



ATLANTIC VILLAGE

01

Hallandale Beach A Location

For Progress, Innovation and Opportunity

HALLANDALE BEACH IS CONVENIENTLY LOCATED BETWEEN FORT LAUDERDALE & MIAMI, NEXT TO AVENTURA AND HOLLYWOOD



ATLANTIC VILLAGE



FORT LAUDERDALE INT. AIRPORT (20min)



HALLANDALE / HOLLYWOOD BEACH (10min)



SHELL BAY CLUB GOLF COURSE (5min)



AVENTURA MEDICAL CENTER (5min)



GULFSTREAM PARK RACING (5min)



AVENTURA MALL (5min)



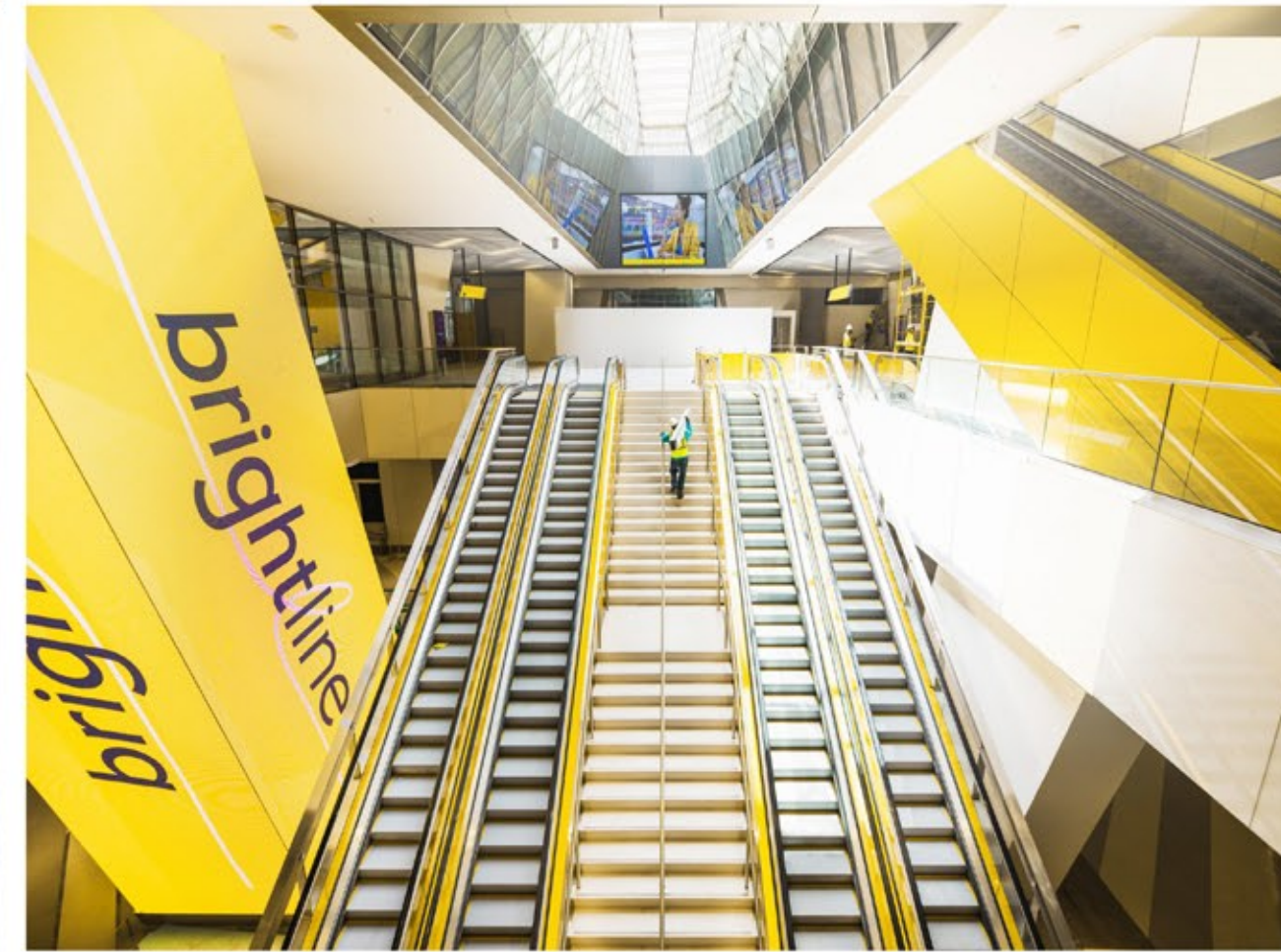
BRIGHTLINE STATION (5min)



SUNNY ISLES BEACH (10min)

Brightline Now Open

Offers service at the Aventura station to miami, Fort Lauderdale, Boca Raton, West Palm Beach, and now Orlando.



Aventura Mall

Third Highest Grossing Shopping Mall in the U.S.

