

# THE RIDER<sup>®</sup>

RESIDENCES | MIAMI

## CIPRÉS

*Living*

*Turnkey Hosting, White-Glove Service.*

RENDERINGS ARE ARTISTIC REPRESENTATIONS FOR ILLUSTRATIVE PURPOSES ONLY.



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Why Choose Ciprés Living?

# A Developer-Backed Management Solution for the Rider.



- ✓ Created by Ciprés – the developer of The Rider – Residences Miami.
- ✓ Insider knowledge & on-site management for maximum ROI.
- ✓ Exclusive services not available to outside STR operators.
- ✓ Seamless integration between developer, operator & owner.
- ✓ Competitive pricing with 17% property management fee.

The Ciprés Edge at The Rider

# Developed & Managed by the Same Team – A Unique Advantage.

- ✓ **Full-Spectrum Support**  
From purchase to rental success.
- ✓ **Owner-Exclusive Amenities**  
Enhanced services & perks.
- ✓ **Priority Guest Placement**  
Optimized occupancy & returns.
- ✓ **Deep Understanding of the Building**  
Faster response times & operational efficiency.



The Rider Residences

# A Boutique STR-Friendly Condo in Miami's Hottest Neighborhoods.



- ✓ Located at the crossroads of Wynwood, Midtown & Miami Design District.
- ✓ Luxury amenities include rooftop pool, gym, spa & wellness center, chillout lounge, and more.
- ✓ No rental restrictions – rent by the day, week, or month.
- ✓ Designed for the modern traveler – fully furnished units with smart home features.

Full Turnkey Investment Services for Foreign Buyers

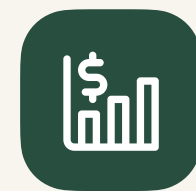
# We Handle Everything – From Your LLC to Your Rental Income.

- ✓ **LLC Formation**  
Hassle-free setup for international buyers.
- ✓ **Tax & Accounting Services**  
Annual filings, audits & compliance.
- ✓ **Secure International Payments**  
Streamlined bank setup & owner payouts.
- ✓ **Multilingual Support**  
Dedicated team for international investors.



Technology-Driven Efficiency & Smart Tools

# Smart Technology for Smart Returns.



Automated pricing & booking algorithms.



Smart home technology integration for energy savings & security.



AI-driven demand forecasting to maximize revenue.



Data analytics & reporting for high-performance tracking.

The screenshot displays the CIPRÉS Living mobile application interface. On the left is a dark green sidebar with navigation options: Home, Payments, Maintenance, Contracts, Settings, and Messages. The main content area is white and features a 'Property Overview' section with a 'Total Income' of \$68,400 and a 'Manage Payments' button. Below this are three performance metrics: 'Revenue Overview' (32.7% increase), 'Occupancy Rate' (73%), and 'Maintenance Request' (24/60). At the bottom, an 'Expected Payments' table lists three entries.

Name	Location	Amount	Due Date	Status
Isabella Rossi	Denver, USA	\$850.00	1 day	Paid
Michael Schmidt	Hamburg, Germany	\$1,000.00	9 days	Paid
Mohd Rashid	Dubai, UAE	\$850.00	12 day	Pending

Setup – Maximizing Your Unit's Potential

# From Listing to High Returns – the Foundation of Success.



- ✓ Professional photography & staging for maximum guest appeal.
- ✓ Multi-platform optimization for Airbnb, VRBO, Expedia & direct booking.
- ✓ Dynamic pricing software to track demand & increase revenue.

