



diapas **nome**

INTERNATIONAL REAL ESTATE

Servizi immobiliari

Forte dei Marmi - Miami - Rep. Dominicana



9900 WEST BAY HARBOR DR

FOR SALE

**LAND FOR 7 STORY BUILDING CONDO
DEVELOPMENT**

EXECUTIVE SUMMARY

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



OFFERING SUMMARY

Sale Price:	\$8,710,000
Total Lot Size:	22,500 SF
Zoning:	RM-1
# Of Folios:	2
SF Of Each Folio	11,250 SF
Total # Of Units:	30 with TDR
# Of Floors Planned	7
Parking Planned	62 Spaces
Total Unit Area:	55,726 SF
Building Height:	65' top of roof slab from +8.00' NGVD

PROPERTY OVERVIEW

For Sale, land lot located on the exclusive Bay Harbour islands community. There is a proposed development already submitted to the city to build a boutique 7 story building with 30 luxury apartments and 62 parking spaces. The site plan of the building has already been approved by the city planning and zoning board. Only waiting for approval of the blueprint, the transfer of development right and the building permit.

Bay Harbor Islands is a small, quaint community separated from the Miami mainland by a causeway. Along with a beautifully landscaped concourse in the center of town, there are plenty of great shopping and fine dining options to enjoy, as well as two public art sculptures — Romero Brito's "Heart" and Robert Indiana's "Love".

PROPERTY HIGHLIGHTS

- Luxury boutique apartment development in the exclusive Bay Harbour Islands community.
- 30 Luxury units with TDR's and 62 parking spaces
- Exclusive Waterfront property and views
- The project has already been submitted to the city and the site plan of the building has already been approved by the city planning and zoning board
- 2 Minute drive to the luxurious area of Bal Harbor and Bal Harbor shops

PROJECT RENDERS

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



LOCATION MAPS

Land For Sale

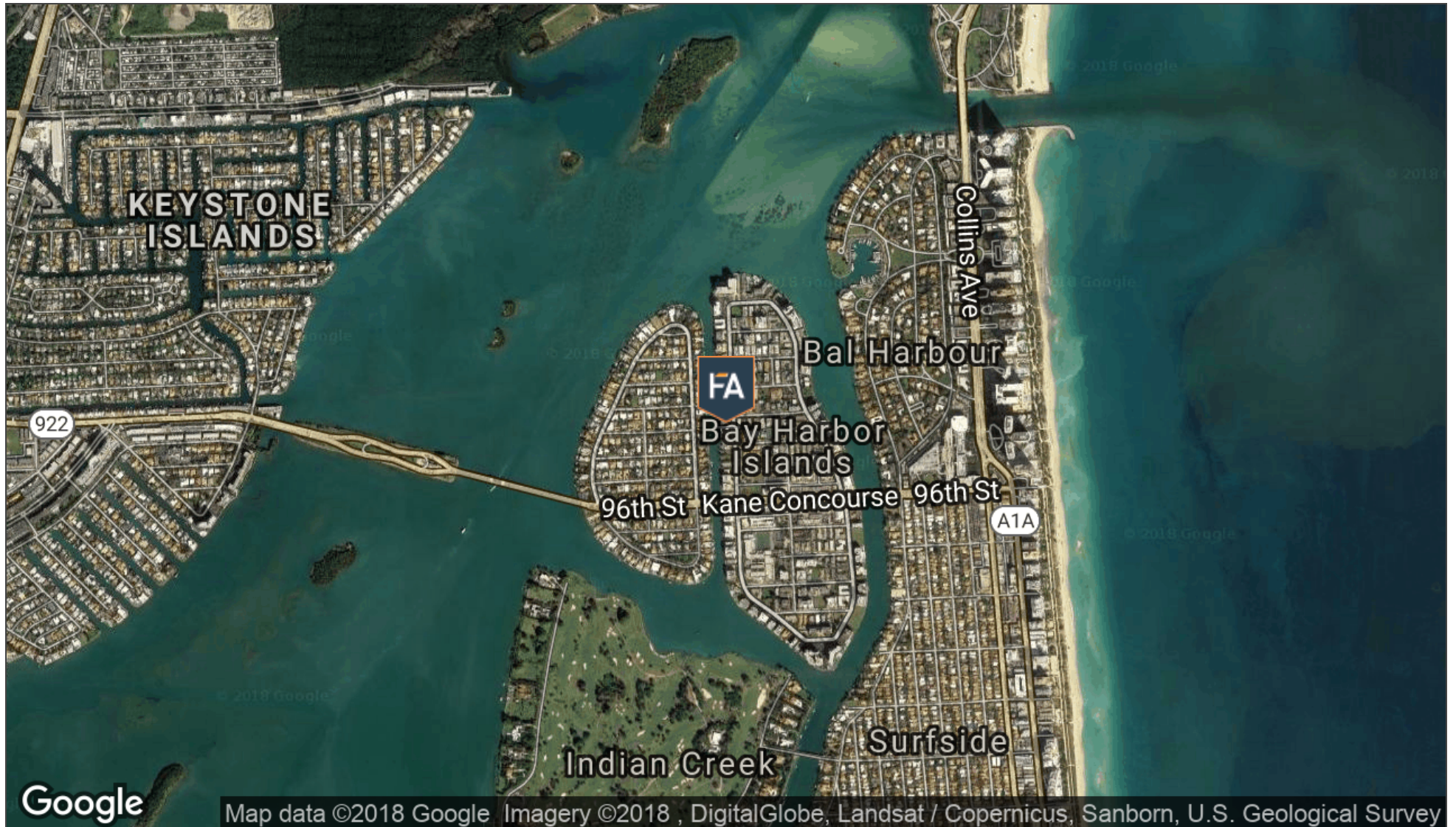
9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



AERIAL MAP

Land For Sale

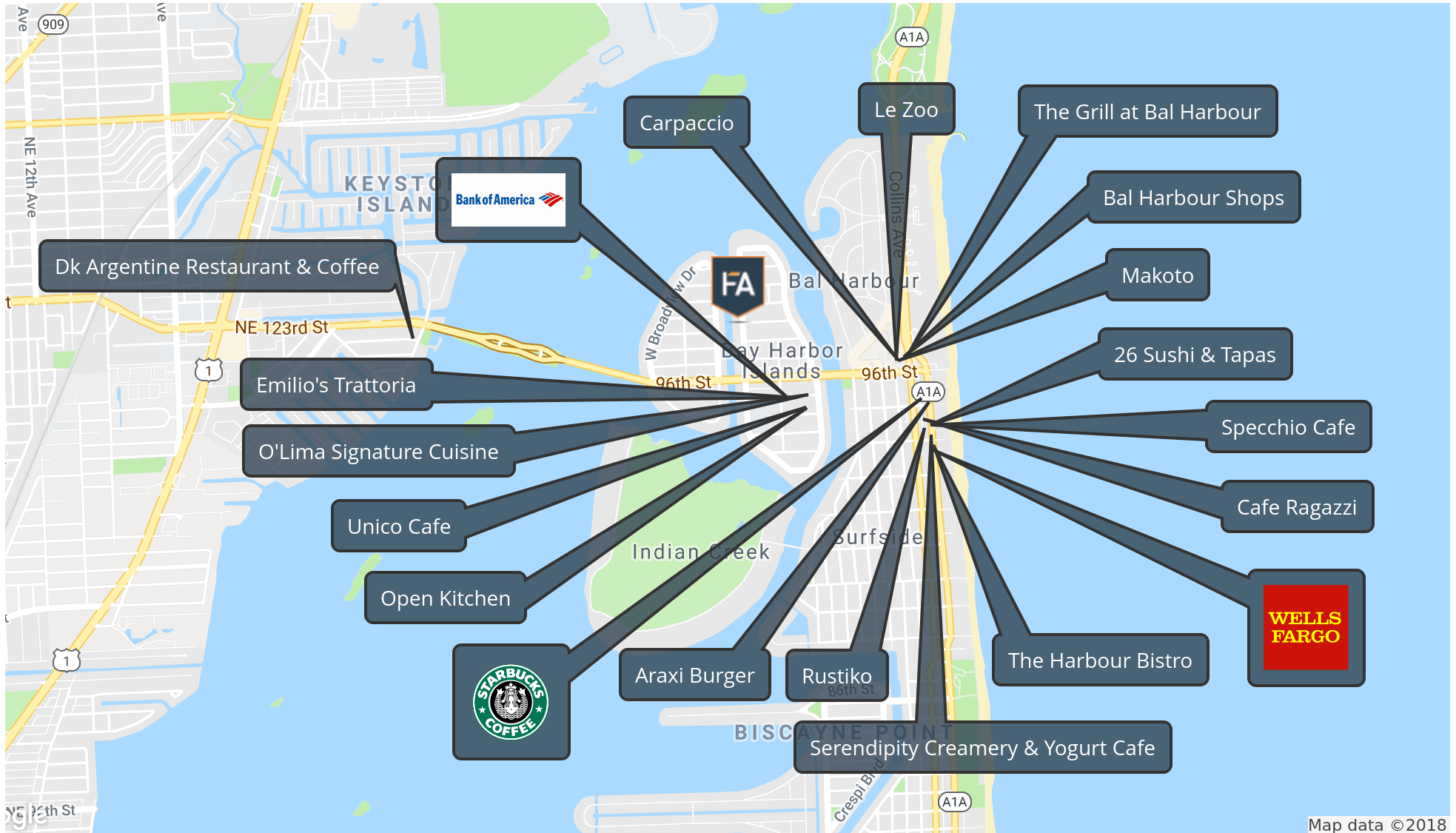
9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



