Marcus & Millichap


301 Arthur Godfrey

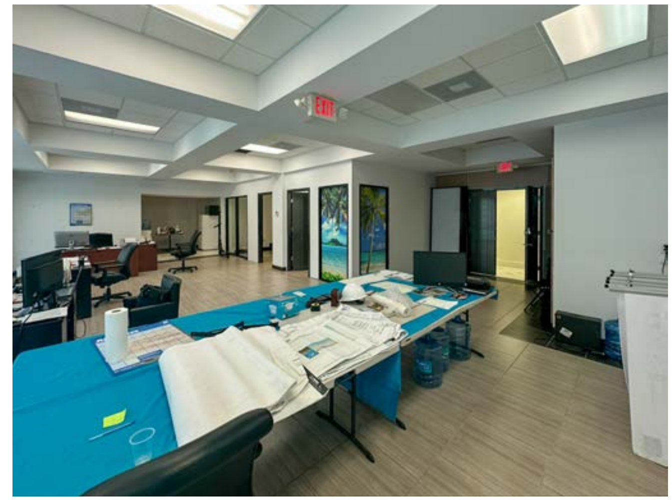

301 Arthur Godfrey

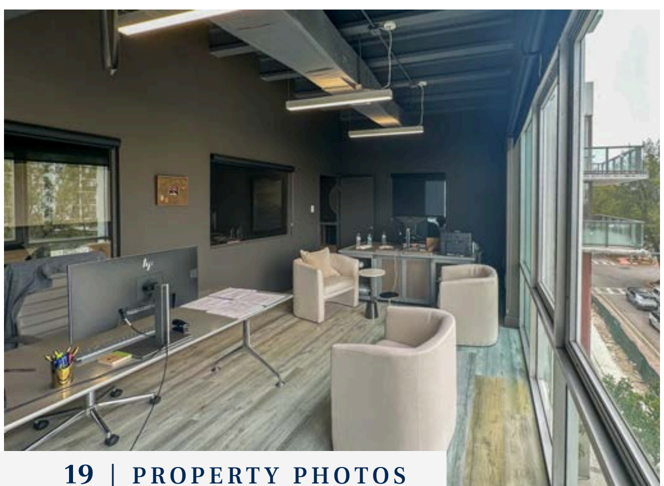

301 Arthur Godfrey


301 Arthur Godfrey
JEFFERSON PLAZA
Citizens
Citizens

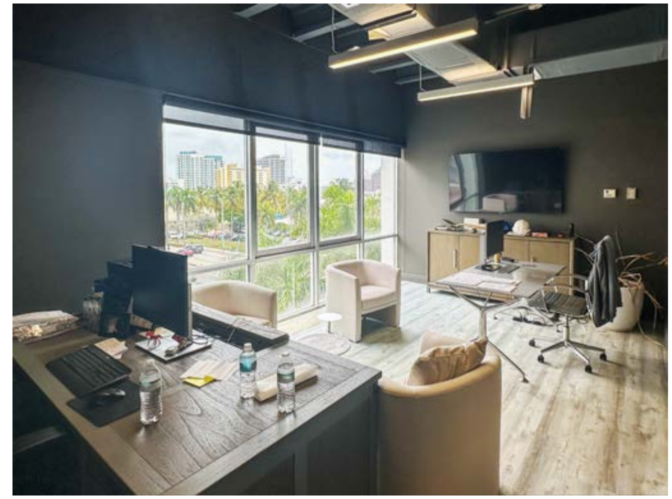

Citizens
Citizens
TURNING VEHICLES
Pine Tree Dr
DO NOT BLOCK
301

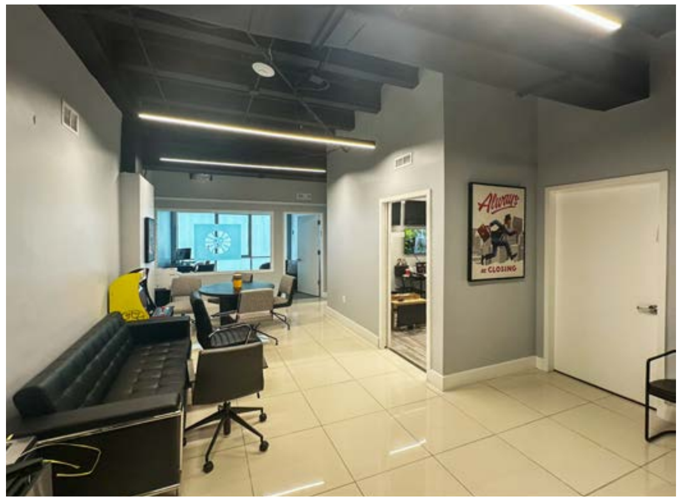
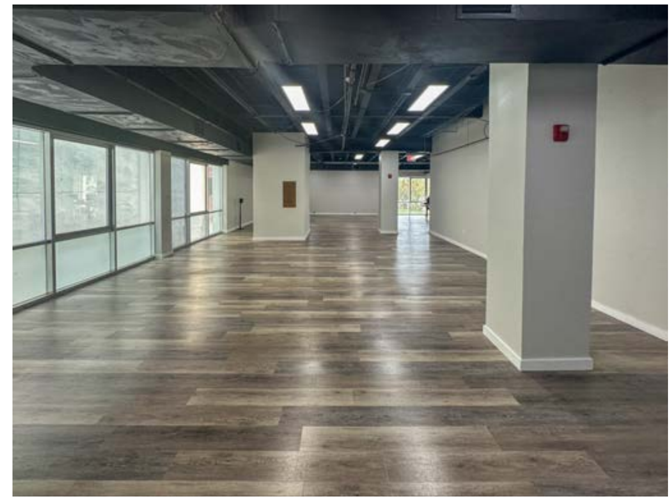
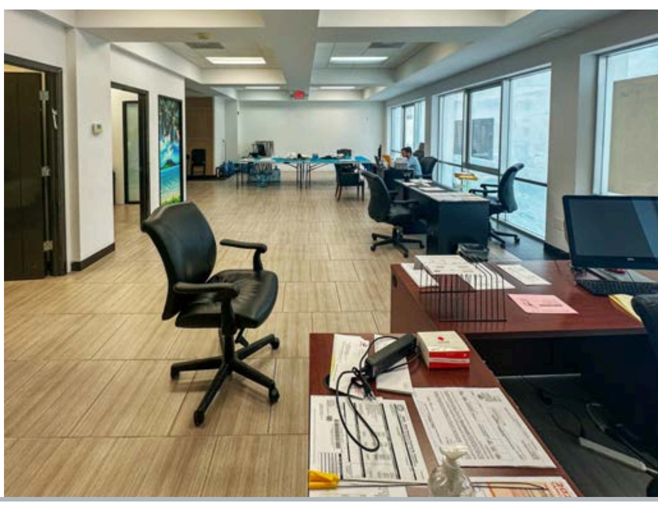
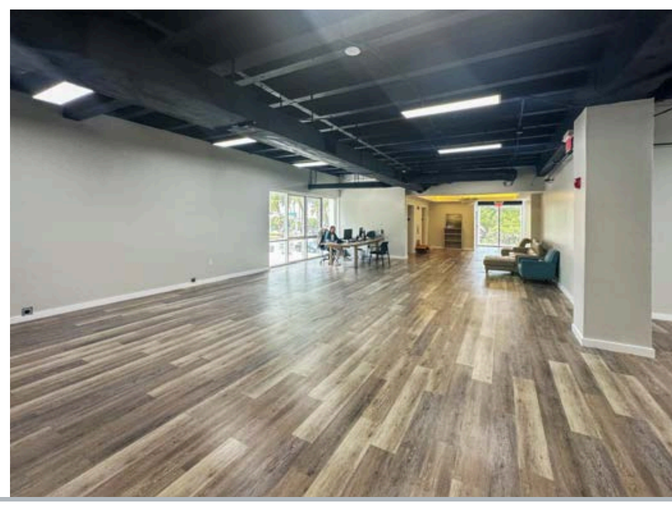

T - -Mobile
Citizens










SECTION 4

Why Miami Beach?

Marcus & Millichap

42 Years MIAMI TODAY

Written by Janetssy Lugo on January 22, 2025

Miami Beach looks to diversify as a business hub

Miami Beach propels its economy as it continues to provide incentives for businesses, welcome high-level events to the city and maintain a safe environment for both visitors and residents.

“One of our goals is to diversify our economy,” said Mayor Steven Meiner, “and there’s been a lot of interest from the tech and finance industries to start up here, relocate here in Miami Beach and South Florida. That is a way we can potentially diversify our economy. We’re always going to be a tourism hub, and we want to be, but it’s always healthy to have multiple dynamic players that drive our economy, and I think it’s the direction we’re going.”

A major initiative for this year “is to refresh our Make A Bold Move marketing and branding campaign to position Miami Beach as a business destination even further,” said Rickelle Williams, assistant city manager. The campaign was initially launched in 2022, “and we are going to undertake the process of redeveloping and refreshing some of the collateral so that we can reach greater audiences.”

The city expects to continue attracting financial services and tech firms, said Ms. Williams. The Make a Bold Move campaign “will definitely target those industries. But in addition, we plan to continue our expedited plan review and permitting incentive program, which is a no-cost incentive intended to encourage targeted relocations or expansions among those in the industry of tech and financial services, as well as corporate headquarters for any industry.”

Additionally, the city will focus on its small businesses, Ms. Williams said. “We will be launching later this year a small business grant program to offer up to $5,000 to 20 eligible small businesses for a total program of $100,000, and we’re aiming to provide a resource to businesses with a presence in the city to sustain themselves during the challenging summer slow season.”

The city is also expanding the large-scale nature and quality of its events, said Mayor Meiner.

A number of sporting and health and fitness events are coming to the city such as Wodapalooz.

“Last year, just a few months ago,” said Ms. Williams, “we had a group called Adobe MAX. They came in October, and it was their first time having their annual conference here in Miami Beach. Their activation brought over $22 million worth of economic impact, and we are in conversations with Adobe MAX about potentially returning for multiple years.”

The Miami Beach Convention Center welcomes a variety of events throughout the year. From Florida SuperCon to Art Basel, the 1.4-million-square-foot center attracts many visitors. This year, the Miami Beach Convention Center hotel is to break ground.

“One of the biggest initiatives that the city has for this year will be the groundbreaking of the Miami Beach Convention Center hotel,” said Ms. Williams, “and this hotel will deliver 800 hotel rooms that will support our Miami Beach Convention Center. We expect to have a groundbreaking early this year. The project will be completed tentatively in 2027. The groundbreaking will signify to the industry that Miami Beach will continue to be a destination for major conventions and shows.”

High-level events are being attracted to the city, said Mayor Meiner. This is only going to continue, he said, “now that we have a final agreement with the convention center hotel; the agreement of $75 million of [redevelopment agency] funding.” This is going to be a boon to the level and quality of events in the city, “which will certainly positively impact our economy.”

The city is also focusing on its residents.

Mayor Meiner shared he is a firm believer that when the city offers quality of life initiatives for their residents, it also helps tourism.

