



# ViaMia



SOUTH BEACH CONDOS  
1024 Michigan Avenue, Miami Beach, Florida 33139



## *6 Extraordinary New Residences*

*\$3,890,000*

*ViaMia is an approved condominium development project in the heart of South Beach. The variety of unit types and sizes coupled with extensive courtyards, terraces, and landscape describe a singular environment without equal in South Beach.*

## *Introduction*

*ViaMia at 1024 Michigan Avenue in South Beach is the latest creation of international Builder & Developer Restate Group. Renowned for their magnificent craftsmanship and attention to detail, ViaMia draws on their long history of sensational projects (see page 12) and is a shining example of their superb orchestration of the finest Architects, Designers, and Builders.*

*ViaMia is designed by celebrated Miami Beach Architect Tony Leon and is composed of three separate buildings, each comprising two private residences. Luxurious interiors, cutting edge design and exceptional finishes define these exquisite homes.*

*ViaMia is slated for groundbreaking in the Spring of 2016*



Sailing the Bay of Biscayne



Bayshore Municipal Golf Course



VillaMia



Miami Beach Convention Center



Lincoln Road Mall



Alton Road Arts District



ViaMia

South Beach



Fun in the Sun is the Name of the Game



Flamingo Park



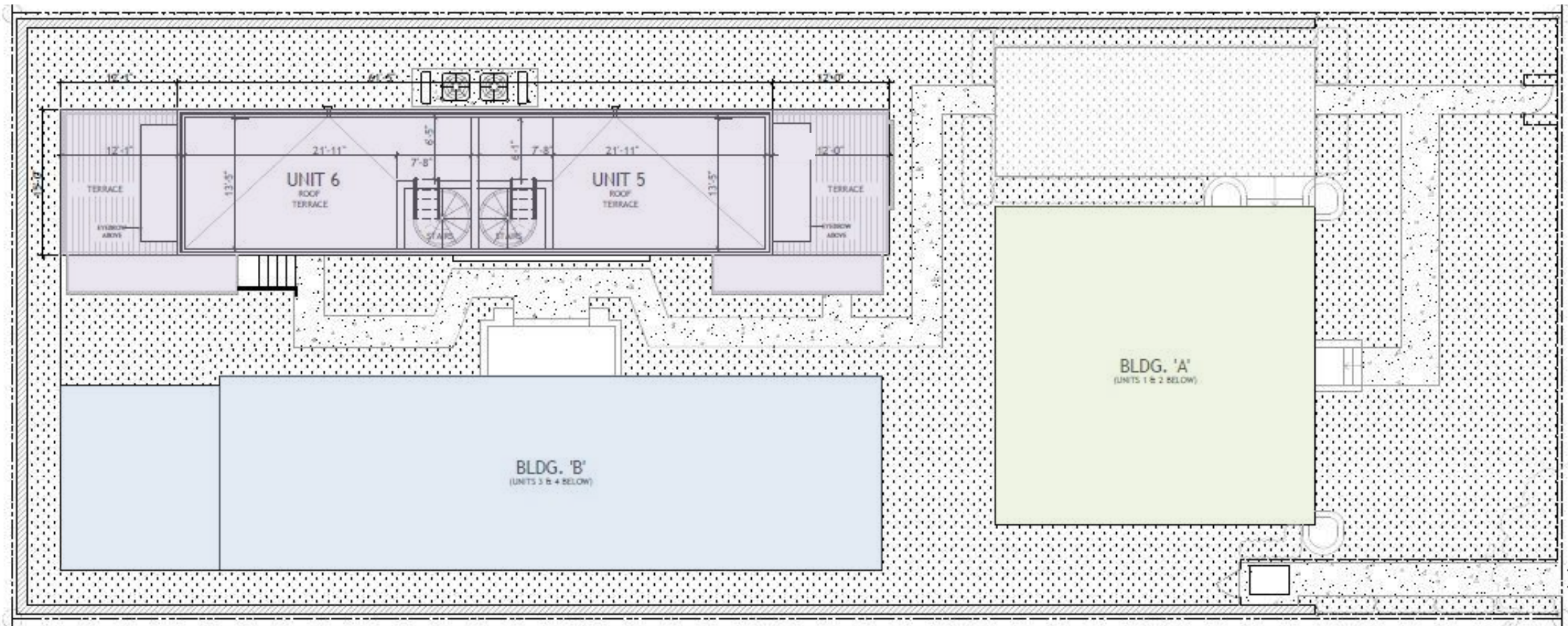
World Famous Ocean Drive



Fifth Street Causeway to Miami



Collins Avenue Fashion District



Michigan Avenue

## Building A

### Units #1 & Unit #2

Proposed Renovated Historic Art Deco Building

Unit 1 = **1079 SF**    Unit 2 = **1079 SF**

- 3 Bedroom 2 Bath Homes
- Full Floor Units
- Wood Floors Throughout
- Impact Glass Windows
- Central A/C
- Pet Friendly
- Designer Italian Kitchens
- Stainless Steel Appliances
- European Design Baths
- No Rental Restrictions

