

5 ADULT CLUBS

Going Concern

BUSINESS + REAL ESTATE SOLD TOGETHER

MIAMI | FLORIDA



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OFFERING PROCEDURE

Offers should be submitted to one of the Listing Agents below as a standard, non-binding Letter of Intent (LOI) and proof of funds, unless otherwise directed. A sample form can be provided upon request.

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PROPERTY
INFORMATION

OFFERING SUMMARY

A rare opportunity to acquire a five-property Adult Entertainment “Going Concern” Portfolio strategically positioned throughout Miami-Dade County, one of the most dynamic nightlife and hospitality markets in the United States. The portfolio encompasses both fee simple real estate and established, cash-flowing operating businesses, each supported by grandfathered licenses and entrenched local brand recognition. Together, they provide investors with immediate scale, diversified income streams, and tangible asset security. This unique combination of hard-asset ownership, operating cash flow, and regulatory scarcity creates an exceptionally durable investment platform with strong barriers to entry, institutional upside, and multiple value-add pathways through management optimization, revenue enhancement, and potential real estate redevelopment.

PORTFOLIO OVERVIEW

- Five (5) full-service adult entertainment establishments
- Fee Simple Ownership of all underlying real estate
- Operating businesses included in sale
- Stabilized, cash-flowing assets with seasoned management
- Additional retail income from select properties (e.g., Candies Cabaret, The Office)
- Grandfathered Adult-Use Zoning: virtually impossible to replicate under current ordinances
- 4COP Quota Liquor Licenses: scarce and appreciating assets
- High Barriers to Entry: structural protection against new competition
- Diversified Revenue Streams: entertainment, liquor, and retail income
- Strong Real Estate Fundamentals: prime commercial corridors with redevelopment upside



PORTFOLIO OVERVIEW

REAL ESTATE OVERVIEW					
Club Name:	The Office	Candies Cabaret	The Mint	Victoria's Caberet	The Playground Miami
Address:	290 NE 183rd Street, Miami, FL 33056	2663 NW 36th Street, Miami, FL 33142	2510 NW 187th Street, Miami, FL 33056	7565 W 20th Avenue, Miami, FL 33014	728 NW 79th St, Miami, FL 33150
Folio # / APN:	34-21-12-023-0010	01-31-22-050-0040 + 0011 + 0010	34-21-03-006-0070 + 0080	04-20-26-001-0510 + 0512	30-31-11-035-0040
Building Type:	9-Unit Warehouse, 1 Out-Parcel + Billboard	Stand Alone with 4 Units + 1 Adjacent Lot	Stand Alone + 1 Adjacent Lot	2-Unit Mixed Use with Parking + 1 Lot	5-Unit Retail Plaza with Parking
Building Sq. Ft.:	103,367	21,000	2,020	7,963	8,830
Lot Sq. Ft.:	217,808	65,776	15,000	19,614	10,500
Residential Units:	0	0	0	1	1
Commercial Units:	10	4	1	1	5
Total Units:	10	4	1	2	6
Stories:	1	1	1	3	3
Zoning:	I-2	T6-8-O	NC	M-1	UC-MC
Annual Taxes (2024):	\$228,782.41	\$57,062.44	\$7,299.40	\$27,513.81	\$13,651.07
Average Daily Traffic (ADT)	40,500 vehi.	21,100 veh.	43,000 veh	43,500 veh.	27,500 veh.

LICENSES & PERMITS

Comprehensive Licensing & Permit Statement for Miami Nightclubs

The sale of The Office, The Mint, The Playground, Candies, and Victoria's in Miami, Florida, is structured as a Going Concern. This designation assures the buyer that the sale includes all necessary assets and operational elements to continue the business immediately and without interruption, including all required licenses, permits, and contracts.

The clubs operate with a comprehensive set of state and local authorizations, mirroring the strict regulatory environment for hospitality and entertainment venues in Miami.

Key permits and licenses required for continuous and compliant operation include, but are not limited to, the following:

Alcoholic Beverage Licensing (Quota and Non-Quota): This includes the crucial CU: Alcoholic Beverage Use and a CU: Liquor Store LBW 4COP or similar quota-based license, issued by the Florida Division of Alcoholic Beverages and Tobacco (DABT) and approved by the local municipality, which is essential for the sale and consumption of beer, wine, and spirits on the premises.

Operational & Safety Permits: This encompasses the Annual Operating Permit from the Fire Department, which is critical for patron safety and capacity, and the EAP Approval - Emergency Action Plan, a mandated safety document for emergencies.

Certificate of Use (CU): The local government's approval, such as a general Certificate of Use or specialized permits like CU: Check Cashing (Permanent) and CU: Adult Bookstore (Permanent) where applicable, ensures the business's activity aligns with local zoning regulations for the specific location.

Food Service License: The **Seating Food Service License** (or similar) is required for establishments that serve food, demonstrating compliance with health and sanitation regulations.

Environmental Permits: This includes compliance permits like Fats, Oils & Grease Discharge Control Annual Operating Permit, necessary for kitchen and food service operations to meet environmental standards.

All Five Nightclubs Possess The Full Array Of Licenses And Permits Required For Their Legal Ownership And Operation, Ensuring A Smooth Transition Under The Going Concern Sale Structure.

KEY HIGHLIGHTS

Scaled Entry: Acquire an immediate, diversified footprint through five profitable, fully operational adult entertainment venues, each with established clientele, staff, and brand equity. This portfolio-level acquisition offers instant market presence and cash flow.

High Barrier to Entry: The sale includes grandfathered adult entertainment and 4COP full liquor licenses, which are nearly impossible to obtain under current Miami-Dade zoning and regulatory restrictions. This scarcity creates a powerful competitive moat and protects long-term enterprise value.

De-Risked Asset Class: The combination of fee-simple real estate ownership and operating businesses under long-standing, non-replicable licenses results in a quasi-monopoly advantage insulated from new entrants or regulatory changes.

Dual Income Stream: Investors benefit from both ongoing business operations (recurring, high-margin cash flow) and appreciation of the underlying real estate assets, which can function as a hedge against business risk and inflation.

Value-Add Potential: Immediate upside exists through institutional management, streamlined operations, and implementation of sophisticated revenue strategies, including enhanced VIP programs, bottle service optimization, and tiered pricing for private experiences.

Real Estate Upside: Properties are strategically located along high-traffic commercial corridors surrounded by mixed-use development. Long-term potential includes redevelopment, sale, or repositioning as conventional commercial assets independent of the current business use.

Recession-Resistant Model: Adult entertainment consistently performs across economic cycles, maintaining strong discretionary spending appeal and steady cash flow from cover charges, drink sales, and VIP experiences, even in downturns.

Operational Synergies: Centralized management across multiple locations offers economies of scale in marketing, staffing, inventory, and vendor contracts, supporting margin expansion and smoother institutional oversight.

Tourism-Driven Market: Miami's thriving nightlife, hospitality, and tourism ecosystem drive continuous customer flow and international exposure, reinforcing premium pricing and brand value across all venues.

Exit Flexibility: Investors may pursue multiple exit strategies, including sale of individual clubs, recapitalization, or repositioning of real estate assets, allowing for both near-term liquidity and long-term capital appreciation.

