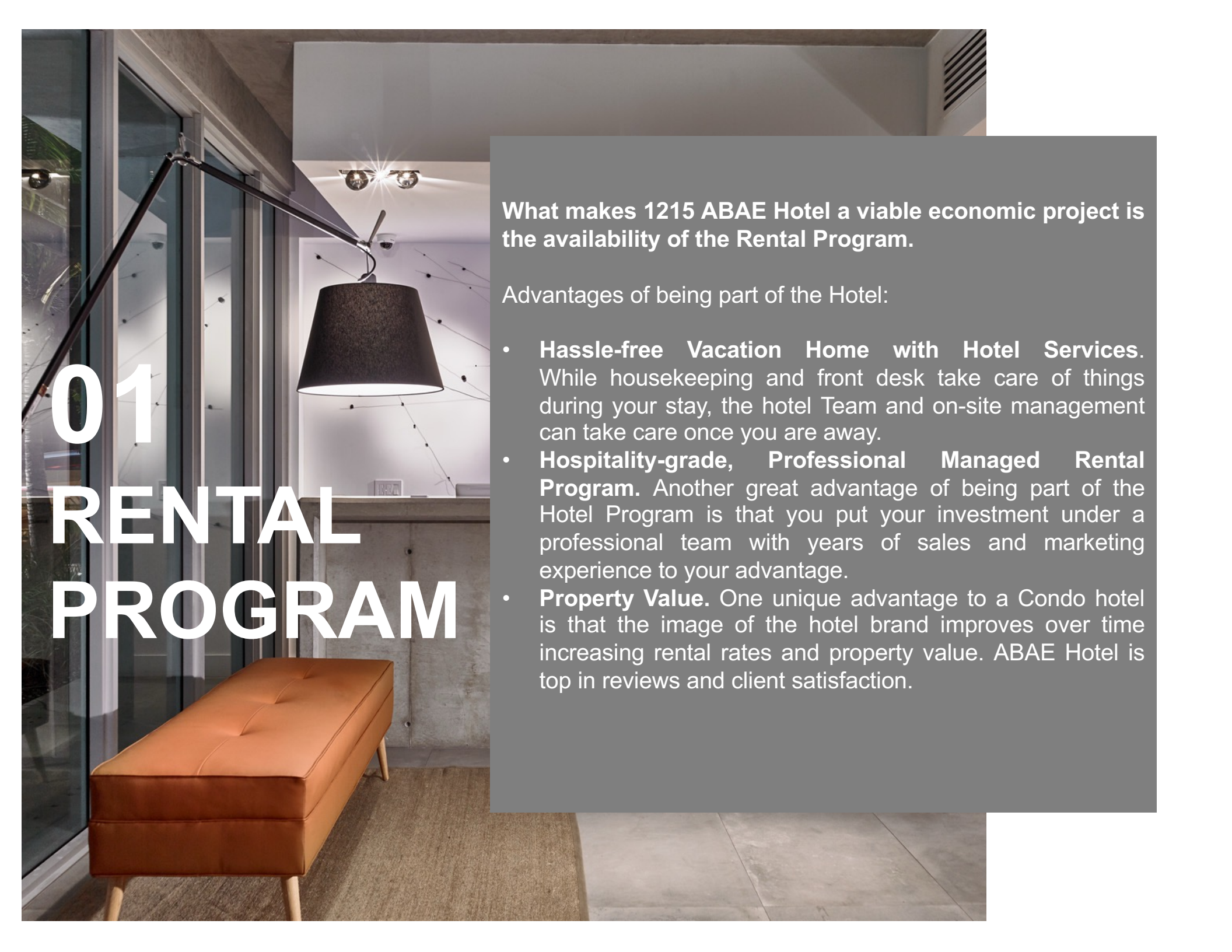


1215

ABAE HOTEL 1215 WEST AVE

1215 ABAE HOTEL RENTAL PROGRAM

A modern interior space featuring a large orange tufted ottoman in the foreground. In the background, there is a long wooden counter, a large black pendant lamp, and a wall with string lights. A large window on the left side shows a view of the outdoors. The overall aesthetic is contemporary and minimalist.

01 RENTAL PROGRAM

What makes 1215 ABAE Hotel a viable economic project is the availability of the Rental Program.

Advantages of being part of the Hotel:

- **Hassle-free Vacation Home with Hotel Services.** While housekeeping and front desk take care of things during your stay, the hotel Team and on-site management can take care once you are away.
- **Hospitality-grade, Professional Managed Rental Program.** Another great advantage of being part of the Hotel Program is that you put your investment under a professional team with years of sales and marketing experience to your advantage.
- **Property Value.** One unique advantage to a Condo hotel is that the image of the hotel brand improves over time increasing rental rates and property value. ABAE Hotel is top in reviews and client satisfaction.

02 FREQUENT QUESTIONS

1 – How does the Hotel's Rental Program Works

The Hotel Program for ABAE Hotel, allows participating unit owners, to rent out their units as a part of the Hotel's transient room inventory. Owners will get the benefit of the hotel operator's marketing program and reservation systems, hotel maintenance staff, housekeeping services and 24/7 on site staff.

2 – Owner Usage

The Unit Owner's permitted usage is unlimited upon availability – Black Out days apply

3 – Required Advance Notice

24 hrs. for non-Peak Days – 90 days for Pick Days is recommended. Owner's usage is based on availability. In such a case where the unit is already reserved, the hotel will attempt to relocate the existing reservation.

4 - Rental Revenue **See Section 03**

5 – Room Rates

Room Rates are established by the hotel in its sole discretion.

