Reental

MIAMI 7 | MIA-7

Real Estate Investment Opportunity in Miami, USA, with an Estimated 18% Simple Annual Return* and a 54% Total Return*.

reental.co/contacto

*Estimated return after applying the fee discount associated with SuperReentel investor status.
Estimated SuperReentel IRR: 15.46%

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MIAMI 7 | MIA-7

Equity · Real estate development

KEY HIGHLIGHTS

PROJECT TICKET:
$ 2,000,000

RETURN
Final

ESTIMATED SIMPLE ANNUAL RETURN:
18% SR*

ESTIMATED TOTAL RETURN:
54% SR*

DURATION:
36 MONTHS

IRR
15,46% SR*

Location
Miami, Florida, United States of America

Adopted structure
Acquisition, construction and sale

Project type
Equity

Use type
Real estate development

Collateralizable
Yes, collateralizable

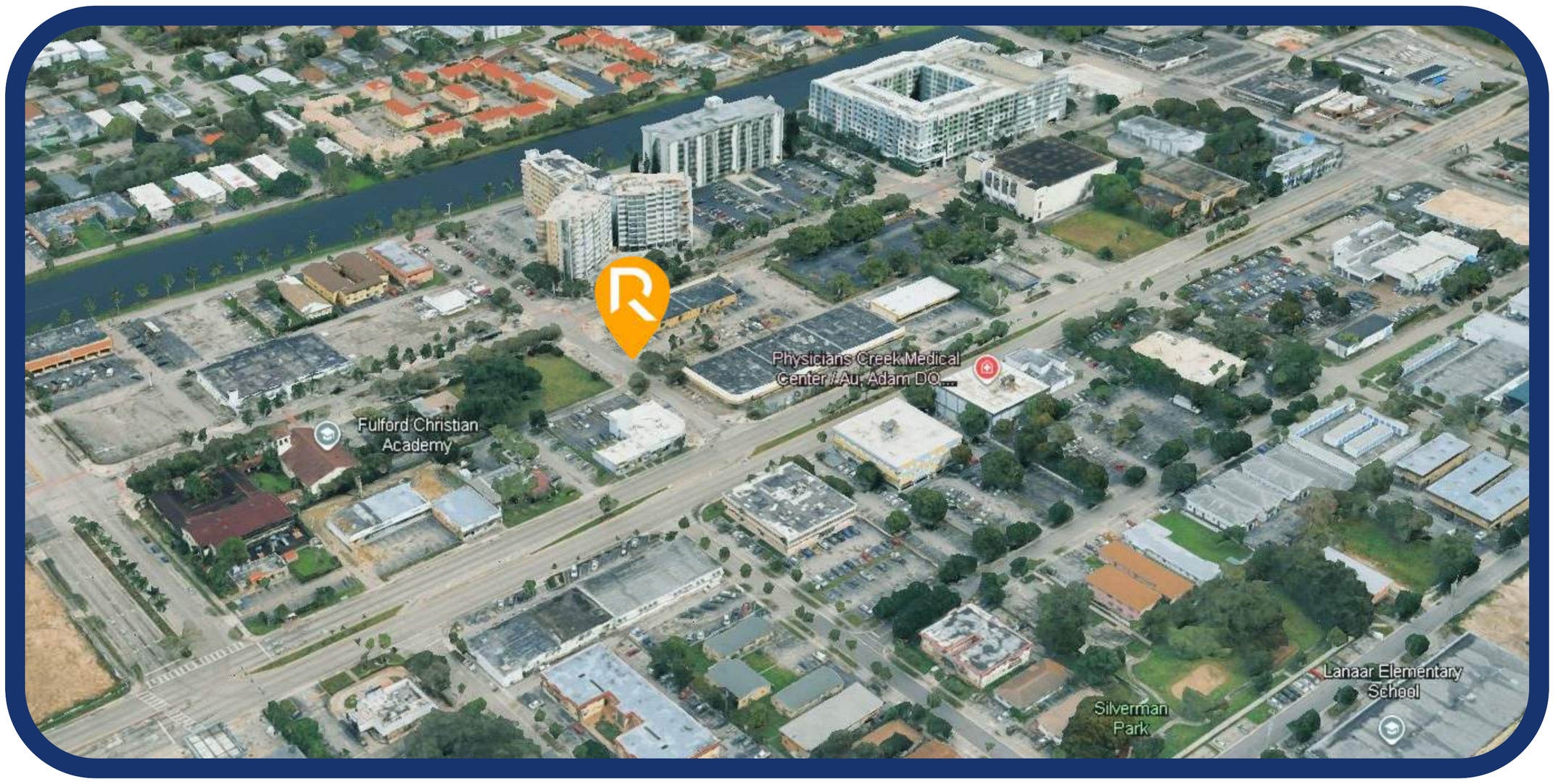
Investors with SuperReentel and ReentelPro status receive fee rebates on the Reental.co platform, resulting in improved returns.

