

BISCAYNE BOULEVARD



MET
JW Marriott Hotel
Beaux Arts Hotel
MET Square - 4 story retail,
Sivenscreen Cinema,
Whole Foods

One Bayfront Plaza
(RECIR)
4.2 million sq. ft. 72
story tower Mixed-use,
office/hotel/retail
\$2 billion

VIZCAYNE

Biscayne Boulevard
Beautification
Grand boulevard
landscaping &
Baywalk links streets,
parks and bay
2010-2015

Miami World Center
(Falcone)
12 million sq. ft.,
Hotel, Retail, Civic Space,
Office, Residential
\$4 billion

Museum Park
29 acres,
Miami Art Museum
Miami Science Museum
Cultural Center

Part of Miami Tunnel
Connects I-395 and
Watson Island to Port
\$807 million

Resorts World Miami
(Genting)
14 acres
Destination resort
and possible casino
\$3 billion

Omni (Related)
1.5 million sq.ft.
525 room Hilton hotel,
office, retail
\$200 million

Miami Entertainment
Complex
48,000 sq. ft.
film production studio
\$13.6 million

Why Invest in the Miami Real Estate Market right now

The following data is accurate as of 22nd September 2011 and provides the many reasons why the Miami Real Estate market is the perfect place to invest right now. Why not join the many global investors already seeing their property growing in price.

- Prices fell by up to 55% in Miami after the crash of 2006/07 due to the Economic downturn.
- Sales of existing Single Family Homes up 49% and sales of Condominiums up 60% in August 2011 (data courtesy of Miami Board of Realtors)
- Median Condominium property price increased from \$173,752 in August 2010 to \$234,528 last month up a staggering **35%**, making Miami the No 1 Median price increase in the USA for Condominium sales.
- Median Single Family Home property price also increased from \$285,419 in August 2010 to \$324,034 in August 2011, an increase of 13.5%.
- These Median figures compare to just a 2% increase in Single Family Homes and only 12% for Condominiums across the State of Florida. While figures for the USA, show condominium Median sales price up only 13% and Single Family Homes down 1%
- Inventory down 40% on same time last year to end August. Since August 2008, existing house inventory has decreased more than 66%
- Cash transactions up 62% a 3% increase compared to previous month. Cash sales accounted for 42% Single Family homes and 76% of condominium sales
- 87% of all coastal property in South Florida now owned by overseas investors.

BRICKELL AVENUE

VIZCAYNE

CitiCentre (Swire)
4.6 million sq.ft.
Office, Retail, Hotel
\$700 million



- Foreclosures down (56% of all Residential sales in August 2011 vs 67% in August 2010). Single Family Home and Condominium bargains are to be had with the opportunity to flip properties in 3—4 months making quick 25%+ profit on investment. Most investors are however putting property out to rent for long term investment.
- Large investment from South American stronger economies such as Brazil in both residential and commercial property. European countries are now waking up to the opportunities here in Florida. Recent acquisitions to an English Group saw a hotel, one office building and 4 beautiful water front homes sold in a bundle.
- Launch of a \$3 billion dollar Resort project “Resorts World Miami” (Genting – Malaysian Corporation) comprising 14 acres, destination resort and 2 possible super casinos, the first two for Florida, combined with a further three \$1 billion dollar projects will ensure the continued expansion and development of Miami as a global destination and place to live.

Florida and South Florida are by far the top areas in the nation for international home buying activity said 2011 Miami Association of Realtors Residential President Ralph De Martino. Already a magnet for international and second and vacation home buyers, Miami is now attracting domestic and foreign buyers who recognise the market has bottomed and prices are on the upswing he added.

With an incredibly strong rental market, cash investors can see a rental return of 50—60% after deductions for Maintenance Fees (all running costs) and Annual Property Tax. Examples of returns can be seen on the next page in one of Miami’s hottest, fastest selling buildings.



Examples of prices in one of Miami's hottest and fastest selling buildings. The charts show prices at pre construction, what brand new units are selling at right now, approx. rent (compared to like properties in the building), Maintenance and Taxes.

Exclusively agreed for our clients, developer offering 30% down payment and non status financed loan for remaining 70%. Conventional 60% finance also available through approved lenders. Please [contact us](#) for more details.

