

OFFERING MEMORANDUM

Biscayne Point.

Miami, FL

Multifamily

ILLUSTRATIVE RESIDENTIAL UNITS

48 units

ILLUSTRATIVE ASKING PRICE

\$16,800,000



A brighter everyday.

A residential story with room to breathe.

City context photograph. Not the fictional sample property.

01 / THE PROPERTY

An asset with a point of view.

A multifamily concept designed around a calm arrival and a distinctly Miami visual identity. The sample balances a lifestyle-led cover with a clear account of the assumed residential program.

Life at a human scale.

A 48-unit illustrative program keeps the narrative focused on resident experience, shared space, and the details of everyday living.

A regional point of view.

A restrained teal palette, warmer accents, and architectural imagery create a coastal identity without losing the clarity of the property story.

A useful operating view.

Simple annual assumptions and clearly labeled tables show how a residential OM can move from first impression to structured evaluation.



City context image / not the fictional property

THE ASSUMED ASSET

ASSET FORMAT

Multifamily residential

CONCEPT SETTING

Edgewater, Miami

RESIDENTIAL PROGRAM

48 units

ILLUSTRATIVE ASKING PRICE

\$16,800,000

PROJECT STATUS

Fictional design concept

02 / ILLUSTRATIVE FINANCIALS

A clear view of the assumptions.

SAMPLE ANNUAL OPERATING SCHEDULE

Hypothetical stabilized year / USD / No growth forecast

ANNUAL INCOME	ILLUSTRATIVE AMOUNT
Scheduled residential rent	\$1,728,000
Illustrative ancillary income	\$36,000
Vacancy and collection allowance	(\$86,400)
Effective gross income	\$1,677,600
OPERATING EXPENSES	
Property taxes	(\$226,000)
Insurance	(\$142,000)
Repairs and maintenance	(\$168,000)
Utilities	(\$96,000)
Management	(\$100,656)
General administration	(\$56,000)
Illustrative net operating income	\$888,944

A DESIGN EXAMPLE

Every figure on this page is fictional. The schedule demonstrates table hierarchy, financial presentation, and assumption labeling.

ILLUSTRATIVE ASKING PRICE

\$16,800,000

SOURCE AND SCOPE

Source: invented internal assumptions prepared by Made for CRE for this sample. No leases, rent roll, property statements, tax records, or market studies were used.

The sample excludes financing, capital expenditures, reserves, taxes on ownership, transaction costs, and any sale scenario. It is not an underwriting model or recommendation.

03 / LOCATION AND NARRATIVE

A neighborhood-led story.

CONCEPT SETTING

Edgewater

Miami, FL



This fictional Edgewater concept explores a residential presentation influenced by Miami light, architecture, and outdoor living. No claim is made about actual waterfront access, travel times, comparable rents, or local market performance.

01 / THE SETTING

A Miami residential concept that uses regional light and architectural character as visual cues.

02 / THE EXPERIENCE

A considered entrance, residential common spaces, and a calm, welcoming identity throughout the presentation.

03 / THE PRESENTATION

Lead with the resident experience, then make the unit program and annual operating assumptions easy to understand.

Your next property story.

City image: Gaetano Cessati / [Wikimedia source](#) / CC0 1.0

Photo used with display crops. No retouching. The image shows city context, not the fictional asset.

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