

Castle Beach Club

39 Units | Miami Beach, FL

OFFERING MEMORANDUM

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Activity ID #



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Castle Beach Club

Miami Beach | FL

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Marcus & Millichap is proud to present Castle Beach Club, a premier oceanfront condominium located at 5445 Collins Avenue in Miami Beach, offered at \$15,200,000 for the acquisition of 39 individual units, totaling approximately 16,680 square feet. These units, ranging from studios to spacious penthouses, offer a unique opportunity in one of Miami Beach's most desirable neighborhoods. Built in 1966, the property is equipped with resort-style amenities, including direct beach access, a pool, fitness center, tennis courts, and a spa, catering to both long-term residents and short-term vacation rentals.

Situated on the prestigious Millionaire's Row, Castle Beach Club boasts direct oceanfront access and is just minutes from South Beach, Bal Harbour, and key cultural destinations. Its strategic positioning ensures steady demand, combining residential living with a resort-style experience in one of Miami's most sought-after neighborhoods. The property's flexible rental model and diverse unit offerings create a prime environment for long-term growth and income generation.

This investment offers a unique opportunity to gain control of the condominium's strategic direction through a bulk acquisition of 50% to 65% of the units. Investors can secure decisive influence over the management and operations, with the ability to amend by laws and implement a professional hotel management model. This acquisition strategy positions Castle Beach Club for future repositioning and potential condo buyout, maximizing returns through short-term rental operations and long-term value creation.



No. of Stories
15-18 Stories



Total Units
39/575 Residences



Year Built
1966



Total Area SF
16,680

PROPERTY OVERVIEW

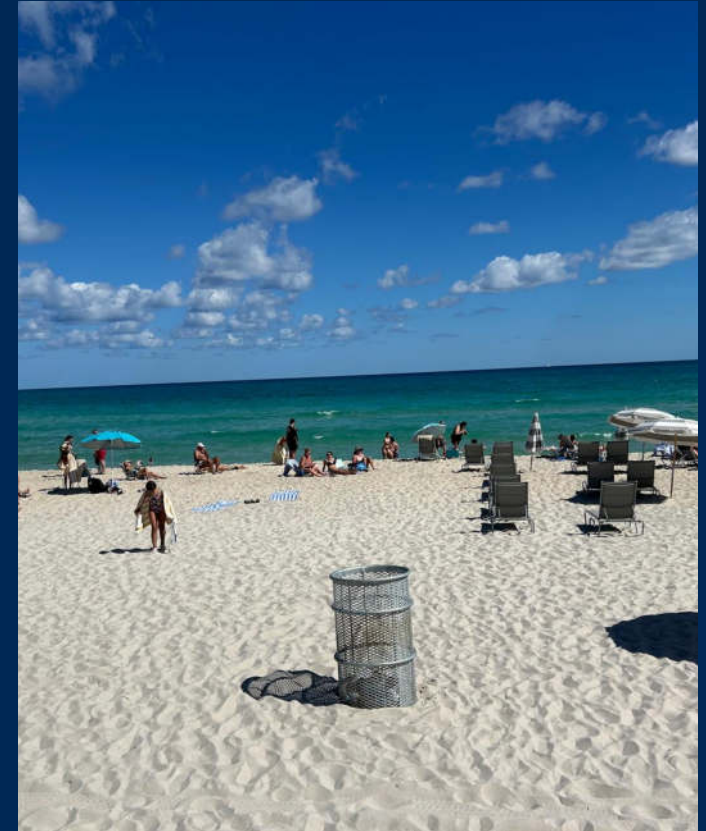
Castle Beach Club is an iconic oceanfront residential condominium located at 5445 Collins Avenue in Miami Beach's prestigious Mid-Beach / Millionaire's Row area. The property offers approximately 570 diverse units, including studios, one- and two-bedroom apartments, and expansive penthouses, catering to a wide range of residents and investors. Built in 1966, Castle Beach Club is positioned to capitalize on the growing demand for both residential and short-term rental properties in Miami Beach, offering a blend of living spaces that accommodate year-round residents, second-home owners, and short-term vacation rental operators.