## Building B

### Units #3 & Unit #4

Proposed Renovated Historic Art Deco Building

Unit 3 = **686 SF**    Unit 4 = **1000 SF**

- 2 Bedroom Homes
- Central A/C
- Wood Floors Throughout
- Impact Glass Windows
- Pet Friendly
- Designer Italian Kitchens
- Stone Countertops
- Stainless Steel Appliances
- European Design Baths
- No Rental Restrictions

## Building C

### Units #5 & Unit #6

Proposed New Townhouse Construction

Unit 5 = **1748 SF**    Unit 6 = **1748 SF**

- 3 Bedroom 3 Bath Homes
- Central A/C
- Wood Floors Throughout
- Impact Glass Windows
- Pet Friendly
- Designer Italian Kitchens
- Stone Countertops
- Stainless Steel Appliances
- European Design Baths
- Private Roof Terrace



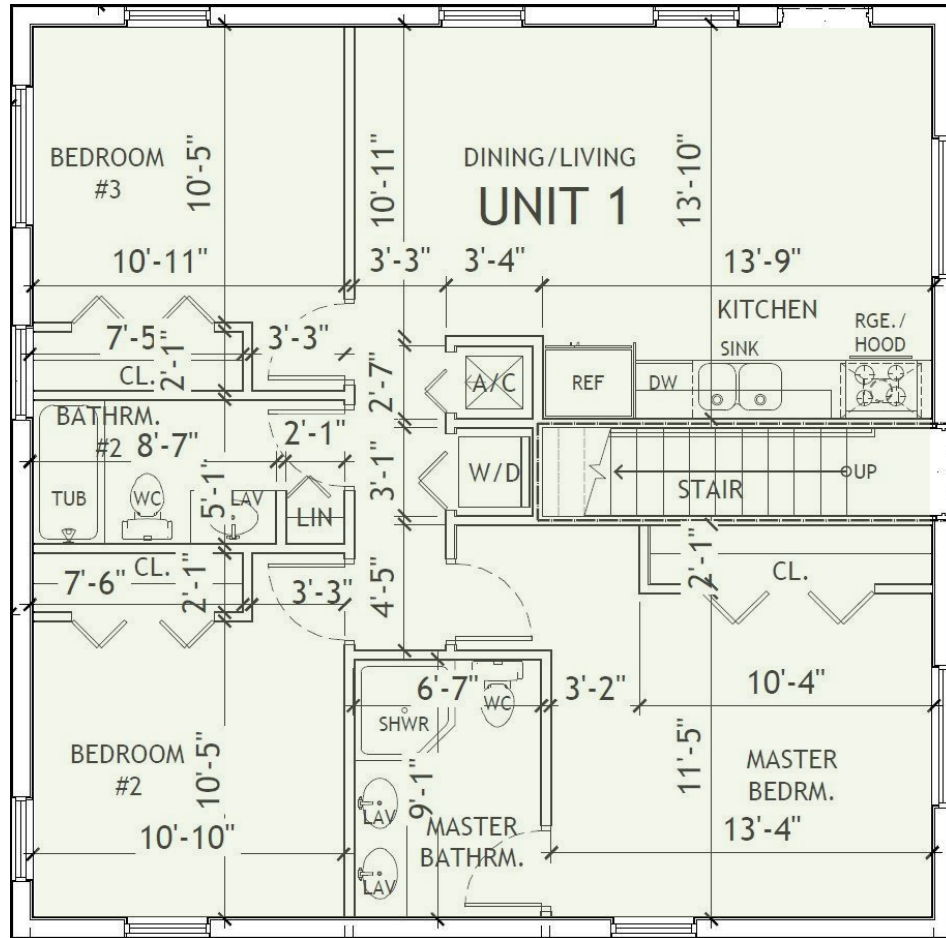
# ViaMia

Unit#	Int SF:	Ext. SF:	Valuation:
1	1079 SF	Shared	\$657,400
2	1079 SF	Shared	\$657,400
3	686 SF	Shared	\$394,450
4	1000 SF	Shared	\$585,000
5	1748 SF	488 SF	\$1,098,750
6	1748 SF	488 SF	\$1,098,750

