



## **DANIA BEACH 1 / DNB-1**

Investment Opportunity in Dania Beach,  
Florida, United States of America

[soporte@reental.co](mailto:soporte@reental.co)



# CONTENT

01

KEY FIGURES

02

CITY DATA

03

LOCATION

04

MARKET ANALYSIS

05

INVESTOR MODEL

06

RETURNS

07

HOW CAN I INVEST?

08

ROAD MAP

09

CURRENT STATUS

10

COMPLETED STATUS

11

WHO IS ESTATING?

12

TEAM

13

LEGAL NOTICE

14

MORE INFORMATION



## LOCATION OVERVIEW:

Dania Beach in Florida,  
United States of America.

## TYPE OF PROJECT:

Loan in Real Estate Asset.

## TYPE OF EXPLOITATION

Acquisition, renovation,  
and re-branding of an  
operating hotel.

## RENOVATION STATUS:

Interior refurbishment.

## COLLATERALIZABLE

Eligible as collateral.



## KEY FIGURES



PROJECT TICKET

**11,000 Tokens**



TOTAL RETURN

**62,00% \*SR**



TOTAL ANNUALIZED  
ESTIMATED RETURN

**15,50% \*SR**



DURATION:

**48 months**



COMPLETION DATE:

**JULY 2029**



RETURNS

**QUARTERLY AND FINAL**

\*SuperReental and ReentalPro benefit from discounted fees on the Rental platform, which enhances their profitability.



# CITY DATA

Dania Beach, located in the heart of South Florida, has positioned itself as one of the most dynamic areas along the Miami–Fort Lauderdale corridor. This coastal city blends close proximity to world-class urban centers with a relaxed, tropical atmosphere, attracting tourists, professionals, and business travelers alike. Its nearness to Fort Lauderdale–Hollywood International Airport and the Port Everglades cruise terminal makes it a strategic hub with a steady year-round flow of visitors.

With an established hotel infrastructure, excellent highway access (I-95, the Turnpike, and I-595), and a growing range of services, it offers an ideal environment for hospitality projects focused on operational profitability. The presence of major hotel chains and international operators further enhances the area’s appeal for developments with rebranding and expansion potential. Investment in hotel assets here stands out for its resilience, high occupancy rates, and solid short- to medium-term demand in both leisure and corporate segments. Dania Beach thus represents a strategic opportunity in South Florida’s tourism real-estate market.

<b>Population</b>	<b>Altitude</b>	<b>Median Household</b>	<b>Tourist Profile</b>
31,739 inh. (2023)	10 ft above sea level	<b>Income</b> \$50,948 year	40–60-year-old “snowbirds” from U.S., Canada, and Europe
<b>Location</b>	<b>Area</b>	<b>Median age:</b>	<b>Hotel occupancy:</b>
<u>26°3'26"N</u> <u>80°9'53"W</u>	8.35 sq mi	42,5 years	75%