The property benefits from its direct oceanfront location along Collins Avenue, one of the most sought-after corridors in Miami Beach. With close proximity to major attractions like South Beach, Lincoln Road Mall, and Bal Harbour, as well as easy access to cultural landmarks and Miami's international airport, Castle Beach Club offers both convenience and exclusivity.

Castle Beach Club offers an array of world-class amenities, including direct beach access, an oceanfront pool, a fitness center, tennis courts, and a Turkish and Russian spa. In addition to recreational amenities, the property features business and clubrooms, children's play areas, and 24-hour concierge, valet parking, and security services. These amenities contribute to the property's hybrid appeal as both a residential building and a resort-style experience, enhancing its attractiveness to a wide range of buyers and renters.

As an investment, Castle Beach Club offers significant potential due to its short-term rental flexibility, enabling daily rentals that are highly sought after in the Miami Beach market. This feature is particularly appealing to investors looking for income-generating properties in a vibrant, high-demand area. The building's ability to accommodate a mix of long-term tenants and short-term vacation rentals creates a unique opportunity for both steady cash flow and potential capital appreciation, particularly as Miami Beach continues to see strong tourism and rental demand.

Castle Beach Club represents an ideal opportunity to acquire a property in one of Miami Beach's most desirable neighborhoods. With the potential for further development or repositioning, given its prime location and flexible use structure, Castle Beach Club offers the opportunity for long-term growth. The building's existing amenities, short-term rental potential, and high-demand location make it a highly attractive asset for a range of investment strategies, including rental operations, repositioning for luxury market segments, or eventual redevelopment.



PROPERTY OVERVIEW

Address	5445 Collins Avenue, Miami Beach, FL 33140
Year Built	1966
Number of Stories	15-18 stories
Total Units	39/575
Total Area	16,680

INVESTMENT HIGHLIGHTS

- Castle Beach Club offers a rare direct oceanfront location, providing stunning views and immediate beach access, making it a standout in Miami Beach real estate.
- With 575 units, including studios to penthouses, the property caters to a broad market, appealing to primary residents, second-home owners, and short-term rental investors.
- The property features a resort-style experience with amenities like an oceanfront pool, fitness center, tennis courts, spas, and dining, setting it apart from standard condos.
- Castle Beach Club allows daily rentals, making it an attractive investment with strong income potential from the growing demand for short-term vacation rentals in Miami Beach.
- Located in Mid-Beach / Millionaire's Row, the property enjoys proximity to top attractions like South Beach, Lincoln Road Mall, and Bal Harbour, ensuring consistent demand.
- The combination of a prime location, diverse units, and flexible rental options positions Castle Beach Club as a highly attractive asset for long-term growth and consistent returns.



Total Units

39/575



Year Built

1966



No. of Stories

15-18 Stories

Castle Beach Club

Miami Beach | FL



PROPERTY DESCRIPTION

BUILDING DESCRIPTION

1966

YEAR BUILT

39/575

TOTAL UNITS

15-18

TOTAL STORIES

16,680

TOTAL AREA SF



BUILDING & LIFESTYLE AMENITIES



Direct private beach access



Oceanfront pool and sundeck



Fitness center / gym facilities



Tennis court



Turkish and Russian spa



Restaurant and bar/lounge space



Business/club rooms and children's play areas



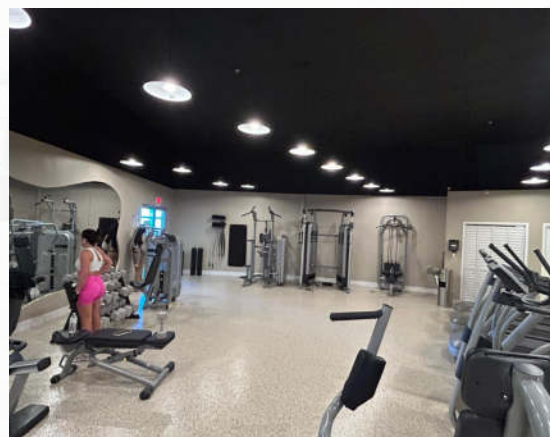
24-hour security, valet parking, and concierge services