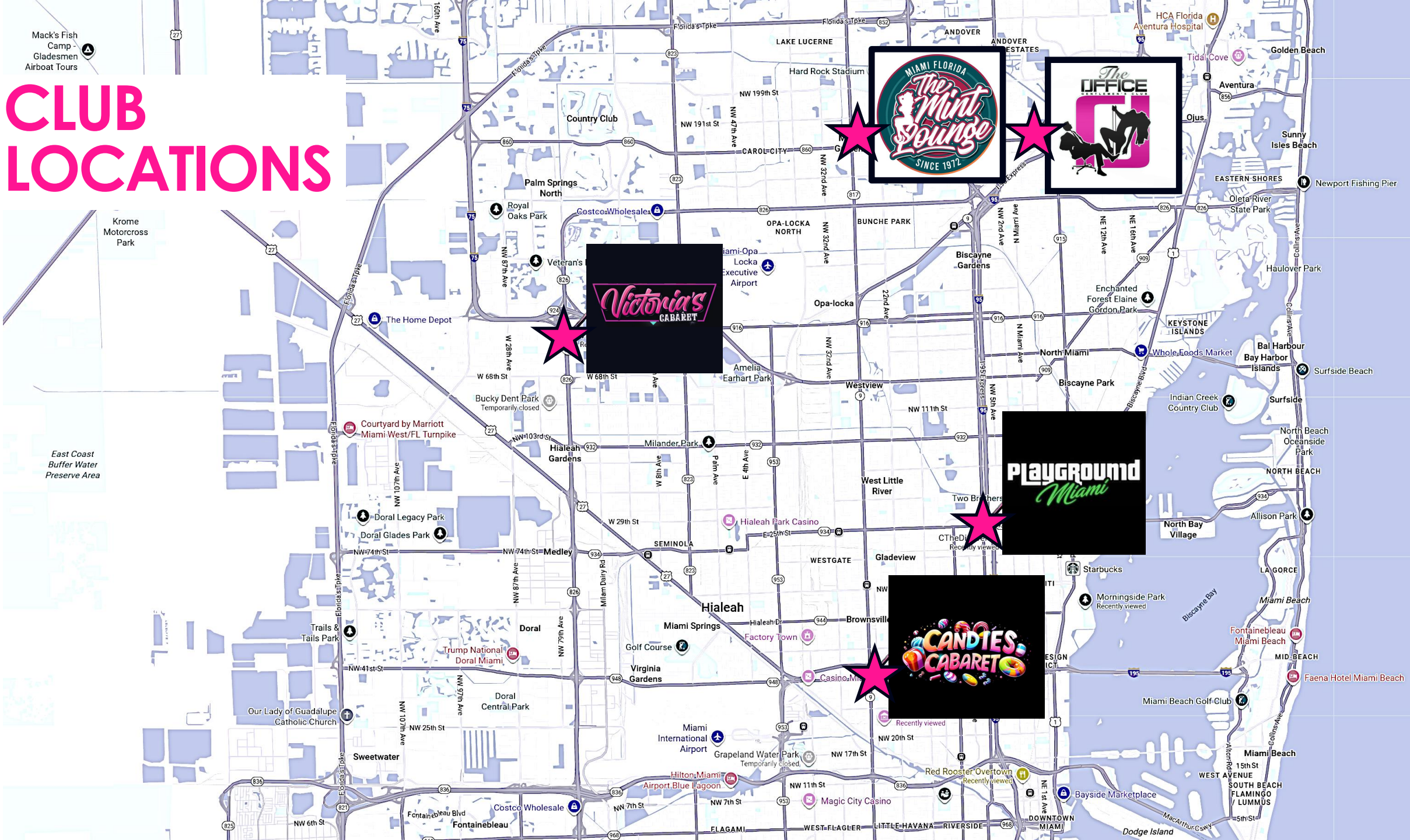




LOCATION
INFORMATION

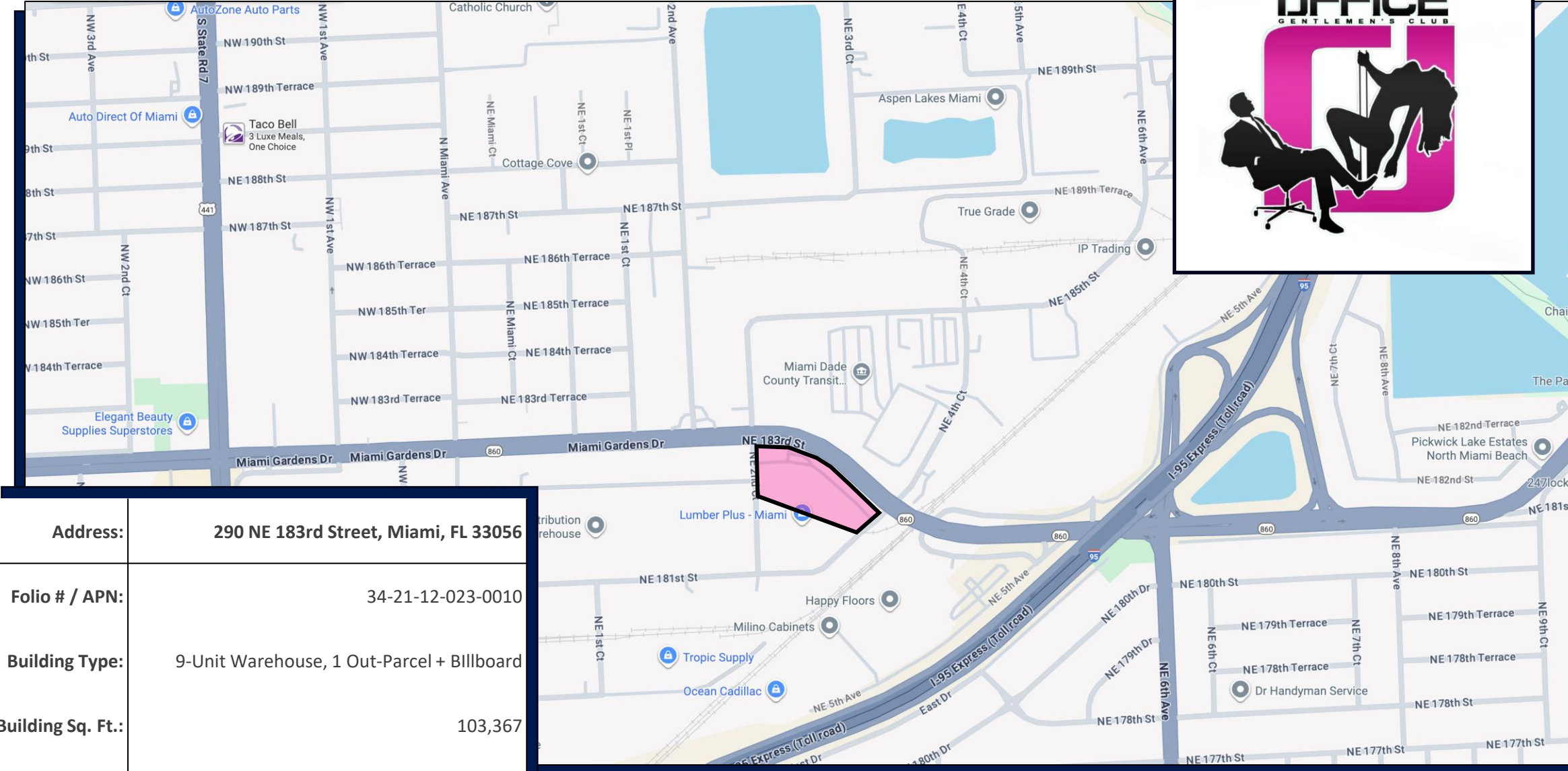
CLUB LOCATIONS

STRIP CLUB PORTFOLIO



THE OFFICE

STRIP CLUB PORTFOLIO



Address:	290 NE 183rd Street, Miami, FL 33056
Folio # / APN:	34-21-12-023-0010
Building Type:	9-Unit Warehouse, 1 Out-Parcel + Billboard
Building Sq. Ft.:	103,367
Lot Sq. Ft.:	217,808

