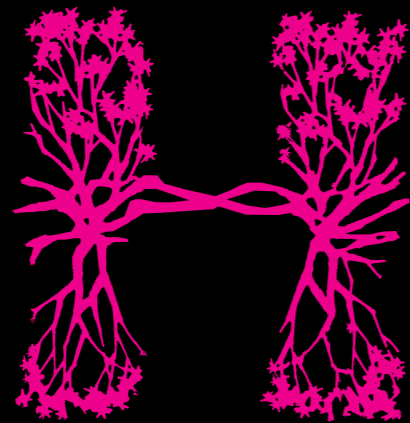


HYDE™

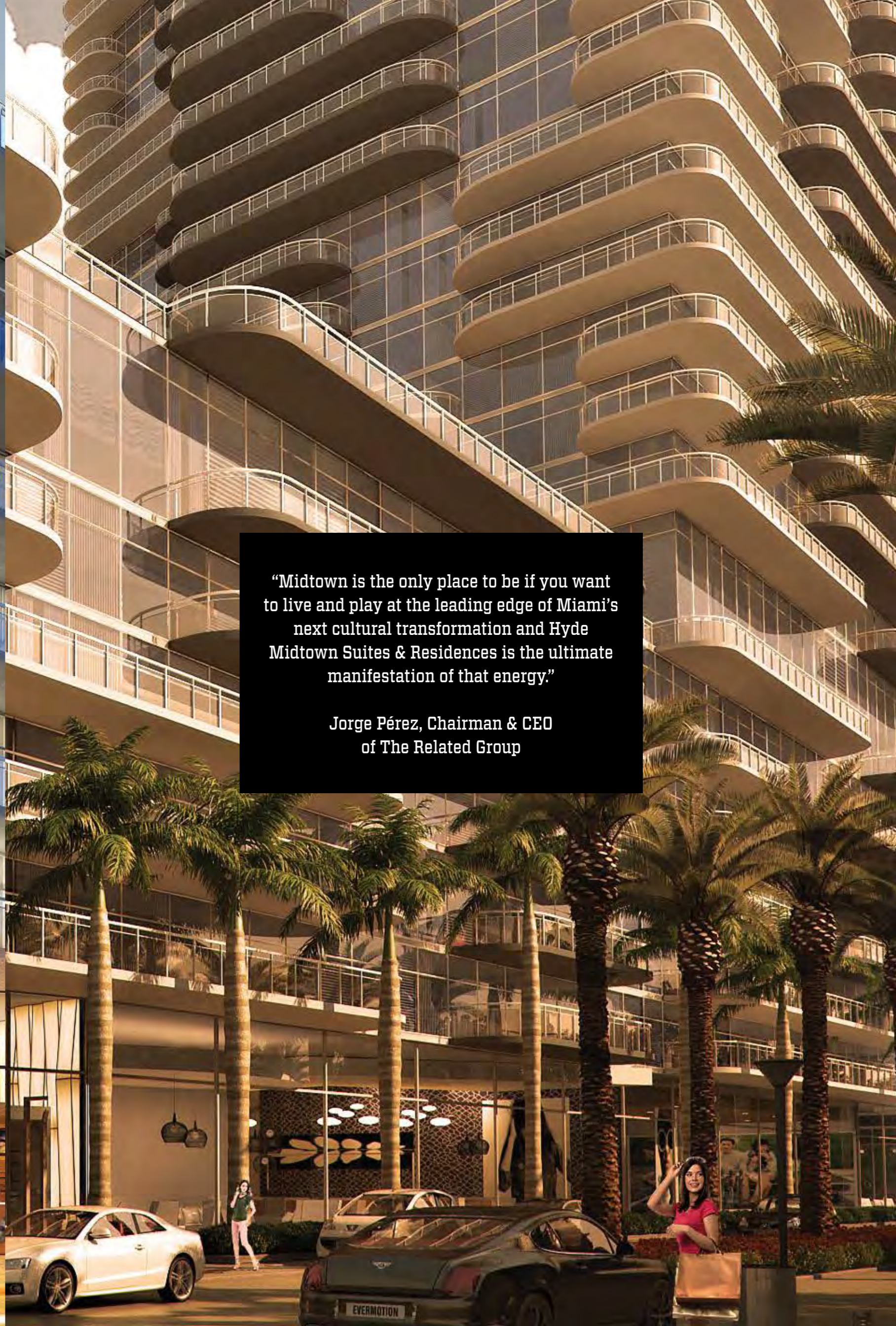
SUITES & RESIDENCES
MIDTOWN MIAMI



“A place to relax, plug in and be inspired. Intimate and exclusive, yet homelike and comfortable. Where cutting edge designers create original spaces that strike the perfect balance between fantasy, accessibility and comfort. Hyde’s collection of hotels, residences, kitchens and lounges aim to create unforgettable memories that keep today’s free spirits coming back for new adventures over and over again.”

Sam Nazarian,
chairman founder and CEO of SBE





“Midtown is the only place to be if you want to live and play at the leading edge of Miami’s next cultural transformation and Hyde Midtown Suites & Residences is the ultimate manifestation of that energy.”

Jorge Pérez, Chairman & CEO
of The Related Group

THE DREAM TEAM IN ACTION



THE RELATED GROUP

JORGE PÉREZ
CHAIRMAN AND CEO
OF THE RELATED GROUP

CARLOS ROSSO
PRESIDENT, CONDOMINIUM DEVELOPMENT
DIVISION OF THE RELATED GROUP

Jorge M. Pérez is the founder, Chairman, and CEO of The Related Group, the nation's leading developer of multifamily residences. In August 2005, TIME magazine named Mr. Pérez one of the top 25 most influential Hispanic people in the United States.

Under his direction, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception more than a quarter of a century ago, the firm has developed and/or managed more than 80,000 apartments and condominium residences. The Related Group is one of the largest Hispanic-owned businesses in the United States. In 2006, the company reported sales of more than \$1.4 billion. Its current portfolio represents assets under development of more than \$10.7 billion. Its premier portfolio of properties in South Florida includes One Ocean and Marea South of Fifth in South Beach and SLS Hotel & Residences and Brickell Heights in Brickell.

Mr. Pérez serves on the board of directors of the Miami Art Museum. He also chairs the Miami-Dade Cultural Affairs Council and is a member of the University of Miami's Board of Trustees. Mr. Pérez has received numerous awards from domestic and international organizations for his professional and philanthropic achievements.

With a Master's Degree in Real Estate Development and Finance from MIT and a Master's Degree in Architecture from University of Buenos Aires, Carlos Rosso serves as President of Condominium Development Division for The Related Group. He has directed all aspects of residential development in a wide variety of properties throughout Florida, Mexico, Uruguay, Columbia, and Argentina. Helping lead Miami's cultural and physical renaissance, Rosso applies his vast knowledge and experience through all the phases of development, from construction, to project financing, land acquisition and sales and marketing.



DEZER DEVELOPMENT

GIL DEZER
PRESIDENT
OF DEZER DEVELOPMENT

Gil Dezer is President of Dezer Development, which was founded in 1970 by his father, Michael Dezer, a creative and innovative real estate visionary. Over the past 43 years, the company has grown to encompass unique and strategic holdings in New York, Florida, and Las Vegas.

In 1995, the Dezers began to acquire oceanfront hotel properties in South Florida. Today, they are the largest owner of oceanfront property in Sunny Isles Beach, with just over 27 oceanfront acres. The Dezers' oceanfront is arguably one of the largest holdings of beachfront property developed in the state. The renowned father and son team are credited as major players in the rebirth of Sunny Isles Beach, having developed nine luxury high-rise residential and condo-hotel developments through unique partnerships with marquee lifestyle brands, such as The Trump Organization, Porsche Design and The Armani Group.

Generating an unprecedented response from a broad range of local, national, and international buyers, the prolific developer has successfully sold over 2,700 units and generated over \$4.4 billion in sales.

In addition to their Miami Beach properties, the Dezers have significant holdings in New York. Their portfolio encompasses more than 20 properties with over one million square feet.

Hyde Midtown Suites & Residences is the brainchild of visionary developer Jorge Pérez, Chairman and CEO of The Related Group, developer Gil Dezer President of Dezer Development Group, Bernardo Fort-Brescia, Founder Principal of Arquitectonica, groundbreaking hotelier Sam Nazarian, founder, Chairman, and CEO of sbe; and design genius David Rockwell, founder of Rockwell Group.



ARCHITECTURE

ARQUITECTONICA

BERNARDO FORT-BRESCIA
FOUNDER PRINCIPAL
OF ARQUITECTONICA

Arquitectonica is a Miami-based firm with multiple offices across North America, Latin America, Europe, Asia, and the Middle East. Founded in 1977, it is led by Bernardo Fort-Brescia and Laurinda Spear. Its work — which includes mixed-use developments, resorts, hotels, luxury condominiums, schools, universities, and museums — has been featured in leading design and business publications including Architectural Record, Progressive Architecture, Time, Fortune, Abitare, and Domus. Its designs have also been exhibited in major museums across the world. In 2004, Rizzoli Press published a monograph on the firm's work.

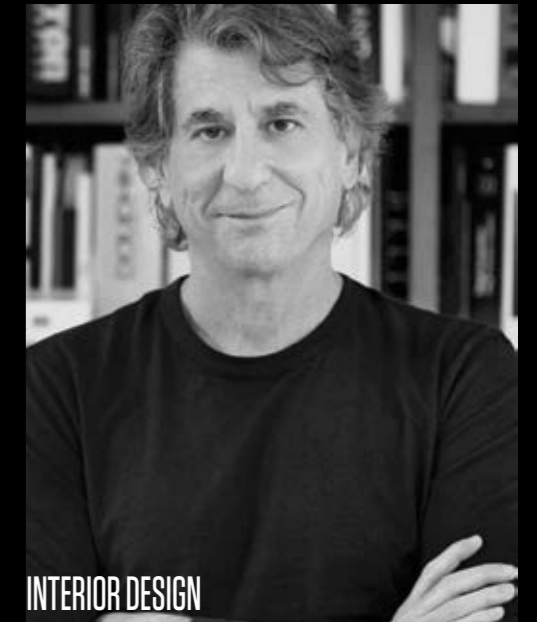


HOSPITALITY

SBE

SAM NAZARIAN
FOUNDER, CHAIRMAN
AND CEO OF SBE

With an uncompromising entrepreneurial instinct and personal style, sbe founder, Chairman, and CEO Sam Nazarian has been a transformative force in contemporary hospitality. In only a decade, Nazarian has defined "the scene" in Los Angeles and beyond, driving sbe to become the creative wellspring for some of the world's most sought-after luxury lifestyle brands in North America, including SLS Hotels, Katsuya by Starck, The Bazaar by José Andrés, and Hyde Lounge.



INTERIOR DESIGN

ROCKWELL GROUP

DAVID ROCKWELL
FOUNDER AND CEO
OF ROCKWELL GROUP

Founder and CEO of Rockwell Group, David Rockwell, is internationally known as an award winning, cross-disciplinary architecture and design practice. Based in New York City with a satellite office in Madrid and Shanghai, the firm focuses on a diverse array of projects that range from hotels to hospitals, restaurants to airport terminals and Broadway set designs to consumer products. David Rockwell's achievements include the 2009 Pratt Legends Award, the 2008 National Design Award by Smithsonian's Cooper-Hewitt for outstanding achievement in Interior Design, a lifetime achievement award from Interiors magazine, an induction in Interior Design magazine's Hall of Fame and the Presidential Design Award for his work for the Grand Central Terminal renovation. Rockwell serves as Chairman of the Board of the Design Industries Foundation Fighting AIDS (DIFFA), and as a board member of the Cooper Hewitt National Design Museum and Citymeals-on-Wheels.

**VIEWS AS FAR AS
THE EYE CAN SEE**





WHERE EVERYTHING IS HAPPENING

Miami's edgiest urban-hip neighborhood puts you at the center of culture. Entertainment surrounds you in every direction, from Hyde Midtown's exclusive amenities to destinations in the neighborhood just outside.

RESIDENCES

- 1. Blue
- 2. Icon Bay
- 3. Icon Brickell
- 4. Paraiso Bay

ARTS

- 5. Adrienne Arsht Center for the Performing Arts
- 6. American Airlines Arena
- 7. Art Miami
- 8. De La Cruz Collection: Contemporary Art Space
- 9. New World Symphony
- 10. PAMM
- 11. Patricia and Phillip Frost Museum of Science
- 12. Scope

RESTAURANTS

- 13. Angelinas
- 14. B sweet coffee shop
- 15. Beaker + Gray
- 16. Black brick
- 17. Bocce Bar
- 18. Buena vista bistro
- 19. Buena vista deli
- 20. Crumb on parchment
- 21. Gigi
- 22. Harry's pizza
- 23. Jimmy's kitchen
- 24. Joey's
- 25. Jugo Fresh
- 26. La Latina
- 27. Lemoni café
- 28. Lime
- 28. Lost and Found Saloon

NIGHTLIFE

- 30. Mandolin Aegean Bistro
- 31. MC kitchen
- 32. Michael's Genuine Food & Drink
- 33. Midtown Oyster Bar
- 34. Morgans
- 35. Novecento
- 36. Oak Tavern
- 37. Panther Coffee
- 38. Pride and Joy BBQ
- 39. Prohibition
- 40. Bardot
- 41. The Wood Tavern
- 42. Gramps
- 43. Cafeina lounge
- 44. Gabana
- 45. World of beer

SHOPPING

- 46. Lagniappe
- 47. Prohibition speak easy
- 48. Wine vault
- 49. The social lubricant
- 50. Baru Urbano
- 51. The electric pickle company
- 52. Alchemist
- 53. Brickell City Centre
- 54. Burberry
- 55. Bvlgari
- 56. Cartier
- 57. Christian Louboutin
- 58. Dior
- 59. Giorgio Armani
- 60. Hermès
- 61. Hublot

RESIDENCES

- 62. Louis Vuitton
- 63. Luminaire
- 64. MarJacobs
- 65. Marni
- 66. Martin Margiela
- 67. Piaget
- 68. Prada
- 69. Rolex
- 70. Tom Ford
- 71. Vacheron constantin
- 72. Valentino

AMERICAN AIRLINES ARENA



MINUTES FROM HYDE



ADRIENNE ARSHT CENTER



WYNWOOD ART DISTRICT



DOWNTOWN MIAMI



MIAMI DESIGN DISTRICT



NEW WORLD SYMPHONY



PAMM



MIAMI BEACH



BRICKELL CITY CENTER

DOWNTOWN MIAMI
The cultural, financial and commercial center of South Florida, Brickell and Downtown Miami are home to the city's top museums and parks, including Bicentennial Park and Museum Park. The fastest growing area of Miami, it is also the location of major corporate headquarters, a large concentration of financial institutions, and many foreign consulates.

AMERICAN AIRLINES ARENA
Located on the Biscayne Bay waterfront and designed by Arquitectonica and 360 Architecture, the American Airlines Arena is among the top sports and entertainment venues in the United States. The home of the NBA's Miami Heat, it also features internationally renowned musicians and performers all year round.

ADRIENNE ARSHT CENTER
Designed by Cesar Pelli, the Adrienne Arsht Center for the Performing Arts is the largest performing arts center built in the United States in the last three decades. It hosts jazz, theater, opera, children's shows, comedy and contemporary dance, and is home to the magnificent List Art Collection.

WYNWOOD ART DISTRICT
Home to over 70 galleries, cafes, bars, and fashion boutiques, is an ideal destination for taking in some of Miami's most provocative art and fashion. Visitors from around the world come to see its infamous open-air street-art installations and elaborate graffiti.

BRICKELL CITY CENTER
Brickell City Centre is a \$1.05 billion mixed-use development, strategically located in the center of the Brickell financial district. Currently under development, Brickell City Centre will bring a 5 million square foot lifestyle and entertainment destination filled with luxury boutiques, casual and fine dining, premier hotel accommodations and residences.

MIAMI BEACH
With fabulous shopping, seemingly endless stretches of white sand and turquoise waters, clubs, cafes, restaurants, lounges, hotels and the famed Lincoln Road pedestrian mall, the natural and man-made barrier islands of Miami Beach extend from South Pointe Park to just north of 63rd Street and Collins Avenue.

MIAMI DESIGN DISTRICT
Moments from Midtown, The Design District is dedicated to high-end, break-through fashion, design, architecture, art and dining.
NEW WORLD SYMPHONY
Located on Miami Beach, the New World Symphony students perform under the artistic direction of renowned Michael Tilson Thomas.

