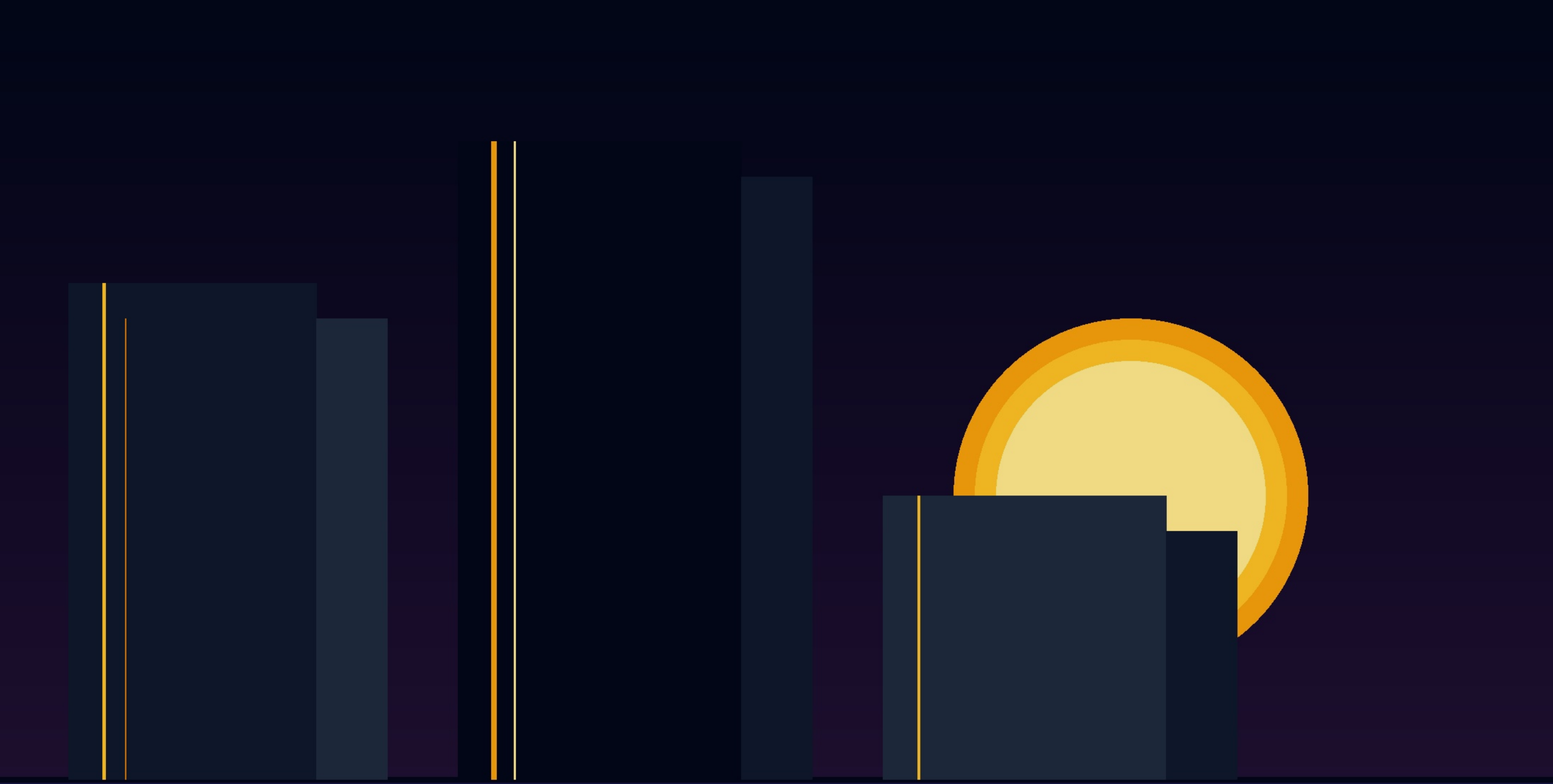


S H A P T O W N

Hospitality Capital Markets Report

MIAMI BEACH, MIAMI - FL USA

06/09/2026

SOURCE: COSTAR