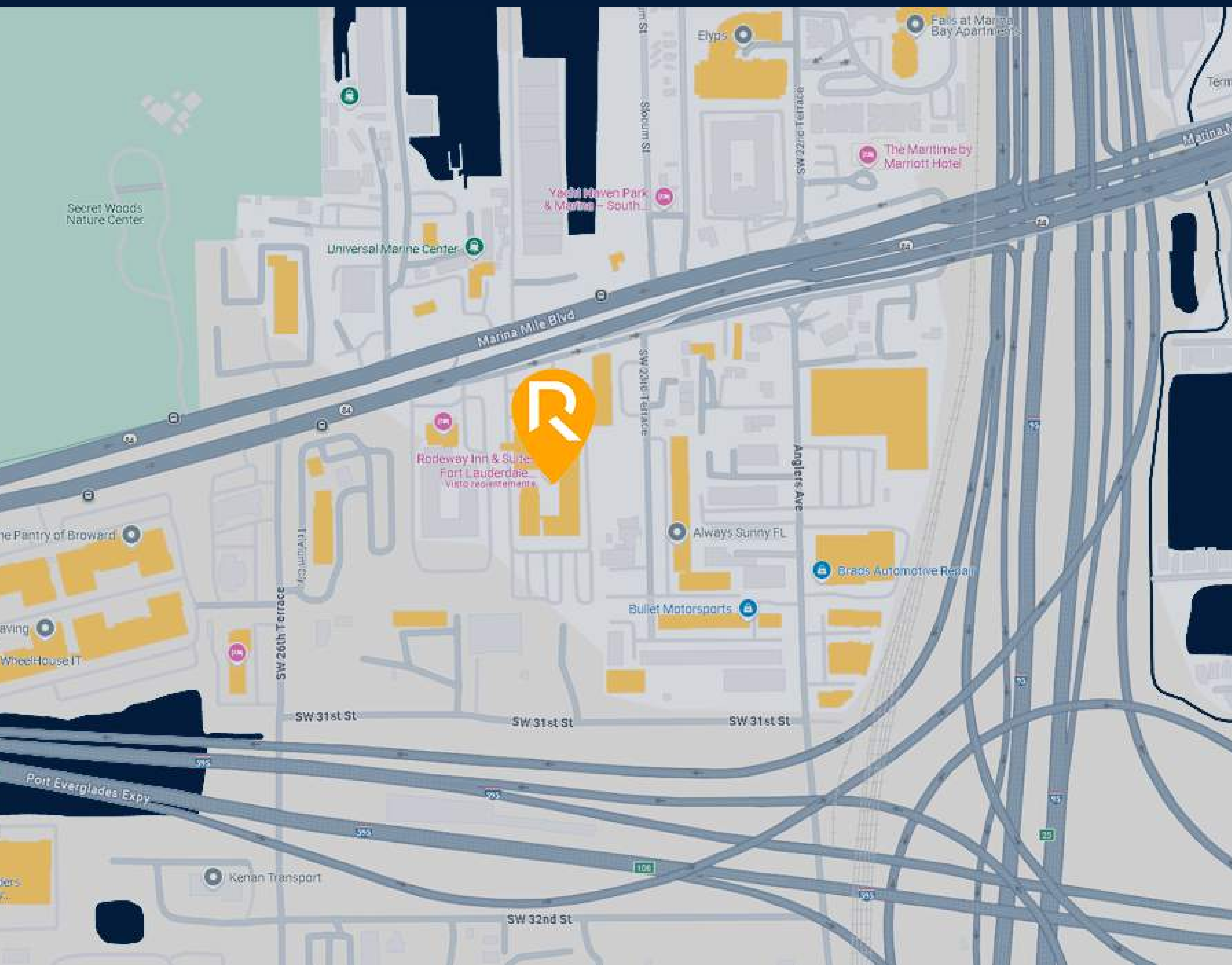
# LOCATION

The project is located at 2440 West State Road 84 in Dania Beach, one of the best-connected areas in South Florida. Its strategic position—less than three kilometers (≈1.9 mi) from Fort Lauderdale–Hollywood International Airport and the Port Everglades cruise terminal—makes it an exceptionally attractive investment for those seeking immediate profitability and growth potential in the hospitality sector.

The asset lies at the junction of three major arteries—I-95, I-595, and Florida’s Turnpike—providing swift access to numerous tourist and commercial destinations. The Las Olas Boulevard shopping and dining district and the Seminole Hard Rock Hotel & Casino are only minutes away. For nature and outdoor recreation, the area offers direct access to sites such as Secret Woods Nature Center and Anne Kolb Nature Center, ideal for hiking, kayaking, and picnicking in protected environments.

Additionally, the hotel is just a ten-minute drive from some of Broward County’s most renowned beaches—Dania Beach and its pier, Fort Lauderdale Beach, and Hollywood Beach—all celebrated for their white sand, crystal-clear waters, and lively boardwalks. This unique blend of connectivity, natural surroundings, leisure options, and beach tourism positions the property as one of the most promising hospitality enclaves in the State of Florida.