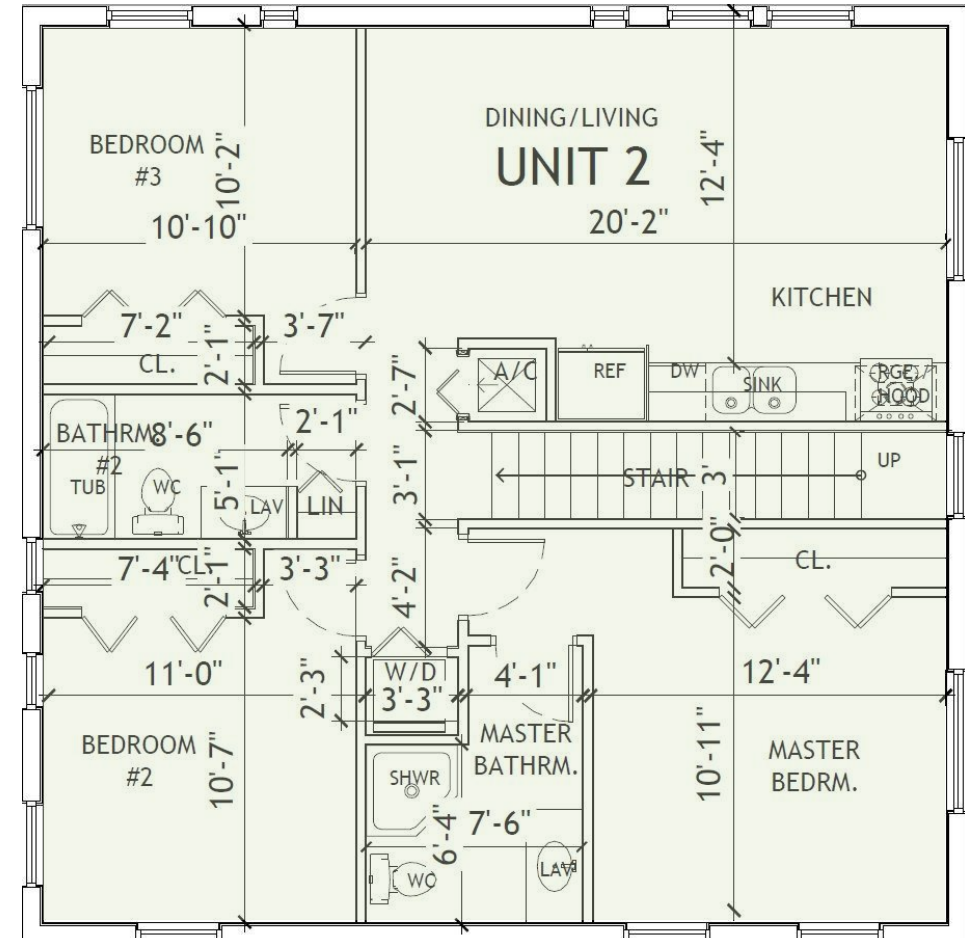
*Valuations are based on comparable products in similar locations with comparable amenities. See Proforma on page 13 for estimated NOI based on comparable rents.*

*At this printing, the ViaMia has been approved by the City of Miami Beach Design Review Board and Historic Preservation Board and final permitting is underway. Construction is slated to begin in Spring 2016.*

# Building A



First Floor Plan



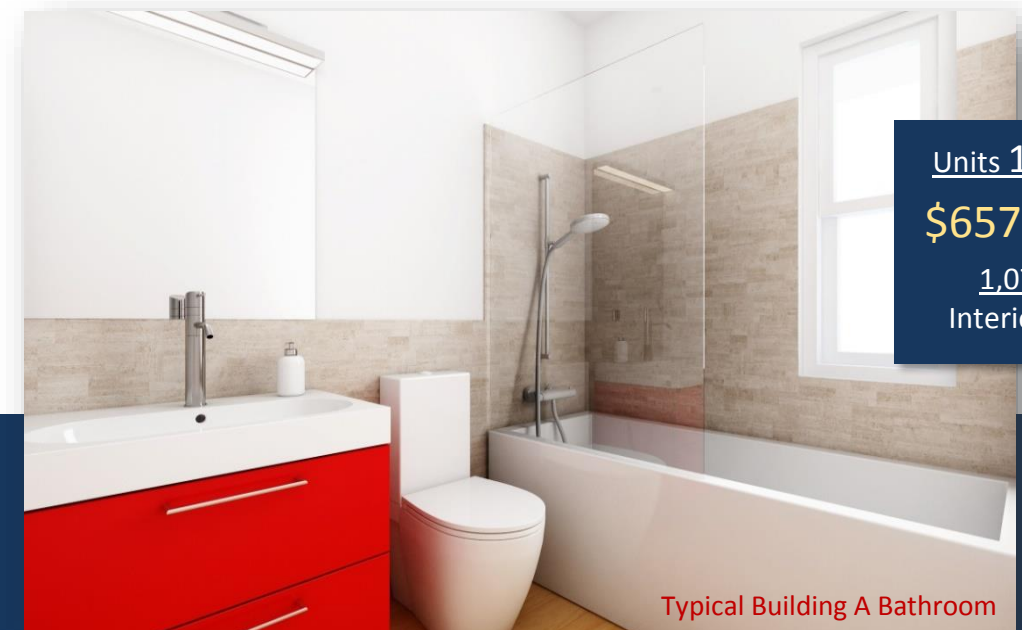
Second Floor Plan

Building A was designed by "Streamline Moderne" Architect Gerard Pitt in 1936 and will be meticulously restored and updated. It comprises two 3 bed/2 bath residences. Each unit commands the entire floor for maximum freedom, extraordinary natural light, and views in all directions.

