

MIAMI 6 | MIA-6



Real estate investment opportunity in
Miami, United States of America
with an estimated return of 16% simple annual* and 24%
total*.
soporte@reental.co

*Estimated return after applying the fee discount for investor status SuperReental.
Estimated IRR SuperReental 15,7%

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MIAMI 6 | MIA-6

Capital · Purchase, renovation and sale

KEY POINTS

PROJECT TICKET:

\$ 1,016,000

RETURN

Final

ESTIMATED SIMPLE ANNUAL
RETURN:

16% SR*

ESTIMATED TOTAL
RETURN:

24% SR*

TERM:

18 MONTHS

IRR

15,7% SR*



Location

**Miami, Florida, United
States of America**



Renovation scope

**Complete interior
and exterior**



Project type

Capital



Project type

**Purchase, renovation
and sale**



Eligible as collateral

Yes

*Investors with SuperReental and ReentalPro status receive discounted fees on the Rental.co platform, hence their improved return.

ASSET

The asset follows the same strategy as previous projects through the acquisition and comprehensive repositioning of a single-family home located at 6801 SW 82nd Ave, Miami, within the residential enclave of Glenvar Heights—one of the most established and sought-after micro-markets for high-end single-family residences in South Miami, in the immediate vicinity of Coral Gables, South Miami, and the University of Miami.

The project is situated in an area characterized by strong demand for newly constructed luxury single-family homes and benefits from a unique value proposition, being one of only nine residences with direct frontage on a private lake within the submarket.

This new project is launched in partnership with Valencia Group by Keller Williams, a firm specializing in residential value-add operations in South Florida, headquartered in Coral Gables, Florida.



CURRENT PROPERTY STATUS

The asset currently consists of a single-family home originally built in 1960 on a 43,560 sq. ft. lot (approx. 4,047 sq. m. / 1 acre). This plot size is exceptionally above the submarket average—nearly triple that of a standard infill lot in the area—providing the project with a significant competitive advantage.

The property currently features approximately 1,888 sq. ft. (approx. 175 sq. m.) of living space, comprising 4 bedrooms, 3 bathrooms, a two-car garage, an enclosed Florida room, and a storage shed, creating an asset with substantial potential for transformation and value creation. The lot boasts 150 linear feet (approx. 45.7 linear meters) of frontage on a private lake—making it one of only nine properties with direct access to this body of water. Situated on a quiet, tree-lined street in the Sunset East enclave, it offers privacy and minimal traffic—attributes highly prized in the luxury residential segment.

ASSET

RENOVATION STRATEGY

Unlike previous projects, the value-creation strategy for this asset is based on the complete demolition of the existing structure and the ground-up construction of a luxury residence, thereby maximizing the potential of the exceptional plot size and its privileged lakefront orientation.

The intervention plan encompasses a complete transformation of the property, incorporating structural, architectural, and design enhancements intended to align it with current high-end residential market standards. Key planned works include:

An interior clear height of 10 feet (3.05 m), enhancing spaciousness and the sense of volume.

The installation of a new Bahama-style roof with ceramic tiles, imparting architectural identity and superior aesthetic value.

The construction of a circular driveway, improving ingress/egress and enhancing curb appeal.

The addition of a three-car side-loading garage.

The development of a new outdoor entertainment area featuring a private swimming pool and a covered terrace overlooking the lake.

Premium finishes throughout, including impact-resistant windows, smart home automation, magnetic door locks, a butler's pantry, a home gym, a sauna, a private cinema room, and an outdoor kitchen.

The execution of a high-end landscaping and exterior design project to consolidate the property's standing within the luxury segment.



