OFFERING MEMORANDUM

SURFSIDE

Five-Property Bulk Sale

A rare opportunity to acquire five single-family parcels in the heart of Surfside, Florida — steps from the Atlantic Ocean and Bal Harbour Shops.

OFFERED AT	ASSEMBLAGE	TOTAL LAND
$12,750,000	**5 Parcels**	**± 30,800 SF**

EXCLUSIVELY OFFERED BY

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01 EXECUTIVE SUMMARY

The Corcoran Group is pleased to present an exclusive opportunity to acquire a portfolio of five (5) single-family parcels in the Town of Surfside, Florida, offered together as a single bulk sale.

The assemblage spans approximately 30,800 square feet of land across the Surfside grid — three parcels on Carlyle Avenue (9424, 9432, and 9524) and two on Abbott Avenue (9381 and 8951). The two contiguous Carlyle lots at 9424 and 9432 operate today as a combined ± 11,200 SF double-lot. Each parcel sits on the dry side of Collins Avenue, walkable to the Atlantic Ocean, Surfside's renowned public beaches, Bal Harbour Shops, and the Four Seasons at The Surf Club.

The portfolio is offered to a single buyer at an aggregate price of $12,750,000, representing a rare opportunity for an investor, developer, or family office to consolidate a meaningful land position in one of South Florida's most supply-constrained coastal markets.

TRANSACTION SNAPSHOT

Offering Price	$12,750,000
Implied Land Basis	≈ $414 / SF (blended land basis)
Number of Parcels	Five (5)
Total Land Area	≈ 30,800 SF (≈ 0.71 acres)
Property Type	Single-Family Residential (each parcel)
Municipality	Town of Surfside, Miami-Dade County, FL
ZIP Code	33154
Sale Structure	Bulk / portfolio sale to a single buyer
Delivery	Subject to existing occupancy — details herein and upon request

INVESTMENT HIGHLIGHTS

- **Trophy Surfside location** — all five parcels sit within a few blocks of the Atlantic Ocean, public beach access, and the Town's walkable commercial core along Harding and Collins Avenues.
- **Adjacent double-lot anchor** — 9424 and 9432 Carlyle Avenue deliver a ± 11,200 SF contiguous footprint, ideal for a single trophy compound, an end-user estate, or a high-margin spec build.
- **In-place income with flexibility** — three of the five homes are leased, generating current gross scheduled rent while a buyer underwrites a renovation or redevelopment plan; lease structures allow for near-term repositioning.
- **Scale that cannot be replicated organically** — five separately deeded Surfside lots assembled under one transaction is exceptionally rare in a market dominated by single-home trades.
- **Strong public-school zoning** — supports both end-user resale and rental fundamentals across the portfolio.
- **Multiple exit strategies** — hold-and-lease, individual lot resale at retail, ground-up spec development on each lot, or comprehensive estate redevelopment on the Carlyle assemblage.

- **Ideal 1031 exchange opportunity** — the portfolio's scale and single-transaction structure make it an excellent like-kind replacement property for investors seeking to defer capital gains through a 1031 exchange. Prospective purchasers should consult their own tax advisor.

02 THE PORTFOLIO

The five-property assemblage is summarized below. Each parcel is individually deeded. Folio numbers reference Miami-Dade County Property Appraiser records and should be independently verified.

#	Address	Folio	Lot Size	Use
1	**9424 Carlyle Avenue**	14-2235-007-2250	± 5,600 SF	SFR
2	**9432 Carlyle Avenue**	14-2235-007-2260	± 5,600 SF	SFR
3	**9524 Carlyle Avenue**	14-2235-007-2010	± 5,600 SF	SFR
4	**9381 Abbott Avenue**	14-2235-006-0960	± 5,600 SF	SFR
5	**8951 Abbott Avenue**	14-2235-005-0830	± 8,400 SF	SFR
	PORTFOLIO TOTAL	**5 Folios**	**≈ 30,800 SF**	**SFR**

OCCUPANCY & IN-PLACE RENT SUMMARY

The table below summarizes current occupancy and in-place rent as represented by the Seller. All figures are unverified, are subject to change, and must be independently confirmed by the buyer through estoppels, leases, and direct due diligence.

