



LOCATION
VENTURES

PRESS BOOK

2021



THE HOME OF TOMORROW

Location, they say, is the most important thing in real estate. But for us, this isn't where the story ends. It's only the first step in a unique journey. Rather than replicate the same product on every site, we craft one-of-a-kind living experiences that make the highest and best use of unique development locations.

For some projects, this means an ultra-luxury single-family home. For others, it may be a hip urban tower where young professionals live and work at one address. The common thread woven through all Location Ventures projects is our relentless desire to build one thing—the home of tomorrow.



CHERYL LANE CORAL GABLES

FORUM CORAL GABLES

URBIN MIAMI BEACH

URBIN COCONUT GROVE

VILLA VALENCIA CORAL GABLES



PROJECT PRESS



Work-life balance in Miami

Location Ventures has launched sales for the first two locations of Urbn, a new mixed-use brand that combines short- or long-term accommodations with co-working, wellness space, and retail.

Catering “to the nomadic traveler...looking to live or stay in the hottest cities with only their personal items in tow,” Urbn properties allow owners to stay for up to 90 nights a year. While they’re away, the residence can be rented on a short- or long-term basis.

Location Ventures has announced plans to scale to 100 sites in the U.S. over the next decade. The first two are Urbn Miami Beach on Washington Avenue, designed by Coral Gables-based Touzet Studio, and Urbn Coconut Grove in Commodore Plaza, designed by Arquitectonica and Paredes Architects.

Residences range from \$400,000 to \$1.2 million, with sales representation by ONE Sotheby’s International Realty.

OCEAN DRIVE

URBIN: Miami's Newest Live And Work Concept

By: [Lily Bhote](#) | November 1, 2021 | [Home & Real Estate](#)

Over the past two years, many people have opted out of taking the daily commute to the office and have chosen to work from home instead. URBIN is a new community tailored to the needs of professionals working from home. Their new condominiums located in Miami Beach and Coconut Grove feature peaceful and high-end units, ranging anywhere in size from a studio to six bedrooms.



URBIN Miami Beach

URBIN is working alongside leading South Florida developer, Location Ventures to transform their concept into a reality. URBIN crafted their living spaces to fit the schedule of a digital nomad; tenants can stay at a condominium for 90 days at a time, and URBIN will fill the room with other tenants in the meantime. The two newly announced South Florida buildings include Coconut Grove and Miami Beach, but the group is not stopping there. They plan on expanding to over 100 buildings in the US over the next decade.

As remote work has now become a more permanent reality, the only thing a person needs to clock in is a WiFi signal. Each of URBIN's buildings contain ample workspaces, offices, markets, wellness centers and restaurants. URBIN is the perfect oasis to get work done, grocery shop, workout and dine out all in one place.



URBIN Coconut Grove Cowork

URBIN prides itself on catering their developments towards the needs of working professionals. Their workspaces provide a quiet and calm area to get the job done, all whilst in the comfort of your own home. They also have personal or collaborative offices for the guest's disposal, perfect for focusing on personal work or collaborating with a group. There are also advanced technology meeting and presentation rooms, perfect for a Zoom conference or PowerPoint presentation.

In need of a quick pick me up in between meetings? Look no further than the on-site café serving fresh drinks and snacks daily. They also have beautiful dining terraces, looking out over Miami's coast.



URBIN Miami Beach Rooftop

Not only does URBIN boast luxurious work and dining spaces, they also have many luxurious amenities such as their rooftop pools. This infinity style pool has a resort style sundeck, along with poolside food and beverage services. URBIN also has a rooftop lounge and café, perfect for an evening break.

URBIN's newly announced Miami communities are going to be a great addition to the ever-evolving city. Be sure to check out urbincondos.com for more information.

PROFILEmiami

Your Guide To Miami Real Estate



LOCATION VENTURES LAUNCHES CONDO SALES FOR URBIN MIXED-USE CONDO, CO-WORKING LIFESTYLE IN MIAMI BEACH AND COCONUT GROVE

October 18, 2021

The desire to live and work in city centers throughout the world is often met with challenges in accessibility, mobility, and sustainability...until now. Location Ventures – a Miami-based, integrated real estate platform that delivers thoughtfully-designed and fully-connected residential and mixed-use projects – announced today the launch of residential sales for URBIN. A first-to-market, mixed-use brand, URBIN unites design-forward residences for short- or long-term rent with all-inclusive co-working spaces, wellness amenity programming, social activations, and lifestyle-oriented retail, all in one central address.

URBIN has initiated condo presales for its first location in Miami Beach, marking the first phase of the brand's official launch with 60 percent pre-sold in the first 30 days. The launch of presales for a second location in Coconut Grove will immediately follow to meet growing demand. The brand will further scale with additional locations in key markets throughout the U.S., designing each to fit into the context of its carefully selected setting.