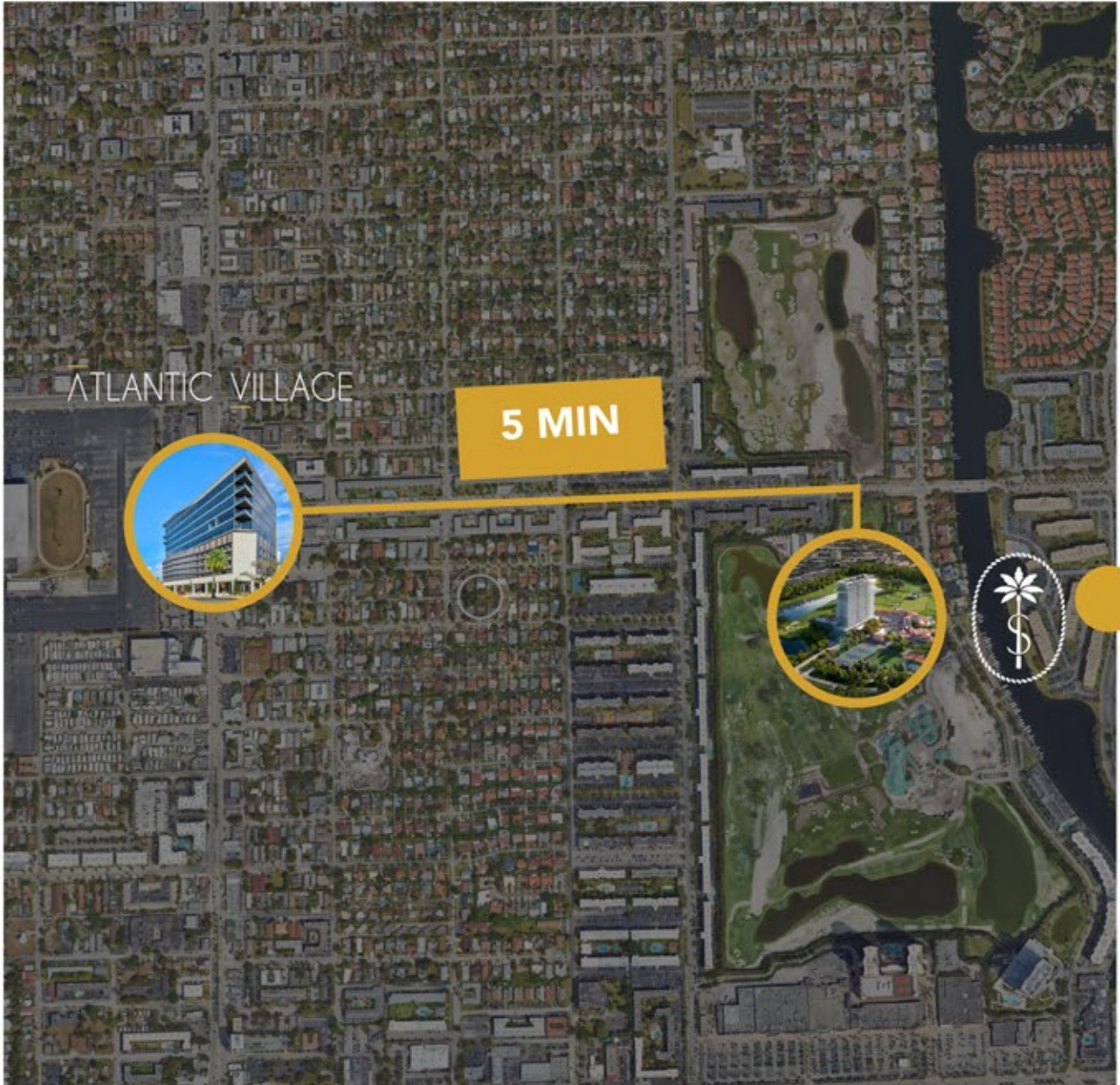




SHELL BAY

ULTRA-EXCLUSIVE PRIVATE GOLF COURSE OPENS IN HOLLYWOOD, FLORIDA.

A world-class golf course, a racquet center, a private yacht club, and much more – all yours to enjoy, so long as you have a spare million dollars lying around..



THE MOST EXPENSIVE GOLF CLUB IN THE U.S!

Memberships starting at \$1.3M

Shell Bay is just a 5-minute drive away from Atlantic Village

January 2024

Hallandale Beach approves 13th Floor's 398-unit multifamily project next to casino