# MAP



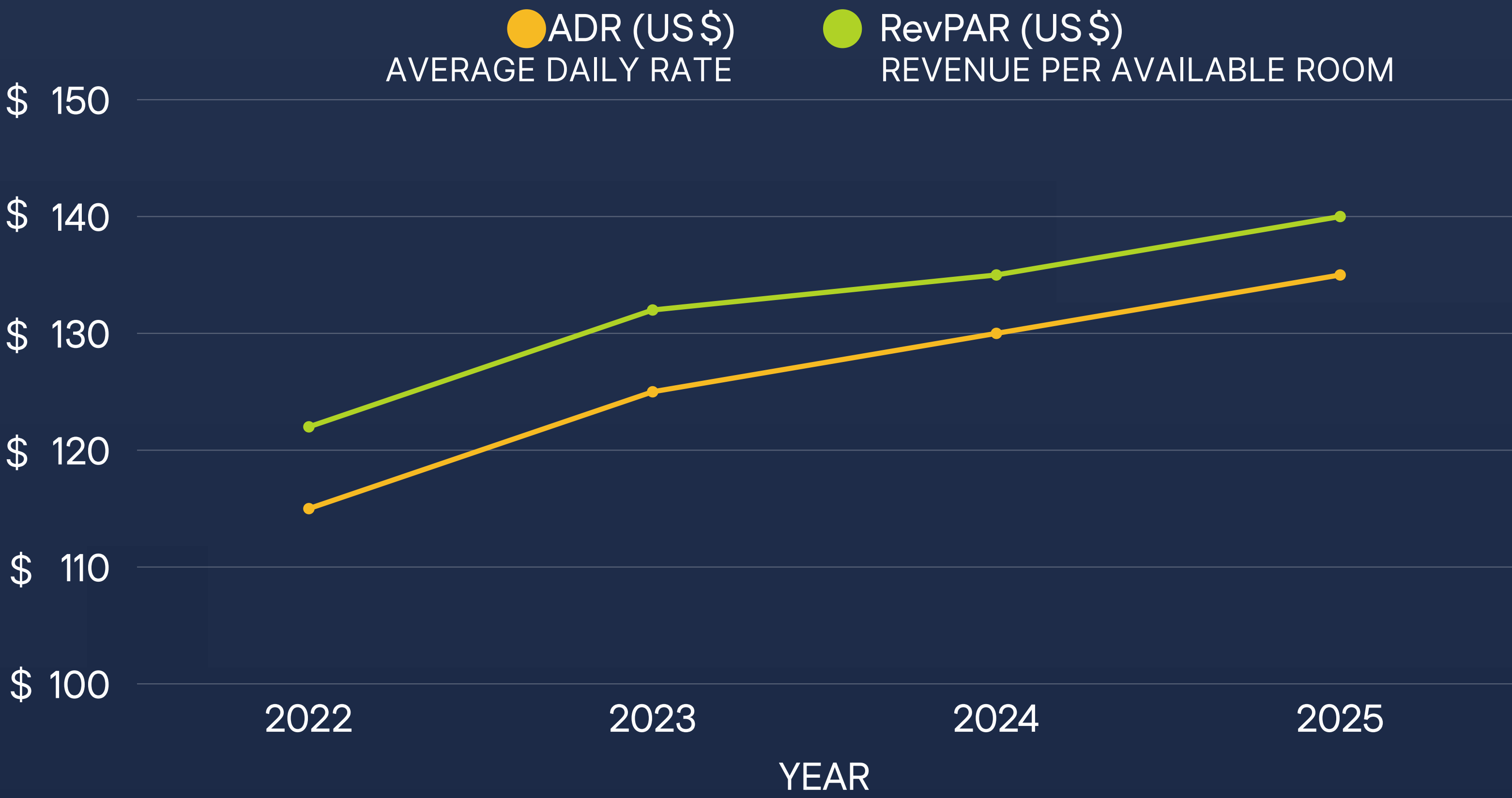


# MARKET ANALYSIS

## Hotel-Market Evolution

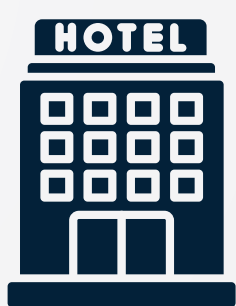
Dania Beach’s mid-scale hotel corridor is performing solidly, with diversified demand, sustained rate growth, and a new-supply pipeline below 2 %. Projections call for a 3–4 % ADR increase (2022–2025) and RevPAR above US \$135 in 2025, with occupancy exceeding 70 %. The segment has moved past the 2022 post-COVID rebound, absorbed a mild normalization in 2023, and heads into 2024–25 with optimism, fueled by convention-center expansion and the resurgence of corporate travel. Key risks: operating-cost inflation, cost pressures, and high exposure to cruise tourism.

### MARKET 2022-25



## Guest Profile

Visitors are diverse and motivated by different reasons. Cruise passengers dominate (35–40 %), typically families staying one or two nights before embarkation who value port-shuttle service, early breakfast, and Park-and-Cruise packages. Next come air travelers (30–35 %), efficiency-minded guests who require flexibility, high-speed Wi-Fi, and 24-hour transfers. The corporate/MICE segment (15–20 %) prioritizes logistics, event space, and group coordination, while extended-stay leisure tourists (10–15 %) look for longer stays, full services, and promotions that reward length of stay. All segments share high expectations for comfort, connectivity, and multifunctional convenience.



Sawgrass Mills, Hard Rock Casino, Fort Lauderdale beaches

Leisure and retail attractions increase stays 365 days a year



35 million passengers

Fort Lauderdale Airport (2024)



4.1 million passengers

Port Everglades (↑37% vs. 2023)

\*info: Zillow, Redfin, STR / CoStar, Visit Lauderdale, Broward County, CBRE Hotels, Marcus & Millichap.





# INVESTMENT MODEL

## DANIA BEACH 1 INVESTMENT

EXPECTED SCENARIO	AMOUNT
Total Cost	\$ 5,600,000.00
Reental Launch	\$ 1,100,000.00
Contribution to the project	\$ 1,067,000.00
Success fee platform	\$ 33,000.00

### DANIA BEACH 1 Investor Return

CONCEPT	AMOUNT
Annual rents (paid quarterly)	7,50%
Net Investor Profit	\$ 682,000.00 Super Reentel
Net Investor Profit ReentelPro	\$ 594,000.00
Net Investor Profit Reentel	\$ 462,000.00
Total Return (TIR)	62,00% SuperReentel, 54,00% ReentelPro, 42,00% Reentel
Total Annualized Return (ROI)	15,50% SuperReentel, 13,50% ReentelPro, 10,50% Reentel

### DANIA BEACH 1 Period and Tokens

CONCEPT	AMOUNT
Investment Term*	48* months
Tokens to be issued	11,000.00

Transaction currency: US Dollar  
^Term subject to the early repayment clause outlined in the loan agreement.

INVESTMENT MODEL: The RNT-DNB-1 series offers exposure to the company’s equity through an indirect shareholding structure.  
RISKS: Lower-than-estimated appreciation in the scenario.



## REENTELS RETURNS

### SuperReentel\*\*



- ✓ Total Return  
**62,00%\***
- ✓ Total Annualized Return  
**15,50%\***

LAUNCH DATE:  
**17/ 07/ 2025**

### ReentelPro\*\*



- ✓ Total Return  
**54,00%\***
- ✓ Total Annualized Return  
**13,50%\***

LAUNCH DATE:  
**17/ 07/ 2025**

### Reentel\*



- ✓ Total Return  
**42,00%\***
- ✓ Total Annualized Return  
**10,50%\***

LAUNCH DATE:  
**17/ 07/ 2025**

**\*ESTIMACIÓN DE BENEFICIO PARA  
ESCENARIO ESPERADO**



CLOSED DATE\*:

**17/ 07/ 2029**

RETURN:  
PROJECT CLOSURE

REINVESTMENT OF RETURNS IS  
ALLOWED WHEN THE PROJECT  
IS LAUNCHED TO USERS ON THE  
PLATFORM.



