



Investor Brochure



Why Buy Miami



Miami's real estate market has shown consistent growth over the years, with high demand from both domestic and international buyers.



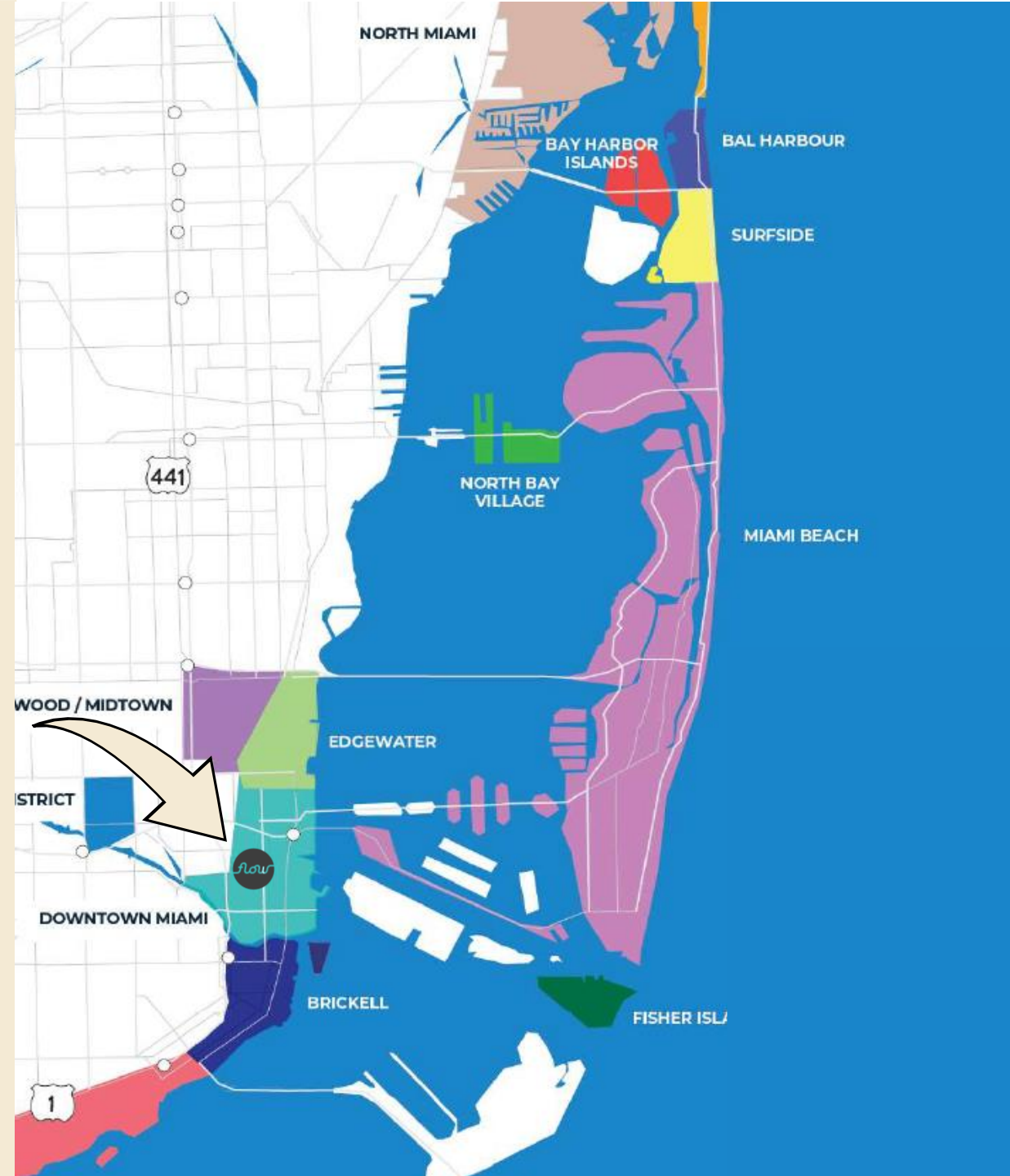
The city's appeal as a global destination ensures a steady stream of interest, which often translates into appreciation in property values.



Miami is a major tourist destination, attracting millions of visitors annually. This creates a strong demand for short-term vacation rentals, especially in areas near beaches, nightlife, and cultural attractions.



