



NATIVOTM / MIAMI

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AIRBNB

Airbnb exists to create a world where anyone can belong anywhere, providing healthy travel that is local, authentic, diverse, inclusive and sustainable. Airbnb uniquely leverages technology to economically empower millions of people around the world to unlock and monetize their spaces, passions and talents to become hospitality entrepreneurs. Airbnb's accommodation marketplace provides access to 6+ million unique places to stay in nearly 100,000 cities and 191 countries.

NEWGARD

Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 50 years of combined experience in development, design, marketing and construction. Hallmarks of the Newgard approach to forward-thinking development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles and cutting edge amenities. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents and business users.



THE VISION



THE RISE OF DOWNTOWN MIAMI /

- 1. Port Of Miami
- 2. Skyrise Miami
- 3. Bayfront Park & Ampitheatre
- 4. Bayside Marketplace

- 5. Miami Dade College
- 6. VirginTrains USA
- 7. Miami Worldcenter
- 8. American Airlines Arena

- 9. Frost Science Museum
- 10. Museum Park
- 11. Perez Art Museum Miami
- 12. Adrienne Arsht Center

VIEW / WEST





SEE LEGAL DISCLAIMERS ON BACK COVER

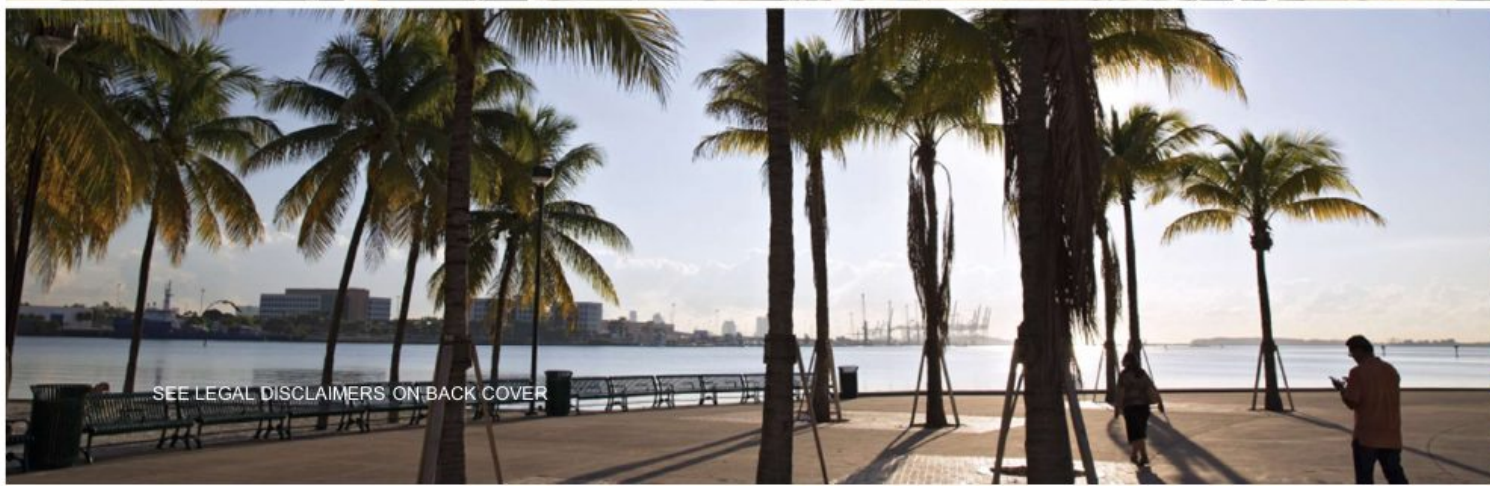


Pérez Art Museum Miami



Miami Museum of Science





SEE LEGAL DISCLAIMERS ON BACK COVER

VIEW / EAST



VIEW / 270 FT



VIEW / 530 FT





BY
RENOWNED
ARCHITECTURE
FIRM,
ARQUITECTONICA



URBAN LUXURY ARCHITECTURAL INSPIRATION

ARQUITECTONICA







URBAN LUXURY
INSPIRED
INTERIORS



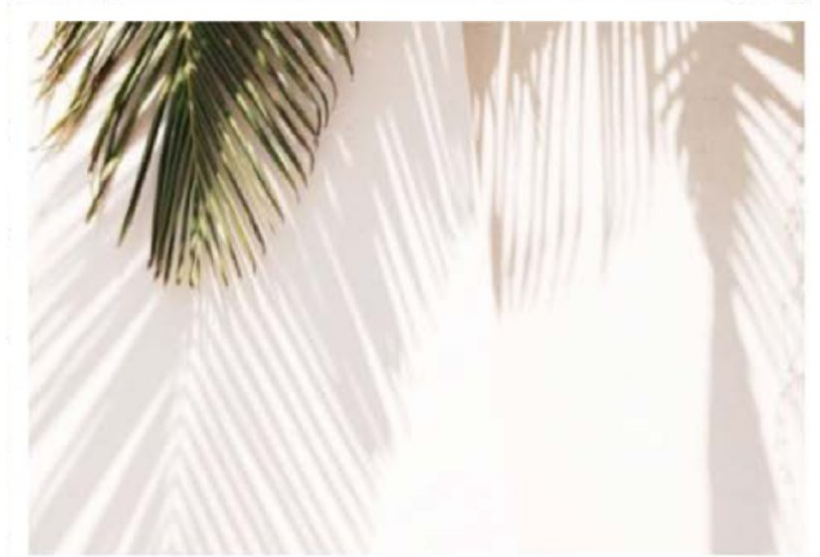
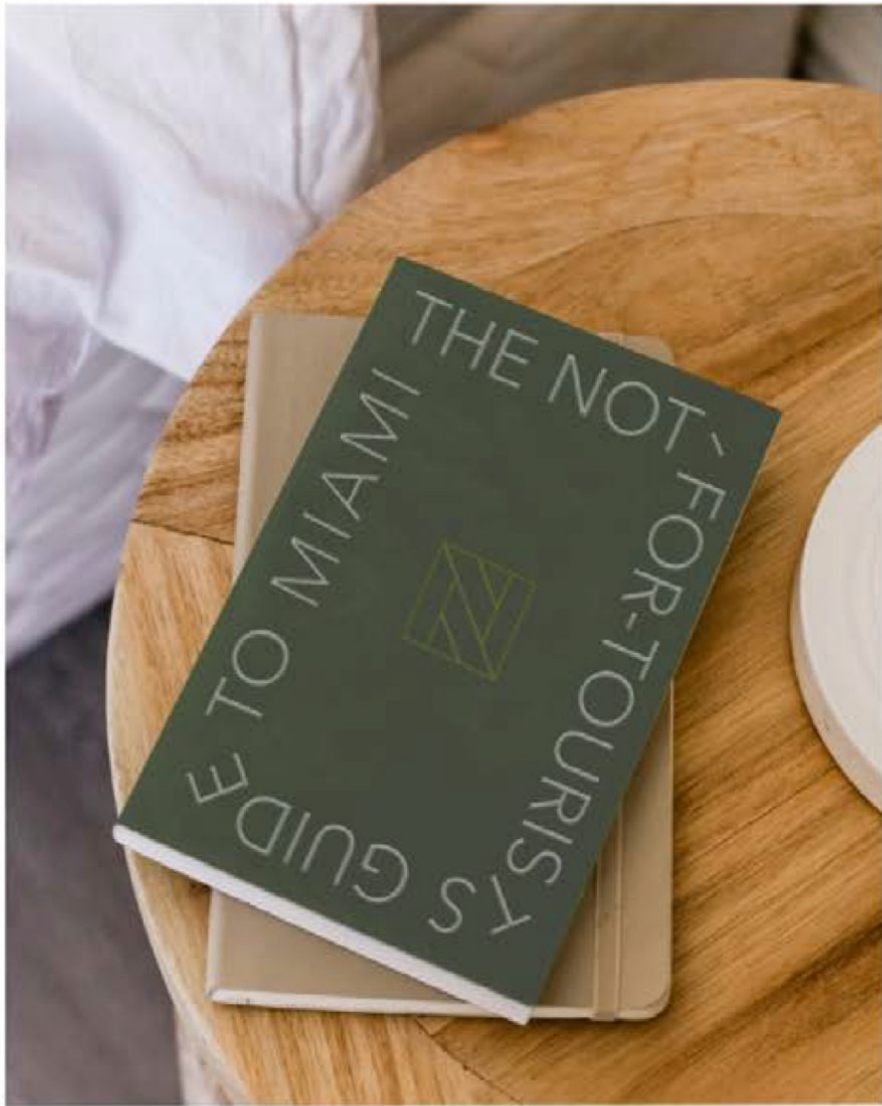
URBAN ROBOT ASSOCIATES