SHELL BAY
PRIVATE GOLF COURSE

PHASE 4

PHASE 3

PHASE 2

PHASE 1



FOUNTAINBLEAU
DEVELOPMENT



HALLANDALE 2024

13TH FLOOR
INVESTMENT



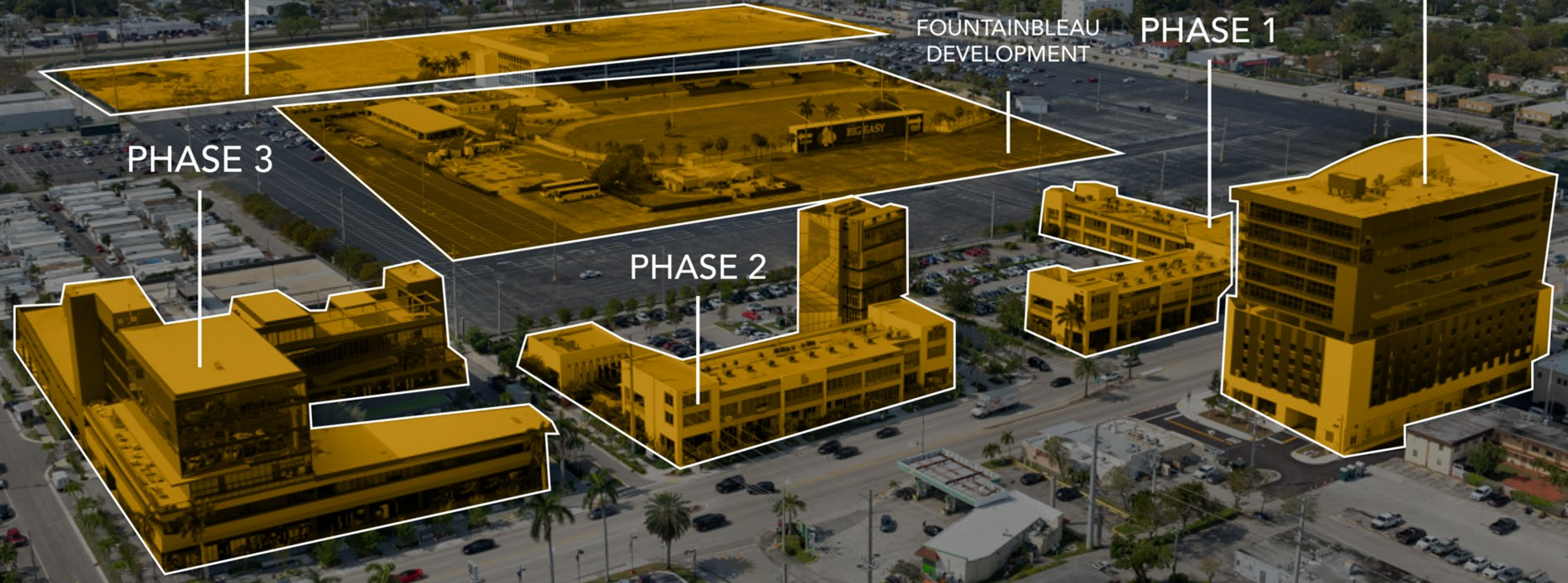
FOUNTAINBLEAU
DEVELOPMENT

PHASE 4

PHASE 1

PHASE 3

PHASE 2



HALLANDALE 2024

Atlantic Village Current Tenants



ATLANTIC VILLAGE

02

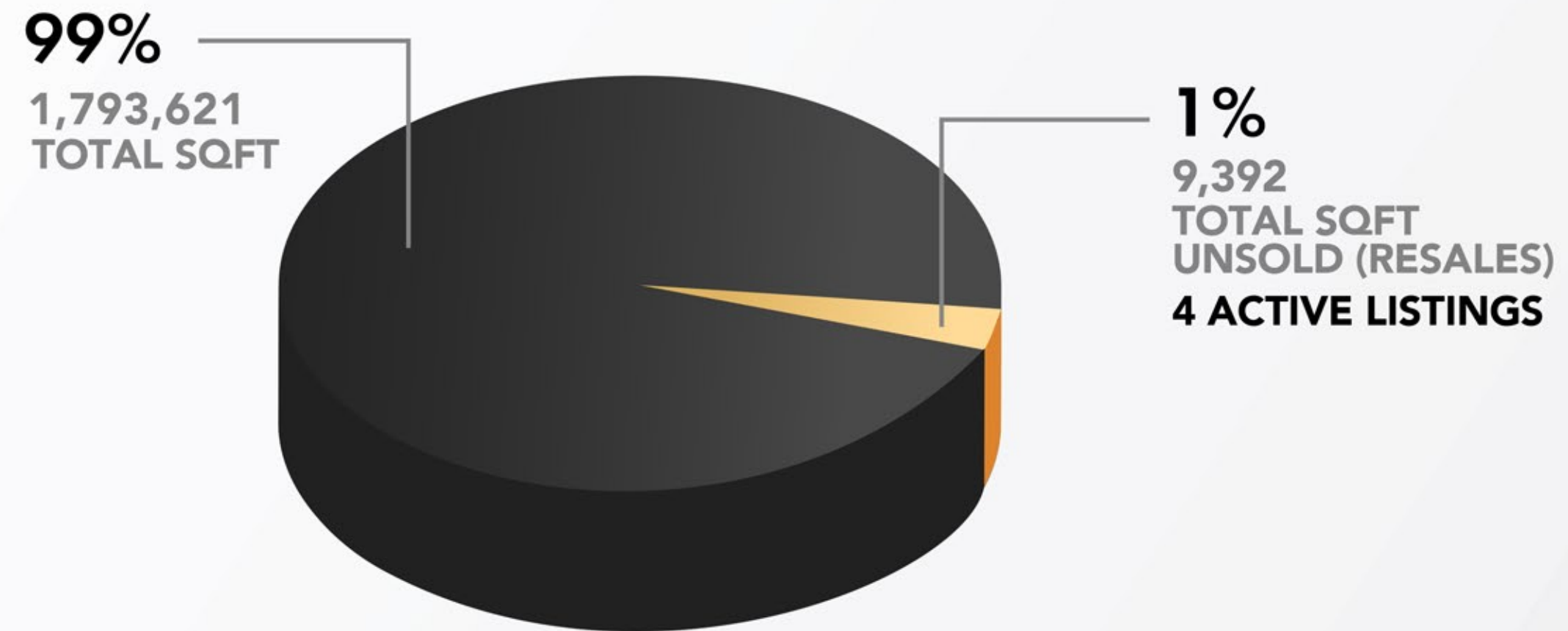
MARKET ANALYSIS



AVAILABILITY SUMMARY FOR OFFICE CONDOS BUILT SINCE 2012 IN AVENTURA, HALLANDALE & HOLLYWOOD BEACH

■ TOTAL SQFT SOLD / LEASED

■ TOTAL SQFT UNSOLD



SOURCE: COSTAR

10 YEAR PRICE APPRECIATION FOR OFFICE CONDOS BUILT SINCE 2012 IN AVENTURA, HALLANDALE & HOLLYWOOD BEACH

■ AVG. SALES PRICE PSF

\$364



2013

\$465



2018

\$659



2023

SOURCE: COSTAR

81%

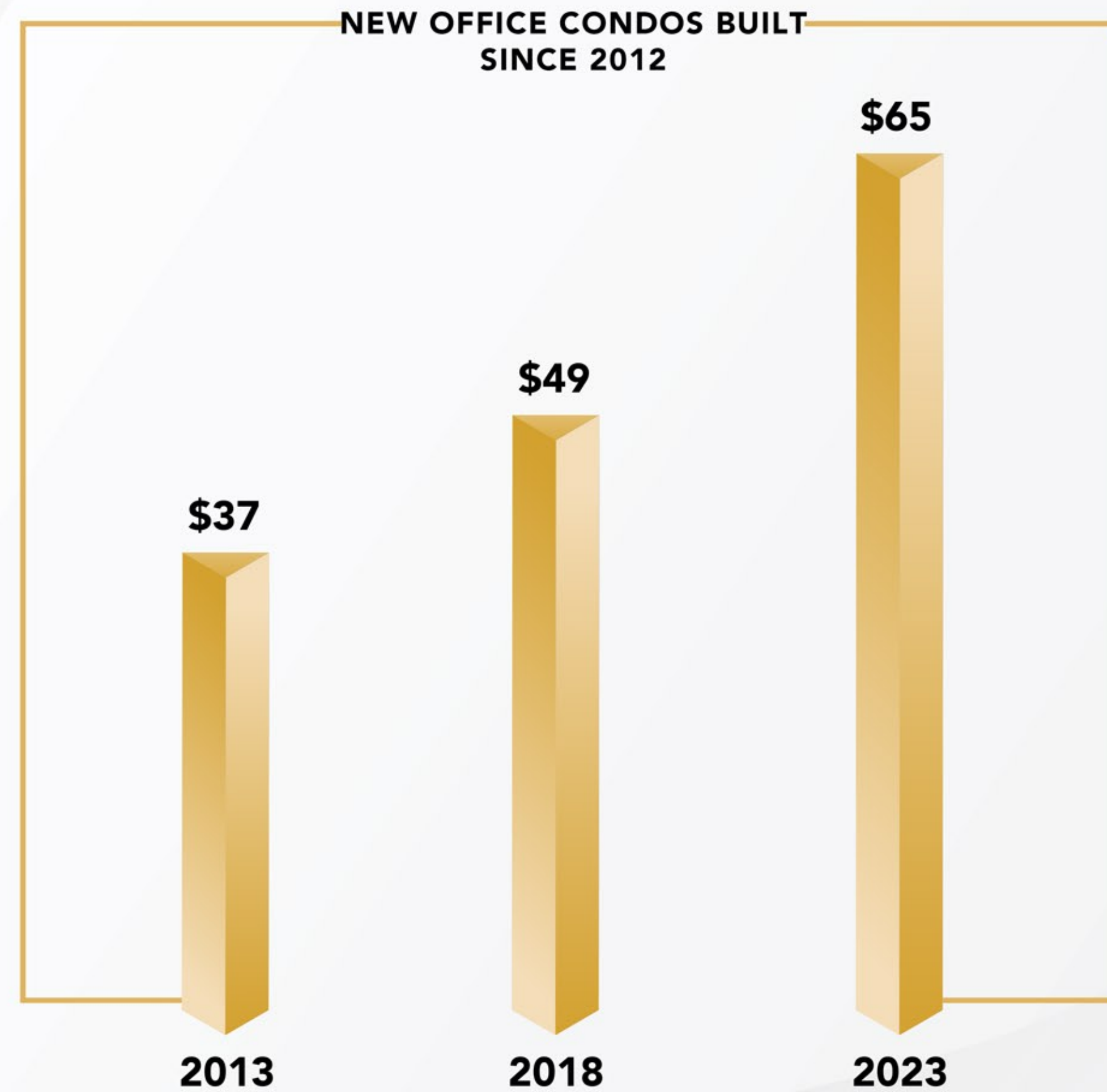
10 YEAR APPRECIATION

8%

AVG. YEARLY APPRECIATION