Operations & Guest Experience

# Delivering a Seamless Stay Every Time.

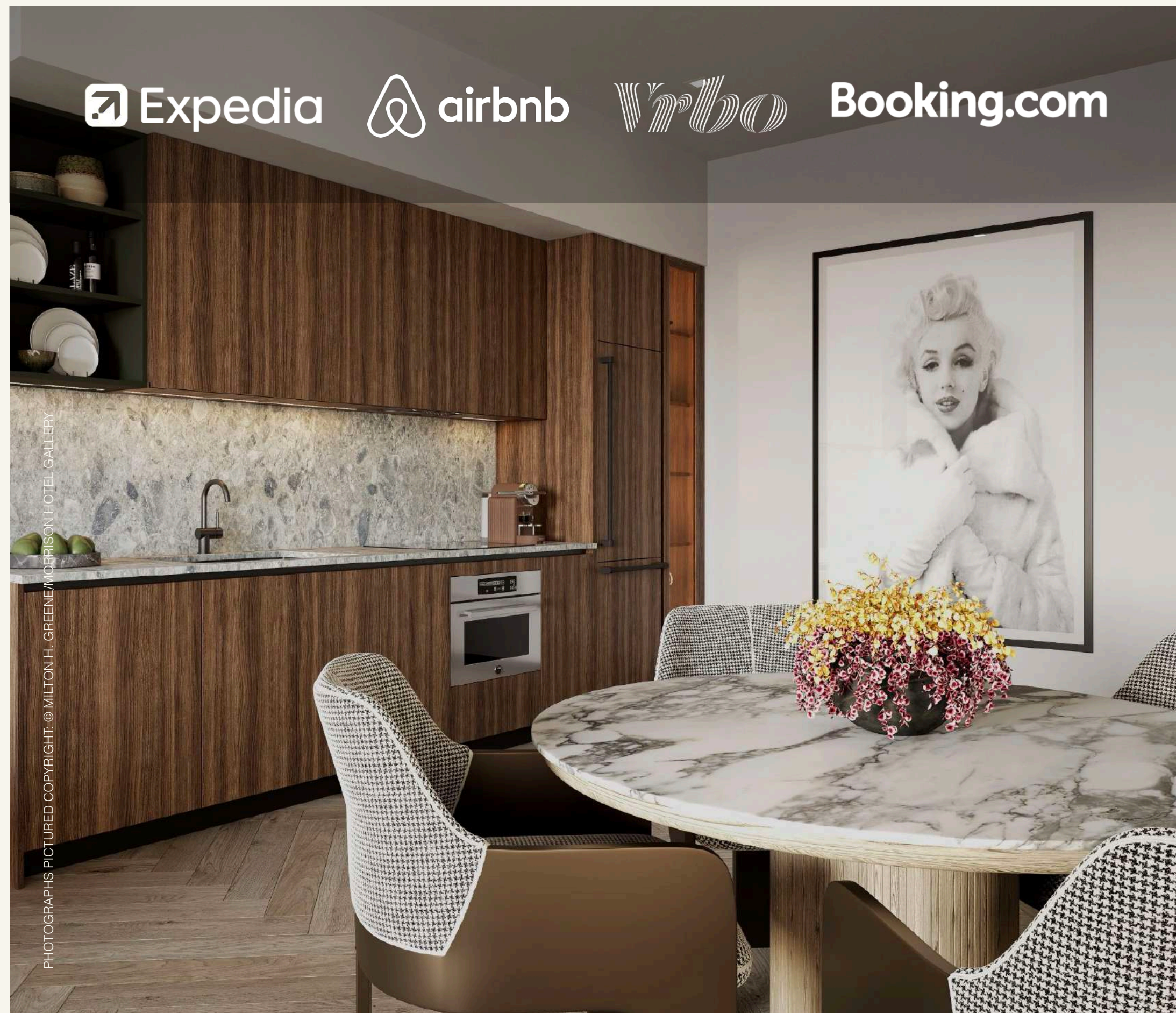
- ✓ 24/7 concierge & guest services ensuring premium guest experiences.
- ✓ The only 3rd-party company to have a private on-site reception desk and office for efficiency and ease.
- ✓ Hotel-style cleaning & maintenance with automated scheduling.



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## Setup – Maximizing Your Unit's Potential

# Maximum Exposure. Maximum Bookings.



- ✓ Listing on all major platforms.
- ✓ Exclusive direct booking site for repeat guests.
- ✓ Social media marketing & influencer partnerships.
- ✓ SEO & paid search ads for targeted international visibility.