As seen in other parts of the country, said Mayor Meiner, when there’s a breakdown in law and order and a significant spike in homelessness, “it affects the economy. Businesses leave, they close down, they move out, and we’ve actually been the beneficiary of some of those businesses moving here because of those very reasons. That’s kind of the way I

residents is good for our tourists.”

https://www.miamitodaynews.com/2025/01/22/miami-beach-looks-to-diversify-as-a-business-hub/#google_vignette

MIAMI'S COMMUNITY NEWS

By Community Press Releases -June 10, 2025

The Miami Beach Convention Center has had a strong first half of the fiscal year, positioning Miami Beach and Greater Miami as a thriving hub for business and innovation

The Miami Beach Convention Center (MBCC) started FY25 off strong. For the first 6 months, South Florida's largest convention center has welcomed 344,490 guests across 52 regional, national, and international events, proving that spring in Miami Beach means business. So far, the MBCC has hosted an exciting mix of events that drew hundreds of thousands of visitors and generated robust economic impact for South Florida. This included global tech and business conventions such as AdobeMAX, which generated $25M of economic impact, and iConnections, as well as the debut of the international sports competition Premier Padel and RaquetX, and annual favorites such as Art Basel, Cosmoprof, Miami International Boat Show, and many others. Notably, MBCC has seen an upswing in medical events, highlighted by the rebranding and return of FIME, now named World Health Expo, taking place from June 11-13, 2025.

"We're excited to see a surge in tech, fintech, medical, and sports events at the MBCC. Our focus on delivering exceptional experiences, combined with our unwavering commitment to safety, sustainability, and excellence in customer service, ensures that we remain at the forefront of the industry. Together, with the City of Miami Beach and the Greater Miami Convention & Visitors Bureau (GMCVB), we continue to welcome all who enter the MBCC and its campus with open arms," said Freddie Peterson, General Manager of the Miami Beach Convention Center, managed by Oak View Group (OVG).

The Miami Beach Convention Center is gearing up for a busy and exciting summer. Upcoming events include World Health Expo (WHX) Miami (6/11-6/13), American Black Film Festival (6/9-6/15), Million Dollar Round Table (6/22-6/26), Florida Supercon (7/18-7/20), The ce National Conference (8/3-7), Connect Marketplace (8/25-27) and many more.

The MBCC Stays Ahead with Cutting-Edge Venue Enhancements

Following its transformative $640M renovation and expansion from 2015-2020, the Miami Beach Convention Center (MBCC) remains committed to innovation to ensure that its reimagined event spaces continue to meet the evolving needs of organizers and guests. Ongoing substantial investments across 22 capital projects for approximately $19M are currently in the works. Upgrades to infrastructure, technology, safety and security, cybersecurity, and the overall visitor experience are central to this effort. As the premier destination for world-class events in the heart of Miami Beach, the MBCC continues to invest in smart upgrades that ensure excellence in venue management and customer experience.

Some exciting safety and security projects include 41 new security cameras added to the existing 27 in the center's 500,000 sq.ft. exhibit halls. This initiative brings the total number of security cameras on the MBCC campus to 564. Furthermore, 165 new strobes will be added to the existing 165 in the exhibit halls, bringing that number up to 330.

With regard to technology upgrades, the MBCC will be installing four large-format LED wall screens in the Grand Lobby this summer, a $1.5 million investment by the City of Miami Beach that enhances the visual impact and versatility of the space. These high-resolution digital displays provide an immersive and sustainable experience while unlocking new advertising and sponsorship revenue opportunities for event organizers and the venue alike.

Grand Hyatt Miami Beach Breaks Ground and Secures $392M in Financing

The long-anticipated Grand Hyatt Miami Beach officially broke ground on May 16, 2025, a transformative 800-room hotel that will be directly connected to the Miami Beach Convention Center via a climate-controlled skybridge. The project also reached a critical milestone with $392 million in secured construction financing. Developed by Terra and Turnberry, the 17-story hotel is slated to open in late 2027 and serve as a major asset in attracting high-profile conventions and business events to the region. It will feature: 800 guest rooms, including 52 suites, four floors of meeting and ballroom space, a rooftop pool deck, a restaurant, a bar, and retail.

Strategically located in the Convention Center District, just steps from Lincoln Road, the Fillmore Theater, the Bass Museum, and the New World Symphony, Grand Hyatt Miami Beach will enhance the area's walkability and strengthen MBCC's role as a premier global meetings destination. The new hotel will put the MBCC in the running to host bigger conventions and events, making its partnerships with hotels throughout Miami Beach more important than ever before. With financing secured and construction underway, the project marks a major investment in the continued growth of Miami Beach's tourism and convention economy.

"We're proud to see the Miami Beach Convention Center thriving as a dynamic economic engine for meetings and conventions, business, and culture in our community," said Freddie Peterson. "With the groundbreaking of the Grand Hyatt, exciting new events, and continued investments in technology and sustainability, we're building an exciting future that ensures the MBCC remains a world-class venue for years to come."

A live webcam provided by the GMCVB shows ongoing construction updates: https://www.miamibeachconvention.com/center-info/headquarter-hotel

Leading by Example – Advancing Sustainability and Community Impact

This spring, the Miami Beach Convention Center (MBCC) earned a major industry distinction: a 4 Green Keys rating from Green Key Global's Meetings Program. This prestigious certification recognizes MBCC's national leadership in environmental management and corporate social responsibility, highlighting its comprehensive sustainability policies and measurable results across operations. The achievement was made possible through a close partnership with the Greater Miami Convention & Visitors Bureau (GMCVB), underscoring the collective commitment of Miami's hospitality industry to employ more sustainable and socially responsible practices. For a destination built around world-class events and tourism, participation in the Green Key program represents a significant step forward, setting a new standard for green meetings in South Florida.

Building on this momentum and its 2024 EIC Silver Certification, the MBCC has continued to make strides in energy efficiency, water conservation, and waste reduction. Its CARE program has expanded donations of unused food and event materials to local nonprofits, while its food and beverage partner, Sodexo Live!, remains committed to sourcing locally and partnering with small, minority-owned businesses. Together, these efforts reinforce MBCC's role as a change-maker in both the events industry and the greater Miami Beach community.

Rum Room Celebrates its 2nd Anniversary with the Launch of a New Menu

Rum Room at the Miami Beach Convention Center celebrated its second anniversary on April 22, 2025, with the launch of bold new food and cocktail menus, crafted by Sodexo Live! Executive Chef Ismael LaSalle. The celebration also marked the debut of a refreshed guest experience led by new Executive Sous Chef Omar Hale and Dining Room Manager Anar Aubakirova, underscoring the restaurant's evolution into a local favorite for elevated dining in the heart of Miami Beach.

Rum Room is a combined indoor and outdoor 80-seat restaurant with Old World and tropical 1920s Florida decor and an upscale menu that draws on Florida's history and Miami's Haitian, Latin, and Central American influences. Also drawing on history, our updated drinks menu features classic rum cocktails with modern tastes, a large selection of local and imported rums, and many other favorite spirits.

Venu, occupying what was formerly the 1916-built Miami Beach Municipal Golf Course Clubhouse, is a historic event space and bar designed to be a favored destination for elegant private events and upscale VIP events as part of the MBCC's convention offerings – everything from cocktail parties, business meetings, weddings, bat or bar mitzvahs, and more. Erected just one year after the City of Miami Beach was incorporated, this legendary building is one of the oldest public buildings in Miami Beach. The City of Miami Beach purchased it in 1983, approved an over $3.2 million interior and exterior renovation in 2018, and has turned the historic landmark into a sophisticated event venue with custom menus. To book a reservation or learn more, visit https://www.rumroommiamibeach.com/ and follow Rum Room on social media (@rumroommiamibeach).

About The Miami Beach Convention Center & Campus

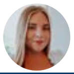
Re-imagined following a $640-million-dollar renovation, the award-winning MBCC includes a new 60,000 square-foot Grand Ballroom, four junior ballrooms, almost 500,000 sq. ft. of exhibition space, an expanded Grand Lobby, pre-function areas that are bathed in natural light, up to 84 breakout rooms, approximately 800 roof deck parking spaces, almost 2,100 miles of cabling to support all IT communications, $10.2 million dollars worth of art curated by the City of Miami Beach Art in Public Places program and a six-acre (Pride Park) and three-acre (Collins Canal Park) public green spaces that can serve as incremental event space. The MBCC Campus includes two new event spaces: Venu, a space for elegant private events and upscale meetings, and Rum Room, a 1920s restaurant with an enticing tapas-style menu and local South Florida rums. The MBCC is proud to have earned Global Biorisk Advisory Council® (GBAC) STAR™ Facility Accreditation, and LEED® Silver Certification as part of the venue's $640-million expansion project, which includes many environmentally friendly features. A new connected headquarter hotel, a Grand Hyatt, is under development and slated to open in 2027. www.miamibeachconvention.com

-beach-news/the-miami-beach-convention-center-has-had-a-strong-first-half-of-the-fiscal-year-positioning-miami-beach-and-greater-miami-as-a-thrivin

Goodbye NYC, hello Miami: Why millionaires are flocking to South Florida

Media Published May 8, 2025 6:00am EDT

Study shows West Palm Beach, Miami outpace NYC as the world's fastest-growing wealth hubs



By **Kristen Altus FOXBusiness**

South Florida is gaining significant ground against New York City in the battle to win over America's millionaires, according to new data and one of the nation's top-grossing real estate agents.

A new Henley & Partners World's Wealthiest Cities Report for 2025 found that both West Palm Beach and Miami surpassed New York City as the world's fastest-growing wealth hubs. West Palm saw a 112% increase in millionaire growth over the last decade, while Miami saw a 94% increase. New York fell much shorter, around 40%.

"I'm not at all surprised that multimillionaires are fleeing blue states and heading towards South Florida markets like West Palm Beach, Miami, Palm Beach. [They] are the recipients of people who are upset with the politics and taxes of the states that they are migrating from," Douglas Elliman's No. 1 nationwide agent Dina Goldentayer told Fox News Digital.

"I definitely think that South Florida can be the next Wall Street South," she added. "It's already happening now."

'RUNNIN' DOWN A DREAM' TO BUY A HOME? TOM PETTY'S FORMER OCEANSIDE PAD LISTS FOR EYE-CATCHING PRICE

The recent data breaks down details of the 50 wealthiest cities in the world, measuring economic mobility, investment migration and wealth management. The U.S. dominated the list, with 11 cities ranking for the greatest number of millionaire residents.

Although Miami and West Palm Beach saw their numbers grow exponentially from 2014 to 2024, New York City still ranks in the top spot for the sheer number of millionaires living there (about 384,500). In comparison, Miami has 38,800 millionaires and West Palm Beach with 11,500.

"Manhattan is so densely populated, so you certainly can't compare Miami Beach to Manhattan when it comes to [the] number of millionaires. But if you start grouping South Florida as a lump sum of a couple of marketplaces and comparing it to Manhattan, yes, I think we can surpass them as the number of millionaires," Goldentayer said, adding, "unless they get their act together and start actually appreciating the millionaires that live there."

In the post-COVID environment, Florida saw a resident boom — about 1,000 people moving to the state every day, according to former Chief Financial Officer Jimmy Patronis — primarily due to fewer pandemic restrictions and lockdowns. The top agent noted that the Sunshine State continues attracting people because of its politics versus its well-known zero income tax and minimal regulations.

"The wealthier classes that are moving from those marketplaces like California, like Illinois, they are concerned about crime. They want to be able to enjoy their wealth and not have to be concerned if they're wearing a Rolex while walking their dog down the street," she said.

"And South Florida allows you to live comfortably while also offering the arts, entertainment, top schools," Goldentayer continued, "so it's a much more complete environment than it used to be, and it's being fueled by the caliber of population that's migrating here."

"I definitely think that South Florida can be the next Wall Street South. It's already happening now." - Dina Goldentayer

""The zero-income-tax model that Florida and other states have had, I don't think is the top news story anymore, because Florida has been a no-income-tax state for so long," she further argued. "There are other lifestyle factors that are really fueling the desire to live here beyond the taxes."

South Florida’s average millionaire can’t be "pigeonholed," according to the expert who regularly works with them. But, more often than not, they’re between the ages of 35 and 50, drive a Range Rover and have between two and four children.