RETAILER MAP

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



Map data ©2018

HOTELS & NEW DEVELOPMENT

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



RENT ROLL

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154

Rent Roll 9880-9900 West Bay Harbor Dr

9880

Apt.	Rent	Ex. Date	Deposit
1	\$2,100	1/31/2017	\$2,100
2	\$1,335	10/31/2016	\$2,350
3	\$1,840	10/31/2016	\$1,595
4	\$1,140	10/31/2016	\$1,100
5	\$1,275	10/31/2016	\$2,550
6	\$1,500	12/31/2016	\$1,500
7	\$1,800	Month to Month	\$2,800

9900

Apt.	Rent	Ex. Date	Deposit
1	1600	12/31/2016	\$1,600
2	1600	4/30/2017	\$1,600
3	2000	1/31/2017	\$2,000
4	1900	3/23/2017	\$1,900
5	2100	9/30/2017	-
6	2100	6/30/2017	\$4,300

Total Monthly Income	\$22,290
Total Annual Income	\$267,480

INCOME & EXPENSES

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154

Operating Expenses 2017 - 9880 West Bay Harbor Dr. Bay harbour Island

Description	\$/Monthly	\$/Year
Insurance(property+general Liability)		\$4,397.18
Water+Sewer+Garbage (City of Bay Harbour)	\$700.00	\$8,400.00
landscaping	\$90.00	\$1,080.00
electric	\$70.00	\$840.00
telephone	\$112.00	\$1,344.00
pest control	\$90.00	\$1,080.00
fire inspection+ mant		\$400.00
license		\$150.00
real estate tax		\$61,000.00 applied for value Rev.
Total Annual Operating Cost		\$78,691.18

Operating Expenses 2017 - 9900 West Bay Harbor Dr. Bay harbour Island

Description	\$/Monthly	\$/Year
Insurance(property+general Liability)		\$11,120.58
Water+Sewer+Garbage (City of Bay Harbour)	\$799.68	\$9,596.19
Elevator	\$274.36	\$3,292.33
Lawn + Pest Control	\$185.42	\$2,225.00
Utilities (FPL + Telephone)	\$139.65	\$1,675.85
Other Expenses (cleaning, legal, tax & License, Fire Prevention		\$2,037.40
real estate tax		\$61,000.00 applied for value Rev.
Total Annual Operating Cost		\$90,947.35

PROJECT OVERVIEW

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



CAPRICCIO • BAY HARBOR

9880-9900 WEST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

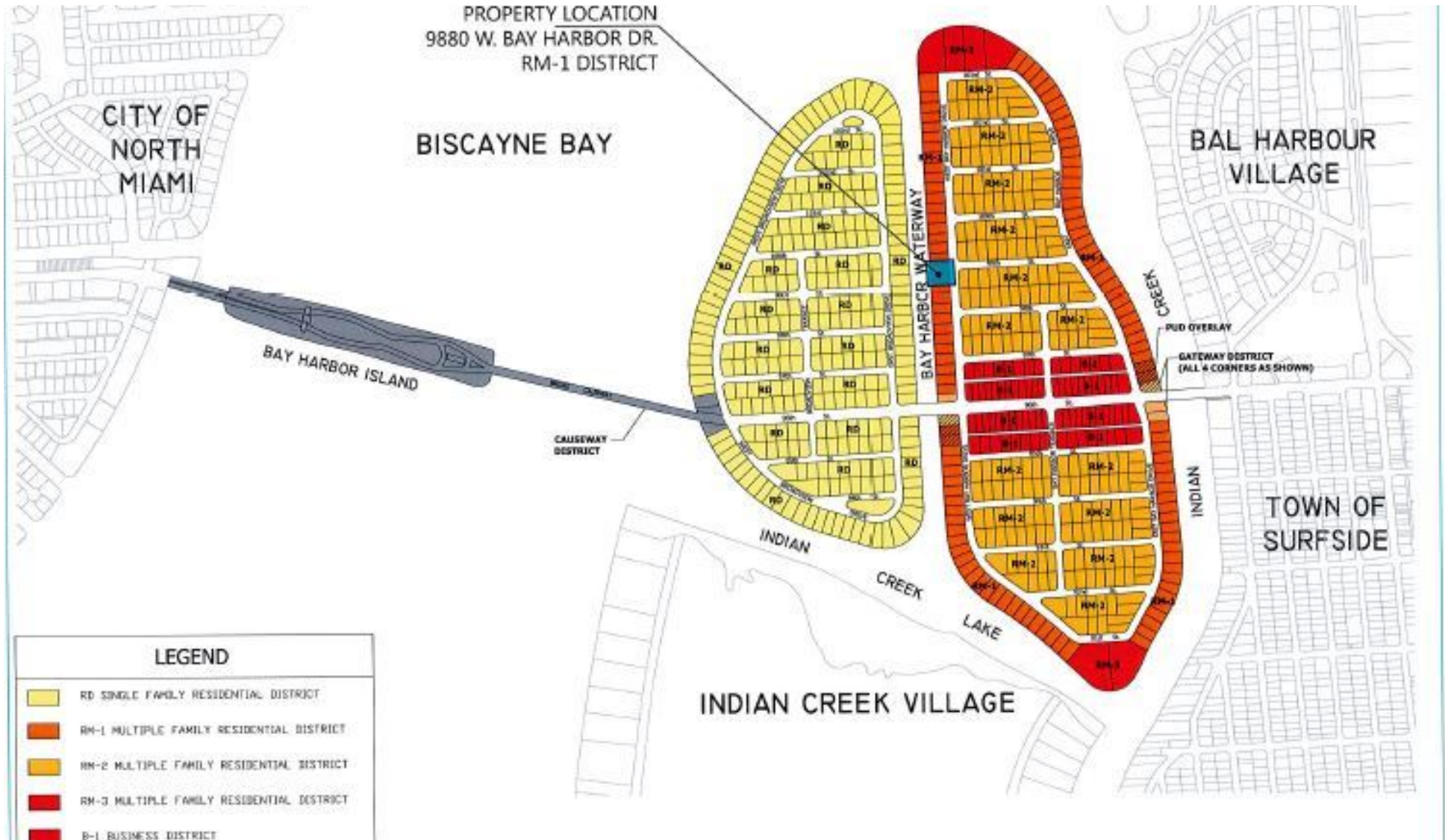
PROPOSED 7 STORY BUILDING WITH 30 APARTMENT UNITS AND 62 PARKING SPACES.