6 – Operating Standards & Maintenance of the Unit

Participating Unit owners are part of a continuous preventive maintenance program including painting – air filter replacement – deep cleaning – furniture maintenance - hot water electric tank periodical cleaning – silverware and china replacement, etc.



7 – Monthly Statements

Hotel will provide monthly statements summarizing the rental activity. An on-line private access will be provided for owners to see occupancy levels, daily rates, previous statements and also make their own reservations.

8 – Can Unit Owners allow Family and Friends to Use the Unit

Yes, subject to the same rules that apply to the use of the unit by owners, such as availability, prior notice requirements, and payment for a la carte services and any departure cleaning charges.

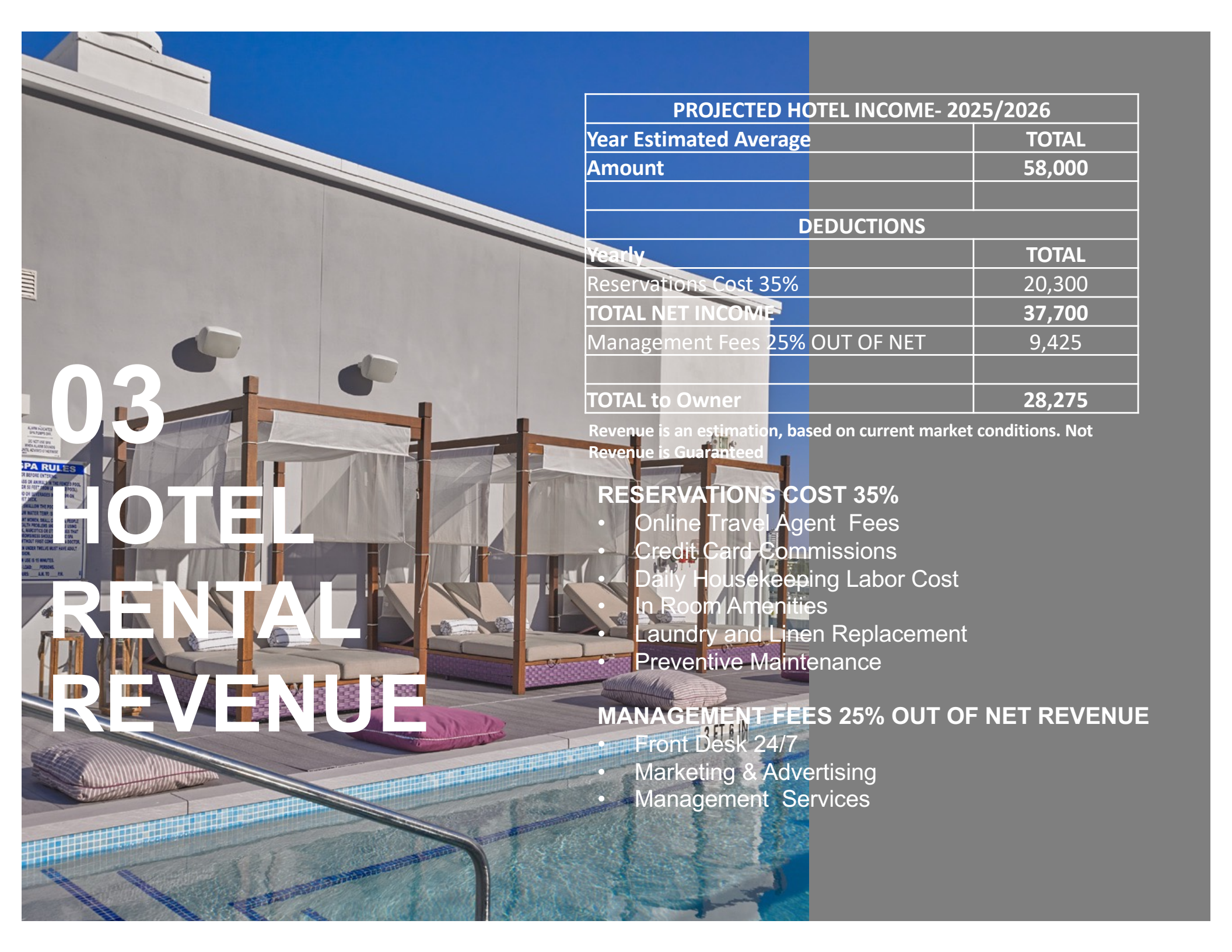
9 – How are the Hotel Units Selected for Rental

The hotel will rent available inventory pursuant to normal rotation industry practices, based on guest's room preferences and monthly revenue generated by unit. The software algorithm will send reservations to unit owners with less revenue generated in a 30 days period.

10 – What if a Hotel Guest Damages Something in a Participating Unit

The hotel will collect a deposit to cover any damage and will coordinate repairs or replacements.

Normal wear and tear is expected and the costs for repairing such matters will be responsibility of the Unit Owner.



03 HOTEL RENTAL REVENUE

PROJECTED HOTEL INCOME- 2025/2026		
Year Estimated Average		TOTAL
Amount		58,000
DEDUCTIONS		
Yearly		TOTAL
Reservations Cost 35%		20,300
TOTAL NET INCOME		37,700
Management Fees 25% OUT OF NET		9,425
TOTAL to Owner		28,275

Revenue is an estimation, based on current market conditions. Not Revenue is Guaranteed

RESERVATIONS COST 35%

- Online Travel Agent Fees
- Credit Card Commissions
- Daily Housekeeping Labor Cost
- In Room Amenities
- Laundry and Linen Replacement
- Preventive Maintenance

MANAGEMENT FEES 25% OUT OF NET REVENUE

- Front Desk 24/7
- Marketing & Advertising
- Management Services

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