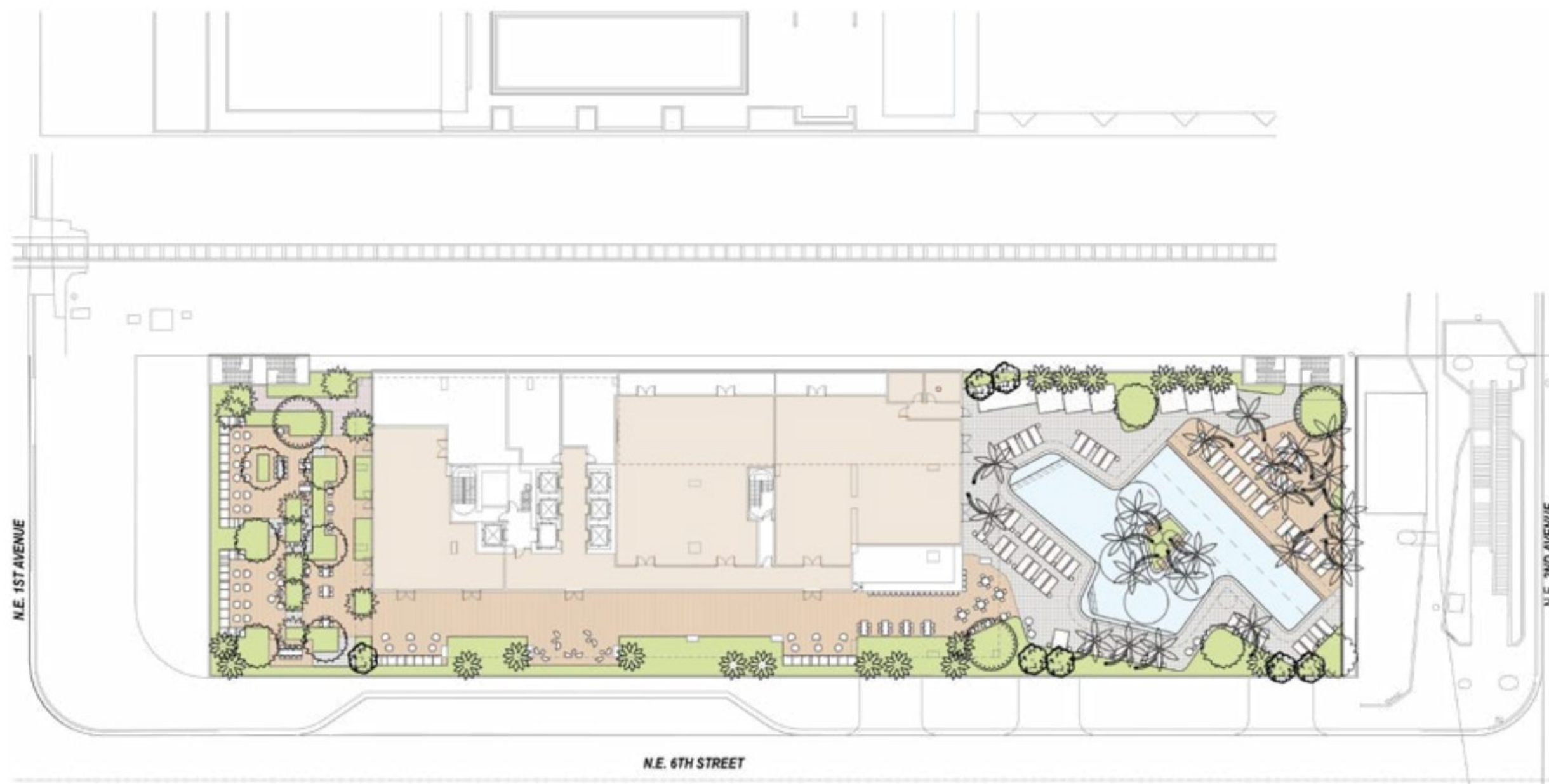


PROPERTY PLAN & OVERVIEW



GROUND FLOOR PLAN

ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN 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 ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN.