AVERAGE RENT PER SQFT FOR 4 & 5 STAR OFFICE CONDOS BUILT IN AVENTURA

■ AVG. RENT PRICE PSF



ATLANTIC VILLAGE

03

RENTAL ANALYSIS

ATLANTIC VILLAGE RENTAL PRICE APPRECIATION

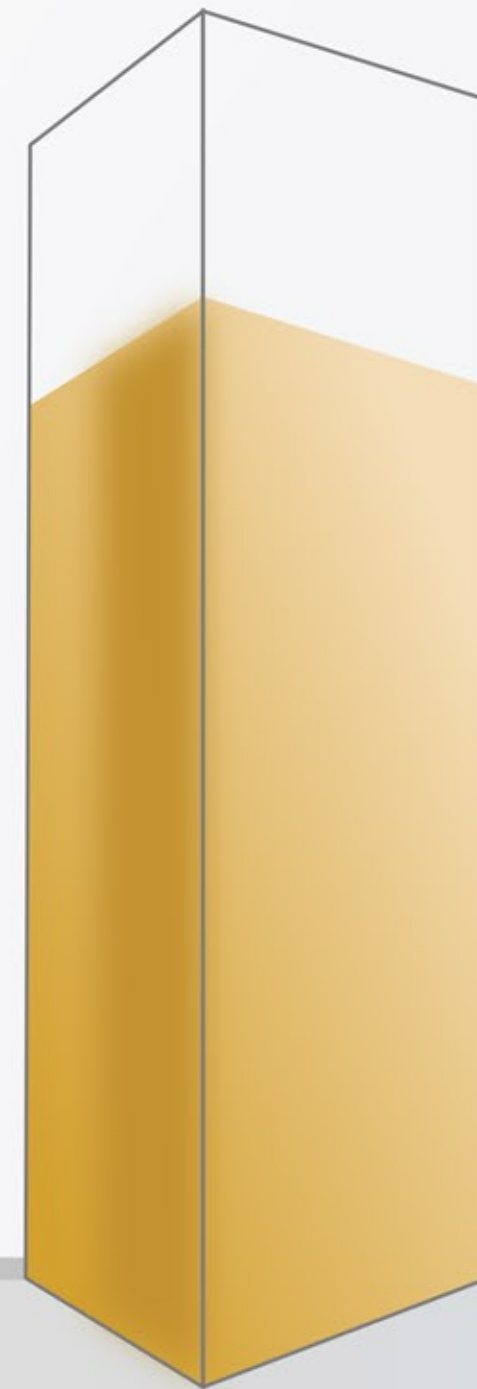
■ AVG. RENT PRICE PSF

\$18



2017

\$45



2023

60%
TOTAL APPRECIATION
SINCE 2017

10%
PER YEAR

ASSUMPTIONS

ATLANTIC VILLAGE

UNIT 801		
2,345 SQFT		\$1,507,148
TI	\$80.00	\$187,600
TOTAL		\$1,694,748
Annual rent NNN	\$45.00	\$105,525

IRR CASH ON CASH		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	SALE 5% CAP
10.8%	\$1,694,748	\$105,525	\$108,690	\$111,952	\$115,310	\$118,769	\$2,375,386
\$1,240,885		6.2%	6.4%	6.6%	6.8%	7.0%	

5% RATE						
	(\$42,369)	(\$42,369)	(\$42,369)	(\$42,369)	(\$42,369)	(\$847,374)
(\$847,374)	\$63,156 7.5%	\$66,322 7.8%	\$69,583 8.2%	\$72,941 8.6%	\$76,401 9.0%	\$1,528,012