LOCATION AND MARKET

LOCATION

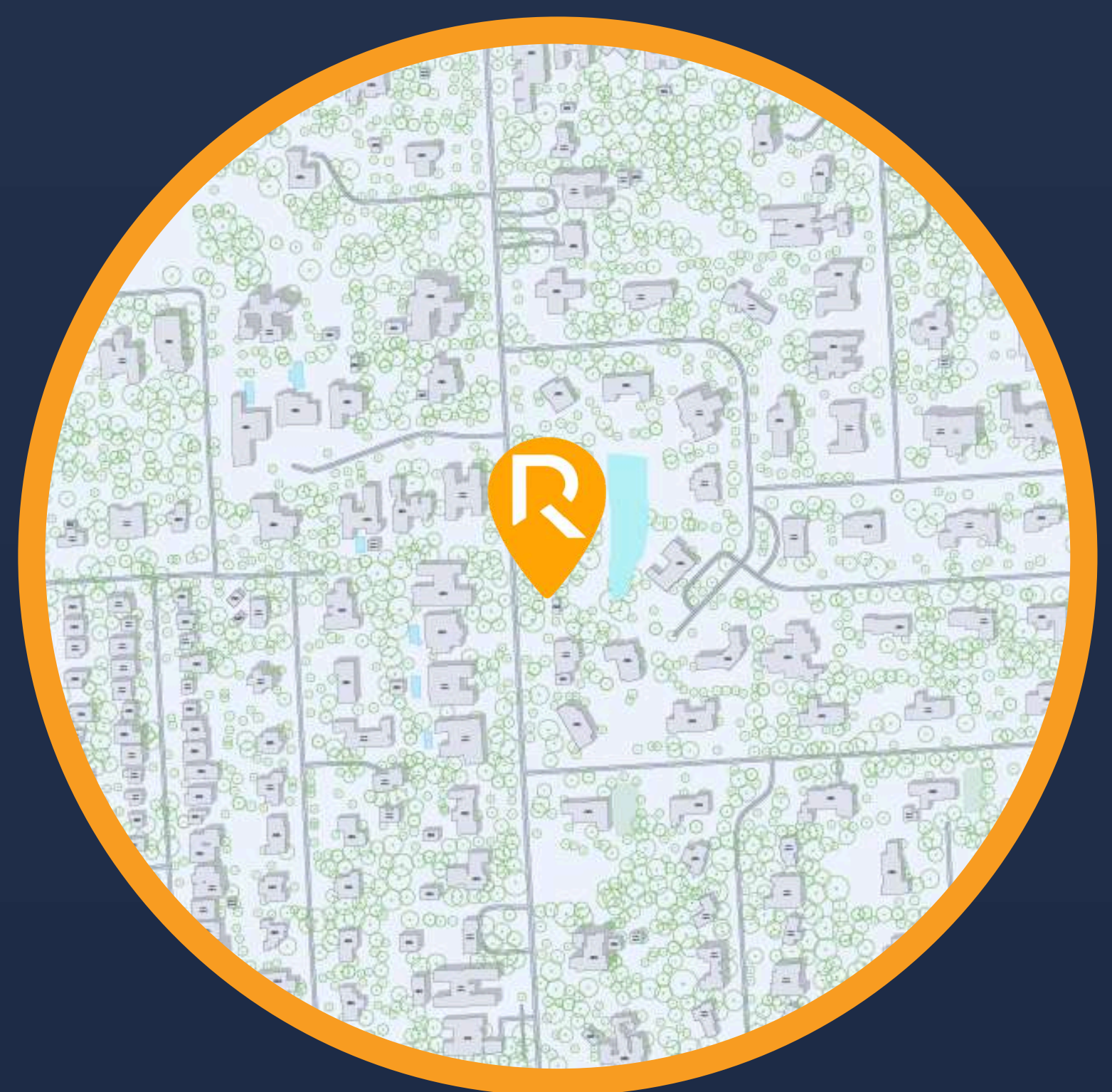
The asset is located at 6801 SW 82nd Ave, Miami, FL 33143, within the residential area of Glenvar Heights, adjacent to the private lake shared by nine homes that defines this residential enclave. Glenvar Heights stands out as one of Miami's most desirable residential markets for luxury single-family homes, attracting investors and residents seeking a private, tranquil lifestyle characterized by tree-lined streets and low urban density.

The property has direct access to the area's primary commercial corridors, including Sunset Drive (SW 72nd St), US-1 / South Dixie Highway, and the Palmetto Expressway (SR-826), ensuring excellent connectivity. Furthermore, the location offers convenient access to Brickell and Downtown Miami via US-1.

It enjoys a privileged location with convenient access to:

- Dadeland Mall and Downtown Dadeland
- The Shops at Sunset Place
- University of Miami and Coral Gables
- Tropical Park (featuring athletic fields, sports courts, and a dog park)
- US-1, offering direct access to Brickell and Downtown Miami

25°46'27"N 80°11'37"W



IMMEDIATE SURROUNDINGS

The asset is located in an established residential setting, characterized by large lots, low density, excellent connectivity, and access to some of the city's best educational and recreational amenities.