Laundry and convenience facilities on-site



800-Seat Theatre for Events & Programming



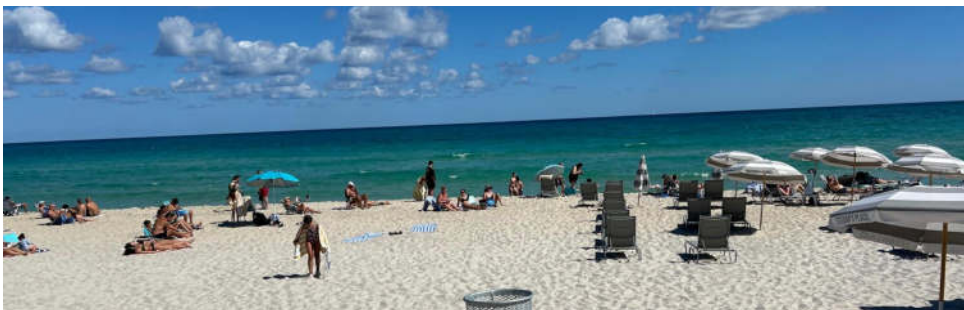
CASTLE BEACH CLUB

5445 COLLINS AVENUE
MIAMI BEACH, FL

COLLINS AVE

MIAMI BEACH BOARDWALK

EXTERIOR VIEWS



PROPERTY PHOTOS



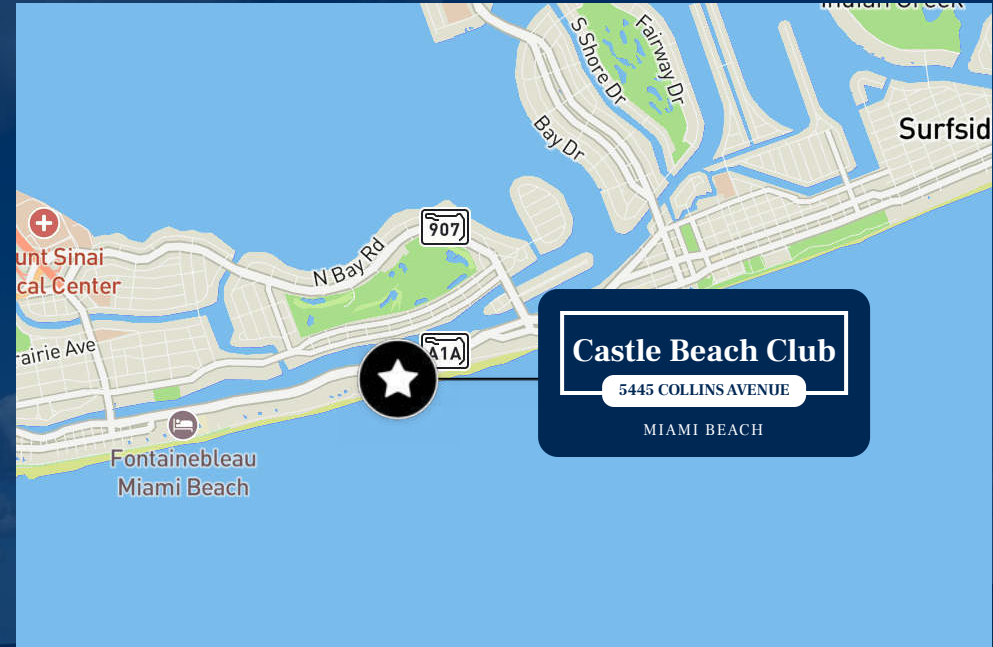
INTERIOR PHOTOS



LOCATION OVERVIEW

The Mid-Beach hospitality submarket, anchored by 'Millionaire's Row,' is transforming from legacy inventory to high-end lifestyle destinations. This resort-style strip bridges the gap between South Beach nightlife and Bal Harbour sophistication. Market fundamentals remain robust, with occupancy stabilizing near 72 percent and revenue climbing as the area absorbs luxury supply. The corridor is shifting toward institutional-grade assets, evidenced by the arrival of ultra-luxury developments like Aman Miami Beach, attracting business travelers and high-net-worth visitors.