# Building A



Typical Building A Living/Dining Area

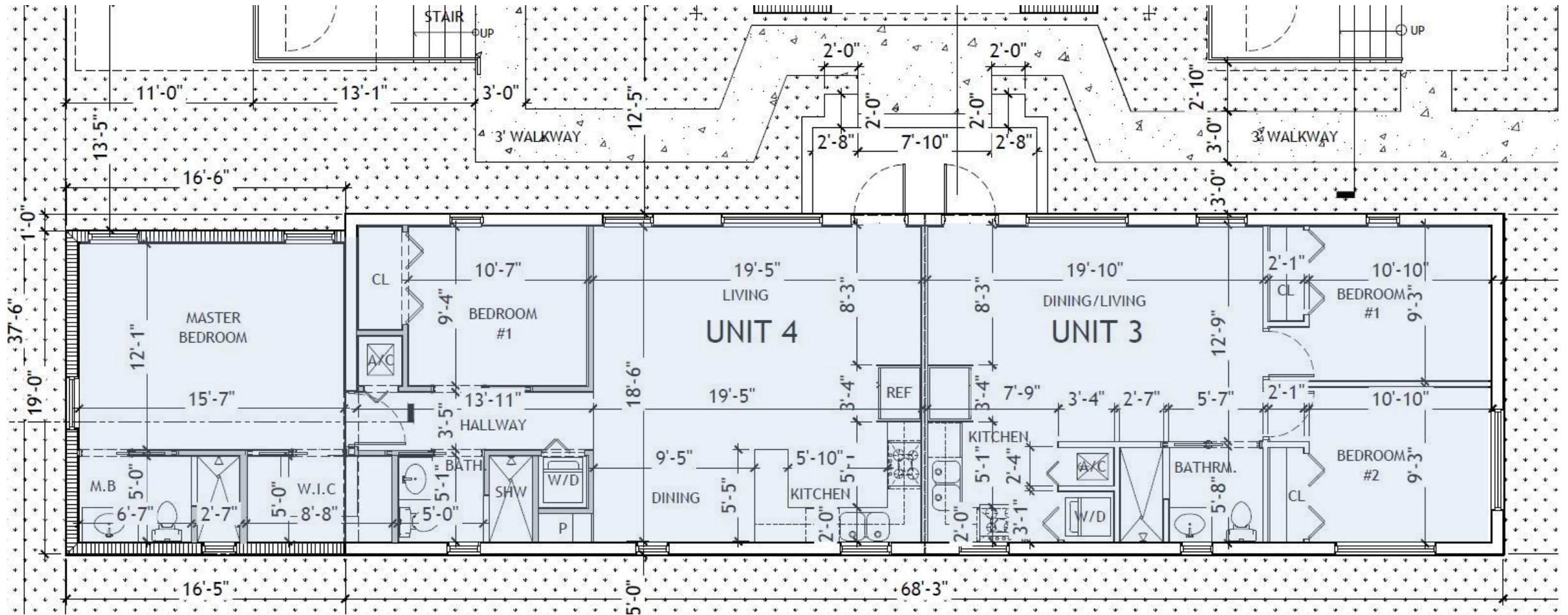


Units 1 & 2  
**\$657,400**  
1,079  
Interior SF

Typical Building A Bathroom

*Renderings represent general layout and overall design intentions. Restate reserves the right to revise design details based on changes to state and local codes, availability of materials, and market conditions. Refer to Developer's List of Standard's and Floor Plans for more detailed information*