"They often play a racket sport and want to be close to their paddle club. And many are concerned about where their kids would be going to school," Goldentayer pointed out.

When asked if South Florida could ever become as notoriously expensive to live in as New York City, Goldentayer was doubtful, claiming that the value and quality of life are worth the price tag.

"When New York was really booming, it got to a place where people felt like this is unaffordable, this doesn't feel good. And I wouldn't ever want my marketplace to get to that place," she said.

"I would still want our clients to feel like there's value in the Miami marketplace in the same way that a Hermes salesperson says, 'Our product isn't expensive, it's costly,' right? But that implies that you get what you pay for."

edia/goodbye-nyc-hello-miami-why-millionaires-flocking-south-florida

SECTION 5

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

SUMMARY	
Price	$17,000,000
Price Per SqFt	$504
Rentable Built Area (RBA)	33,668 SF
Lot Size	0.28 Acres
Year Built/Renovated	1969
Occupancy	96%

SUMMARY CASH FLOW - YEAR 1	
Potential Gross Revenue	$1,820,208
Vacancy, Absorption & Free Rent	($103,393)
Expenses Recoveries	$126,753
Effective Gross Revenue	$1,821,804
Operating Expenses	($620,826)
Net Operating Income	$1,200,978
Leasing & Capital Costs	($26,054)
Cash Flow Before Debt Service	$1,174,925

MARKET LEASING ASSUMPTIONS		
	1st Floor Retail	2nd Floor Office
Renewal Probability	75%	75%
Average Term Years	2.8	2.8
Annual Rent Increases	3.00%	3.00%
Rents/Year/SF Range	$95	$45
Tenant Improvements (New)	$15	$5
Leasing Commissions (New)	3.00%	3.00%
Lease up Downtime Months	2	2
Free Rent Months (New)	2	2

PROPERTY ASSUMPTIONS	
General Inflation	3.00%
Market Inflation	3.00%
Expense Inflation	3.00%
CPI Inflation	3.00%
General Vacancy Rate	5.00%

FINANCIAL ANALISYS - DCF // 301 Arthur Godfrey Rd

FOR THE YEARS ENDING	YEAR 1 Dec-2026	YEAR 2 Dec-2027	YEAR 3 Dec-2028	YEAR 4 Dec-2029	YEAR 5 Dec-2030	YEAR 6 Dec-2031	YEAR 7 Dec-2032	YEAR 8 Dec-2033	YEAR 9 Dec-2034	YEAR 10 Dec-2035
RENTAL REVENUE										
Potential Base Rent	1,820,208	1,860,055	1,890,886	1,940,251	1,992,298	2,057,411	2,107,219	2,158,017	2,277,954	2,343,795
Absorption & Turnover Vacancy	-91,429	-563	-35,219	-	-3,402	-43,590	-11,185	-40,992	-22,873	-3,944
Free Rent	-11,964	-13,515	-17,680	-	-1,701	-19,621	-7,831	-20,496	-11,437	-1,972
Scheduled Base Rent	1,716,815	1,845,977	1,837,987	1,940,251	1,987,196	1,994,199	2,088,202	2,096,529	2,243,644	2,337,880
Total Rental Revenue	**1,716,815**	**1,845,977**	**1,837,987**	**1,940,251**	**1,987,196**	**1,994,199**	**2,088,202**	**2,096,529**	**2,243,644**	**2,337,880**
OTHER TENANT REVENUE										
Total Expense Recoveries	126,753	152,252	154,709	159,402	164,109	168,171	173,038	178,032	182,592	188,002
Total Tenant Revenue	**1,843,568**	**1,998,229**	**1,992,696**	**2,099,653**	**2,151,305**	**2,162,370**	**2,261,240**	**2,274,561**	**2,426,236**	**2,525,881**
Potential Gross Revenue	**1,843,568**	**1,998,229**	**1,992,696**	**2,099,653**	**2,151,305**	**2,162,370**	**2,261,240**	**2,274,561**	**2,426,236**	**2,525,881**
VACANCY & CREDIT LOSS										
Total Vacancy & Credit Loss	**-21,764**	**-99,377**	**-88,724**	**-104,983**	**-104,333**	**-74,584**	**-102,436**	**-101,054**	**-109,094**	**-122,548**
Effective Gross Revenue	**1,821,804**	**1,898,853**	**1,903,973**	**1,994,671**	**2,046,972**	**2,087,786**	**2,158,804**	**2,173,507**	**2,317,143**	**2,403,334**
OPERATING EXPENSES										
Real Estate Tax	163,196	281,418	289,861	298,556	307,513	316,738	326,241	336,028	346,109	356,492
Insurance	115,493	118,958	122,527	126,202	129,989	133,888	137,905	142,042	146,303	150,692
CAM Expenses	111,737	115,089	118,541	122,098	125,761	129,533	133,419	137,422	141,545	145,791
Janitorial Expenses	47,956	49,394	50,876	52,403	53,975	55,594	57,262	58,980	60,749	62,571
Utilities	146,009	150,389	154,901	159,548	164,334	169,264	174,342	179,572	184,959	190,508
Management Fees	36,436	37,977	38,079	39,893	40,939	41,756	43,176	43,470	46,343	48,067
Total Operating Expenses	**620,826**	**753,225**	**774,785**	**798,700**	**822,510**	**846,774**	**872,344**	**897,514**	**926,008**	**954,121**
NET OPERATING INCOME	**1,200,978**	**1,145,628**	**1,129,188**	**1,195,971**	**1,224,461**	**1,241,012**	**1,286,460**	**1,275,993**	**1,391,135**	**1,449,212**
LEASING COSTS										
Tenant Improvements	7,976	9,010	11,787	-	1,134	13,081	5,221	13,664	7,624	1,315
Leasing Commissions	11,344	12,553	16,763	-	1,613	18,604	7,425	19,433	10,844	1,870
Total Leasing Costs	**19,320**	**21,563**	**28,550**	**-**	**2,747**	**31,685**	**12,646**	**33,097**	**18,468**	**3,184**
CAPITAL EXPENDITURES										
Capital Reserve	6,734	6,936	7,144	7,358	7,579	7,806	8,040	8,281	8,530	8,786
Total Capital Expenditures	**6,734**	**6,936**	**7,144**	**7,358**	**7,579**	**7,806**	**8,040**	**8,281**	**8,530**	**8,786**
Total Leasing & Capital Costs	**26,054**	**28,499**	**35,693**	**7,358**	**10,325**	**39,491**	**20,687**	**41,378**	**26,998**	**11,970**
Cash Flow Before Debt Service	**1,174,925**	**1,117,129**	**1,093,494**	**1,188,613**	**1,214,136**	**1,201,521**	**1,265,773**	**1,234,615**	**1,364,137**	**1,437,242**

General Tenant Information			Rent Details			Recovery	Renewal Assumption
Tenant Name Suite Number Lease Dates Lease Term Tenure	**Initial Area Building Share %**	**Lease Period Lease Status Market Leasing Lease Type**	**Rate Per Year Amount Per Year Rate Per Month Amount Per Month Rental Value Per Year**	**Rent Changes On Date**	**Rent Changes To $/SF-Annual**	**Structure Name Type Input Amount**	**Market - % Reabsorb Option**
1. Citizens Bank Suite: 100 6/1/2001 - 5/31/2029 28 Years Freehold	6,634. 19.70%	Base Contract First Floor Retail Office	96.10 637,500 8.01 53,125 630,230	Jun-2026 Jun-2027 Jun-2028	98.02 99.98 101.98	NNN	Option (3) 5-YEAR
2. Drimmers Appliances LLC Suite: 200 2/1/2024 - 1/31/2029 5 Years Freehold	4,140. 12.30%	Base Contract Office Tenants Office	37.68 156,000 3.14 13,000 186,300			MG - Janitorial ($0.20/sf/yr)	Option (1) 5-YEAR
3. Monroe Capital Holdings, LLC (Contract Renewal 1) Suite: 300 1/1/2026 - 12/31/2026 1 Year Freehold	1,901. 5.65%	Base Contract Renewal Office Tenants Office	50.98 96,922 4.25 8,077 85,545			MG - Janitorial ($0.20/sf/yr)	Option (1) 1-YEAR
4. Jackson H Investments LLC Suite: 301 8/1/2025 - 7/30/2026 11 Months 30 Days Freehold	678. 2.01%	Base Contract Office Tenants Office	45.00 30,510 3.75 2,543 30,510			MG - Janitorial ($0.20/sf/yr)	Option (1) 1-YEAR
5. Beechwood Acquisitions LLC Suite: 302 3/1/2023 - 2/28/2026 3 Years Freehold	1,660. 4.93%	Base Contract Office Tenants Office	43.00 71,374 3.58 5,948 74,700			MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
6. 42 Pine Suite: 303 3/1/2023 - 6/30/2026 3 Years 4 Months Freehold	705. 2.09%	Base Contract Office Tenants Office	44.32 31,248 3.69 2,604 31,725			MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
7. Whenever Possible Productions, LLC/William Holloway Suite: 400 5/1/2014 - 10/31/2026 12 Years 6 Months Freehold	500. 1.49%	Base Contract Office Tenants Office	44.41 22,204 3.70 1,850 22,500	May-2026	46.18	MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
8. Trybe 8 LLC Suite: 401 5/1/2025 - 5/1/2028 3 Years 1 Day Freehold	1,098. 3.26%	Base Contract Office Tenants Office	45.00 49,410 3.75 4,118 49,410			MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
9. Medrite LLC Suite: 402 4/1/2025 - 6/30/2026 Freehold	1,020. 3.03%	Base Contract Office Tenants Office	46.19 47,115 3.85 3,926 45,900			MG - Janitorial ($0.20/sf/yr)	Market - 75.00%

General Tenant Information			Rent Details			Recovery	Renewal Assumption
Tenant Name Suite Number Lease Dates Lease Term Tenure	Initial Area Building Share %	Lease Period Lease Status Market Leasing Lease Type	Rate Per Year Amount Per Year Rate Per Month Amount Per Month Rental Value Per Year	Rent Changes On Date	Rent Changes To $/SF-Annual	Structure Name Type Input Amount	Market - % Reabsorb Option
10. Bigben 1613, LLC Suite: 403 2/1/2022 - 1/31/2028 6 Years Freehold	1,327. 3.94%	Base Contract Office Tenants Office	38.25 50,752 3.19 4,229 59,715	Feb-2026 Feb-2027	39.39 40.57	MG - Janitorial ($0.20/sf/yr)	Option 3-YEAR EXTENTION
11. STITCHERY Suite: 404 11/1/2023 - 10/31/2026 3 Years Freehold	500. 1.49%	Base Contract Office Tenants Office	36.05 18,025 3.00 1,502 22,500	Nov-2025	37.13	MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
12. VACANT Suite: 406 1/1/2027 - 12/31/2031 5 Years Freehold	1,500. 4.46%	Base Speculative Office Tenants Office	46.35 69,525 3.86 5,794 69,525	Jan-2028 Jan-2029 Jan-2030 Jan-2031	47.74 49.17 50.65 52.17		Market - 75.00%
13. Anatomy PT LLC/ David A. Barouche Suite: 500 4/1/2024 - 3/31/2029 5 Years Freehold	675. 2.00%	Base Contract Office Tenants Office	44.28 29,886 3.69 2,491 30,375	Apr-2026 Apr-2027 Apr-2028	45.60 46.97 48.38	MG - Janitorial ($0.20/sf/yr)	Option (1) 5-YEAR
14. Your Bookkeeping Department, LLC/Manal Oliver Suite: 501 9/1/2009 - 9/30/2030 21 Years 1 Month Freehold	806. 2.39%	Base Contract Office Tenants Office	26.33 21,224 2.19 1,769 36,270	Sep-2025 Sep-2026 Sep-2027 Sep-2028 Sep-2029	26.86 27.40 27.94 28.50 29.07	MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
15. Luxury Rentals Miami Beach, Inc Suite: 502, 503, 530 5/1/2023 - 4/30/2028 5 Years Freehold	2,319. 6.89%	Base Contract Office Tenants Office	44.56 103,328 3.71 8,611 104,355	May-2026 May-2027	45.89 47.27	MG - Janitorial ($0.20/sf/yr)	Contract Renewal 3-YEAR EXTENTION
16. Seamless Capital Group Suite: 505 3/19/2025 - 3/19/2026 1 Year 1 Day Freehold	320. 0.95%	Base Contract Office Tenants Office	48.75 15,600 4.06 1,300 14,400			MG - Janitorial ($0.20/sf/yr)	Option (1) 1-YEAR
17. Medrite 41 LLC Suite: 540, 550 4/1/2021 - 6/30/2026 5 Years 3 Months Freehold	1,996. 5.93%	Base Contract Office Tenants Office	44.80 89,424 3.73 7,452 89,820			MG - Janitorial ($0.20/sf/yr)	Market - 75.00%
18. Mitrani, Rynor, Adamsky & Toland, P.A. (Option 1) Suite: 600 1/1/2026 - 12/31/2026 1 Year Freehold	5,889. 17.49%	Option Option Office Tenants Office	45.00 265,005 3.75 22,084 265,005			MG - Janitorial ($0.20/sf/yr)	Option (2) 1-YEAR