Address	Status	Monthly Rent	Annualized	Notes
9424 Carlyle Ave	Leased (M-T-M)	$4,000	$48,000	Below market; family friend; 90-day kick-out clause
9432 Carlyle Ave	Leased (M-T-M)	$7,000	$84,000	Improved with pool
9524 Carlyle Ave	Vacant	—	—	Full renovation required
9381 Abbott Ave	Leased	$6,500	$78,000	Renewal expected Aug 2026
8951 Abbott Ave	Owner-Occupied	—	—	Newly renovated
CURRENT IN-PLACE TOTAL		**$17,500**	**$210,000**	Excludes vacant & owner-occupied units

PROPERTY DETAIL

Address-by-address summary of each parcel within the offering. Area figures reflect Property Appraiser categories (Actual, Living, and Adjusted area) and are approximate.

01 9424 Carlyle Avenue · Surfside, FL 33154		Folio 14-2235-007-2250	
Bedrooms	3	**Actual Area**	2,090 SF
Bathrooms	2	**Living Area**	1,486 SF
Half Baths	0	**Adjusted Area**	1,788 SF

Floors	1	**Lot Size**	± 5,600 SF
Living Units	1	**Year Built**	—

Occupancy Leased at $4,000 per month (below market) to a family friend on a tenancy that includes a 90-day kick-out clause, providing the buyer with near-term flexibility to deliver the unit for renovation or redevelopment.

Position North half of a contiguous double-lot assemblage with 9432 Carlyle Avenue (± 11,200 SF combined).

02 9432 Carlyle Avenue · Surfside, FL 33154

Folio 14-2235-007-2260

Bedrooms	3	**Actual Area**	2,259 SF
Bathrooms	2	**Living Area**	2,187 SF
Half Baths	0	**Adjusted Area**	2,073 SF
Floors	1	**Lot Size**	± 5,600 SF
Living Units	1	**Year Built**	—

Occupancy Leased on a month-to-month basis at $7,000 per month, offering in-place income with flexibility to vacate on short notice.

Improvements Improved with a private pool.

Position South half of a contiguous double-lot assemblage with 9424 Carlyle Avenue (± 11,200 SF combined).

03 9524 Carlyle Avenue · Surfside, FL 33154

Folio 14-2235-007-2010

Bedrooms	4	**Actual Area**	2,387 SF
Bathrooms	2	**Living Area**	2,043 SF
Half Baths	0	**Adjusted Area**	2,132 SF
Floors	1	**Lot Size**	± 5,600 SF
Living Units	1	**Year Built**	—

Location Sited on a highly desirable, low-traffic dead-end street — a rare and sought-after setting within Surfside.

Improvements Features a new pool, hot tub, and cold plunge.

Condition Requires a full renovation, including foundation, truss, and flooring work — a strong value-add or ground-up redevelopment opportunity for the right buyer.

04 9381 Abbott Avenue · Surfside, FL 33154

Folio 14-2235-006-0960

Bedrooms	3	**Actual Area**	1,697 SF
Bathrooms	2	**Living Area**	1,445 SF

Half Baths	0	**Adjusted Area**	1,571 SF
Floors	1	**Lot Size**	± 5,600 SF
Living Units	1	**Year Built**	1940

Occupancy Leased at $6,500 per month; the lease is expected to be renewed in August 2026, providing stable interim income during entitlement and planning.

05 8951 Abbott Avenue · Surfside, FL 33154

Folio 14-2235-005-0830

Bedrooms	4	**Actual Area**	2,954 SF
Bathrooms	3	**Living Area**	2,929 SF
Half Baths	0	**Adjusted Area**	2,775 SF
Floors	1	**Lot Size**	± 8,400 SF
Living Units	1	**Year Built**	—

Occupancy Owner-occupied.

Condition Newly renovated and the largest improvement in the portfolio on an oversized ± 8,400 SF lot — well suited to an end-user, an income hold, or a future estate site.