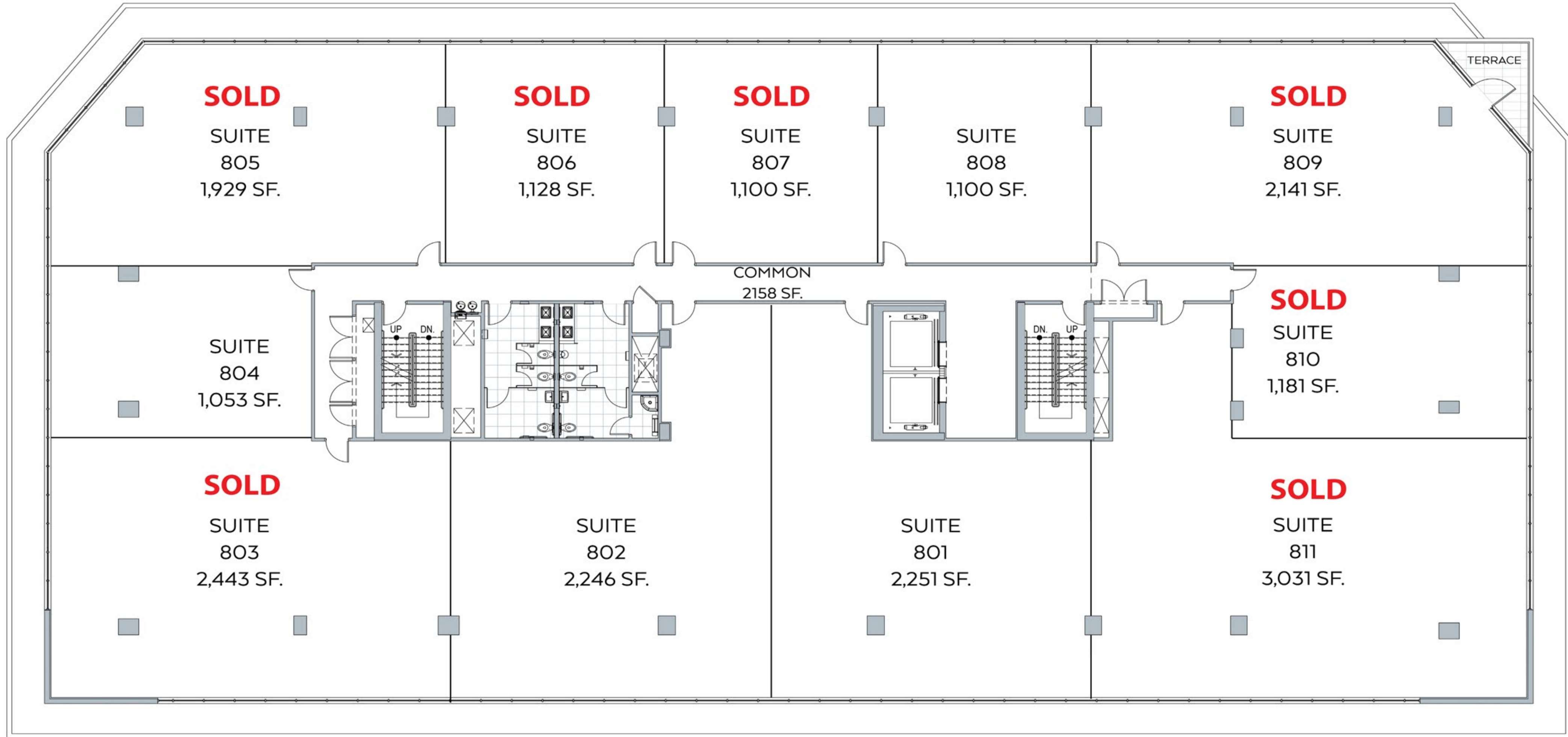
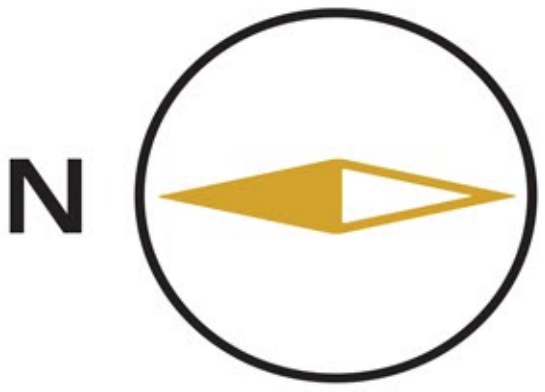
ATLANTIC VILLAGE

04

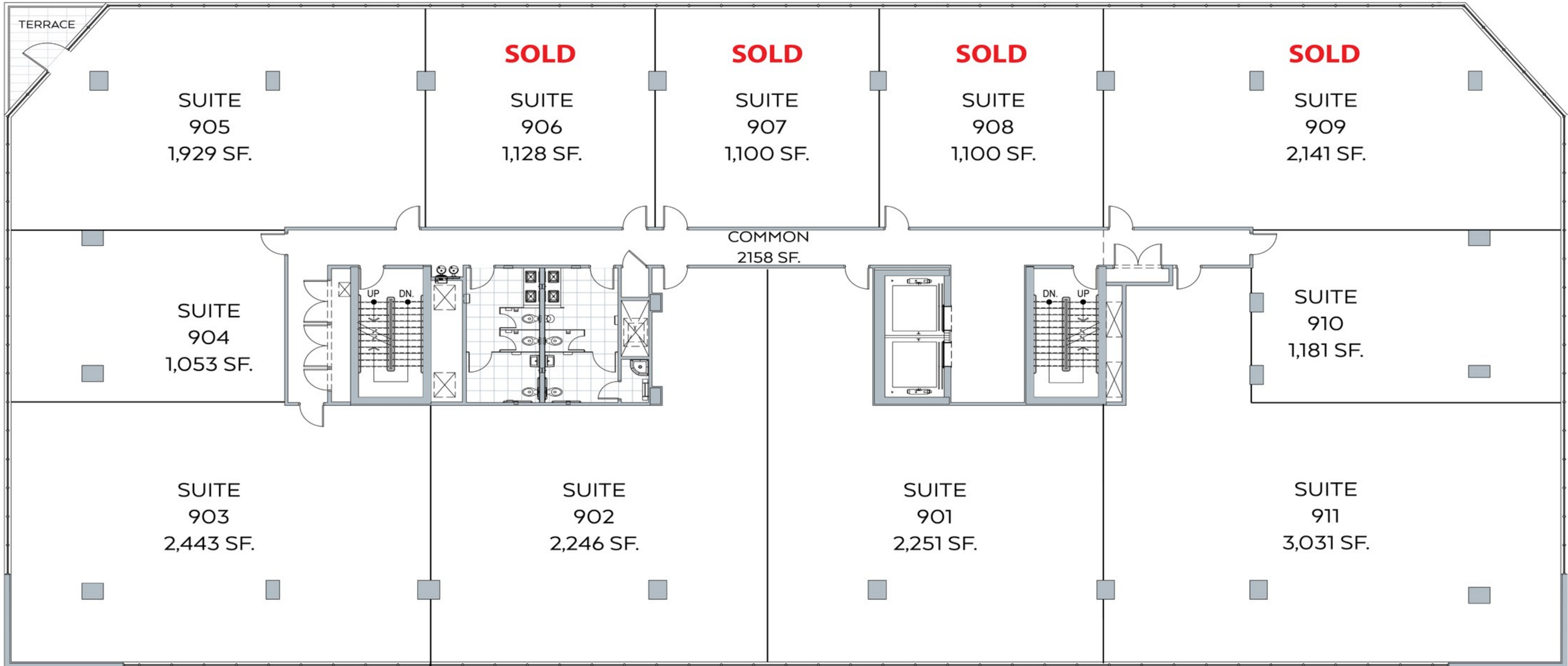
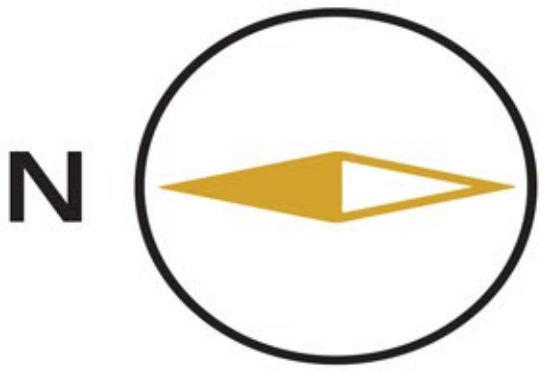
FLOOR PLANS



