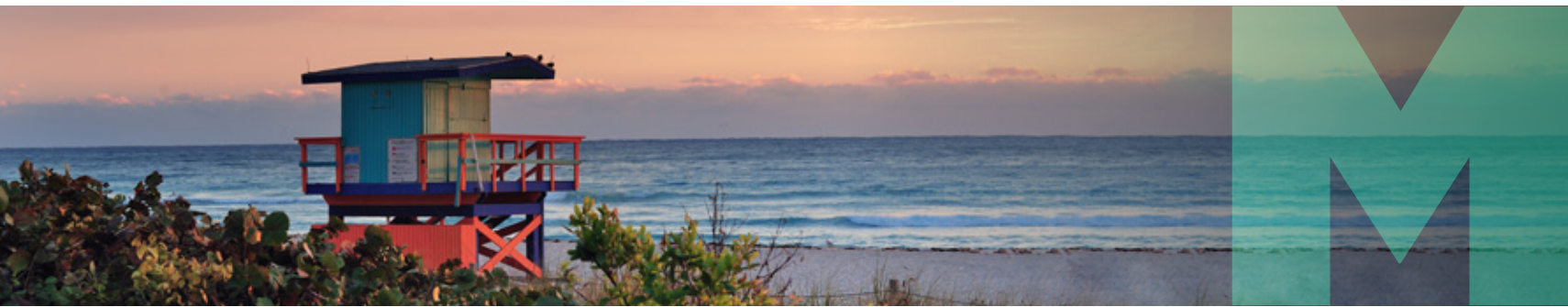


Miami | Florida

THE BEST DESTINATION FOR INVESTMENT





**BRIAN
BARTLEY**


REAL ESTATE AGENT IN MIAMI


Here you will find a complete and detailed overview of the opportunities offered by the city of Miami. From its **favorable fiscal environment to its economic growth and infrastructure development.**


We will also explore the reasons why Miami has become an attractive destination for those looking to maximize their investment in real estate and business.




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FLORIDA

GLOBAL BUSINESS CENTER

In recent times, the State of Florida has become one of the most attractive destinations for entrepreneurs and investors. This is because **Florida serves as a bridge between the American and Latin American markets**, is constantly evolving, and offers a range of tax advantages that favor the establishment of businesses and the attraction of investors.

STATISTICAL DATA **INTERESTING**



More than **100 companies** have relocated to Miami



The **4th highest GDP** in the U.S. and the 15th highest globally



It has **no** state personal income tax (0%)



It is the only state with **double-digit** population growth



Miami is the city with the **most routes to Latin America**



Miami receives **75 million tourists** each year



It is the top state for the fastest-growing **wages**



Florida is the 4th **lowest taxed** state among the 50 states



There are state-level **property tax exemptions**



It is the third state in **hospital and pharmacy** coverage



There are **no taxes** on company inventories



Every year, new residents **buy or rent in Miami**

MARKET TRENDS

MIAMI IS CONSIDERED THE "GATEWAY TO THE AMERICAS"

Miami serves as the entry point to Latin America and the Caribbean, offering economic growth, a booming real estate market, a favorable fiscal environment, cultural diversity, and a unique lifestyle. It stands as **an attractive destination for investors** looking to maximize their capital and expand their business opportunities.



THESE ARE SOME REASONS TO INVEST IN MIAMI

- 1. Demand for luxury properties:** Buyers are seeking exclusive beachfront properties and prestigious neighborhood locations.
- 2. Growth in the commercial sector:** The development of commercial real estate such as offices and coworking spaces is thriving.

- 3. Sustainability:** There is a demand for sustainable and eco-friendly properties.
- 4. Emerging neighborhoods:** Emerging developments create opportunities for investors.
- 5. High demand:** Prices continue to rise due to high demand and inventory scarcity.

WHY INVEST IN REAL ESTATE IN MIAMI?

Investing in real estate in Miami offers multiple advantages, both in the short and long term.

Some of them include:



Profitability: Miami offers high demand and low supply of properties, resulting in competitive prices and good appreciation in value.



Stability: Miami boasts a diversified and growing economy based on sectors such as tourism, commerce, technology, healthcare, and education.



Quality of life: Miami features a subtropical climate, stunning beaches, natural parks, rich gastronomy, vibrant nightlife, and modern, efficient infrastructure.



Diversity: Miami is a multicultural and cosmopolitan city where 70% of the population is Hispanic. This diversity makes it an inclusive city with a wide range of options.