Miami attracts professionals, retirees, students, and seasonal residents, ensuring year-round demand for rental properties. Condos can cater to both long-term tenants and short-term vacationers, giving investors flexibility in their rental strategy.





Flow House

beautiful living for a beautiful life



Vibrant Community

Connecting a group of peers who inspire and seek community



Experiences & Events

Creating unique & enriching experiences for both our guests & neighbors



Wellbeing Programming

Attracting guests who prioritize their health and wellbeing



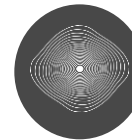
WorkFlow Amenities

Offering a live / work solution that attracts remote workers & supports our network of corporate housing providers



Flow Furnishings & Design

Creating custom furniture packages that enable seamless moves and rentals



Hospitality-focused Staff

Providing passionate, people-focused Resident Experience Managers

Find Your Flow



46,100 SQ FT OF AMENITIES

with your wellbeing in mind, there's a little something for everyone. You can take a dip in the pool, pick a weekly fitness class, or start a podcast. And plenty in between.

WELLBEING

Practice Room
Pilates Studio
Meditation Room
Spa, Sauna, & Steam Room
Cold Plunge
Zen Garden
126 ft Lap Pool
Day Beds & Cabanas
Premier Fitness Technogym Center
CrossFit

WORKFLOW

Coworking Space
Resident Lounge
Private Offices
Conference Rooms
Phone Booths
Board Room
Podcast Room

EXPERIENCE

Flow Social Club
Game Room
Media Screening Room
Cafe
Flow Truck & Picnic Area
Grill Area



41 STORIES

filled with community spaces and humans for you to connect, collaborate, and flow with on elevator rides or the pool deck. The more you know, the more you grow.

36,900 SQ FT OF RETAIL SPACE

right by your home — with everything from shopping to dining to experiences. An easy way to spend an afternoon.

466 FULLY FURNISHED RESIDENCES

crafted and cultivated for living by Cola Blanca and Flow Furnishings. Not too shabby if we do say so ourselves. Quite the opposite, in fact.

RESIDENCE FEATURES

- › Finished and furnished residences
- › Custom lighting packages
- › Private balconies with views in select units
- › European style cabinetry
- › Gourmet Kitchen upgrades available
- › Luxury bath fixtures
- › Full appliances with washer and dryer
- › Pet friendly building
- › Parking spaces available for rent



RESIDENTIAL MIX

STUDIO 307 to 629 sq ft | 29 to 59 sq m
JR. 1 BEDROOM 489 to 680 sq ft | 45 to 63 sq m

1 BEDROOM 567 to 1005 sq ft | 53 to 93 sq m
2 BEDROOMS 959 to 1165 sq ft | 89 to 108 sq m



Managed by Flow

- ✓ Full service, turnkey management
- ✓ 30-day minimum stays
- ✓ Tenant and owner app
- ✓ Community programming and events
- ✓ Enterprise sales

EXTENDED STAY

7 months or less
10% flat fee

LONG TERM STAY

8 months or more
8% + broker commission

Flow Leaseback Program



6% net return on investment per year after property taxes and monthly HOA fees (8.7% gross return)



Developer will leaseback the unit from buyer at closing



2-year lease duration



0% property management fee for 2 years



Flow will fully handle management of the unit (no personal use of the unit by owner during this time)

Rental Rates



Current market comps for newly delivered condos in Downtown Miami are \$4.50–5.00/sf and growing year over year



Monthly rentals often earn a 15%+ premium over annual rentals



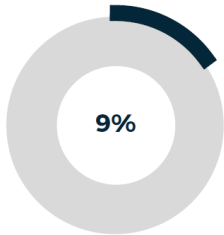
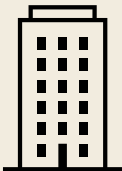
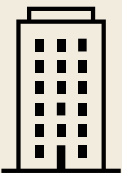
Furnished rentals earn a further premium over unfurnished rentals



New premium buildings such as Flow House Miami, offering furnished units and robust amenities, are expected to overachieve market rents