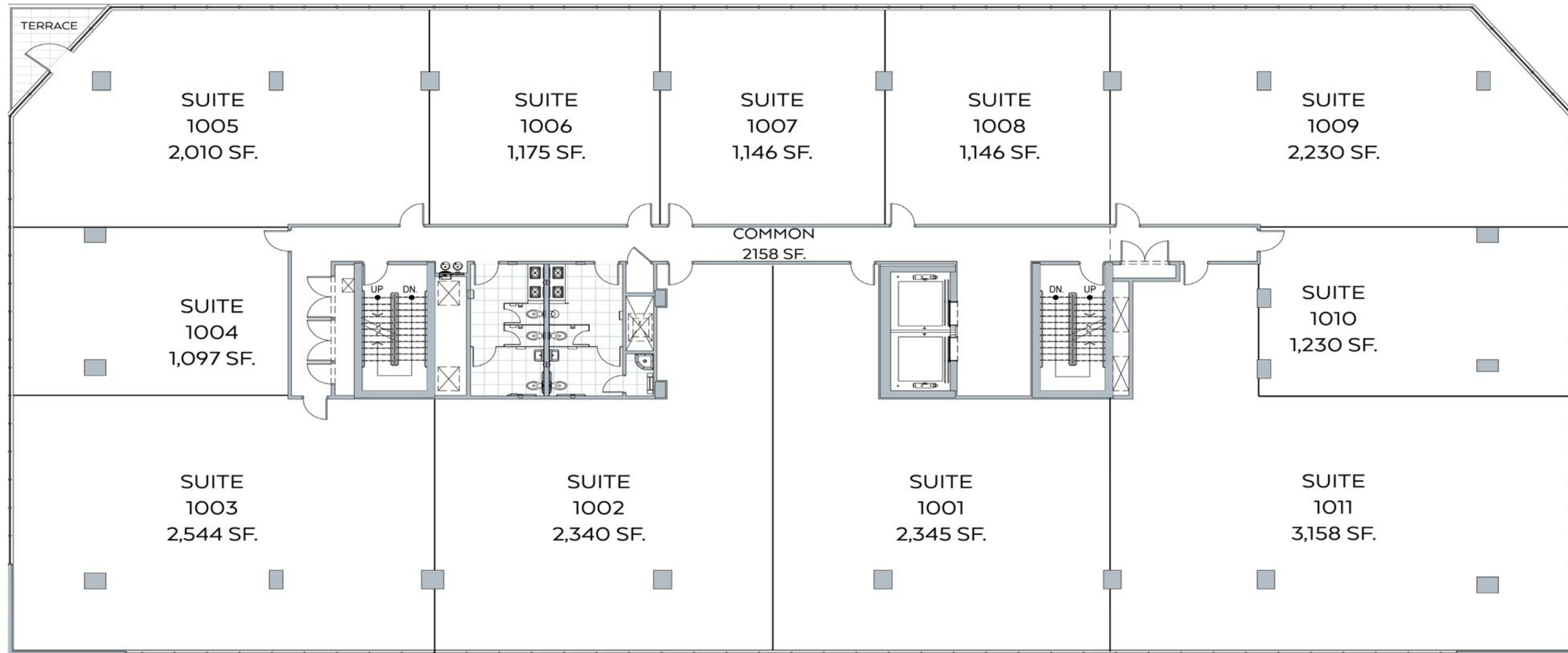
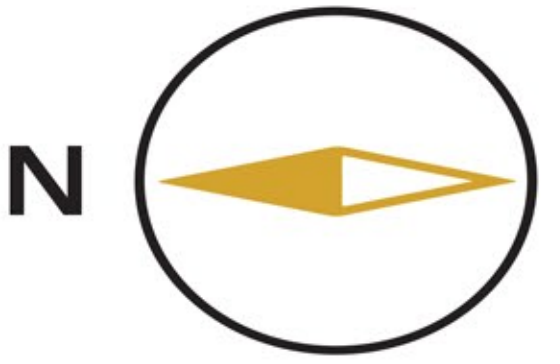
8TH FLOOR