PLANING AND ZONING BOARD | DATE OF SUBMITTAL: 01/18/2017

PROJECT PLANS

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



ZONING INFORMATION

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154

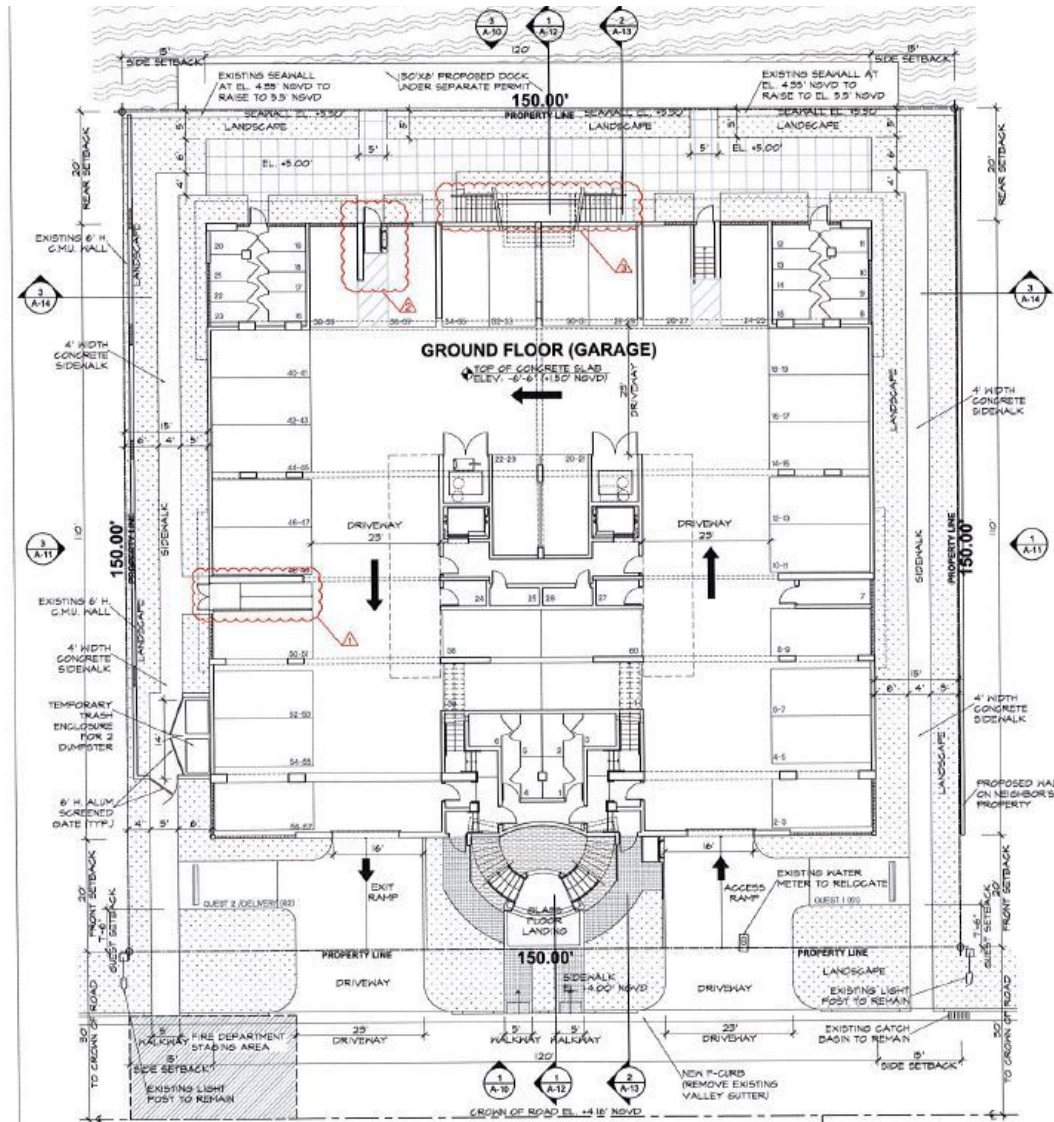
LEGAL DESCRIPTION		
<p>LOT 20, BLOCK 3 OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO #: 13-2227-001-0670</p> <p>LOT 19, BLOCK 3 OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO #: 13-2227-091-0001 (REFERENCE)</p>		
ZONING INFORMATION		
ZONING	RM-1	
No. OF UNITS	30 WITH TDRs	
LOT AREA	22,500 SF.	
	REQUIRED	PROVIDED
LANDSCAPE REQUIREMENT	20% MIN. (4,500 SF. MIN.)	5,115 SF. (22.7%)
ROOF LANDSCAPED AREA	15% MIN. (1,380 SF. MIN)	1,536 SF. (16.7%)
MAX ALLOWABLE DENSITY	34 U/ACRE (18 UNITS MAX.) 70 U/ACRE (TDRs) (36 UNITS MAX. TDRs)	0.516@x34DU@ = 18 UNITS 12 UNITS W/ TDRs TOTAL: 30 UNITS (58 DU@)
BUILDING HEIGHT	65'-0" MAX.	65'-0" TOP OF ROOF SLAB FROM +8.00' NGVD.
MAX. BUILDING LENGTH	205'-0"	110'-0" SIDE 120'-0" FRONT & REAR
BUILDING LENGTH/BREEZEWAY	120'-0"	N/A
SET BACKS	REQUIRED	PROVIDED
FRONT (FLEX SETBACK PROVISION APPLIES)	20'-0" (LESS THAN 30' H.) 25'-0" (LESS THAN 45' H.) 30'-0" (LESS THAN 75' H.)	20'-0" (BELOW 30' H.) 25'-0" (BETWEEN 30' H. AND 45' H.) 30'-0" (ABOVE 45' H.)
SIDE (TWO LOTS) (FLEX SETBACK PROVISION APPLIES)	10% OF STREET FRONTAGE (15') TO 30' H. AND 1' SETBACK FOR EACH 3' H. FROM 30' H.	15'-0" (BELOW 30' H.) 1' SETBACK FOR EACH 3' H. (ABOVE 30' H.)
REAR (WATERFRONT)	20'-0" MIN.	20'-0"
PARKING	REQUIRED	PROVIDED
2 SPACES PER UNIT	60 + 2 GUEST SPACES	TOTAL 62 SPACES (28 MECH. LIFTS +4 ON GARAGE + 2 GUESTS AT GRADE)(VALLET PARKING SHALL BE PROVIDED FOR ALL SPACES)

UNIT SIZE TABLE					
FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
2nd	1R	2	2.5	1,640	486
	1L	2	2.5	1,640	486
	2R	2	2.5	1,854	489
	2L	2	2.5	1,854	489
3rd	3R	2	2.5	1,443	238
	3L	2	2.5	1,443	238
	4R	2	2.5	1,860	372
	4L	2	2.5	1,860	372
	5R	2	2.5	1,744	233
4th	5L	2	2.5	1,744	233
	6R	2	2.5	1,443	238
	6L	2	2.5	1,443	238
	7R	2	2.5	1,860	372
	7L	2	2.5	1,860	372
	8R	2	2.5	1,744	233
	8L	2	2.5	1,744	233
	9R	2	2.5	1,540	188
5th	9L	2	2.5	1,540	188
	10R	2	2.5	1,860	372
	10L	2	2.5	1,860	372
	11R	2	2.5	1,744	203
6th	11L	2	2.5	1,744	203
	12R	3	3.5	2,474	875
	12L	3	3.5	2,474	875
	13R	3	3.5	2,089	371
	13L	3	3.5	2,089	371
7th	14R	3	3.5	2,474	628
	14L	3	3.5	2,474	628
	15R	3	3.5	2,089	371
	15L	3	3.5	2,089	371

GARAGE FLOOR PLAN

Land For Sale

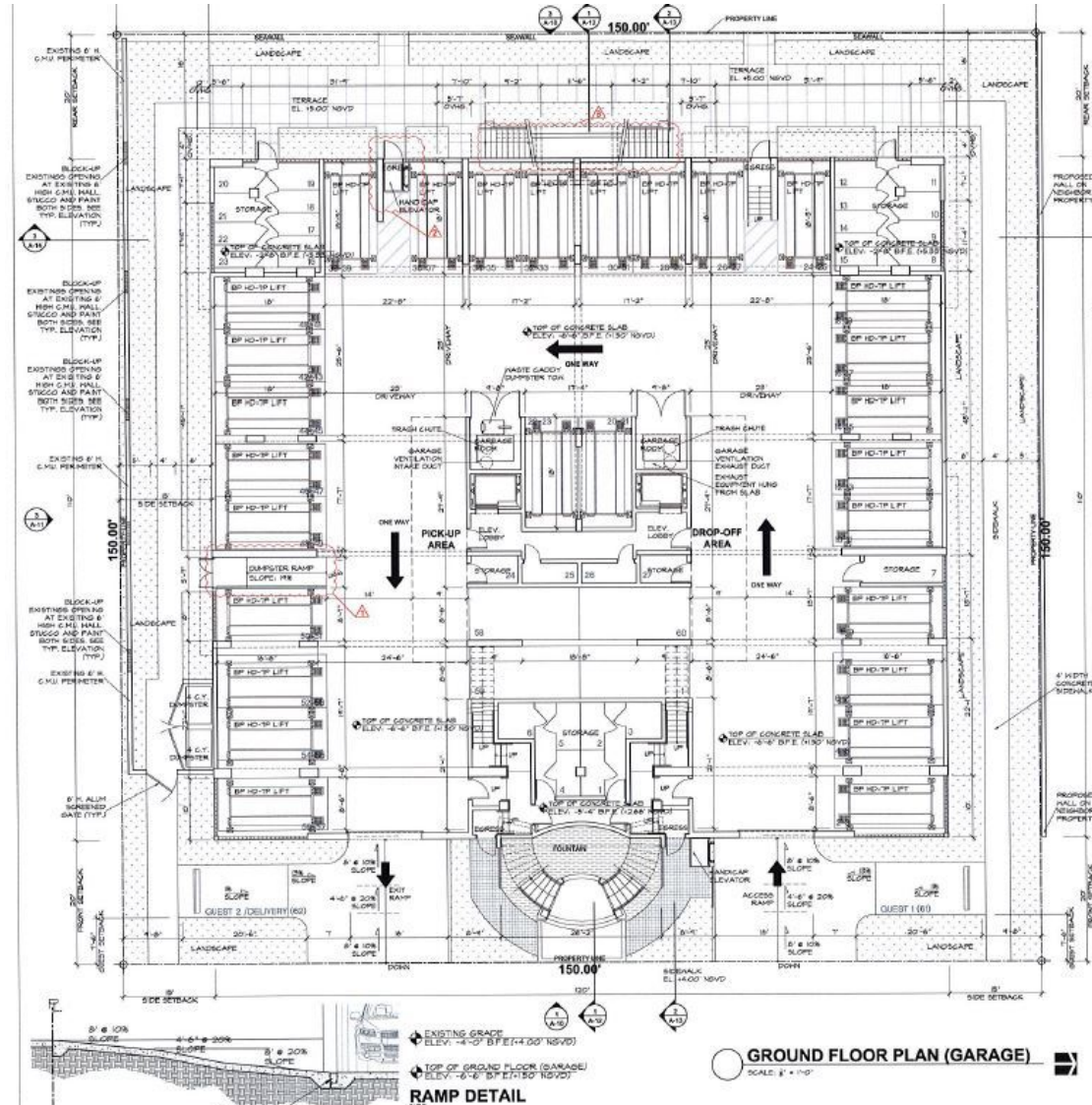
9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