WHAT TYPES OF **PROPERTIES** **CAN YOU INVEST** IN MIAMI?

Miami offers a wide variety of properties for investment, ranging from single-family homes to luxury apartments, townhouses, lofts, penthouses, and villas. **Some of the most popular types of properties to invest in Miami are:**

PRE-CONSTRUCTIONS

Pre-constructions are projects in the **development or construction stage** that can be reserved or purchased in advance by paying a portion of the total price.

Pre-constructions offer several advantages for investors, such as lower **prices, higher appreciation potential, payment flexibility, customization options, and quality assurance.** Additionally, pre-constructions often feature modern designs, luxury amenities, and prime locations.



NEW CONSTRUCTIONS

These are property projects that are either **completed or in the process of being delivered**, available for immediate purchase or rental.

New constructions offer the advantage of being able to see and **enjoy the property from the moment** of acquisition, without having to wait for the project to be completed. Additionally, new constructions typically feature innovative designs, state-of-the-art amenities, and strategic locations.



SHORT-TERM RENTAL PROPERTIES

Properties with short-term rental permits are those that **can be rented out for periods shorter than 30 days**, providing a hospitality service to guests.

Renting out properties is a way to generate passive income and capitalize on the high demand for housing in the city. This means that owners can achieve a good return on their investment and benefit from property appreciation over time.

RESALE OR USED PROPERTIES

Resale or used properties are those that **have been previously occupied or used by other owners before being put back on the market.** These properties may offer a lower price, accessible location, easier financing options, and greater flexibility in terms of customization.



Resale or used properties can be a good investment option, provided that a thorough **inspection is conducted and the legal and physical condition of the property is verified beforehand.**

COMMERCIAL PROPERTIES

Commercial properties are those **sintended for commercial purposes such as offices, shops, warehouses, hotels, restaurants, etc.** These properties can offer higher returns compared to residential properties, as rental incomes and sale prices are typically higher. Additionally, they provide **greater stability and security** due to longer commercial leases and more financially stable tenants.



WHAT ARE THE **BEST AREAS** TO INVEST IN MIAMI?

Miami has a great diversity of areas and neighborhoods, each with its own personality, atmosphere, and appeal. **Some areas to invest in Miami include:**



Miami Beach: It is a popular area known for its beaches and nightlife. It offers beachfront properties ideal for vacationing or renting to tourists.



Brickell: It is a modern and cosmopolitan area offering high-end properties ideal for executives or businessmen.



Key Biscayne: It is a private and secure island offering properties in an exclusive and peaceful area, perfect for living or relaxing.



Fisher Island: It is a private and luxurious island offering properties in a very wealthy and exclusive area, ideal for living or vacationing.



Sunny Isles Beach: It is a beach area with many skyscrapers and luxury hotels, offering properties with spectacular views, perfect for living or renting to tourists.



Aventura: It is a residential and commercial area offering properties with access to shopping centers, restaurants, and parks, ideal for living or renting to families.



Coral Gables: It is a quiet and exclusive area offering high-end properties, ideal for living or relaxing.



Edgewater: It is a residential neighborhood facing the bay, offering properties with views of the sea and the city, ideal for living or renting to professionals.



Downtown Miami: It is the financial, commercial, and cultural center of Miami, offering properties with access to all kinds of services and entertainment, ideal for living or renting to professionals.



Homestead: It is a quiet and rural city with affordable homes and green spaces. It's ideal for living with family and enjoying nature.



Doral: It is a modern and cosmopolitan city with luxury apartments and quality services. It's ideal for comfortable living and easy commuting.



Miami Dade: It is the most diverse and dynamic county in Florida, offering options for all tastes and budgets. It's ideal for living with variety and entertainment.

TAX BENEFITS

MIAMI OFFERS TO INVESTORS



No state income tax: This means that rental income is not subject to state taxes. This can be attractive for investors, especially those from states with higher state tax rates.



Relatively low property tax rates: Property tax rates in Florida are typically lower compared to some other states.



Tax deductions: Property owners may qualify for various tax deductions, such as mortgage interest deduction and property-related expenses, which can reduce the overall tax burden.



Favorable tax structures for foreigners: Miami attracts many foreign investors, and some tax structures are designed to be beneficial for non-resident taxpayers in the United States. Understanding international tax laws and seeking professional advice is crucial in this case.