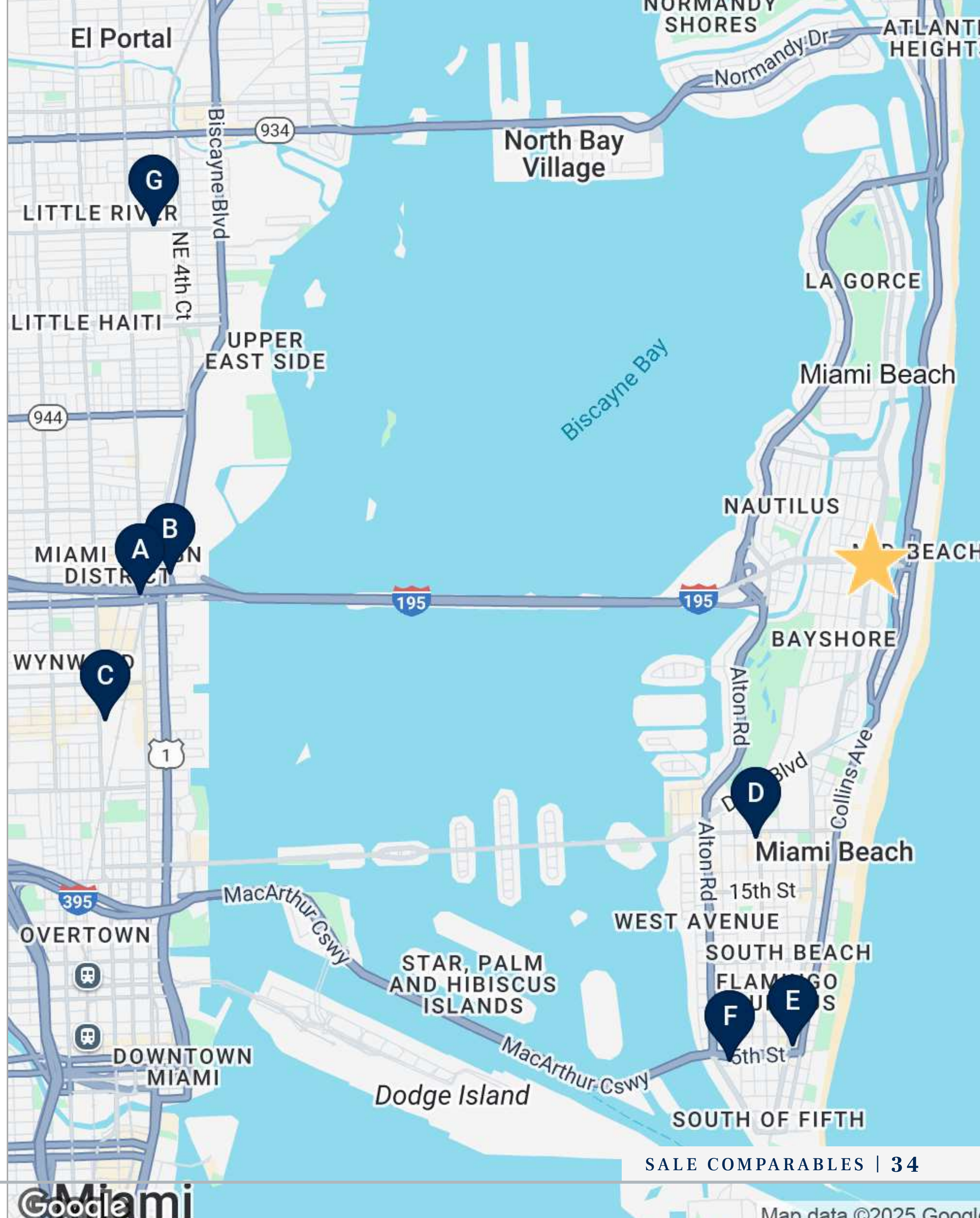
SECTION 6

Sale Comparables

Marcus & Millichap

SALE COMPS MAP

- 301 Arthur Godfrey Rd
- A 3700 NE 2nd Ave
- B 3801 Biscayne Blvd
- C 2509 N Miami Ave
- D 1674 Meridian Ave
- E 555 Washington Ave
- F 429 Lenox Ave
- G 301-317 NE 71st St



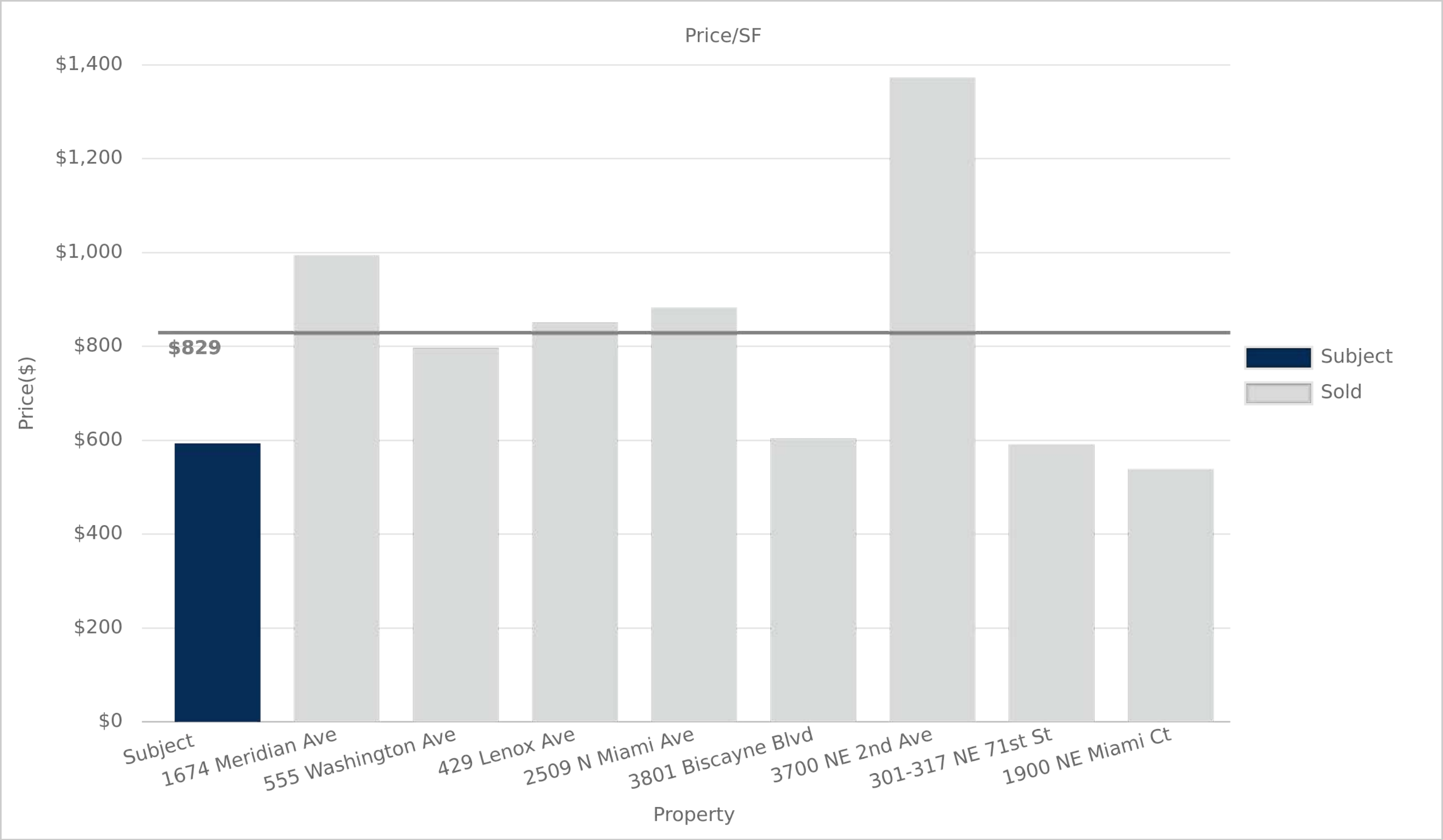
SALE COMPS SUMMARY // 301 Arthur Godfrey Rd

	SUBJECT PROPERTY	PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
★	**301 Arthur Godfrey Rd** Miami Beach, FL 33140	$17,000,000	33,668 SF	$504	0.28 AC	On Market

	SALE COMPARABLES	PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
A	**3700 NE 2nd Ave** Miami, FL 33137	$27,200,000	19,819 SF	$1,372	0.11 AC	03/28/2024
B	**3801 Biscayne Blvd** Miami, FL 33137	$27,700,000	45,868 SF	$603	1.16 AC	03/25/2024
C	**2509 N Miami Ave** Miami, FL 33137	$19,000,000	21,509 SF	$883	0.31 AC	09/20/2023
D	**1674 Meridian Ave** Miami Beach, FL 33139	$26,500,000	26,644 SF	$994	0.19 AC	12/16/2021
E	**555 Washington Ave** Miami Beach, FL 33139	$52,260,000	65,601 SF	$796	0.92 AC	04/07/2022
F	**429 Lenox Ave** Miami Beach, FL 33139	$37,000,000	43,502 SF	$850	0.51 AC	07/27/2022

	SUBJECT PROPERTY	PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
G	**301-317 NE 71st St** Miami, FL 33138	$12,500,000	21,138 SF	$591	0.6 AC	07/16/2024

PRICE PER SF CHART // 301 Arthur Godfrey Rd



301 Arthur Godfrey Rd
Miami Beach, FL 33140

Listing Price:	$17,000,000	Net Rentable Area:	33,668 SF
Price/SF:	$504	Occupancy:	96%
Property Type:	Office	Year Built:	1970
Lot Size:	0.28 Acres	Floors:	6
COE:	On Market		

A 3700 NE 2nd Ave
Miami, FL 33137

Sale Price:	$27,200,000	Net Rentable Area:	19,819 SF
Price/SF:	$1,372	Occupancy:	100%
Property Type:	Office	Year Built:	1926
Lot Size:	0.11 Acres	Floors:	7
COE:	03/28/2024		