Connectivity is a critical economic engine, with Collins Avenue as the primary artery and the Julia Tuttle Causeway providing access to Miami International Airport in approximately 20 minutes. Powerful demand drivers include the new Coastal Convention Center at the Fontainebleau and Bal Harbour Shops, generating consistent corporate and leisure traffic. The outlook remains positive through 2026, buoyed by infrastructure enhancements and global events like the FIFA World Cup, while convention expansion drives compression demand into well-positioned properties.



263,765
5-Mile
Population



\$72,321
5-Mile Median
Income



11,000+ / sq mi
Population
Density



12 Miles
To Miami
Airport



42 Years
Median
Age



2.8 Miles
To Mount
Sinai

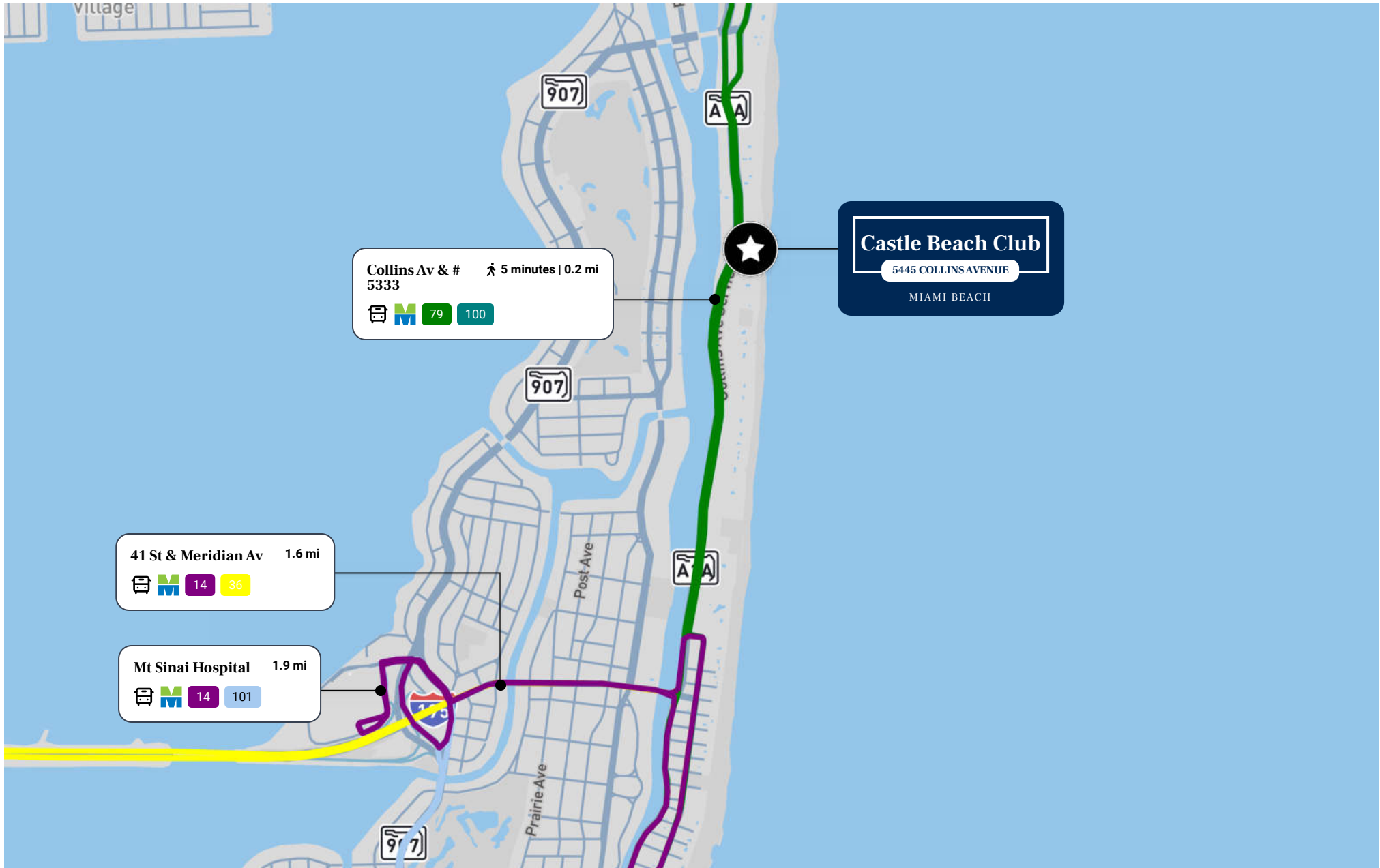
AREA MAP



AREA MAP



TRANSPORTATION MAP



Castle Beach Club

Miami Beach | FL

FINANCIAL SUMMARY



UNIT PRICING

Unit	Area SF	Folio#	Asking Price
414	400	02-3214-021-1570	\$360,000
416	400	02-3214-021-1830	\$360,000
419	400	02-3214-021-2220	\$360,000
420	400	02-3214-021-2350	\$360,000
503	400	02-3214-021-0280	\$400,000
514	400	02-3214-021-1580	\$360,000
527	460	02-3214-021-3270	\$400,000
534	340	02-3214-021-4180	\$400,000
625	380	02-3214-021-3020	\$400,000
634	340	02-3214-021-4190	\$400,000
707	390	02-3214-021-0820	\$360,000
708	390	02-3214-021-0950	\$360,000
715	400	02-3214-021-1730	\$360,000
716	400	02-3214-021-1860	\$360,000
718	400	02-3214-021-2120	\$360,000
720	400	02-3214-021-2380	\$360,000
809	400	02-3214-021-1090	\$360,000
817	400	02-3214-021-2000	\$360,000
818	400	02-3214-021-2130	\$360,000
826	390	02-3214-021-3170	\$400,000
911	400	02-3214-021-1360	\$360,000
1001	400	02-3214-021-0070	\$400,000
1002	340	02-3214-021-0200	\$400,000
1007	390	02-3214-021-0850	\$360,000
1009	400	02-3214-021-1110	\$360,000
1011	400	02-3214-021-1370	\$360,000
1111	400	02-3214-021-1380	\$360,000
1115	400	02-3214-021-1770	\$360,000
1116	400	02-3214-021-1900	\$360,000
1121	510	02-3214-021-2550	\$360,000
1211	400	02-3214-021-1390	\$360,000
1215	400	02-3214-021-1780	\$360,000
1226	390	02-3214-021-3210	\$400,000
1609	400	02-3214-021-1160	\$360,000
1610	400	02-3214-021-1290	\$360,000
1709	400	02-3214-021-1170	\$360,000
Bay 19	580	02-3214-021-5290	\$536,000
Storage - CU 11	800	02-3214-021-5500	\$380,000
Office - CU 15	980	02-3214-021-5540	\$980,000
Total	16,680		\$15,200,000

DETAILED UNIT FINANCIALS

Unit	ADR	Room Revenue	Resort Fee / Parking	Tours + Cars	Other Services	Gross Revenue	Platform Commissions	Net Revenue	Operating Expenses	NOI
414	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
416	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
419	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
420	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
503	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
514	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
527	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
534	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
625	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
634	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
707	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
708	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
715	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
716	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
718	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
720	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
809	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
817	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
818	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
826	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
911	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1001	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
1002	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
1007	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1009	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1011	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1111	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1115	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1116	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1121	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1211	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1215	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1226	\$223.27	\$67,605.19	\$8,778.00	\$1,950.67	\$3,600.00	\$81,933.85	\$8,193.39	\$73,740.47	\$18,531.35	\$55,209.12
1609	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1610	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
1709	\$201.67	\$61,075.81	\$8,778.00	\$1,950.67	\$3,600.00	\$75,404.48	\$7,540.45	\$67,864.03	\$18,531.35	\$49,332.68
Bay 19	\$267.93	\$81,126.22	\$10,533.60	\$2,340.80	\$4,320.00	\$98,320.62	\$9,832.06	\$88,488.56	\$21,380.15	\$67,108.41
Storage - CU 11	-	-	-	-	-	-	-	\$36,000.00	\$4,056.24	\$31,943.76
Office - CU 15	-	-	-	-	-	-	-	\$36,000.00	\$4,056.24	\$31,943.76
Total										\$1,959,860.38

