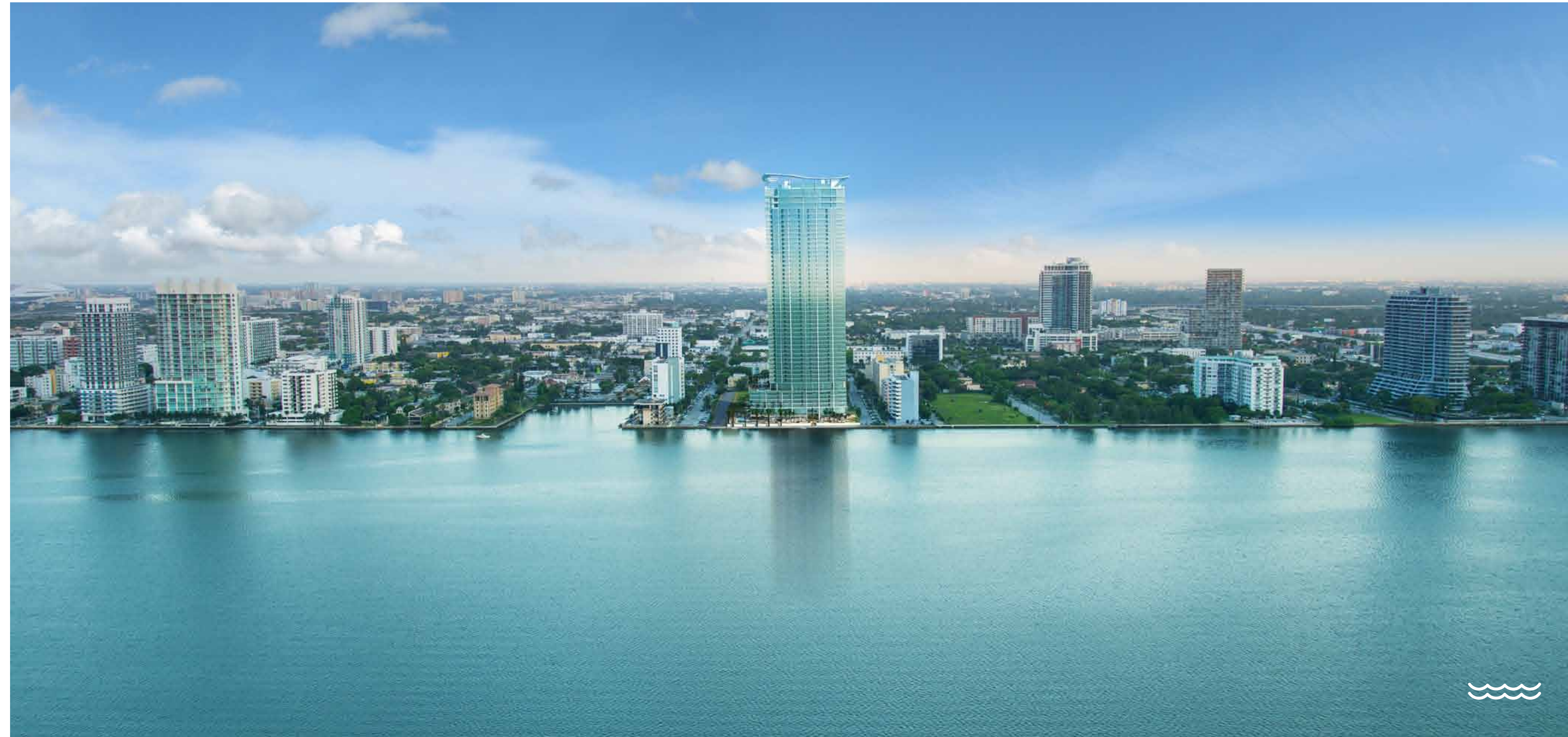


BISCAYNE BEACH

East Edgewater · Miami Residences



THE BEACH JUST GOT CLOSER



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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WHO SAID
SAND CASTLES
CAN'T BE
SKYSCRAPERS?



DESCRIPTION

Biscayne Beach is a 399-unit luxury condominium tower being developed by a joint venture between Eastview Development and GTIS partners in Miami's East Edgewater neighborhood. Upon completion in 2016, the 51 story high-rise, directly on the water, "Brings the beach to the city," boasting Miami's first man-made beach club fronting Biscayne Bay.

RESIDENCES

Biscayne Beach will offer 399 luxury residences, ranging from one- to four-bedroom layouts with den options as well as exclusive penthouses with private rooftop garden terraces. All units will include floor-to-ceiling glass windows, oversized balconies, and will boast sweeping views of Biscayne Bay, Miami Beach and the city skyline.

TIMETABLE

Construction will get underway in the first quarter of 2014 and is slated for completion in 2016.

PRICE RANGE

Preconstruction prices range from the \$400,000's to multi-million dollar penthouses.

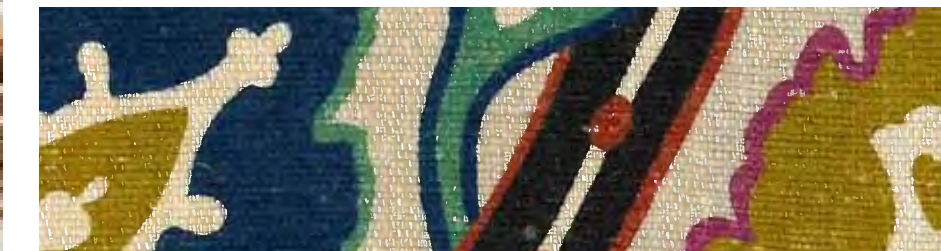


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INTERIOR DESIGN
Thom Filicia, Inc.



Internationally acclaimed celebrity interior designer Thom Filicia's firm **Thom Filicia, Inc.** is the Biscayne Beach design partner. Dubbed an **"A-List Designer"** by *Elle Décor* and named one of the **"Top 100 Designers"** by *House Beautiful*, Filicia has designed properties for numerous celebrities including **Tina Fey, Peter Jennings, Jennifer Lopez** and **Marc Anthony**. He has also been the creative mastermind behind several **W Hotels** and high-profile special projects such as the VIP Suite for the **USA Pavilion** at the World's Fair in Aichi, Japan, the first-ever outdoor lounges for **Delta Air Lines** at the Hartsfield-Jackson International Airport in Atlanta and JFK in New York City, and Manhattan's first premium (LEED certified) "green" luxury condominium tower. Filicia's recognition expanded beyond the design world when he was cast in the **Emmy-Award winning** hit show **Queer Eye for the Straight Guy**. Filicia will bring his sophisticated classic style with an unexpected twist to the aesthetic and sensibility of Biscayne Beach. Learn more at www.thomfilicia.com.