CANDIES CABARET

STRIP CLUB PORTFOLIO

Address:	2663 NW 36th Street, Miami, FL 33142
Folio # / APN:	01-31-22-050-0040 + 0011 + 0010
Building Type:	Stand Alone with 4 Units + 1 Adjacent Lot
Building Sq. Ft.:	21,000
Lot Sq. Ft.:	65,776



CANDIES CABARET

ZONING & DEVELOPMENT INFORMATION

Summary Metrics

Metric	Estimate
Site Area	65,000 SF (1.49 acres)
Zoning	T6-8-O – Urban Core Mixed Use
Base Density (Miami 21)	~223 units (150 DU/AC)
Potential Density (SB102)	Up to ~1,491 units (≈1,000 DU/AC)
Average Unit Size	~1,000 SF
Estimated All-In Cost/Unit	\$425,000
Total Project Cost	≈ \$634,000,000
Average Rent/Month	\$2,800
Annual Gross Rent	≈ \$50,112,000
Estimated Cap Rate	6.0%–6.5%
Building Type	High-rise mixed-use with structured parking & essential amenities

Disclaimers

All figures are **conceptual and for illustrative purposes only**. Density, height, and financial outcomes depend on final city review, attainable housing compliance, site-specific engineering, and market conditions. Developer and investor due diligence required to verify feasibility under Miami 21 and SB102 guidelines.

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

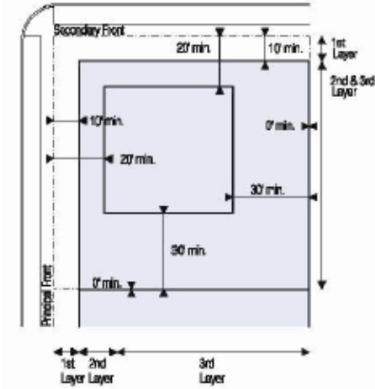
a. Lot Area	5000 sq.ft. min.; 40,000 sq ft. max
b. Lot Width	50 ft. min
c. Lot Coverage	80% max. 15,000 sq. ft. max. floor plate for Residential & Lodging 30,000 sq. ft. max. floor plate for Office & Commercial
1-8 stories	
Above 8 story	
d. Floor Lot Ratio (FLR)	5/ 25% additional Public Benefit
e. Frontage at front setback	70% min.
f. Open space Requirements	10% lot area min.
g. Density	150 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 30 ft. min. above 8th story
d. Rear	0 ft. or 30 ft. min. above 8th story
e. Abutting T5	0 ft. min. 1rst through 5th story 10 ft. min. 6th through 8th story 30 ft. min above 8th story
Abutting T4	6 ft. min. 1rst through 5th story 26 ft. min. above 5th story
Abutting T3	6 ft. min. 1rst through 3rd story 26 ft. min. 4th through 5th story 46 ft. min. above 5th story
f. Across street from T3	10 ft. 1rst through 3rd story Principal front 20 ft. min. above 3rd story

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT



CANDIES CABARET

ZONING & DEVELOPMENT INFORMATION

NW 36th Street – T6-8 / SB102 Development Potential

Located along Miami’s 36th Street corridor, this **65,000 SF** site zoned **T6-8** offers exceptional redevelopment potential under the **Live Local Act (SB102)**.

Base zoning permits **150 dwelling units per acre**, allowing approximately **223 units by right**. Under SB102 attainable housing provisions, the site may achieve **up to 1,491 residential units** (≈1,000 DU/acre) subject to affordability compliance and height comparisons within one mile. A conservative expectation supports a **high-rise mixed-use project** with an **average unit size of 1,000 SF**, **essential resident amenities**, and **structured parking**.

At an estimated **\$425,000 all-in cost per unit**, total project cost would approximate **\$634 million**.

Stabilized rents averaging **\$2,800/month** produce potential **gross annual income exceeding \$50 million**, translating to a **6%–6.5% cap rate** range upon stabilization.

This represents one of the few centrally located Miami parcels capable of supporting large-scale attainable housing at institutional scale.

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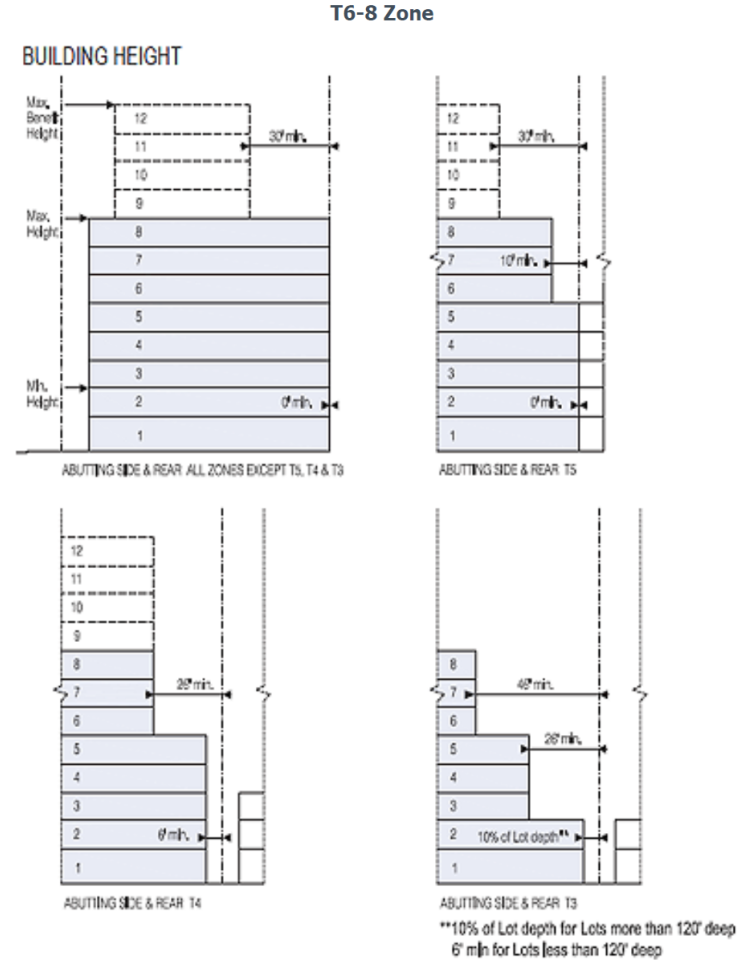
Building Height

Building height is also regulated within the building’s configuration. Under the Miami 21 Zoning Code, height is regulated in stories, specific to each T6 zone. Height regulations are achieved by regulating the building’s capacity (*see [capacity regulation](#)). These regulations are important for buildings in T6 zones in order to ensure a transition between transect zones.