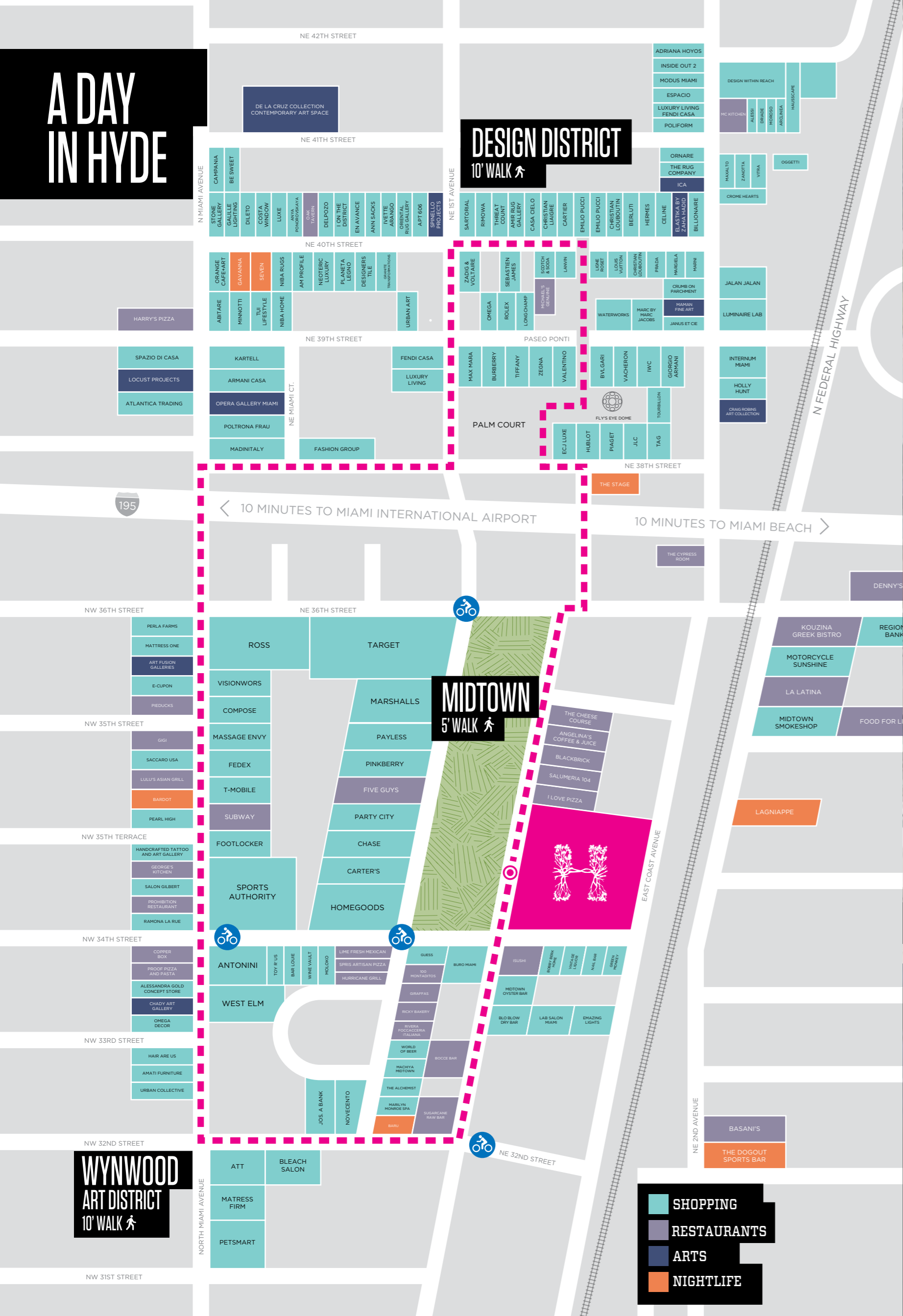
PAMM
A central destination on Miami's cultural map, Pérez Art Museum Miami is a modern and contemporary art museum dedicated to collecting and exhibiting international art of the 20th and 21st centuries. Open Tuesday - Sunday it's located downtown along the water at Museum Park. Admission is free every first Thursday and second Saturday.



WITHIN WALKING DISTANCE

From Armani/Casa to Christian Louboutin to Mandolina Aegean Bistro. The hippest chefs, restaurateurs, boutiques, fashions, designers and galleries are all right outside your door and minutes away.

A DAY IN HYDE



7:30 AM / EARLY RUNNING



9:45 AM / BREAKFAST AT PANTHER COFFEE



11:30 AM / WALK AT WYNWOOD WALLS



1:15 PM / LUNCH AT NOVECENTO



3:00 PM / SHOPPING AT DESIGN DISTRICT



6:30 PM / HAPPY HOUR AT BOCCE BAR



9:15 PM / DINNER AT MADE IN ITALY



2:00 AM / WALK HOME AFTER DANCING AT BARDOT

THE BUILDING

ARCHITECTURE BY ARQUITECTONICA

“The architecture of Hyde Midtown puts a new icon in the sky and offers residents and guests some of the most exciting outdoor dining and entertainment spaces Miami has seen to date.” - Bernardo Fort-Brescia, Founding Principal of Arquitectonica

- Stunning 32-story tower, designed by internationally renowned architectural firm Arquitectonica, located in the heart of Midtown at the intersection of Midtown Boulevard (NE 1 Avenue) and NE 34th Street.
- Hyde Midtown Suites & Residences is masterfully lined with ground-floor retail, restaurants, and live entertainment at the Hyde Piano Bar Lounge—all topped off by impeccable condominium residences.
- Hyde Midtown features a dramatic David Rockwell-designed lobby and 60 designer suites in the first five levels of the tower.
- Above the hotel, 24 floors of high-design condominiums featuring extraordinary contemporary finishes and state-of-the-art amenities. A limited collection of penthouse residences on the top floor offers panoramic skyline, ocean, and bay views.



INTERIORS BY DAVID ROCKWELL

TURNING DREAMS INTO SPACES

Every space within Hyde Midtown is a dream brought into reality by the design genius of David Rockwell. It's a celebration of the essence of this particular place - its unique light, color, vibe and texture.

W HOTEL UNION SQUARE, NEW YORK

ACADEMY AWARDS KODAK THEATRE, LOS ANGELES

"Hyde Midtown is inspired by the unique fusion of art, fashion, and music that makes Midtown the most creatively dynamic neighborhood in Miami today."

David Rockwell

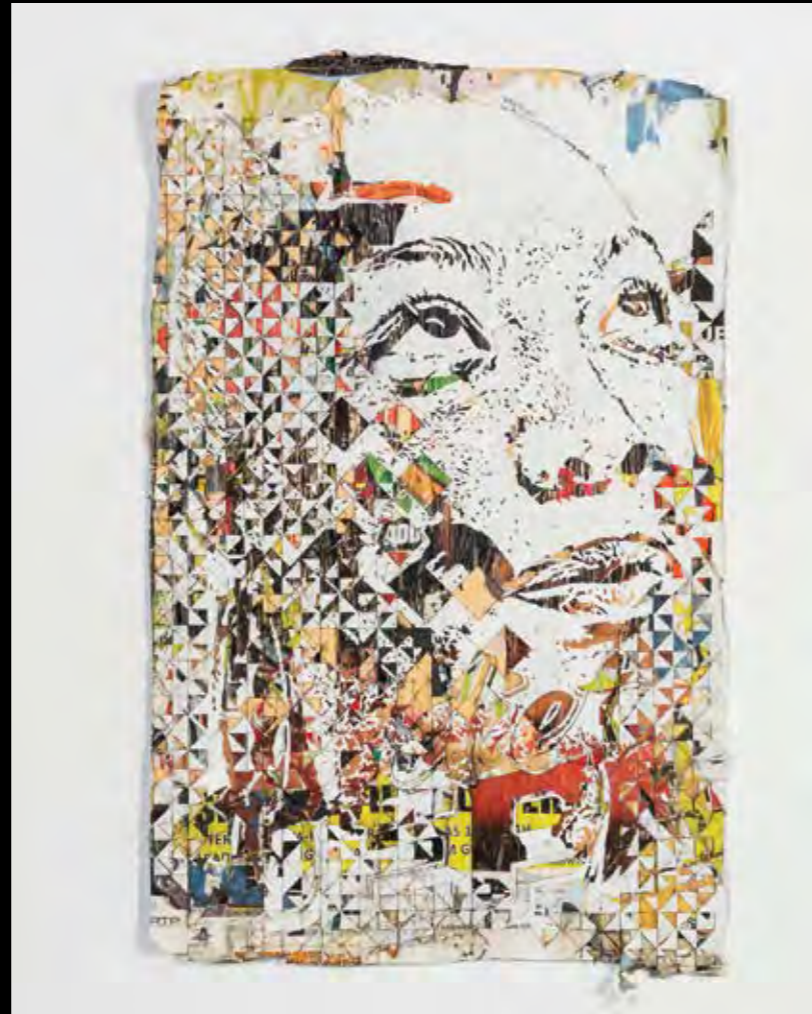
AMES HOTEL, BOSTON

ANDAZ WALL STREET, NEW YORK

ART CURATED SELECTION

ALEXANDRE FARTO (VIHLS)

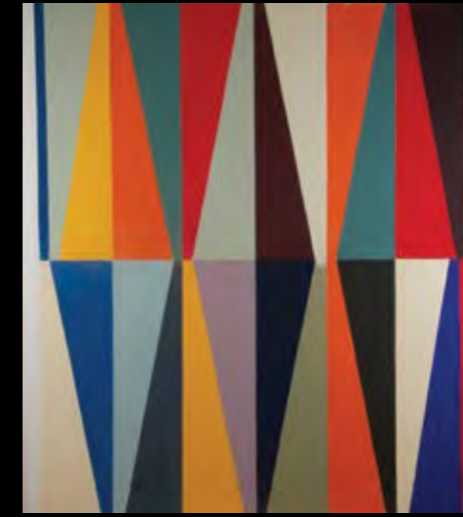
Sobreposição, 2014, hand- and laser-cut posters



Bayrol Jimenez is a Mexican artist widely recognized for his drawing ability. What appear to be contradicting and random images in his ink drawings; upon further examination, turn out to be a coherent narrative. The other artist selected for Hyde Midtown is Alexandre Farto, a Portuguese street artist also known as Vihls. Often incorporating found objects such as street posters, Vihls uses actual remnants of urban life to document a city's life and its residents. These pieces and others commissioned works will provide residents with a snapshot of Miami's rapidly developing and thriving urban art scene.

BAYROL JIMENEZ

Untitled, 2013, ink drawing on paper



Rhombus Bomber, 2012, acrylic on canvas

MALENE LANDGREEN

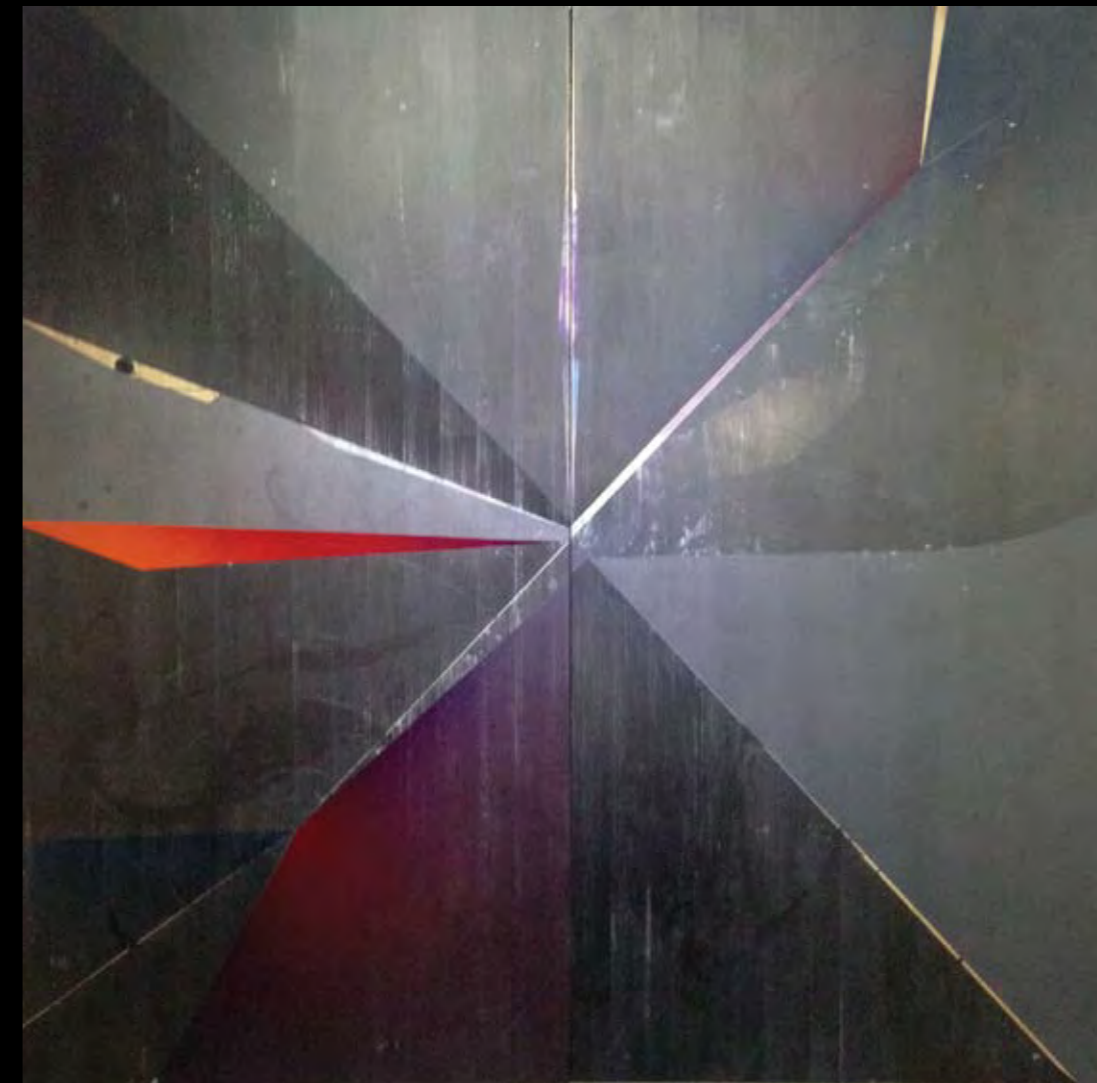


Open Minded, 2012, acrylic on canvas

Unique artworks by Mexican artist Omar Barquet and Danish artist Malene Landgreen complement Rockwell's contemporary design for Hyde Midtown. With bold colors, hard edges and abstraction, the selected paintings echo the light, energy and dynamism of Miami. Both artists have had tremendous success and have been included in exhibitions around the globe.

OMAR BARQUET

Shining Part 3, 2014, enamel and acrylic on wood





SETTING THE STAGE: RESIDENTS' LOBBY

With interactive art adorning its walls, plenty of inviting seating, a live piano bar and cocktails served on demand, residents and guests might find it more like a private nightclub than a lobby.



ARTIST CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMERS ON INTERIOR BACK COVER.

ACT II: HOTEL RECEPTION

You're in Miami, yet it feels a bit like SoHo. Guests and their pets are greeted immediately to the industrial chic world of Hyde Midtown's hospitality.

AMENITIES

Luxuriously landscaped seventh-level pool terrace with private cabanas, a heated pool, and poolside food and beverage service. The surrounding terrace overlooking Midtown Boulevard evokes the feeling of a cruise ship sailing through the Miami scene.

- Luxuriously landscaped seventh-level pool terrace with private cabanas, a 90-foot-long heated pool, and poolside food and beverage service. The surrounding terrace overlooking Midtown Boulevard evokes the feeling of a cruise ship sailing through the Miami scene.
- Hyde Midtown's state-of-the-art health and wellness fitness center, located next to the Ciel Spa, offers Technogym® cardio and weight-training equipment and cardio machines with personal plasma television/music options. Exclusive personal fitness stations create customized workouts. Free weights, stretching mats, Pilates balls, yoga mats, and headphones are all available for complimentary use.
- Ciel Spa featuring pampering treatments, massage beds with iPod docks, experience showers, and steam rooms.
- State-of-the-art business center expertly managed by Hyde Midtown and available to condominium residents to cater to their every social and business need.



ARTIST CONCEPTUAL RENDERING. SEE LEGAL DISCLOSURES FOR IMPORTANT INFORMATION.



POOL SIDE SERVICES



VIEWS OVERLOOKING BISCAYNE BAY AND MIDTOWN



HEATED POOL



FULL SERVICE SPA



BOCCE COURT



TENNIS COURT

ARTIST CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMERS ON INTERIOR BACK COVER.



AMENITIES DECK

Unrivaled in Midtown, with an amenities deck like this,
every day can begin and end like a vacation.



MIDTOWN'S HOTTEST LOUNGE: OUTDOOR BAR AND GRILL

Residents and guests can grab a table or kick back on an outdoor sofa. Lunch and hand-crafted cocktails can be ordered from anywhere. Especially at the reflective bar.