THE PROPERTY

The investment provides indirect economic exposure to Alturia, a new Class A multifamily residential development on a 37,183 sq. ft. (approximately 3,454 m^2) site in North Miami Beach, Florida. The property is situated along a key urban corridor in northern Miami-Dade County, near Aventura and Sunny Isles Beach.

The project is located in a submarket characterized by a limited supply of newly constructed rental housing and a predominantly aging residential housing stock. Upon completion, Alturia is expected to be positioned as a high-quality Class A residential property within the local rental market.

The development is being undertaken in partnership with Estating and ILP Developers, a South Florida-based real estate developer with over 35 years of experience across North and South America and more than $700 million in assets under management. Its recent South Florida projects include 101 (Key Biscayne), Sabbia Beach (Pompano Beach), and Elevate Dania (293 residences).



DEVELOPER AND PROJECT TEAM

The Alturia development reflects the developer's ability to execute complex real estate projects, having progressed from land acquisition to the current pre-construction phase. The developer has committed its own capital and several years of planning and development work, aligning its financial interests with those of incoming investors.

The project is supported by a team of established professional firms:

- **PwC: Auditing.**
- **Greystar: Property management and operations.**
- **CBRE: Market research and property valuation.**
- **Allen & Overy: Legal counsel for the issuance.**
- **Local legal and engineering firms: Specialized legal and technical support.**

THE PROPERTY

CURRENT DEVELOPMENT STATUS

The project is at an advanced pre-construction stage. Land acquisition, rezoning, and site plan approval have been completed, significantly reducing the planning and early-stage permitting risks typically associated with a development of this scale.
The remaining milestones include finalizing construction documentation, executing the general contractor agreement, obtaining the final building permit, and securing the remaining financing commitments.

Construction is expected to begin in the first quarter of 2027, with an estimated 22-month construction period, followed by approximately 12 months of operational stabilization. The strategy anticipates an exit through the sale of the stabilized property within an estimated 36-month investment horizon.



DEVELOPMENT STRATEGY

The value-creation strategy focuses on the ground-up construction of an institutional-grade residential rental tower, followed by operational stabilization and the strategic sale of the completed property within an estimated three-year investment horizon.
Key features of the development include:

- A 26-story residential tower designed by NMD Nomadas.
- 351 Class A rental apartments, featuring modern, efficient layouts that distinguish the property from the existing housing stock.
- Approximately 618,800 sq. ft. (57,489 m^2) of gross floor area.
- Approximately 3,500 sq. ft. (325 m^2) of ground-floor retail space, enhancing the street frontage along NE 163rd Street.
- Planned property management and operations by Greystar, one of the leading multifamily property management companies in the United States.
- A total development budget of $167.6 million, including $114.7 million in construction costs, $17.3 million in indirect costs, and the remaining funds allocated to land acquisition, financing costs, and contingencies.

LOCATION AND MARKET

The property is located at 1991 NE 163rd Street, North Miami Beach, Florida, along one of northern Miami-Dade County's main commercial and transportation corridors. North Miami Beach benefits from its strategic location between Miami and Fort Lauderdale, close to Aventura and Sunny Isles Beach, two affluent residential markets in South Florida.

The property offers convenient access to major transportation routes, including NE 163rd Street (SR-826), Biscayne Boulevard (US-1), and Interstate 95, providing strong connectivity to Downtown Miami, Brickell, Fort Lauderdale, and both Miami and Fort Lauderdale international airports.

The property is also located approximately 2.5 miles (4 km) from the beach, further enhancing its appeal as a residential rental destination.

The property benefits from a strategic location with convenient access to:

- Aventura Mall and the Aventura commercial district.
- Sunny Isles Beach and the Atlantic coastline.
- Oleta River State Park, offering outdoor recreation, kayaking, and cycling trails.
- Biscayne Boulevard (US-1) and NE 163rd Street (SR-826), providing connections to Downtown Miami, Brickell, and Fort Lauderdale.