FIRST FLOOR PLAN

Land For Sale

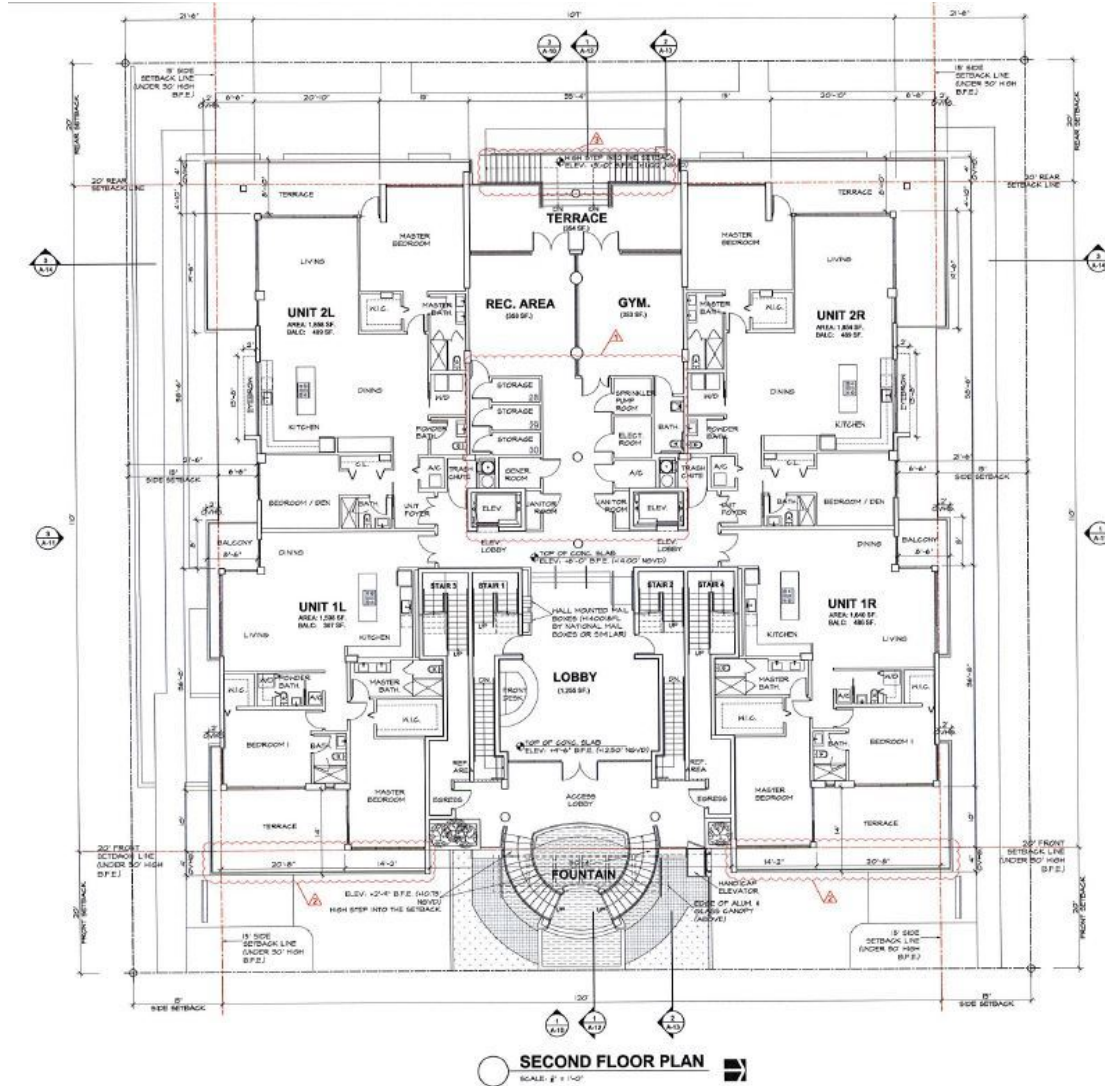
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HARBOUR ISLANDS, FL 33154



PLANS - SECOND FLOOR

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
2nd	1R	2	2.5	1,640	486
	1L	2	2.5	1,640	486
	2R	2	2.5	1,854	489
	2L	2	2.5	1,854	489



H140018FL USPS Approved Horizontal Mailboxes

Front Loading (FL) Horizontals: please note that one door will be used as either a postal door (for U.S. Postal approved units) or as a master door (for private access units), and cannot be used as a tenant door. However this door can be used as an outgoing mail slot or as an office drop box upon request, but ONLY on private user/access units.

These mailboxes are wall mount recessed style units. Recommended minimum wall opening depth is 17".

Standard finish is anodized aluminum / silver finish. Other finishes available.

- USPS Approved H1400 & H1500 Series
- Available for US Postal Service Use
- Can also be used for Private Party Access / Distribution.



Item # H140018FL
18 A Size Door Unit
(5 Doors H x 3 Doors W)
17 Usable Doors,
Front Loading

Item #	Description	Size
H140018FL	18 "A" Size Door	21"W x
Front Loading	Horizontal Mailbox	33.63"H x
	(17 usable doors)	17"D

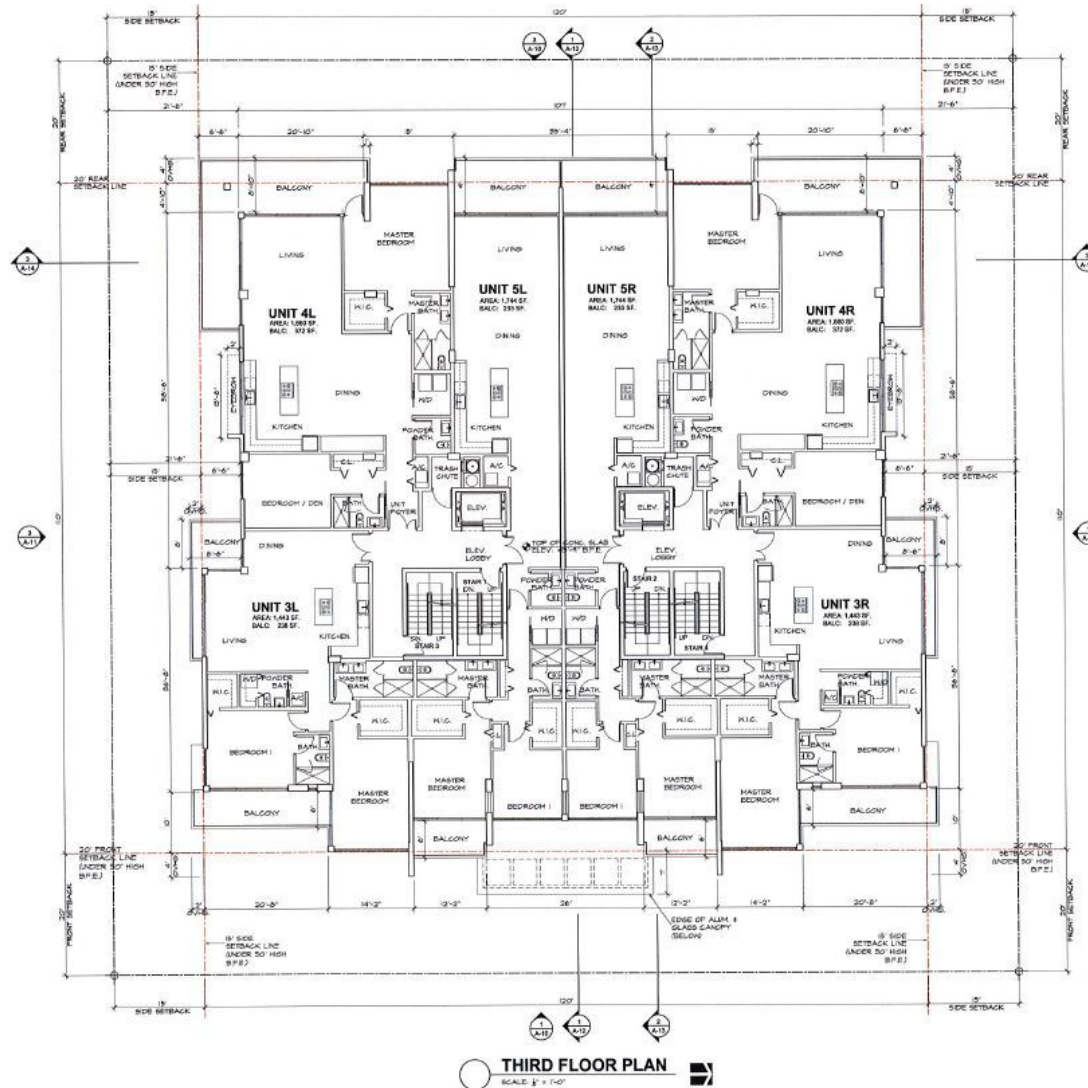
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
2. BASE FLOOD ELEV. $+0'-0''$ (B.F.E.) + 8'-00" HVD.
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE $+4'-4''$ + 1150' HVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. $+8'-00''$ HVD + 1150'.