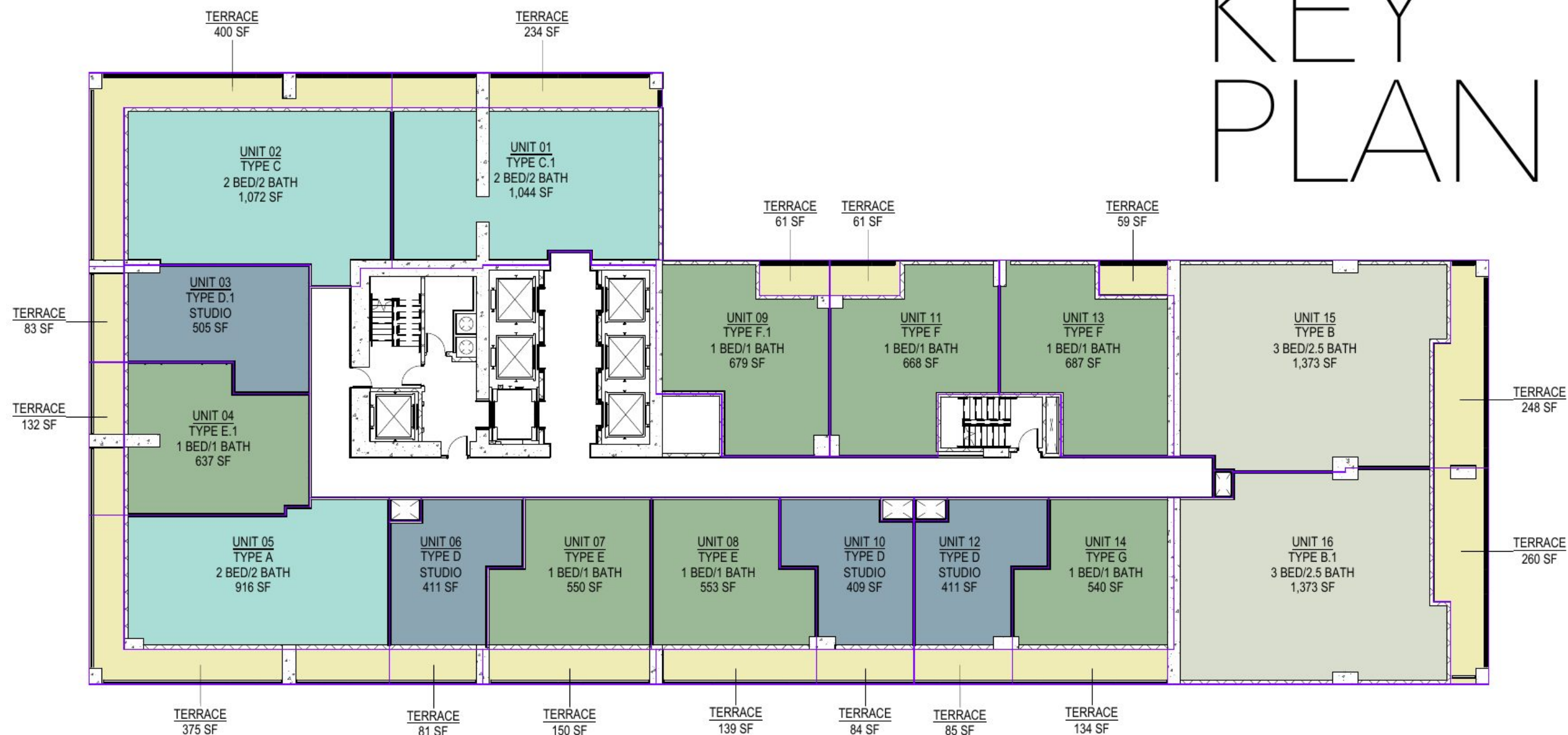


AMENITY DECK FLOOR PLAN

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FLOOR PLANS

KEY PLAN

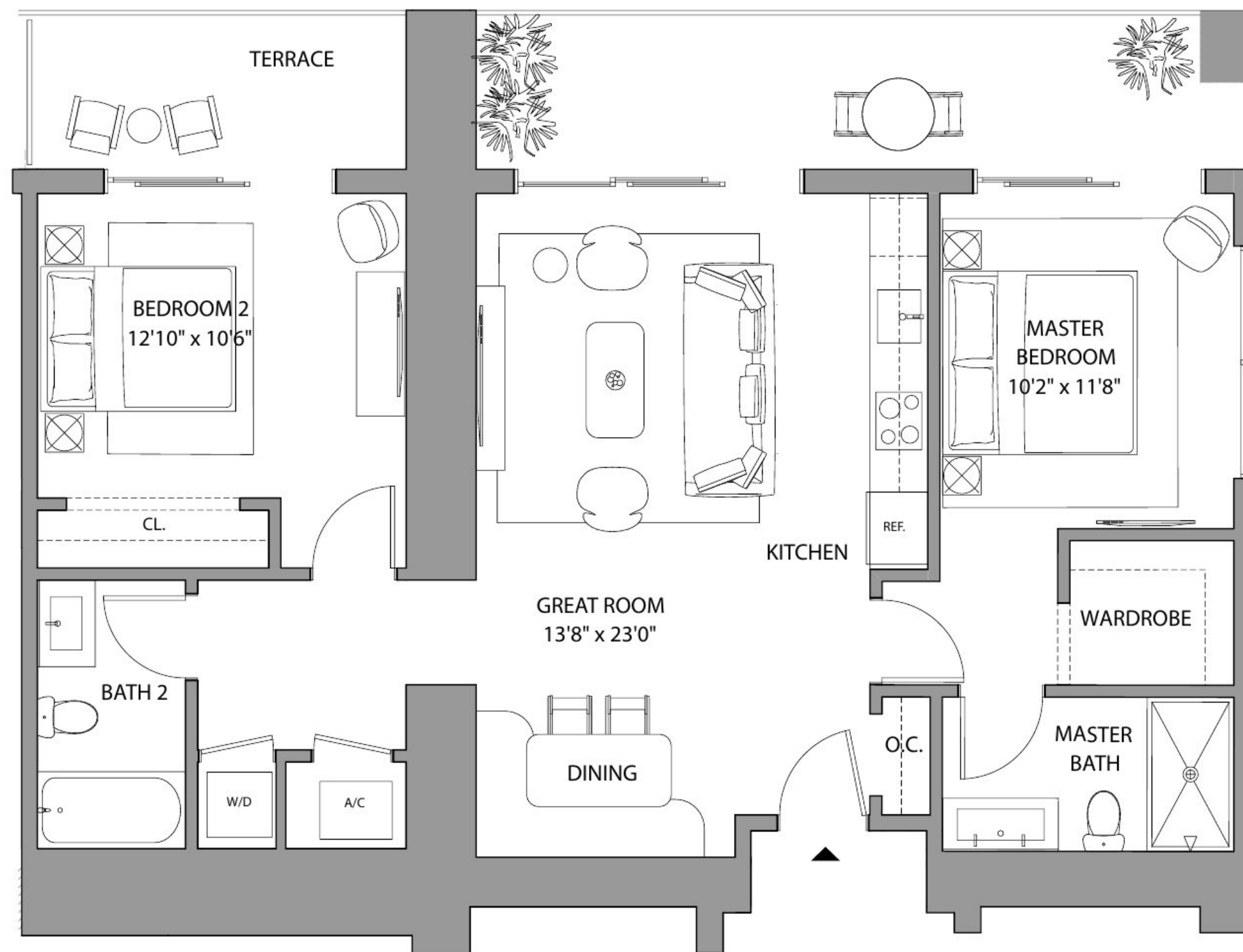


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UNIT C.1
2 BED / 2 BATH
Line 1

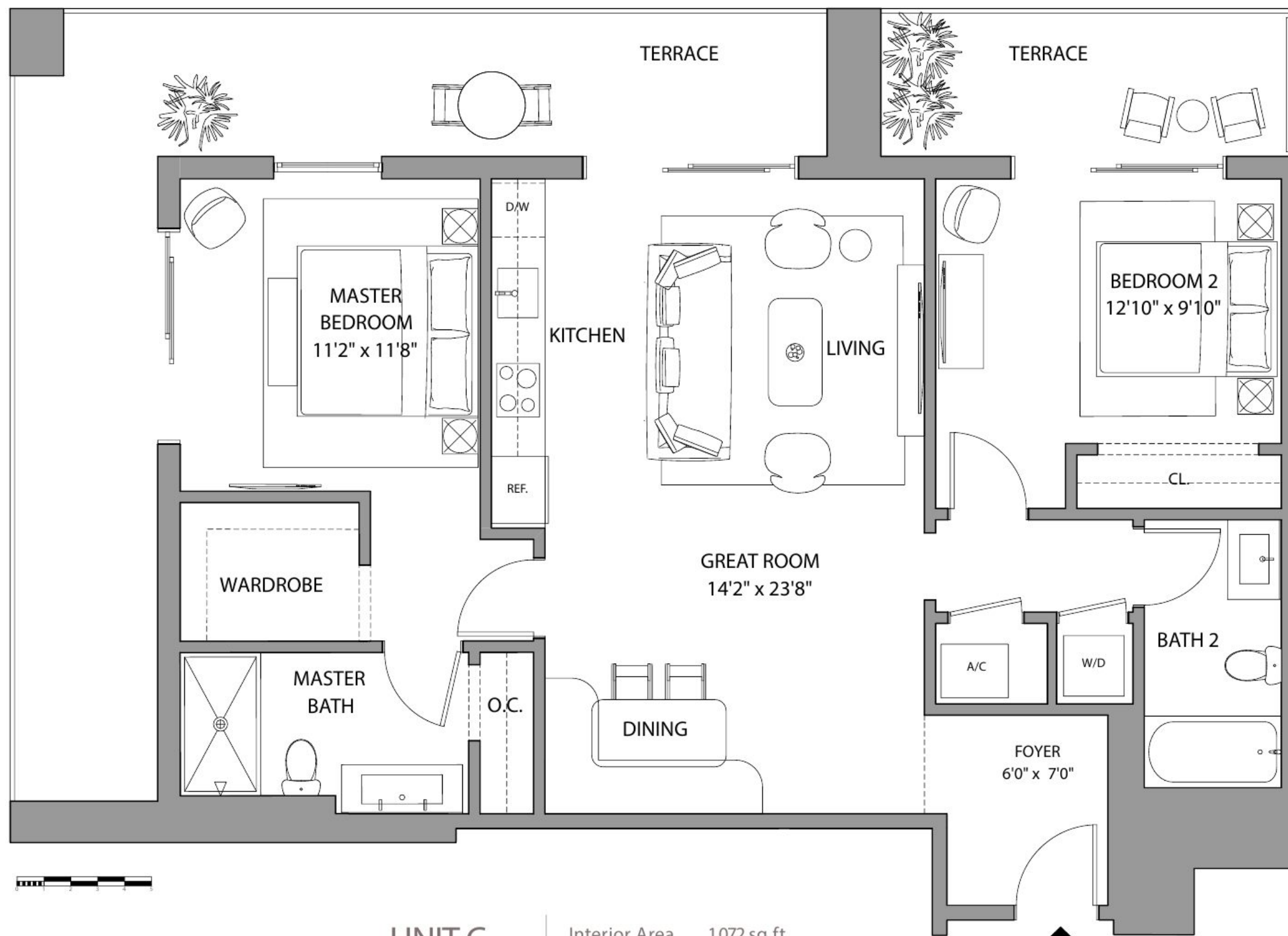
Interior Area	1,044 sq ft
Terrace Area	234 sq ft
TOTAL AREA	1,278 sq ft