# Building B



Floor Plan



*Building B*



Unit 3  
**\$394,450**  
636  
Interior SF



Unit 3 Living & Dining Area

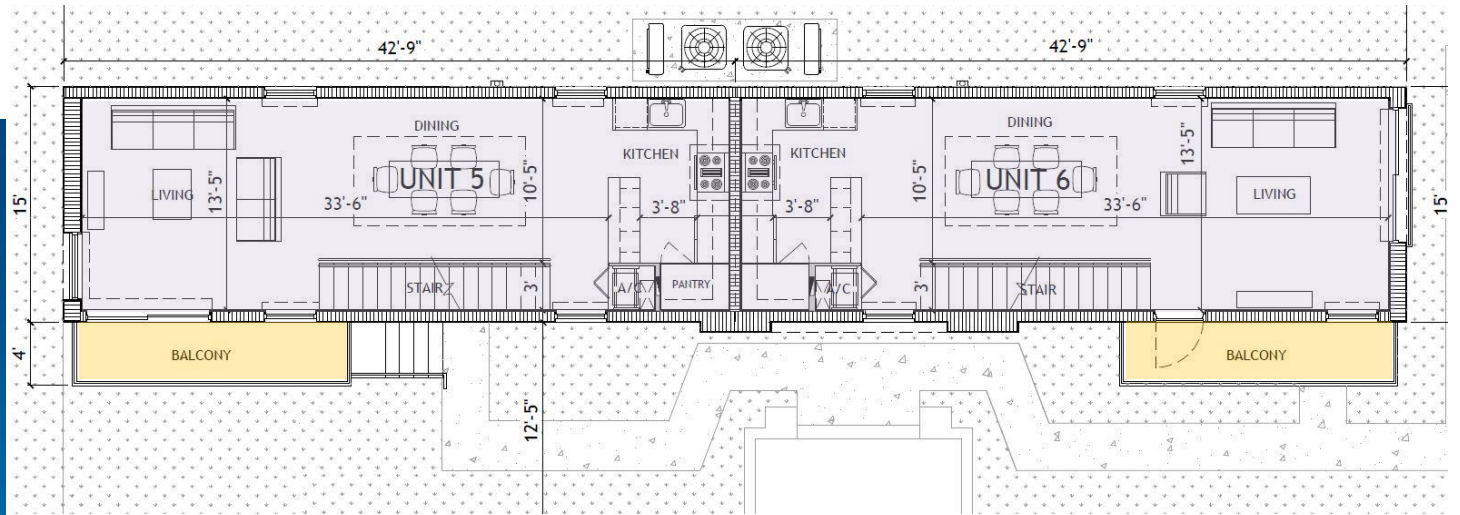
Unit 4  
**\$585,000**  
1,000  
Interior SF