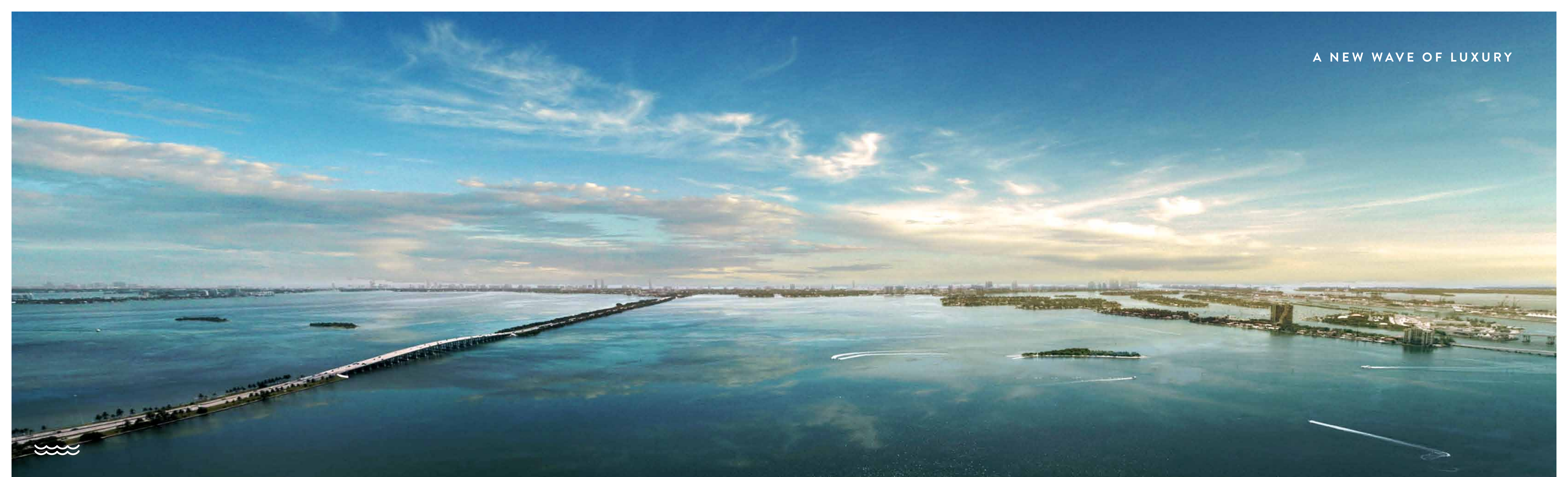
"The aesthetic of Biscayne Beach is smart. It's contemporary and fresh, yet timeless and classic."

It's very important for me to design something iconic, that celebrates all that Miami has to offer – to set a new standard of what's next. Biscayne Beach speaks to the way people are living right now and how they want to live moving forward."

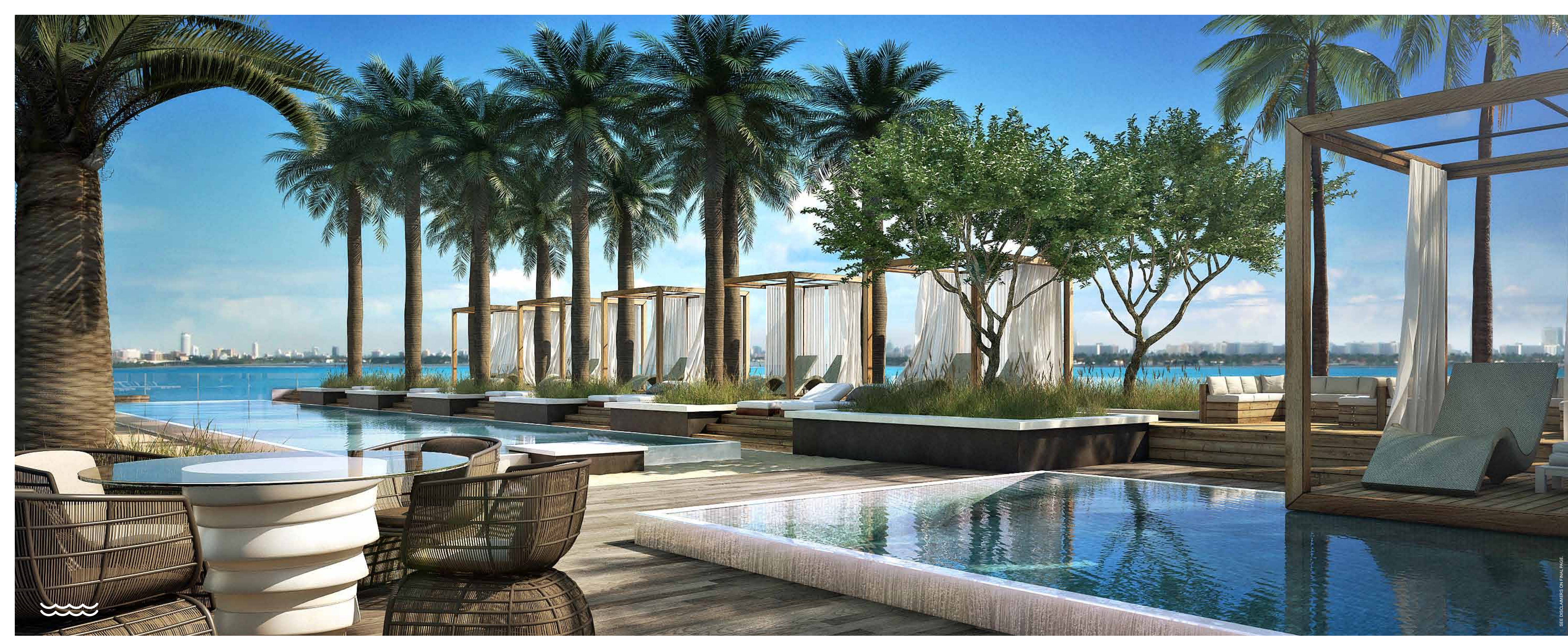
- Thom Filicia

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A NEW WAVE OF LUXURY



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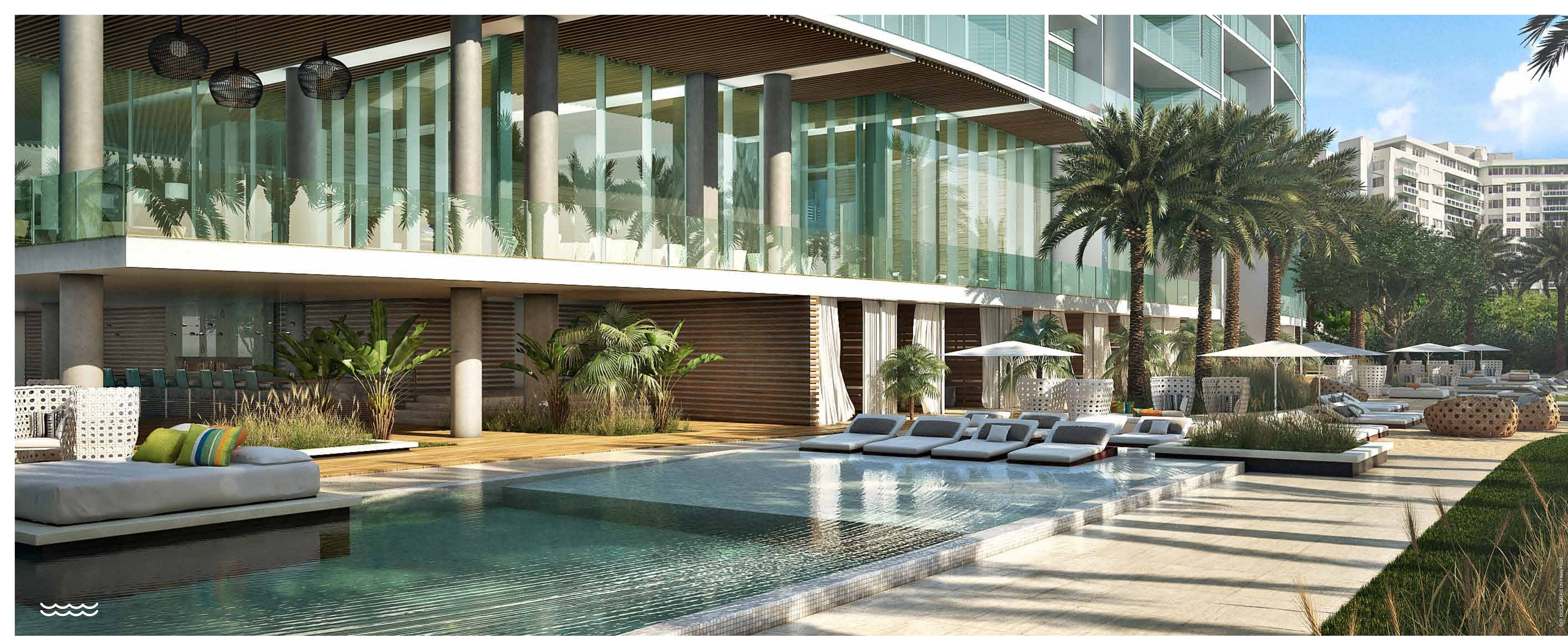
AMENITIES