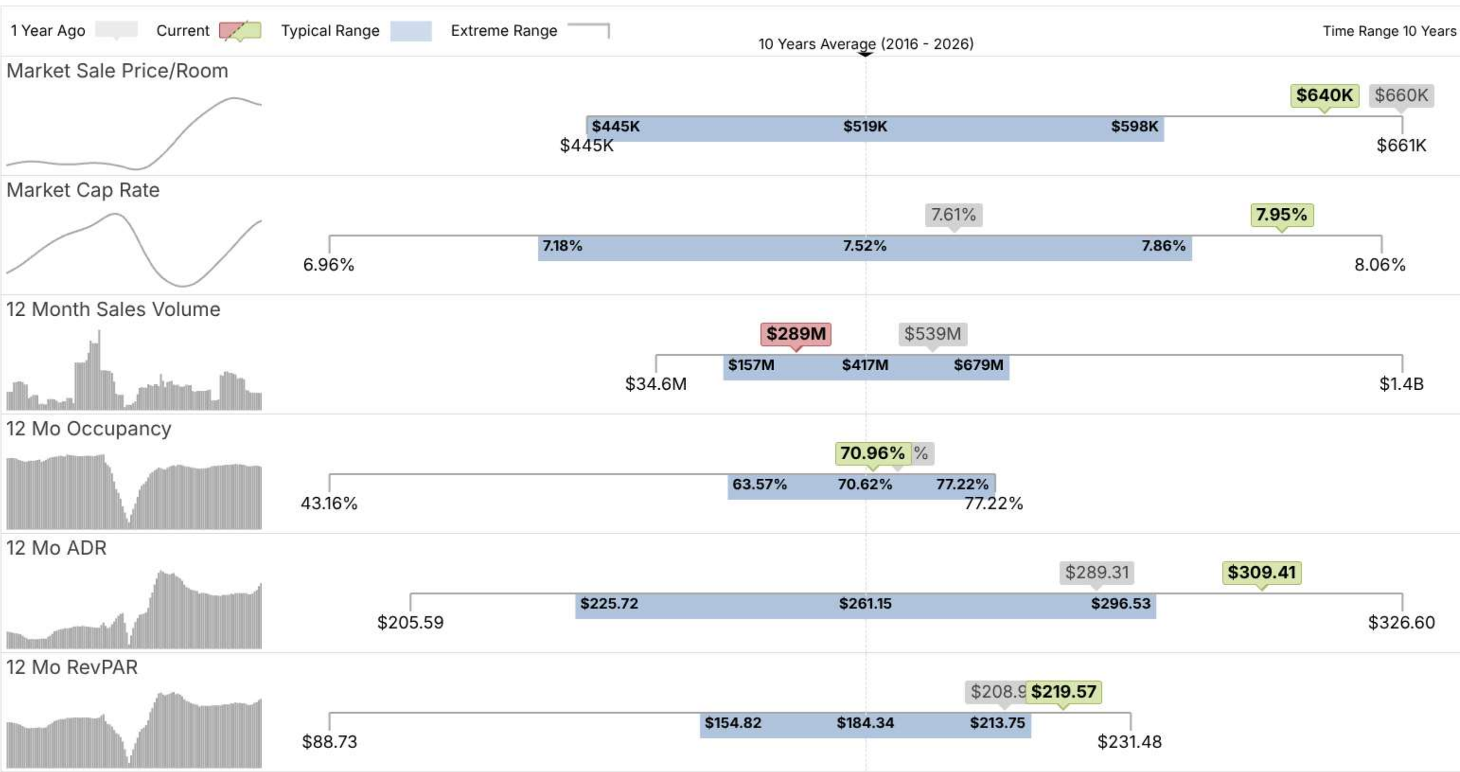
Capital Markets Overview

Asset Value	12 Mo Sales Volume	Market Cap Rate	Mkt Sale Price/Room Chg (YOY)
$16B	$288.9M	8.0%	-1.6%