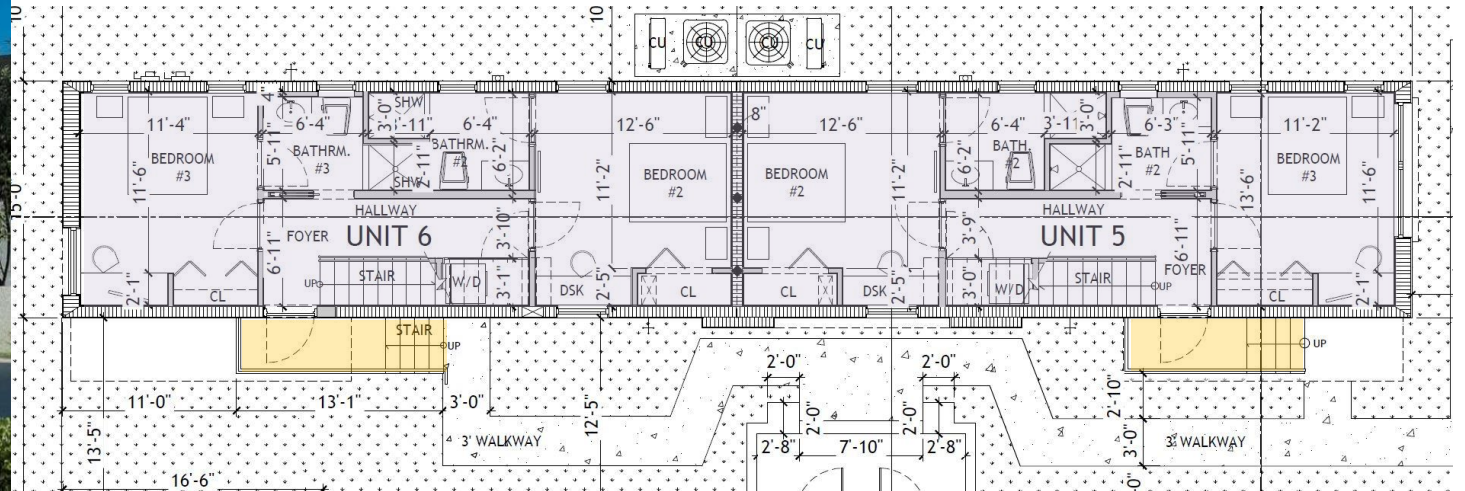
Unit 3 Typical Bedroom

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# Building C



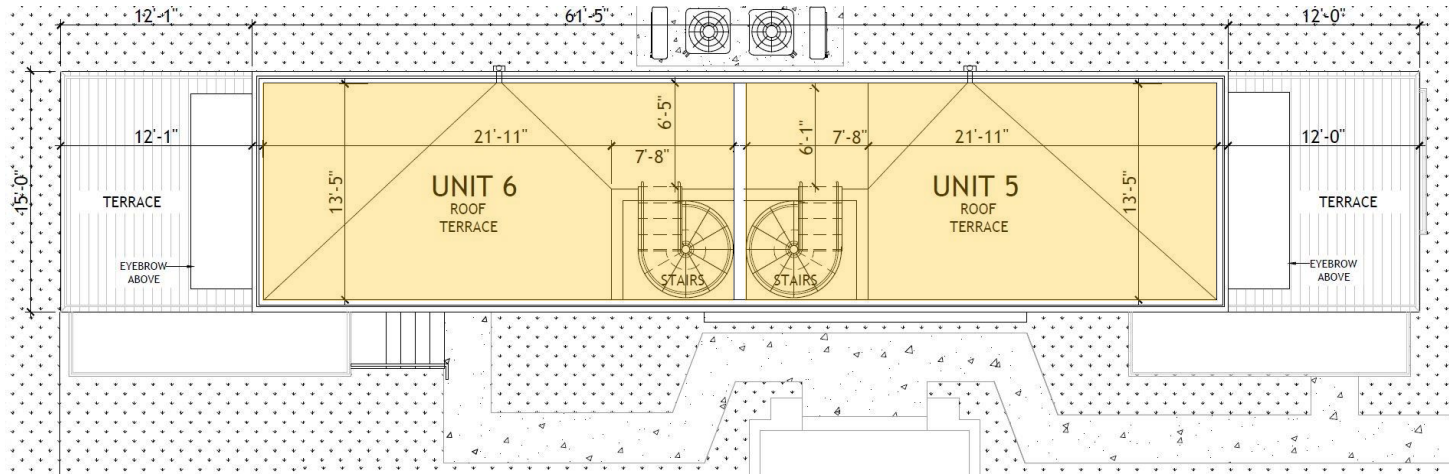
*Second Floor Plan*



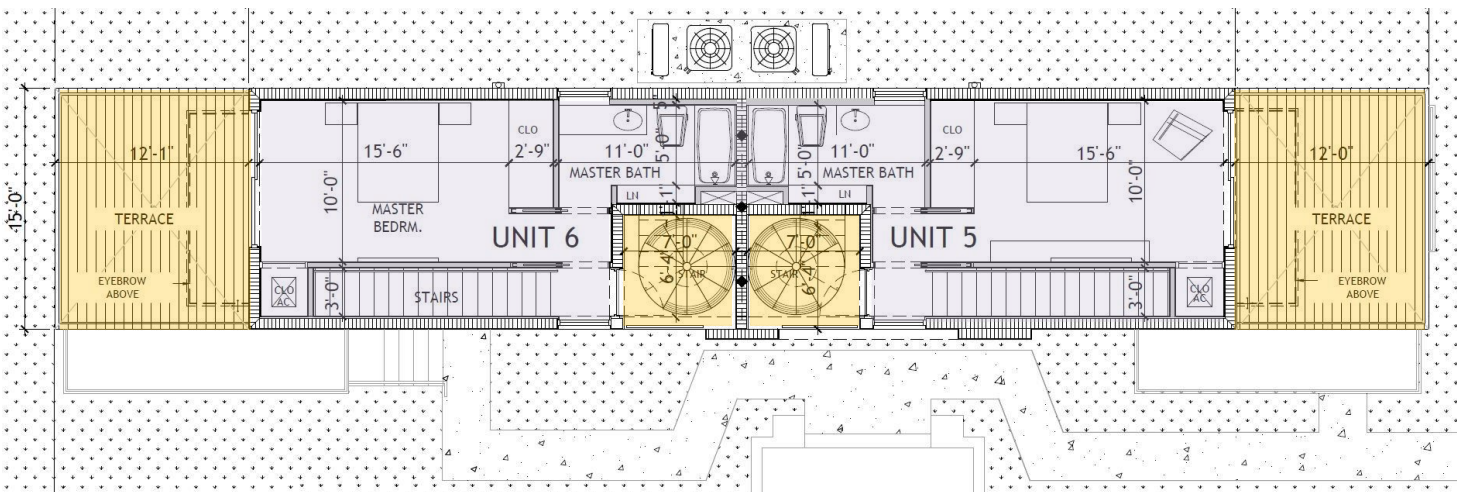
*First Floor Plan*

Units 5 & 6 offer the utmost in South Beach style and luxury. These enormous 3 bedroom 3 bath townhomes boast private roof terraces, generous light filled living areas, en suite baths, private balconies, walk-in closets, laundry rooms, and much, much more . . .