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UNIT C
2 BED / 2 BATH
Line 2

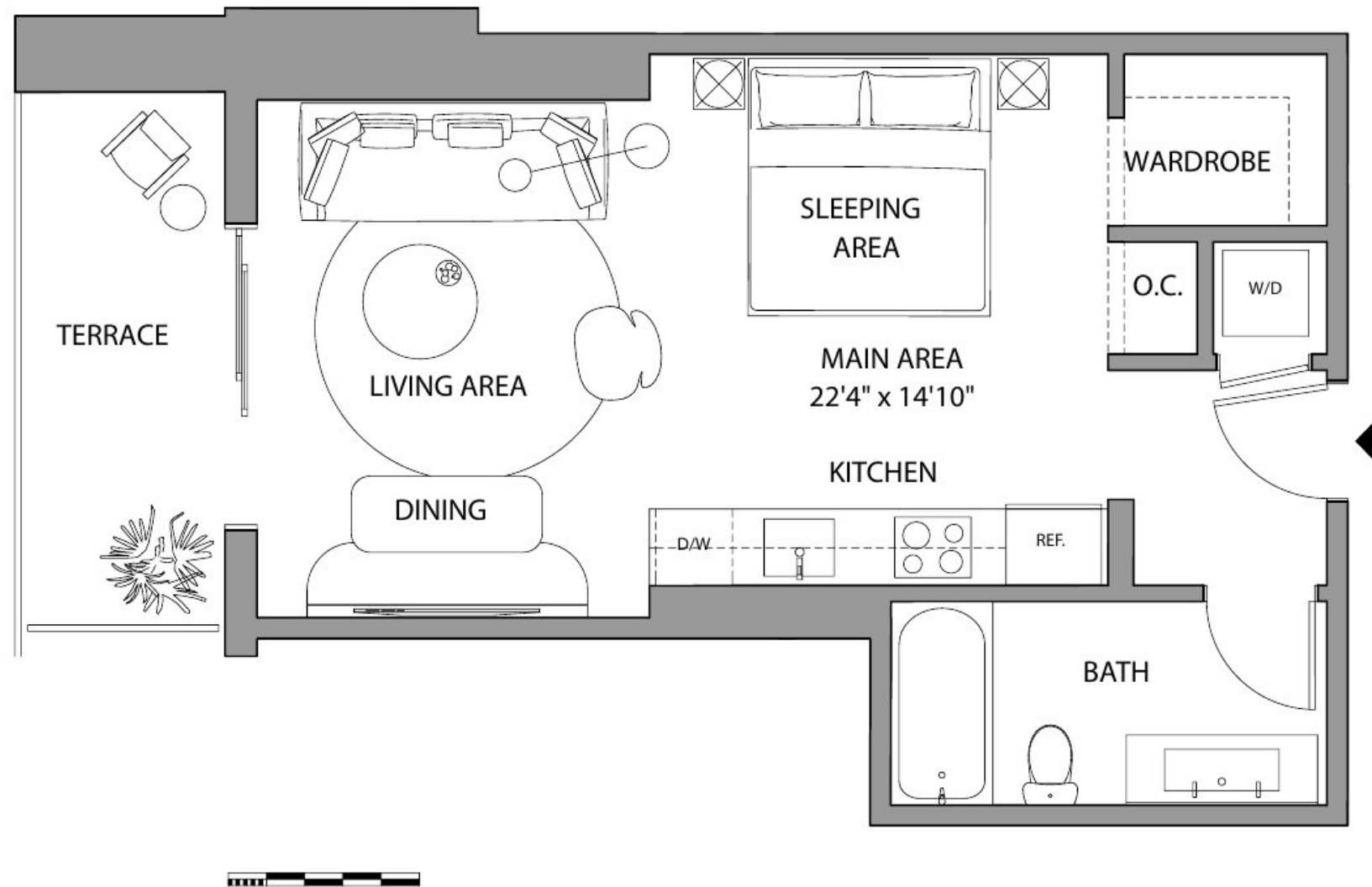
Interior Area	1,072 sq ft
Terrace Area	400 sq ft
TOTAL AREA	1,472 sq ft



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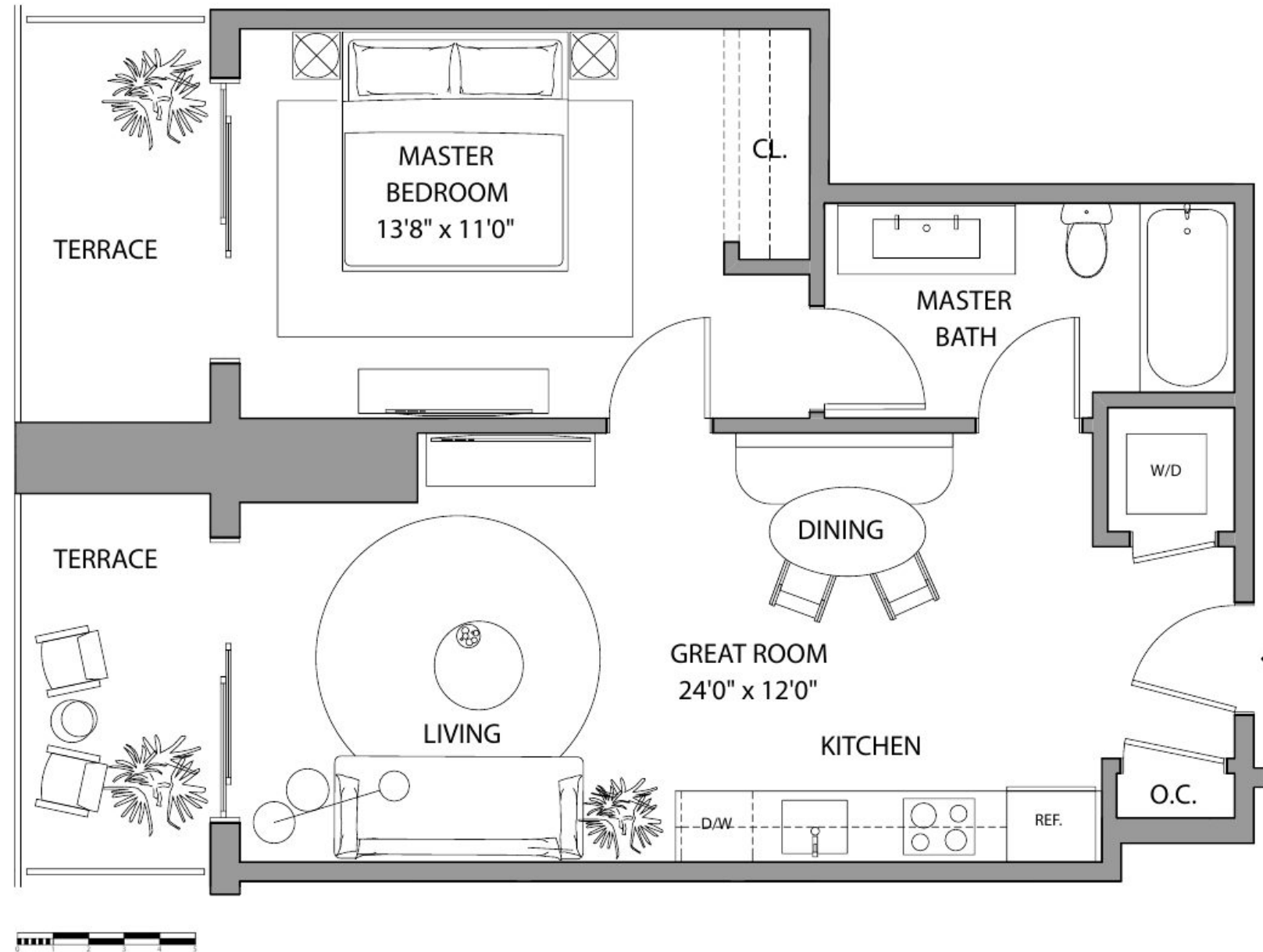


UNIT D.1
STUDIO
Line 3

Interior Area	505 sq ft
Terrace Area	83 sq ft
TOTAL AREA	588 sq ft

VERBAL 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.