Daniel de la Vega, Rishi Kapoor, & Fernando de N  lez y Lugo  es

With exclusive sales and marketing representation by ONE Sotheby's International Realty, URBIN presents turnkey units, designed in a collective living style. Priced from \$400,000, residences will be available in diverse floor plans. In Miami Beach, studios will start at 275 square feet and expand to spacious multi-room residences that range from two- to four-bedrooms at up to 1,334 square feet. In Coconut Grove, residences range from studios at 331 square feet to six bedrooms at 2,352 square feet. Both locations will feature fewer than 100 units to allow for a tailored and more private living experience.

As an opportunity to own property in one of the world's most sought destinations through URBIN, owners will have exclusive access to a lease-back program with the dual freedom to stay on property for up to 90 nights per year. While away, the residence is professionally managed by the brand and available for rent.

"URBIN celebrates a new way of living by bringing people together through home, work, and wellness in a single setting," said Rishi Kapoor, CEO of Location Ventures. "Through integrating quality design, technology, wellness and social programming, we're hoping to foster community and enable a high-quality of life in these city-centric 'urban' neighborhoods."



URBIN residences will offer various layouts and provide a selection of shared spaces per unit, such as a common kitchen, dining and living area. The contemporary-designed condos are fully furnished and include efficient layouts to maximize space, while featuring high-end fixtures and Energy-Star stainless steel appliances, and plenty of storage space. Enticing, service-driven amenities, such as housekeeping, room service, and valet are complemented by on-site food and beverage venues; a wellness center with programming for mindfulness, movement, nourishment, and healing; and a rooftop pool deck with green spaces and lounge areas.

From owners of large enterprises to remote workers, URBIN's co-working space brings a heightened level of service to the work experience. Members are given access to bespoke support tools, including consulting, administrative and networking, to further drive their business goals. Those who utilize the space are not required to live on property; however, members who both live and work at URBIN unlock exclusive rates.



URBIN Miami Beach, located at 1260 Washington Ave., is designed by Touzet Studio, led by Carlos Prio-Touzet and Jacqueline Gonzalez-Touzet. The building's façade will complement the playful energy of Miami Beach, featuring geometric styles and colors found throughout the neighborhood with a nod to its Art Deco heritage. Its common area and amenity interiors are curated by Meyer Davis, the award-winning design studio from New York City. The property will undergo a complete renovation to the existing 33,488-square-foot site, in addition to the ground-up development of a 44,000-square-foot building.

URBIN's second location is at 3162 Commodore Plaza in Coconut Grove, a less than five-minute walk from the newly-unveiled CocoWalk. Arquitectonica and Paredes Architects designed the exterior to integrate seamlessly with the contemporary new builds in the surrounding area. The residences will feature interior design by am studio, a boutique design collaborative committed to creating cohesive, resourceful, and oneiric spaces. The development of URBIN Coconut Grove will include the conversion of a nearly 33,000-square foot commercial building, roughly 5,000-square-foot restaurant, and 23,490-square-foot property, as well as a ground-up development.

URBIN will join the renaissance and expansion currently underway on Washington Avenue and Commodore Plaza – two streets situated in two of the city’s most thriving and in-demand districts. The sales launch of URBIN aims to reach both domestic and international investors attracted to South Florida by providing a unique live-work-well offering in the market.

For more information, please visit www.urbincondos.com or call 305.376.7274.



About URBIN

URBIN is a first-to-market, mixed-use brand with properties situated in renowned locations, offering an authentic, responsible, and flexible lifestyle when living and working in city centers. The first two locations will be in Miami Beach and Coconut Grove, Florida, with additional locations in key U.S. markets forthcoming. URBIN, developed by Location Ventures, the Miami-based real estate investment and development firm, has a vision to create places where one can live, work, and seek wellness in the heart of coveted neighborhoods. Each property will feature a membership-based platform and unite condos with all-inclusive co-working spaces, wellness amenities and programming, social activations, and lifestyle-oriented retail. URBIN features design-forward, turnkey rental residences with a select number available for purchase. Owners can enjoy their abode for personal use, for up to 90 nights per year; while away, the residence is professionally managed by the brand and available for rent through the property’s exclusive lease-back program. Exclusive sales and marketing for URBIN residences is by ONE Sotheby’s International Realty.

URBIN is backed by investors David Martin, CEO of Terra Group; Rudy Touzet, CEO of Banyan Street Capital; the Murphy family of Coastal Construction; former New York Jets and New Orleans Saints linebacker Jonathan Vilma; Gabriel Navarro, Marcel Navarro and Martin Pico of MMG Equity Partners; Marty Halpern of UnitedTranzactions; and a group of owners from Location Ventures.



About Location Ventures

Location Ventures is an integrated real estate platform that provides comprehensive investment, development, management, marketing, and sales for residential and mixed-use properties in the South Florida market and beyond. Location Ventures invests in one-of-a-kind living experiences that make the highest and best use of unique development locations. The company's more than \$600 million portfolio contains a mix of ultra-luxury single-family homes, boutique condominiums, and an urban-centered mixed-use project where young professionals live and work at one address.