25°55′39″N 80°09′40″W

IMMEDIATE SURROUNDINGS

The property is situated in an established mixed-use urban neighborhood, with a wide range of shops, restaurants, and essential services within walking distance. It lies along the NE 163rd Street corridor, an area undergoing urban revitalization.
The location offers residents convenient access to South Florida's coastal lifestyle, including nearby beaches, outdoor recreational areas such as Oleta River State Park, and major shopping and entertainment destinations such as Aventura Mall.
This combination of urban convenience, recreational amenities, and coastal proximity makes the location particularly appealing to young professionals and families seeking modern rental housing in North Miami Beach.

GROWTH POTENTIAL AND MARKET APPEAL

Miami continues to establish itself as one of the most attractive residential markets in the United States, supported by population growth, business relocations, migration from other U.S. states and Latin America, and Florida's favorable tax environment.
The North Miami Beach submarket benefits from a limited supply of newly constructed multifamily rental properties. Alturia's projected completion timeline could allow some of the housing supply currently entering the market to be absorbed before the development becomes operational, potentially supporting its competitive positioning upon delivery.



Key market data

- High-end residential market with strong demand in Miami-Dade
- High liquidity in luxury single-family transactions
- Proximity to Oleta River State Park, Florida's largest urban park

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ANALYSIS

Residential Rental Market: Class A vs. Class B Properties

The North Miami Beach rental market is divided into two distinct segments:

- Class A: Modern residential towers built between 2018 and 2026, offering a full range of amenities, with monthly rents ranging from $2,300 to $5,000 and rental rates of approximately $3.30–$4.00 per sq. ft. ($35.50–$43.10/m^2).
- Class B: Older residential buildings, primarily constructed in the 1960s and 1970s, with monthly rents generally below $1,900 and rental rates of approximately $2.40 per sq. ft. ($25.80/m^2).

The rental premium for Class A properties is approximately 45% per apartment and 60% per square foot, reflecting tenants' willingness to pay more for modern housing and higher-quality amenities.
Alturia is positioned within the Class A segment, with projected rental rates of $3.92 per sq. ft. ($42.20/m^2), consistent with comparable newly constructed properties in the area.

RENTAL MARKET COMPARABLES	CLASS A	CLASS B	ALTURIA
Comparable Properties	Alvorada on the Bay, Aura, Arvella, Soleste NoMi Beach, Lazul	Aliro, Arbors Aventura, Grand Island Square	--
Year Built / Expected Completion	2018–2026	1964–1974	2029 (Projected)
Size	6,299 sq. ft.	6 Beds / 6.1 Baths	2021 (New)
Monthly Rent per Square Foot (USD/sq. ft.)	3,3–4,0 (32–38)	~2,4 (22,8)	3,92 (37,6)
Amenities	Overall: Swimming pool, gym, coworking, parking garage; several waterfront	Basic amenities; some renovated buildings	Swimming pool, fitness center, sauna, resident lounge, parking garage, full amenity package
Concessions	2–2.5 months free	Occasional	--

Demand and buyer profile

Alturia is designed to meet rental housing demand in northeastern Miami-Dade County, including Aventura, Sunny Isles Beach, and eastern North Miami Beach. The surrounding area has more than 100,000 residents, approximately 56% of whom were born outside the United States, while 23% work remotely.

The development targets higher-income households, including professionals, executives, remote workers attracted by the 210 apartments featuring dedicated workspaces, international residents, and households that prefer renting over homeownership.

Renting also offers a competitive alternative to buying. Purchasing a condominium at Miami-Dade County's median price, with mortgage financing at 7.4%, would result in estimated monthly housing costs of approximately $4,100, including property taxes, homeowners association fees, and insurance. This exceeds Alturia's projected stabilized monthly rent.

The anticipated exit strategy targets institutional investors specializing in Class A multifamily properties, including real estate investment funds, REITs, and family offices.
Miami remains one of the most active real estate investment markets in the United States, with approximately $894 million invested in multifamily properties between January and April 2026.

Upon stabilization, Alturia is expected to offer prospective buyers a newly constructed, 351-unit residential tower managed by Greystar, located in a corridor undergoing significant urban transformation, within a metropolitan rental market reporting approximately 95% occupancy.

***Sources: Miami-Dade County Property Appraiser, Yardi Matrix, Lee & Associates, Data USA, MIAMI REALTORS®, Redfin, and Florida YIMBY.**

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COMPLETION



REPRESENTATIVE EXTERIOR RENDER (Final image may vary)

COMPLETED DEVELOPMENT

Upon completion, Alturia is expected to become a Class A multifamily residential property designed for young professionals and small families in northern Miami. The development will meet contemporary institutional rental market standards, offering efficiently designed apartments with dedicated work-from-home spaces, high-quality shared amenities, and professional property management in South Florida.