THIRD FLOOR PLAN

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154



FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
3rd	3R	2	2.5	1,443	238
	3L	2	2.5	1,443	238
	4R	2	2.5	1,860	372
	4L	2	2.5	1,860	372
	5R	2	2.5	1,744	233
	5L	2	2.5	1,744	233

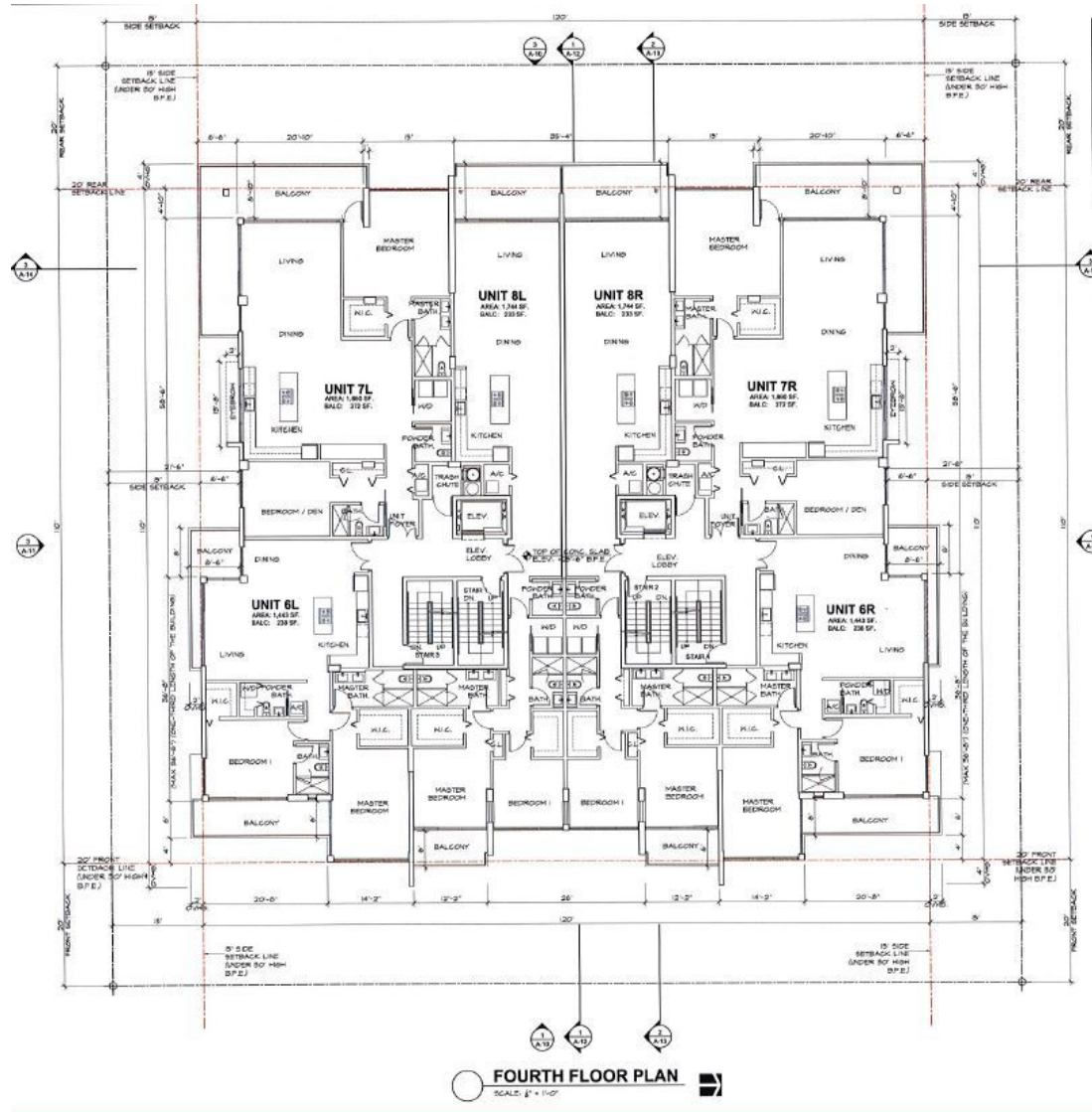
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 2. BASE FLOOD ELEV. +2'-0" (B.F.E.) + +8'-00" MVD
 3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE +8'-40" + +10'-00" MVD.
 4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8'-00" MVD + 1'-00".

FOURTH FLOOR PLAN

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154



FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
4th	6R	2	2.5	1,443	238
	6L	2	2.5	1,443	238
	7R	2	2.5	1,860	372
	7L	2	2.5	1,860	372
	8R	2	2.5	1,744	233
	8L	2	2.5	1,744	233

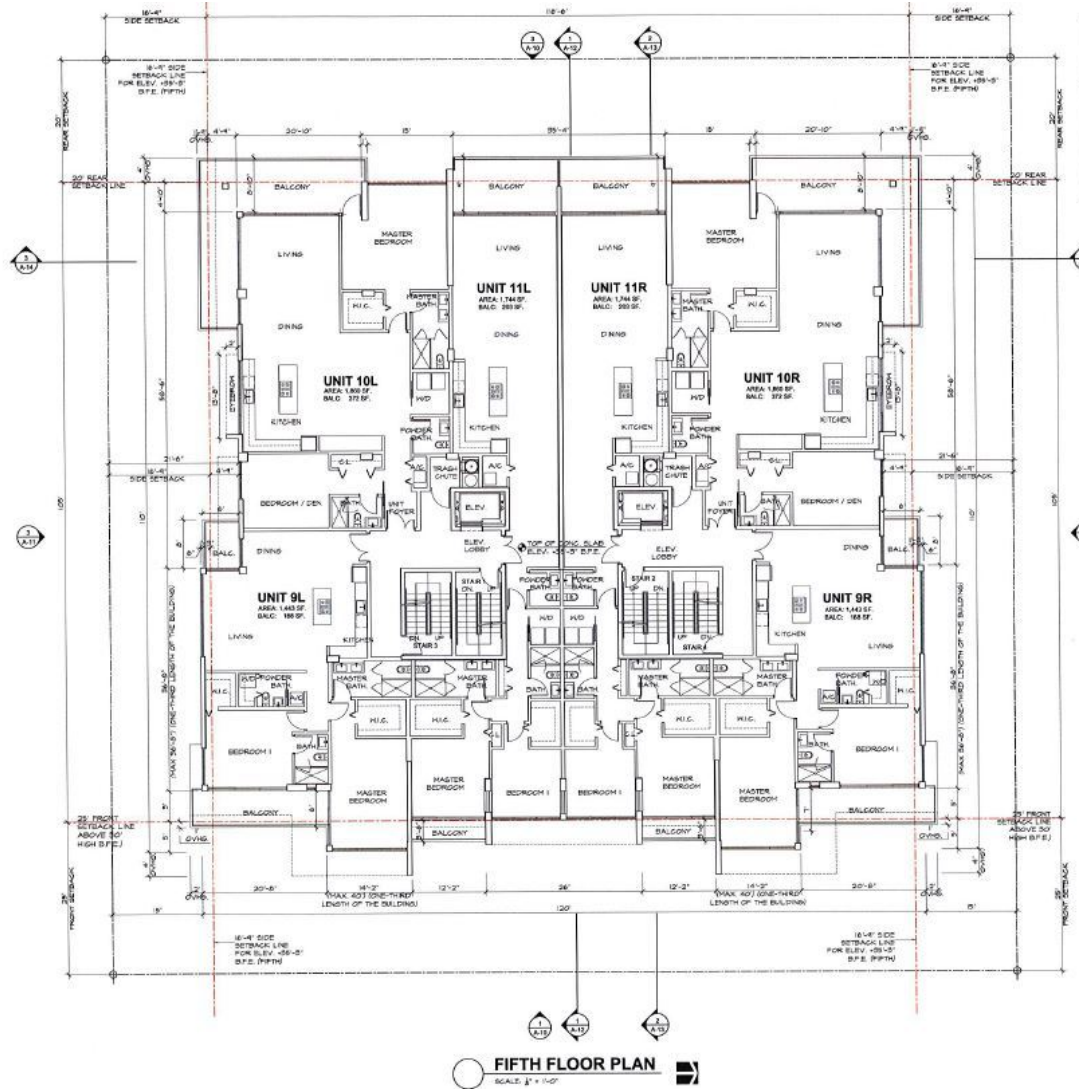
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2004.
2. BASE FLOOD ELEV. 10'-0" (B.F.E.) + 48.00' NGVD
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE +6'-6" + 48.00' NGVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

FIFTH FLOOR PLAN

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154



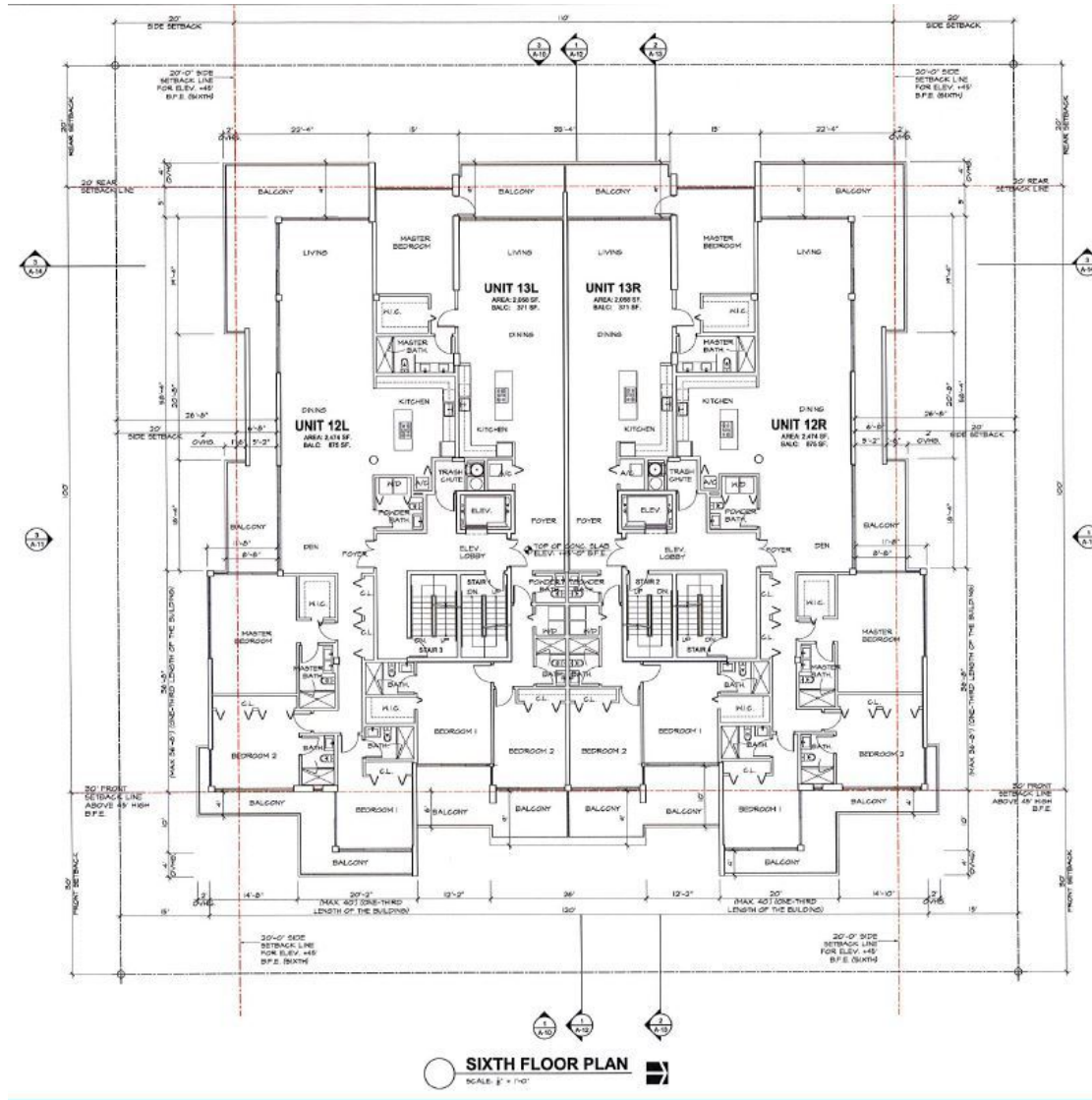
FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
5th	9R	2	2.5	1,540	188
	9L	2	2.5	1,540	188
	10R	2	2.5	1,860	372
	10L	2	2.5	1,860	372
	11R	2	2.5	1,744	203
	11L	2	2.5	1,744	203