About ONE Sotheby's International Realty

ONE Sotheby's International Realty is South Florida's premier source for luxury real estate and development opportunities with 17 offices spanning from Miami and Key Biscayne to Palm Beach and Stuart. Since its inception in 2008, ONE SIR has recruited more than 800 of the world's most passionate and well-connected agents, backed by a global brand with a heritage of unsurpassed quality, value and trust. ONE Sotheby's International Realty's direct affiliation with Sotheby's Auction House and Sotheby's International Realty has offered the company unparalleled, global reach – an attribute sellers reap the full benefit of as their homes receive prime exposure to a network of more than 22,000 associates in 72 countries and territories across 960 offices. In addition to its luxury brokerage division, the firm also offers a development sales division representing some of South Florida's most successful and prestigious condo developments with a total inventory of over \$3.5 billion. With a vision rooted in providing exceptional service, superior market knowledge and the latest technology, ONE Sotheby's International Realty is dedicated to giving extraordinary lives a home to thrive. www.onesothebysrealty.com



Rishi Kapoor, Jorge Kupferman, Micaela Kupferman, & Fernando de Nuñez y Lugones





Location Ventures launches sales of co-living project in Miami Beach

Developer will begin sales of Coconut Grove project next

By Katherine Kallergis October 13, 2021 11:30 AM



Developer Rishi Kapoor launched sales of his co-living development in Miami Beach, with plans to begin selling units at a Coconut Grove project next.

Kapoor, CEO of Coral Gables-based Location Ventures, aims for an ambitious pipeline. He hopes to have 100 Urbin-branded properties across the country and abroad over the next decade, he said. Location Ventures has raised more than \$100 million from investors that include Terra's David Martin, the Touzet family, the Murphy family of Coastal Construction, and others.

[Urbin Miami Beach](#), at 1260 Washington Avenue, has secured reservations for 60 percent of the units since beginning sales and marketing over the past month, Kapoor said. The developer plans to convert to contracts in the next two weeks.

Sales of Urbin Coconut Grove, at 3162 Commodore Plaza, will start next.

Each project will have fewer than 100 units.

One Sotheby's International Realty is handling sales, with studios at the Miami Beach location starting at \$400,000 and 275 square feet. The multi-bedroom units will have two to four bedrooms, and up to 1,334 square feet.

In Coconut Grove, units will range from 331-square-foot studios to 2,352-square-foot six-bedroom condos.

Construction of both projects could begin in November and be completed within 20 to 24 months of breaking ground, Kapoor said. Location Ventures plans to close on a roughly \$35 million construction loan for the Miami Beach project, and a roughly \$70 million loan for the Coconut Grove development, he added.

Kapoor said he is targeting end users and investors. The buyers who have so far reserved units at the Miami Beach project have all been investors who plan to participate in the leaseback program. Buyers in the latter pool will have access to their unit or bedroom for up to 90 nights per year.

Kapoor said Urbin's goal is to deliver furnished apartments to people who are "spending so much of their income on rent and want another option" in urban centers. The cost of housing in South Florida has jumped, especially over the past year.

Miami was recently ranked the [second most expensive housing market](#) in the U.S., overtaking Los Angeles. A report from RealtyHop found that a household in Miami should expect to pay \$2,653 a month toward homeownership costs, or roughly 81.6 percent of median income.

[Condo projects with short-term](#) and long-term rental components have performed well in Miami, including the sold-out YotelPad tower in downtown Miami.

At Urbin, rents for micro studios could begin at \$1,900 a month. Bedrooms within co-living units can be rented separately at \$1,200 a month, depending on the market when the project is delivered.

The mixed-use development will offer short-term and long-term rentals, co-working spaces, wellness amenities, retail and a rooftop pool deck with green spaces and lounge areas, according to a release. The units will be delivered fully furnished

Touzet Studio, led by Carlos Prio-Touzet and Jacqueline Gonzalez-Touzet, is designing Urbin Miami Beach, with interiors and common spaces designed by Meyer Davis. The existing 33,488-square-foot building will be renovated, and Location Ventures plans to build an additional 44,000-square-foot building.

Arquitectonica and Paredes Architects are designing the Coconut Grove project, which is near CocoWalk.

DEPARTURES

Real Estates

For \$295,000 You Can Have the Ultimate Summer With Your Own Private Cabana



Courtesy Villa Valencia

A Miami condo found a unique way to ensure residents are socially distant at the pool.

By Jordi Lippe-McGraw on June 24, 2020

Summer is here, and after months of being cooped up, people are itching to lounge poolside. But with social distancing recommendations still in place, crowding around a pool could be a little iffy for some. But [a luxury condo](#) in Miami's neighborhood of Coral Gables found a solution: selling private cabanas.

Residents at [Villa Valencia](#), a collection of just 39 ultra-luxury condominium residences, can now purchase a 250-square-foot private cabana. Only six are available and are located next to the resort-style pool on the building's pool deck. And they come with some incredible amenities.



Courtesy Villa Valencia

Each unit includes interior A/C, a kitchenette that includes a Sub-zero mini-fridge and beverage center, as well as a full bathroom. Cabinets come in a choice of dark or light European wood, and you can choose between Delta or Brizo fixtures. Meanwhile, the exterior features a small private spa pool and rooftop sundeck, accessible via a spiral staircase.

The hope is that in the age of balancing precaution and relaxation, the private cabana experience will allow residents to enjoy a private oasis within communal areas.