Flats 3rd Floor						
Unit	Preconstruction Price 2007	Discounted Price	Sq.Ft.	Aprox. Rent	Maintenance	Taxes
311	\$300,898	\$211,900	754	\$1,508	\$362	\$318
315	\$254,038	\$178,900	567	\$1,134	\$272	\$268
316	\$259,718	\$182,900	567	\$1,134	\$272	\$274
317	\$262,558	\$184,900	563	\$1,126	\$270	\$277

One Bedroom Plus Den - Two Bathrooms						
Unit	Preconstruction Price 2007	Discounted Price	Sq.Ft.	Aprox. Rent	Maintenance	Taxes
208	\$391,860	\$279,900	1146	\$2,063	\$550	\$420
308	\$391,860	\$279,900	1176	\$2,117	\$564	\$420
408	\$391,860	\$279,900	1176	\$2,117	\$564	\$420

One Bedroom Units North Tower						
Unit	Preconstruction Price 2007	Discounted Price	Sq.Ft.	Aprox. Rent	Maintenance	Taxes
805	\$430,532	\$290,900	881	\$1,762	\$423	\$436
807	\$437,932	\$295,900	881	\$1,762	\$423	\$444
2007	\$442,372	\$298,900	881	\$1,762	\$423	\$448
2105	\$439,412	\$296,900	881	\$1,762	\$423	\$445
2107	\$448,292	\$302,900	881	\$1,762	\$423	\$454

Lofts 4th Floor						
Unit	Preconstruction Price 2007	Discounted Price	Sq.Ft.	Aprox. Rent	Maintenance	Taxes
411	\$456,605	\$314,900	1281	\$2,562	\$615	\$472
416	\$346,405	\$238,900	826	\$1,652	\$396	\$358
420	\$371,055	\$255,900	880	\$1,760	\$422	\$384

Penthouse Package							
Unit	Preconstruction Price 2007	Discounted Price	Interior Sq.Ft.	Terrace Sq.Ft.	Aprox. Rent	Maintenance	Taxes
4903 South	\$2,080,728	\$1,368,900	2782	1700	\$6,955	\$1,335	\$2,053
4904 South	\$1,836,008	\$1,207,900	3281	897	\$8,203	\$1,575	\$1,812
4907 South	\$2,915,208	\$1,917,900	3281	897	\$8,203	\$1,575	\$2,877
4908 South	\$2,489,608	\$1,637,900	2782	1700	\$6,955	\$1,335	\$2,457
4903 North	\$2,915,208	\$1,917,900	2782	1700	\$6,955	\$1,335	\$2,877
4907 North	\$2,284,408	\$1,502,900	3281	897	\$8,203	\$1,575	\$2,254
4908 North	\$1,836,008	\$1,207,900	2782	1700	\$6,955	\$1,335	\$1,812



Two and three bedroom condos are also available. Please [contact us](#) for more information



Partners with South Florida's largest two Real Estate and Construction Agencies, Sun and Sand Property are experts in the South Florida Real Estate Market and are here to assist you. We are pleased to offer investors and second home seekers a one stop shop for all your requirements, providing:

- ◆ Full access to the MLS database for re-sales—if its out there we can find it.
- ◆ Working relationships and partnerships with many of Miami's developers ensuring access to all of the latest released new construction residential inventory
- ◆ Coverage from Daytona Beach right down to the South Florida Keys
- ◆ Daily access to the latest Foreclosure properties for the investor looking at short term "flips" or longer term tenant investment.
- ◆ Bundled Single Family Home or Condo investments
- ◆ A resale infrastructure second to none allowing us to sell your property quickly and efficiently
- ◆ In House Attorneys who can handle your LLC application and process the sale for you
- ◆ In House Title Company and Title Insurance needed for the purchase of your property
- ◆ In House Rental Management Company taking care of short term or long term lets on your property for you.
- ◆ In House Furniture Company providing furniture pack options for non tenanted new construction purchases
- ◆ E2 Visa applications to allow clients to move to the USA and work
- ◆ Construction and development opportunities from small pieces of land for Single Family Homes to Multi million Dollar Condo construction.
- ◆ Commercial opportunities from restaurants and small buildings to Malls, Hotels and Office Buildings

Please [contact us](#) simply stating what type of property you are seeking in South Florida and we are here to help.