BEACH CLUB SERVICES

Luxury goes with you to the hot scene of Miami Beach, compliments of VIP access to SLS South Beach's Hyde Beach. Cabanas, lounges, and fresh towels create a sublimely comfortable atmosphere where you can lounge the days away. Seaside beverage and snack service keeps the party going until the sun sets into the Miami skyline.

* First year access is included in the sale price. Membership can be purchased for additional years.

- VIP access to South Beach's hottest beach club, Hyde Beach at the SLS Hotel South Beach, with lounges, cabanas, beach and pool towel services, and seaside snacks and beverages.*





GO FOR THE BURN: FITNESS CENTER

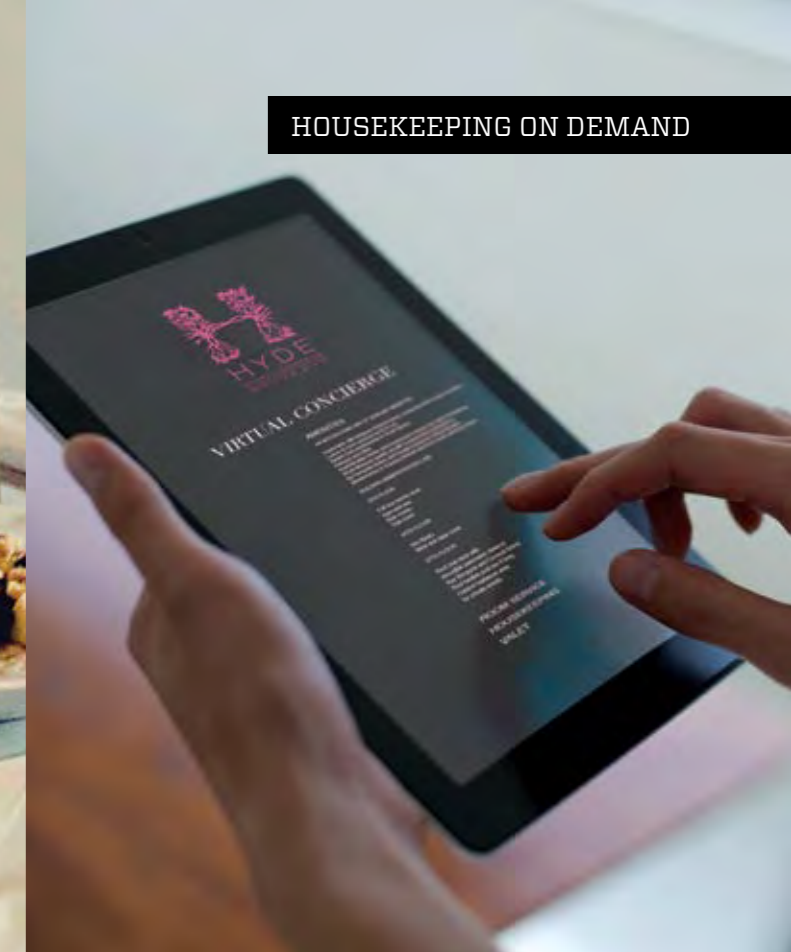
Hyde Midtown's state-of-the-art health and wellness fitness center, located next to the Ciel Spa, offers Technogym® cardio and weight-training equipment and cardio machines with personal plasma television/music options. Exclusive personal fitness stations create customized workouts. Free weights, stretching mats, Pilates balls, yoga mats, and headphones are all available for complimentary use.

SERVICE ON DEMAND

WORLD-CLASS CONCIERGE SERVICES

- We're plugged in and wireless with visual and audio (MP3) connectivity, WiFi throughout the public areas, and a custom mobile device app for convenient access to on-demand concierge services.
- The latest in "smart building" technology, including a custom Hyde Midtown mobile device app that links residents to concierge services and hotel building amenities.
- Around-the-clock multilingual staff.
- 24-hour valet parking.
- 24-hour security service.
- In-room dining services.
- World-class concierge services.
- Full-service business center with wireless high-speed Internet access and visual equipment.
- Private catering for meetings, luncheons, and dinner parties.
- Shipping and packaging services.
- Currency conversion and exchange services.
- Full-time maintenance staff.
- Housekeeping on demand.
- Dry cleaning and laundry services.
- Nanny/babysitting services.
- Plant maintenance.
- Overnight shoeshine.
- Pet services.
- Preferred theatre and event tickets.
- Courier services.
- Personal IT support assistance.
- Translation services.
- Newspaper delivery.

HOUSEKEEPING ON DEMAND



IN-ROOM DINING SERVICES

HOUSEKEEPING ON DEMAND

CLUB ROOM



MEDIA ROOM



KID'S ROOM

MORE AMENITIES AND ENTERTAINMENTS

Hyde Midtown Media Room for exclusive private home theater happenings enhanced by optional on-demand catering services. Day or night, Hyde features go-to places for a game of billiards, a quiet place to read or private cocktail parties and film screenings. Little ones have their own kids-only go-to place as well.

IMPECCABLE RESIDENCES

Above the hotel, 24 floors of high-design condominiums featuring extraordinary contemporary finishes and state-of-the-art amenities. A limited collection of penthouse residences on the top floor offers panoramic skyline ocean, and bay views.

- Expertly designed floor plans for efficient use of space and maximum views.
- Residences conveniently delivered move-in ready with imported tile flooring.
- Upgrade packages available.
- Elegant foyers in select residences.
- Spacious terraces with glass and aluminum railings directly accessible from living areas and bedrooms of every residence through floor-to-ceiling sliding glass doors. All corner units have expanded, wraparound terraces.
- Expanded terraces on select floors — a design element of the tower.
- Nine-foot-high smooth-finish ceilings in living spaces — except in select residences where they reach 11 feet.
- High-efficiency central air conditioning.
- Spacious walk-in closets.
- Pre-wired for high-speed communications, multiple telephone lines, and cable.



**STUNNING
INSIDE AND OUT**

Each residence is thoughtfully designed with special attention given toward maximizing postcard perfect views of Biscayne Bay and the Atlantic.



**OPEN AND
INVITING SPACES**

Filled with natural light from floor-to-ceiling glass walls and doors, residences feature large open concept plans ideal for entertaining.

EUROPEAN KITCHENS

- Open-concept design allows easy access to the living-dining room.
- European custom cabinetry with quartz countertops and full backsplashes.
- Stainless-steel, under-mount oversize zero-radius square-edge sink with single lever European-style pullout faucet sprayer.
- Glass cooktop with 17 settings for unprecedented temperature control.
- Cabinet-concealed range hood with variable speed fan.
- GE contemporary-style stainless-steel wall oven with ClearTouch glass control and large 47-cubic-foot oven capacity.
- Integrated dishwasher and refrigerator.
- Large-capacity stackable washer and dryer.



SLEEK BATHS

- Premium European-style cabinetry with designer details, imported stone vanity tops and full-size mirrors.
- Double vessel bowl lavatories in master baths in select residences.
- Elongated water closets.
- Spacious soaking tubs and frameless glass-enclosed showers in master baths in select residences.
- Imported tile flooring and walls in wet areas.
- Designer faucets.
- Powder rooms in select residences.



KEY PLAN TOWER RESIDENCES

FLOORS 8 - 31

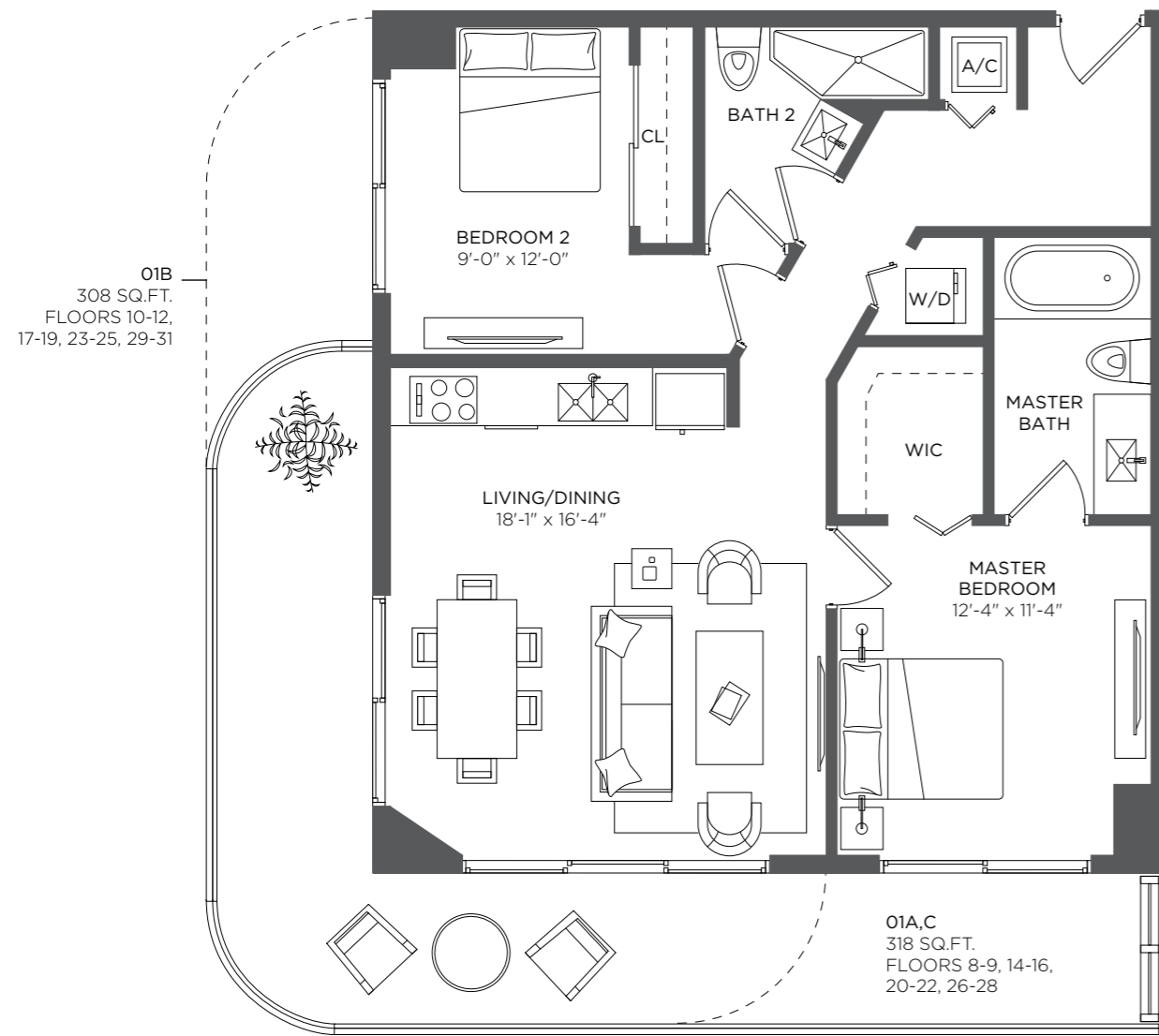
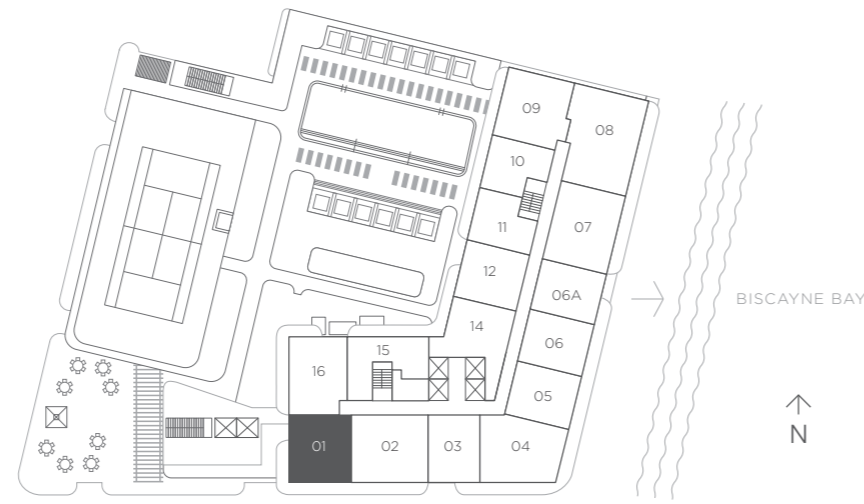


There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

RESIDENCE 01

2 Bedrooms 2 Baths

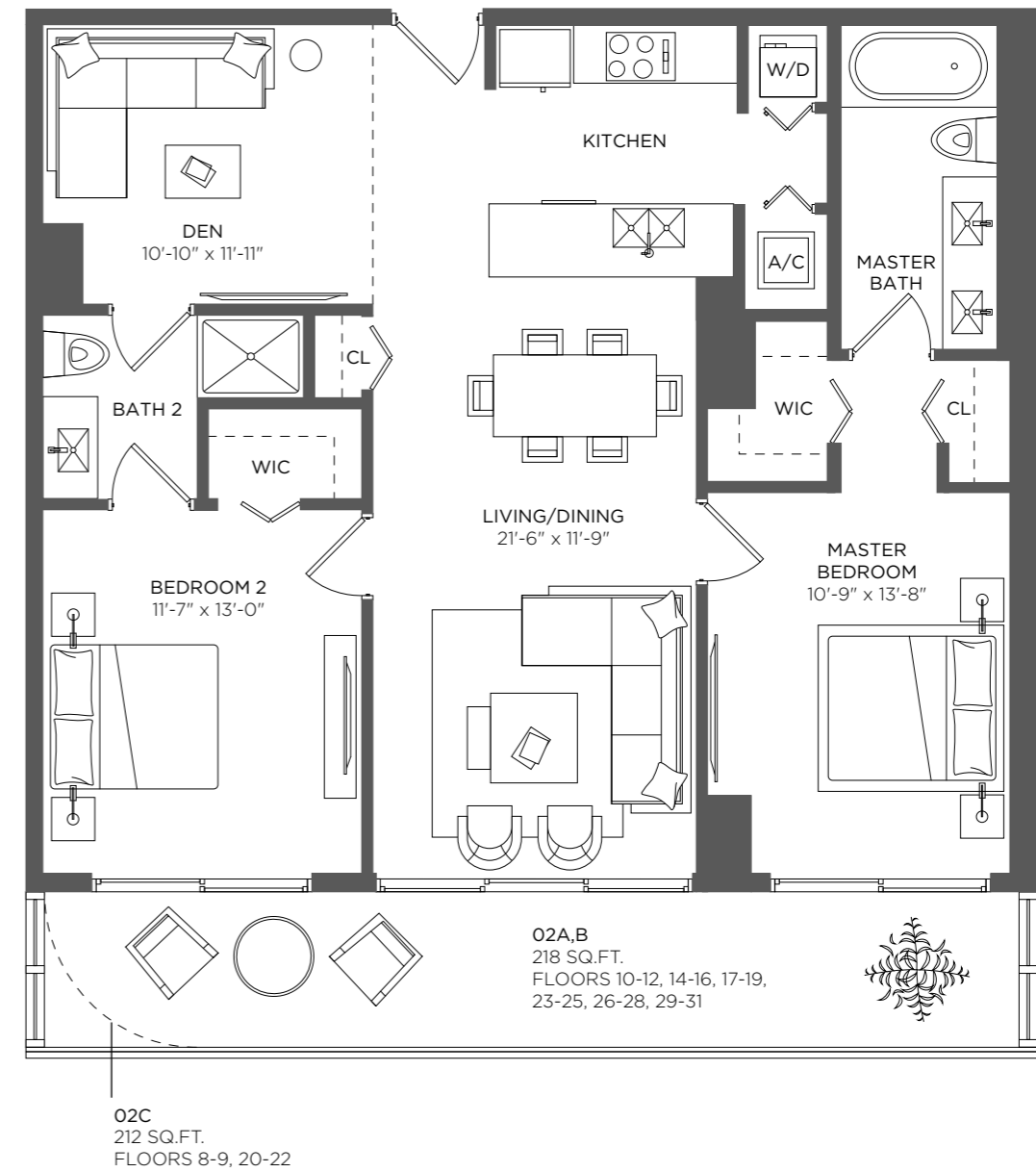
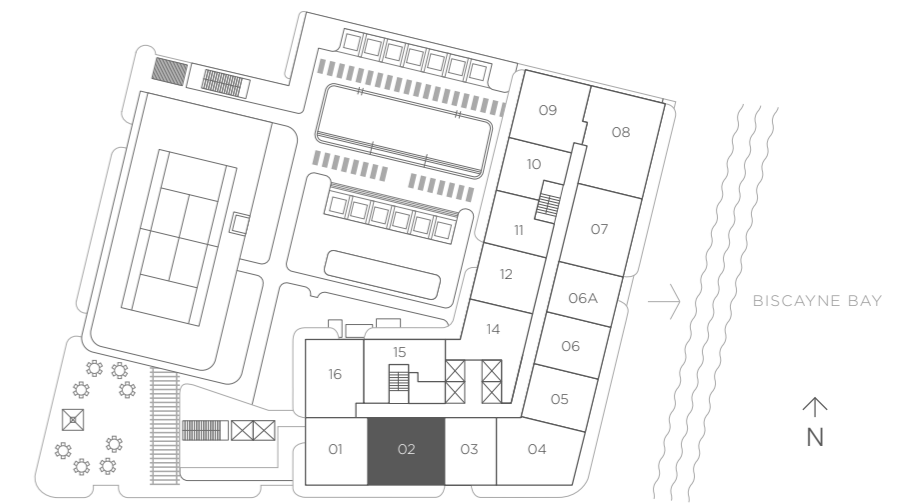
A/C INTERIOR AREA	938 sq ft / 87.14 sq m
TERRACE AREA	318 sq ft / 29.54 sq m
TOTAL RESIDENCE	1,256 sq ft / 116.68 sq m
FLOORS 8 - 31	