03 LOCATION & MARKET OVERVIEW

THE TOWN OF SURFSIDE

Surfside is a 0.6-square-mile barrier-island municipality positioned between Bal Harbour to the north and Miami Beach to the south. The Town has long traded at a meaningful premium to surrounding Miami-Dade submarkets, supported by a low-density single-family residential character on the dry (west) side of Collins Avenue, a walkable Harding Avenue commercial corridor, and one of the most beloved public beach systems in South Florida.

WHAT DRIVES THE SURFSIDE PREMIUM

- **Beach proximity** — every parcel in this portfolio is within walking distance of the Atlantic Ocean and the Town's public boardwalk and 96th Street Park.
- **World-class adjacency** — Bal Harbour Shops, the Four Seasons at The Surf Club, the Faena District, and the Miami Beach hospitality corridor are minutes away.
- **Lifestyle infrastructure** — the Surfside Community Center and beachfront pool, year-round Town programming, and an established luxury wellness, dining, and retail base.
- **Constrained supply** — Surfside is effectively built out; single-family land is a finite resource and contiguous assemblages of this scale rarely come to market.

SURROUNDING SUBMARKET CONTEXT

Surfside has been among South Florida's most active luxury submarkets over the past several years, fueled by new ultra-luxury beachfront condominium development and steady migration of high-net-worth domestic and international buyers. Surrounding values continue to support a premium single-family land basis on the most desirable streets, with deep development demand for any parcel of meaningful size. Prospective purchasers should independently confirm all market data and comparable transactions.

04 INVESTMENT RATIONALE

WHY THIS PORTFOLIO, WHY NOW

This bulk offering allows a single buyer to acquire what would otherwise require five separate transactions, five separate negotiations, and an open-market timeline measured in years. Each parcel stands on its own; together, they represent an institutional-scale entry point into a market that almost never trades in size.

STRATEGIC OPTIONALITY

- **Hold and lease** — operate the existing homes as long-term or seasonal rentals while underwriting redevelopment; three parcels are already income-producing.
- **Resell individually at retail** — separately deeded folios allow phased dispositions to capture pricing on each lot.
- **Spec development** — replace existing improvements with new-construction single-family homes priced for the upper end of the Surfside market.
- **Trophy estate on Carlyle** — combine 9424 and 9432 Carlyle Avenue (± 11,200 SF) into a single ground-up estate with pool, designed for an end-user buyer.

- **Family compound** — five proximate residences allow a single principal to house multiple households within one Surfside footprint.
- **1031 like-kind exchange** — the single-transaction acquisition of five income-and-development parcels is well suited to serve as replacement property in a 1031 tax-deferred exchange, subject to the buyer's independent confirmation with qualified tax and legal counsel.

RISK-ADJUSTED PROFILE

Surfside has historically demonstrated relatively low correlation to broader Miami-Dade cycles given its small footprint, supply constraints, and end-user-driven demand. The portfolio's blended land basis offers a spread to recent on-market and closed comparable land transactions on Carlyle, Byron, Abbott, and adjacent streets. All comparables and underwriting assumptions are to be independently verified by the buyer.

05 SALE PROCESS & TERMS

OFFERING TERMS

- **Asking price** — $12,750,000 for the full five-property portfolio.
- **Bulk sale** — the portfolio is offered to a single buyer; individual-parcel offers will not be considered as part of this process.
- **Property tours** — by appointment only and subject to Seller approval. Drive-by inspections are permitted.
- **Due diligence** — diligence materials, including survey, title, and tax detail by folio, are available upon execution of a Confidentiality Agreement.
- **Offer submission** — written, signed Letters of Intent should be submitted to the exclusive listing agent identified herein.

A LETTER OF INTENT SHOULD INCLUDE

- Buyer entity, principals, and source of capital.
- Purchase price and deposit structure.
- Inspection and financing contingency periods.
- Targeted closing date.
- Evidence of capability to close (proof of funds or financing).

CONFIDENTIALITY

This Offering Memorandum is delivered on a confidential basis to qualified prospective purchasers. By accepting this material, the recipient acknowledges that the information contained herein is proprietary and may not be reproduced or distributed without the prior written consent of the exclusive listing agent.

06 EXCLUSIVE LISTING AGENT

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