Beach Club Level

- 335 linear feet of land directly on the water
- First beach in the City
- Zero entry Biscayne Beach Club pool
- 6 private residence pools
- Internationally renowned restaurant
- Biscayne Beach Club bar
- Beach cabanas & lounge areas
- Cabana / towel service
- Water sports storage
- Jet skis, paddle boards, kayaks, rafts, & snorkeling equipment available
- Swimming pier and dock

Lobby Level

- Private entrance for residents & Beach Club members
- Indoor / outdoor Club bar
- Separate restaurant entrance
- Secured covered parking
- Valet service
- Owners club including fitness center / spa
- Beauty center



AMENITIES

Residence Features

- Floor plans ranging from 885 to 3789 SF
- One- to four-bedroom layouts with den options
- 6 floors of penthouse residences featuring large terraces and outdoor summer kitchens
- Exclusive upper penthouse residences feature private rooftop garden terraces and vaulted ceilings
- 4 Owner Guest Suites available for rent
- All residences feature both sweeping beach, Bay and city views
- Floor-to-ceiling impact glass windows and doors with oversized balconies

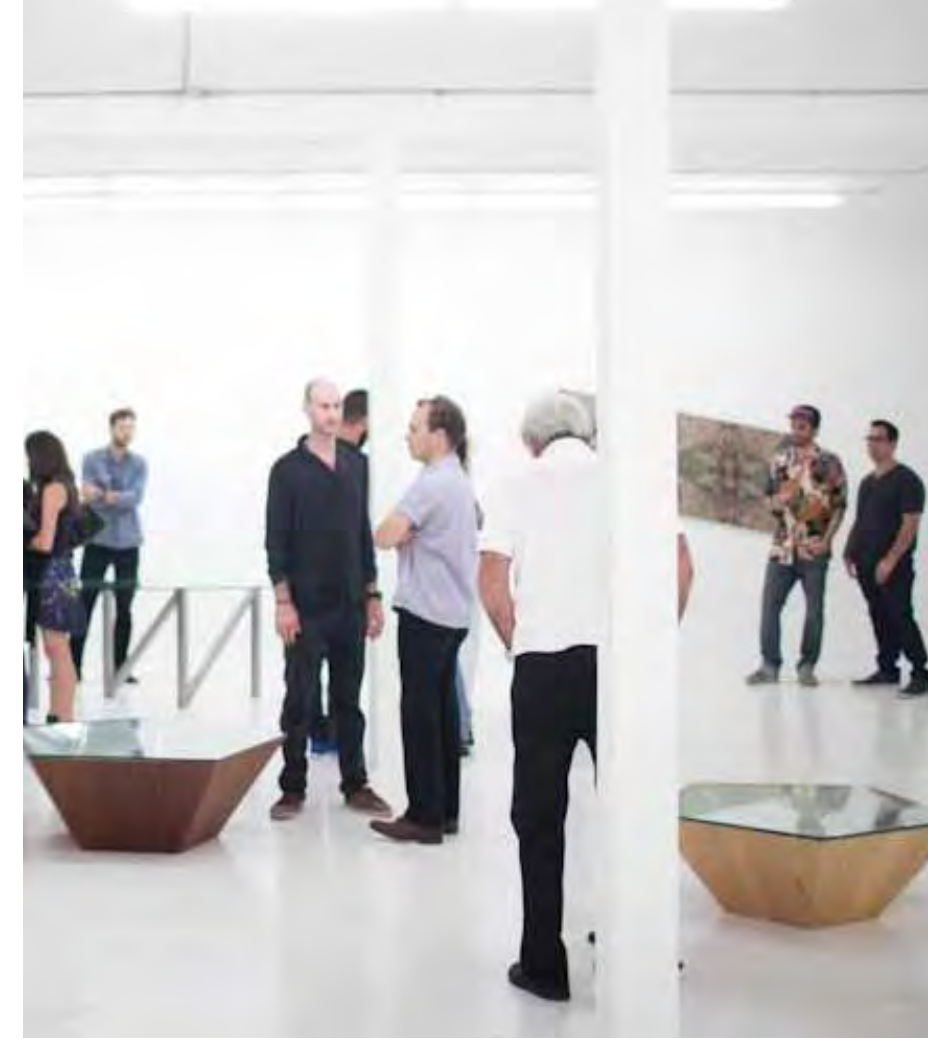
Resident's Club Level

- 2 tennis courts
- Basketball court
- Residence park
- Great Room including library, theater, and pool tables



CITY LIFE.
BEACH LIFE.

Situated in Miami's dynamic Edgewater East district, Biscayne Beach is the perfect choice for those who seek urban sophistication and waterfront pleasures. With its ultra-luxury style and private, downtown beach club, Biscayne Beach features cinematic views of the bay and city skyline, spacious layouts, and distinctive appointments.