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 2. BASE FLOOD ELEV. 40'-0" (B.F.E.) + 48.00' NVD
 3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE - 48" + 48.00' NVD.
 4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NVD + 1.00'.

SIXTH FLOOR PLAN

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154



FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
6th	12R	3	3.5	2,474	875
	12L	3	3.5	2,474	875
	13R	3	3.5	2,089	371
	13L	3	3.5	2,089	371

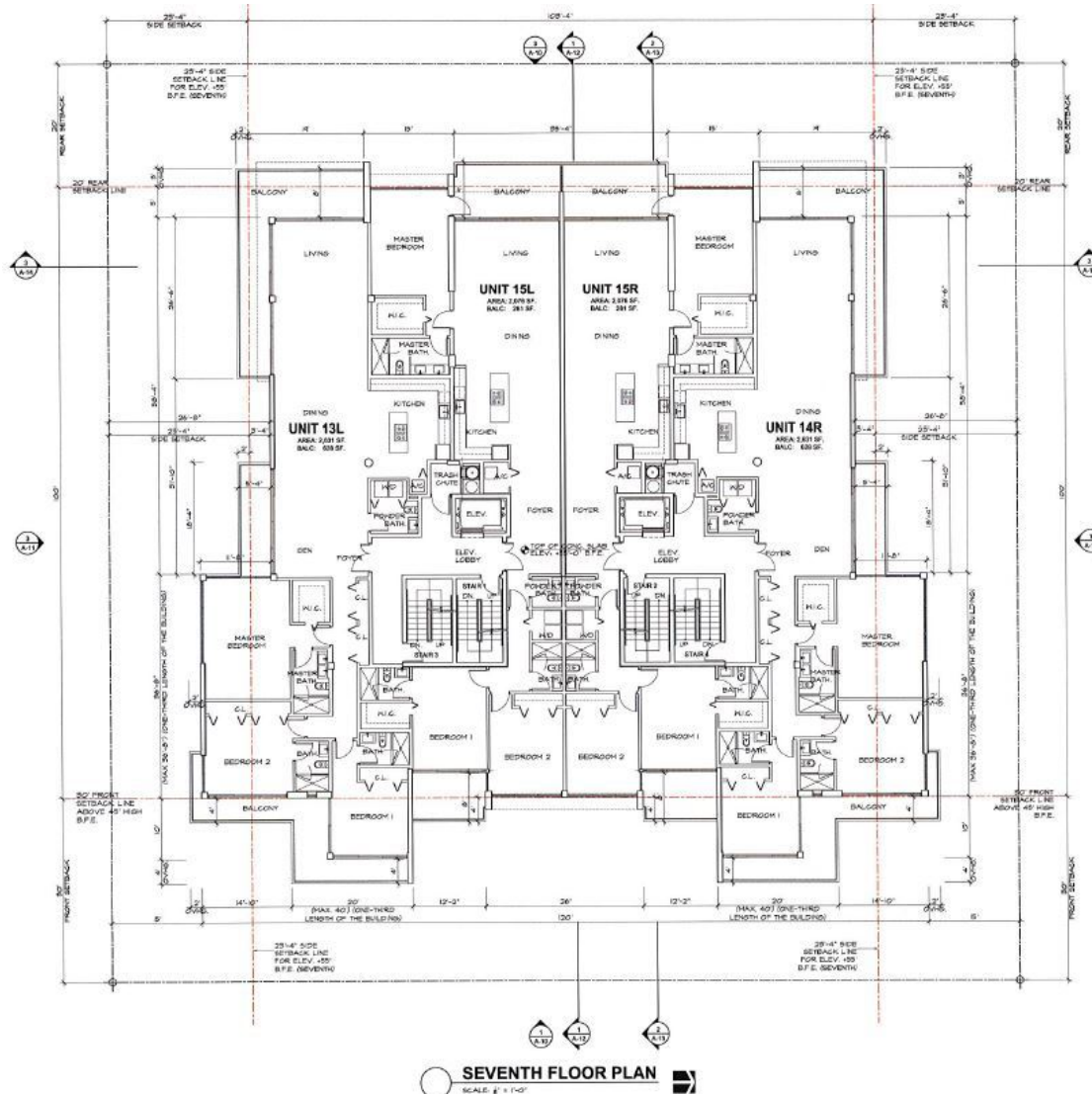
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
2. BASE FLOOR ELEV. +0'-0" (R.F.E.) + 4'-00" NVD.
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE +8'-6" + 1150' NVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOR ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8'-00" NVD + 1.00'.

SEVENTH FLOOR PLAN

Land For Sale

9900 WEST BAY HARBOR DR, BAY HARBOUR ISLANDS, FL 33154



FLOOR	UNIT NUMBER	NUMBER OF	NUMBER OF	UNIT AREA	BALCONY AREA
		BEDROOMS	BATHS	(S.F.)	(S.F.)
7th	14R	3	3.5	2,474	628
	14L	3	3.5	2,474	628
	15R	3	3.5	2,089	371
	15L	3	3.5	2,089	371

SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

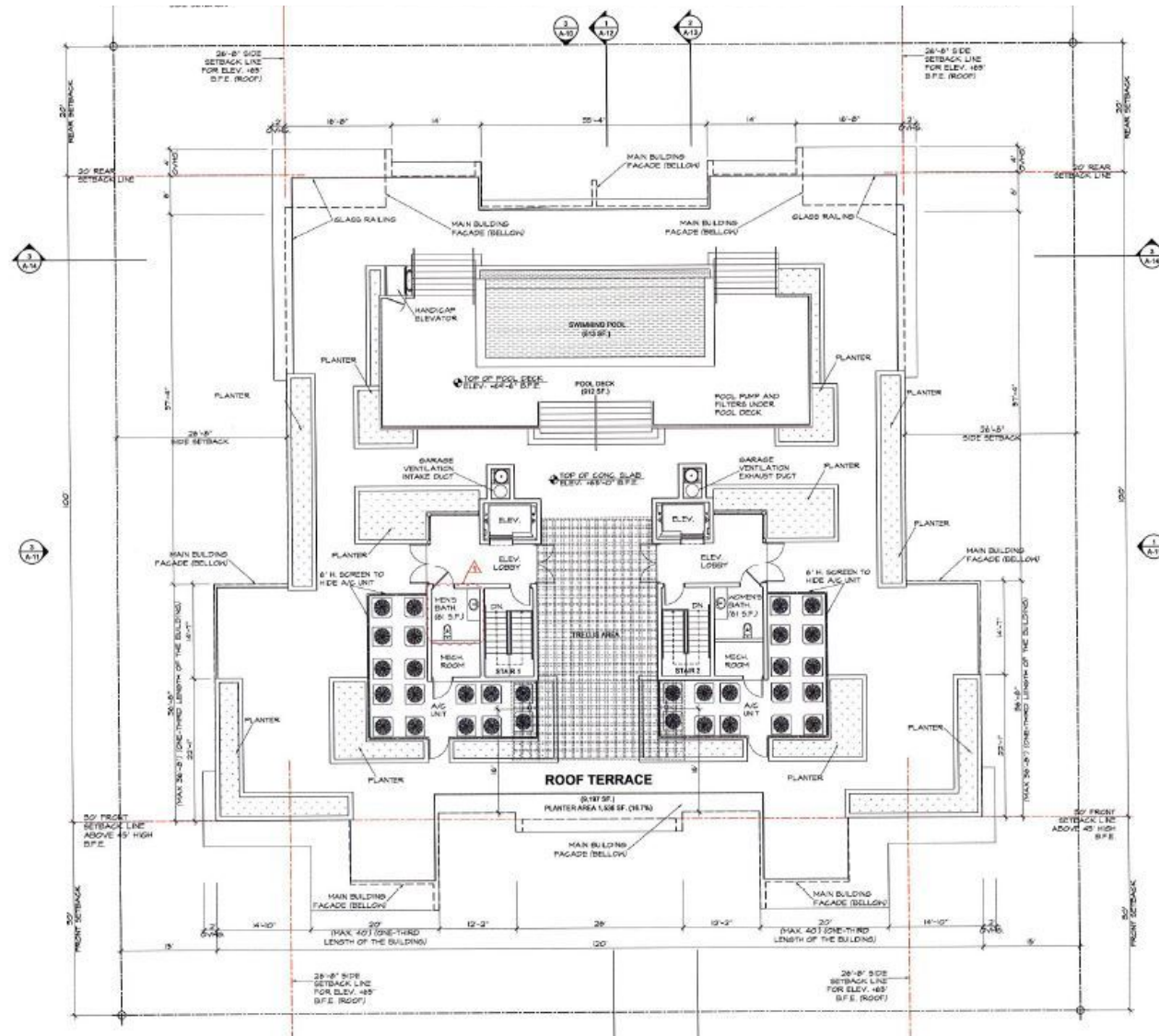
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
2. BASE FLOOD ELEV. +10'-0" (B.F.E.) + 48.00' NVD
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" + 15.00' NVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATOR SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NVD + 1.00'.