The project will transform an urban development site into a 26-story residential tower with approximately 618,800 sq. ft. (57,489 m^2) of gross floor area, comprising 351 rental apartments and 3,500 sq. ft. (325 m^2) of ground-floor retail space. The building will also feature a parking podium with 490 parking spaces, equivalent to approximately 1.4 spaces per apartment. Residential units will begin on the second floor, introducing modern rental housing to a submarket predominantly characterized by older residential buildings.

The development will offer 351 apartments ranging from 592 to 2,212 sq. ft. (approximately 55 to 205 m^2), with an average unit size of approximately 857 sq. ft. (80 m^2). The unit mix focuses on the most sought-after apartment types in the local rental market:

- 206 one-bedroom apartments, including 90 with dedicated home office spaces.
- 127 two-bedroom apartments, including 120 with dedicated home office spaces.
- 18 three-bedroom apartments.

Overall, approximately 60% of the apartments will feature a separate workspace, providing a key competitive advantage over the existing residential housing stock in the area.

Designed by NMD Nomadas, the building will feature a contemporary architectural style characterized by clean lines and a stepped façade, incorporating architectural frames, shading elements, freestanding colonnades, and spacious balconies. The design prioritizes efficient layouts that maximize usable living space within each apartment.

The exterior material palette combines light gray and brown stucco, wood-look porcelain finishes, aluminum balcony elements, and glass railings, complemented by landscaping designed by Architectural Alliance Landscape.

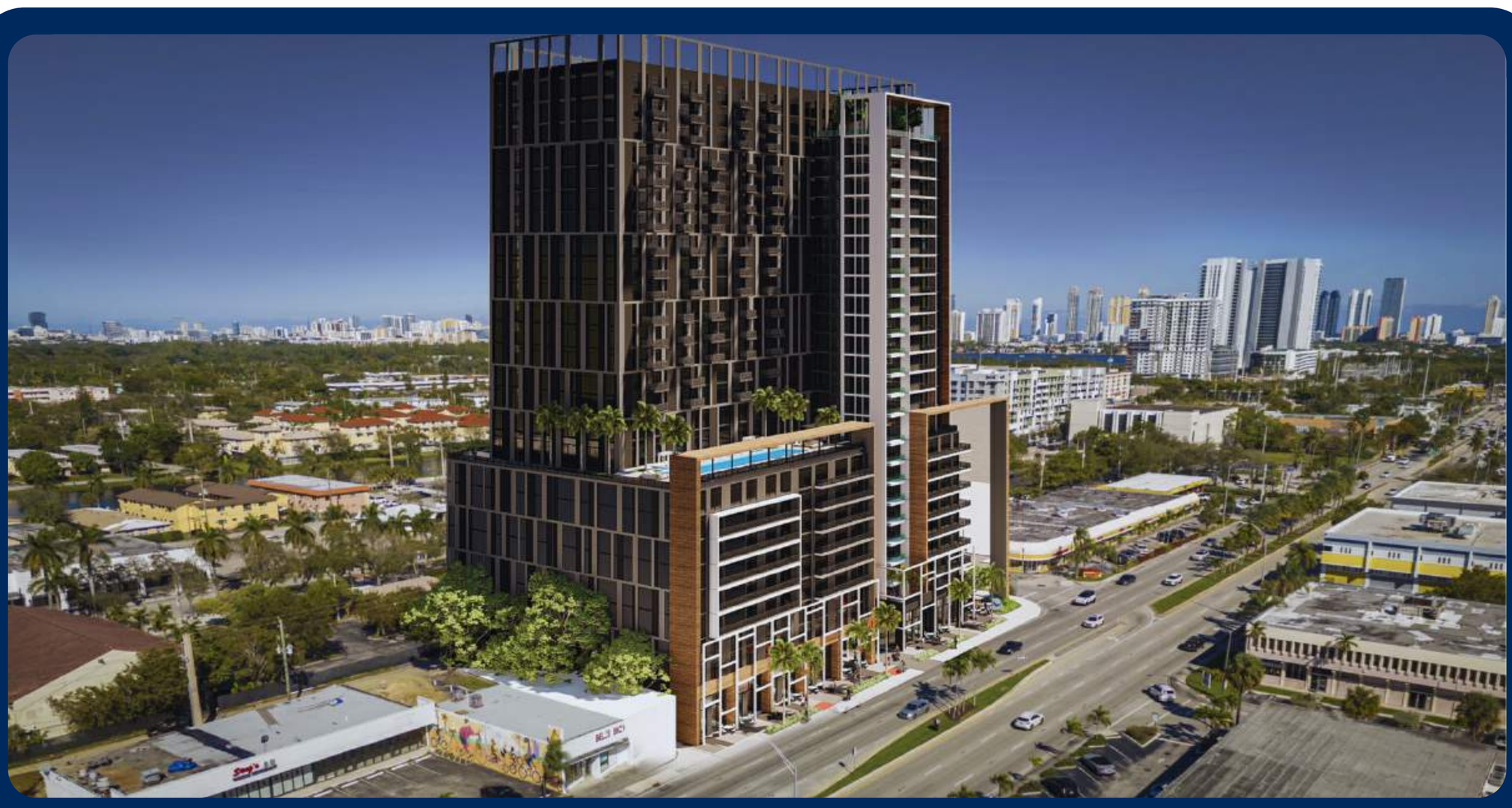
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COMPLETION