RESIDENCE 02

2 Bedrooms 2 Baths + Den

A/C INTERIOR AREA	1,171 sq ft / 108.78 sq m
TERRACE AREA	218 sq ft / 20.25 sq m
TOTAL RESIDENCE	1,389 sq ft / 129.03 sq m
FLOORS 8 - 31	



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 841 sq ft for units 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001 and 3101, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

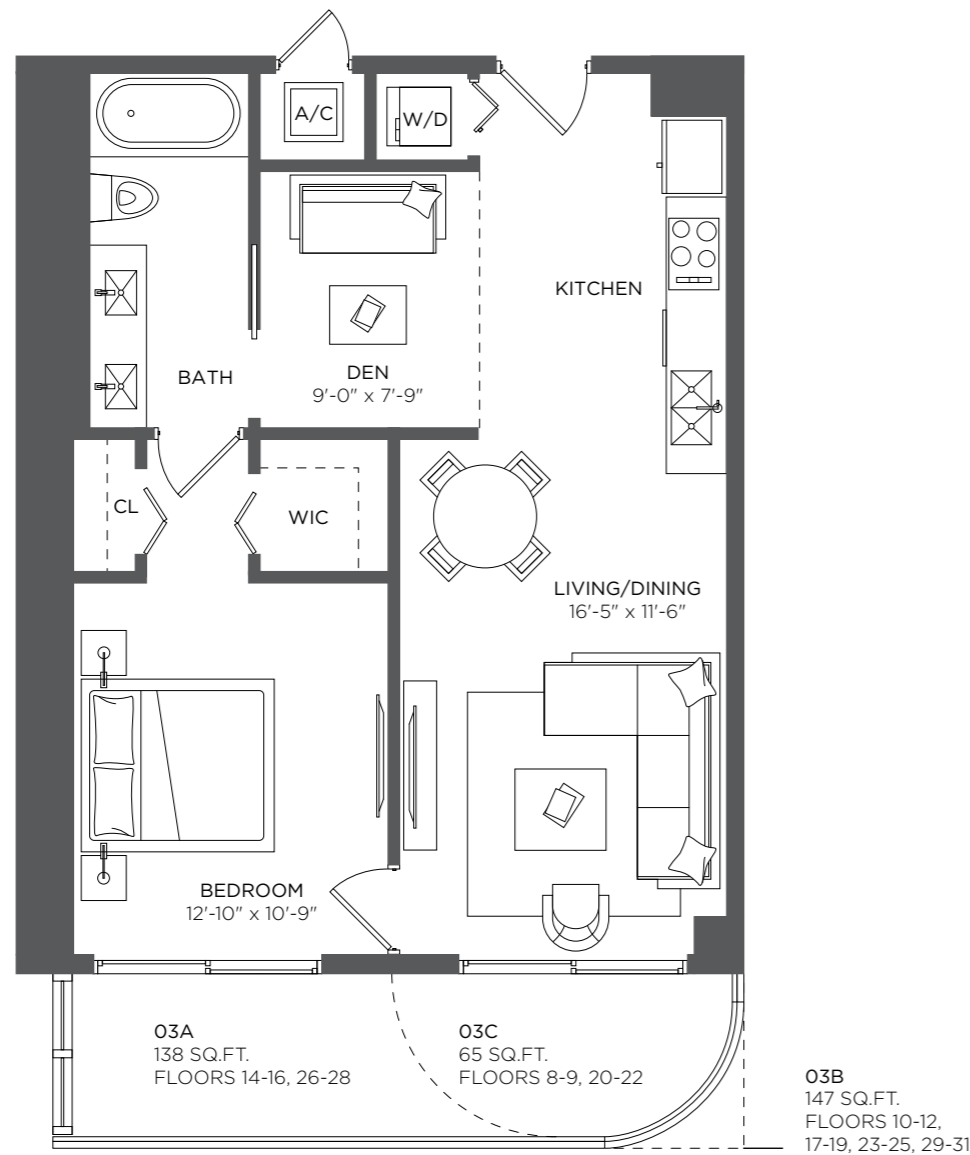
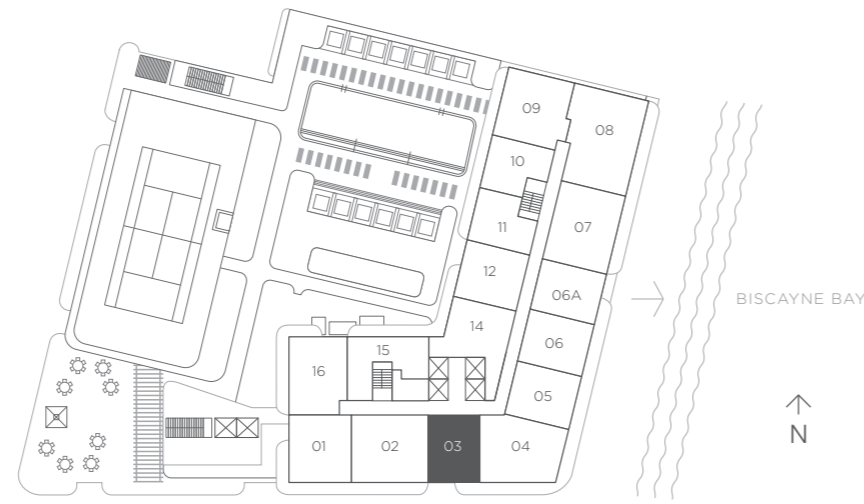
There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 1041 sq ft for units 802, 902, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002 and 3102, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

RESIDENCE 03

1 Bedroom 1 Bath + Den

A/C INTERIOR AREA	773 sq ft / 71.81 sq m
TERRACE AREA	138 sq ft / 12.82 sq m
TOTAL RESIDENCE	911 sq ft / 84.63 sq m

FLOORS 8 - 31

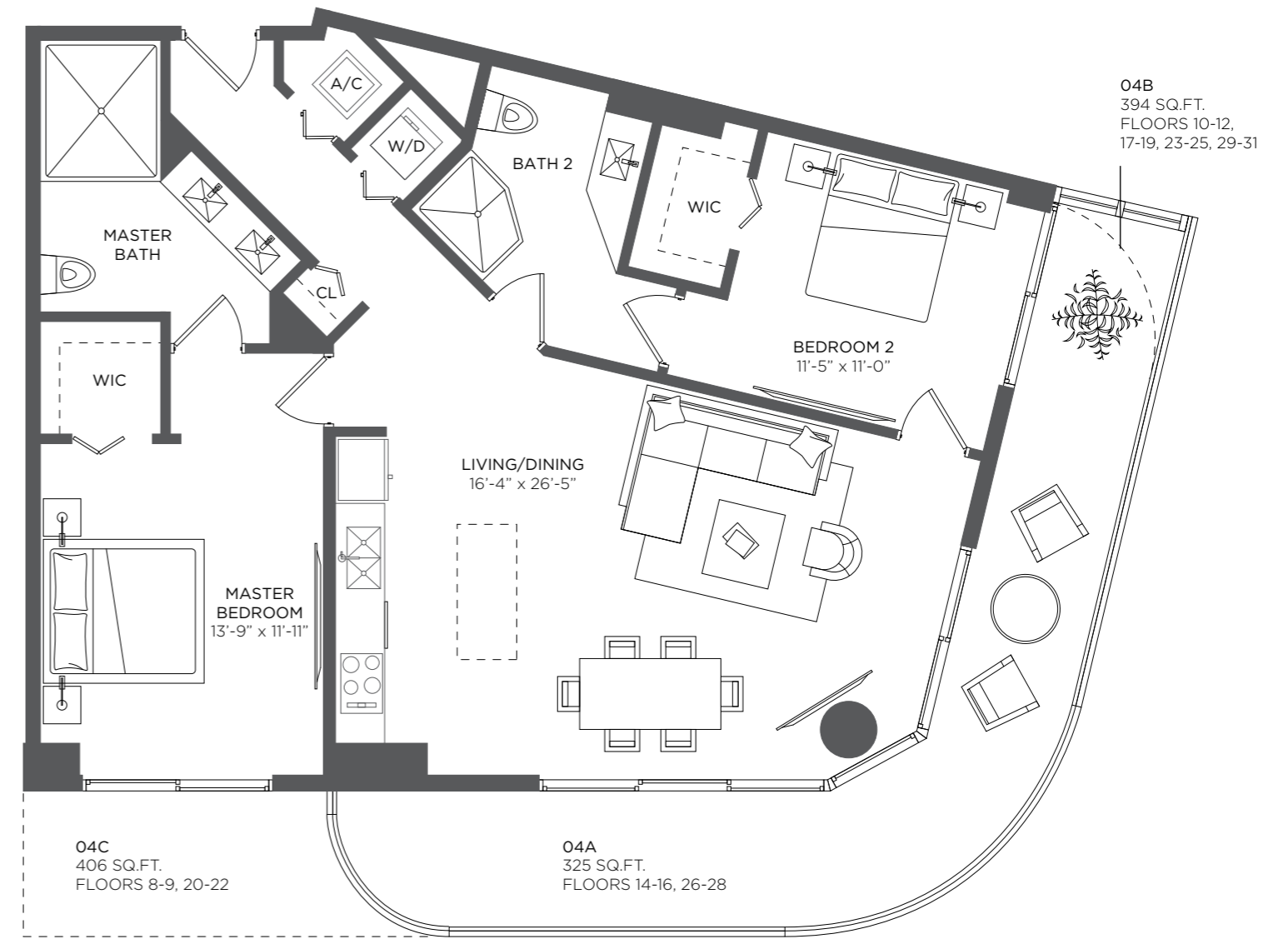
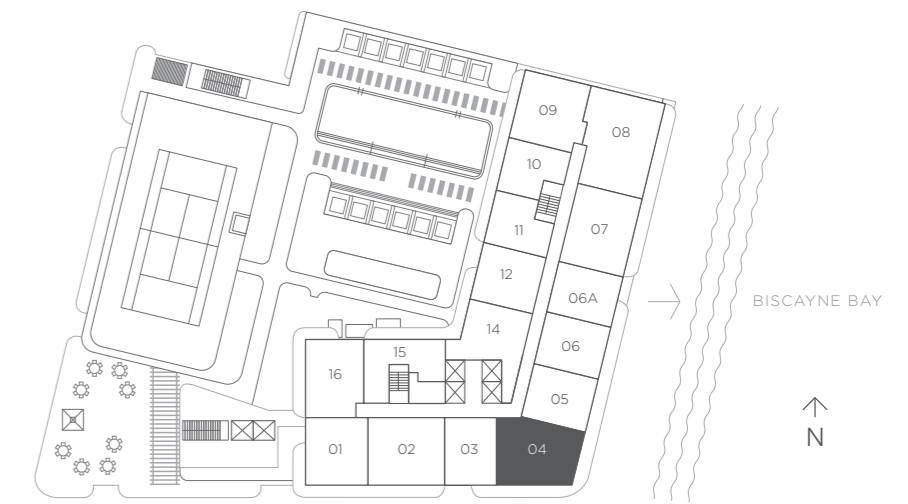


RESIDENCE 04

2 Bedrooms 2 Baths

A/C INTERIOR AREA	1,210 sq ft / 112.41 sq m
TERRACE AREA	325 sq ft / 30.19 sq m
TOTAL RESIDENCE	1,535 sq ft / 142.60 sq m

FLOORS 8 - 31



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 677 sqft for units 803, 903, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003 and 3103, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 1088 sqft for units 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004 and 3104, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

