Project report: The William

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

The William is listed as off-plan in North Miami Beach, Florida, Miami, USA, by 2040 NE 163rd Holdings LLC. The handover date on record is 2029. A permit number is published. Transparency score: 57 of 100, rank 21 of 135 in Miami. 0 of 2 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: 2040 NE 163rd Holdings LLC
source: https://www.condoblackbook.com/north-miami-beach/the-william

Location: North Miami Beach, Florida, Miami, USA
source: https://www.condoblackbook.com/north-miami-beach/the-william

Stage: off-plan
source: https://www.condoblackbook.com/north-miami-beach/the-william

Handover on record: 2029
source: https://www.condoblackbook.com/north-miami-beach/the-william

Permit or licence number: DBPR condominium filing PR77890
source: https://www.condoblackbook.com/north-miami-beach/the-william

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://www.condoblackbook.com/north-miami-beach/the-william

Transparency checklist

Transparency score: 57 of 100. Rank 21 of 135 in Miami

[x] Developer identified by legal name: Legal name: 2040 NE 163RD HOLDINGS LLC (DBPR developer of record)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DBPR condominium filing PR77890

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: 2029

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-william/

25 Nov 2026: Official register checked: Florida DBPR condominium filings
https://kolaboro.com/registers/

Sources

https://www.condoblackbook.com/north-miami-beach/the-william
https://www2.myfloridalicense.com/sto/file_download/extracts/developersummary.csv

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/the-william/

Free to share under CC BY 4.0, credit Kolaboro.