SALE COMPS // 301 Arthur Godfrey Rd

B **3801 Biscayne Blvd**
Miami, FL 33137

Sale Price:	$27,700,000	Net Rentable Area:	45,868 SF
Price/SF:	$603	Occupancy:	100%
Property Type:	Office	Year Built:	1967
Lot Size:	1.16 Acres	Floors:	3
COE:	03/25/2024		

C **2509 N Miami Ave**
Miami, FL 33137

Sale Price:	$19,000,000	Net Rentable Area:	21,509 SF
Price/SF:	$883	Occupancy:	100%
Property Type:	Office	Year Built:	2021
Lot Size:	0.31 Acres	Floors:	3
COE:	09/20/2023		

1674 Meridian Ave
Miami Beach, FL 33139

Sale Price:	$26,500,000	Net Rentable Area:	26,644 SF
Price/SF:	$994	Occupancy:	77%
Property Type:	Office	Year Built/Renovated:	1959/2022
Lot Size:	0.19 Acres	Floors:	5
COE:	12/16/2021		

555 Washington Ave
Miami Beach, FL 33139

Sale Price:	$52,260,000	Net Rentable Area:	65,601 SF
Price/SF:	$796	Occupancy:	98%
Property Type:	Office	Year Built/Renovated:	2001/2015
Lot Size:	0.92 Acres	Floors:	4
COE:	04/07/2022		

F **429 Lenox Ave**
Miami Beach, FL 33139

Sale Price:	$37,000,000	Net Rentable Area:	43,502 SF
Price/SF:	$850	Occupancy:	100%
Property Type:	Office	Year Built:	2005
Lot Size:	0.51 Acres	Floors:	5
COE:	07/27/2022		

G **301-317 NE 71st St**
Miami, FL 33138

Sale Price:	$12,500,000	Net Rentable Area:	21,138 SF
Price/SF:	$591	Occupancy:	100%
Property Type:	Office	Year Built:	1952
Lot Size:	0.6 Acres	Floors:	2
COE:	07/16/2024		

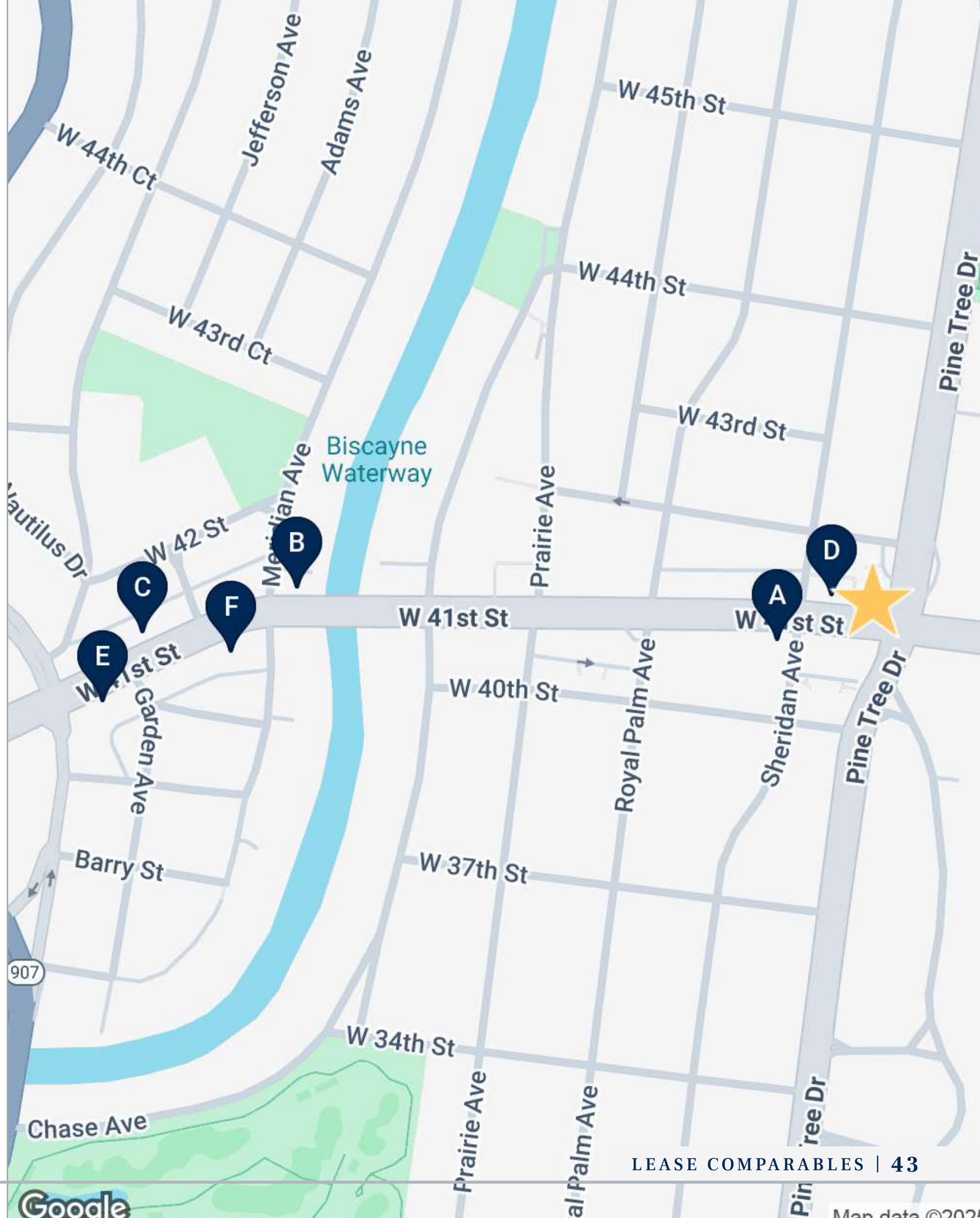
SECTION 7

Lease Comparables

Marcus & Millichap

RENT COMPS MAP

- ★ 301 Arthur Godfrey Rd
- A 400 W 41st St
- B 777 W 41st St
- C 925 Arthur Godfrey Rd
- D 333 Arthur Godfrey Rd
- E 960 W 41st St
- F 820 W 41st St



RENT COMPS SUMMARY // 301 Arthur Godfrey Rd

	RENT COMPARABLES	NET RENTABLE AREA	AVERAGE OFFICE RENT	OCCUPANCY %
A	**400 W 41st St** Miami, FL 33140	60,000 SF	$46/SF	91%
B	**777 W 41st St** Miami Beach, FL 33140	27,561 SF	$65/SF	97%
C	**925 Arthur Godfrey Rd** Miami Beach, FL 33140	13,710 SF	$52/SF	95%
D	**333 Arthur Godfrey Rd** Miami Beach, FL 33140	73,929 SF	$64/SF	84%
E	**960 W 41st St** Miami Beach, FL 33140	17,228 SF	$50/SF	89%
F	**820 W 41st St** Miami Beach, FL 33140	20,915 SF	$46/SF	100%

301 Arthur Godfrey Rd
Miami Beach, FL 33140

96% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$54/SF
Net Rentable Area:	33,668 SF	Lot Size:	0.28 Acres
Year Built/Renovated:	1970/1995		

400 W 41st St
Miami, FL 33140

91% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$46/SF
Net Rentable Area:	60,000 SF	Lot Size:	0.33 Acres
Year Built:	1987	Survey Date:	07/01/2025

B 777 W 41st St
Miami Beach, FL 33140

97% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$65/SF
Net Rentable Area:	27,561 SF	Lot Size:	0.21 Acres
Year Built	1975	Survey Date:	06/26/2025

C 925 Arthur Godfrey Rd
Miami Beach, FL 33140

95% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$52/SF
Net Rentable Area:	13,710 SF	Lot Size:	0.11 Acres
Year Built:	1937	Survey Date:	07/01/2025

D

333 Arthur Godfrey Rd
Miami Beach, FL 33140

84% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$64/SF
Net Rentable Area:	73,929 SF	Lot Size:	0.39 Acres
Year Built:	1966	Survey Date:	07/01/2025

E

960 W 41st St
Miami Beach, FL 33140

89% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$50/SF
Net Rentable Area:	17,228 SF	Lot Size:	0.13 Acres
Year Built:	1961	Survey Date:	07/01/2025

F

820 W 41st St
Miami Beach, FL 33140

100% Occupancy

PROPERTY INFORMATION

Property Type:	Office	Average Rent:	$46/SF
Net Rentable Area:	20,915 SF	Lot Size:	0.14 Acres
Year Built:	1972	Survey Date:	06/26/2025

SECTION 8

Market Overview

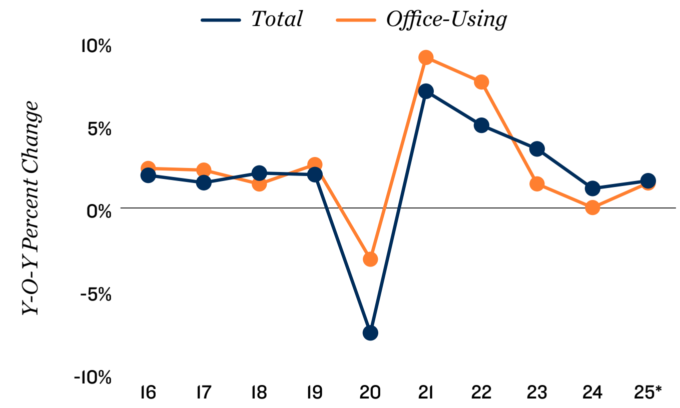
MIAMI-DADE

Nationally Low CBD Vacancy Continues to Propel Memphis Office Sector Amid Class B Investment Focus

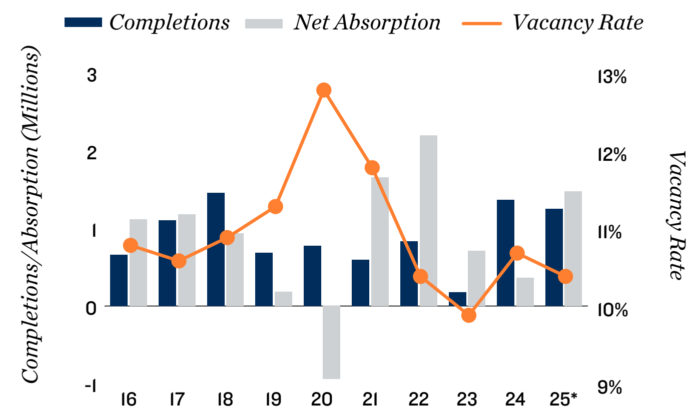
Interest rising in urban developments, while suburbs draw cost-conscious tenants. Miami's office vacancy is forecast to sit just above 10 percent this year and remain below its 2019 mark. Despite rightsizing trends driving space givebacks downtown, new urban projects are aligning with institutional demand for premium floorplans. Nearly 70 percent of the 1.5 million square feet delivered last year was occupied entering 2025, while 90 percent of the 1 million square feet set to open this year is already pre-leased. This momentum is set to continue into 2025, as return-to-office plans from firms like J.P. Morgan contribute to rising space needs. Price-sensitive occupiers are likely to favor lower-cost submarkets like the area around Miami International Airport, which saw near-record Class A net absorption last year. Companies such as Assurant, taking 75,000 square feet in mid-2025, will further reinforce local absorption. Well-educated residents and proximity to downtown should also sustain lower-tier space demand here and in nearby areas like Coral Gables, where segment vacancy fell by 50 basis points in 2024.