**\*Estimated project return: 10,50% annualized and 42,00% at the end of the project, excluding taxes from the returns and capital gain. Each investor will be taxed according to the regulations of their country of residence.**

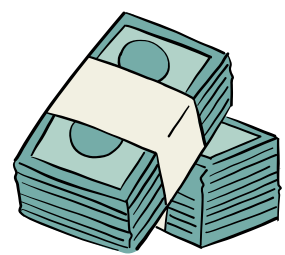
**\*\*SuperReentel and ReentelPro benefit from discounted fees on the Rental platform, which enhances their profitability.**



## HOW CAN I INVEST?

At Rental, you have two ways to invest.

Choose the option that best suits you and follow the steps below:



**With FIAT  
(Bank Transfer)**

**1**

**Access your account**

Log in to the platform.

**2**

**Select “Invest by Transfer”**

You'll find this option on your dashboard.

**3**

**Choose the property, currency, amount, and destination wallet.**

**4**

**Make the bank transfer**

Use the banking details provided by the platform.

**5**

**Upload proof of payment**

Submit the receipt to complete the validation process.



## HOW CAN I INVEST?



With Crypto  
(USDT, BTC, USDC)

### 1) THROUGH YOUR WALLET

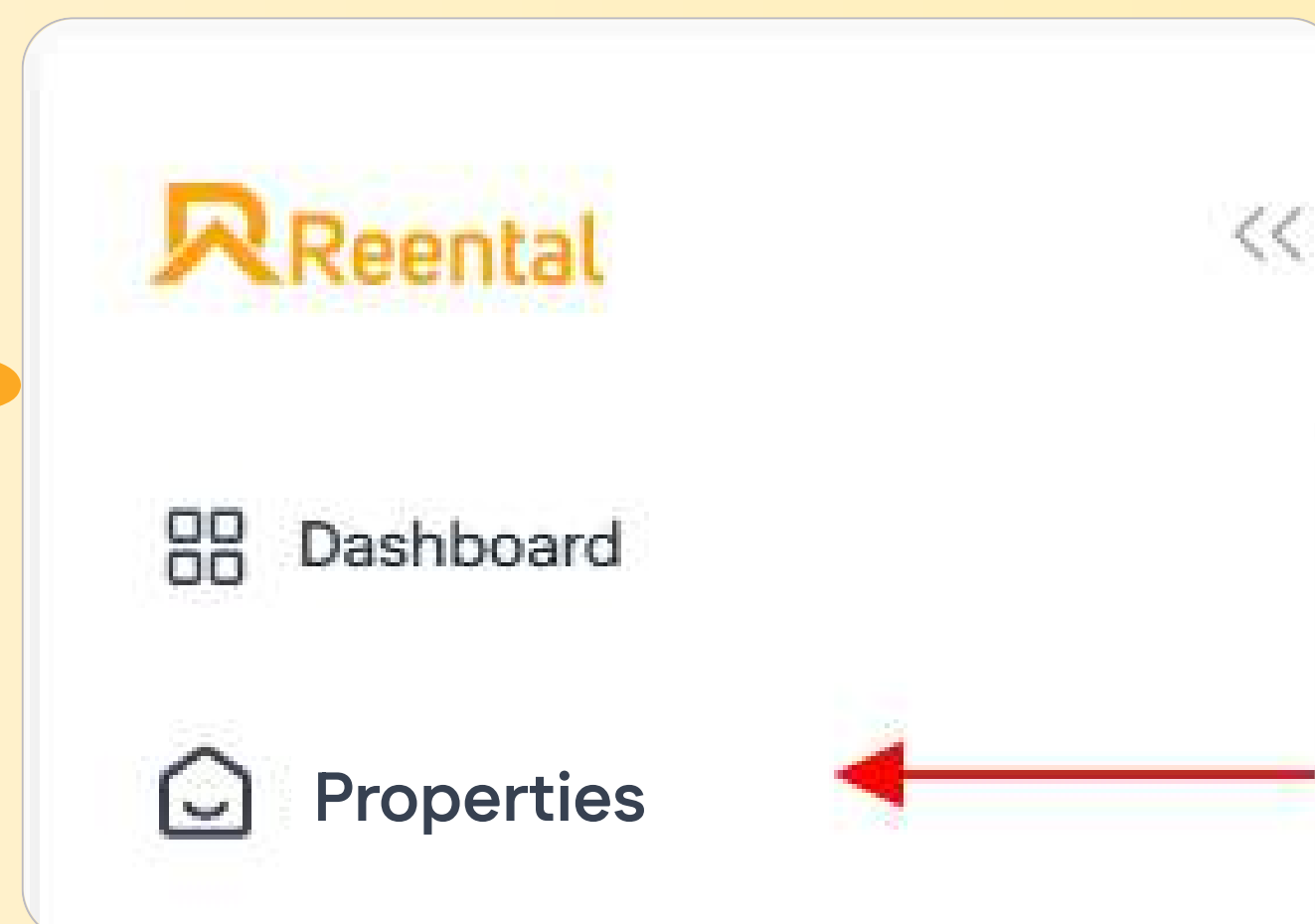
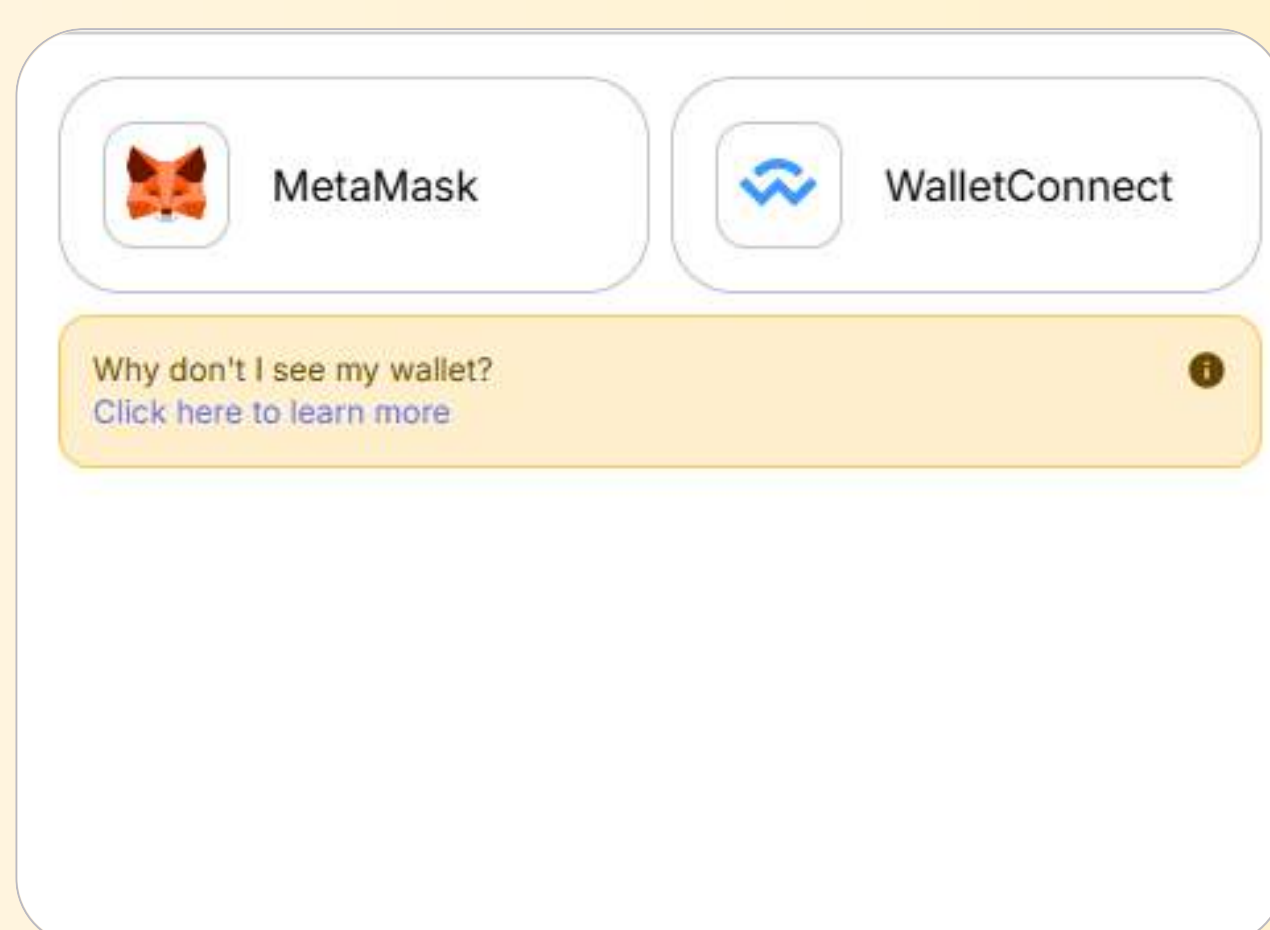
1

Connect your wallet  
MetaMask, Trust Wallet, etc.

2

Go to “Properties”  
in the left-hand side menu.