## Miami's Global Appeal

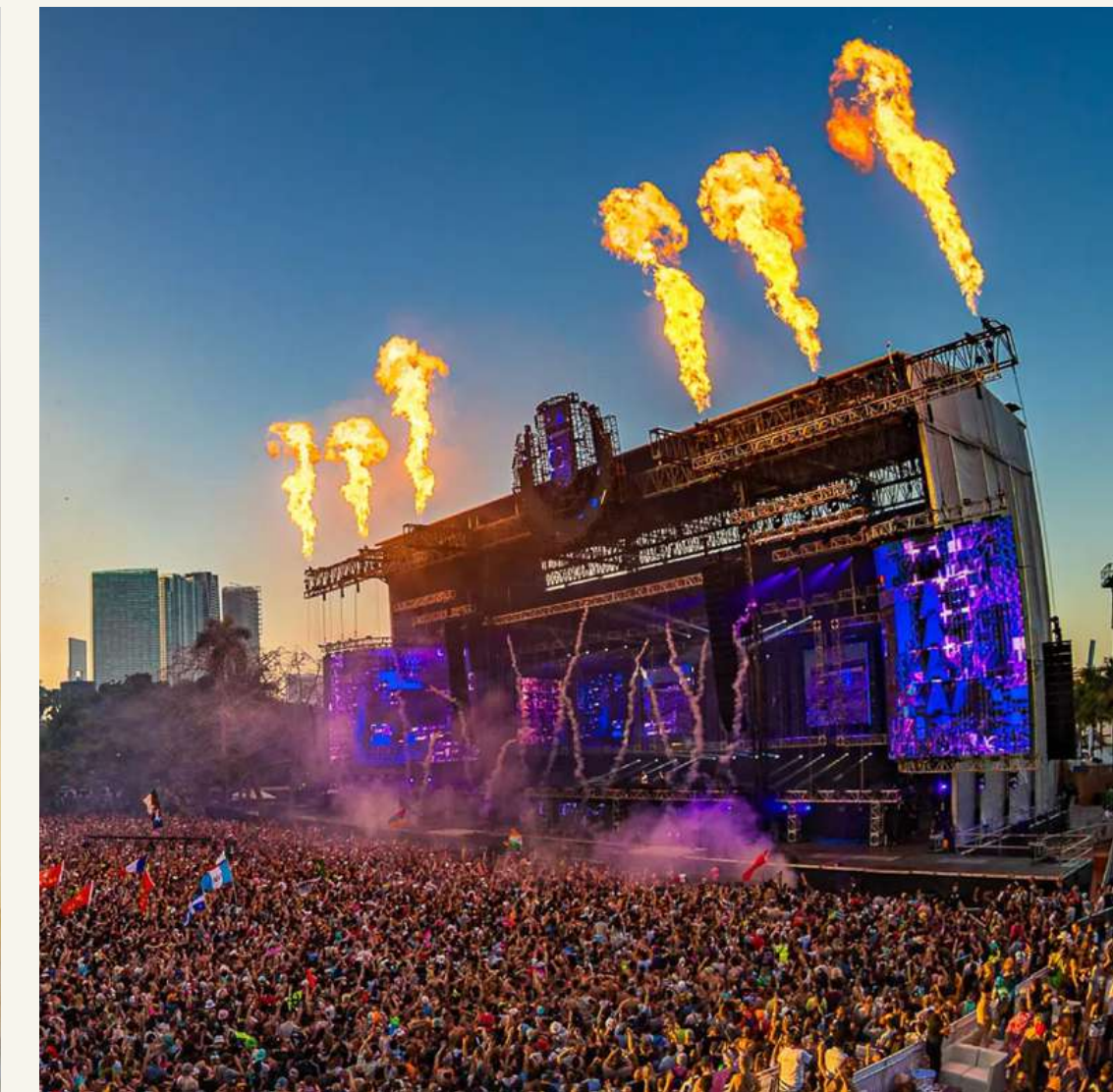
# A City With Unmatched Demand for STR Properties.

- ✓ **Tourism Powerhouse**
  - 26+ million annual visitors.
  - Vacation Rentals up 20% YoY.
  - 80%+ STR occupancy during peak season.
- ✓ **Major Event Destination**

Ultra, F1, Art Basel & more.
- ✓ **Expanding Economy**

Business hubs attracting professionals year-round.
- ✓ **Top Choice for Foreign Investors**

High rental demand & property appreciation.



## Brightline – The Future of Miami's Connectivity

# Miami's High-Speed Rail Unlocks More Guest Potential.



- ✓ Connects miami to Orlando in under 3 hours.
- ✓ Brings more vacationers, business travelers & digital nomads.
- ✓ Seamless access to Ft. Lauderdale & West Palm Beach.
- ✓ High-income travelers seeking premium short-term rentals.

Neighborhood Spotlight

# Wynwood. The Arts & Culture Hub.

- ✓ World-renowned street art & galleries.
- ✓ Vibrant nightlife & top-rated dining.
- ✓ A tourist must-see, driving consistent STR demand.



## Neighborhood Spotlight

# Midtown. Miami's Walkable Hotspot.



- ✓ Boutique shopping, cafes & pedestrian-friendly areas.
- ✓ Lively social scene with young professionals & travelers.
- ✓ Central access to Miami's best attractions.

Neighborhood Spotlight

# Miami Design District. Luxury & High-End Appeal.

- ✓ Flagship stores of global luxury brands.
- ✓ High-end dining & cultural experiences.
- ✓ Attracts affluent travelers seeking premium STRs.



# Unlock Your Potential and Turn Your Miami Investment Into Effortless Income

Ready To Earn While We Handle the Rest?

[→ SCHEDULE A CONSULTATION](#)

LIVING@CIPRES.DEV

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