The ground-floor retail space will enhance the building's street frontage while providing convenient access to shops and services for residents. The residential offering will emphasize quality, operational efficiency, and long-term tenant satisfaction, with professional property management by Greystar focused on optimizing occupancy rates, rental income, and tenant retention.

With a floor area ratio (FAR) of 16.6 and a residential density of approximately 411 units per acre, Alturia represents a development of institutional scale.

Upon completion and operational stabilization, the project is expected to become a Class A multifamily investment property, positioned for a strategic sale to institutional investors or potential refinancing within an estimated three-year investment horizon.



REPRESENTATIVE EXTERIOR RENDER (Final image may vary)

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SCENARIO 2

INVESTMENT STRUCTURE

INVESTMENT IN MIAMI 7

BASE CASE SCENARIO	**AMOUNTS -** US Dollars ($)
TOTAL PROJECT COST	$167,600,000 (Equity $47,300,000)
REENTAL FUNDRAISING	$2,000,000
Capital contribution to the project	$2,000,000
Fundraising fee	$ 60,000

INVESTOR RETURNS	**SUPERREENTEL****	**REENTELPRO****	**REENTEL**
ESTIMATED SIMPLE ANNUAL RETURN*	**18%*****	**15%*****	**12%**
Estimated Monthly Distributions	-	-	-
Fee Discount by Investor Status	6%	3%	
ESTIMATED TOTAL RETURN	**54%*****	**45%*****	**36%**
Return at Maturity	**54%*****	**45%*****	**36%**
Fee Discount by Investor Status	18%	9%	
IRR (Internal Rate of Return)	**15.46%*****	**13.17%*****	**10.82%**

INVESTMENT TERM	36**** months
Tokens to Be Issued	20,000

INVESTMENT STRUCTURE: Series RNT-MIA-7 provides indirect economic exposure to the Alturia real estate development through a structured financial instrument issued by Estating. Investors do not hold direct ownership interests in the property.

RISKS: Potential delays in construction, operational stabilization, or the eventual sale of the property, which could extend the estimated investment term and affect projected returns.

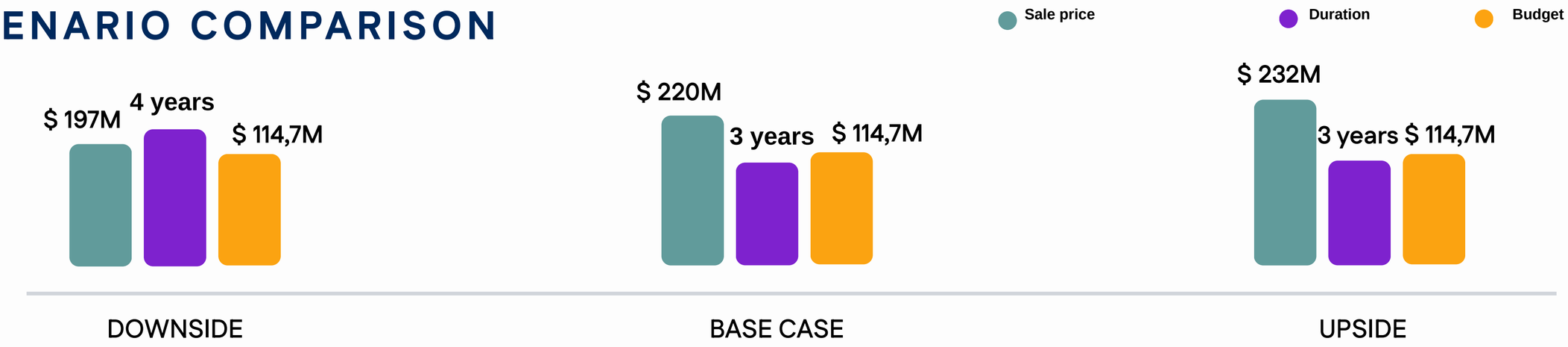
***Estimated simple annual return, calculated based on the project's financial projections and expected cash flows. Returns are not guaranteed and may vary depending on actual project performance, execution timelines, costs, taxes, and market conditions.**
****Investors holding SuperReentel or ReentelPro status benefit from preferential fee arrangements on the Reental.co platform, resulting in higher estimated returns.**
Estimated returns under the different scenarios reflect potential variations in the property's final sale price and/or the timing of the sale.
******All dates are estimates. The investment term begins on the contractually established commencement date and may vary depending on project execution and the terms of the investment agreement.**