Add wallet

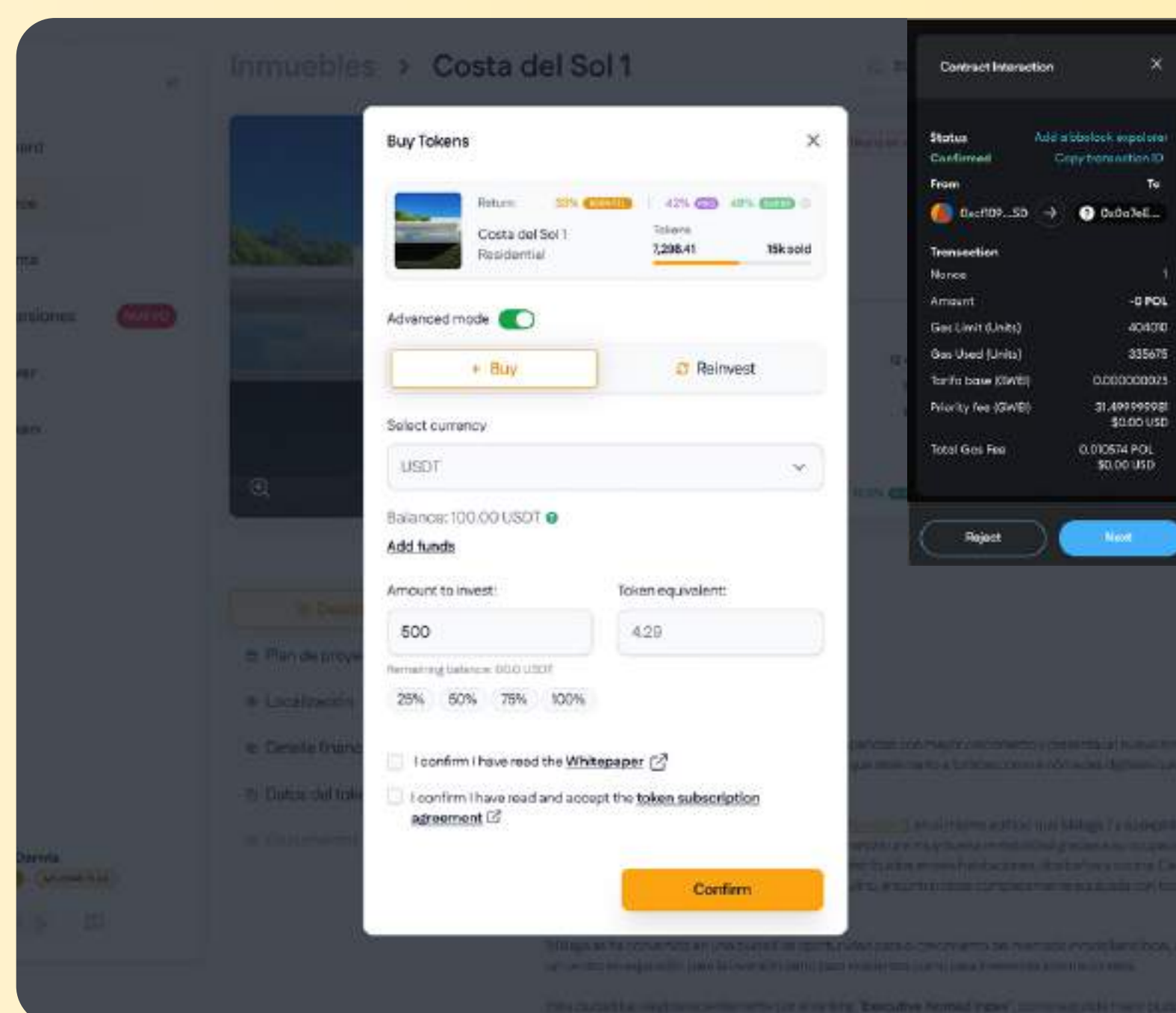
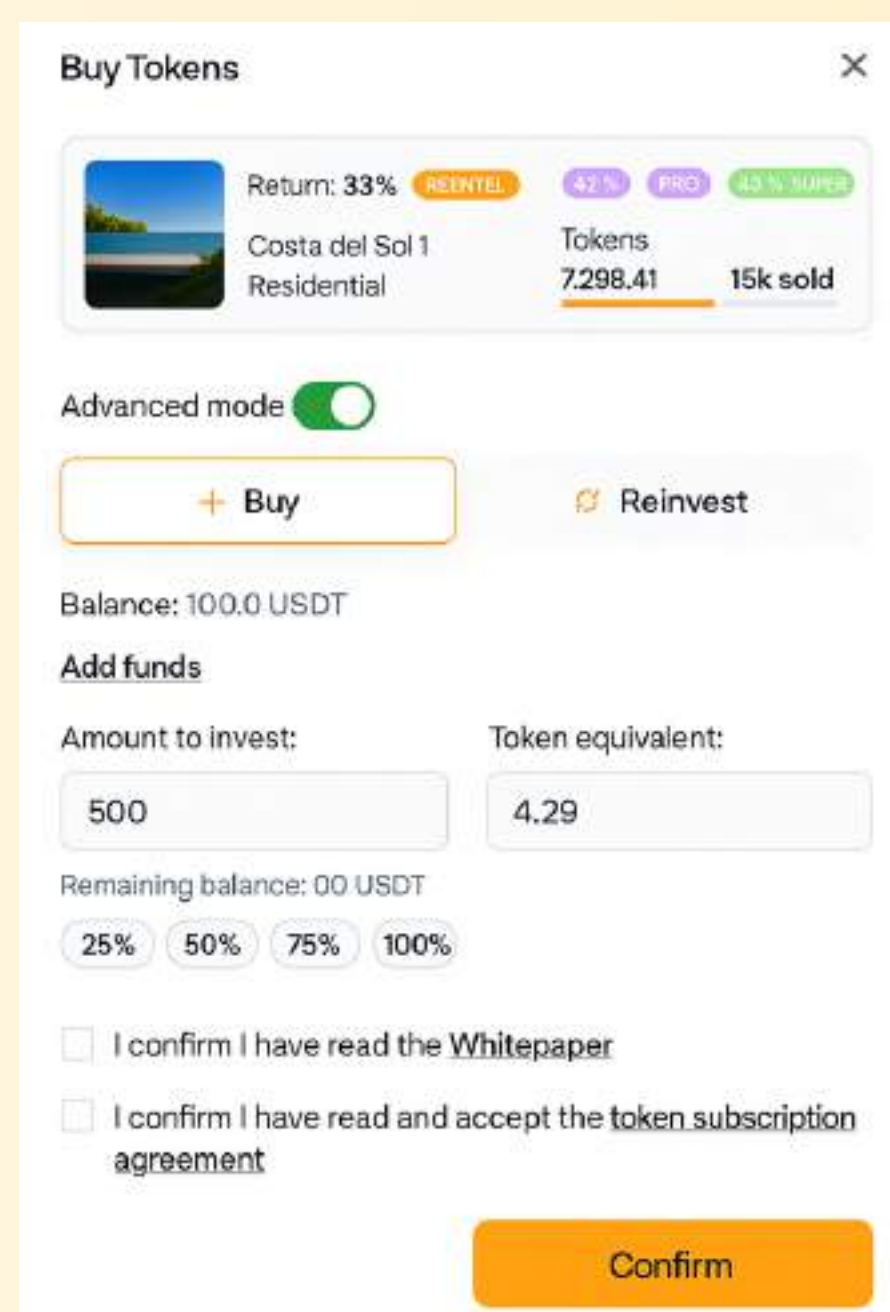