Castle Beach Club

Miami Beach | FL

MARKET OVERVIEW



MIAMI BEACH HIGHLIGHTS



Prime 'Millionaire's Row' Oceanfront

The property is situated on an exclusive stretch of Collins Avenue, offering 576 feet of direct beach frontage. This Mid-Beach location provides a resort atmosphere while remaining minutes from South Beach and Bal Harbour.



Unmatched Oceanfront Real Estate

Miami Beach's prime oceanfront locations, such as Collins Avenue and Ocean Drive, consistently see strong demand. The stunning views and beach access ensure high occupancy and property value stability.



Tourism-Driven Rental Market

Miami Beach attracts millions of tourists annually, creating a high demand for short-term rentals. This tourism-driven market offers investors significant income potential through vacation rentals, ensuring year-round returns.



Luxury Beachfront Living

Miami Beach is known for its luxury beachfront properties, including high-end condos and penthouses. This market attracts affluent buyers seeking modern amenities and exclusive living spaces with oceanfront.



Strong Resale Potential and Appreciation

Properties in Miami Beach show strong long-term appreciation, fueled by consistent demand. The area's attractiveness to international buyers and tourists ensures significant resale potential and high returns on investment.



Proximity to New Convention Center

Located just 1.5 miles from the new Fontainebleau Coastal Convention Center, the property is positioned to capture compression demand from corporate and group events, anchoring a key driver for the Mid-Beach submarket.

CASTLE BEACH CLUB BY THE NUMBERS

#1

Oceanfront Location in
Miami Beach

#5

Most Sought-After Neighborhood in
Miami Beach

#4

Ranked for Short-Term
Rental Flexibility

#3

High Visitor Volume in
Miami Beach

MAJOR EMPLOYERS



The subject property is situated within a robust and diversifying economic landscape, insulated by a dynamic mix of recession-resistant industries. The immediate area is anchored by the healthcare and education sectors, with major institutions like Mount Sinai Medical Center and the University of Miami providing a stable employment base and a consistent demand driver. Miami's world-renowned hospitality industry, represented by global players such as Royal Caribbean Group and iconic resorts like the Fontainebleau Miami Beach, underpins the local economy's foundational strength. This established base is significantly enhanced by a burgeoning high-wage professional sector, exemplified by the prominent arrival of financial giant Citadel Securities. This powerful combination of stable, long-term employers and high-growth financial firms creates a resilient and expanding workforce, ensuring sustained rental demand and supporting long-term asset appreciation for the property.

Employer	Industry	Employees	Distance
University of Miami	Education	14,500	16.5 mi
American Airlines	Aviation	11,000	11.9 mi
Royal Caribbean Group	Hospitality	4,000	10.6 mi
Mount Sinai Medical Center	Healthcare	3,500	2.9 mi
City of Miami Beach	Government	2,000	3.5 mi
Fontainebleau Miami Beach	Hospitality	2,000	1.4 mi
Ryder System	Logistics	1,500	10.5 mi
Citadel Securities	Finance	500	10.5 mi
The Ritz-Carlton, South Beach	Hospitality	500	3.3 mi
1 Hotel South Beach	Hospitality	500	3.0 mi

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

MIAMI-DADE COUNTY

2.8M

2021 Population

1.04%

Population Growth
(2010 to 2021)

1.12%

Population Growth
(2021 to 2026)

SOUTH FLORIDA

6.1M

2021 Population

0.84%

Population Growth
(2010 to 2021)

0.94%

Population Growth
(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth
(2010 to 2021)

1.31%

Population Growth
(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth
(2010 to 2021)

0.71%

Population Growth
(2021 to 2026)

5445 Collins Avenue

Miami Beach | FL

Broker of Record

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