RESIDENCE 05

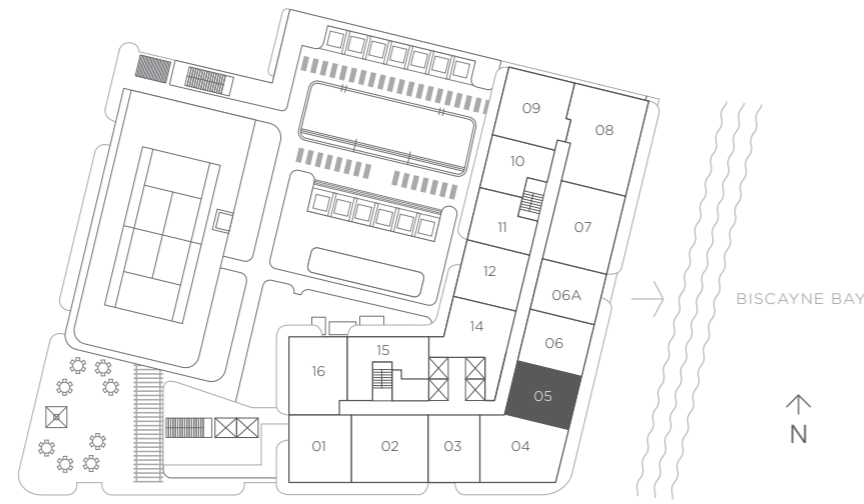
1 Bedroom 1.5 Baths

A/C INTERIOR AREA 812 sq ft / 75.43 sq m

TERRACE AREA 156 sq ft / 14.49 sq m

TOTAL RESIDENCE 968 sq ft / 89.92 sq m

FLOORS 8 - 31



RESIDENCE 06

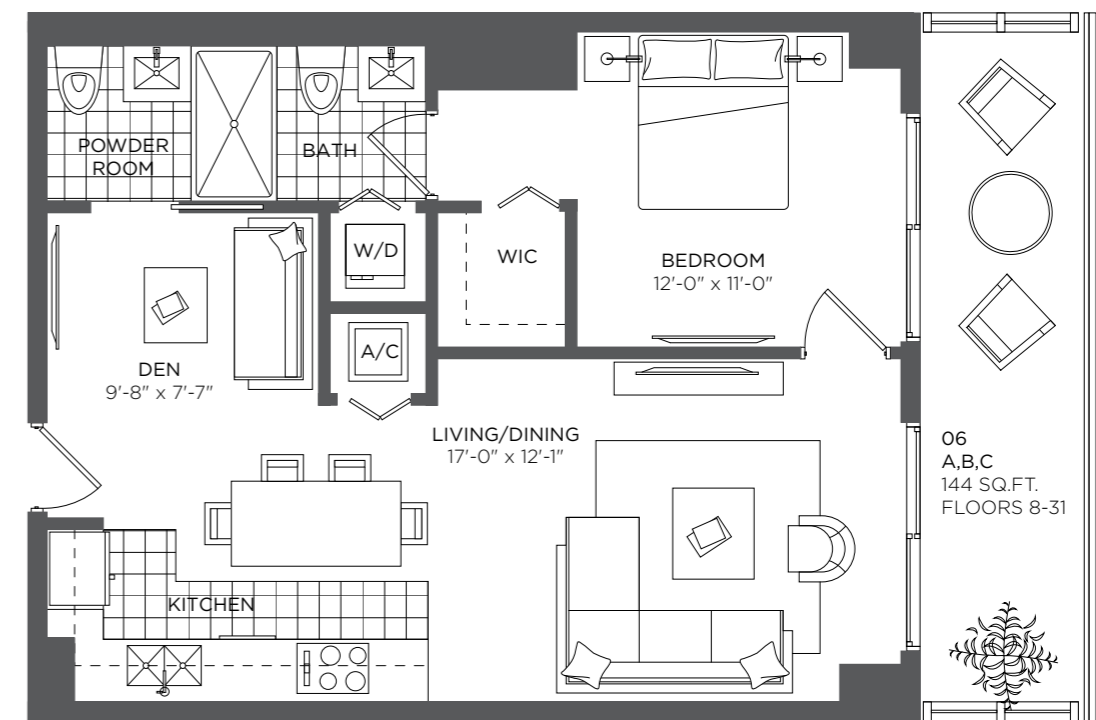
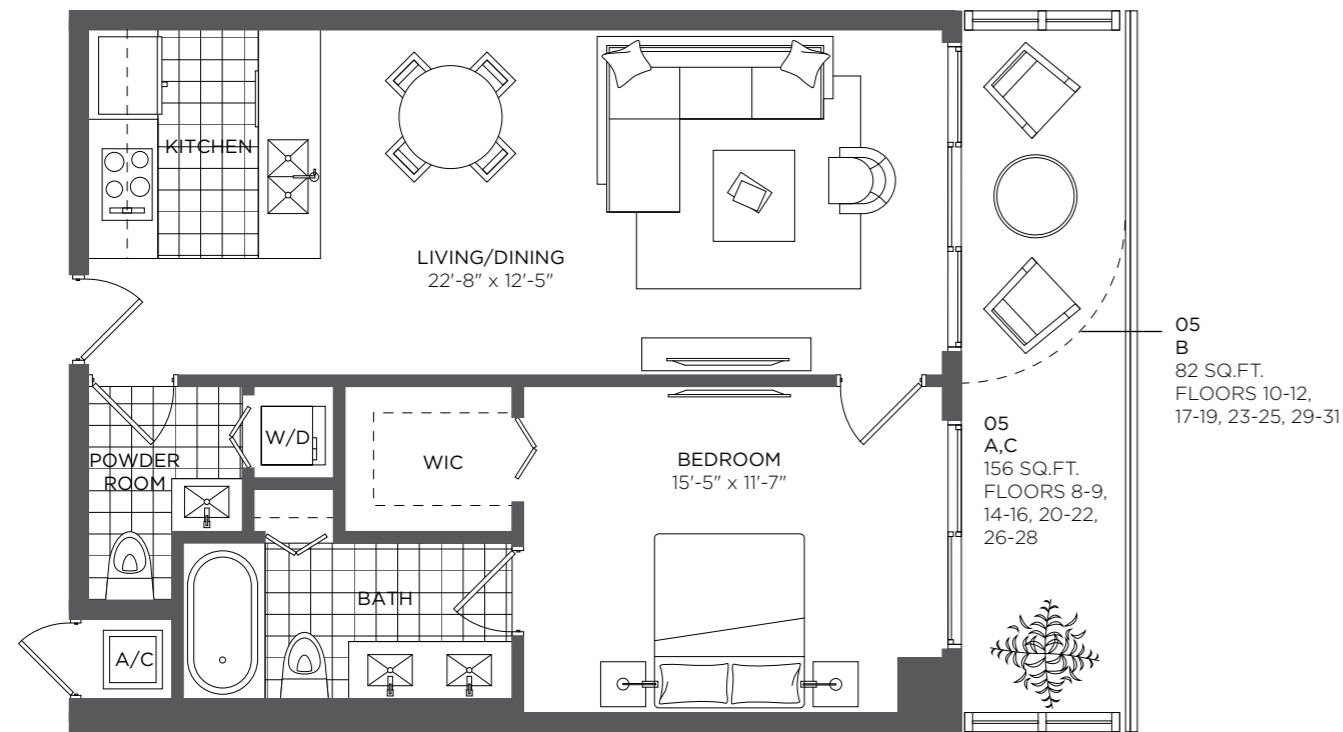
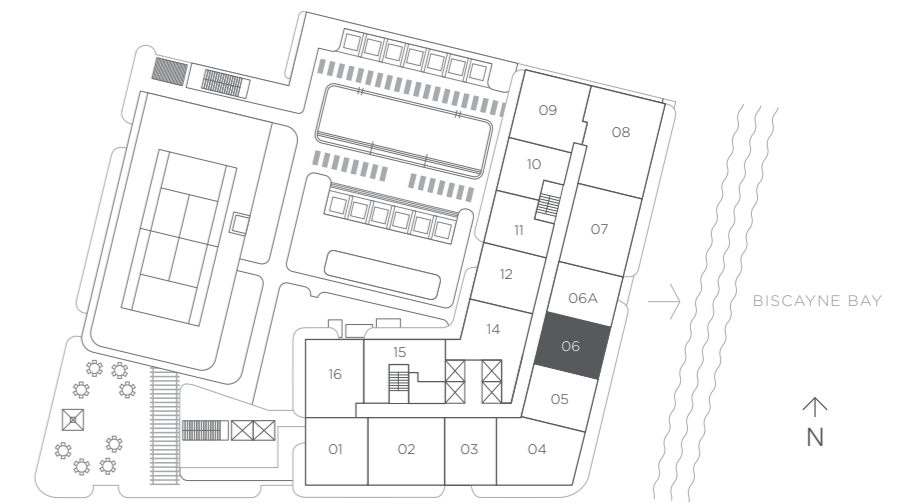
1 Bedroom 1.5 Baths + Den

A/C INTERIOR AREA 783 sq ft / 72.74 sq m

TERRACE AREA 144 sq ft / 13.37 sq m

TOTAL RESIDENCE 927 sq ft / 86.11 sq m

FLOORS 8 - 31



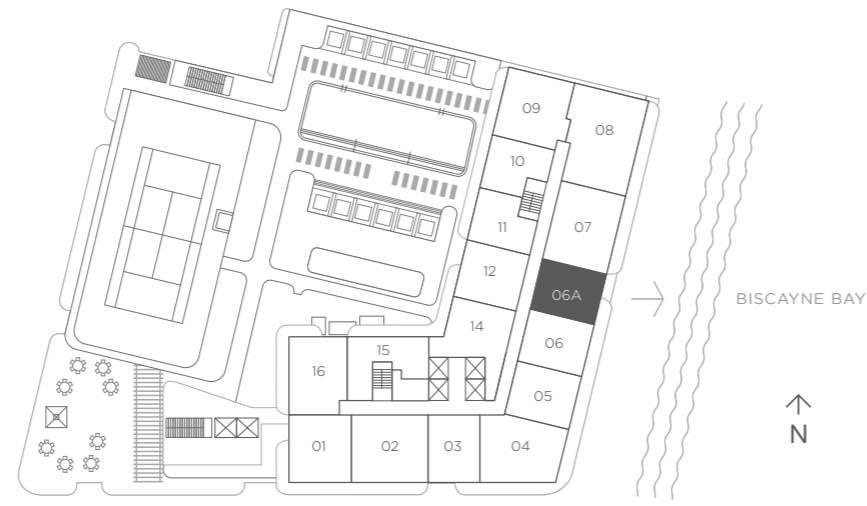
There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of a room set forth on these floor plans are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of a room set forth on these floor plans are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

RESIDENCE 06A

1 Bedroom 1.5 Baths + Den

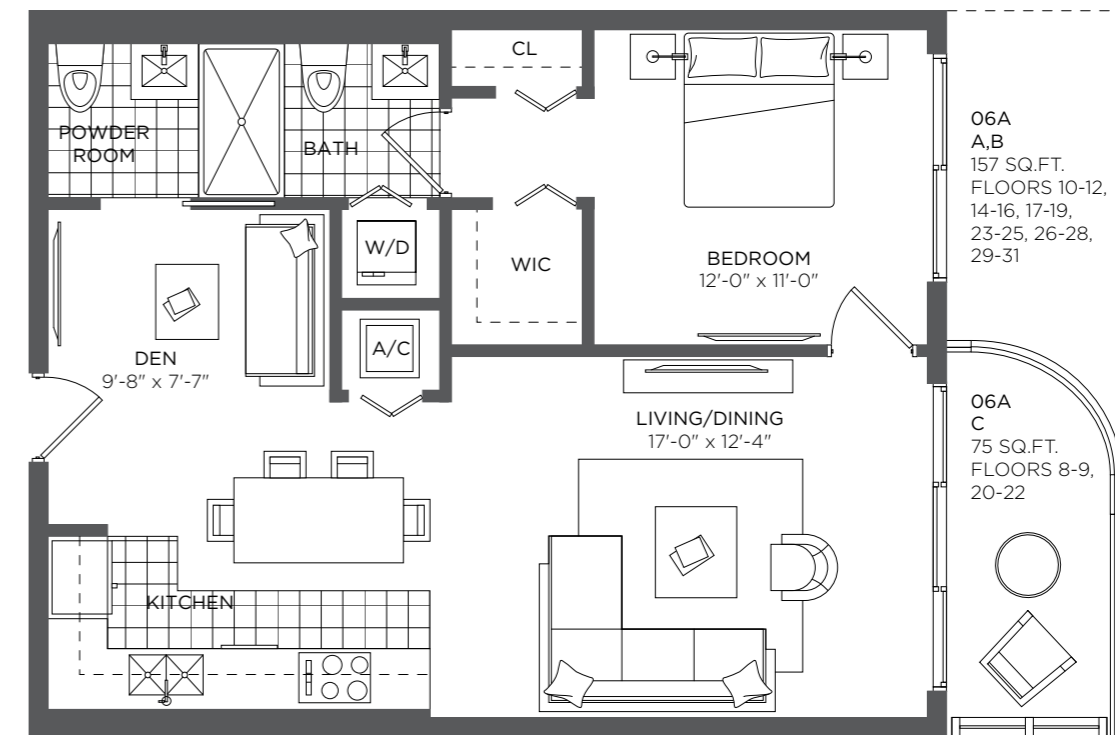
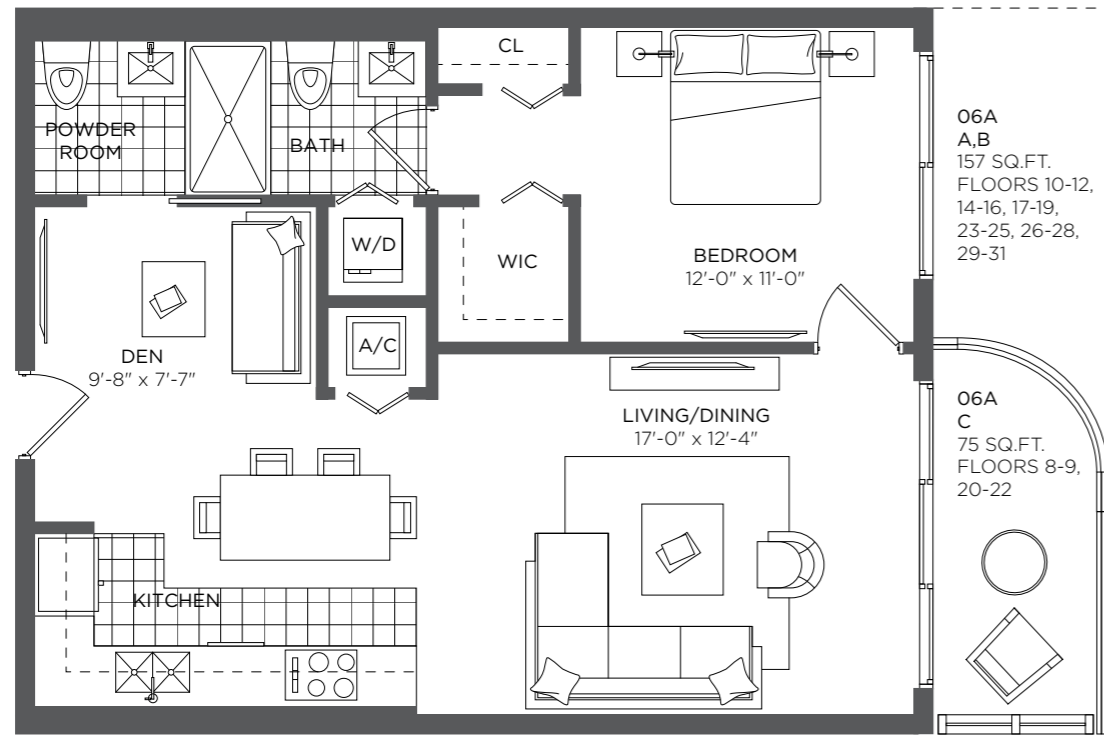
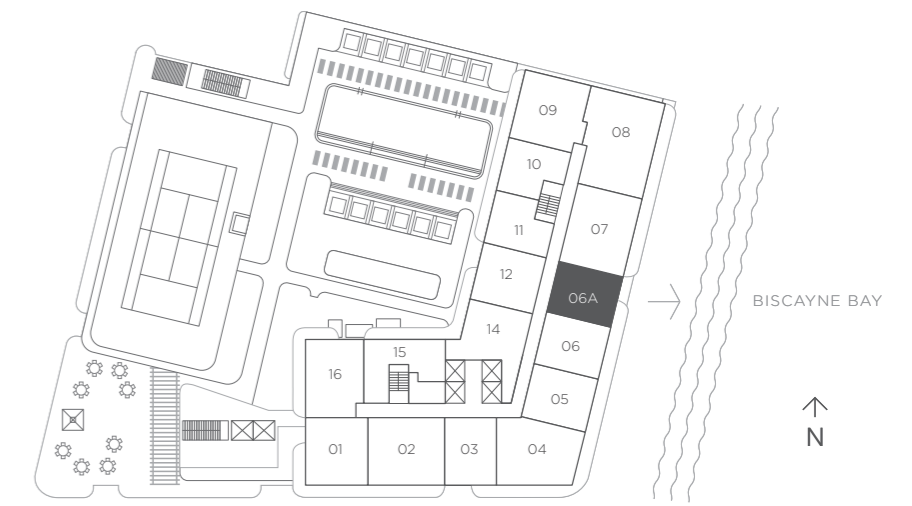
AREA	817 sq ft / 75.90 sq m
TERRACE AREA	75 sq ft / 6.96 sq m
TOTAL RESIDENCE	892 sq ft / 82.86 sq m
FLOORS 8 - 31	



RESIDENCE 06A

1 Bedroom 1.5 Baths + Den

AREA	817 sq ft / 75.90 sq m
TERRACE AREA	75 sq ft / 6.96 sq m
TOTAL RESIDENCE	892 sq ft / 82.86 sq m
FLOORS 8 - 31	



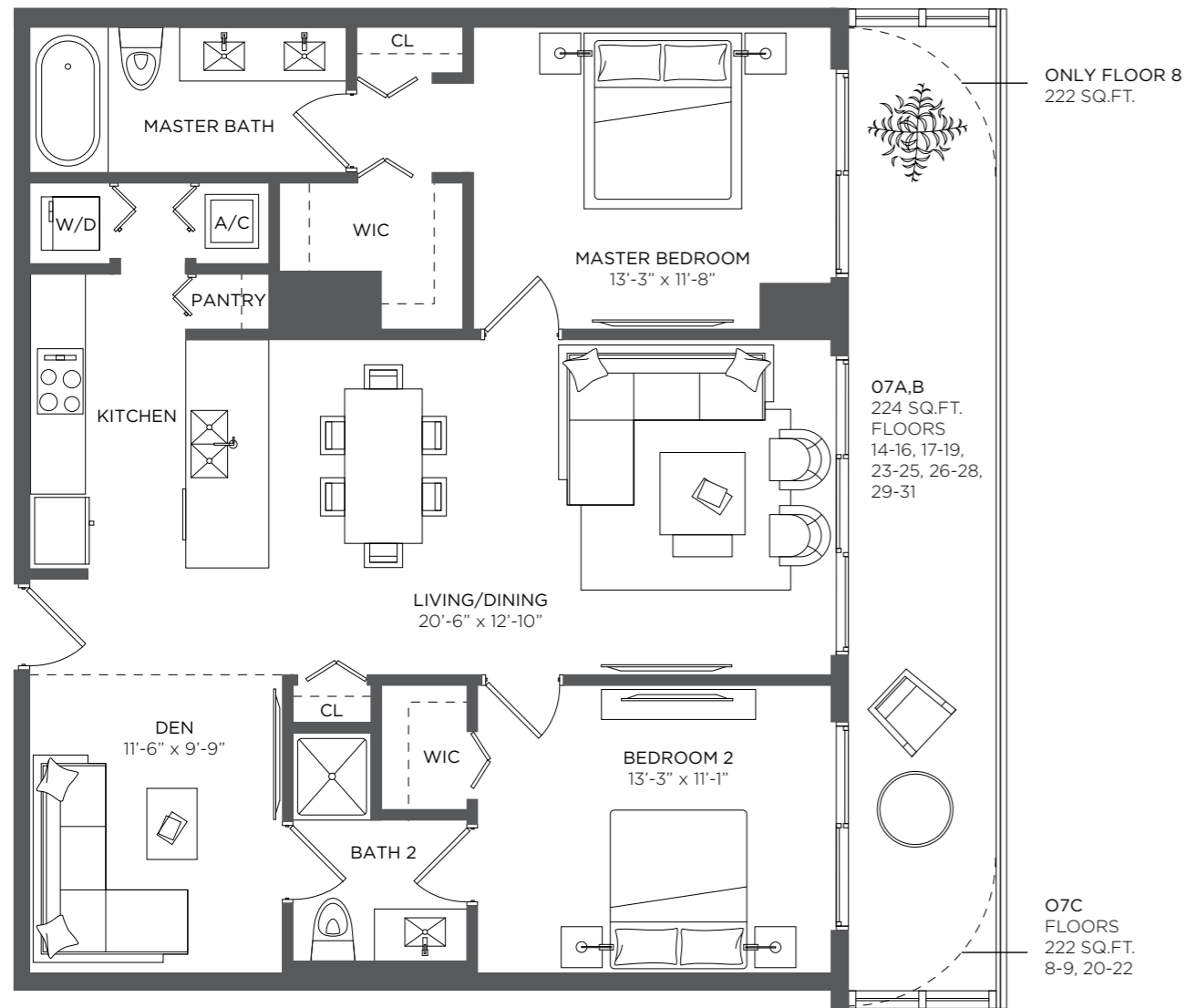
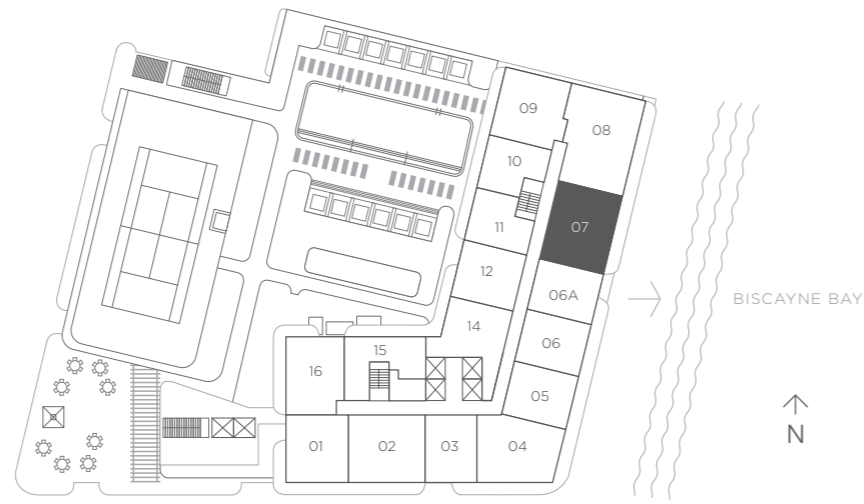
There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of a room set forth on these floor plans are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