For outdoor and sports enthusiasts, it provides quick access to green spaces such as Tropical Park, and is only minutes from Dadeland Mall and The Shops at Sunset Place, as well as some of the area's most prestigious private schools: Carrollton School of the Sacred Heart, Gulliver Preparatory, Somerset and Riviera.

GROWTH AND APPEAL

Miami continues to consolidate its position as one of the nation's strongest residential markets, driven by the influx of high-net-worth residents from the North and robust international appeal. The submarket benefits particularly from a scarcity of available land and a limited supply of residences with private lake frontage in central locations, driving the appreciation of premium residential assets.



Key market data

- High-end residential market with strong demand in Miami-Dade County
- High liquidity in luxury single-family home transactions
- Recent comparable sales in the surrounding area ranging from approximately \$4.7M to \$7.4M



ANALYSIS

Residential submarket in the area

In recent years, Miami has consolidated its position as a leading destination for affluent residents from other U.S. states, as well as from Latin America and Europe. This demographic trend has significantly increased demand for high-end single-family homes, especially in established residential areas of southern Miami-Dade County. Strategically situated enclaves such as Glenvar Heights benefit directly from this dynamic, combining a privileged location with access to premium amenities.

The Glenvar Heights submarket demonstrates stable, organic residential demand, supported primarily by families and high-profile professionals seeking primary residences in peaceful, private settings with private lake access, large lots, and top-tier private schools.

MARKET COMPARABLES	APPROX. AREA	BEDROOMS	STATUS	SALE PRICE	\$/FT²
6801 SW 82nd Ave (ACTIVO)	≈7,600 ft²	TBC no.	New construction	Target ≈\$5,40M	»\$717
6900 SW 72nd Ct	6,698 ft²	6 Beds / 7.1 Baths	2025 (New)	≈\$7,40M	\$1,105
6790 SW 72nd Ct	6,299 ft²	6 Beds / 6.1 Baths	2021 (New)	≈\$7,00M	\$1,111
7612 SW 83rd Ct	6,017 ft²	6 Beds / 7.1 Baths	2026 (New)	≈\$5,55M	\$923
7605 SW 71st Ave	5,710 ft²	6 Beds / 7.1 Baths	2025 (New)	≈\$5,075M	\$889
7001 SW 71st Ave	5,473 ft²	6 Beds / 7.1 Baths	2024 (New)	≈\$4,70M	\$859

Demand and Buyer Profile

The finished product is aimed at the luxury family residential segment, targeting affluent buyers seeking a newly built home in an established, well-connected location in southern Miami. The target profile includes local families, professionals connected to Miami's main corporate centers, and international buyers—especially from Latin America—who prioritize security, privacy, and construction quality in stable, family-oriented residential areas.

In this segment, the purchase decision is strongly influenced by architectural design, finish quality, and the overall residential experience. The generous lot size, the direct frontage on an exclusive private lake shared by only nine residences, and the setting on a quiet, tree-lined street serve as key differentiating factors that position this asset exceptionally well within its submarket.

• *Sources: Miami-Dade County Property Appraiser Records, Zillow, Redfin, Realtor.com.

COMPLETION



REPRESENTATIVE EXTERIOR RENDER (The final image may vary)

Upon completion of the new-construction project, the property will consolidate its position as a highly competitive luxury single-family residence within the Glenvar Heights submarket, fully aligned with current Miami market standards.

This transformation will mark a complete departure from the existing structure, evolving from an outdated 1960 residence of 1,888 sq. ft. into a contemporary home with a premium design. The property will encompass approximately 7,600 sq. ft. (706 sq. m.) of living area—totaling roughly 9,000 sq. ft. (836.1 sq. m.) under roof—distributed across multiple en-suite bedrooms, an office, a gym, a spa/sauna, a cinema room, an outdoor kitchen, a three-car garage, a covered terrace, and a private pool overlooking the lake. It will also feature an auxiliary guest house to accommodate family members or staff, establishing a residential environment tailored to outdoor living and the South Florida lifestyle.

The architectural design will draw inspiration from contemporary luxury homes in the prime enclaves of Glenvar Heights, Pinecrest, and Coral Gables, integrating Mediterranean-contemporary elements such as Bahama tile roofing, clean lines, open-concept layouts, and abundant natural light. The lot's exceptional size—one full acre—will allow for a home with substantially greater presence, privacy, and outdoor space than the submarket average.