12 MO SALES VOLUME	Total	Lowest	Highest
Transactions	5	-	-
Sales Volume	$288.9M	$280K	$204.1M
Properties Sold	5	-	-
Transacted Rooms	437	60	132
Average Rooms	87	60	132

12 MO SALES PRICE	Average	Lowest	Highest	Market
Cap Rate	-	-	-	8.0%
Sale Price/Room	$661K	$140.8K	$329.5K	$640.2K
Sale Price	$57.8M	$280K	$204.1M	-
Sale vs Asking Price	-	-	-	-
Months To Sale	-	-	-	-

KEY PERFORMANCE INDICATORS



SUMMARY

Sales velocity in Miami Beach continued to decelerate. Through April 2026, the submarket recorded approximately $340 million in 12-month sales volume across eight transactions. The average deal size was roughly $42.5 million, with an average price per key of about $654,000. The submarket's cap rate is estimated at 8.0%, whereas Miami's cap rate stands at 8.4%.

Over the previous 12-month period through April 2025, 11 hotels were sold, totaling approximately $629 million in deal volume. For comparison, the rolling three-year average sales volume is $399 million.

Foreign investors acquiring real estate in the United States has long been a theme in the hospitality space. These buyers wish to diversify from investing in their home countries, and steady, cash-flowing hospitality assets in an international gateway market are prime targets for such investments. Additionally, market participants noted that the recent weakening of the dollar has spurred greater foreign interest.

For example, Philippe Le Guennec, a French hotelier, acquired the 132-room Kimpton Angler's Hotel South Beach from KHP Capital Partners for $43.5 million, or roughly $330,000 per key, in December 2025. The buyer, an owner and operator of ten boutique hotels in Paris, secured a $23.5 million loan from Interaudi Bank for the acquisition, representing a 54% loan-to-value ratio.

The upper upscale property was built in 2007 and last renovated in 2018. It is anticipated to be renovated under new ownership. The Kimpton hotel offers three culinary concepts, event spaces, a rooftop pool, a ground-level outdoor pool, and a spa.

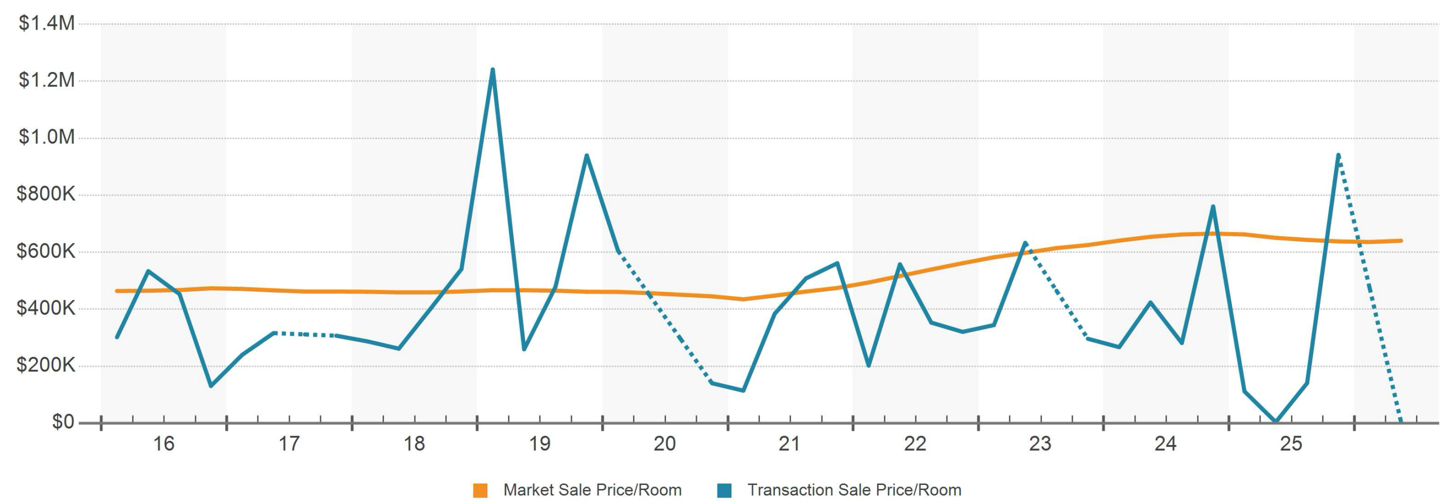
Hotel sales typically involve existing properties or occur after a new construction hotel receives a certificate of occupancy. Occasionally, hotel construction projects are sold due to financing issues or challenges in construction and project management. Recent lending conditions and elevated construction costs have posed risks to development projects not coming to fruition.