SCENARIOS

PROJECT COSTS

Land acquisition	$6,003,000	Capital Expenditures (CapEx)	$114,700,000
Financing Costs and Other Expenses	$ 17,300,000	Fundraising Fee	$ 60,000
TOTAL PROJECT COST	$167,300,000		

SCENARIO COMPARISON



ESTIMATED RETURNS BY SCENARIO

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

SCENARIO TERM · DESCRIPTION	SUPERREENTEL* ESTIMATED SIMPLE	REENTELPRO* ESTIMATED SIMPLE	REENTEL ESTIMATED SIMPLE
DOWNSIDE 48 MONTHS Lower capital gains, higher costs, and an extended investment period.	9.0% ESTIMATED SIMPLE ANNUAL RETURN 38.0% ESTIMATED TOTAL · 48 MONTHS 8.0% INTERNAL RATE OF RETURN	9.0% ESTIMATED SIMPLE ANNUAL RETURN 38.0% ESTIMATED TOTAL · 48 MONTHS 8.0% INTERNAL RATE OF RETURN	9.0% ESTIMATED SIMPLE ANNUAL RETURN 38.0% ESTIMATED TOTAL · 48 MONTHS 8.0% INTERNAL RATE OF RETURN
BASE CASE* 36 MONTHS Project execution in line with the base case business plan.	18.0% ESTIMATED SIMPLE ANNUAL RETURN 54.0% ESTIMATED TOTAL · 36 MONTHS 15.5% INTERNAL RATE OF RETURN	15.0% ESTIMATED SIMPLE ANNUAL RETURN 45.0% ESTIMATED TOTAL · 36 MONTHS 13.2% INTERNAL RATE OF RETURN	12.0% ESTIMATED SIMPLE ANNUAL RETURN 36.0% ESTIMATED TOTAL · 36 MONTHS 10.9% INTERNAL RATE OF RETURN
UPSIDE* 36 MONTHS More favorable sale conditions, cost optimization, and efficient project execution.	21.0% ESTIMATED SIMPLE ANNUAL RETURN 62.6% ESTIMATED TOTAL · 36 MONTHS 18.0% INTERNAL RATE OF RETURN	18.0% ESTIMATED SIMPLE ANNUAL RETURN 53.6% ESTIMATED TOTAL · 36 MONTHS 15.0% INTERNAL RATE OF RETURN	15.0% ESTIMATED SIMPLE ANNUAL RETURN 44.6% ESTIMATED TOTAL · 36 MONTHS 13.0% INTERNAL RATE OF RETURN

In the downside scenario, lower capital appreciation and an extended investment period significantly reduce the potential for additional returns, potentially eliminating profit-sharing (carry) and differences in returns between investor status levels.

In the base case and upside scenarios, any additional profits generated by the project may be distributed among the participants in accordance with the applicable distribution waterfall, including the local developer, Reental America LLC, and investors.

Differences in estimated returns across investor status levels arise solely from Reental's internal profit-sharing (carry), fee, and distribution arrangements. All investors have the same underlying economic exposure to the real estate project, regardless of their status.

The returns presented are non-guaranteed estimates, expressed as simple annual returns on invested capital. Actual returns will depend on project execution, market conditions, and the final allocation of proceeds under the applicable distribution waterfall.

* Investors holding SuperReentel or ReentelPro status benefit from preferential fee arrangements on the Reental.co platform, resulting in higher estimated returns.