The residential concept prioritizes both aesthetic refined design and functional practicality, optimizing the interior layout for high-net-worth families. The project will be complemented by a circular driveway and a high-end landscaping program engineered to maximize curb appeal and marketability. Its direct frontage on a private lake—being one of only nine properties with access to this body of water—along with its placement on a quiet, tree-lined street, represent exclusive attributes that enhance the asset's overall value proposition.

Ultimately, the project will deliver a flagship luxury single-family residence targeted at discerning buyers seeking newly built construction, superior design, spatial amplitude, and a strategic location in South Miami.



INVESTMENT MODEL

INVESTMENT IN MIAMI 6

EXPECTED SCENARIO	AMOUNTS - United States Dollars (\$)		
TOTAL PROJECT COST	\$4,288,090		
REENTAL LAUNCH	\$1,016,000		
Project withtribution	\$954,999		
Launch funding	\$ 60,957		

INVESTOR BENEFITS	SUPERREENTAL **	REENTELPRO **	REENTAL
ESTIMATED ANNUAL RETURN SIMPLE ESTIMATE*	16%***	13%***	11%
Estimated average monthly annual return	-	-	-
Status fee discount	-	-	
RETURN TOTAL ESTIMADO	24%***	19.5%***	16.5%
Return final	24%***	19.5%***	16.5%
Status fee discount	7.5%	3%	
TIR (Internal Rate of Return)	15.7%***	12.8%***	10.9%

INVESTMENT TERM	18**** months
Tokens to be issued	10,016

INVESTMENT MODEL: The RNT-MIA-6 series consists of a direct equity investment in the special purpose vehicle (SPV) that owns and is developing the asset.

RISKS: Potential delays in project execution or in the projected timelines for marketing and selling the asset.

*Estimated simple annual return, calculated on the basis of the project's financial projections and taking into account the projected cash flow schedule. Returns are not guaranteed and may vary depending on the actual performance of the project, execution timelines, costs, taxation, and market conditions.

Investors with SuperReental and ReentelPro status receive discounted fees on the Rental.co platform, resulting in an enhanced return.

***The Scenario estimation is based on variations in the final sale price and/or closing date.

****The dates shown are estimates and begin following the execution of the asset purchase agreement. The term is subject to the prepayment clause stipulated in the contract.

SCENARIOS

COSTES OF THE PROYECTO

Adquisición of the inmueble	\$2,022,415	Capex	\$ 1,736,063
Costes and otros gastos	\$ 529,612	Launch funding	\$ 60,957
COSTE TOTAL OF THE PROYECTO		\$4,288,090	

EVOLUTION BY SCENARIO



SUMMARY OF ESTIMATED RETURNS BY SCENARIO

The returns described below are estimates based on different financial and operational scenarios for the project.

SCENARIO TERM · DESCRIPTION	SUPERREENTEL* ESTIMATED SIMPLE RETURN	REENTELPRO* ESTIMATED SIMPLE RETURN	REENTEL ESTIMATED SIMPLE RETURN
 Downside 21 MONTHS Lower appreciation, higher costs, and extension of the term to 18 months.	10.1% ESTIMATED SIMPLE ANNUAL 17.7% ESTIMATED TOTAL · 21 MONTHS 9.9% INTERNAL RATE OF RETURN	10.1% ESTIMATED SIMPLE ANNUAL 17.7% ESTIMATED TOTAL · 21 MONTHS 9.9% INTERNAL RATE OF RETURN	10.1% ESTIMATED SIMPLE ANNUAL 17.7% ESTIMATED TOTAL · 21 MONTHS 9.9% INTERNAL RATE OF RETURN
 Expected* 18 MONTHS Execution in line with the project's base plan.	16.0% ESTIMATED SIMPLE ANNUAL 24.0% ESTIMATED TOTAL · 18 MONTHS 15.7% INTERNAL RATE OF RETURN	13.0% ESTIMATED SIMPLE ANNUAL 19.5% ESTIMATED TOTAL · 18 MONTHS 12.8% INTERNAL RATE OF RETURN	11.0% ESTIMATED SIMPLE ANNUAL 16.5% ESTIMATED TOTAL · 18 MONTHS 10.9% INTERNAL RATE OF RETURN
 Upside* 18 MONTHS Better sale withditions, cost optimization, and efficient execution.	20.6% ESTIMATED SIMPLE ANNUAL 31.0% ESTIMATED TOTAL · 18 MONTHS 20.0% INTERNAL RATE OF RETURN	17.6% ESTIMATED SIMPLE ANNUAL 26.5% ESTIMATED TOTAL · 18 MONTHS 17.2% INTERNAL RATE OF RETURN	15.6% ESTIMATED SIMPLE ANNUAL 23.5% ESTIMATED TOTAL · 18 MONTHS 15.3% INTERNAL RATE OF RETURN