A stalled redevelopment project in Miami Beach was recently sold. In October 2025, the 60-room Rosewood The Raleigh Miami Beach transacted for roughly $204 million, or $3.4 million per key. New York-based Nahla Capital acquired the project from a joint venture between New York developer SHVO and Deutsche Finance America. The transaction also included an adjacent 1.5-acre parcel, valued separately for approximately $66 million. The buyer also assumed a $250 million loan.

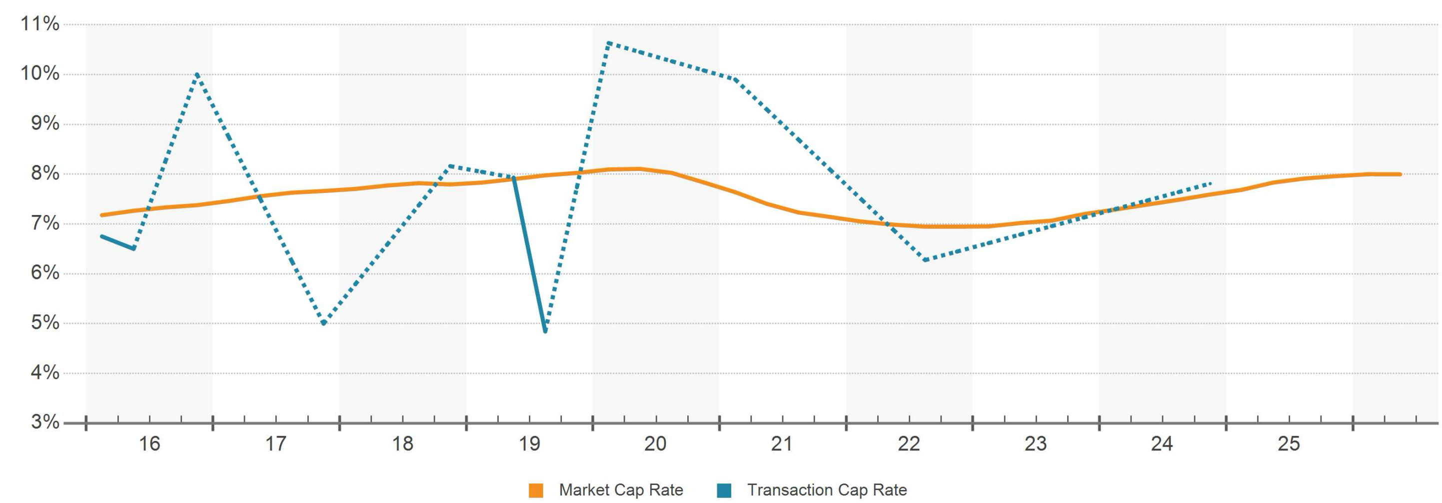
The joint venture acquired three hotel properties in 2019 for roughly $223 million, with plans to demolish two and redevelop the Raleigh building into a 60-room hotel and 40 condominium units. However, the mixed-use project was plagued by slow condo sales, which eventually led to the disposition.

Two hotels, including the 1,440-room Fontainebleau Miami Beach, are on the CMBS watchlist with debt maturity by December 2026. Additionally, two properties are in special servicing.

MARKET SALE PRICE & TRANSACTION SALE PRICE PER ROOM



MARKET CAP RATE & TRANSACTION CAP RATE



SALES VOLUME BY TRANSACTION TYPE