Investors seek stabilized assets in core locations. Miami sustaining the fifth-lowest office vacancy rate in the country last year helped transaction velocity accelerate compared with 2023, propelling aggregate deal volume into the top five major U.S. markets. Trading activity was focused in dense suburbs like the Miami International Airport area and Coral Gables, which may continue after these areas led the metro in vacancy compression last year. Buyers in these submarkets have found sub-50,000-square-foot Class B offices priced around $200 per square foot. Meanwhile, institutional investors deploying larger capital allocations are likely to focus on the metro's urban core, where Class A vacancy fell below pre-pandemic levels in 2024 despite elevated supply additions.

Employment Trends



Supply and Demand



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

2025 MARKET FORECAST

+1.6% — EMPLOYMENT: Miami employers add 22,000 roles this year, roughly in line with 2024. Hiring in the traditionally office-using sector is forecast to improve with an expected net gain of 5,000 jobs.

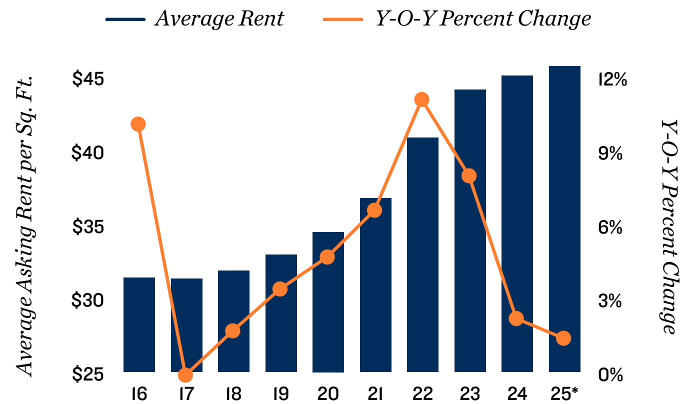
1,250,000 sq. ft. — CONSTRUCTION: Still elevated from 2023's record low, deliveries here lead all major Florida metros. Regardless, supply additions will align with the metro's historic annual average of 1 million square feet.

-30 bps — VACANCY: Strong pre-leasing activity and stable space needs for recent hires will reduce Miami's vacancy to 10.4 percent, trailing only the Inland Empire for the lowest among primary U.S. markets.

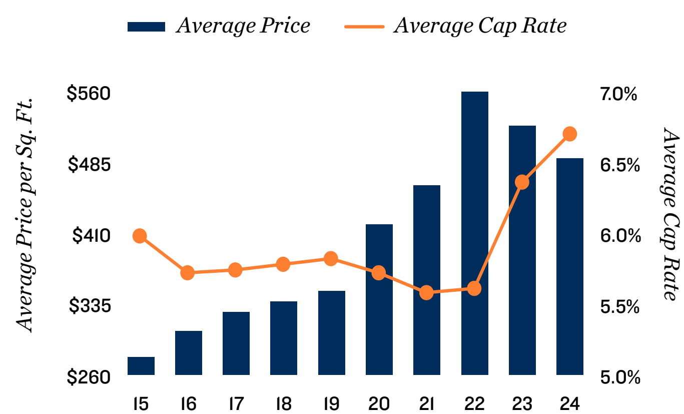
+1.4% — RENT: Flight-to-quality trends will limit rent growth as they leave an outsized share of lower-tier space on the market. The metro's average asking rate will reach $45.70 per square foot by year-end.

INVESTMENT: *More investors may target Northeast Dade, where vacancy remains below 10 percent. Planned move-ins, such as by travel company RCI, highlight the area's corporate appeal, driven by competitive rental rates.*

Rent Trends



Sales Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

DEMOGRAPHICS // 301 Arthur Godfrey Rd

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	13,045	77,474	215,292
2024 Estimate			
Total Population	12,903	76,318	210,993
2020 Census			
Total Population	11,843	70,727	201,933
2010 Census			
Total Population	13,881	74,387	189,124
Daytime Population			
2024 Estimate	23,653	89,414	330,033

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,533	38,251	103,644
2024 Estimate			
Total Households	5,491	37,841	101,635
Average (Mean) Household Size	2.3	2.1	2.1
2020 Census			
Total Households	5,434	37,277	98,877
2010 Census			
Total Households	6,607	40,470	91,263

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
$200,000 or More	28.5%	18.1%	15.2%
$150,000-$199,999	9.8%	8.5%	8.6%
$100,000-$149,999	13.3%	13.1%	14.6%
$75,000-$99,999	10.5%	12.1%	12.2%
$50,000-$74,999	9.4%	13.7%	14.5%
$35,000-$49,999	5.8%	8.9%	9.0%
$25,000-$34,999	7.7%	7.4%	7.2%
$15,000-$24,999	5.7%	7.4%	7.4%
Under $15,000	9.3%	10.7%	11.2%
Average Household Income	$161,790	$123,381	$111,011
Median Household Income	$85,528	$78,246	$75,436
Per Capita Income	$64,782	$58,426	$53,395

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	12,903	76,318	210,993
Under 20	20.9%	14.8%	16.5%
20 to 34 Years	15.8%	20.4%	23.7%
35 to 49 Years	20.8%	25.6%	24.8%
50 to 59 Years	14.6%	14.9%	13.6%
60 to 64 Years	6.3%	6.2%	5.8%
65 to 69 Years	5.8%	5.1%	4.8%
70 to 74 Years	5.2%	4.5%	3.9%
Age 75+	10.6%	8.4%	6.9%
Median Age	45.0	43.0	41.0
Population by Gender			
2024 Estimate Total Population	12,903	76,318	210,993
Male Population	48.7%	47.1%	47.7%
Female Population	51.3%	52.9%	52.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	29.0	30.0

POPULATION

In 2024, the population in your selected geography is 210,993. The population has changed by 11.56 percent since 2010. It is estimated that the population in your area will be 215,292 five years from now, which represents a change of 2.0 percent from the current year. The current population is 47.7 percent male and 52.3 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,691 people per square mile.

EMPLOYMENT

In 2024, 121,694 people in your selected area were employed. The 2010 Census revealed that 65.4 percent of employees are in white-collar occupations in this geography, and 11.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 29.00 minutes.

HOUSEHOLDS

There are currently 101,635 households in your selected geography. The number of households has changed by 11.36 percent since 2010. It is estimated that the number of households in your area will be 103,644 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.1 people.

HOUSING

The median housing value in your area was $763,045 in 2024, compared with the U.S. median of $321,016. In 2010, there were 34,047.00 owner-occupied housing units and 57,216.00 renter-occupied housing units in your area.

INCOME

In 2024, the median household income for your selected geography is $88,337, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 134.04 percent since 2010. It is estimated that the median household income in your area will be $101,686 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is $53,395, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $111,011, compared with the U.S. average, which is $101,307.

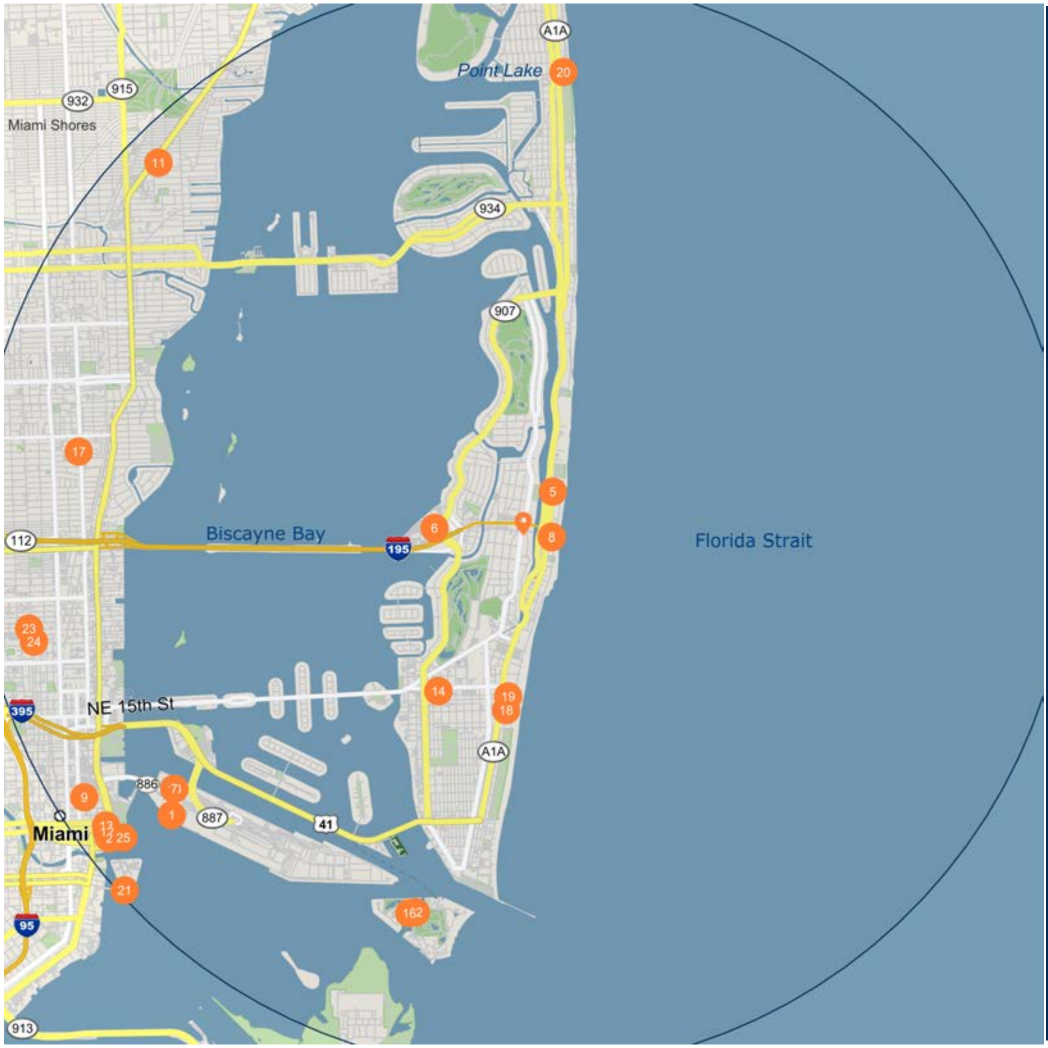
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 47.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