# Building C



Fourth Floor Plan



Third Floor Plan

Renderings represent general layout and overall design intentions. Restate reserves the right to revise design details based on changes to state and local codes, availability of materials, and market conditions. Refer to Developer's List of Standard's and Floor Plans for more detailed information



Townhome Master Bedroom



Townhome Roof Terrace

Unit 5 & 6  
**\$1,098,750**  
 1748  
 Interior SF  
 488  
 Exterior SF  
**2236**  
 Total SF



**Bay Ritz** 1966 Biarritz Drive, Miami Beach



**NauHaus** 825 Michigan Avenue, Miami Beach



**D'Gems** 619 Meridian Avenue, Miami Beach



**ViaMia** 1024 Michigan Avenue, Miami Beach



**Castle** 1508 Meridian Avenue, Miami Beach



**Essenza** 1410 Euclid Avenue, Miami Beach



Projects above are examples of completed projects by Restate Group as well as selected projects in progress. See [www.RestateGroup.com](http://www.RestateGroup.com) for more information

## ViaMia Rental Proforma (Multifamily)

Based on \$3.50/SF Rental Income

### Monthly Income:

APT #	TYPE:	AREA: *	RENT:
1	3B / 2B	1079	\$3,777
2	3B / 2B	1079	\$3,777
3	2B / 1B	636	\$2,226
4	2B / 2B	1000	\$3,500
5	3B / 3B	1748	\$6,118
6	3B / 3B	1748	\$6,118

Total:		\$25,515
Vacancy Factor	0.05	\$1,276
GSI=		\$24,239

### Total Income:

Monthly	\$24,239
Annually	\$290,871

### Annual Expenses:

TAXES	\$62,000 **
INSURANCE	\$10,800 ***
WATER/SEWER	\$4,800 ***
ELECTRIC	\$720
PROP MGMT.	\$4,800
MAINTENANCE	\$2,400
GARBAGE	\$1,500
LANDSCAPE	\$1,200
PEST CONTROL	\$600
LICENSES	\$500

Total: \$89,320

### NOI

Annual GSI=	\$290,871
Expenses	\$89,320
NOI=	\$201,551

**Cap Rate= 5.04%** Based on Rental income of \$3.00 per SF

- \* Designated exterior spaces such as balconies, terraces, and decks are excluded from these computations. See brochure for additional information.
- \*\* Property Taxes are derived from the Miami-Dade County Assessor's Tax Calculator
- \*\*\* Expenses are taken from a similarly sized multifamily structures in Miami Beach

## ViaMia Rental Proforma (Multifamily)

Based on \$4.00/SF Rental Income

### Monthly Income:

APT #	TYPE:	AREA: *	RENT:
1	3B / 2B	1079	\$4,316
2	3B / 2B	1079	\$4,316
3	2B / 1B	636	\$2,544
4	2B / 2B	1000	\$4,000
5	3B / 3B	1748	\$6,992
6	3B / 3B	1748	\$6,992

Total:		\$29,160
Vacancy Factor	0.05	\$1,458
GSI=		\$27,702

### Total Income:

Monthly	\$27,702
Annually	\$332,424

### Annual Expenses:

TAXES	\$62,000 **
INSURANCE	\$10,800 ***
WATER/SEWER	\$4,500 ***
ELECTRIC	\$750
PROP MGMT.	\$5,000
MAINTENANCE	\$2,400
GARBAGE	\$1,500
LANDSCAPE	\$1,200
PEST CONTROL	\$600
LICENSES	\$500

Total: \$89,250

### NOI

Annual GSI=	\$332,424
Expenses	\$89,250
NOI=	\$243,174

**Cap Rate= 6.08%** Based on Rental income of \$4.00 per SF

- \* Designated exterior spaces such as balconies, terraces, and decks are excluded from these computations. See brochure for additional information.
- \*\* Property Taxes are derived from the Miami-Dade County Assessor's Tax Calculator
- \*\*\* Expenses are taken from a similarly sized multifamily structures in Miami Beach

# About South Beach

Miami Beach is a coastal resort city located in Miami-Dade County, Florida. Incorporated on March 26, 1915, it is located on a series of natural and man-made barrier islands between the Atlantic Ocean and Biscayne Bay, the latter separates the Beach from Miami city proper. The historic neighborhood of South Beach, comprising the southern-most 2.5 square miles of Miami Beach, along with Downtown Miami and the port, collectively form the commercial center of South Florida. As of the 2010 census, the city had a total population of 87,779. Miami Beach has remained one of America's pre-eminent beach resorts for the past 100 years.