3

Select the property  
and click “Invest”.

4

Confirm the transaction  
Approve the payment from your wallet.



### 2) BTC / USDC



Contact an internal agent to guide you through the entire process:  
[sopORTE@reental.co](mailto:sopORTE@reental.co)



ROAD MAP

EXPECTED  
SCENARIO



\*ESTIMATED DATES, SUBJECT TO CHANGE BASED ON PROJECT





## CURRENT STATUS

MAIN ENTRANCE RODEWAY

The hotel currently operating as Rodeway Inn & Suites features 158 rooms on a fully functional 261,500 sq ft lot with 312 parking spaces. Since 2017 it has undergone a comprehensive modernization program encompassing structural upgrades, a complete room overhaul, and mechanical-and-electrical system updates. The complex already offers a robust lineup of amenities—heated pool, meeting rooms, restaurant, complimentary shuttle service—and all utilities are in place, allowing improvements without prior structural work and preserving ongoing operations.

Current zoning approvals permit the construction of up to 200 additional rooms in one or two towers while maintaining the parking ratio, creating a clear vector for organic growth. The conversion plan, with a total cost of USD 10.6 million, is being executed during off-peak seasons. With the major CAPEX allocations already committed, the schedule is being accelerated to mitigate execution risks.

This presents an ideal opportunity for an investor seeking added value and capital appreciation.