“Our thought was to extend the condo living space to the amenity spaces; a poolside cabana is the ultimate luxury that provides a totally private getaway,” said Rishi Kapoor, CEO of Location Ventures. “With high-end buyers seeking more space nowadays, the cabana is the ideal place to enjoy Florida’s weather in a safe and private atmosphere. Nothing speaks more to exclusivity than having your own roof deck and plunge pool alongside the pool deck.”



VILLA VALENCIA PRESS

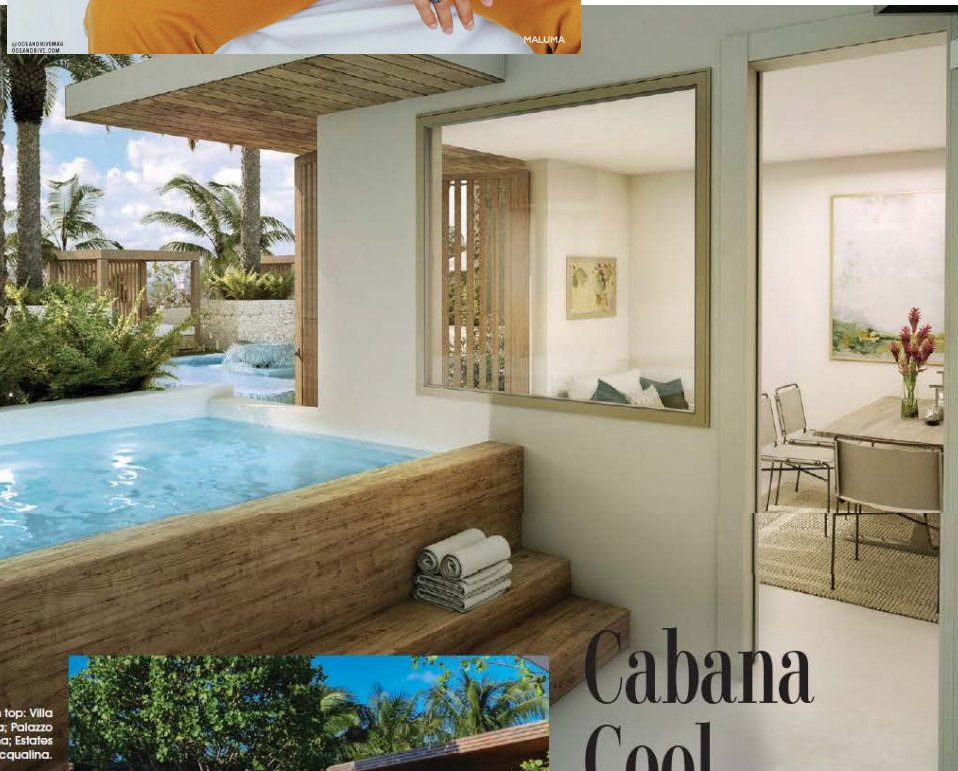


VILLA VALENCIA

Overlooking a tranquil 78-foot resort pool and waterfall, these six private cabanas are ideal home bases to soak up some sun. Located on the property's fifth-floor amenity deck, the cabanas neighbor the spa, wellness center, and family-style cooking kitchen and BBQ area. The two-story, 420-square-foot sanctuaries each feature a plunge pool and private rooftop sundeck. Inside, the kitchenette and full bathroom are fully customizable. This plush add-on amenity is just another way this property is offering its residents a true single-family home experience in the sky. "When you consider that you own the space, you're not sharing it with anybody else, and you have the ability to decorate at your taste, it's a little extension of your life," says Rishi Kapoor, CEO of Location Ventures, who is developing the 39-unit boutique condominium in Coral Gables. *Arriving Summer 2021. Priced at \$295,000. villavalencia.com.*



VILLA VALENCIA PRESS



From top: Villa Valencia; Palazzo Della Luna; Estates at Acqualina.

Cabana Cool

Cabana culture is very much a part of Miami's fabric. It has been since the private bungalows at the Fontainebleau and Eden Roc played backdrop to the glitz and glamour of the late '50s. Now luxury developments are once again offering cabanas as a place for owners to live their best poolside life without having to be sandwiched between other sunbathers. Here, three spectacular listings:

VILLA VALENCIA Residents of the 39 ultraluxury condominiums in Coral Gables can purchase a 250-square-foot private cabana for \$295,000. Located next to the resort-style pool on the building's pool deck, each cabana features a private plunge pool, small bathroom and kitchenette. villavalencia.com



FRESH AIR, ULTRALUXE INTERIORS, A PERSONAL CONCIERGE AND PLENTY OF PRIVACY—POOLSIDE CABANAS ARE THE IDEAL SPOT TO SOCIAL DISTANCE WITH FRIENDS.

BY EMILY CHRISTENSEN



THE WALL STREET JOURNAL.