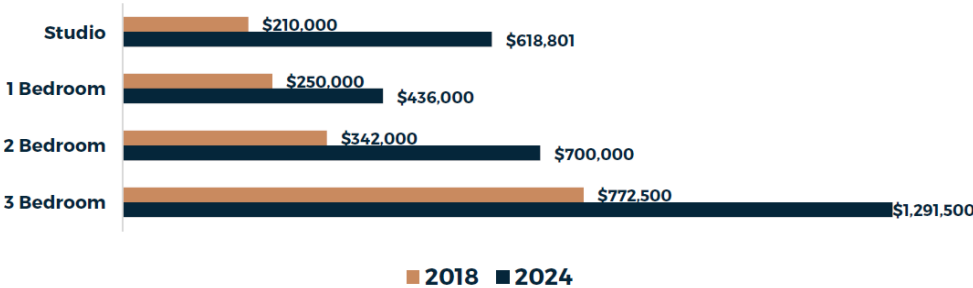


Resale Condo Stats



Δ IN AVG. \$/SF
FROM Q3 2023 – Q3 2024
* FROM \$787/SF TO \$854/SF

6-Year Median Price Appreciation by Unit Type



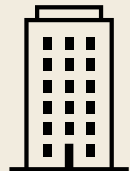
Available listings based on MLS data from September 30, 2024
Closed sales based on MLS data from January 1, 2024 – September 30, 2024

Brick				
Unit Type (Closed)	# Closed Units	Avg. Sale Price	Avg. Unit Size	PSF
Studio	1	\$423,000	546	\$775
1 Bedroom	17	\$637,382	824	\$773
2 Bedroom	27	\$1,016,000	1,204	\$844
3 Bedroom	13	\$1,705,615	1,775	\$961
Total	58	\$1,049,371	1,209	\$868

Edgewater				
Unit Type (Closed)	# Closed Units	Avg. Sale Price	Avg. Unit Size	PSF
1 Bedroom	5	\$562,000	765	\$735
2 Bedroom	16	\$978,313	1,167	\$838
3 Bedroom	9	\$1,958,333	1,878	\$1,043
4 Bedroom	3	\$2,600,000	2,584	\$1,006
5 Bedroom	3	\$3,408,333	3,234	\$1,054
Total	36	\$1,503,139	1,579	\$952

Downtown				
Unit Type (Closed)	# Closed Units	Avg. Sale Price	Avg. Unit Size	PSF
Studio	12	\$599,909	490	\$1,225
1 Bedroom	11	\$800,982	922	\$869
2 Bedroom	17	\$1,270,490	1,247	\$1,019
3 Bedroom	11	\$1,952,103	1,783	\$1,095
4 Bedroom	3	\$4,760,000	3,704	\$1,285
5 Bedroom	2	\$8,075,000	6,189	\$1,305
Total	56	\$1,598,414	1,434	\$1,114

Pre-Con Condo Stats



	Project	Sales Launch	Est. Completion Date	Pre-Construction Stage	No. of Units	% Sold	Blended PSF***	Current PSF
1	One W12 Residences	May-24	2027	Contract	372	75%	\$1,150	\$1200
2	West Eleventh Residences	Jan-23	2027	Contract	659	99%	\$1,400	\$1580
3	E11even Hotel & Residences	Feb-21	2026	Construction	400	100%	\$1,070	N/A
4	E11even Residences Beyond	Nov-21	2027	Contract	550	100%	\$1,400	N/A
5	JEM Miami Worldcenter	Oct-23	2027	Contract	259	25%	\$1,350	\$1350
6	Legacy Miami Worldcenter	Nov-19	2026	Construction	310	100%	\$960	N/A
7	Flow House*	Oct-24	2025	Construction	466	0%	\$930	\$930
8	600 Miami Worldcenter	Oct-22	2026	Construction	606	100%	\$1,060	N/A
9	The Crosby Miami Worldcenter	Jan-22	2025	Construction	450	100%	\$870	N/A
10	Okan Tower	Nov-21	2027	Construction	399	70%	\$1,140	\$1500
11	Waldorf Astoria	Mar-21	2028	Construction	360	94%	\$2,100	\$2,620
12	501First Residences	May-21	2025	Construction	476	100%	\$830	N/A
13	HUB Miami	Nov-23	2027	Construction	306	50%	\$1,150	\$1270
14	District 225	Jul-21	2025	Construction	343	100%	\$800	N/A

* Project that has recently launched ** Project that has been announced but hasn't officially launched yet. Launch is imminent *** Blended PSF reflects a blended average of historical prices received, from project launch to present day

Brickell

Average Blended PSF
\$1,470

Lowest Price PSF
\$1,200

Edgewater

Average PSF
\$1,328

Lowest PSF
\$1,120

Downtown

Average PSF
\$1,493

Lowest PSF
\$930