ROOF-TERRACE FLOOR PLAN

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



3D RENDERINGS

Land For Sale

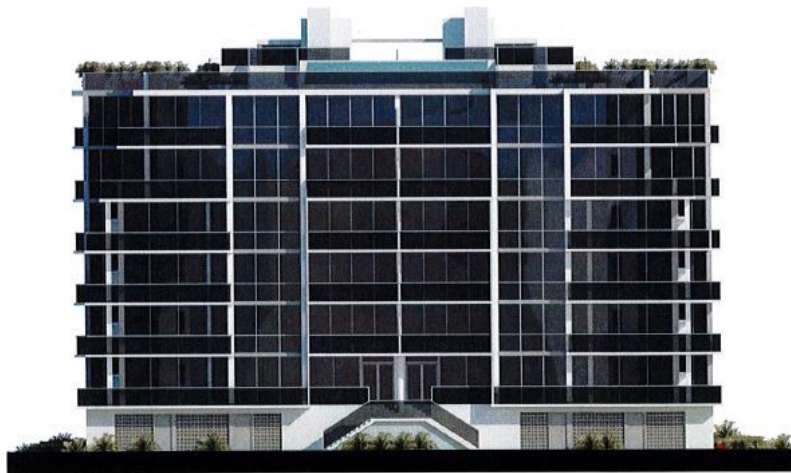
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HARBOUR ISLANDS, FL 33154



2 EAST (FRONT) ELEVATION (3D VIEW)
SCALE: 3/8" = 1'-0"



2 NORTH (RIGHT SIDE) ELEVATION (3D VIEW)
SCALE: 3/8" = 1'-0"



4 WEST (REAR) ELEVATION (3D VIEW)
SCALE: 3/8" = 1'-0"

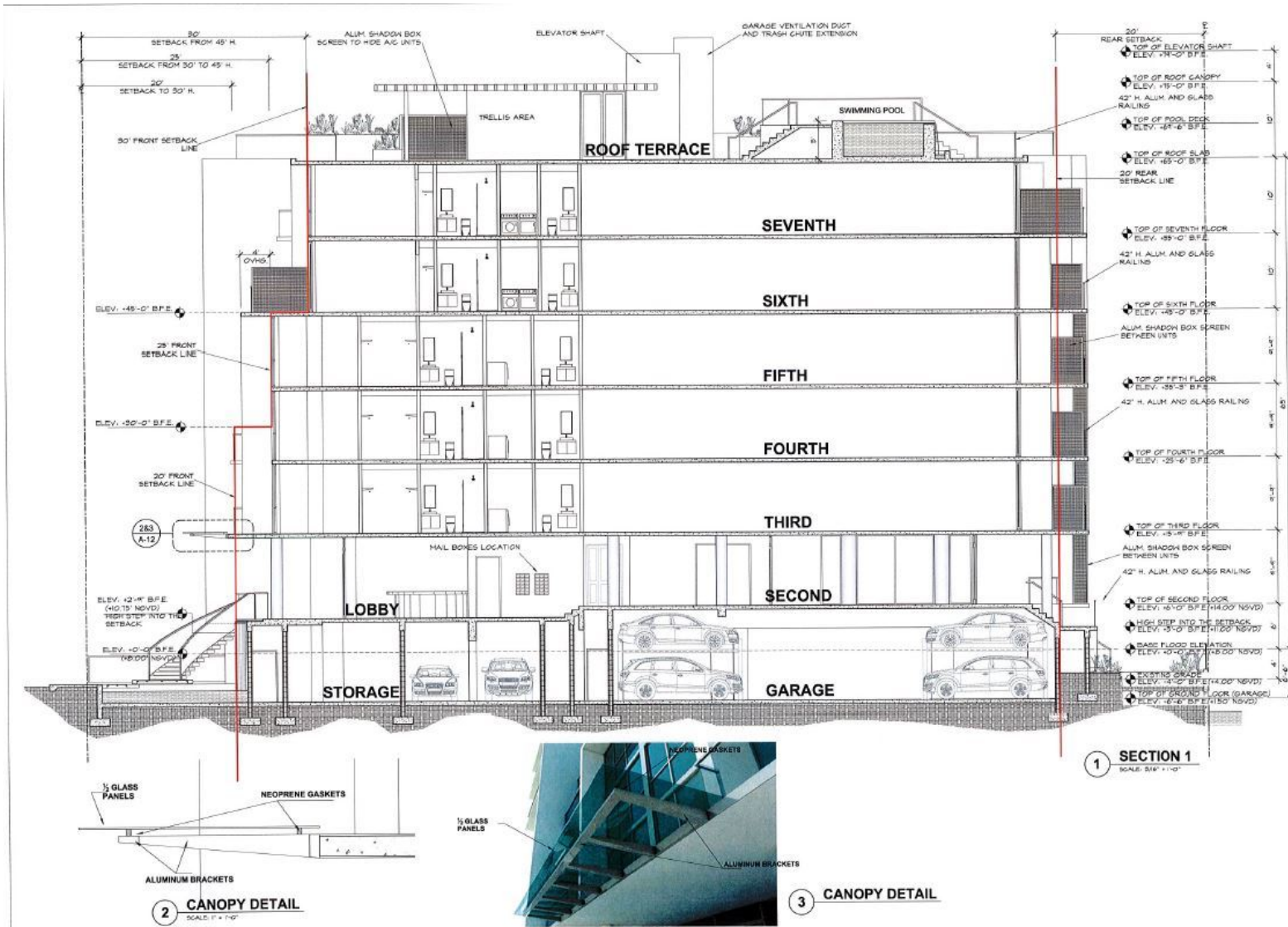


4 SOUTH (LEFT SIDE) ELEVATION (3D VIEW)
SCALE: 3/8" = 1'-0"

BUILDING OVERVIEW

Land For Sale

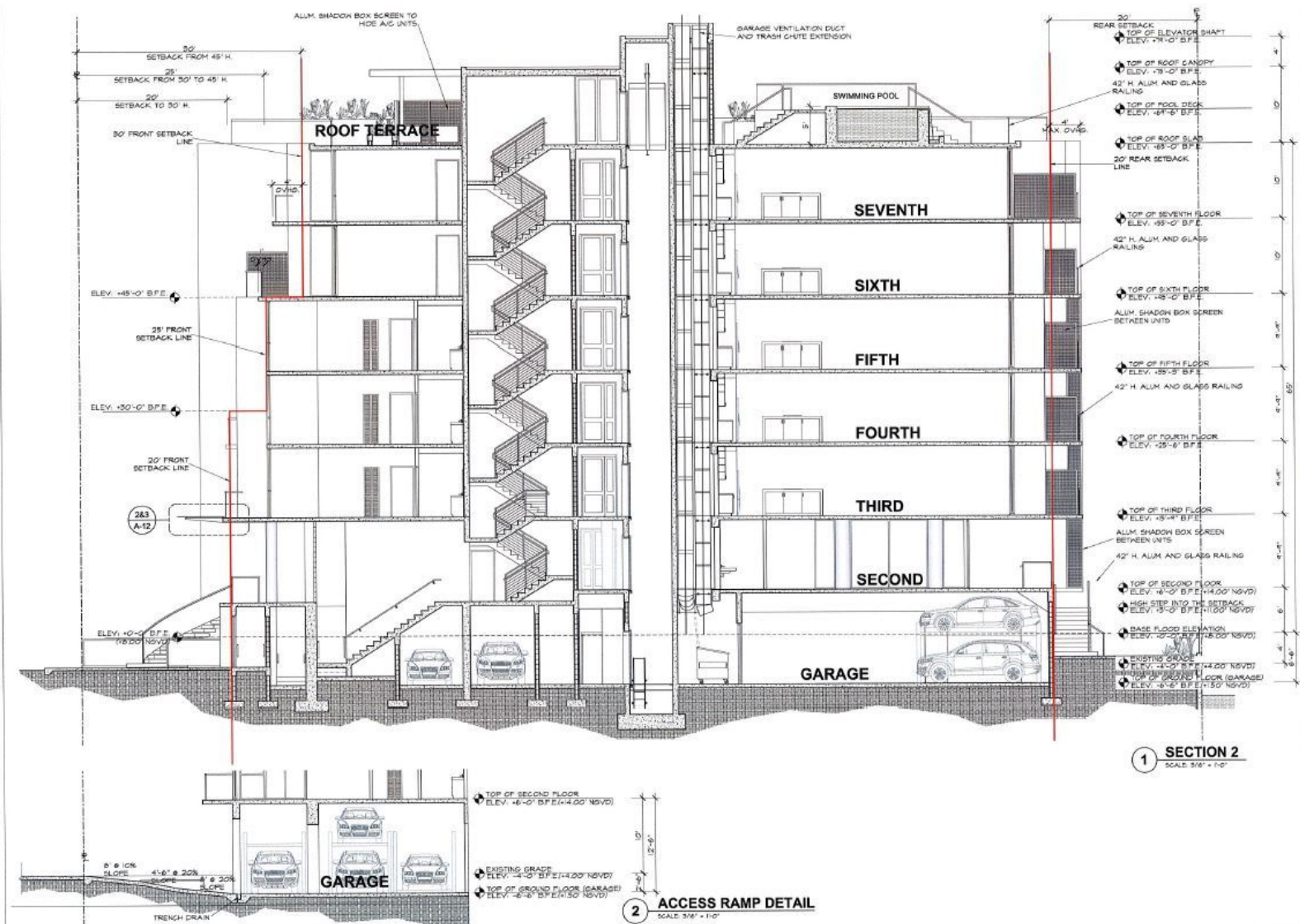
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BUILDING OVERVIEW