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UNIT E.1
1 BED / 1 BATH
Line 4

Interior Area	637 sq ft
Terrace Area	132 sq ft
TOTAL AREA	769 sq ft

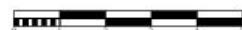
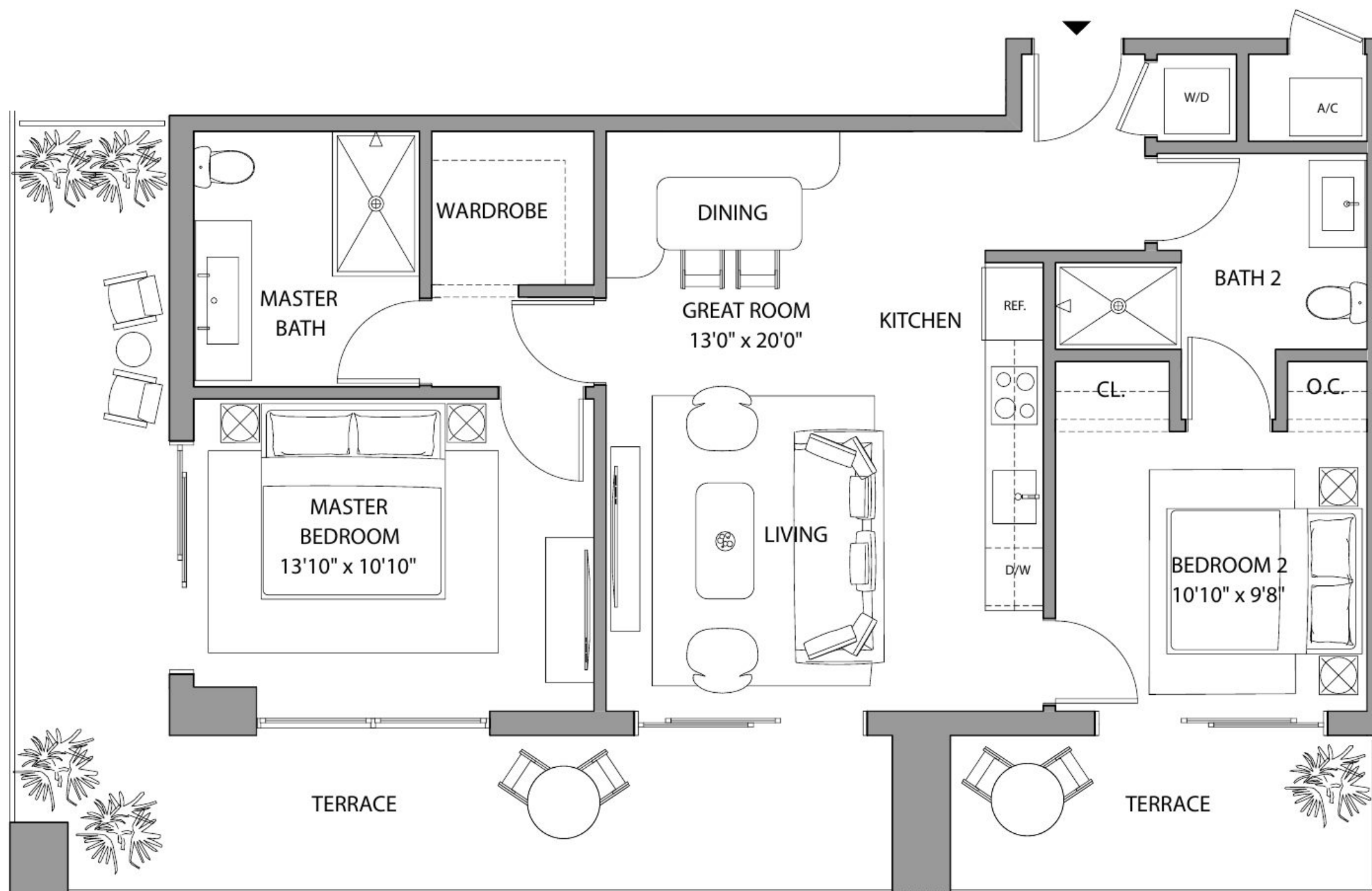


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UNIT A

2 BED / 2 BATH
Line 5

Interior Area	916 sq ft
Terrace Area	375 sq ft
TOTAL AREA	1,291 sq ft



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UNIT D

STUDIO

Line 6 / 10 / 12

Interior Area	411 sq ft
Terrace Area	81 sq ft
TOTAL AREA	492 sq ft

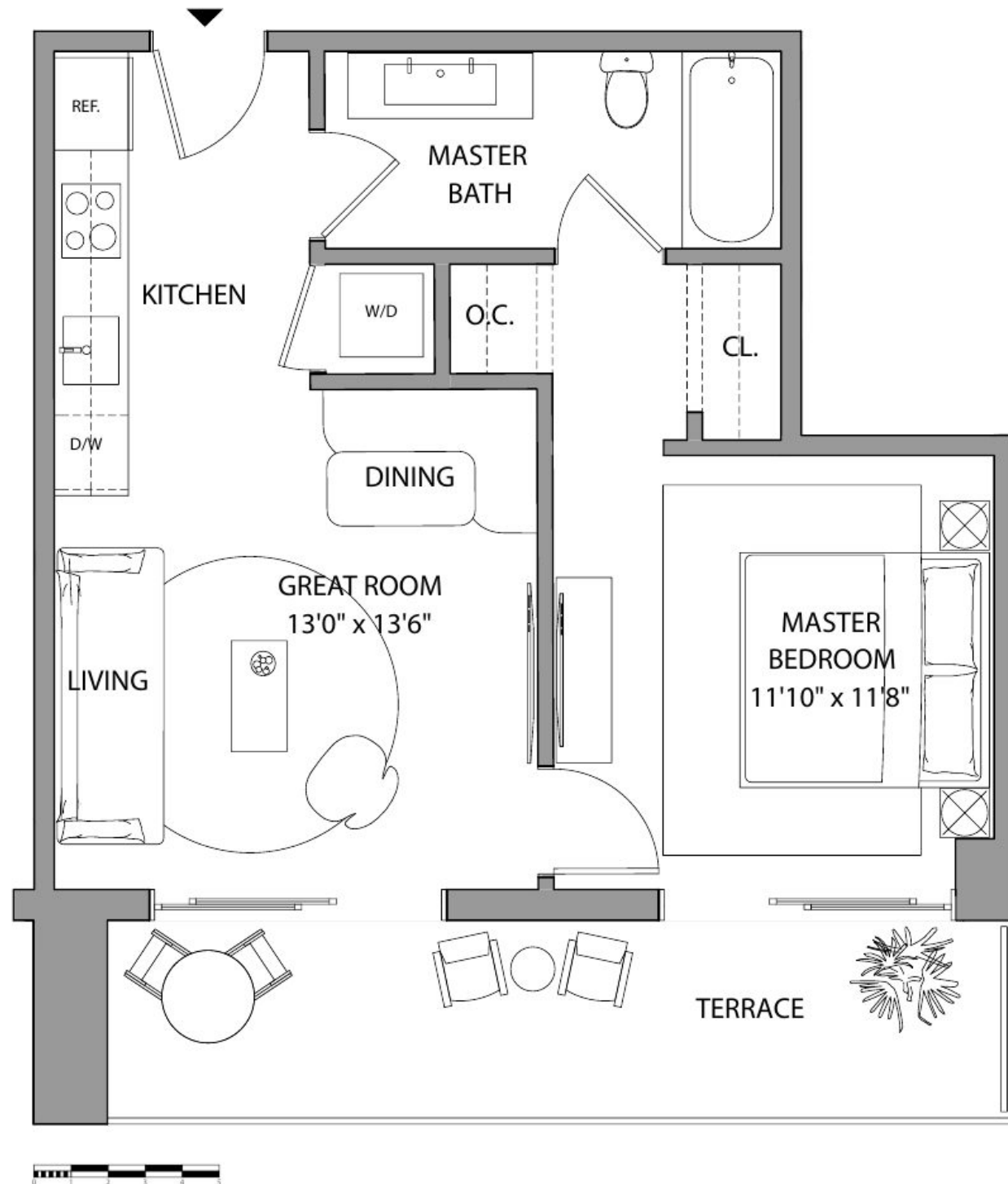


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UNIT E
1 BED / 1 BATH
Line 7 / 8