HOMES



A home office at Villa Valencia, Coral Gables, Fla. PHOTO: LOCATION VENTURES (RENDERING)

Rob and Mary Porges, both mortgage executives in their 60s, went into contract for a \$1.68 million, three-bedroom in Villa Valencia, a 39-unit condo building under construction in Coral Gables, Fla. The developer is building the couple an office off the master bedroom in a space that would otherwise have been a large closet, Ms. Porges said. The office will come with pocket doors, two built-in desks, custom millwork and wiring for internet.

For client meetings, the couple plans to use the building's boardroom, which will feature Bluetooth speakers, a high-definition video-conferencing camera, a high-definition large screen and audio equipment, said developer Rishi Kapoor, chief executive of Location Ventures.

Units at Villa Valencia cost between \$1.65 million and \$14.9 million, and each buyer has the opportunity to customize a home office, Mr. Kapoor said. The building also includes high-level water and air filtration, which for an additional cost can be upgraded to medical-grade quality, he said.

BISNOW

(ALMOST) NEVER BORING

My New Normal: Location Ventures Founder Rishi Kapoor

June 30, 2020 Deirdra Funcheon, Bisnow South Florida

This series aims to capture a moment in time, talking to men and women in commercial real estate about how their lives and businesses are being transformed by the coronavirus pandemic.

Location Ventures CEO Rishi Kapoor leads a multifaceted real estate company that handles investment, development, management, and sales and marketing for residential and mixed-use properties, mostly in South Florida.

The company has a development portfolio worth more than \$500M, which includes a boutique condominium, a new coworking concept, multifamily projects, some luxury single-family homesand, soon, an urban mixed-use project for young professionals that combines coworking and co-living in one place.



Courtesy of Location Ventures Location Ventures founder and CEO Rishi Kapoor

Bisnow: Describe your work-from-home life and what you are doing in your spare time.

Kapoor: About three weeks ago, I returned to the office at our new headquarters in Coral Gables. At the onset of COVID-19 and stay-at-home orders, I was working from my home in Coconut Grove. My work-from-home setup was pretty comfortable with a large desk and two screens, where I took most calls and meetings. For a change of scenery, I would sit by the pool with my laptop for a bit. I used the first few days at home to thoroughly evaluate our current projects and develop digital tools with our team, to ensure there were no internal interruptions and to adapt the sales process to current circumstances. Much of my time was also dedicated to overseeing the ongoing construction of our luxury condo project, Villa Valencia, and new coworking concept, FORUM.

Bisnow: What is your company's return-to-the-workplace plan?

Kapoor: We recently relocated to the new Location Ventures headquarters in Coral Gables, with some members of our 25-person team based at FORUM, our new coworking concept in the neighborhood. As part of our return to the workplace, we've implemented health and safety measures based on CDC guidelines, and have been actively gauging the comfort levels of our team. In terms of day-to-day operations, client and vendor communications, we are still tapping technology, like Zoom videoconferences, to connect.

Bisnow: What will reopening businesses and workplaces look like for you personally?

Kapoor: With the latest phase of business reopenings in Miami-Dade, I've welcomed the opportunity to dine outdoors at a restaurant or stop into a retail store, but I've remained conscious and diligent about following the recommended health and safety guidelines. During a time of crisis, it's even more important to continue supporting our local small businesses and economy.

In terms of the workplace, we have a very creative and collaborative office culture, so our team is looking forward to resuming some sense of "normalcy" and in-person interface while continuing to practice social distancing and safety measures.



Courtesy of Location Ventures Location Ventures founder and CEO Rishi Kapoor

Bisnow: How will you manage the homefront as stay-at-home restrictions ease and businesses reopen?

Kapoor: My wife and I have an Australian Shepherd that was very happy to have us home for the last couple of months. We love the beach, so that has been a nice outing on the weekends now that the beaches are open. Although stay-at-home restrictions have eased, I've remained very aware of outings and have been careful in my approach; my priority is to ensure we maintain a healthy household.

Bisnow: What is the state of your business at the moment?

Kapoor: There are so many different facets to our business — whether it is monitoring the state of construction or developing marketing materials for a new project, we were fortunate to stay busy during this time. Construction at our boutique condo project, Villa Valencia, has continued through the pandemic, and we are on track to deliver by summer 2021. We also launched a financing program for serious buyers, something we are very proud to offer at this time.

FORUM, our new, elevated coworking concept in Downtown Coral Gables, is also leasing, which is exciting. In the last few weeks, we've seen an uptick in leasing inquiries and tour requests, showing signs that people are ready to re-engage and re-evaluate their office setup in a safe environment. We're also actively putting the finishing touches on the interiors, conducting inspections and finishing landscaping on one of our single-family homes, 8325 Cheryl Lane, which we will be listing soon. We're looking forward to having that property go to market this summer.

Bisnow: What was your impression of work from home before this got started? What is it now?

Kapoor: I've always understood the appeal of working from home for certain job roles and functions, but I think the onset of COVID restricting the option to work in an office changed the outlook many people had. Having a clearly defined workspace that is separate from your home life is important for productivity, maintaining levels of creativity and overall mental health. I think now we're seeing that remote work is feasible, but the definition has changed. Rather than being at home, companies are finding smaller office footprints to rotate select employees or as a stable place for essential executives to work out of, with the concept of the office remaining intact.



Bisnow: How is your company fostering community and maintaining its culture from a distance?

Kapoor: Throughout the quarantine, our team regularly engaged in video calls, so we had an opportunity to “see” one another and create that sense of togetherness, despite being at home. We dedicate the first few minutes of our virtual meetings to team banter, so we can hear how everyone is doing and what their experience has been, just like we would at an in-person meeting. We have found that incorporating the visual element of a call, rather than just audio, has allowed us to maintain quality communication, and reinforce the symbiotic relationship that makes our company culture thrive.

Bisnow: How do you think the coronavirus could permanently affect the way real estate does business?

Kapoor: I think the coronavirus has transformed the way many real estate investors will evaluate new opportunities; many will aim for stable investments, rather than quantity and expansion. The real estate approval process with the city was also forced to modernize during this time, and I hope many of those elements will remain in place moving forward. Technology has also played a huge role in the real estate landscape and its ability to adapt quickly. We really saw that buyers and renters became more comfortable with virtual showings and tours, which drove sales and leasing activity, something that will become a permanent tool, especially for reaching an international audience.

I also think going into the pandemic, there was already a strong interest in wellness components in the real estate industry, and it was further heightened in recent months. Wellness technology systems, like DARWIN by Delos, which we were the first condo developer to incorporate into our residences at Villa Valencia, may become a new normal in buildings to optimize the indoor home environment in the future. I’m confident that we’ll see an increase in demand in these types of technologies in both residential and commercial spaces.

Bisnow: What are you most hopeful about right now?

Kapoor: I am most hopeful about the lessons we have learned over the past couple of months and how we can apply them to our company moving forward in terms of workplace culture and staying connected, our investment strategies, and what our end users will be looking for in our current and future developments. The pandemic has actually reinforced that our projects are offering what the market is looking for, so we’re feeling confident that we’re in the right space.

Unique Monthly Visitors: 692,520

<https://www.bisnow.com/south-florida/news/commercial-real-estate/rishi-kapoor-location-ventures-coronavirus-104917>

BISNOW

(ALMOST) NEVER BORING

"I'd rather take a walk and have a meeting than sit in a small meeting room with a couple people," he added. "I'd feel better about walking along Biscayne Bay and having our meeting there. Why couldn't we do that?"

He said that traditionally, in designing office buildings, landlords have tried to maximize floor-area ratio, the real estate measure for density, "but people are starting to realize the value of the open space."

On the webinar, Burnett was joined by Location Ventures CEO Rishi Kapoor and Touzet Studios founding principal Jackie Gonzalez Touzet to discuss how office designs could change following the coronavirus pandemic.



Clockwise from top left: Bisnow's Joe Bianco, Touzet Studio founder Jackie Gonzalez Touzet, Location Ventures founder and CEO Rishi Kapoor, and Stantec principal Andrew Burnett.

Burnett said companies may find it is worth the investment to spend more on mechanical systems to allow better air filtration in offices and open up areas like rooftop decks — all of which become amenities that draw tenants.

"All companies are going to be reassessing what they're doing in physical space, so there's a lot of potential," Touzet said. "I think offices are watching this rise of sense of community, the sense of attracting talent to the office venture."

Kapoor said the coworking spaces he owns already have access to outdoor amenities spaces, with many offices coming with their own terraces, as well as dedicated outdoor common areas and some outdoor conference rooms.

Kapoor said his projects have begun incorporating lighting that matches people's circadian rhythms, air purification systems and water purification.

"This is just a first step, where the technology has become what I would consider an accessible price point, where it's not just kind of Star Trek science fiction ... and can be incorporated in a feasible way into an indoor environment."

Ninety percent of people spend 90% of their time indoors, he said, so buildings and people should prioritize their indoor air, light and water.

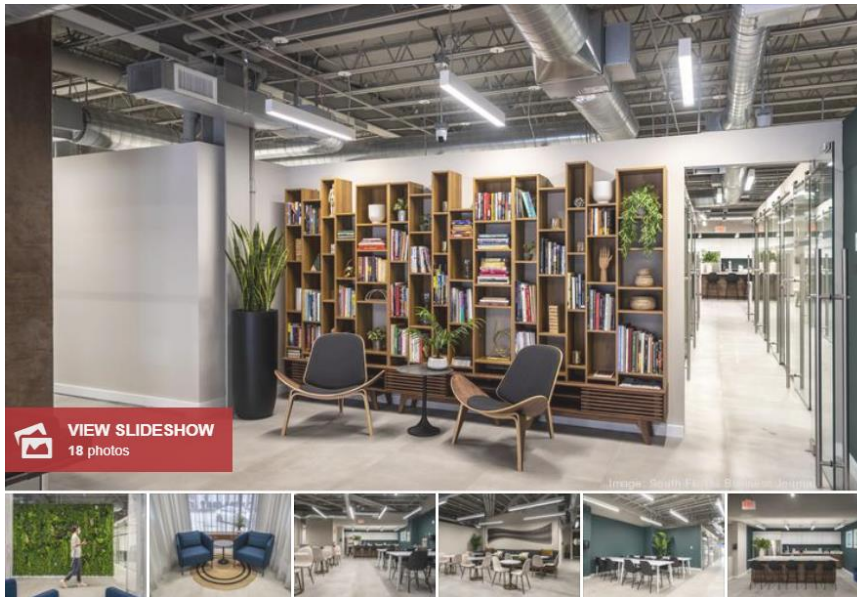
If there is a positive to the coronavirus, Kapoor suggested, it's that it has gotten real estate to think about health impacts and speed up changes that might otherwise have taken a long time to become popular.

"It's forcing the conversation that it's not only about the building's impact on the community, but also the building's impact on the people within it," he said. "I'm very excited about forcing the conversation that we need to protect and give a great environment for the people inside."

SOUTH FLORIDA
BUSINESS JOURNAL

Forum coworking space opens in Coral Gables

By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
Oct 20, 2020, 6:02am EDT



The Forum coworking space has opened in Coral Gables with a host of private office suites designed to keep people productive and safe.

Developed by Location Ventures, the Forum occupies about 9,000 square feet on the first floor of 275 Alhambra Circle. About 90% of the space is private offices and the rest is common areas, including conference rooms, a break room and a kitchen, said [Rishi Kapoor](#), CEO of Location Ventures.

The coworking space was granted a temporary certificate of occupancy in early October, Kapoor said. It's nearly 50% leased.

"Obviously, you don't dream about opening during the middle of a pandemic," Kapoor said. "My expectation is it will take the next year to get to the leasing targets we have."

Fortunately, the Forum was designed with mostly private offices where it's easy to socially distance, as opposed to wide-open workspaces and cubicles. The space has 80 seats between 30 private offices. There are two cleaning staff on hand at all times to wipe down common areas after they are used.

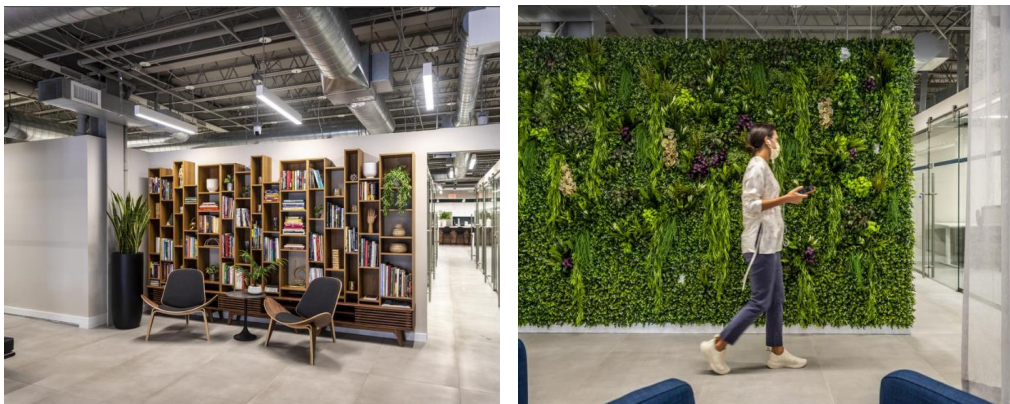
Many of the new tenants at the Forum are from established companies that realized they don't need larger office space, only a small office and dedicated meeting space, Kapoor said. There are also solo professionals, such as architects who got tired of working at home and decided they want a small office.

The Forum charges \$800 per member for a monthly lease. That includes a private office, internet, and business support such as marketing, accounting, administrative functions and business coaching. The company offers a lower rate for a longer-term lease, Kapoor added.

It also offers virtual memberships with mail service for \$99 a month and virtual-plus-meeting-room memberships for \$150 per month. These are gateway products for companies that are transitioning back to the office, Kapoor said.

Location Ventures isn't done with its work at 275 Alhambra Circle. It will build a market with sustainable and locally sourced foods, Kapoor said. In early 2022, the developer will start renovations on the other four floors of the building to create a coworking space with an emphasis on art studios, technology incubator and business enterprise.

The company is also seeking city approval to build a co-living project called URBIN on a neighboring site.





UPRENEUR

Rishi Kapoor, Founder & CEO of Location Ventures

NOVEMBER 4, 2020 | JEREMY STRAUB

The Upreneur podcast has partnered up with SCORE, hosted by Jeremy Straub, to help bring engaging conversations with today’s top leaders and business owners. In today’s episode, we spoke with Rishi Kapoor, Founder & CEO of Location Ventures, about how patience and tolerance is key in real estate. You want to surround yourself with a balanced team. Being an entrepreneur is about putting your everything into an idea you are passionate about. You have to ask yourself, do you want to continue your side projects as a hobby, or do you want to pursue your dreams and make it your profession? The decision relies on you. You have to work hard but be humble about your abilities. We are never a finished product, as humans, you can always improve. See what others are doing, and figure out how you can do it better.

Rishi has spent the last ten years focused on residential real estate, primarily in the luxury sector with a strong background in sales & marketing, prior to focusing on sponsoring development. Upon founding Location Ventures, he set out to create awesome living

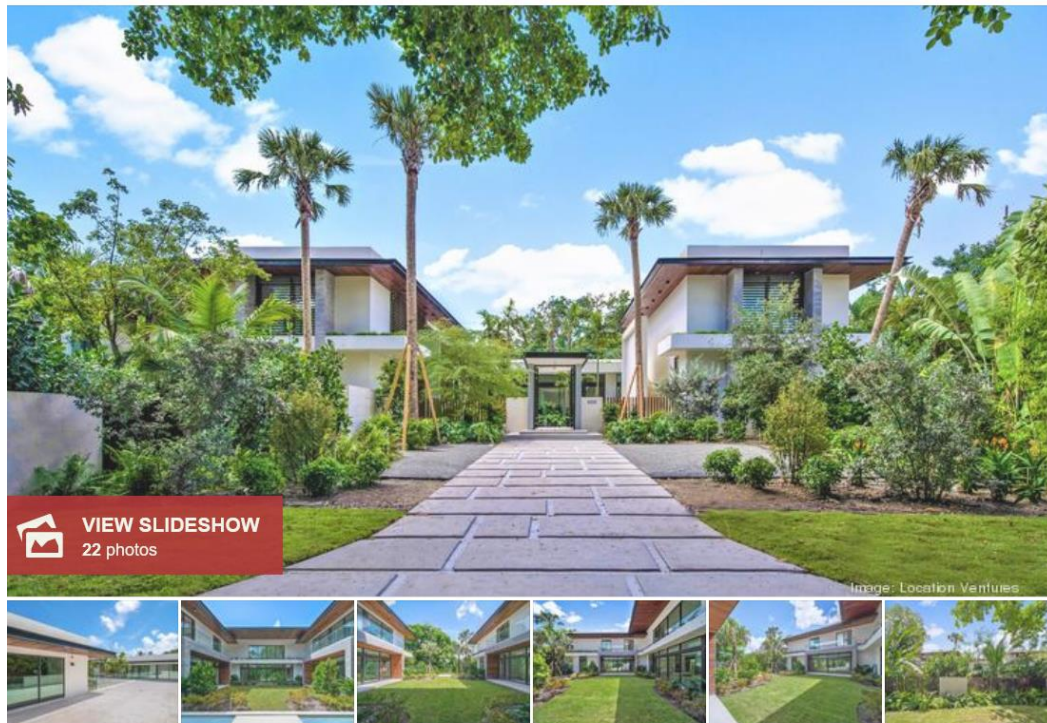
Rishi first and foremost takes great pride in fostering close relationships with the company’s partners & team. His day-to-day role centers around identifying unique opportunities, capital formation and setting the product vision for our projects while working closely with the development team on proper execution. He received business degrees in Finance, Marketing & Management from the University of Miami, and is also a non-practicing attorney, having graduated from UM Law. Rishi comes from a real estate family that has developed & invested in hotels, SFHs, and offices throughout the Southeast United States and New Delhi, India over the last 40 years.

Website
<https://location.ventures/>

Facebook
<https://www.facebook.com/LocationVentures/>

Instagram
<https://www.instagram.com/locationventures/>

Location Ventures sells newly built mansion for \$12M (Photos)



By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
May 12, 2021

Location Ventures sold a spec mansion for \$11.8 million it developed in the Ponce Davis neighborhood of Miami-Dade County.

Ponce Davis is an unincorporated area between Coral Gables and Pinecrest. Homes that aren't on the water in this area rarely sell for over \$10 million, but property prices have increased and this is new construction.

The 10,264-square-foot home at 8325 Cheryl Lane was sold by 8325 Cheryl Lane LLC, managed by [Rishi Kapoor](#) of Miami-based Location Ventures, to [Tarigh Yusufi](#). Bank of America provided a \$6.8 million mortgage to the buyer. Yusufi is an executive at Steadfast Capital Management in New York.

The home was listed by [Jorge Uribe](#) of One Sotheby's International Realty, while the buyer worked with [Ian Krawiecki](#) of Compass. The price equated to \$1,450 per square foot.

Situated on a 38,768-square-foot lot, the home was designed by CMA Design Studio, with landscaping by L&ND Design and a smart home system by HEDsouth. It features six bedrooms, seven bathrooms, three half-bathrooms, a pool, a summer kitchen, a wine room, a media room with a wet bar, a gym, a hammam spa with a steam room, a study, a fire pit, a balcony, and a four-car garage.

In addition to building spec homes, Location Ventures is developing the Villa Valencia condo in Coral Gables and the Urbin co-living and coworking project in Miami Beach. It also owns the Forum coworking space in Coral Gables.

CHERYL LANE CORAL GABLES

FORUM CORAL GABLES

URBIN MIAMI BEACH

URBIN COCONUT GROVE

VILLA VALENCIA CORAL GABLES



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\$6.25M HIGHEST SALES RECORD FOR

PENTHOUSE CONDO IN CORAL GABLES

VILLA VALENCIA CORAL GABLES

THANK YOU

FOR MORE INFORMATION VISIT LOCATION.VENTURES

OR CONTACT US AT HELLO@LOCATION.PROPERTIES