T6-8 Zones

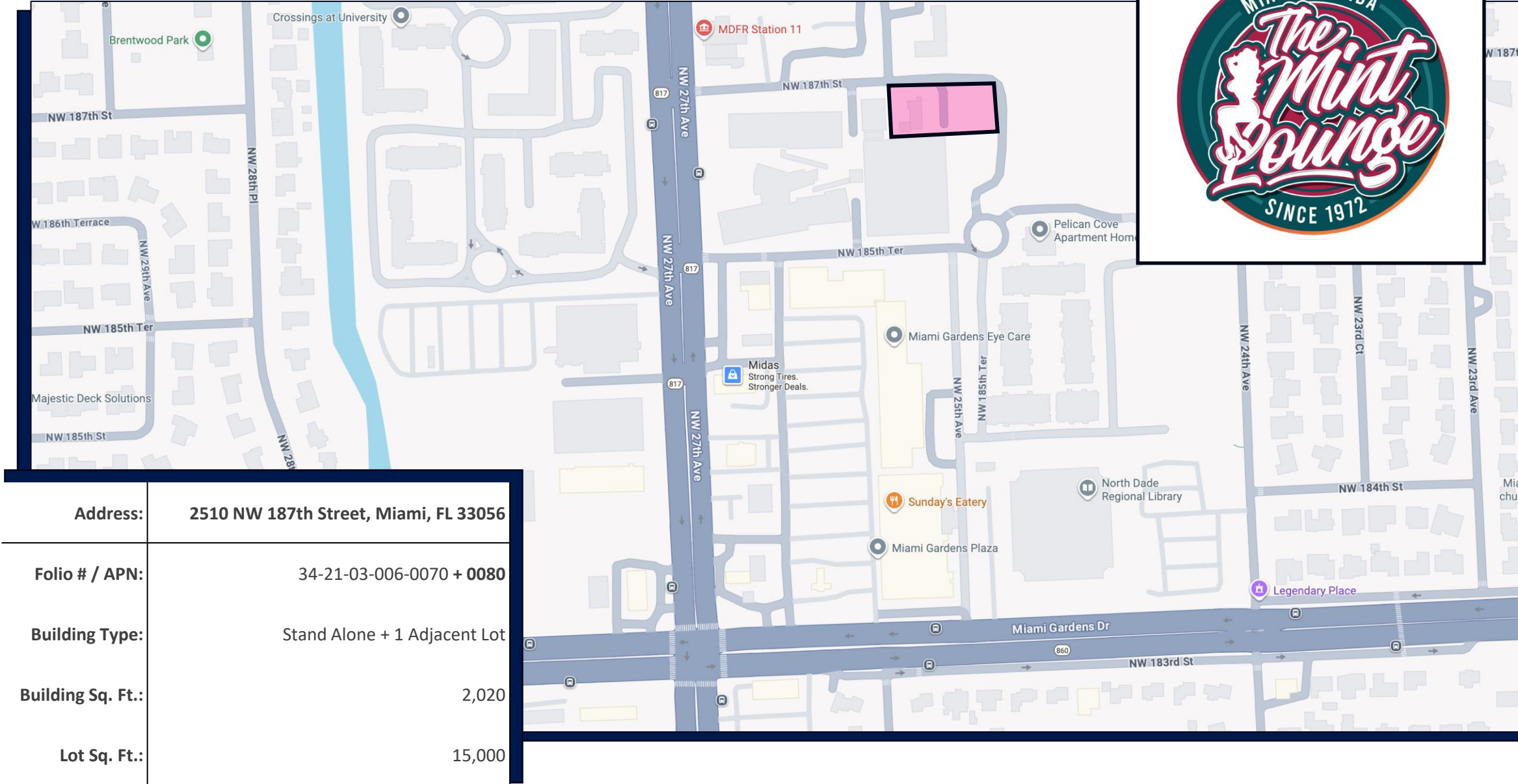
- a. Minimum Height 2 stories
- b. Maximum Height 8 stories
- c. Max. Benefit Height 4 stories, except when abutting a T3 zone

Item c. (Maximum Benefit Height) is referring to the bonus heights developers can obtain when participating in the Miami 21 [Public Benefits Program](#).