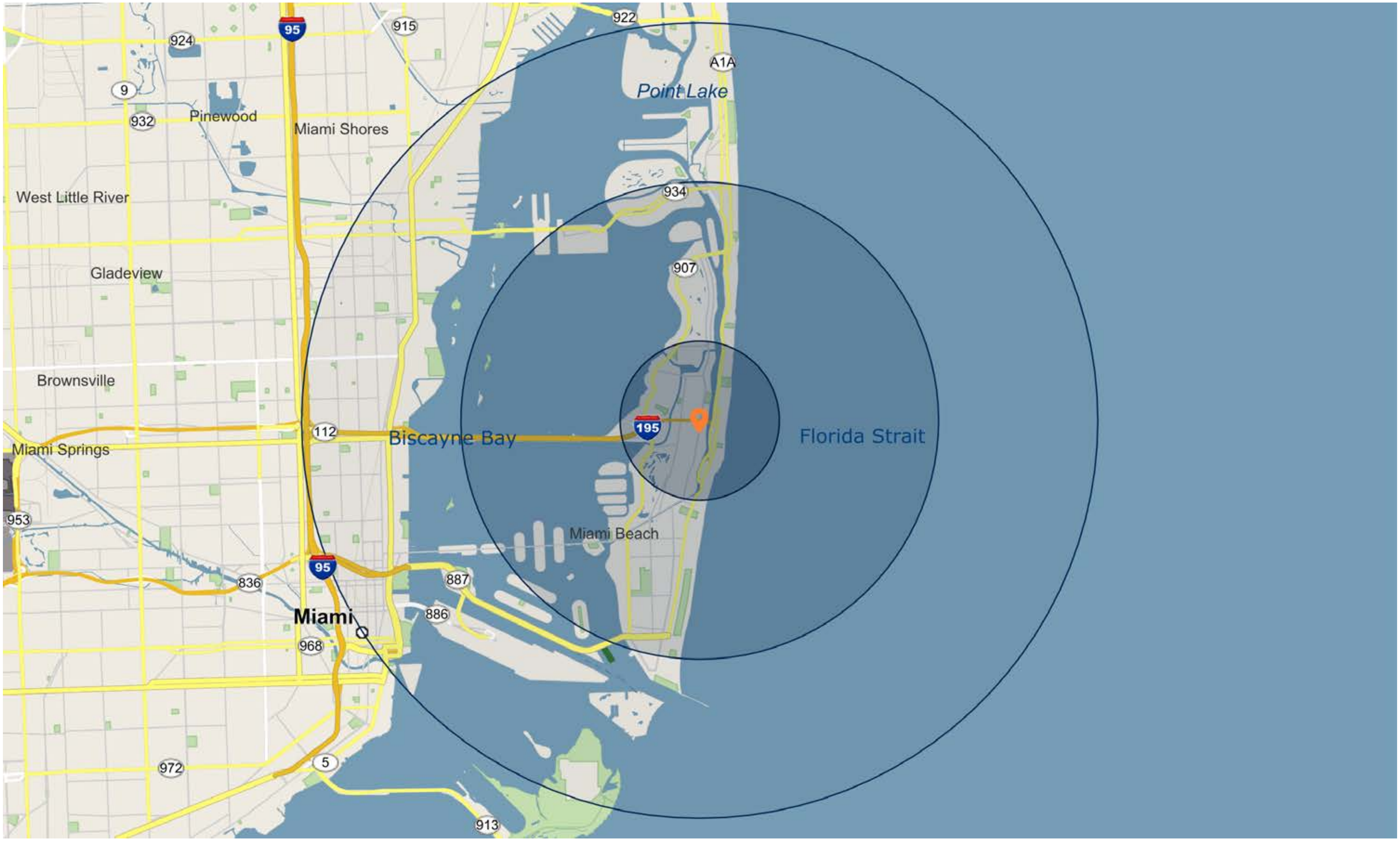
The number of area residents with an associate degree was higher than the nation's at 8.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.8 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // 301 Arthur Godfrey Rd



	Major Employers	Employees
1	Royal Caribbean Cruises Ltd-ROYAL CARIBBEAN	3,400
2	Citadel Southwest Energy Ltd	2,500
3	Citadel Midwest Energy II Ltd	2,500
4	Citadel Texas Energy Ltd	2,500
5	Florida Fontainebleau Ht LLC-Fontainebleau Miami Beach	2,426
6	Mount Sinai Med Ctr Fla Inc-Mount Snai Cmprhnsive Cncer Ct	2,009
7	Eller-Ito Stevedoring Co LLC	1,500
8	Economos Properties Inc-Courtyard By Marriott	1,396
9	Miami Dade College	1,382
10	McRoberts Protective Agcy Inc	1,239
11	Archdiocese of Miami Inc-St Marys Properties	1,152
12	Vitas Hospice Services LLC	1,046
13	Corient Private Wealth LLC-Ci Doyle Asset Management	1,007
14	Security Indust Spcialists Inc-Security Industry Specialist	978
15	Security Indust Spcialists Inc	978
16	Csi International Inc	941
17	Miami Jewish Hlth Systems Inc-Douglas Gardens Community Care	900
18	Loews Miami Bch Ht Oper Co Inc-Loews Miami Beach	900
19	Ritz-Carlton Hotel Company LLC-Ritz Carlton South Beach The	520
20	Bluegreen Vacations Corp-Bluegreen Vacations	520
21	Swire Brickell Key Hotel Ltd-Mandarin Oriental Miami	510
22	Fisher Island Club Inc-Theapolis	500
23	EE&sg LLC-Epic Staffing Agency	500
24	Barrys Bootcamp Holdings LLC	500
25	Six Continents Hotels Inc-Intercontinental-Miami	500


Point Lake
Miami Shores
Pinewood
West Little River
Gladeview
Brownsville
Miami Springs
Biscayne Bay
Florida Strait
Miami Beach
Miami
95
195
112
836
887
886
968
972
913
915
922
924
932
934
907
953
A1A
9
5

