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# CORAL ROCK VILLAGE

*Arts Legacy Investment*

HOMES FOR CREATIVE MINDS

EMPOWERING THE ARTIST IN YOU

HISTORIC LANDMARK

MODERN AMENITIES

LIVE/WORK

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# CONCEPT *from the* DESIGNER

*Gladys Margarita Diaz*

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“I want to create a place where people can find their inner creative- LIVE and exchange IDEAS to inspire each other.”

## **MADRID HOUSE AT THE CORAL ROCK VILLAGE**

The Madrid House property represents an exceptional opportunity to live in or expand an existing landmark property into a larger residence. This is part of a special community with a distinctive identity and historic significance.

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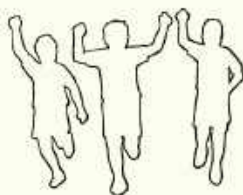


Live in a community  
that cares about you.

Enjoy the comfort of a single  
family home and the  
convenience of condo living.



Be part of something special  
.....find your inner creative.



Bring your pets.  
Your kids.  
Your elders.



Everyone is welcome.

# The CORAL ROCK VILLAGE CONDO



- Site is one entire block along Milan Avenue. It is 23, 640 Sf. over half an acre.
- One Mediterranean Revival 1924 House in East.
- Four (4) 'Tiny House' 1930 Loft Cottages 650 sf. including porches in South.
- One (1) 'Ruin' former 1930 4 car garage to be restored as a Media Room/ Event Space in West.
- One (1) 'Bungalow' cottage with addition on North .

## **FIRST TIME AVAILABLE IN 25 YEARS**

**This is a matchless opportunity to live in a single family home with the benefits of condo living.**

**The Coral Rock Village community is rare and irreplaceable as an atmosphere and environment for living.**

### **FACTS**

- Live in the house - play in the Village.
- Enjoy the benefits of condo living: lock the door and leave.
- Maintenance is done for you.
- Have fun living in a community with a creative vibe.
- Madrid House was updated in 2019. Impact windows and doors, new roofs, electrical, plumbing.
- Design details - cathedral ceilings, custom 1924 tiles, Lutron smart home lighting and shade systems.



## TAX BENEFITS FOR INVESTORS

### 1031 Exchange Flexibility

– **Coral Rock Village:** Defer capital-gains taxes by swapping another rental or commercial property into one of our art-infused cottages—so you redeploy 100% of your equity immediately.

– **Madrid House:** If you already own an investment home, you can roll that into Madrid House—deferring gains and stepping into a high-demand, universal-access neighborhood designed for long-term value.

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### 100% Bonus Depreciation

– **Coral Rock Village:** Write off the full cost of Gaudí-inspired mosaics, all installations, or community amenity build-outs in year one, supercharging early cash flow .

– **Madrid House:** Any capital improvements—think the solid-wood cabinets, designer finishes, or added expansion—can be fully expensed upfront, turning renovation dollars into immediate tax savings.

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### Permanent 20% Pass-Through Deduction

– **Both Properties:** Whether you hold via an LLC, S-Corp, or syndicate, you'll permanently deduct 20% of net rental income—so only 80% of your profits are taxable, boosting your after-tax yield .

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### Enhanced Section 179 Expensing

– **Coral Rock Village:** Furnish creative studios or equip shared workspaces and deduct the full cost instantly.

– **Madrid House:** Upgrade with energy-efficient appliances or high-end finishes (Cuban tile, smart home tech) and expense them in year one for a bigger bottom-line boost.

## TAX BENEFITS FOR INVESTORS

### Mortgage Interest & SALT Deductions (Homeowner Focus)

- **Madrid House Buyers:**

**Mortgage Interest:** Deduct interest on up to \$750K of acquisition debt, lowering your annual tax bill and reducing effective monthly payments.

**State & Local Taxes:** With SALT caps raised to \$40K (for AGI under \$500K through 2029), homeowners in high-tax areas enjoy significantly larger deductions on property and state taxes.

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### Looser Interest-Expense Cap

- **Both Properties** (if leveraged): The interest deduction cap now uses EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortization) letting capital-heavy renovations or expansions (whether mosaic facades or double-height foyers) generate larger deductible interest expenses.

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### Estate & Gift Tax Exemption Up to \$15 Million

- **Both Properties:** Transfer units or whole houses to heirs tax-free (up from \$10 M), making intergenerational real-estate planning for Coral Rock Village or Madrid House seamless and cost-efficient.

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### Condo-Builder Accounting Relief

- **Coral Rock Village Developers:** Spread project accounting over three years instead of two—easing “phantom income” on longer builds.

- **Madrid House Renovators:** If you’re completing major expansions, this same three-year window helps smooth taxable profit recognition.



# *The Story*



A photograph of a stone staircase and wall at night. The wall is made of rough, textured stone blocks. A small, warm light source is visible in a niche on the right side of the wall. The staircase is made of stone steps and is illuminated by a warm light source. The overall scene is dark, with the light source creating a strong contrast.