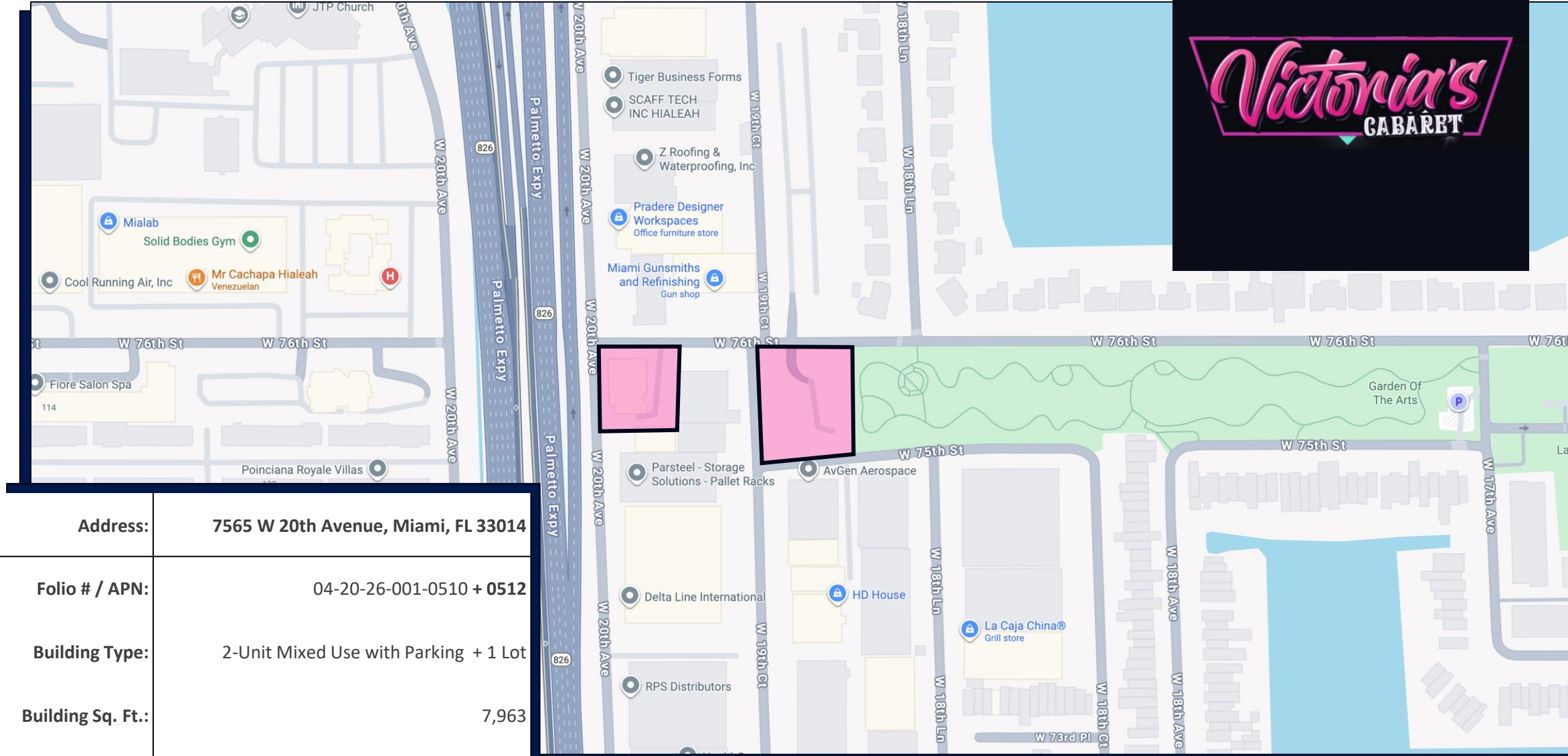
THE MINT

STRIP CLUB PORTFOLIO



VICTORIA'S CABARET

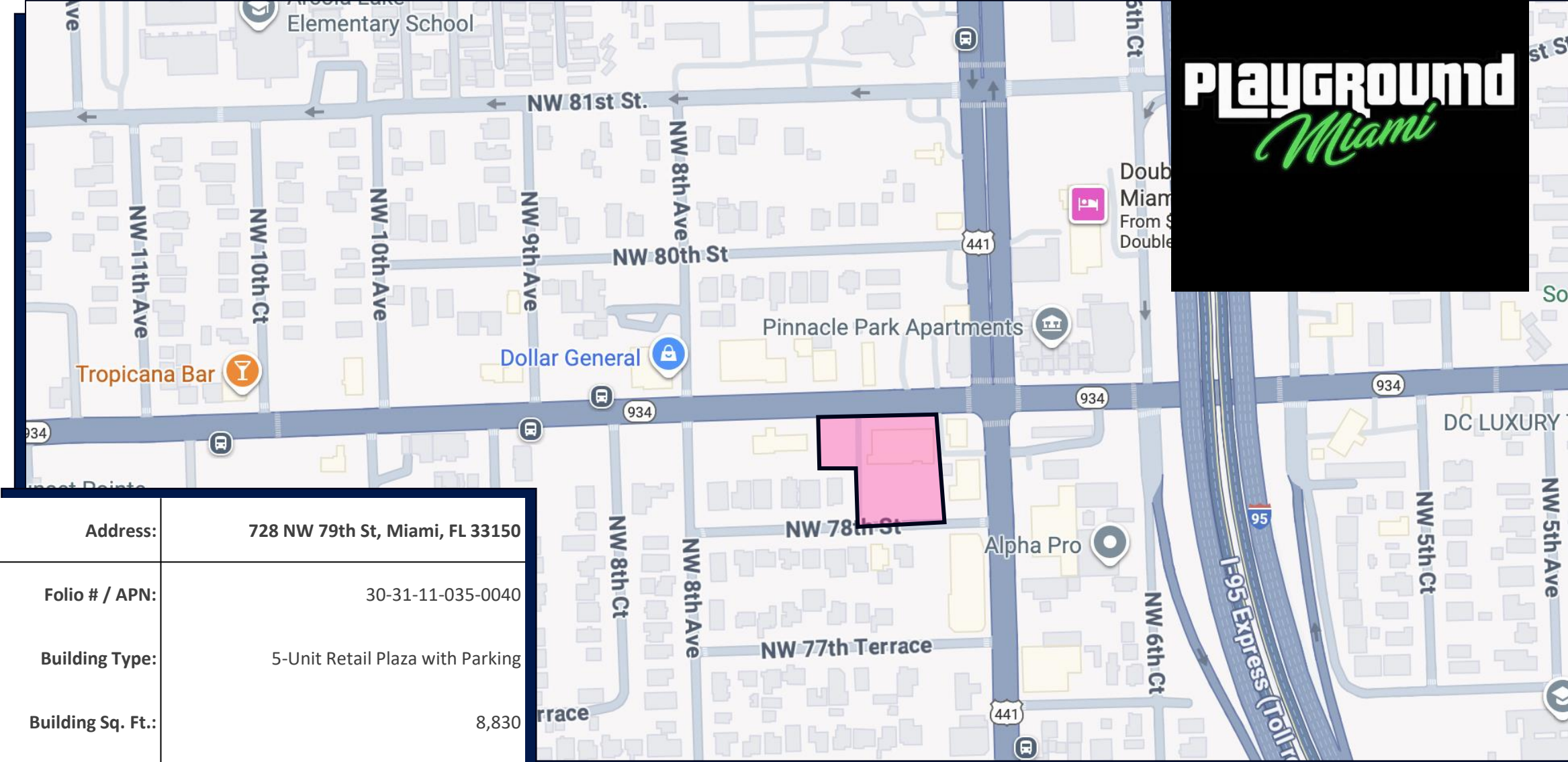
STRIP CLUB PORTFOLIO



Address:	7565 W 20th Avenue, Miami, FL 33014
Folio # / APN:	04-20-26-001-0510 + 0512
Building Type:	2-Unit Mixed Use with Parking + 1 Lot
Building Sq. Ft.:	7,963
Lot Sq. Ft.:	19,614

THE PLAYGROUND

STRIP CLUB PORTFOLIO



Address:	728 NW 79th St, Miami, FL 33150
Folio # / APN:	30-31-11-035-0040
Building Type:	5-Unit Retail Plaza with Parking
Building Sq. Ft.:	8,830
Lot Sq. Ft.:	10,500

THE PLAYGROUND

ZONING & DEVELOPMENT INFORMATION

Summary Metrics

Metric	Estimate
Site Area	50,000 SF (1.15 acres)
Zoning	MCUC – Mixed-Use Corridor (Urban Center)
Base Density (Miami 21)	~172 units (150 DU/AC)
Potential Density (SB102)	Up to ~450 units (≈390 DU/AC)
Average Unit Size	~1,000 SF
Estimated All-In Cost/Unit	\$425,000
Total Project Cost	≈ \$191,000,000
Average Rent/Month	\$2,400
Annual Gross Rent	≈ \$13,000,000
Estimated Cap Rate	~6.2%
Building Type	Mid- to high-rise mixed-use with essential amenities & structured parking

Disclaimers

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Sec. 33-284.84.1 Density, Building Height, and Intensity.

- A. Maximum Density and Building Height Range Tables. Notwithstanding any other provision to the contrary, the following tables set forth the maximum residential densities and building heights for developments in each urban center or urban area district:
- For Land Use Categories RM, RML, MO, MC, MM, MCS, MCI, SD (Marketplace), SD (Storeporch), AD, MD (Market), ID, and I.