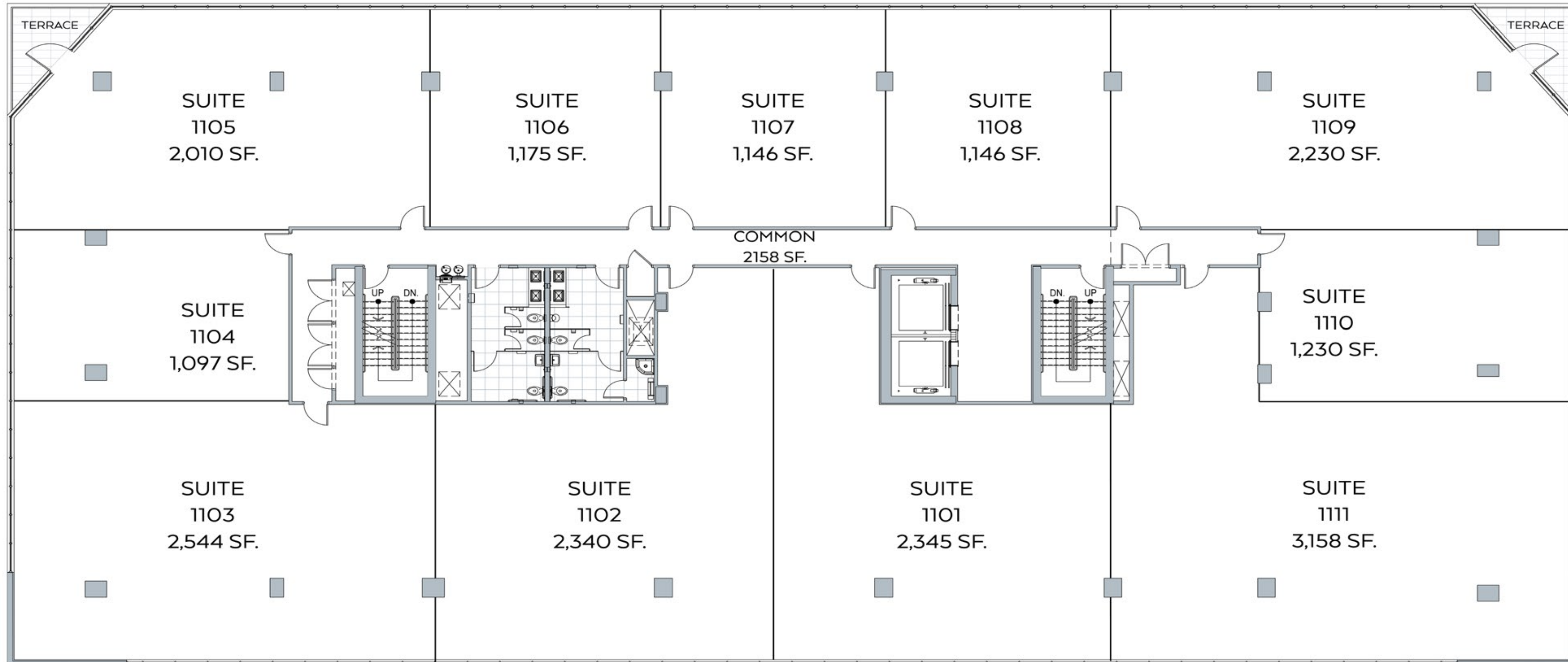
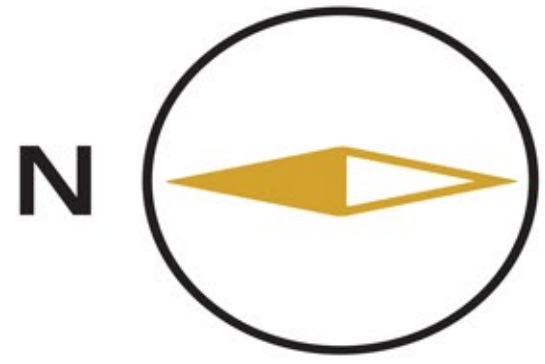
9TH FLOOR



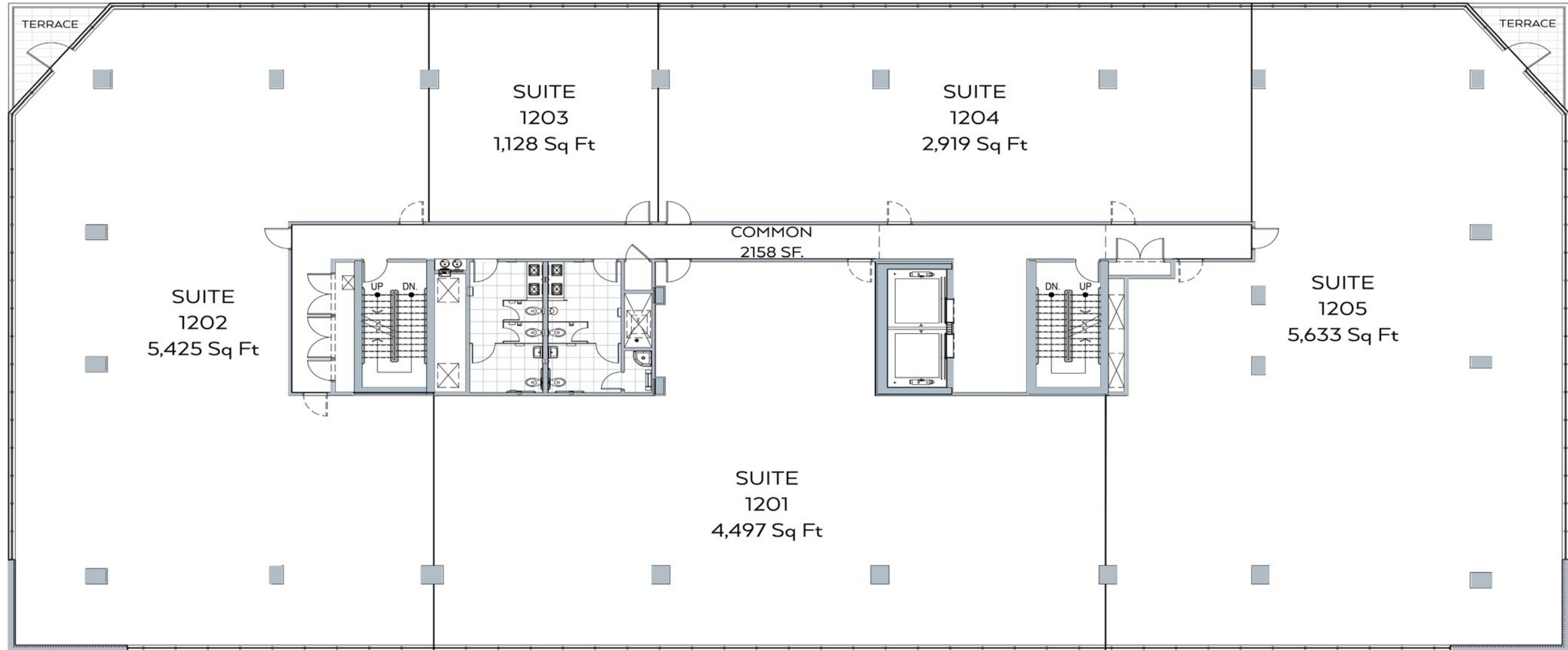
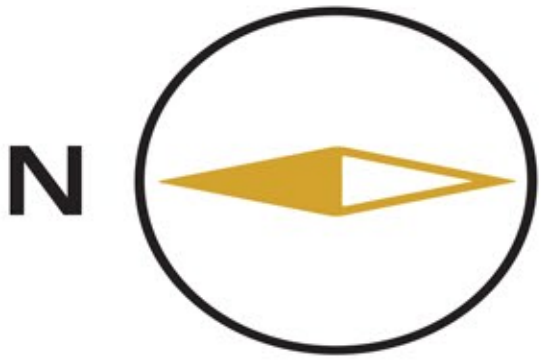
10TH FLOOR