- 

In the downside scenario, lower capital appreciation and an extended timeline of up to 21 months significantly reduce the available excess return, potentially eliminating carried interest altogether as well as differential returns between categories.
- 

In the expected and upside scenarios, the excess return generated by the project may be distributed among the various participants in the structure according to the applicable waterfall schedule, including the local sponsor, Rental America LLC, and investors.
- 

Differences in returns between investor statuses are solely due to the internal carried interest, fee, and profit-allocation structure within the Rental ecosystem, as the underlying economic exposure to the real estate project remains identical for all investors.
- 

The described returns are non-guaranteed estimates, calculated as an estimated simple annual return on invested capital and subject to the effective execution of the project, market performance, and the final application of the waterfall distribution schedule.
- 

Investors with SuperReental and ReentalPro status receive discounted fees on the Rental.co platform, hence their improved return.

RETURNS

ESTIMATES	SUPER*** 	PRO*** 	REENTEL 
Estimated Total Return	24%*	19.5%*	16.5%*
Simple Estimated Annual Return	16%****	13%****	11%****
IRR	15.7%*	12.8%*	10.9%*
LAUNCH DATE:	10/09/2026**	11/09/2026**	12/09/2026**

COMPLETION DATE:
APRIL 2028**

RETURN:
FINAL PAYMENT

REINVESTMENT:
REINVESTMENT OF RETURNS IS ALLOWED ONCE THE PROJECT IS OPEN ON THE REENTAL PLATFORM.



*Estimated project return net of taxes. Each investor will be taxed according to the rules of their country of residence. Estimate for Expected Scenario.
Term subject to the early repayment clause set out in the withtract.
**The dates shown are estimates and begin after signing the purchase of the asset.
***Investors with SuperReentel and ReentelPro status receive discounted fees on the Reental.co platform, hence their improved return.
The Scenario estimate is based on changes in price and/or final sale date.
****Estimated annual return, calculated from the project’s financial projections and the expected cash-flow schedule. Return is not guaranteed and may vary with the project’s actual performance, execution timelines, costs, taxes, and market conditions.

ROADMAP

**EXPECTED
SCENARIO**



****The dates shown are estimates and begin after signing the purchase of the asset.**

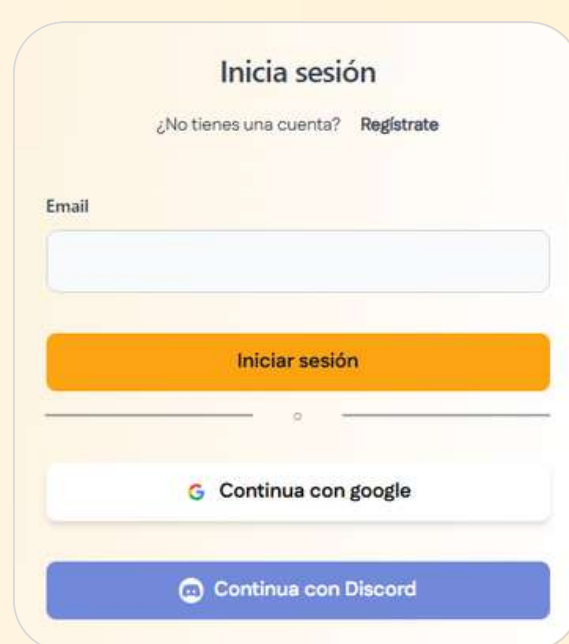
“This roadmap is for information purposes only and does not withstitute an offer or investment recommendation. The financial product terms are set out in the issuance document or Whitepaper, which investors should withsult for complete and binding information.”

HOW CAN I INVEST?