Urban Center or Urban Area District	Sub-District					
	CORE		CENTER		EDGE	
	Density (Maximum)	Building Height (Minimum-Maximum)	Density (Maximum)	Building Height (Minimum-Maximum)	Density (Maximum)	Building Height (Minimum-Maximum)
Community Urban Centers along South Dade Transitway	125 units per acre	3-15 stories	90 units per acre	2-12 stories	45 units per acre	6 stories*
Metropolitan Urban Centers along the South Dade Transitway	250 units per acre	25 stories*	150 units per acre	15 stories*	60 units per acre	8 stories*
Ojus Urban Area District	90 units per acre	12 stories*	60 units per acre	3-8 stories	45 units per acre	6 stories*
North Central Urban Area District See Note 1	125 units per acre	3-15 stories	Within ½ mile of the SMART Corridor, 90 units per acre; otherwise 60 units per acre	Within ½ mile of the SMART Corridor, 2-12 stories; otherwise 2-8 stories	60 units per acre	8 stories*
Bird Road Corridor Urban Area	90 units per acre; except, for properties east of SW 87th Avenue, 36 units per acre	2-12 stories; except, for properties east of SW 87th Avenue, 2-6 stories	60 units per acre	2-8 stories	36 units per acre	6 stories*
Country Club Urban Area	90 units per acre	2-12 stories	60 units per acre	2-8 stories	36 units per acre	6 stories*

* No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) below

Note 1 For properties comprising a rapid transit station, maximum density and building height shall be in accordance with the Core Sub-District.

- For Land Use Category R.

Urban Center or Urban Area District	Sub-District			
	CORE	CENTER	EDGE	
Community Urban Centers along South Dade Transitway	N/A	N/A	18 units per acre/ Maximum Height: 2 stories**	** No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) below
Metropolitan Urban Centers along South Dade Transitway	N/A	N/A	18 units per acre/Maximum Height: 2 stories**	*** 18 units per acre/Maximum Height: 2 stories (and 4 stories for properties located east of NE 26th Avenue and north of NE 195th Street to NE 202nd Street); except, for certain properties along the Oleta River, 6 units per acre/Maximum Height: 2 stories See Note 1
Ojus Urban Area District	N/A	N/A	***	Note 1 6 units per acre/2 stories applies to properties that are located: (a) along the Oleta River; (b) west of NE 26th Avenue and north of NE 195th Street; and (c) south of Miami Gardens Drive and west of NE 24th Avenue
North Central Urban Area	N/A	60 units per acre/ 2-8 stories	18 units per acre/Maximum Height: 2 stories**	

THE PLAYGROUND

ZONING & DEVELOPMENT INFORMATION

79th Street – MCUC / SBI02 Development Potential

Situated along Miami's 79th Street corridor, this **50,000 SF MCUC-zoned site** presents a strong opportunity for a **mid- to high-rise attainable housing development** leveraging the **Live Local Act (SBI02)**.

Base zoning allows approximately **150 dwelling units per acre**, or roughly **172 units by right**. With SBI02 attainable housing density applied, the property could reasonably support **up to 450 units** (≈390 DU/acre), depending on height comparisons and affordability commitments.

Conceptually, the site can accommodate a **contemporary mixed-use structure** featuring durable, attractive finishes, essential resident amenities, and structured parking designed for efficiency and long-term stability. At an estimated **\$425,000 all-in cost per unit**, total development cost is approximately **\$191 million**.

Stabilized rents averaging **\$2,400/month** project an **annual gross income of roughly \$13 million**, equating to a **6.2% cap rate** on cost — a solid profile for institutional or JV development capital under SBI02.

Disclaimers

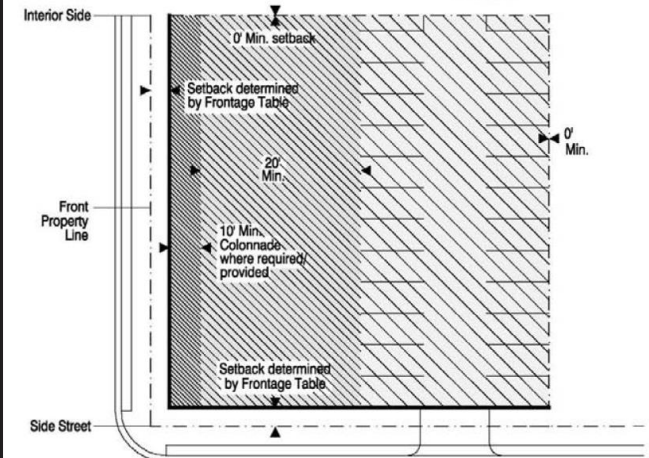
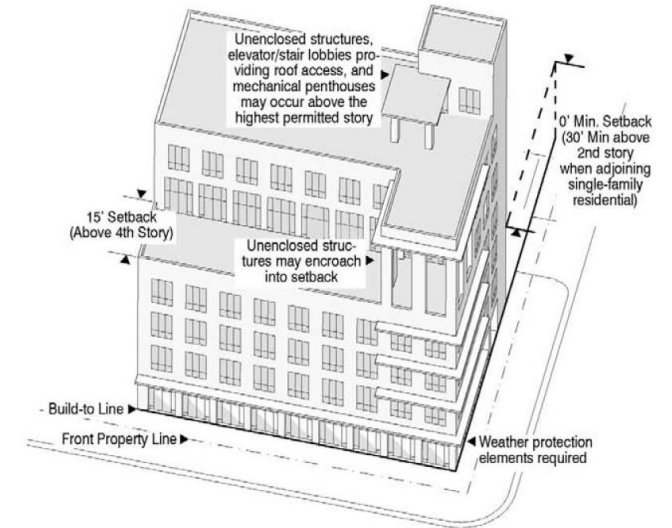
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2. MIXED-USE MULTI-FAMILY

Min: Minimum
Max: Maximum
Req: Required

— Build to Line
- - - Property Line
▨ Colonnade
▨ Habitable Space
▨ Parking and / or allowable building area

- Building Frontage Required: Seventy (70) percent minimum at build-to line in all Sub-districts. Minimum frontage requirement applies along the front property line only.
- Build-to-lines or street setback requirements shall be measured from the edge of sidewalk.
- The interior side/rear setbacks shall be as shown above.
- When provided, the front setback shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of five (5) feet clear width within the setback shall be kept unobstructed for pedestrians.
- All on-site parking shall be accessed from the service road or lowest ranking street.
- Where a wall or fence is used to screen parking areas along streets, a five (5) foot landscape strip with a hedge shall be required in front of the wall or fence.
- Above the fourth story the setback shall be from the property line.





FINANCIAL
ANALYSIS

FINANCIAL SUMMARY

This is a rare opportunity to acquire a \$93,000,000 portfolio of five cash-flowing, fully licensed adult entertainment venues located in the high-growth Miami metropolitan area. The sale is being executed as a Going Concern, ensuring the immediate and seamless transfer of all operations, including the valuable real estate, brand equity, existing contracts, and the complete set of required local and state permits.

A High-Yield, Turnkey Investment with Immediate Cash Flow

The portfolio is distinguished by its exceptional capitalization rate of 22.33%, a figure virtually unmatched in conventional commercial real estate investment. This valuation is not theoretical; it is grounded in a combined Total Net Operating Income (NOI) of over \$20.76\$ Million.

Rapid Return on Capital: The 22.33% portfolio Cap Rate offers investors an accelerated path to return on equity.

Anchor Asset Strength: The core assets, The Office and Candies Cabaret, are market leaders, contributing over \$12.4\$ Million in combined annual NOI at robust Cap Rates (17.25% and 20.09%, respectively).