ROOM ACCESS



ROOMS



# COMPLETED STATUS



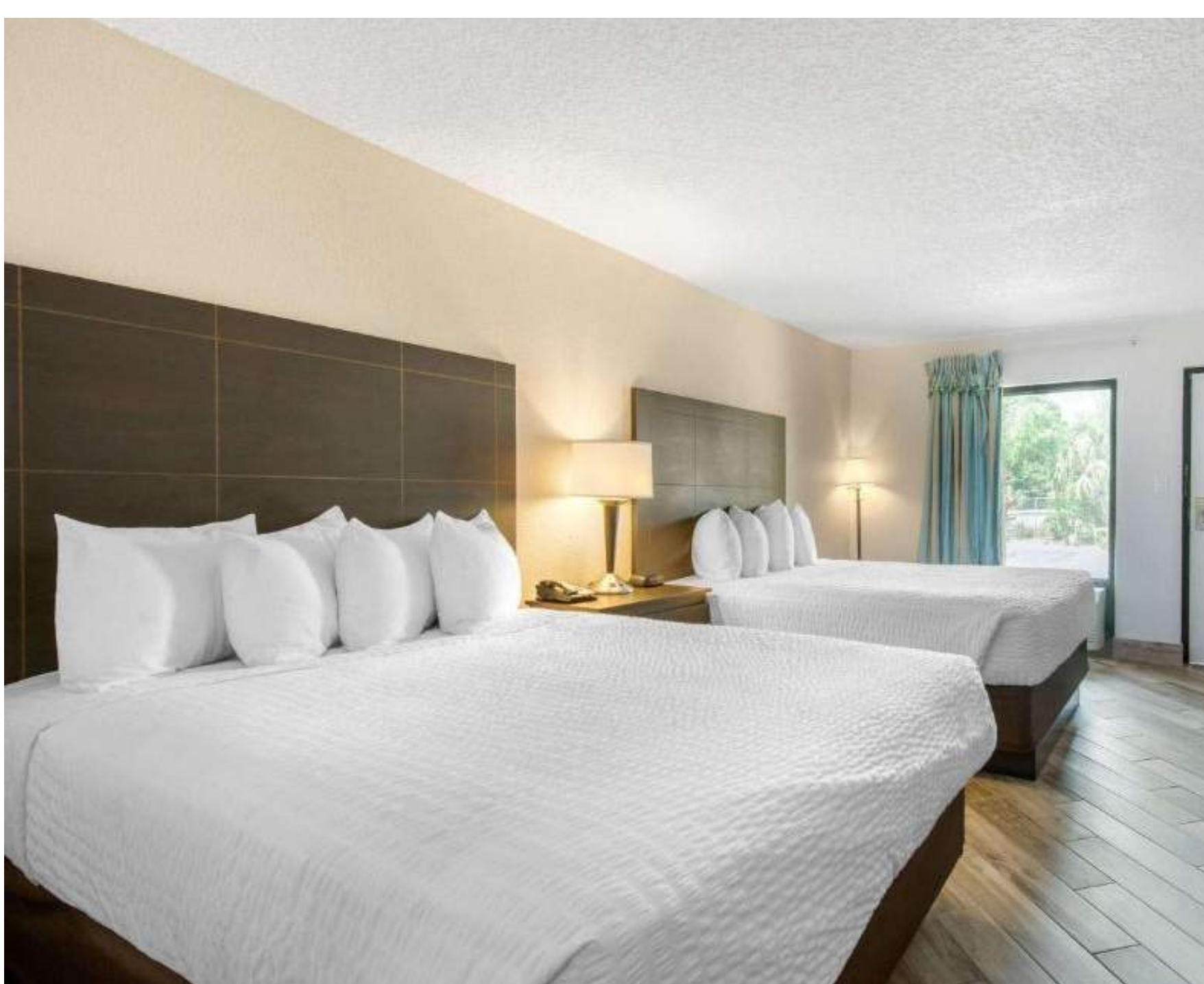
MAIN ENTRANCE CLARION



POOL

Clarion Fort Lauderdale Airport & Cruise Port is shaping up to be the first major play in the local hotel market, fast-tracking its transition: from Rodeway Inn & Suites to Clarion (Choice Hotels) and, ultimately, to Garner by IHG, a mid-scale brand with premium service standards. Operations are managed by Torchwood Hotels, a proven South Florida operator, ensuring an agile, professional ramp-up.

Set on a fully operational 261,500 sq ft parcel, the complex today offers 158 rooms already upgraded to Clarion spec—neutral palette, upholstered headboards, premium furnishings, efficient lighting, and local artwork—supported by 312 parking spaces that secure immediate cash flow. Corridors and lobby feature back-lit ceilings and LVT flooring; the F&B zone adds a support kitchen and a Chattahoochee-style lounge, boosting average guest and banquet spend.



ROOM REFERENCE

The exterior renovation—roofing, façade, paving, LED signage, EV chargers, smart-irrigation landscaping, and 157 CCTV cameras—extends the building’s useful life, reduces maintenance costs, and sharply boosts curb appeal.

With current zoning approvals, the site can accommodate up to 360 rooms: one or two five-story towers would allow roughly 200 additional rooms without affecting the parking ratio, unlocking added value in a market with strong pre-cruise stay demand.

Under the Garner flag, a projected ADR of \$132, 78 % occupancy, and an estimated annual NOI of \$2.7 million point to a target valuation of USD 30–35 million.

In short, this is an asset with tangible upside and limited risk, offering investors the opportunity to enter at the optimal moment in South Florida’s hotel cycle.



## PROJECT TEAM

**Eric Sanchez**



**CEO**  
Chief Executive  
Officer

**Jackie Aguilar**



**LAWER**  
Legal and Real Estate  
Department

**Adrian Paloma**



**CFO & CAO**  
Finance  
Department

**Andres Sanchez**



**ARCHITECT**  
Architecture and Real Estate  
Department





## WHO IS ESTATING?



# ESTATING

### **Estating:**

Estating is an innovative platform in the global real estate investment sector, designed to provide access to high-value assets. Founded by experts in technology and finance, Estating combines advanced analytics with institutional-grade strategies to deliver diversified investment opportunities.

Its approach enables access to properties in key markets, ensuring transparency and efficiency in every transaction.

With a model tailored to both accredited investors and those seeking to diversify their portfolios, Estating drives an innovative financial ecosystem aligned with global market trends.

## UNIQUE VALUE TO INVESTORS

Thanks to a recent partnership between Rental and Estating, this collaboration represents a unique opportunity to expand horizons and reinforces our shared vision of building a global, innovation-driven financial ecosystem.



## LEGAL NOTICE

### For Professional Investors Only

This dossier is for informational purposes only and is intended exclusively for professional investors. It does not constitute an offer, recommendation, or investment advice, and should not be relied upon as a basis for making decisions without first consulting qualified financial advisors.

### Limitation of Liability

The information contained herein has been prepared with the utmost care; however, Reental does not guarantee the accuracy, completeness, or timeliness of the data presented. Reental accepts no responsibility for any losses or damages arising from the use of this document.

### Investment Risks

All investments involve risk. Past performance does not guarantee future results. The value of investments may fluctuate, and there is a risk of losing the invested capital. Tax treatment may vary depending on applicable legislation and the investor's personal circumstances.

### Copyright and Confidential Use

The content of this document is protected by copyright. Its reproduction, distribution, or dissemination is prohibited without the express written permission of Reental.

### Confidentiality of Content

This material is provided on a confidential basis and must not be shared with third parties, except with the recipient's legal or financial advisors.

### Commercial Content

This dossier contains summarized information for commercial purposes only. To access the full details of the project, investors must review the complete White Paper available at [www.Reental.co](http://www.Reental.co).



Reental

# DO YOU HAVE ANY QUESTIONS?

More information



or contact us:

[soporte@reental.co](mailto:soporte@reental.co)

and for additional  
projects visit our  
website