On Rental, you can invest using the option that suits you best. Choose one and follow the detailed steps:

With FIAT (bank transfer)

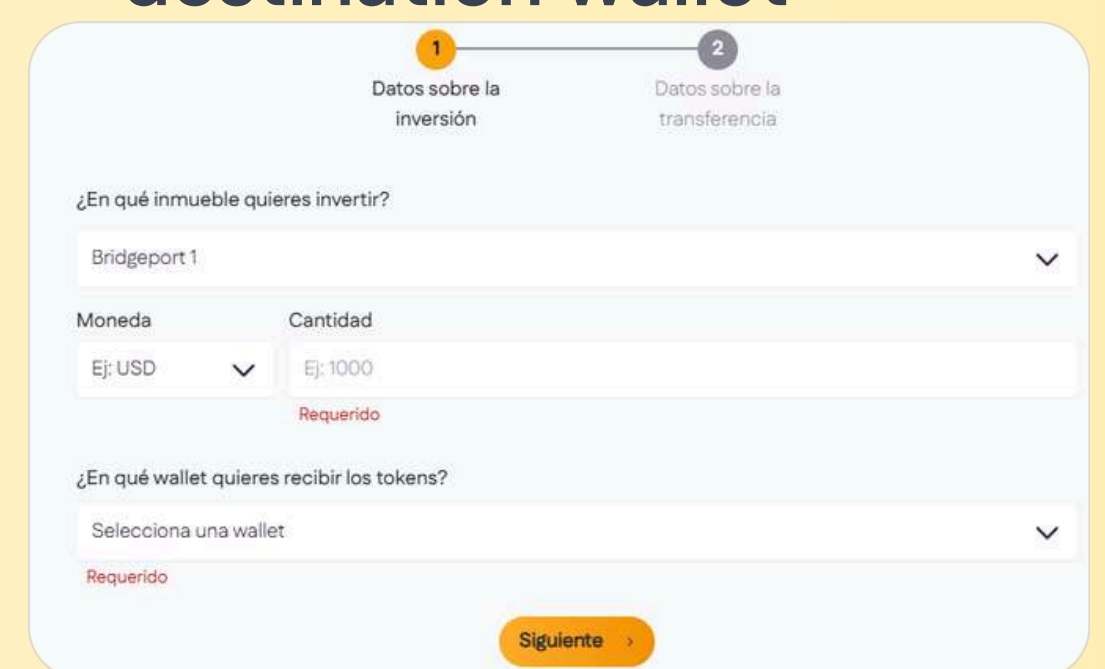
1 Access your account and login to the platform.



2 Select on the dashboard “Invest by bank transfer”



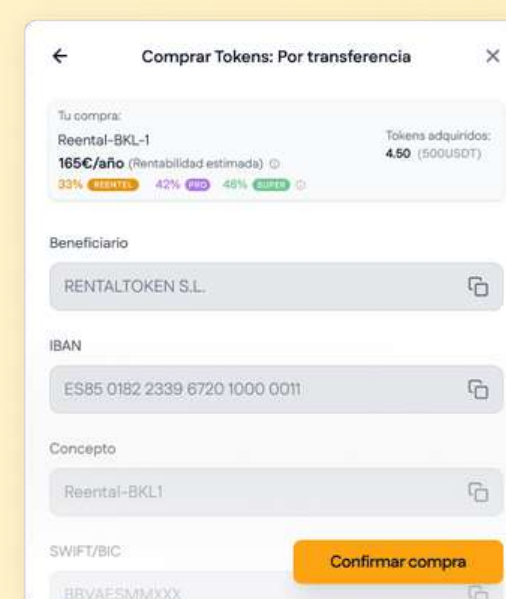
3 Choose the property, currency, amount, and destination wallet



4 Make the bank transfer using the details provided in €/\$.



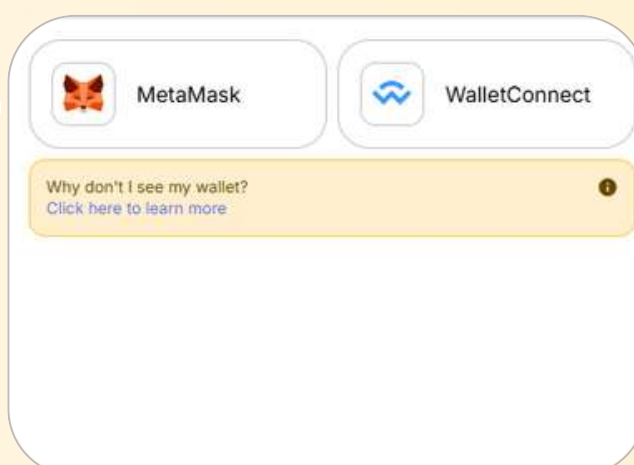
5 Attach proof and upload the receipt for validation.