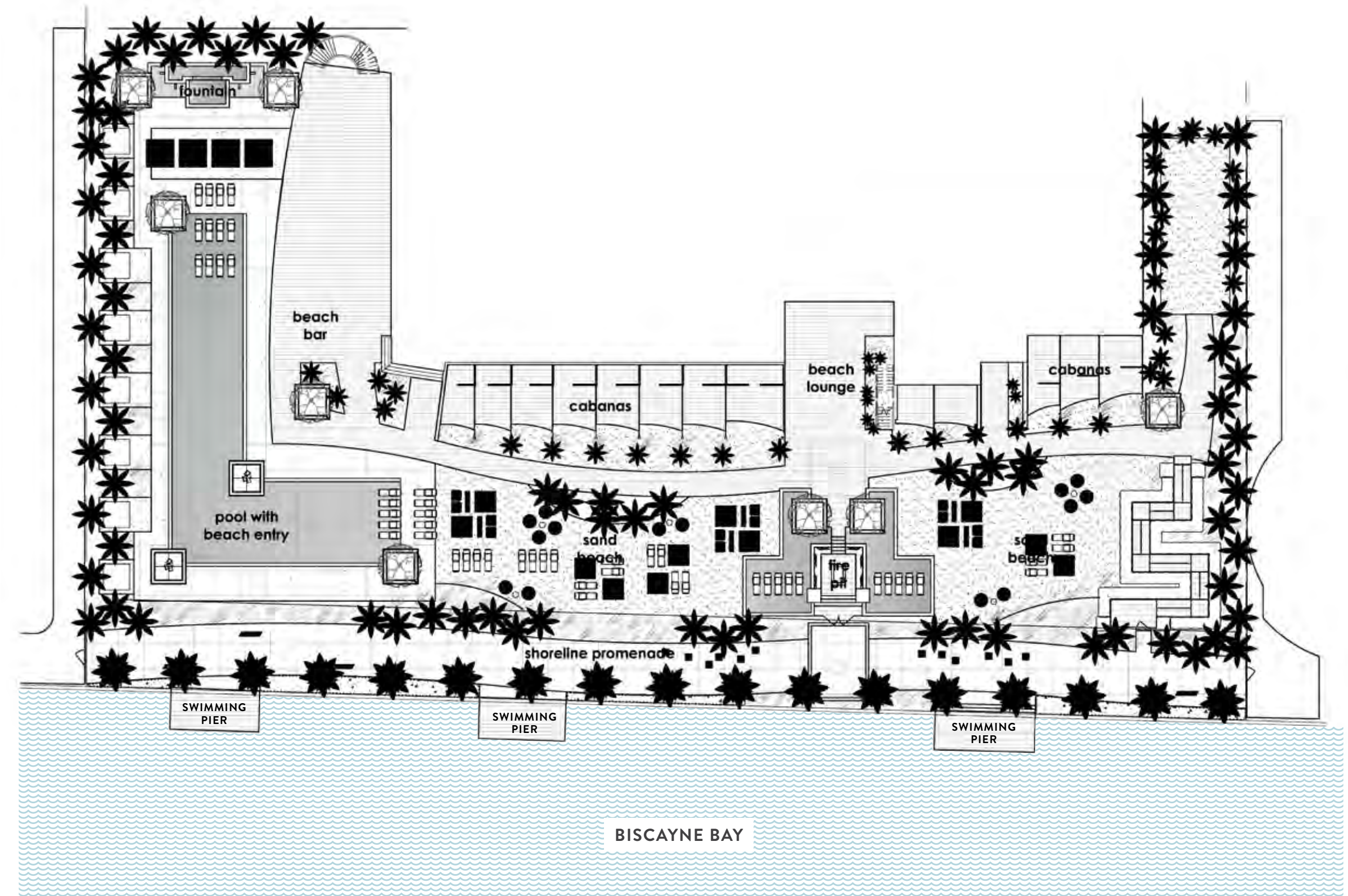
SEE DISCLAIMERS ON FINAL PAGE.

THE BEST OF BOTH
in East Edgewater.





EAST EDGEWATER MEETS EVERYTHING



SEE DISCLAIMERS ON FINAL PAGE





THE VIEW THE BEACH THE CITY THE PLACE TO BE

Situated in the heart of the City's urban core, Biscayne Beach is located at 701 NE 29th Street along Biscayne Bay in the fast-growing neighborhood of East Edgewater – east of Biscayne Boulevard between the Venetian and Julia Tuttle Causeways – adjacent to the popular Design District, Wynwood Arts District, Midtown and Downtown Miami neighborhoods, which have emerged as some of Miami's top destinations for shopping, dining, and arts & culture.



NEIGHBORHOODS

- 1 East Edgewater
- 2 Midtown
- 3 Design District
- 4 Wynwood
- 5 Downtown
- 6 Brickell / Brickell Key

DEVELOPER

Eastview Development / GTIS Partners

Biscayne Beach is a collaboration between Florida-based developer Eastview Development and global real estate investment firm GTIS Partners. Eastview's principals combined have over 120 years of experience in developing, financing and marketing residential and commercial real estate projects across the United States. Headquartered in New York, GTIS currently manages approximately **\$2.2 billion** of committed equity with 39 residential projects across 11 states in the United States. Learn more at www.gtispartners.com and www.eastviewdev.com.



ARCHITECTS

WHLC Architecture / BCArchitects

Biscayne Beach architecture partner WHLC Architecture brings **award-winning expertise in programming, planning, and design**. With offices in Louisiana, Mississippi, and Alabama; WHLC is one of the most prominent, full-service firms in the Gulf South. Local partner BCArchitects is a residential architectural firm with experience designing **30 condominium projects** across Florida, including the **Diplomat Ocean Residences** in Hollywood, **Oceania Island** in Sunny Isles, and **Porsche Residences** in Sunny Isles. Learn more at www.whlarchitecture.com and www.bearchitects.com.



CONTRACTOR

Moss Construction Management

Fort Lauderdale-based Moss Construction Management provides design-build, general construction, construction management and preconstruction services for commercial, industrial, manufacturing, residential and institutional facilities developed throughout the United States, Bahamas and the Caribbean. Learn more at www.mosscm.com.