Interior Area	551 sq ft
Terrace Area	145 sq ft
TOTAL AREA	696 sq ft

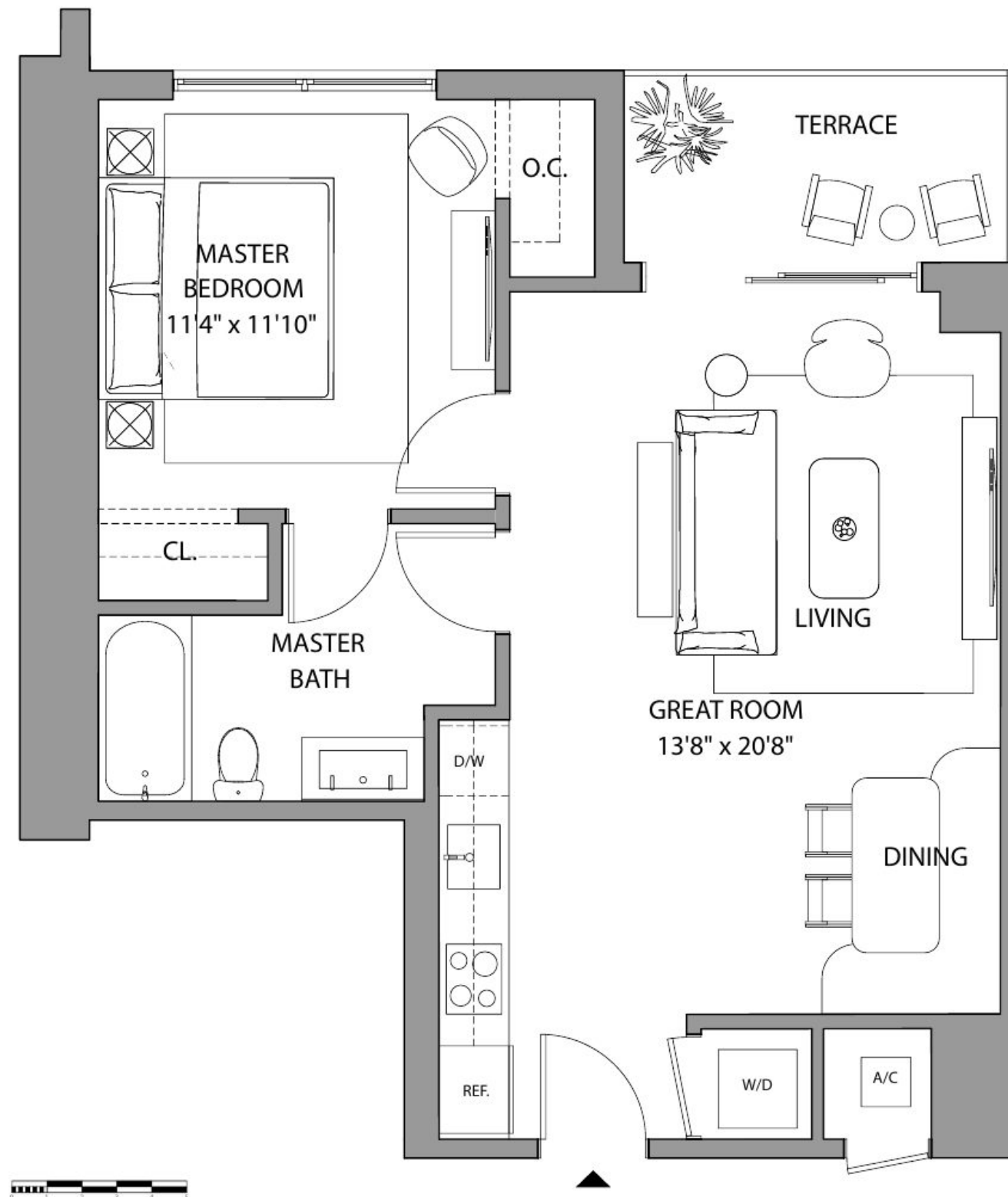


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UNIT F.1
1 BED / 1 BATH
Line 9

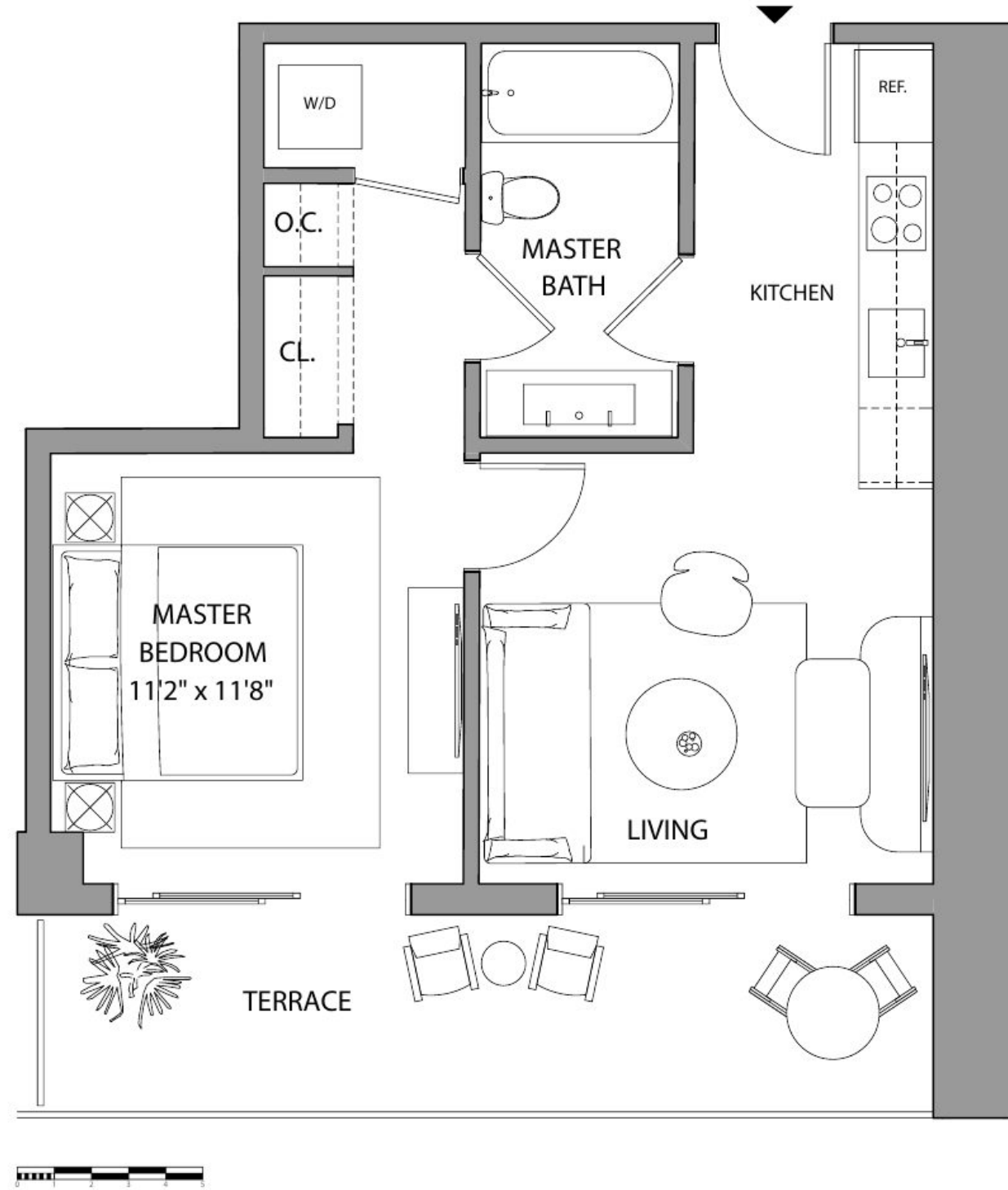
Interior Area	679 sq ft
Terrace Area	61 sq ft
TOTAL AREA	740 sq ft