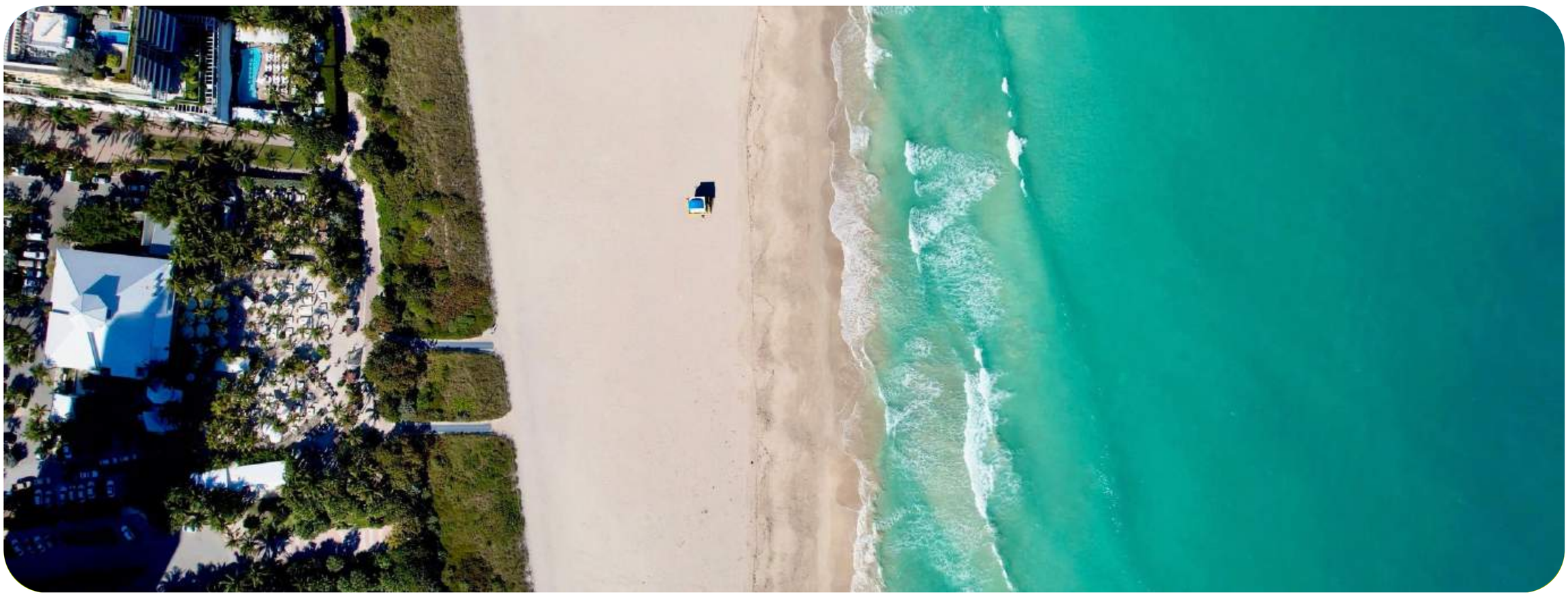
RETURNS

ESTIMATES	SUPER***	PRO***	REENTEL
Estimated Total Return	54%*	45%*	36%*
Estimated Simple Annual Return	18%****	15%****	12%****
TIR	15.46%*	13.17%*	10.82%*
LAUNCH DATE:	16/10/2026**	17/10/2026**	18/10/2026**

COMPLETION DATE:
NOVEMBER 2029**

RETURN:
FINAL PAYMENT

REINVESTMENT:
RETURNS MAY BE REINVESTED ONCE THE PROJECT IS OPENED ON THE REENTAL PLATFORM.



*Estimated project return with costs excluding taxes. Each investor will be taxed in accordance with the rules of their country of residence. Estimate for the Base Case.
The term is subject to the early amortization clause provided for in the contract.
**The stated dates are estimates and begin after execution of the asset purchase.
***Investors with SuperReentel and ReentelPro status receive fee rebates on the Reental.co platform, resulting in improved returns.
Scenario estimates are based on variations in the final sale price and/or date.
****Estimated annual return, calculated on the basis of the project's financial projections and expected cash-flow schedule. Returns are not guaranteed and may vary depending on actual project performance, execution timelines, costs, taxation, and market conditions.

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ROADMAP

BASE CASE SCENARIO

SCENARIO 2

1.

OCTOBER 2026**

Platform launch.

LAUNCH

2.

LATE NOVEMBER 2026

Establishment of the project entity and opening of the project account.