BISCAYNE BAY

RESIDENCE
SITE KEY

BEACH CLUB



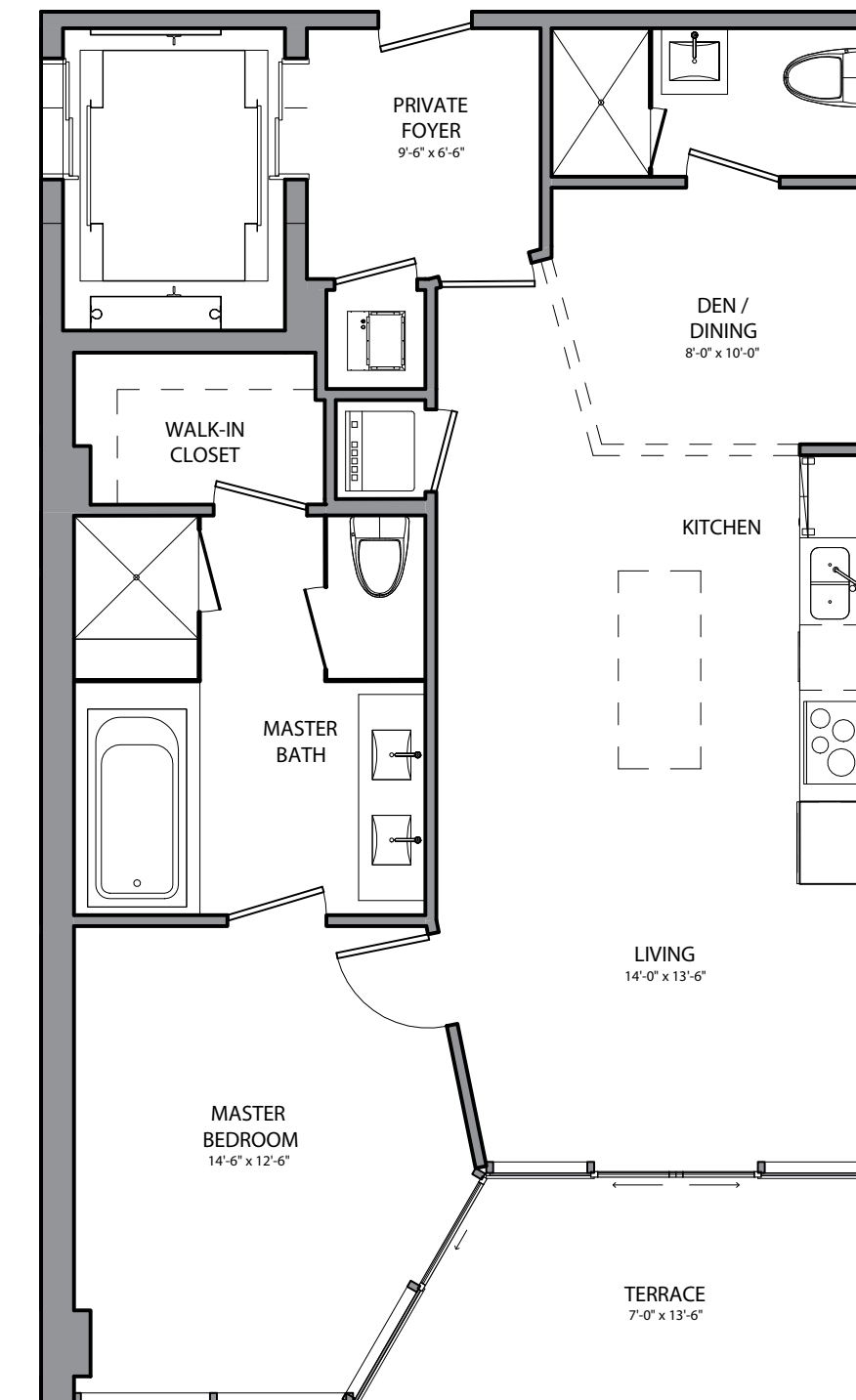
RESIDENCE 1A

1 BEDROOM + DEN / 2 BATH

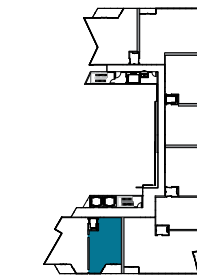
AC 885 SF / 82.22 m²

TERRACE 95 SF / 8.83 m²

TOTAL 980 SF / 91.05 m²



TOWER RESIDENCES
KEY PLAN



BISCAYNE BEACH

East Edgewater • Miami Residences

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "RESIDENCE" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.