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UNIT G
1 BED / 1 BATH
Line 14

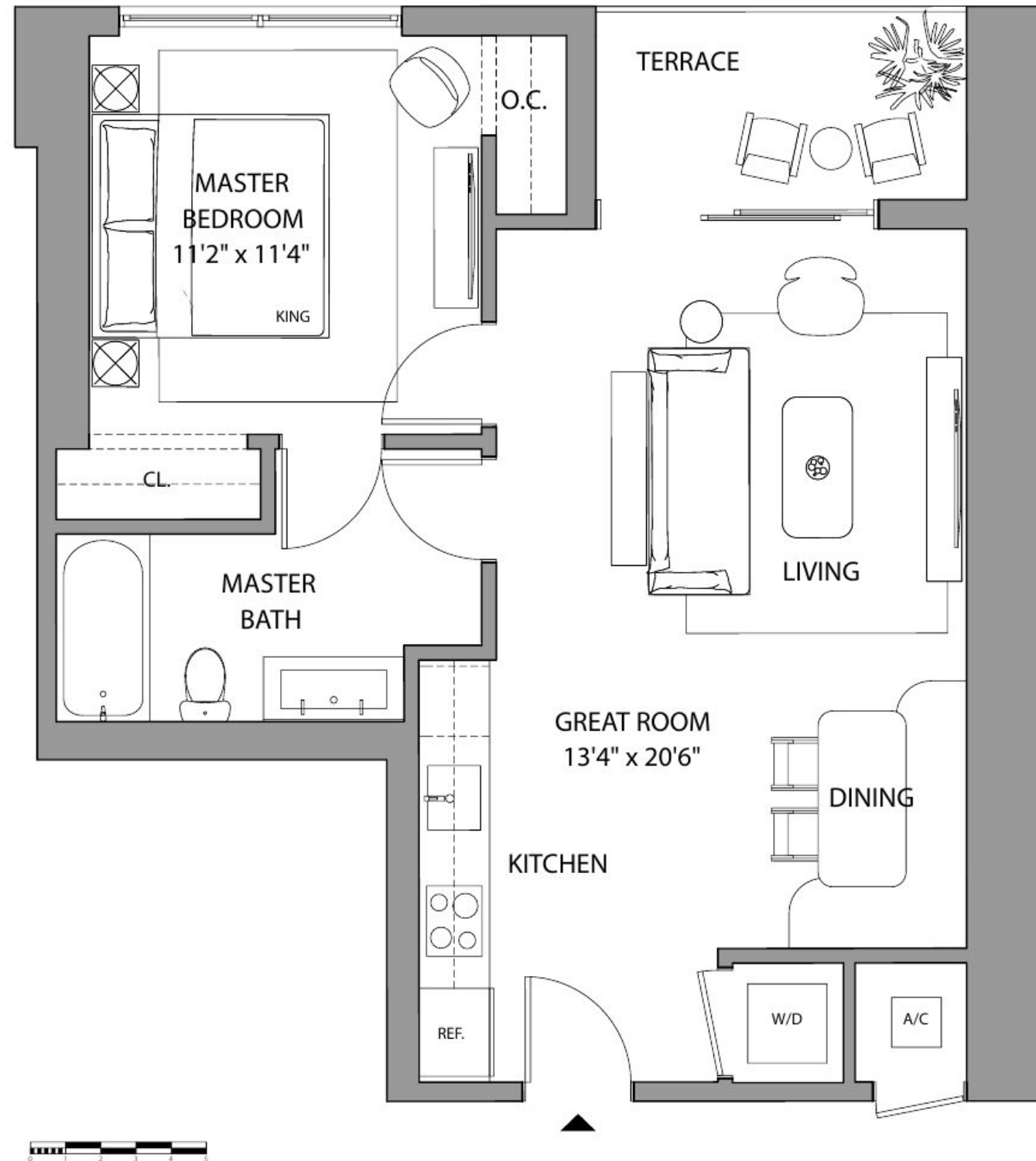
Interior Area	540 sq ft
Terrace Area	134 sq ft
TOTAL AREA	674 sq ft



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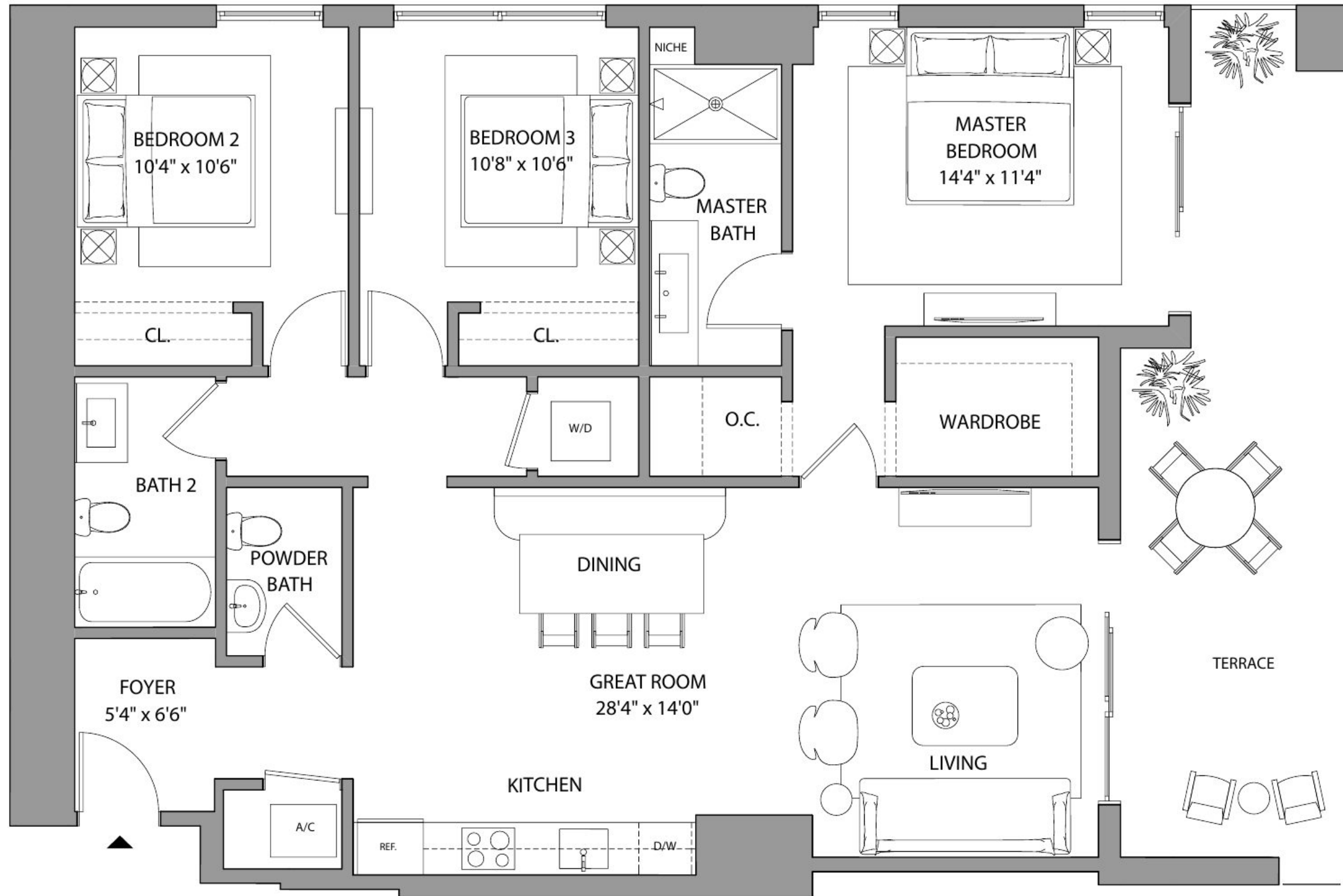
UNIT F
1 BED / 1 BATH
Line 11 / 13