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RESIDENCE 07

2 Bedrooms 2 Baths + Den

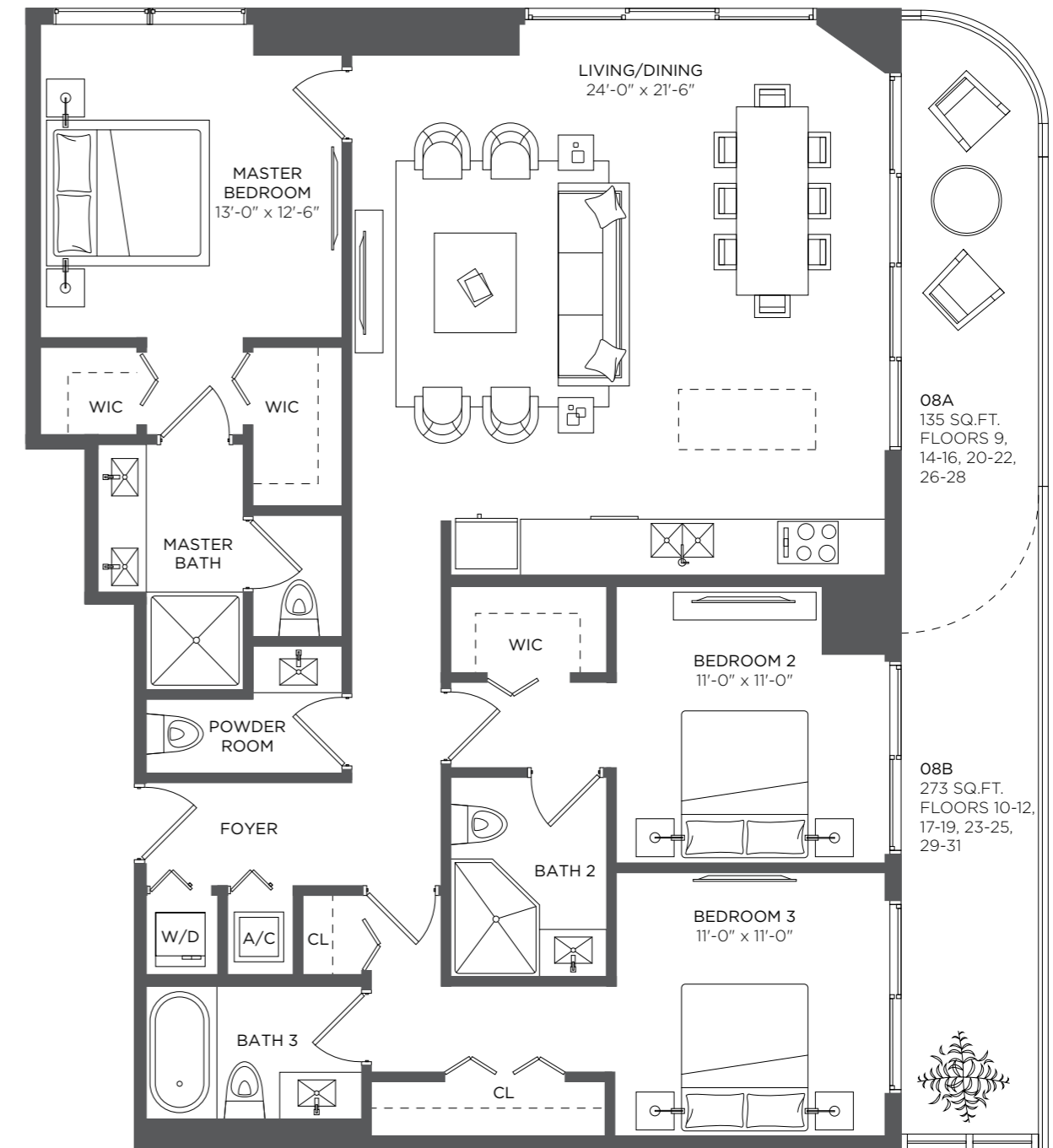
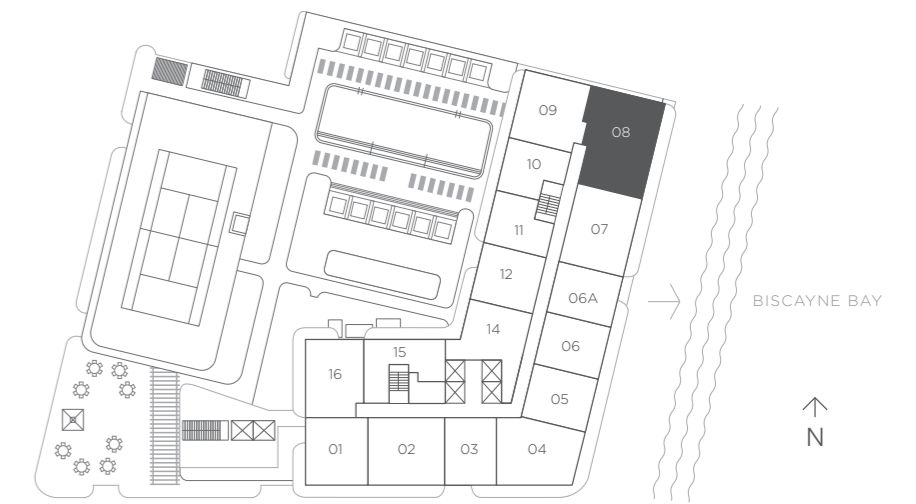
A/C INTERIOR AREA	1,205 sq ft / 111.94 sq m
TERRACE AREA	224 sq ft / 20.81 sq m
TOTAL RESIDENCE	1,429 sq ft / 132.75 sq m
FLOORS 8 - 31	



RESIDENCE 08

3 Bedrooms 3.5 Baths

A/C INTERIOR AREA	1,595 sq ft / 148.18 sq m
TERRACE AREA	273 sq ft / 25.36 sq m
TOTAL RESIDENCE	1,868 sq ft / 173.46 sq m
FLOORS 9 - 31	



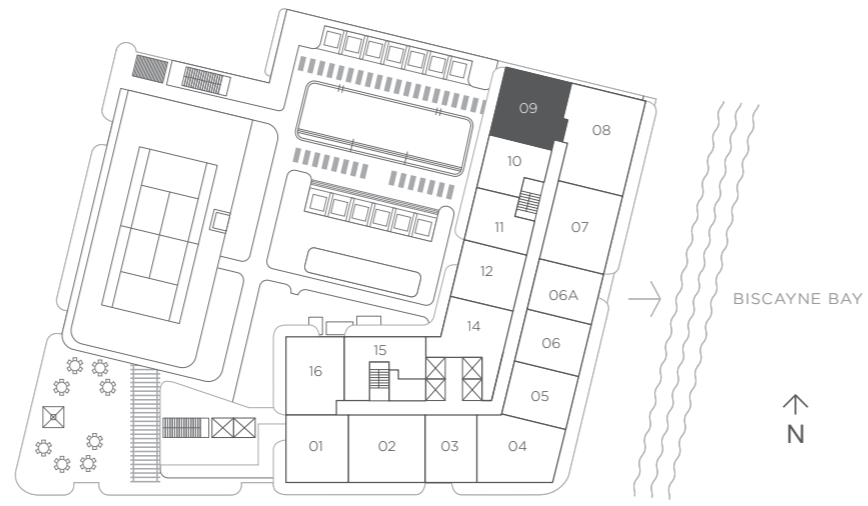
There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 1067 sqft for units 807, 907, 1007, 1107, 1207, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007 and 3107, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 1431 sqft for units 908, 1008, 1108, 1208, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008 and 3108, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

RESIDENCE 09

2 Bedrooms 2 Baths

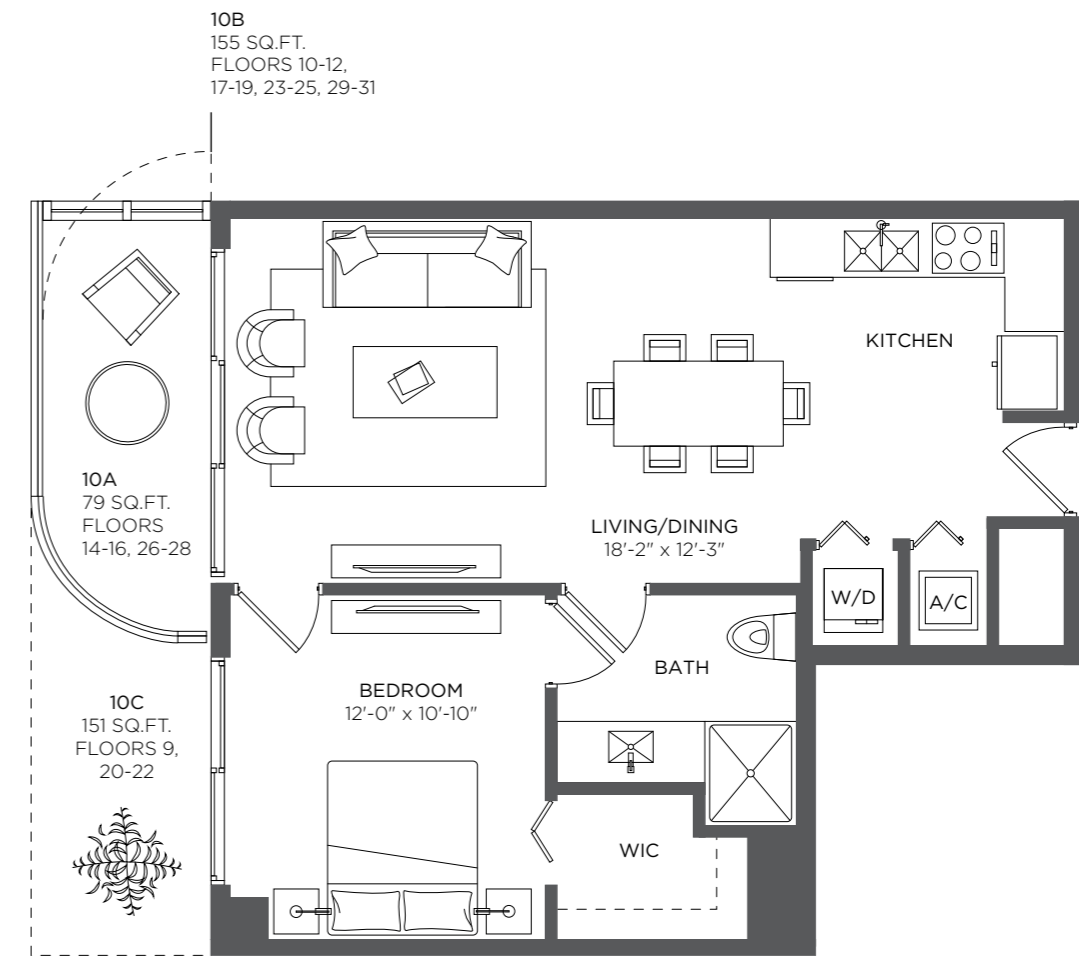
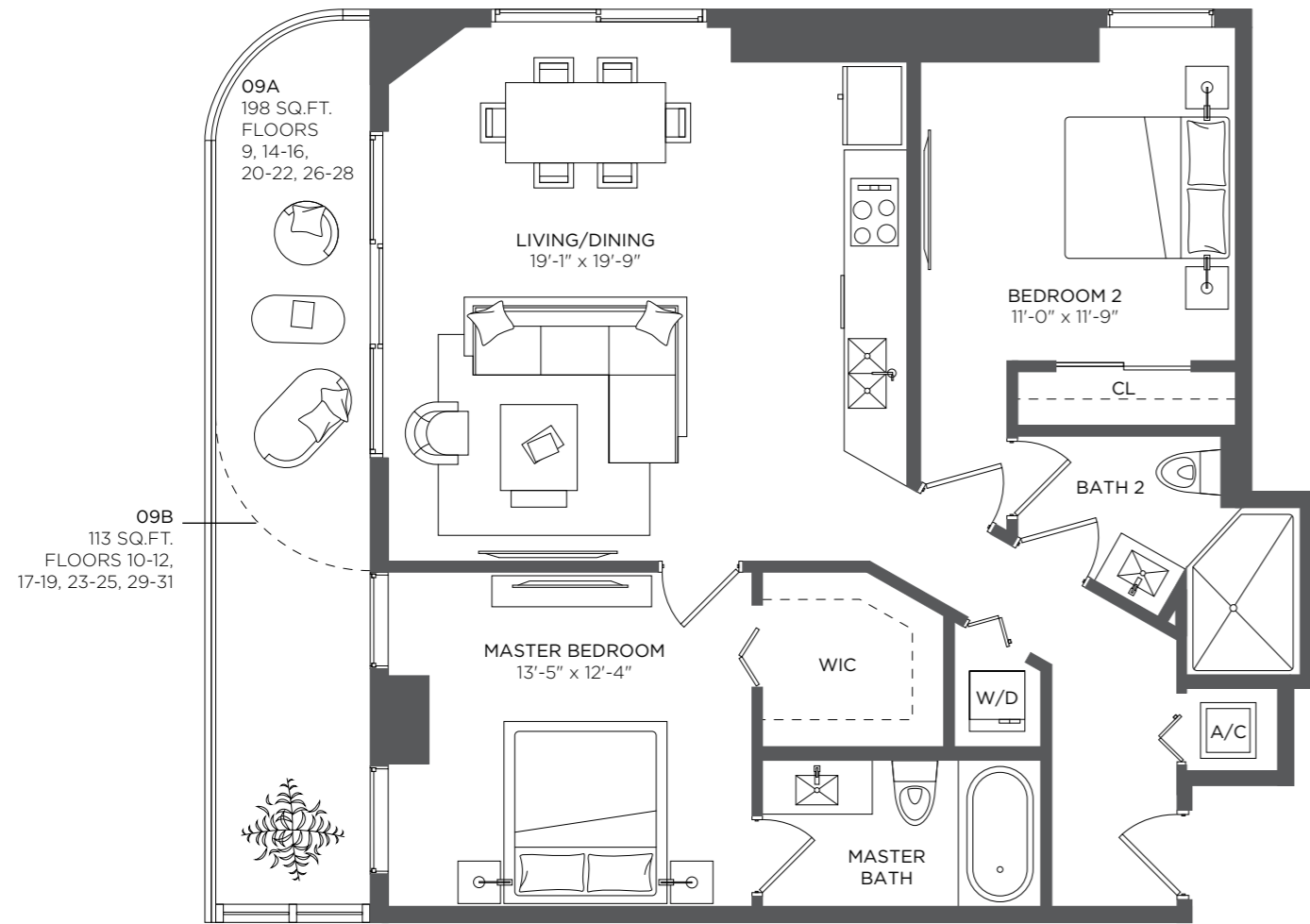
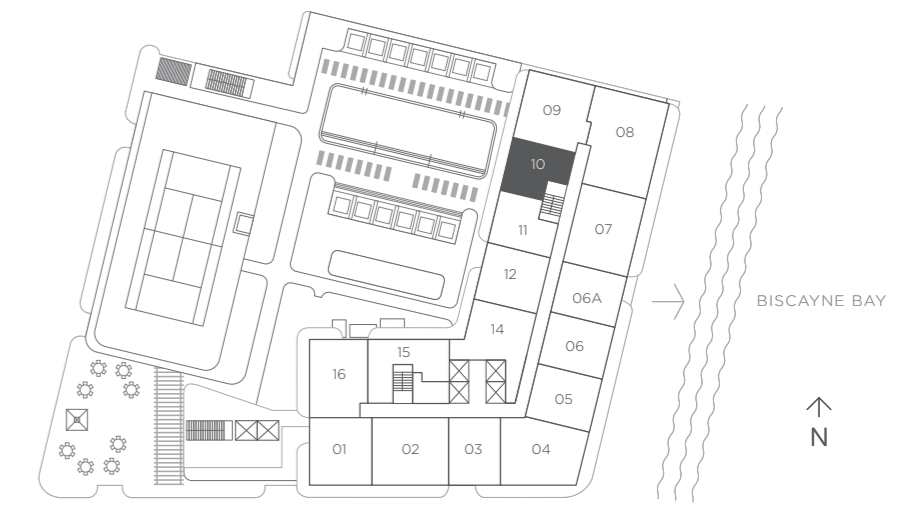
A/C INTERIOR AREA	1,101 sq ft / 102.28 sq m
TERRACE AREA	198 sq ft / 18.39 sq m
TOTAL RESIDENCE	1,299 sq ft / 120.67 sqm
FLOORS 9 - 31	