DEMOGRAPHIC SUMMARY

301 W 41st St, Miami Beach, Florida, 33140

Ring of 1 mile

KEY FACTS

11,714

Population

45.6

Median Age

5,565

Households

$97,138

Median Disposable Income

EDUCATION

5.7%

No High School Diploma

10.5%

High School Graduate

18.6%

Some College/ Associate's Degree

65.2%

Bachelor's/Grad/ Prof Degree

INCOME

$114,911

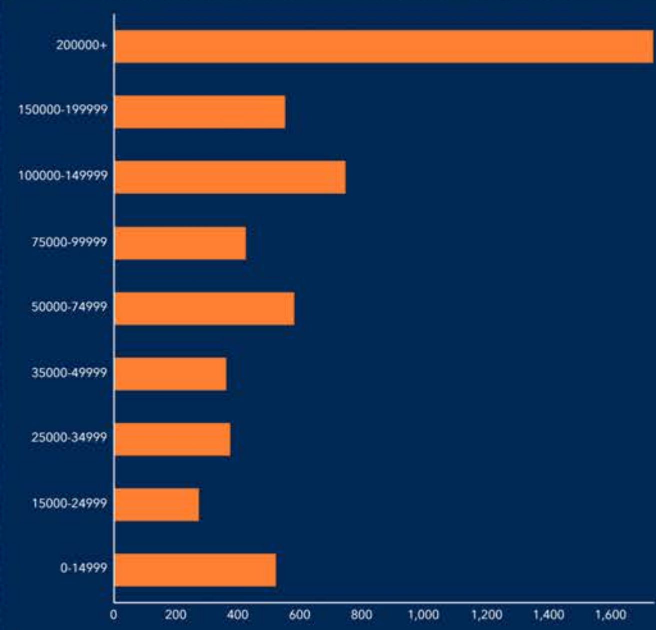
Median Household Income

$102,382

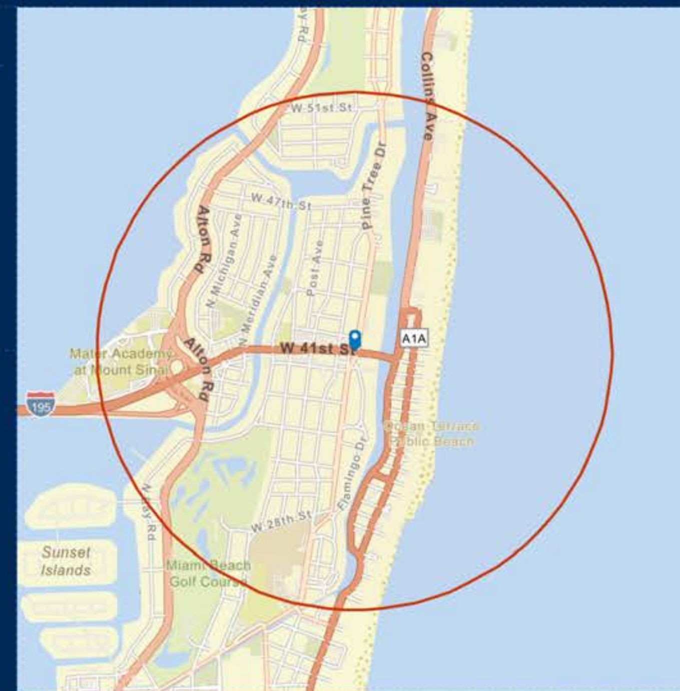
Per Capita Income

$343,748

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

80.7%

White Collar

7.0%

Blue Collar

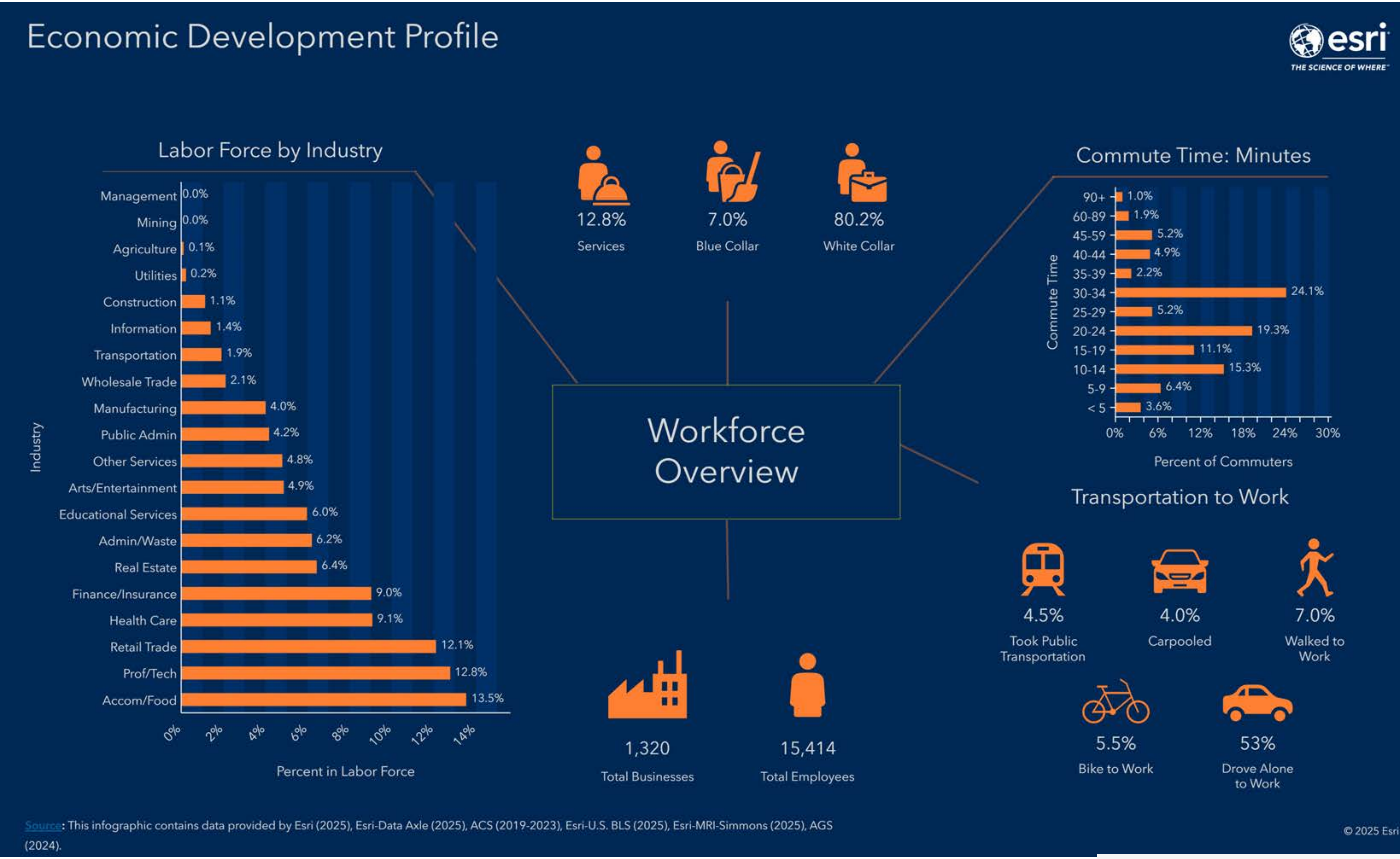
12.8%

Services

1.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



Economic Development Profile
esri
THE SCIENCE OF WHERE
Labor Force by Industry
Management 0.0%
Mining 0.0%
Agriculture 0.1%
Utilities 0.2%
Construction 1.1%
Information 1.4%
Transportation 1.9%
Wholesale Trade 2.1%
Manufacturing 4.0%
Public Admin 4.2%
Other Services 4.8%
Arts/Entertainment 4.9%
Educational Services 6.0%
Admin/Waste 6.2%
Real Estate 6.4%
Finance/Insurance 9.0%
Health Care 9.1%
Retail Trade 12.1%
Prof/Tech 12.8%
Accom/Food 13.5%
Industry
0% 2% 4% 6% 8% 10% 12% 14%
Percent in Labor Force
12.8%
Services
7.0%
Blue Collar
80.2%
White Collar
Workforce Overview
1,320
Total Businesses
15,414
Total Employees
Commute Time: Minutes
90+ 1.0%
60-89 1.9%
45-59 5.2%
40-44 4.9%
35-39 2.2%
30-34 24.1%
25-29 5.2%
20-24 19.3%
15-19 11.1%
10-14 15.3%
5-9 6.4%
< 5 3.6%
Commute Time
0% 6% 12% 18% 24% 30%
Percent of Commuters
Transportation to Work
4.5%
Took Public Transportation
4.0%
Carpooled
7.0%
Walked to Work
5.5%
Bike to Work
53%
Drove Alone to Work
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).
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Home Ownership
43.0%
57.0%
Owner Occupied HUs
Renter Occupied HUs
Home Value
25%
20%
15%
10%
5%
0%
0.2%
0.4%
0.4%
3.6%
0.5%
3.3%
8.8%
14.0%
14.2%
19.9%
<$50,000
$100,000
$150,000
$200,000
$250,000
$300,000
$400,000
$500,000
$750,000
$1,000,000
$1,000,000+
Household Income
40
30
20
10
0
9.4%
4.9%
6.7%
6.5%
10.4%
7.6%
13.4%
9.9%
31.2%
<$15,000
$25,000
$35,000
$50,000
$75,000
$100,000
$150,000
$200,000
$200,000+
Community Overview
Educational Attainment
Grad/Prof Degree 28.2%
Bachelor's Degree 37.1%
< 9th Grade 3.0%
No Diploma 2.6%
HS Diploma 9.3%
GED 1.2%
Some College 10.5%
Associate's Degree 8.1%
ANNUAL HOUSEHOLD SPENDING
$4,526
Apparel & Services
$422
Computers & Hardware
$7,720
Eating Out
$13,446
Groceries
$12,866
Health Care
9,438
Total Housing Units
39
Housing Affordability Index
690
Households Below the Poverty Level
45.6
Median Age
$97,138
Median Disposable Income
11,714
Total Population
184
Wealth Index
75
Diversity Index
116
Total Crime Index
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).
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DEMOGRAPHIC SUMMARY

301 W 41st St, Miami Beach, Florida, 33140

Ring of 5 miles

KEY FACTS

214,285

Population

40.5

Median Age

107,535

Households

$70,182

Median Disposable Income

EDUCATION

9.1%

No High School Diploma

17.6%

High School Graduate

20.4%

Some College/ Associate's Degree

53.0%

Bachelor's/Grad/ Prof Degree

INCOME

$83,926

Median Household Income

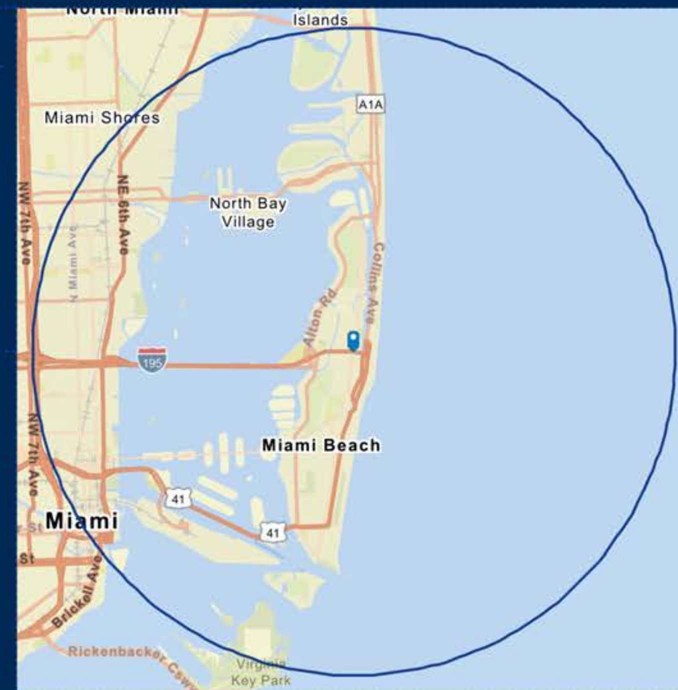
$72,755

Per Capita Income

$94,480

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

69.9%

White Collar

12.2%

Blue Collar

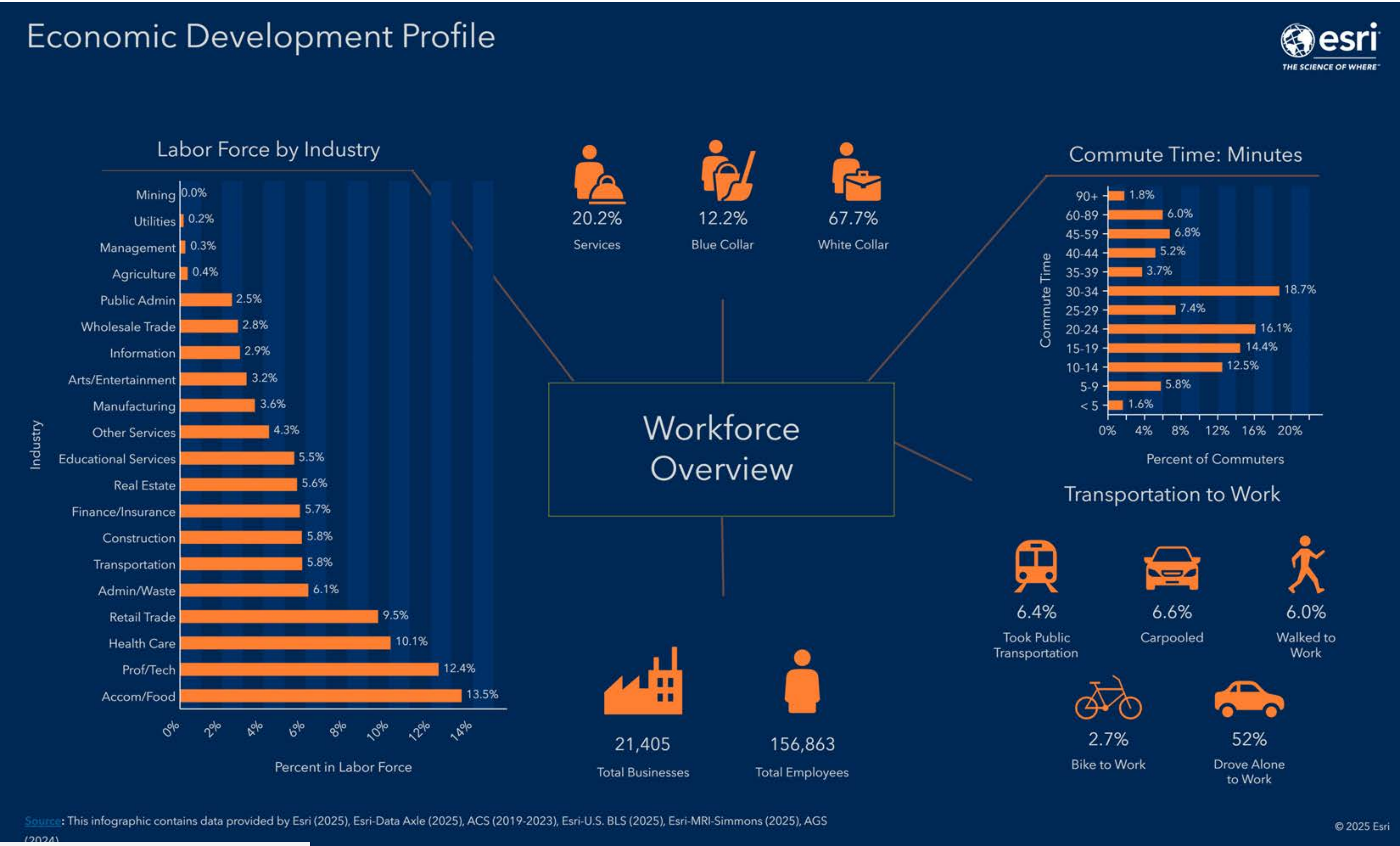
20.2%

Services

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri


Economic Development Profile
esri
THE SCIENCE OF WHERE
Labor Force by Industry
Mining 0.0%
Utilities 0.2%
Management 0.3%
Agriculture 0.4%
Public Admin 2.5%
Wholesale Trade 2.8%
Information 2.9%
Arts/Entertainment 3.2%
Manufacturing 3.6%
Other Services 4.3%
Educational Services 5.5%
Real Estate 5.6%
Finance/Insurance 5.7%
Construction 5.8%
Transportation 5.8%
Admin/Waste 6.1%
Retail Trade 9.5%
Health Care 10.1%
Prof/Tech 12.4%
Accom/Food 13.5%
Industry
0% 2% 4% 6% 8% 10% 12% 14%
Percent in Labor Force
20.2%
Services
12.2%
Blue Collar
67.7%
White Collar
Workforce Overview
21,405
Total Businesses
156,863
Total Employees
Commute Time: Minutes
90+ 1.8%
60-89 6.0%
45-59 6.8%
40-44 5.2%
35-39 3.7%
30-34 18.7%
25-29 7.4%
20-24 16.1%
15-19 14.4%
10-14 12.5%
5-9 5.8%
< 5 1.6%
Commute Time
0% 4% 8% 12% 16% 20%
Percent of Commuters
Transportation to Work
6.4%
Took Public Transportation
6.6%
Carpooled
6.0%
Walked to Work
2.7%
Bike to Work
52%
Drove Alone to Work
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).
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Home Ownership
63.6%
36.4%
Owner Occupied HUs
Renter Occupied HUs
Home Value
30%
20%
10%
0%
0.4% 0.1% 0.5% 1.0% 2.3% 2.2% 7.1% 12.3% 26.4% 16.1% 13.0%
<$50,000 $100,000 $150,000 $200,000 $250,000 $300,000 $400,000 $500,000 $750,000 $1,000,000 $1,000,000+
Household Income
20
15
10
5
0
9.7% 5.6% 5.9% 9.1% 15.3% 10.4% 16.6% 9.6% 17.7%
<$15,000 $25,000 $35,000 $50,000 $75,000 $100,000 $150,000 $200,000 $200,000+
Community Overview
Educational Attainment
Bachelor's Degree 29.3%
Grad/Prof Degree 23.7%
< 9th Grade 4.4%
No Diploma 4.7%
Associate's Degree 9.3%
HS Diploma 15.5%
Some College 11.0%
GED 2.1%
ANNUAL HOUSEHOLD SPENDING
$3,267
Apparel & Services
$304
Computers & Hardware
$5,470
Eating Out
$9,534
Groceries
$8,524
Health Care
142,990
Total Housing Units
43
Housing Affordability Index
13,600
Households Below the Poverty Level
40.5
Median Age
$70,182
Median Disposable Income
214,285
Total Population
103
Wealth Index
85
Diversity Index
151
Total Crime Index
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).
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