PROJECT ACCOUNT OPENING

3.

NOVEMBER 2026

Financing closes, unless completed earlier.

FUNDRAISING CLOSE

4.

Q1 2027

Construction is expected to begin, followed by ongoing project monitoring and updates on key milestones.

MONITORING

5.

36 MONTHS AFTER PROJECT ACCOUNT OPENING**

Expected project completion and distribution of proceeds.

PROJECT COMPLETION & EXIT

**The stated dates are estimates and begin after execution of the asset purchase.

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

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HOW CAN I INVEST?

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

With FIAT (bank transfer)

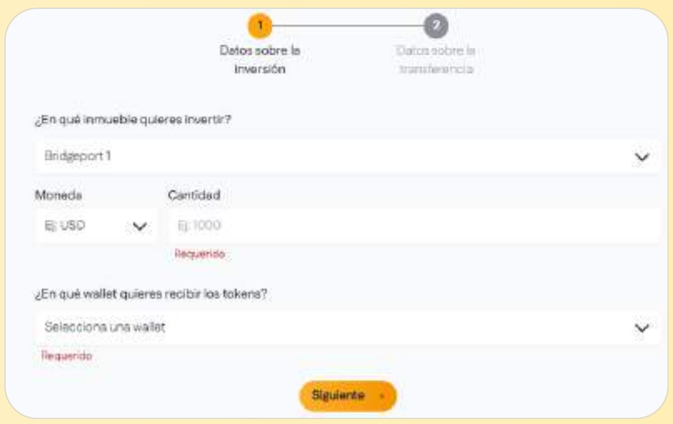
1 Access your account and
Log in to the platform.



2 Select “Invest by bank transfer”
in the dashboard



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



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



5 Attach the payment receipt and upload the proof for validation.



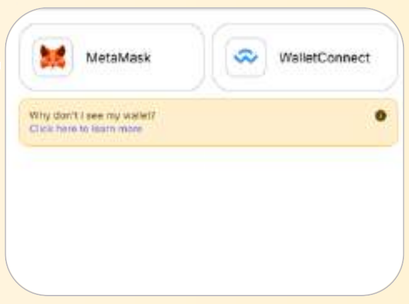
With USDT / USDC

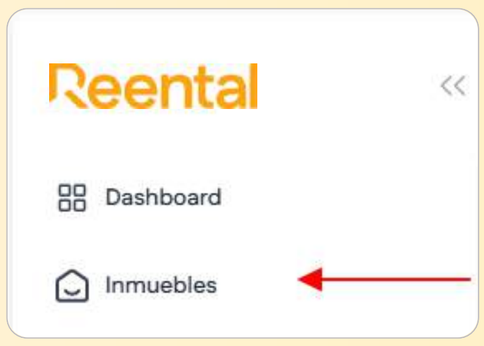
1 Connect your wallet
MetaMask, Trust Wallet, etc.

2 Go to “Properties”
Left-hand menu.

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

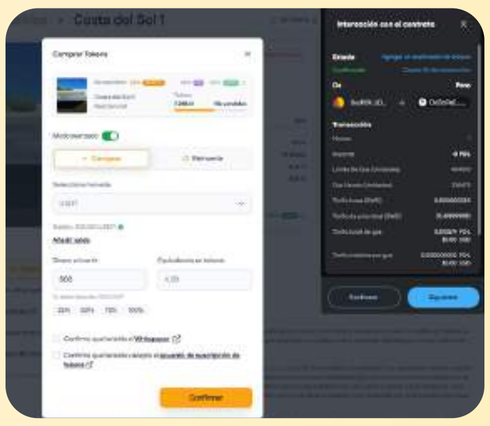
Añadir wallet







4 Confirm the transaction and authorize the payment from your wallet.



With crypto via BTC

Contact an internal agent for guidance throughout the process.
support@reental.co

TEAM

Eric Sánchez



CEO

Chief Executive Officer

Adrián Paloma



CFO & CAO

Finance Department

Andrés Sánchez



ARCHITECT

Arquitectura y gestión Inmobiliaria

Lorena Moreno



COMPLIANCE

Legal Department

PARTNER

Estating

An international platform specializing in real estate investment and wealth management, with operations across Europe, Latin America, and North America.

Estating identifies, structures, and manages real estate investment opportunities, overseeing the entire investment lifecycle. The company has experience in international real estate transactions and has previously partnered with Reental on projects including North Carolina 1 and Samaná 1 and 2.

LEGAL NOTICE

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or contact us at: reental.co/contacto