RESIDENCE 10

1 Bedroom 1 Bath

A/C INTERIOR AREA	681 sq ft / 63.26 sq m
TERRACE AREA	79 sq ft / 7.33 sq m
TOTAL RESIDENCE	760 sq ft / 70.59 sq m
FLOORS 9 - 31	



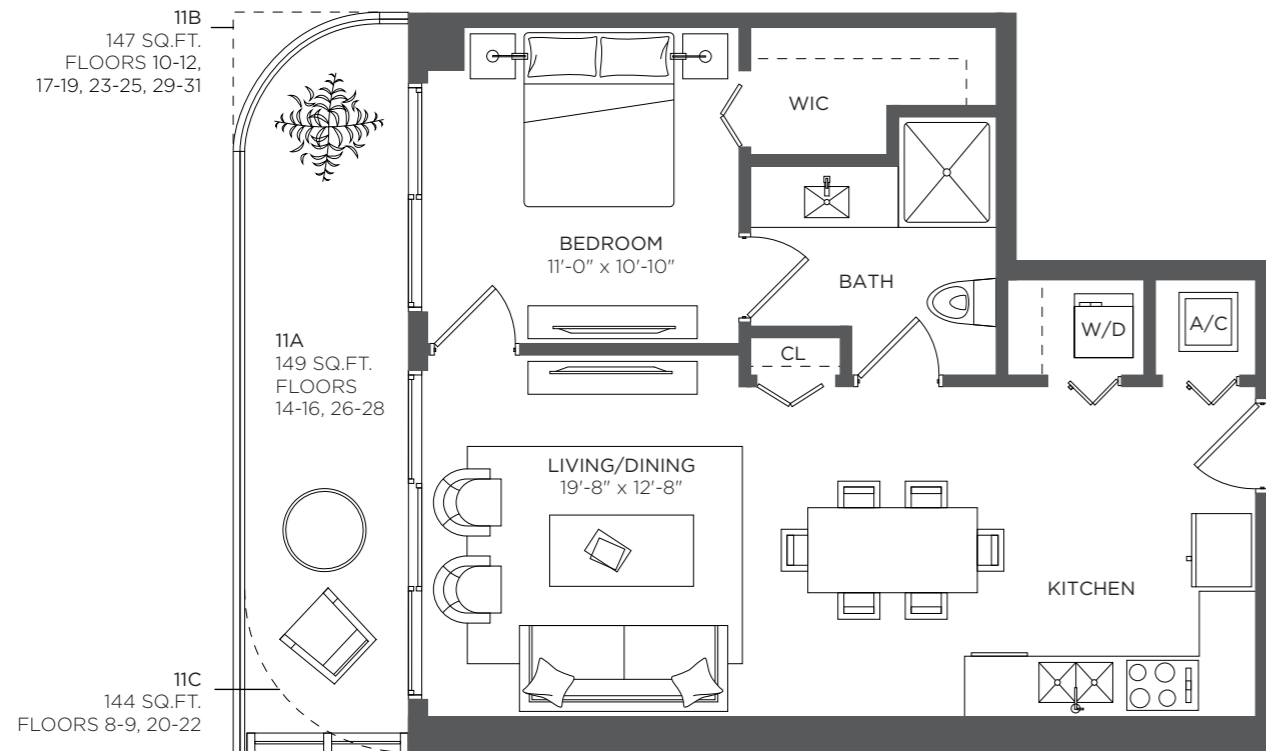
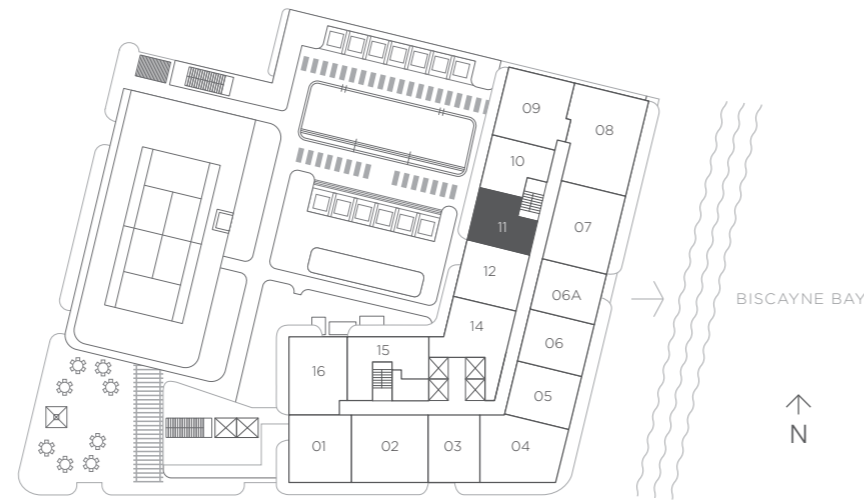
There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 969 sqft for units 909, 1009, 1109, 1209, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009 and 3109, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

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RESIDENCE 11

1 Bedroom 1 Bath

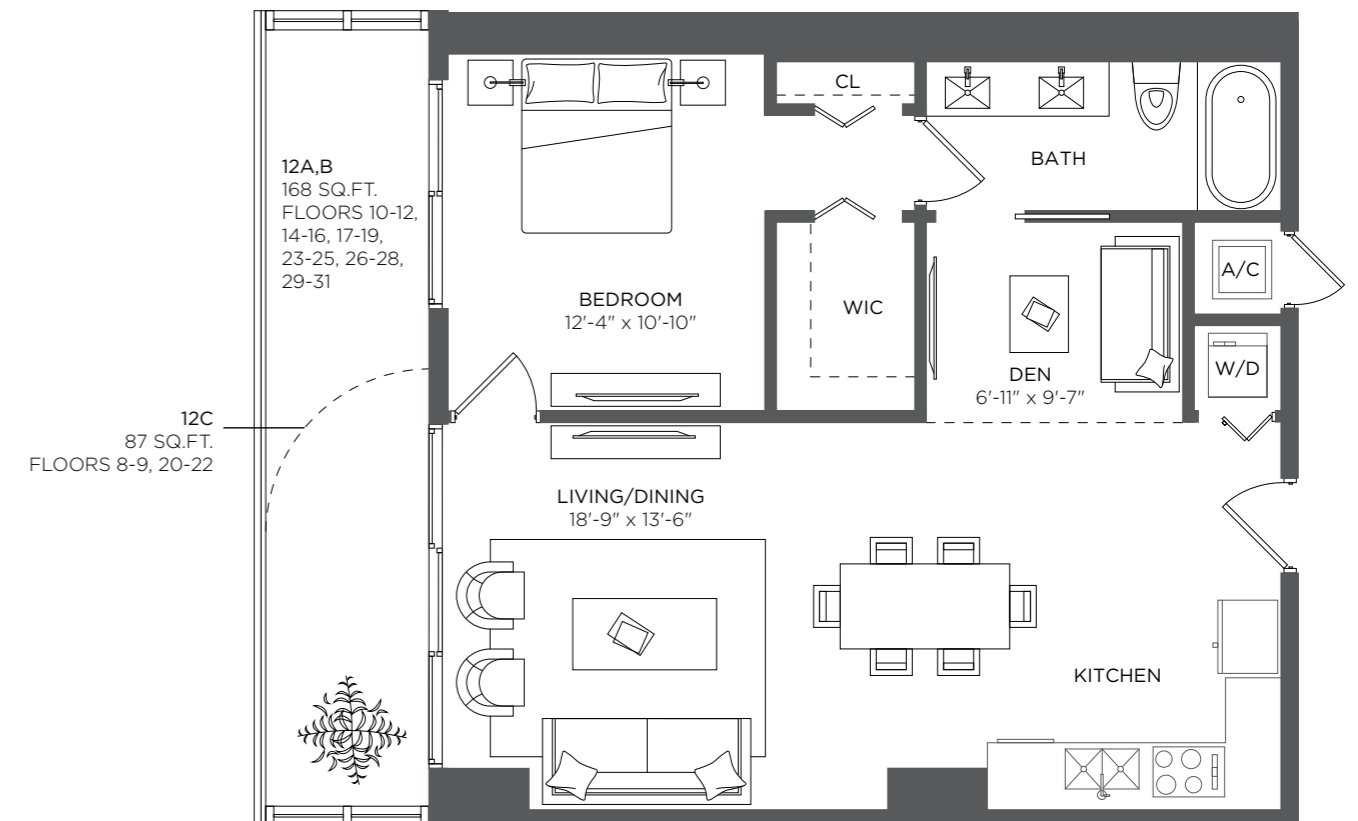
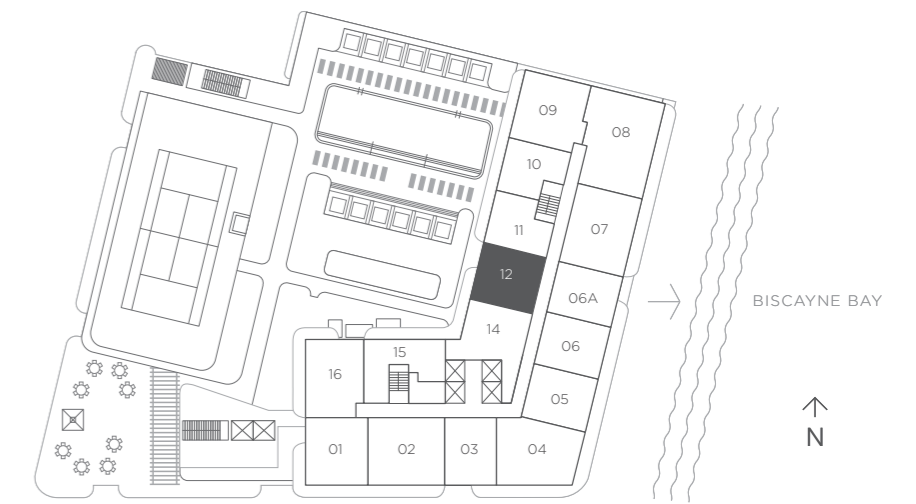
A/C INTERIOR AREA	694 sq ft / 64.47 sq m
TERRACE AREA	149 sq ft / 13.84 sq m
TOTAL RESIDENCE	843 sq ft / 78.31 sq m
FLOORS 8 - 31	



RESIDENCE 12

1 Bedroom 1 Bath + Den

A/C INTERIOR AREA	845 sq ft / 78.50 sq m
TERRACE AREA	168 sq ft / 15.60 sq m
TOTAL RESIDENCE	1,013 sq ft / 94.10 sq m
FLOORS 8 - 31	



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 613 sqft for units 911, 1011, 1111, 1211, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011 and 3111, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 735 sqft for units 812, 912, 1012, 1112, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3012 and 3112, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

RESIDENCE 14

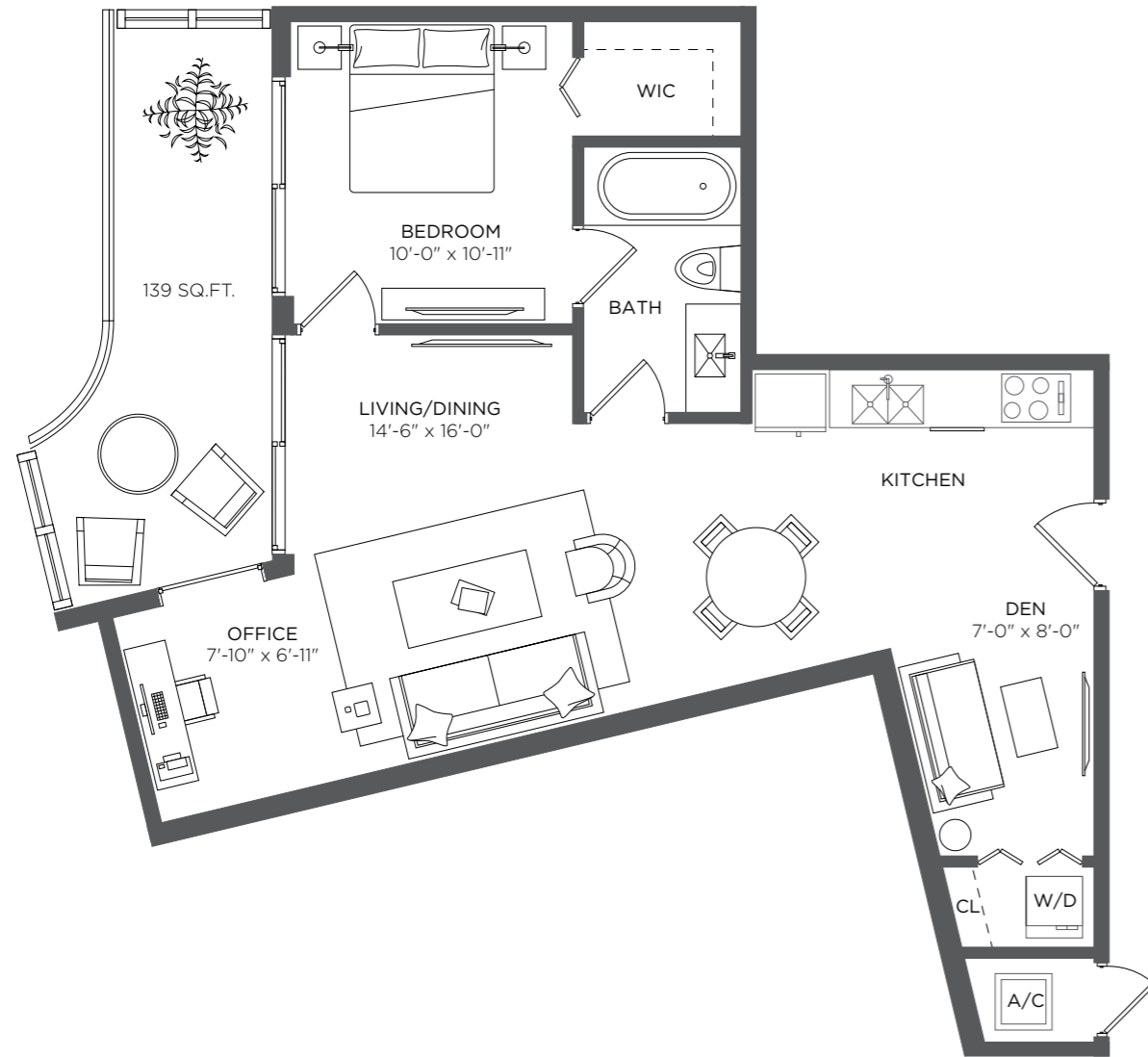
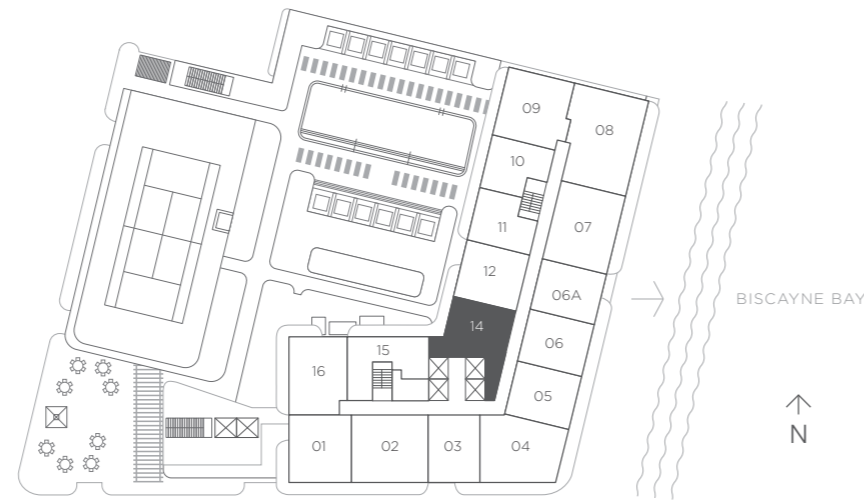
1 Bedroom 1 Bath + Den