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RESIDENCE 1B

1 BEDROOM + DEN / 2 BATH

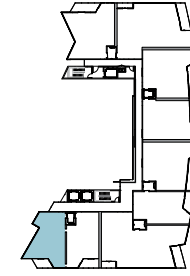
AC 962 SF / 89.37 m²

TERRACE 110 SF / 10.22 m²

TOTAL 1072 SF / 99.59 m²



TOWER RESIDENCES
KEY PLAN



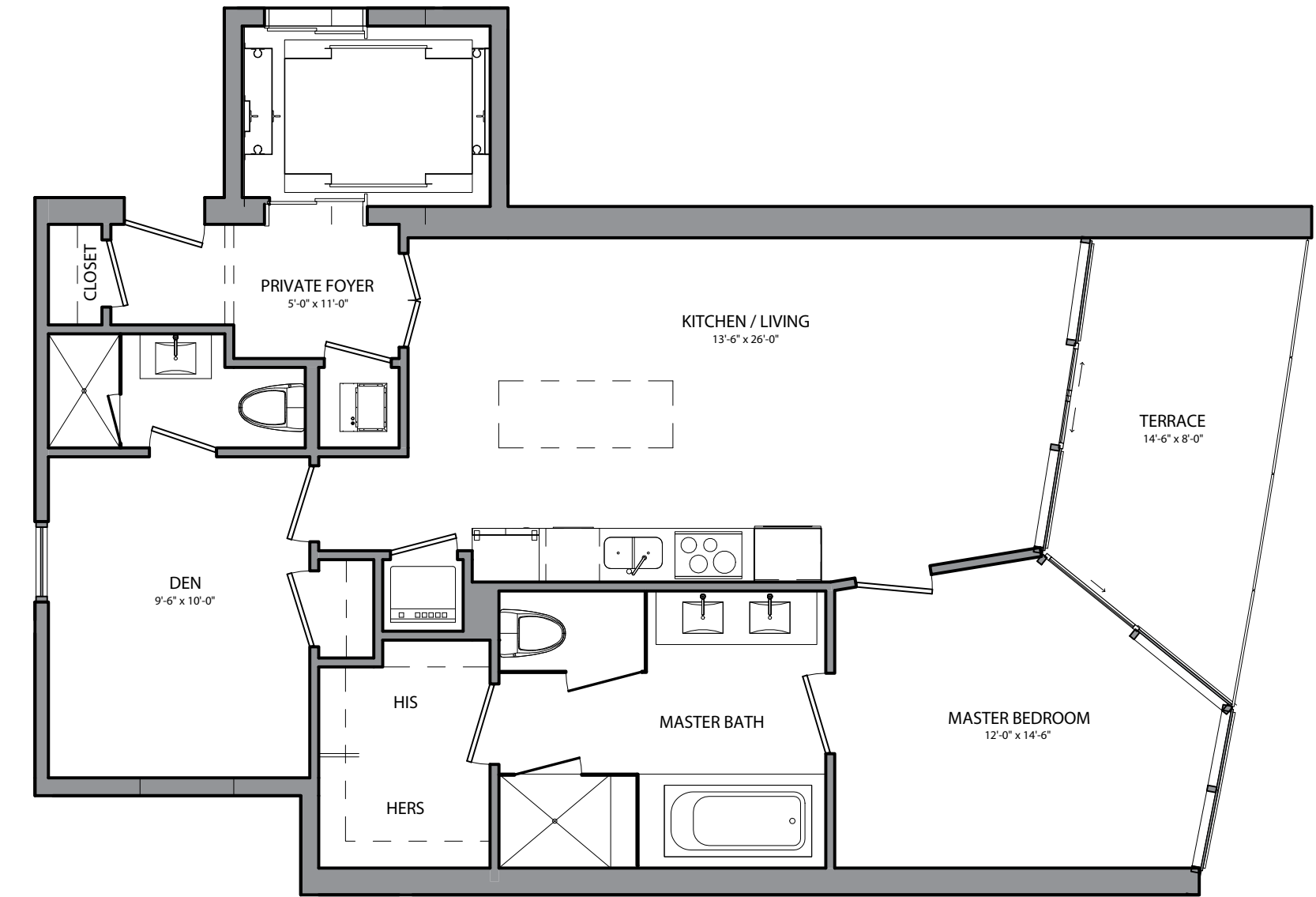
RESIDENCE 1C

1 BEDROOM + DEN / 2 BATH

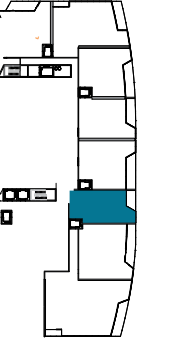
AC 967 SF / 89.84 m²

TERRACE 118 SF / 10.96 m²

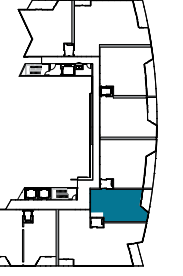
TOTAL 1085 SF / 100.8 m²



PODIUM RESIDENCES
KEY PLAN



TOWER RESIDENCES
KEY PLAN



BISCAYNE BEACH

East Edgewater • Miami Residences



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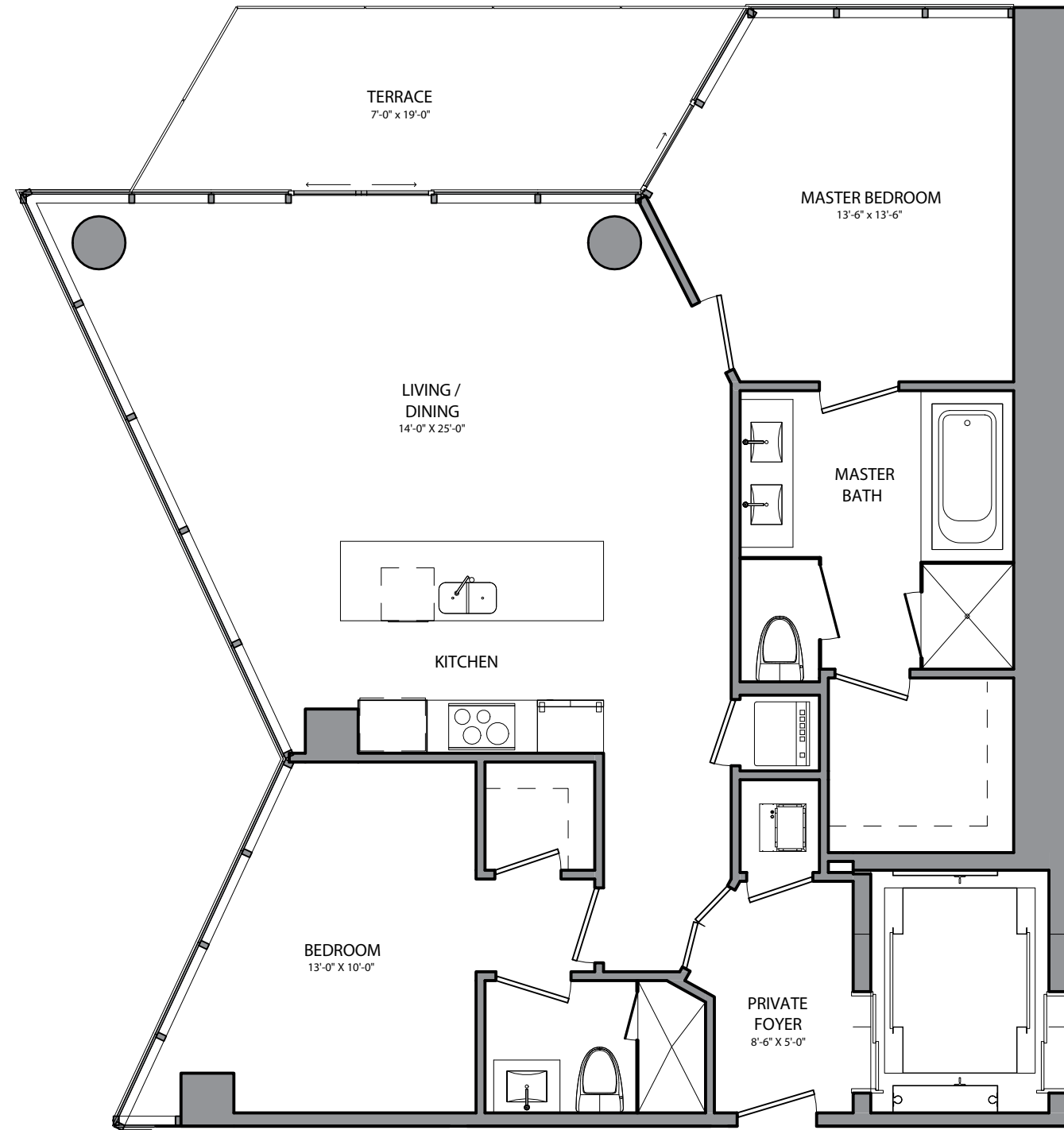
RESIDENCE 2A