11TH FLOOR



12TH FLOOR



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

12th Floor
Suite 1202
5425 Sqft



SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW



ATLANTIC VILLAGE

05

BENEFITS OF OWNERSHIP

MEET THE DEVELOPER

40+
YEARS EXPERIENCE

16.6M
SQFT DEVELOPED



DIAMANTE SANTA FE

SANTA FE, CIUDAD DE
MÉXICO / 2004



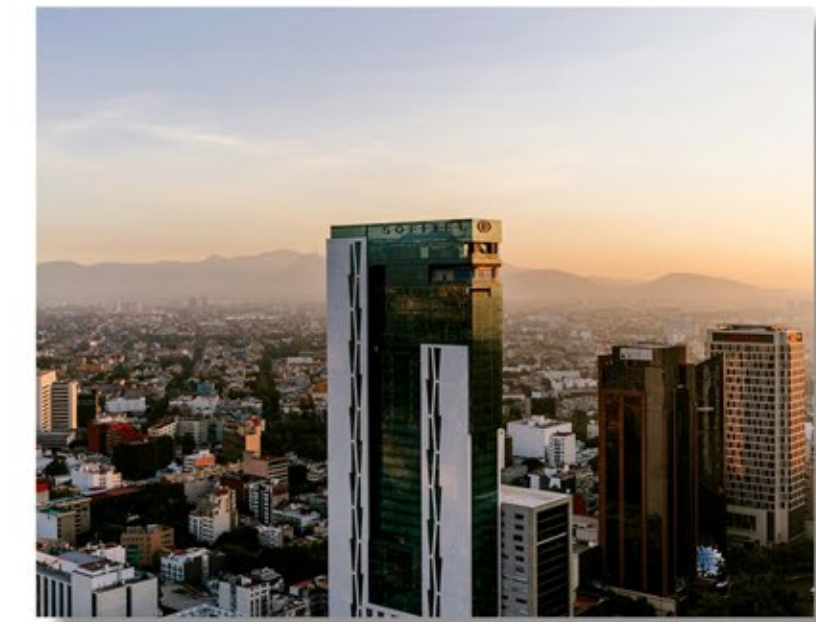
PARQUE INTERLOMAS

INTERLOMAS, ESTADO DE
MÉXICO / 2012



DIAMANTE PUERTA DE HIERRO

ZAPOPAN, JALISCO
MEXICO / 2017



SOFITEL MEXICO CITY REFORMA

CUAUHTÉMOC, CIUDAD DE
MÉXICO / 2019

SQUARE FEET DEVELOPED:

• **HOSPITALITY** - 88,283 SQM

• **OFFICES AND COMMERCIAL SPACES** - 328,775

• **RESIDENTIAL** - 1,128,059 SQM



» LEASE TERMS

5 - 10 years leasing contracts versus 1 year with residential leases.

» SIGNIFICANT SAVINGS

The annual cost of office condominium ownership is less than the cost of leasing. Current market lease rates far exceed the annual office condominium carrying costs, including common charges, real estate taxes and if applicable, mortgage payments.

» CREDIT WORTHY TENANTS

Tenants are backed by strong guarantors, reducing the risk of rental payment default therefore ensuring the stability of the investment.

» LOWER MANAGEMENT / MAINTENANCE COSTS

Tenants assume repair costs throughout the term of their lease.

» UNIQUE OPPORTUNITY TO OWN

Previous phases built by developer have only been available for leasing.



ATLANTIC VILLAGE

20+ Amenities

- RESTAURANTS
- ROOFTOP BAR
- FITNESS CENTERS
- BEAUTY SALONS
- INDOOR KIDS PLAYGROUND
- PRE-SCHOOL ACADEMIES



ABOUT THE PROJECT

- GENERAL OFFICES WITH MEDICAL USE ALLOWED FROM 1,200 S.F. TO 20,300 S.F. PER FLOOR
- TWO SIGNATURE ELEVATORS WITH HOSPITAL CAPABILITIES
- CENTRAL HVAC SYSTEM READY
- ENERGY EFFICIENT IMPACT RESISTANT GLASS
- ADA COMPLIANT
- CONVENIENTLY LOCATED 1 MILE FROM AVENTURA HOSPITAL & 2.3 MILES FROM MEMORIAL REGIONAL
- AMAZING VIEWS FACING EAST, SOUTH EAST, NORTH & NORTHEAST
- BUILDING SIGNAGE OPPORTUNITY



GROUND FLOOR



ATLANTIC VILLAGE

06

PHOTOGRAPHY



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

9th Floor
Suite 908
1100 Sqft



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

12th Floor
Suite 1205
5633 Sqft



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

Elevator Lobby



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

10th Floor
Suite 1008
1146 Sqft



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

Lobby



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

11th Floor
Suite 1110
3158 Sqft



ATLANTIC VILLAGE



Developed by  GRUPO E C O

Exclusive Sales & Marketing by **ISGWORLD**[®]