A/C INTERIOR AREA 825 sq ft / 85.93 sq m

TERRACE AREA 139 sq ft / 12.91 sq m

TOTAL RESIDENCE 964 sq ft / 98.84 sq m

FLOORS 8 - 31



RESIDENCE 15

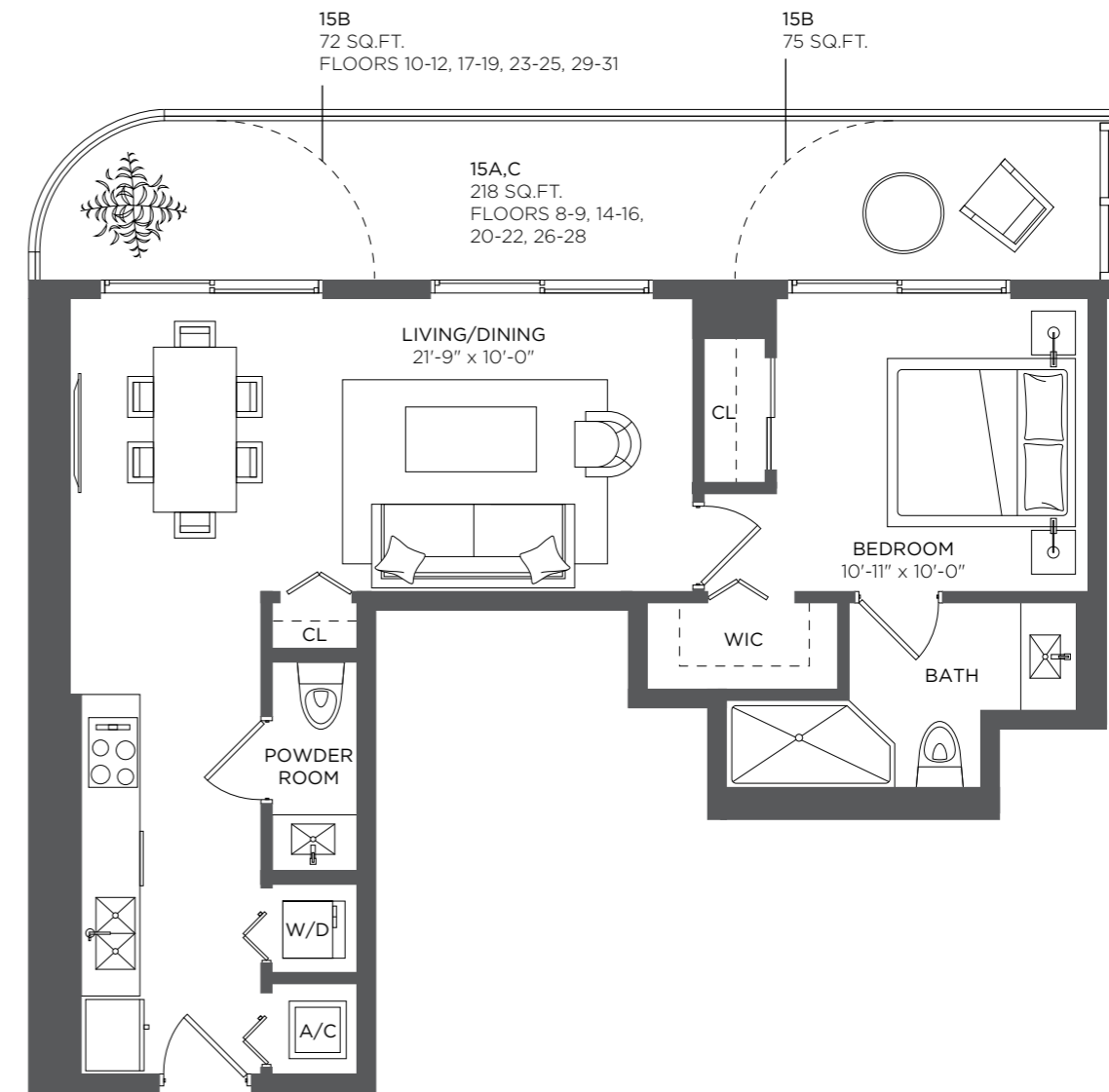
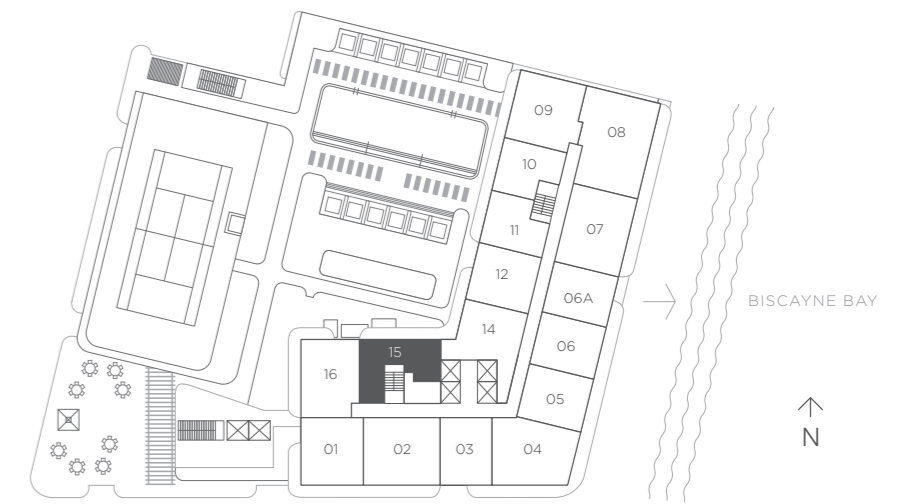
1 Bedroom 1.5 Baths

A/C INTERIOR AREA 779 sq ft / 72.37 sq m

TERRACE AREA 218 sq ft / 20.25 sq m

TOTAL RESIDENCE 997 sq ft / 92.62 sq m

FLOORS 8 - 31



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is 681 sqft for units 814, 914, 1014, 1114, 1214, 1414, 1514, 1614, 1714, 1814, 1914, 2014, 2114, 2214, 2314, 2414, 2514, 2614, 2714, 2814, 2914, 3014 and 3114, which is less than the square footage reflected here. The measurements of room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

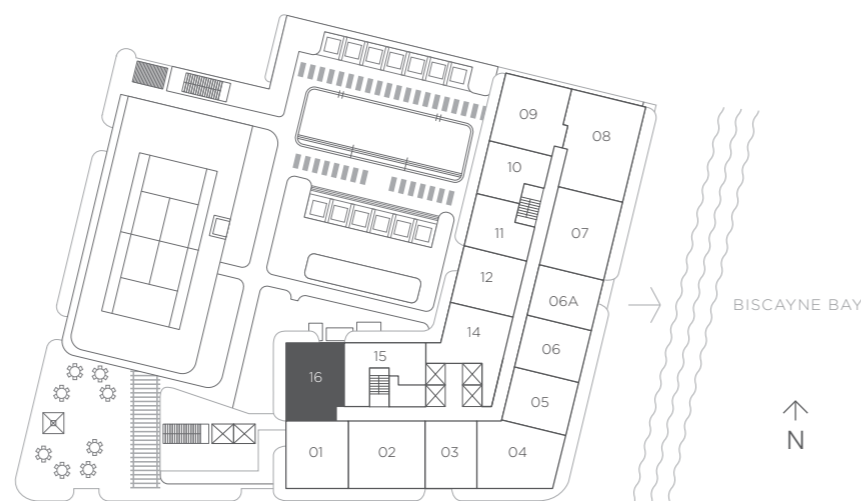
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RESIDENCE 16

2 Bedrooms 2 Baths

A/C INTERIOR AREA	982 sq ft / 91.23 sq m
TERRACE AREA	330 sq ft / 30.65 sq m
TOTAL RESIDENCE	1,322 sq ft / 121.88 sq m

FLOORS 8 - 31



ADDRESS: 3401 NE 1ST AVE. MIAMI, FLORIDA 33137

Sales by Related Realty in collaboration with fortune Development Sales



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

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.

This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency.

This offering is made only by the Prospectus for the condominium development project (hereinafter the "Condominium") and no statement should be relied upon if not made in the Prospectus provided to you by the Developer (as "Developer" is defined herein below).

Any sketches, renderings, photographs depicting lifestyle, unit finishes, design finishes, graphic materials, furnishings, plans, or specifications contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Consult your Purchase Agreement and the Prospectus for the items included with the Unit.

Dimensions and square footage are approximate and may vary depending on how a Unit is measured and with actual construction and the location, layout, and allocation of space of any Unit may vary with actual construction. All depictions of appliances, fixtures, counters, soffits, floor coverings, wall coverings, and all matters of detail, including, without limitation, items of finish and decoration, are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only they should not be relied upon as representations, express or implied, of the final detail of the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary in its sole and absolute discretion or as required by law. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The Condominium is not coastal and not waterfront. There are water views from select Units. Consult the Prospectus for the entire site plan description and the location of the Unit you desire.

The photographs contained in this brochure may be stock photography or may have been taken off-site and are used to depict the spirit of the lifestyle and ambiance to be achieved rather than any lifestyle that may exist or that may be proposed. Models do not reflect racial or gender preferences. The views depicted are intended to evoke the feeling of urban lifestyles and are not intended to depict the actual views from any Unit. All photographs are merely intended as illustrations of the activities and concepts depicted therein and not depictions of the actual Condominium nor actual views nor actual Unit owners and guests.

The Prospectus is not a securities offering. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, any future appreciation in value, investment opportunity potential, any rental income potential, the ability or willingness of Developer or its affiliates to assist Buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit, the economic or tax benefits to be derived from the managerial efforts of you as the owner or of any third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement(s) that may have been made with respect to the investment opportunity potential, or tax benefits of ownership, should not be relied upon in your decision to purchase a Unit.

Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and not controlled by the Developer and some are proposed, but do not yet exist. Information provided herein regarding nearby attractions, shopping venues, restaurants, and activities, whether existing at the time of this publication or proposed, has been obtained from newspaper articles, public records, and other sources of public information and is believed accurate as of the date of this publication. However, there is no guarantee that any, or all, nearby attractions, shopping venues, restaurants, and activities will exist or be fully developed, as depicted, or that there would not be changes and/or substitutions of the same.

This Condominium is being developed by PRH MIDTOWN 3, LLC ("Developer" as this defined term is used above and hereinafter) which has a limited right to use the trade names, logos, images, and trademarks depicted pursuant to License Agreements. The Related Group, Dezer Development, SBE Hotels, LLC, are not the Developer (s).

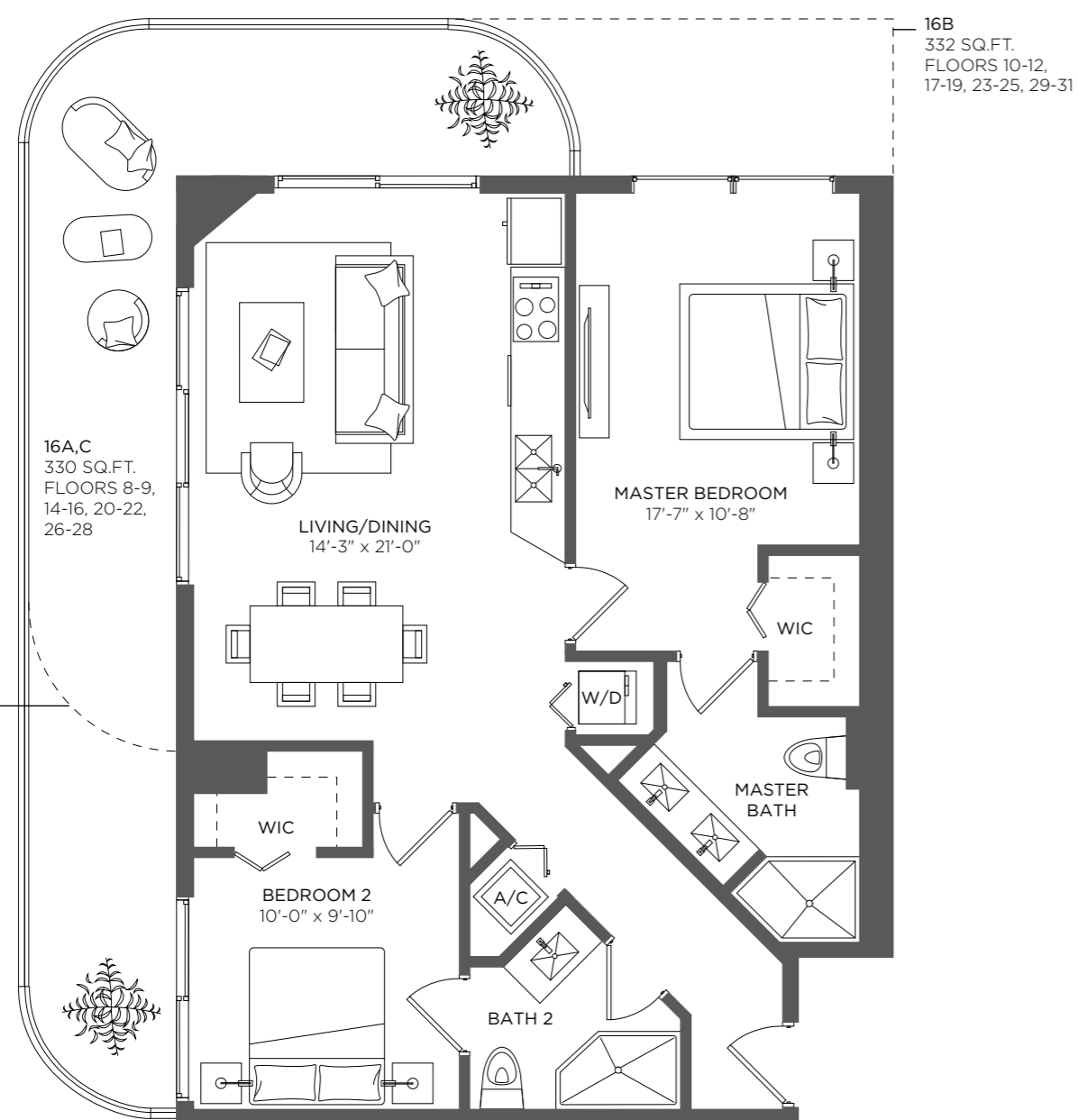
With respect to any and all matters relating to the sales and/or marketing and/or development of the Condominium and/or your purchase of any Unit in the Condominium, any and all statements, disclosures and/or representations shall be deemed made by Developer and not by The Related Group, Dezer Development, or SBE Hotels, LLC, (nor any of their respective affiliates).

The managing entities, hotels, artwork, contributing artists, interior designers, fitness facilities, spas, amenities, restaurants, and services proposed within the Condominium and referred to herein are accurate as of the date of this publication; however, there is no guarantee that all, or any, of these proposed features, managing entities, hotels, artwork, contributing artists, interior designers, fitness facilities, spas, amenities, restaurants, and services will be involved at, or following, the completion of the Condominium. The Developer reserves the right, in the Developer's sole and absolute discretion, to change managing entities, hotels, artwork, contributing artists, interior designers, fitness facilities, spas, amenities, restaurants, or services with any features, amenities, and facilities of comparable quality as the Developer deems necessary or to be in the best interest of the Condominium.

No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the Condominium, and no agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on the Developer. For information concerning the Condominium consult the Prospectus and Property Report.

All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded Units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developer unless otherwise noted. The art depicted or described may be exchanged for comparable art. Art displayed may not be museum quality and some common areas may not have any art displayed. Art may be loaned to, rather than owned by the Association. The pool may be used by resort guests and residence owners. The beach club is available at a fee, is located at SLS Hotel at Miami Beach, and is not private to Condominium owners and their guests. There is one beach club membership per Unit and the right to use the beach club is subject to SLS Hotels' (or their affiliate or successor) maintaining a contractual arrangement with the Association for the use of such privileges by Condominium owners'. Units are assigned to valet parking. The Association will control the cost, use policies, vendor selection, and availability of valet services and the specifications and rules for use of vehicles lifts, if permitted. Consult your Prospectus for full description of the parking services, availability, and structure. Concierge services, sometimes referred to as on demand services, are available at the Unit owner election for a subscription fee paid by the Unit owner. Supervised child care, limousine services, catering, housekeeping, pre-arrival provisioning, and event planning, ticket services, recreational booking, and other services described as available or on demand is available at the user's expense and arranged through the concierge service which concierge is only available to subscribing Unit owners.



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