In 1979, Miami Beach's Art Deco Historic District was listed on the National Register of Historic Places. The Art Deco District is the largest collection of Art Deco architecture in the world comprising hotels, apartments and other structures erected between 1923 and 1943. Mediterranean, Streamline Moderne, and Art Deco are all represented in the District. South Beach is bounded by the Atlantic Ocean on the East, Lenox Court on the West, 6th Street on the South and Dade Boulevard along the Collins Canal to the North. The movement to preserve the Art Deco District's architectural heritage was led by former interior designer Barbara Capitman, who now has a street in the District named in her honor.

Miami Beach has a tropical climate with hot humid summers and warm dry winters. Other than the Florida Keys, Miami Beach has the warmest winter weather in the United States (mainland). The warm and sunny weather in Miami Beach and South Florida attracts millions of travelers from around the world from November through April. Sea surface temperatures range from 75 F in winter to 86 F in the summer/fall months. Miami Beach has the warmest ocean surf in the U.S. annually. South Beach is well known as the playground of the rich and famous as well as the world's entertainment mecca. Real estate values continue their upward climb.

Mean Resident age 33139:	38.9 yrs	March 2012 COL index:	117.2
Mean Resident Age in FL:	40.5 yrs	Well above U.S. average:	100.0
Avg. household size 33139:	1.7p	Land area in square miles:	2.7
Avg. household size in FL:	2.6p	Water area in square miles:	3.3
Avg. AGI in 2010 in 33139	\$89,607	RE property taxes for housing units	
Avg. AGI in 2010 in FL	\$50,523	2010 in 33139:	(1.2%) \$4,175
		Florida:	(1.0%) \$1,882
Avg. Wages filed in 33139:	\$52,304	Median RE property taxes paid for	
Avg. Wages filed in FL:	\$39,563	housing with mortgages in 2010:	
			(1.4%) \$4,665
33139 population 2010:	32,255	Median RE property taxes paid for	
33139 population 2000:	38,441	housing with no mortgage in 2010:	
			(1.1%) \$3,466
Houses and Condos:	36,412		
Renter-occupied Apts:	16,452		

## About Miami

Miami is a city located on the Atlantic coast in southeastern Florida and the county seat of Miami-Dade County. The 42nd largest city proper in the United States, with a population of 408,568, it is the principal, central, and most populous city of the Miami metropolitan area, and the most populous metropolis in the Southeastern United States. According to the U.S. Census Bureau, Miami's metro area is the seventh most populous and fourth-largest urban area in the United States, with a population of around 5.5 million.

Miami is a major center and a leader in finance, commerce, culture, media, entertainment, the arts, and international trade. In 2010, Miami was classified as a Alpha- World City in the World Cities Study Group's inventory. In 2010, Miami ranked seventh in the United States in terms of finance, commerce, culture, entertainment, fashion, education, and other sectors. It ranked thirty-third among global cities. In 2008, Forbes magazine ranked Miami "America's Cleanest City", for its year-round good air quality, vast green spaces, clean drinking water, clean streets and city-wide recycling programs. According to a 2009 UBS study of 73 world cities, Miami was ranked as the richest city in the United States, and the world's fifth-richest city in terms of purchasing power. Miami is nicknamed the "Capital of Latin America", is the second-largest U.S. city (after El Paso, Texas) with a Spanish-speaking majority, and the largest city with a Cuban-American plurality.

Downtown Miami and South Florida are home to the largest concentration of international banks in the United States, and is home to many large companies both nationally and internationally. The Civic Center is a major center for hospitals, research institutes, medical centers, and biotechnology industries. For more than two decades, the Port of Miami, known as the "Cruise Capital of the World," has been the number one cruise passenger port in the world, accommodating some of the world's largest cruise ships and operations, and is currently the busiest in both passenger traffic and cruise lines.

Miami has a tropical monsoon climate with hot and humid summers and short, warm winters, with a marked drier season in the winter. Its sea-level elevation, coastal location, position just above the Tropic of Cancer, and proximity to the Gulf Stream shapes its climate. The wet season begins sometime in May, ending in mid-October. During this period, temperatures are in the mid 80s to low 70s. Much of the year's 55.9 inches (1,420 mm) of rainfall occurs during this period.



*The plans, illustrations, and data provided in this brochure represent the intentions of the Developer but are not guaranteed in any way as to size, layout, or finishes. Additionally, the precise finished features and materials may vary from unit to unit. The Developer is not required to deliver any unit in exact accordance with any rendering, plan, layout, image or other marketing device.*

*Please be aware that information provided throughout this brochure represents the best and most accurate information available at this time and is deemed accurate and reliable. Nonetheless, all information included in any plan, rendering, or virtual tour is subject to change and such changes may result in modifications to design, price, and schedule. Consult Developer's List of Standard Items for further clarification.*

## ViaMia

Represented Exclusively  
by



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&  
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# ViaMia



ViaMia is the latest creation from International Builder & Developer Restate Group

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