2 BEDROOM / 2 BATH

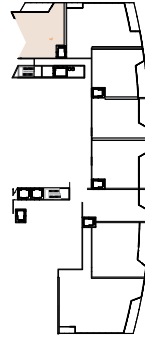
AC 1194 SF / 110.93 m²

TERRACE 135 SF / 12.54 m²

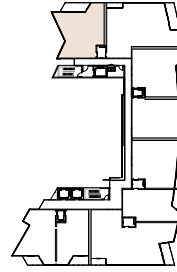
TOTAL 1329 SF / 123.47 m²



PODIUM RESIDENCES
KEY PLAN



TOWER RESIDENCES
KEY PLAN



RESIDENCE 2B

2 BEDROOM + DEN / 3 BATH

AC 1273 SF / 118.27 m²

TERRACE 206 SF / 19.14 m²

TOTAL 1479 SF / 137.41 m²

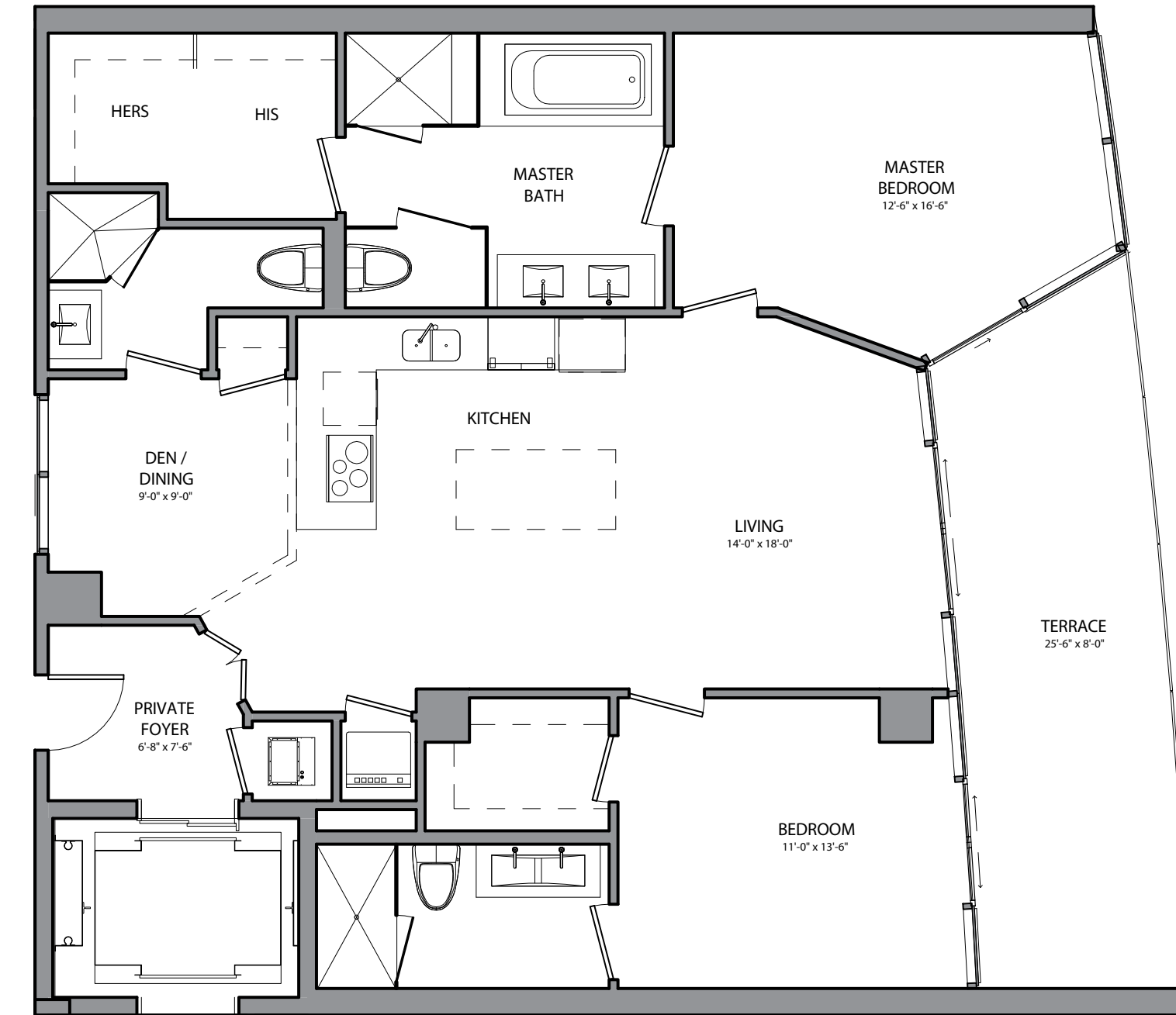
RESIDENCE 2C

2 BEDROOM + DEN / 3 BATH

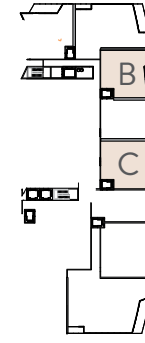
AC 1276 SF / 118.54 m²

TERRACE 205 SF / 19.05 m²

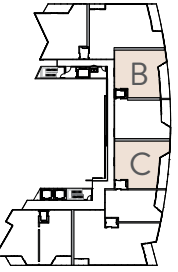
TOTAL 1481 SF / 137.59 m²



PODIUM RESIDENCES
KEY PLAN



TOWER RESIDENCES
KEY PLAN



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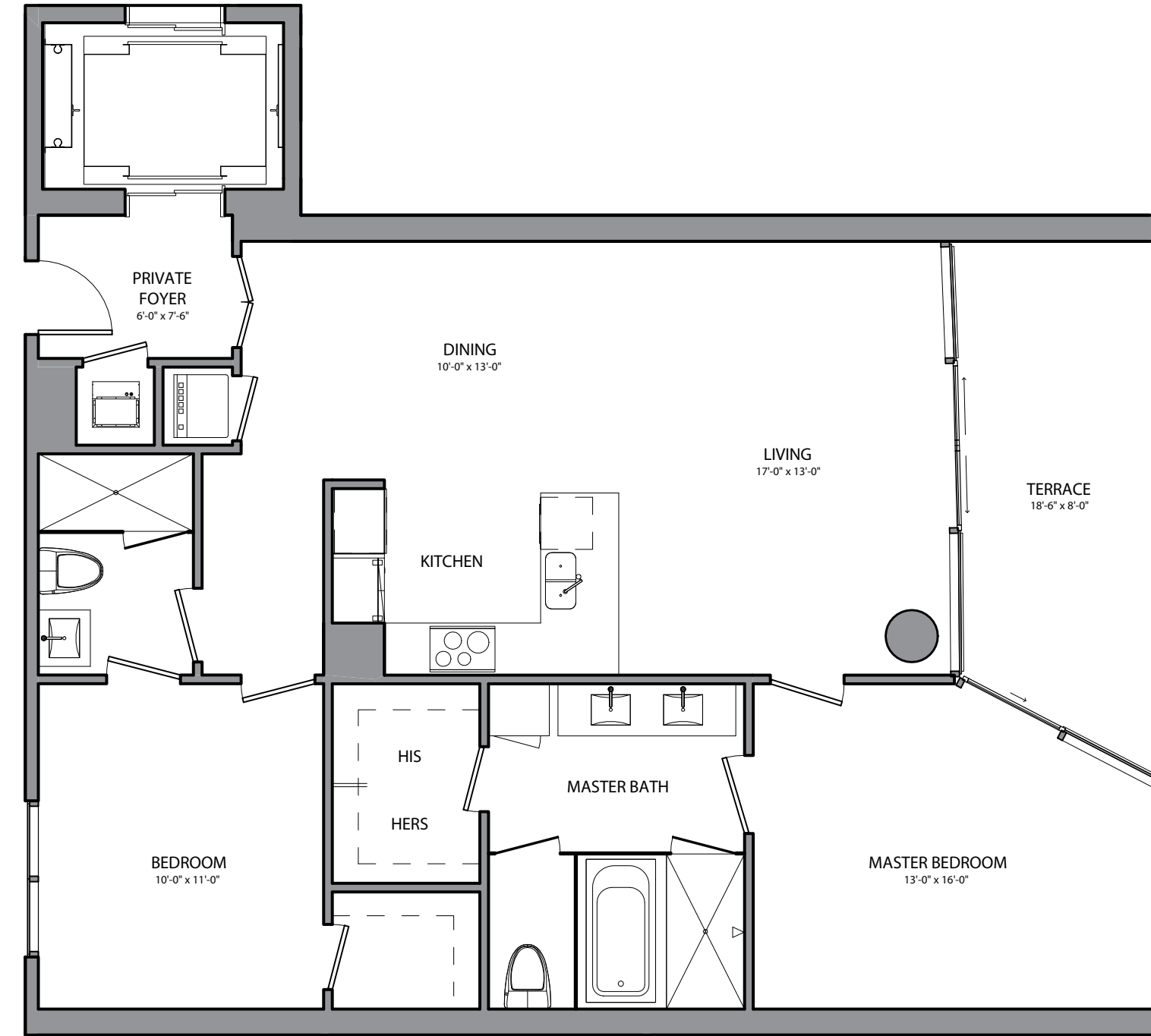
RESIDENCE 2D