Operational Efficiency: The remaining clubs operate at incredibly high yields (31% to 36% Cap Rates), demonstrating maximized operational efficiency and cash conversion across the entire portfolio.

Strategic Real Estate & Licensing: The valuation includes the underlying real estate and the critical Liquor Licenses (4COP) and specialized permits, assets that are extraordinarily difficult and time-consuming to obtain in the competitive Miami market. The Going Concern structure eliminates all lead time and risk associated with new business licensing.

This offering is a turnkey acquisition of immediate, proven, and high-margin cash flow in a high-barrier-to-entry market.



FINANCIAL SUMMARY | THE BUSINESSES

BUSINESS VALUATION					
Club Name:	The Office	Candies Cabaret	The Mint	Victoria's Cabaret	The Playground Miami
Address:	290 NE 183rd Street, Miami, FL 33056	2663 NW 36th Street, Miami, FL 33142	2510 NW 187th Street, Miami, FL 33056	7565 W 20th Avenue, Miami, FL 33014	728 NW 79th St, Miami, FL 33150
INCOME					
Alcohol Revenue	\$5,940,000	\$4,200,000	\$3,412,500	\$3,123,200	\$2,754,000
Performance Revenue	\$5,533,000	\$3,720,000	\$3,230,500	\$3,136,000	\$2,808,000
Cover Revenue	\$1,155,000	\$1,155,000	\$877,500	\$864,000	\$675,000
Ancillary Income	\$660,000	\$480,000	\$704,000	\$480,000	\$594,000
ESTIMATED INCOME	\$13,288,000	\$9,555,000	\$8,224,500	\$7,603,200	\$6,831,000
EXPENSES					
Management + Payroll	\$2,849,442	\$2,970,000	\$2,827,500	\$2,392,500	\$2,255,000
Liquor Inventory	\$1,632,280	\$1,045,000	\$1,625,000	\$1,375,000	\$1,430,000
Business Operations	\$1,440,000	\$990,000	\$495,000	\$654,500	\$495,000
Building Operations	\$546,000	\$390,000	\$268,800	\$251,900	\$214,500
Rent	\$653,664	\$552,000	\$372,000	\$432,000	\$432,000
ESTIMATED EXPENSES	\$7,121,386	\$5,947,000	\$5,588,300	\$5,105,900	\$4,826,500
NET OPERATING INCOME	\$6,166,614	\$3,608,000	\$2,636,200	\$2,497,300	\$2,004,500
ASKING PRICE	\$8,000,000	\$7,000,000	\$3,500,000	\$3,500,000	\$3,500,000
CAPITALIZATION RATE	77.08%	51.54%	75.32%	71.35%	57.27%

All information contained herein has been provided by the Seller and is deemed reliable but not guaranteed. Brokers make no representations or warranties, express or implied, as to the accuracy or completeness of the information or projections. Purchasers are advised to conduct their own independent due diligence to verify all facts, figures, and assumptions. Offering is subject to errors, omissions, change, or withdrawal without notice.

FINANCIAL SUMMARY | THE REAL ESTATE

REAL ESTATE VALUATION					
Club Name:	The Office	Candies Cabaret	The Mint	Victoria's Caberet	The Playground Miami
Address:	290 NE 183rd Street, Miami, FL 33056	2663 NW 36th Street, Miami, FL 33142	2510 NW 187th Street, Miami, FL 33056	7565 W 20th Avenue, Miami, FL 33014	728 NW 79th St, Miami, FL 33150
INCOME					
Rental Income (Club)	\$653,665	\$552,000	\$372,000	\$432,000	\$432,000
Rental Income (Other)	\$1,693,670	\$108,000	\$0	\$0	\$97,000
Event Income	\$0	\$0	\$0	\$0	\$95,000
ESTIMATED INCOME	\$2,347,335	\$660,000	\$372,000	\$432,000	\$624,000
EXPENSES					
Taxes	\$74,333	\$0	\$5,000	\$7,500	\$2,600
Insurance	\$37,800	\$11,500	\$12,500	\$30,000	\$9,700
Management Fees	\$70,000	\$30,000	\$60,000	\$40,000	\$85,000
Utilities	\$18,000	\$4,800	\$0	\$6,500	\$6,700
Other Expenses	\$32,000	\$3,600	\$0	\$27,000	\$5,000
ESTIMATED EXPENSES	\$232,133	\$49,900	\$77,500	\$111,000	\$109,000
NET OPERATING INCOME	\$2,115,202	\$610,100	\$294,500	\$321,000	\$515,000
ASKING PRICE	\$40,000,000	\$14,000,000	\$4,500,000	\$4,500,000	\$4,500,000
CAPITALIZATION RATE	5.29%	4.36%	6.54%	7.13%	11.44%

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PORTFOLIO VALUATION | GOING CONCERN

STRIP CLUB PORTFOLIO

PORTFOLIO VALUATION							
CLUB NAME:	The Office	Candies Cabaret	The Mint	Victoria's Cabaret	The Playground Miami		
ADDRESS:	290 NE 183rd Street, Miami, FL 33056	2663 NW 36th Street, Miami, FL 33142	2510 NW 187th Street, Miami, FL 33056	7565 W 20th Avenue, Miami, FL 33014	728 NW 79th St, Miami, FL 33150		
BUSINESS INCOME							TOTAL BUSINESS INCOME
ESTIMATED INCOME:	\$ 13,288,000	\$ 9,555,000	\$ 8,224,500	\$ 7,603,200	\$ 6,831,000		\$ 45,501,700
ESTIMATED EXPENSES:	\$ 7,121,386	\$ 5,947,000	\$ 5,588,300	\$ 5,105,900	\$ 4,826,500		\$ 28,589,086
NET OPERATING INCOME:	\$ 6,166,614	\$ 3,608,000	\$ 2,636,200	\$ 2,497,300	\$ 2,004,500		\$ 16,912,614
REAL ESTATE INCOME							TOTAL REAL ESTATE INCOME
ESTIMATED INCOME:	\$ 2,347,335	\$ 660,000	\$ 372,000	\$ 432,000	\$ 624,000		\$ 4,435,335
ESTIMATED EXPENSES:	\$ 232,133	\$ 49,900	\$ 77,500	\$ 111,000	\$ 109,000		\$ 579,533
NET OPERATING INCOME:	\$ 2,115,202	\$ 610,100	\$ 294,500	\$ 321,000	\$ 515,000		\$ 3,855,802
NET OPERATING INCOME							TOTAL NET OPERATING INCOME
TOTAL NOI:	\$ 8,281,816	\$ 4,218,100	\$ 2,930,700	\$ 2,818,300	\$ 2,519,500		\$ 20,768,416
TOTAL ASKING PRICE							TOTAL ASKING PRICE
ASKING PRICE:	\$ 48,000,000	\$ 21,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000		\$ 93,000,000
CAPITALIZATION RATE:	17.25%	20.09%	36.63%	35.23%	31.49%		22.33%

All information contained herein has been provided by the Seller and is deemed reliable but not guaranteed. Brokers make no representations or warranties, express or implied, as to the accuracy or completeness of the information or projections. Purchasers are advised to conduct their own independent due diligence to verify all facts, figures, and assumptions. Offering is subject to errors, omissions, change, or withdrawal without notice.