# A NATURAL OASIS IN THE HEART OF THE CITY

# THE ZINSMASTER ESTATE AND THE CORAL ROCK VILLAGE

Warren Zinsmaster, an Ohio banker and real estate investor purchased the Mediterranean Revival house from the George Merrick development team in 1924 and moved in after the 1926 Hurricane.

Mr. Z. built the Coral Rock Village in 1930 to house visiting faculty for the newly incorporated University of Miami. Mr. Z became the university's first comptroller and accounting professor and partnered with Dr. Bowman Ashe, the first president of the institution.



1510 MADRID STREET  
CORAL GABLES, FLORIDA

Warren and Corinne Zinsmaster

MADRID HOUSE 1926

# CORAL ROCK VILLAGE

The architect, Dean Parmelee, was asked to design the community in 'Florida Style' to attract students and faculty to the fledgling University.

Coral Stone used to build the property came from the rock pit now Venetian Pool



Mr Z put his initials everywhere - on a plaque in each unit and on each entry door where they remain to this day.



# THE EVENTS

Over the decades, this tucked-away haven has hosted an evolving cast of residents, from 1960s artists and free spirits to today's visionaries.

By the early 2000s, the property had fallen into disrepair—until it was carefully restored by architectural and urban designer Gladys Margarita Diaz.

Gladys enhanced its “grotto hideaway” vibe and was featured on HGTV show ‘Small Space Big Style’ for reviving its original character.



For Art Basel 2007, Gladys launched the first Coral Rock Artist-in-Residence program with installation artist Lita Chow Yuen.



# CULTURAL ROLE

## THE RUIN

- **Enhance Cultural Venues:**  
On-campus lodging for touring artists, guest lecturers, ensemble members
- **Augment Museum and Performing Arts Programs:**  
Seamless scholar housing tied to museum exhibitions, performances and educational initiatives
- **Cross-Venue Activation:** Host intimate workshops, pop-up performances, master-class residencies across all properties



The Ruin at the Coral Rock Village

Originally a 4 car garage for the 4 Loft cottages, it lost the roof in the 1970s and is ready tfor restoration as an event gathering place for residents.

# COMMUNITY VIBES

Throughout its history, The Coral Rock Village and Madrid House have been a true community in the tradition established by Mr. Z.

Mr Z was a great host. He added a dance floor and a platform to hold a jukebox to host dance contests for his guests.



Since 2000 the community has celebrated Concerts, Easter Egg Hunts, Halloween, Nochebuena, The Super Bowl and many many BBQ s.



*Coral  
Rock  
Cottages*



**AERIAL VIEW OF COTTAGES ROOFTOPS  
AND LOUNGE TERRACE**











## COTTAGE 1



### **A PRIVATE GARDEN JUST OUTSIDE THE BACK DOOR**

Every cottage is unique: Cottage 1 is the first on the west as you enter the Coral Rock Tunnel. It has a large entry porch as well as a private garden in the back.

Cottage 1 also faces the West Garden common area. Flooring is the original quarry tile.

The West Garden has space for planting an herb and vegetable garden, enabling residents to create an urban garden.

## COTTAGE 2



### A SITTING AREA JUST OUTSIDE THE BACK DOOR

Every cottage is unique: Cottage 2 is the first on the east as you enter the Coral Rock Tunnel. It has a large entry porch as well as a small sitting area and terrace outside the back door.

Cottage 2 faces the east garden, terrazzo dance floor and a fountain. Flooring is the original quarry tile.

The East Garden is the gathering place for events.



## COTTAGE 3



### THE RUIN IS JUST OUTSIDE THE BACK DOOR

Cottage 3 is directly in front of you as you enter the tunnel and sits across from the mailbox center. It has a large entry porch, marble floors, granite countertop island, wood kitchen cabinets, Fisher Paykel dishwasher drawer.

Cottage 3 faces the West garden, and opens up to a sitting area and the Ruin just outside the back door.

The Ruin is another gathering place for events.

## COTTAGE 4



### THE STAIRS TO THE ROOFTOP TERRACE ARE JUST OUTSIDE THE FRONT DOOR

Cottage 4 is after the tunnel in the small courtyard . It has a large entry porch, marble floors, stone countertop island, wood kitchen cabinets, Fisher Paykel dishwasher drawer.

Cottage 4 faces the steps to the rooftop terrace just outside the front porch entry.

The Rooftop Terrace is another gathering place for events.



# TYPICAL FLOOR PLAN

## *Cottage 3*



TYPICAL FLOOR PLAN

*Cottage 4*



# *Financial Info*

# Funding

When doing improvements property must address any requirements for historic preservation and hurricane protection such as impact windows, doors and roofs.

- This will reduce the property insurance significantly. Detailed budget available upon request.
- Cottages have walls 16 inches thick and are considered structurally very solid and soundproof. Roof members and roof tiles are embedded in concrete.
- There is no state requirement for a Condo Structural Integrity Study for properties less than 3 stories.
- HOA Fees and Reserves details available in Condo Documents.
- Property taxes based on existing assessment.
- Ten-year historic tax freeze to be applied.