Land For Sale

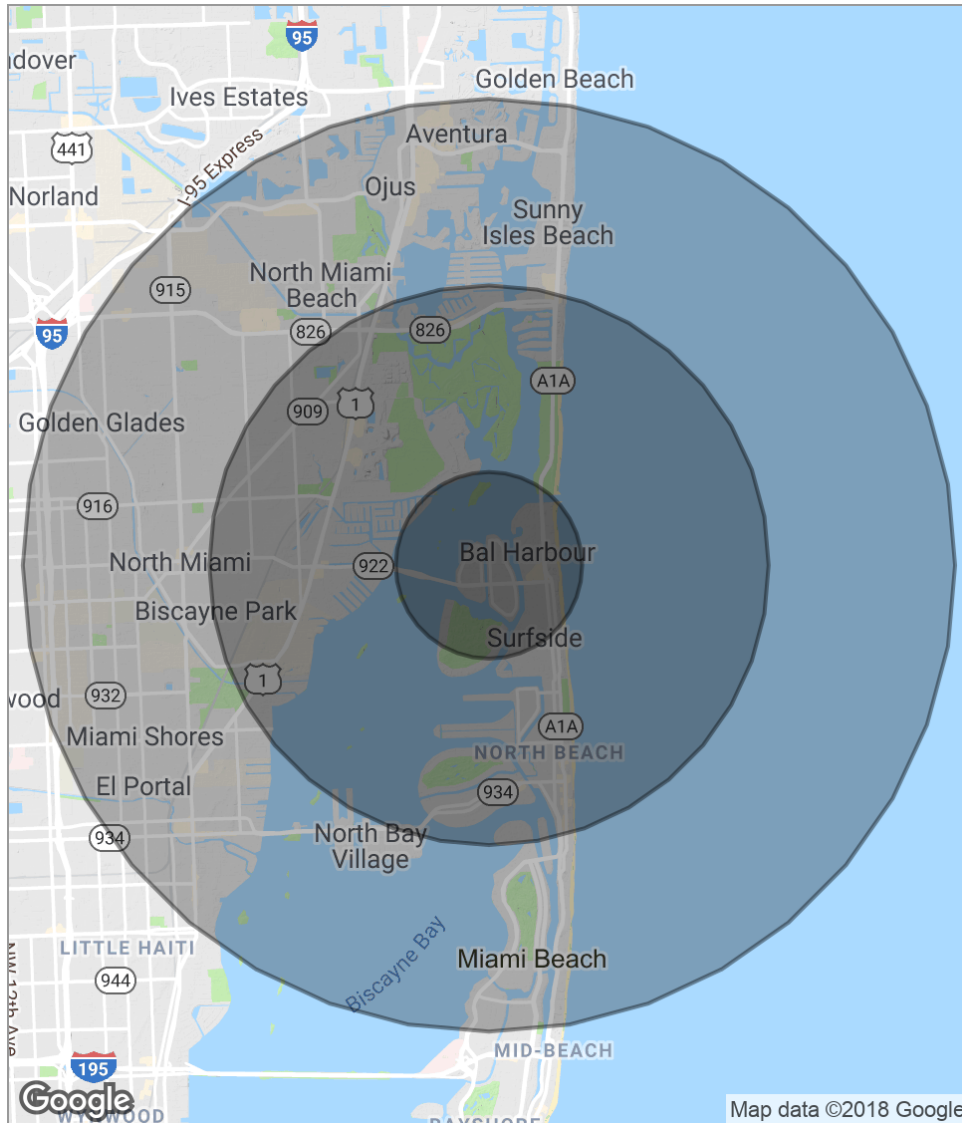
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HARBOUR ISLANDS, FL 33154



DEMOGRAPHICS

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,877	89,513	268,029
Median age	42.5	38.2	38.3
Median age (Male)	40.5	37.3	36.7
Median age (Female)	43.7	39.0	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,943	37,409	102,506
# of persons per HH	2.2	2.4	2.6
Average HH income	\$110,888	\$70,182	\$69,096
Average house value	\$490,685	\$392,340	\$394,215

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	42.6%	45.4%	36.0%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	88.6%	64.4%	58.0%
Black	3.1%	22.3%	32.0%
Asian	2.9%	2.1%	1.9%
Hawaiian	0.0%	0.4%	0.2%
American Indian	0.5%	0.2%	0.1%
Other	4.0%	8.9%	6.3%

* Demographic data derived from 2010 US Census

DISCOVER BAL HARBOUR

Land For Sale

9900 WEST BAY HARBOR DR, BAY
HARBOUR ISLANDS, FL 33154



Bal harbour Beach



Bal Harbour Shops



Versace at Bal Harbour

UNPARALLELED LUXURY

A shining enclave at the northern tip of Miami Beach, Bal Harbour Village holds a singular appeal for the world's most discerning travelers seeking the finest Miami resorts. The Village exudes impeccable, contemporary style with deluxe oceanfront hotels, resorts, residences, ultra-chic shopping and an enviable selection of dining options. Yet Bal Harbour Village remains a natural paradise with pristine, white sand beaches and a serene spirit. Discover the exquisite and exclusive Bal Harbour.

Fine Dining: Bal Harbour is home to some of the best Miami restaurants. Whether located in the internationally renowned Bal Harbour Shops, or in one of the four hotels, the selection of places to dine feels as limitless as the views. Choose from casual, family-friendly fare to innovative takes on Asian classics, or explore an extensive wine selection and enjoy the perfect pairing. Delectable and diverse dining awaits at Bal Harbour Restaurants.

Shop: Bal Harbour Shops are a collection of the most sought-after boutiques and brands in the world like Versace, Valentino, Gucci, Bottega Veneta, and others attracting discerning shoppers from around the globe. With two floors of boutiques and cafes, lined with palm trees, fountains, and ponds, it's a rare destination that inspires a sense of tranquility, relaxation, and inspiration. Visit Bal Harbour Shops and discover how shopping should be.

DISCOVER MIAMI

Land For Sale

9880 WEST BAY HARBOR DR. , BAY
HARBOUR ISLANDS, FL 33154



Brickell City Centre



Miami Worldcenter



Brightline

THE TRANSFORMATION OF MIAMI

The already dynamic Downtown Miami market is in the midst of significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment. The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

» Brickell City Centre (BCC): Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street just five blocks from the SLS Brickell. Opening later this year, BCC will feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.

» Miami Worldcenter: Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square-foot convention center, and a 1,700-key Marriott Marquis convention hotel. Expected to open in 2019, Worldcenter is one of the largest private master-planned projects in the country.

» Brightline: The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational in 2018.

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Brickell City Centre



Miami Skyrise



Miami sky line

THE TRANSFORMATION OF MIAMI

» MiamiCentral: Spanning nine acres next to County Hall, Downtown Miami's "Grand Central" will also include residential (800 units), office (300,000 square feet) and retail/entertainment (180,000 square feet) space.

» SkyRise Miami: By 2019, Miami will be home to its own Eiffel Tower with the construction of SkyRise Miami, a brand new icon on Miami's skyline that is more than just an observation tower with breathtaking 40-mile views of the oceanfront city. Its entertainment venues, including a fine dining restaurant, exclusive nightclub, ballroom, and distinctive event space, are designed to be enjoyed by tourists and residents alike. The estimated cost of the project exceeds \$400 million.

» Record Tourism and Visitation: Miami achieved record tourism for the sixth consecutive calendar year in 2015, bringing in 15.5 million visitors that spent at least one night, a 6.4 increase over the prior year. Miami's tourism numbers have increased 12 out of the last 13 years, growing at a CAGR of 3.3 percent since 2002, with visitation historically split roughly 50/50 between domestic and international visitors. Visitation continues to grow each year as both Miami International Airport (MIA—the 10th-busiest airport in the country) and Fort Lauderdale-Hollywood International Airport (FLL—the 21st-busiest airport in the country) achieved record passenger traffic in 2015, with overall passenger traffic up 8.3 percent at MIA, and up 9.3 percent at FLL. Miami, already the world's busiest cruise port, also witnessed its second-highest cruise passenger traffic total ever in 2015 (finishing just 0.5 percent below 2014's record number).



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