PROPERTY
PHOTOS



PHOTOS | THE OFFICE

STRIP CLUB PORTFOLIO



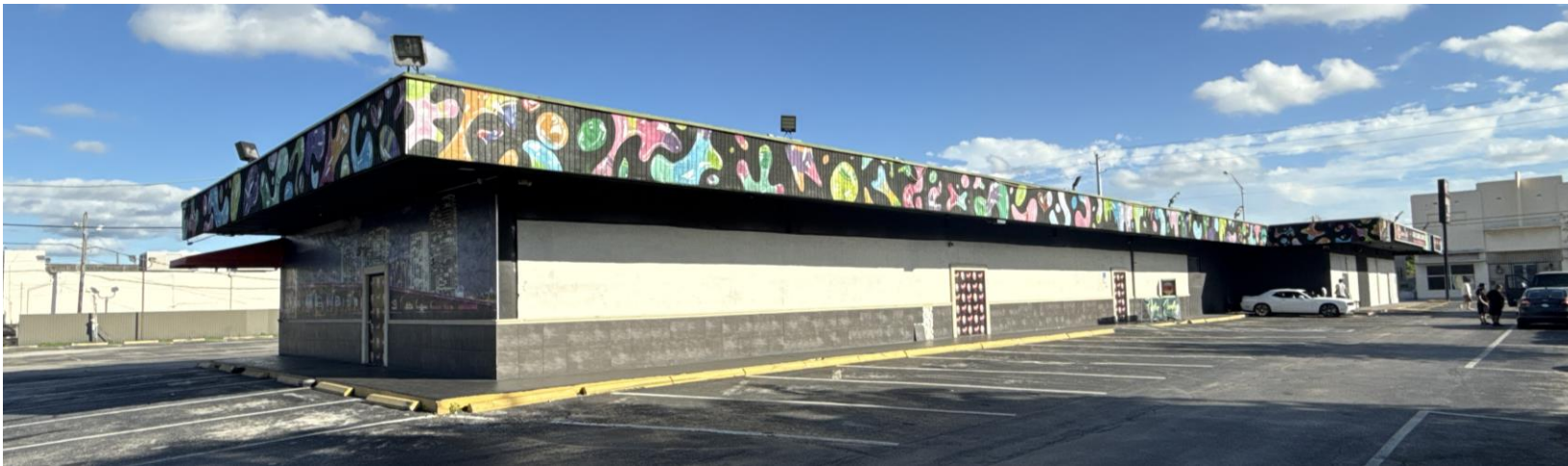
PHOTOS | THE OFFICE

STRIP CLUB PORTFOLIO



PHOTOS | CANDIES CABARET

STRIP CLUB PORTFOLIO



PHOTOS | CANDIES CABARET

STRIP CLUB PORTFOLIO





PHOTOS | VICTORIA'S CABARET

STRIP CLUB PORTFOLIO



PHOTOS | VICTORIA'S CABARET

STRIP CLUB PORTFOLIO



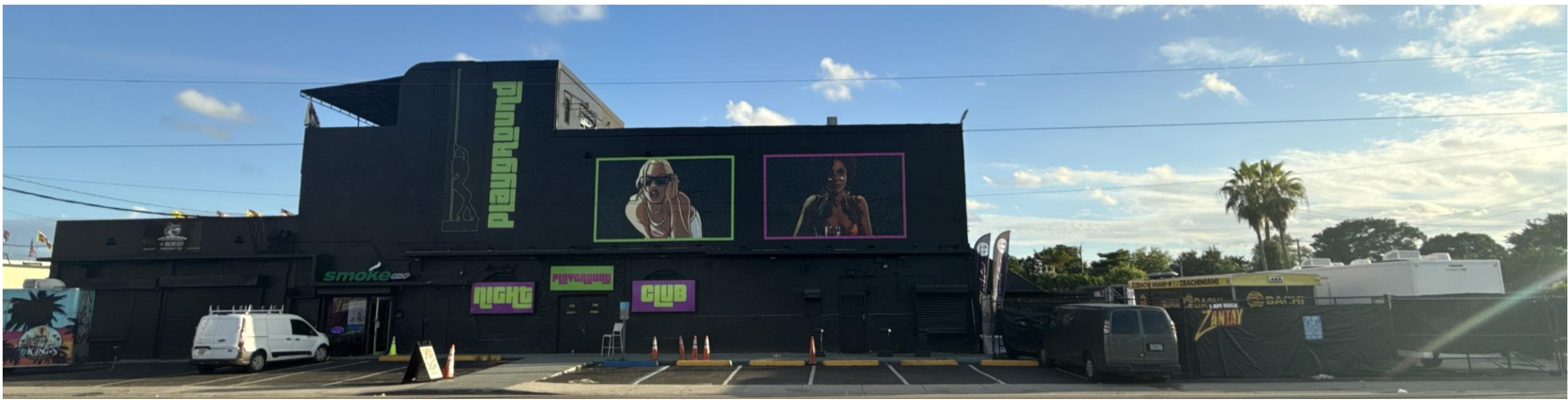
PHOTOS | THE PLAYGROUND

STRIP CLUB PORTFOLIO



PHOTOS | THE PLAYGROUND

STRIP CLUB PORTFOLIO



MORE INFORMATION

This portfolio represents an irreplaceable, scaled investment opportunity in the highly protected Miami adult entertainment sector. To uphold the strict confidentiality required for this "Going Concern" offering, access to the Full Offering Memorandum, including proprietary financial statements, is restricted. Please review the available public-facing information and immediately execute the Confidentiality Agreement (NDA) below to unlock the complete data package.

[@playground.miami](https://playground.miami)



[@theofficemiami](https://theofficemiami)



[@candiescabaretmiami](https://candiescabaretmiami)



[@themintlounge](https://themintlounge)



victoriascabaret.com



[LINK TO NDA FOR MORE INFORMATION](#)

SCAN HERE FOR NDA


NEXT STEPS

OFFERING PROCEDURE

Offers should be submitted in the form of a standard nonbinding Letter of Intent, unless otherwise suggested. If you require a form, one can be provided. An offer must specify the following:


- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period
- Letter of Intent is acceptable

 **KEVIN ROYER**

 +1 (212) 920-9604

 kevinroyer@compass.com

 **BRAM SCOLNICK**

 +1 (305) 778-8499

 bram@alterrealetygroup.com

Contact Listing Agents

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Disclaimer

This Offering Memorandum has been prepared by Kevin Royer (Compass) and Bram Leland Skolnik (Alterra Realty) (collectively, the “Brokers”) solely for informational purposes to assist prospective purchasers in evaluating a possible acquisition of the property and operating business (the “Going Concern”).

All information contained herein, including financial data, projections, and assumptions, has been provided by the Seller and/or obtained from sources deemed reliable; however, the Brokers have not independently verified such information and make no representations or warranties, express or implied, as to its accuracy or completeness.

Any and all financial projections or performance forecasts are estimates based on assumptions of future events and are provided for illustrative purposes only. Actual results may vary materially. Purchasers are strongly advised to conduct their own independent due diligence, including verification of income, expenses, licenses, permits, zoning, and other material facts.

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