## **Acquisition, Hurricane Strengthening & Improvements:**

### **Acquisition and Restoration:**

Acquisition Cost	\$	2,108,000
Restoration, hurricane strengthening and Site Improvement Work	\$	410,796
<b>Total Investment:</b>		<b>\$ 2,518,796</b>

# Operations

## Optional Multiple Potential Revenue Streams

- **Rentals:** Comparable annual rentals at \$3/4K per month with low maintenance fees.
- **Short-Term Residencies:** Premium rates to arts patrons & museum guests
- **Boutique Rentals:** Corporate executive housing during cultural events
- **Event Hosting:** Art exhibitions, intimate recitals, master-classes, photo shoots at premium day-rates

### Annual Income:

Rental Income	\$	144,000
Event Income	\$	6,000
Educational Activity	\$	3,000
<b>Total Potential Revenue</b>	<b>\$</b>	<b>153,000</b>

### Annual Expenses:

HOA Fee inc. Reserves	\$	30,157
Estimated Property Taxes	\$	12,000
	\$	42,157

**Net Operations Surplus:        \$                110,843**

# Detail of Expenses

## H.O.A. COSTS

	Per unit	4 Annual 4 Cottage Units
<b>Maintenance w/reserves</b>	\$ 628	\$ 30,157
Administration		
Business Tax, Corp Fee		
Fiber Optic Cable	Wifi individual ea unit	
Insurance (Casualty & Windstorm)	Flood insurance not required	
Maintenance		
Management		
Repairs		
Security		
Site Electricity		
Solid Waste		
Water	Includes Per Unit Monthly Average \$39	
<b>Reserve Items</b>		
Building Painting	Annual	
Coral Rock Walkways	Can be included w initial capital investment	
Cast Iron Pipe Lining	Can be included w initial capital investment	
HVAC is responsibility of each unit		
Roofs are responsibility of each unit		
Site Sprinklers on well		
<b>Property Taxes</b>		
Each unit is free standing single family home	\$ 3,000	\$ 12,000
Tax Freeze for historic landmark requested		
<b>TOTAL ANNUAL EXPENSES</b>		<b>\$ 42,157</b>





**Arts Legacy Investment Strategy  
through a Foundation:  
Provide affordable housing for artists during  
Art Season.**

**NOTES:**

1. Cottage units can be rented at market for 6 months and at discount or no-cost to artists for Art Season Nov - March (6 months).
2. Revenue for 6 months covers costs and provides surplus for event operations.
3. Rental rates based on current market
4. Events celebrated historically include: Super Bowl, Fourth of July, Halloween, Xmas and New Years.
5. Exhibitions on site to be determined by Art Committee.
6. Educational: after school art classes, paint with a twist, life drawing.

# *Why Invest as an Arts Patron?*

- 🎯 Arts 501 C-3 Donation Investment Highlights
  - Total Price: \$2.52 (all four cottages plus funds for restoration)
  - Individual cottages can be named for separate donors at \$630 K
  - Flexible Acquisition Structure:
    - Via your own foundation, LLC, or direct purchase then lease to Arts Organization or Museum
  - Cultural & Tax Advantages:
    - Anchor your legacy as a patron of the arts
    - Potential for charitable deductions or favorable cost recovery
  - Turnkey Programming:
    - Ready to integrate with arts venues, museum residencies, pop-up events

## 🔑 Why Do This ?

- Cultural Leadership: Elevate your brand as a visionary arts patron
- Programmatic Control: Curate resident selection, duration, and creative output
- Community Impact: Strengthen Coral Gables' creative ecosystem
- Competitive Edge: Unique asset class with blended real-estate and philanthropic returns
- Non-profit eligibility for tax advantaged investment strategies for donors and grant eligibility.

## **INVESTOR LEGAL AND TAX DISCLAIMER**

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- Information contained in this document should not be construed as legal, tax, investment, financial, or other advice.
- Prospective donor investors are strongly encouraged to consult with their own accounting, tax, and financial professionals regarding the potential implications and suitability of any investment or transaction described.
- Section 170(c) requirements: donor must obtain a qualified appraisal; Foundation shall provide a gift acknowledgment.
- ArtLab Foundation (proposed art legacy site operator) retains exclusive rights to use the property for its charitable purpose; no personal benefit to donor.
- UBI (unrelated business income) rules: Foundation will avoid unrelated trade or business income by limiting permitted uses (no commercial rentals beyond programming).

*Neighborhood*



# DISCOVERING *Local* CHARMS

## **Granada Golf Course**

An 18-hole public course minutes away, perfect for quick rounds, scenic strolls, and friendly tournaments.

## **The Coral Gables Country Club**

City owned club with golf, tennis, pool & dining venue offering upscale leisure and networking.



## **Venetian Pool**

Iconic Mediterranean-style coral rock quarry pool for family swims, relaxation, and community events.





*Welcome to  
Coral Gables*