A RISING FINANCIAL AND TECHNOLOGICAL CENTER **ECONOMIC ENGINES**

In recent years, Miami has experienced significant development and growth in its financial and technological sectors, attracting numerous multinational companies that see this city as an excellent opportunity to expand their operations, innovate, and create value.

ADVANTAGES OFFERED BY THE FINANCIAL CENTER OF MIAMI

The financial center **is located in the Brickell district**, where the city's main skyscrapers, offices, hotels, and restaurants are concentrated. It offers several advantages such as:

Strategic location: Miami's geographic position facilitates access to various international markets.

Favorable legislation: Miami has favorable legislation with low taxes, tax incentives, and facilities for obtaining visas.

Favorable climate: Miami has a pleasant subtropical climate year-round, making it a conducive business destination.

Innovation and entrepreneurship: Miami has seen constant growth in startups and technology-based companies.



MULTINATIONALS ESTABLISHED IN MIAMI

Miami has successfully attracted several renowned multinational companies that **have chosen to establish their headquarters or branches in the city**, capitalizing on its competitive advantages and development potential. Some examples of these multinational companies include:



Amazon: The e-commerce giant will open a new office in Miami, accommodating over a thousand employees. The office will be located in Miami-Dade and Wynwood.



Microsoft: The technology company will relocate its Latin America regional headquarters to Brickell Tower in Miami, where it will coordinate operations across 35 countries.



Spotify: The streaming music platform will open its office in Wynwood, serving as its headquarters for the Hispanic market in the United States and Latin America.



Visa: The financial services company will open a center in the Blue Lagoon district, focusing on developing solutions for the payments sector.

OPPORTUNITIES OFFERED BY PORTMIAMI

PortMiami is **the largest and busiest seaport in Florida**, and one of the most important in the United States and the Caribbean. Located on Biscayne Bay near downtown Miami, PortMiami offers a wide range of services and activities, including:



Cargo transportation: PortMiami is the state's leading cargo port, handling over 1.1 million containers annually. It connects Miami to more than 100 countries and 250 ports worldwide, facilitating international and regional trade.



Cruise tourism: PortMiami is known as the "Cruise Capital of the World," hosting over 5.5 million passengers annually. It is home to major cruise lines and offers a variety of destinations and experiences.



Economic development: PortMiami generates an economic impact of over \$43 billion annually and supports more than 334,000 jobs in South Florida. It also contributes to the growth and diversification of the local, regional, and state economy.

FACILITIES OFFERED BY MIAMI AIRPORTS

Miami has three main airports:

Miami International Airport (**MIA**), Miami-Opa Locka Executive Airport (**OPF**), and Fort Lauderdale-Hollywood International Airport (**FLL**).

All of these airports offer a range of facilities for travelers and investors.

MIA is the primary airport in South Florida for long-distance international flights, serving over 50 million passengers annually. It offers flights to more than 160 destinations in over 60 countries, serving as **a major gateway between the United States and Latin America.**

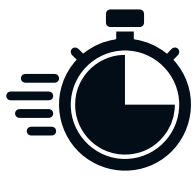
OPF is the primary airport in South Florida for executive and private flights, with over 140,000 operations per year. **OPF provides services for general aviation, charter, corporate, and cargo flights,** accommodating more than 450 aircraft.

FLL is one of the busiest airports in Florida, handling more than 31 million passengers annually. **It connects to over 55 cities in the United States and various international destinations.**



ADVANTAGES OF BRIGHTLINE RAILWAY

The Brightline Railway is a high-speed train service that **connects Miami to Orlando**, with intermediate stops in Fort Lauderdale and West Palm Beach. The Brightline Railway offers several advantages for travelers and investors, such as:



Speed and comfort: It allows travel between Miami and Orlando in less than three hours, at speeds up to 200 kilometers per hour.



Accessibility and mobility: It features modern, centrally located stations that facilitate passenger access and mobility. Stations are situated near major points of interest in each city.



Sustainability and development: It is a sustainable and eco-friendly mode of transportation that reduces greenhouse gas emissions, fuel consumption, and traffic congestion.



Miami is a city with great potential and a diversity of options for all tastes and budgets.

If you're considering investing in Miami, I can help and guide you through your investment process. Additionally, I have access to an extensive property database (**MLS - Matrix**) and possess a wide **catalog of properties**, including pre-constructions, new constructions, used properties, and commercial spaces in the best areas of the city.

I'll be delighted to assist you.



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