

# The Miami Herald

## Business



Real Estate

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### **2 firms combine to complete condo**

**A stalled condo project in Miami Beach traded hands this week. The new owners plan to spend \$10 million completing it and a nearby parking garage.**

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Two Miami-based companies joined to buy an unfinished condo project in Miami Beach this week, setting the stage for completion and sales after a lengthy foreclosure process left the project stagnant for two years.

The 98-unit NoBe Bay at 6700 Indian Creek Drive in Miami Beach was purchased by 13th Floor Investments and Key International, both based in Miami. The \$21.5 million sales price included a 463-space unfinished parking garage near the property.

"I think they got a very good price," said Mark Pordes, who brokered the deal and has been active in the North Beach section of Miami Beach.

"They have purchased the building in its entirety and they have no internal competition."

The buyers said they plan to put an additional \$10 million into finishing the 15-story tower and nearby parking garage over the next year and marketing it to new buyers.

"We identified an opportunity to buy an irreplaceable asset for well below replacement cost," said Arnaud Karsenti, managing principal with 13th Floor Investments. "And more importantly, the opportunity to deliver that product and that value to the user at an outstanding price."

Miami Beach-based Merco Group broke ground on the bayfront project during the housing boom in 2005, but was not able to launch before the economy tanked. The project stalled and its lenders began foreclosure proceedings, eventually obtaining a \$47 million judgment in May.

Merco Group, which owns the nearby Deauville Beach Resort Hotel on Miami Beach, had planned to use to parking garage for hotel guests and condo owners. Both the garage and the condo are about six months away from completion, Karsenti said.

The condo has one-, two- and three-bedrooms, with an average unit size of 1,150 square feet.

Pre-construction prices ranged from \$400,000 to \$1.1 million during the boom, but price tags will be lower when the condo comes on line next year.