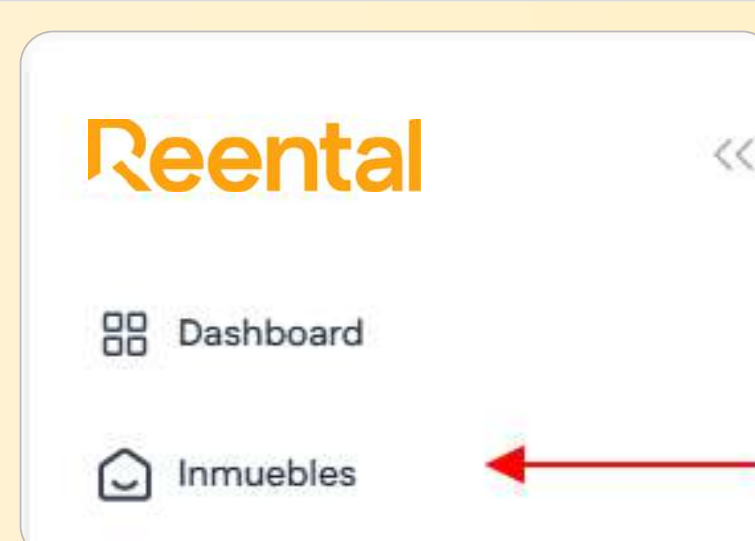
Con USDT / USDC

1 Connect your wallet MetaMask, Trust Wallet, etc.

Añadir wallet



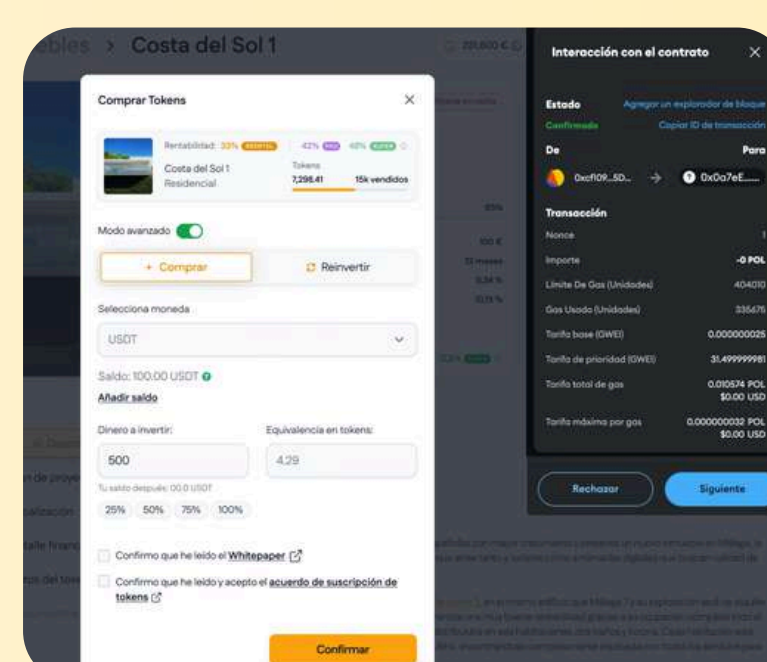
2 Go to “Properties” Left-hand menu.



3 Find the asset, select the property, and click “Invest”.



4 Confirm the transaction and authorize payment from your wallet.



With Crypto via BTC



Contact an internal agent to guide you through the process.
soporte@reental.co

TEAM

Eric Sánchez



CEO

Chief Executive

Adrián Paloma



CFO & CAO

Finance
Department

Andrés Sánchez



ARCHITECT

Architecture and
Real Estate Management

Lorena Moreno



COMPLIANCE

Legal Department

PARTNER



Valencia Group by Keller Williams

Specialist firm based at 550 Biltmore Way PH2, Coral Gables, FL 33134. has more than 21 years of experience in the South Florida market and a proven track record of successful residential transactions in Miami and has already operated several projects with Reental.

LEGAL NOTICE

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soporte@reental.co

La forma fácil
de invertir en
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