2 BEDROOM / 2 BATH

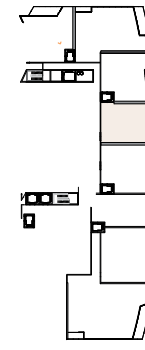
AC 1241 SF / 115.3 m²

TERRACE 150 SF / 13.93 m²

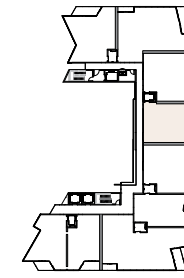
TOTAL 1391 SF / 129.23 m²



PODIUM RESIDENCES
KEY PLAN



TOWER RESIDENCES
KEY PLAN



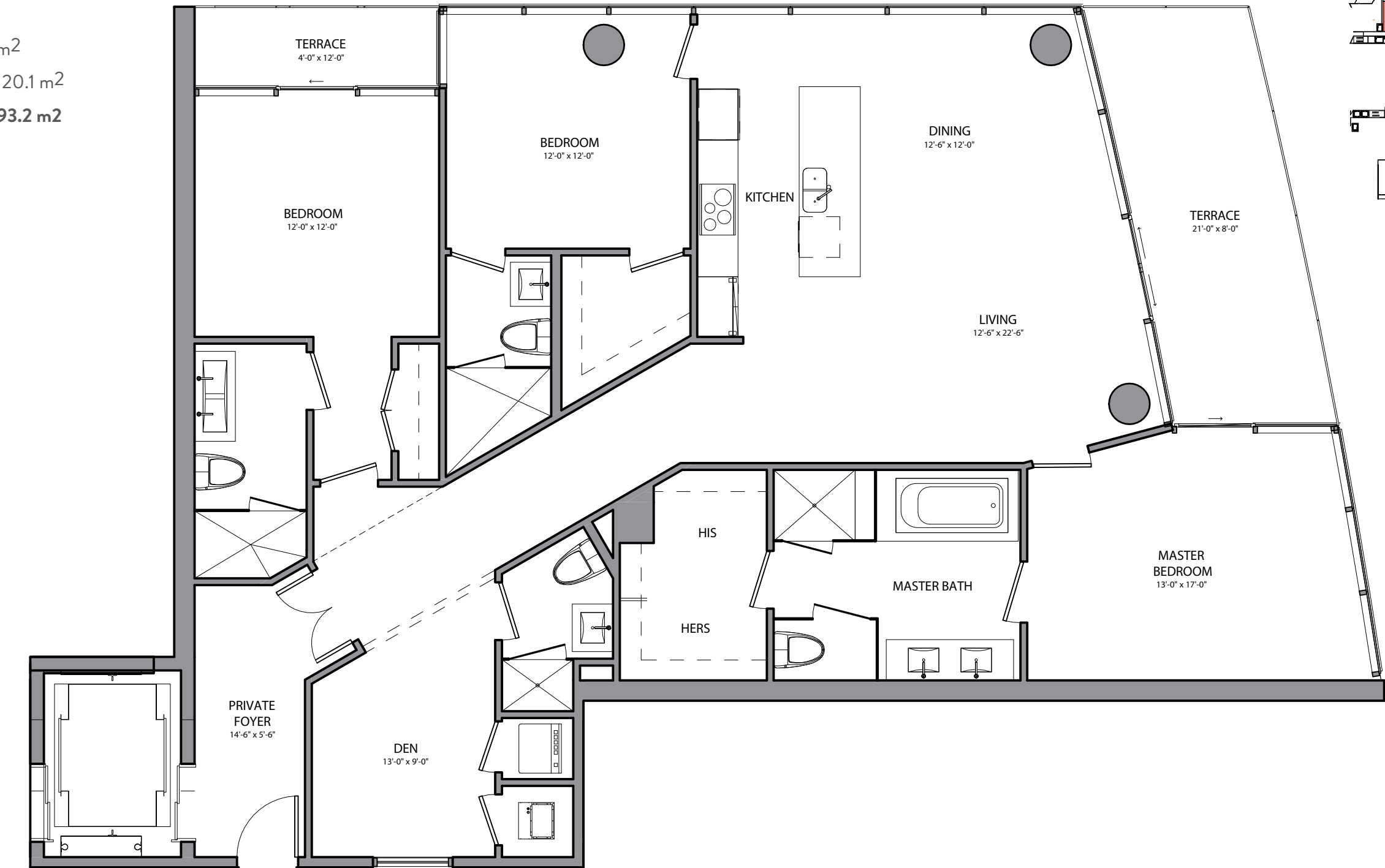
RESIDENCE 3A

3 BEDROOM + DEN / 4 BATH

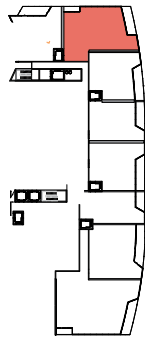
AC 1863 SF / 173.1 m²

TERRACE 216 SF / 20.1 m²

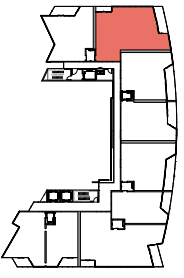
TOTAL 2079 SF / 193.2 m²



PODIUM RESIDENCES
KEY PLAN



TOWER RESIDENCES
KEY PLAN



BISCAYNE BEACH

East Edgewater • Miami Residences

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "RESIDENCE" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.

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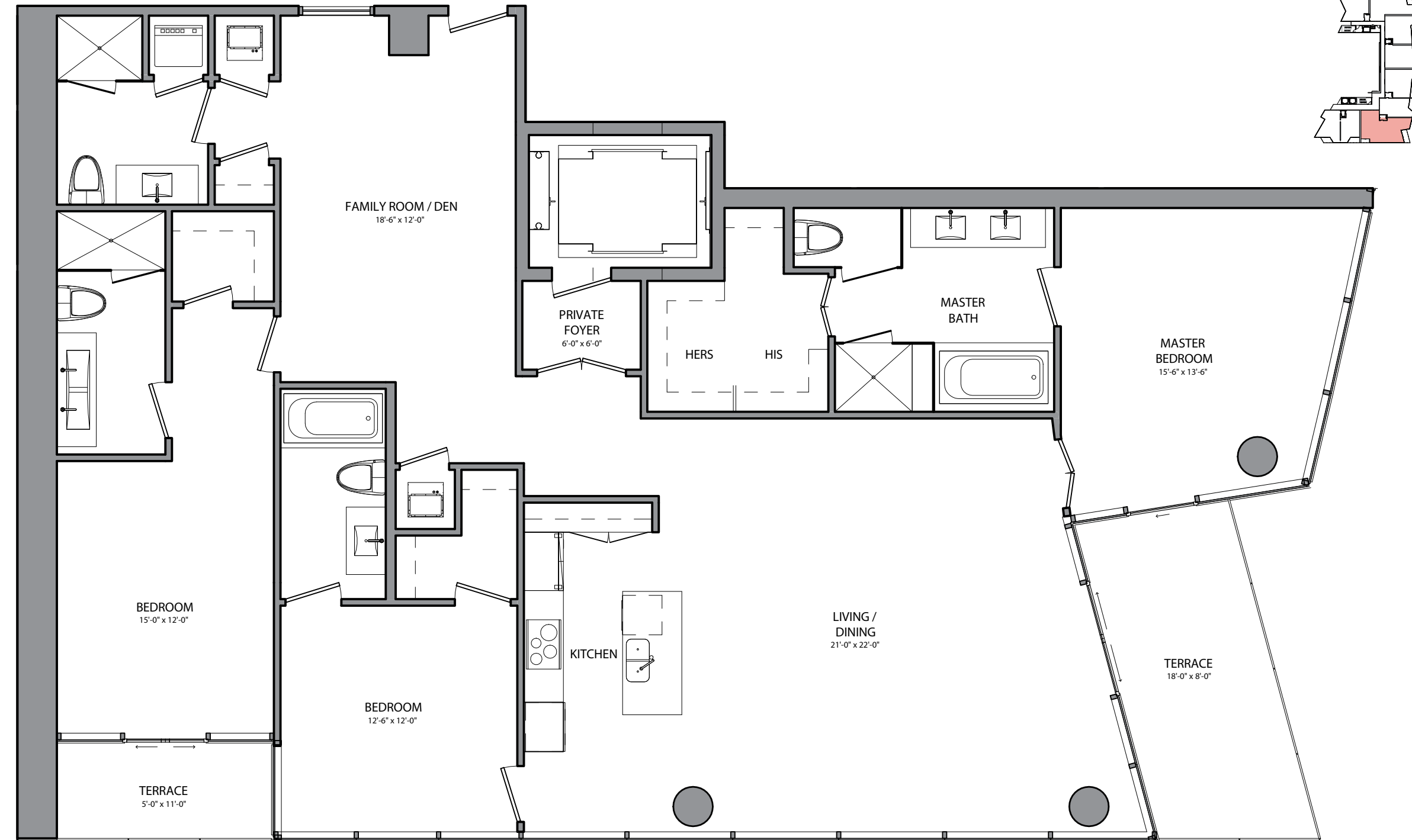
RESIDENCE 3B

3 BEDROOM + DEN / 4 BATH

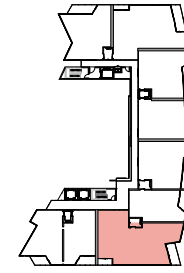
AC 2103 SF / 195.38 m²

TERRACE 187 SF / 17.37 m²

TOTAL 2290 SF / 212.75 m²



TOWER RESIDENCES
KEY PLAN



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY A UNIT IN THE CONDOMINIUM. SUCH AN OFFERING SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND NO STATEMENTS SHOULD BE RELIED UPON UNLESS NOT MADE IN THE PROSPECTUS OR IN THE APPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ANY SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM BE MADE IN ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL.

PRICES, PLANS, SPECIFICATIONS, FEATURES, AMENITIES AND OTHER DESCRIPTIONS, AS WELL AS CONSTRUCTION TIME PERIODS, ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE, IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. ALL IMAGES DEPICTED HEREIN ARE ARTIST'S CONCEPTUAL RENDERINGS, WHICH ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE, IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT EXISTING OR FUTURE VIEWS OF THE PROJECT AND SURROUNDING AREAS, OR ANY OTHER FEATURES, AMENITIES OR FACILITIES, AND DEPICTED BY ANY SUCH ARTIST'S CONCEPTUAL RENDERINGS OR OTHERWISE DESCRIBED HEREIN, WILL BE PROVIDED, OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN.