FOR IMMEDIATE RELEASE

Saltiel Law Group Holds Real Estate Professionals Accountable in USD $300,400 Waterfront Fraud Verdict

MIAMI, FL – A Miami-Dade County jury has awarded $300,400 dollars in damages to Bay Harbour Investment, Inc., marking a decisive victory in a complex commercial real estate fraud case involving waterfront properties in Bay Harbor Islands. This landmark verdict underscores the importance of transparency in Florida's booming luxury real estate market.

Following a week-long trial, the jury found all defendants liable for fraudulent misrepresentations and concealment of material facts related to severe seawall defects—critical infrastructure that protects waterfront properties and surrounding areas.

The case, Bay Harbour Investment, Inc. v. Sina, LLC et al. (Case No. 2022-003065-CA-01), revolved around the 2021 sale of two contiguous waterfront properties at 9740 and 9760 W Bay Harbor Drive. Despite multiple notices from town officials regarding deteriorating seawalls, the defendants concealed these issues and pressured the buyer to waive their right to due diligence inspections.

"This verdict sends a strong message that sellers and real estate professionals in Florida's luxury market cannot conceal material property defects," said **Matthew Carcano,** lead trial attorney for Bay Harbour Investment. *"Waterfront property comes with unique risks, and seawalls are critical components that buyers must carefully assess."*

Evidence presented at trial demonstrated that the defendants knowingly withheld material information and deliberately misled the plaintiff to induce the purchase.

"What made this case particularly egregious is that the defendants, as real estate professionals, discouraged customary due diligence while requiring contractual reliance on their representations," added **Hubert Menendez**, co-counsel for Bay Harbour Investment. "*Florida law recognizes exceptions to the caveat emptor doctrine in cases where sellers employ deceptive practices to prevent buyers from conducting independent inquiries."*

Saltiel Law Group plans to file post-trial motions for attorney's fees, costs, and prejudgment interest, which could significantly increase the client's total recovery.

This case reaffirms Saltiel Law Group's commitment to protecting investors from deceptive practices and leveraging aggressive litigation strategies to secure real-world results that safeguard financial interests.

The case was led by **Matthew Carcano, Partner of the Litigation Group**, and **Hubert Menendez, Litigation Associate** at Saltiel Law Group.

Contact Information

For more information about this case, please contact:

Hector E. Canova hector@saltiellawgroup.com

Saltiel Law Group
201 Alhambra Circle, Suite 1050
Coral Gables, FL 33134
Phone: 305-735-6565
Website: https://saltiellawgroup.com/

Continue for Spanish version.

SALTIEL LAW GROUP
INTERNATIONAL MEMBER OF EJASO

Saltiel Law Group Obtiene un Histórico Fallo de USD $300,400 en Caso de Fraude Inmobiliario en el Mercado de Lujo del Sur de Florida

MIAMI, FL – Un jurado del condado de Miami-Dade otorgó $300,400 dólares en daños a Bay Harbour Investment, Inc., marcando una victoria decisiva en un complejo caso de fraude inmobiliario comercial relacionado con propiedades frente al mar en Bay Harbor Islands. Este fallo histórico subraya la importancia de la transparencia en el creciente mercado inmobiliario de lujo en Florida.

Tras un juicio de una semana, el jurado determinó que todos los demandados fueron responsables de hacer declaraciones fraudulentas y ocultar hechos materiales relacionados con graves defectos en los muros de contención, componentes críticos que protegen tanto las propiedades frente al mar como las áreas circundantes.

El caso, *Bay Harbour Investment, Inc. v. Sina, LLC et al.* (Caso No. 2022-003065-CA-01), se centró en la venta de dos propiedades contiguas frente al mar en 9740 y 9760 W Bay Harbor Drive en 2021. A pesar de haber recibido múltiples notificaciones oficiales sobre el deterioro de los muros de contención, los demandados ocultaron estos problemas e insistieron en que el comprador renunciara a su derecho a realizar inspecciones de diligencia debida.

"Este fallo envía un claro mensaje: los vendedores y profesionales inmobiliarios del mercado de lujo en Florida no pueden ocultar defectos materiales de las propiedades," declaró **Matthew Carcano,** abogado principal de Bay Harbour Investment. *"Las propiedades frente al mar presentan riesgos únicos, y los muros de contención son componentes fundamentales que los compradores deben evaluar cuidadosamente."*

Las pruebas presentadas demostraron que los demandados ocultaron deliberadamente información importante y engañaron intencionalmente al comprador para inducir la compra.

"Lo que hace este caso particularmente grave es que los demandados, siendo profesionales inmobiliarios, desalentaron la diligencia debida mientras exigían contractualmente que el comprador confiara en sus representaciones," agregó Hubert Menendez, co-abogado de Bay Harbour Investment. "La ley de Florida reconoce excepciones a la doctrina de *caveat emptor* en casos donde los vendedores utilizan prácticas engañosas para impedir que los compradores realicen investigaciones independientes."

Saltiel Law Group planea presentar mociones post-juicio para recuperar honorarios de abogados, costos e intereses previos al fallo, lo que podría aumentar significativamente la recuperación total del cliente.

Este caso reafirma el compromiso de Saltiel Law Group de proteger a los inversionistas contra prácticas engañosas, utilizando estrategias de litigio agresivas para obtener resultados concretos que salvaguarden sus intereses financieros.

The case was led by **Matthew Carcano**, Partner of the Litigation Group, and **Hubert Menendez**, Litigation Associate at Saltiel Law Group.

Información de Contacto:

Hector E. Canova hector@saltiellawgroup.com

Saltiel Law Group
201 Alhambra Circle, Suite 1050
Coral Gables, FL 33134
Teléfono: 305-735-6565
Sitio web: https://saltiellawgroup.com/