Interior Area	687sq ft
Terrace Area	59 sq ft
TOTAL AREA	746 sq ft



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UNIT B
3 BED / 2.5 BATH
Line 15

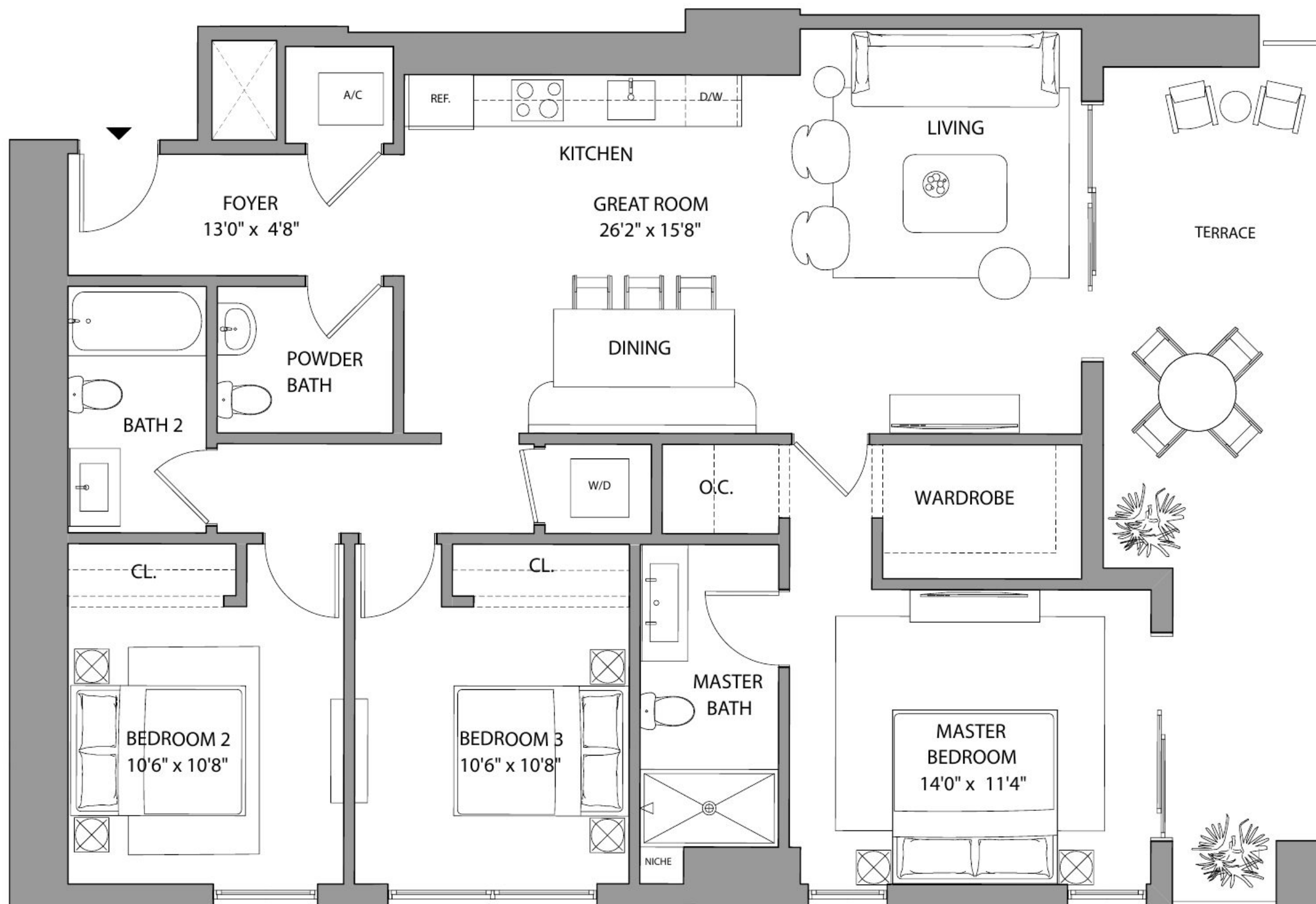
Interior Area	1,373 sq ft
Terrace Area	248 sq ft
TOTAL AREA	1,621 sq ft



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UNIT B.1
3 BED / 2.5 BATH
Line 16

Interior Area	1,373 sq ft
Terrace Area	260 sq ft
TOTAL AREA	1633 sq ft



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BUYER DEPOSIT SCHEDULE

10% DEPOSIT

DUE UPON SIGNING OF THE
RESERVATION AGREEMENT

10% DEPOSIT

DUE UPON SIGNING OF THE
PURCHASE AGREEMENT

20% DEPOSIT

DUE AT
GROUNDBREAKING

10% DEPOSIT

DUE AT TOP OFF

50% BALANCE

AT CLOSING



GREATER MIAMI CONVENTION AND VISITORS BUREAU

MIAMI-DADE OCCUPANCY BY REGION

APRIL

% Change
19 vs 18

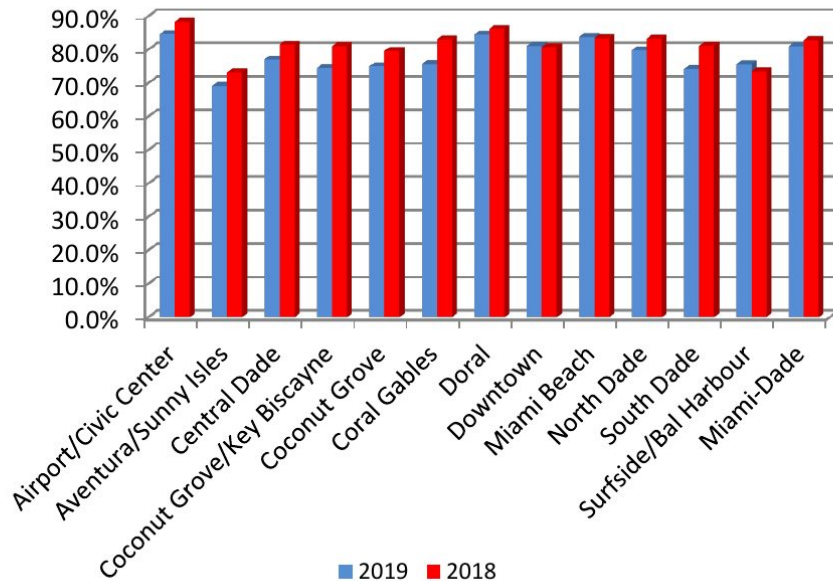
	2019	2018	% Change 19 vs 18
Airport/Civic Center	84.6%	88.3%	-4.2%
Aventura/Sunny Isles	69.1%	73.3%	-5.6%
Central Dade	77.0%	81.5%	-5.5%
Coconut Grove/Key Biscayne	74.5%	81.1%	-8.1%
Coconut Grove	75.0%	79.6%	-5.8%
Coral Gables	75.7%	83.0%	-8.8%
Doral	84.5%	86.2%	-2.0%
Downtown	81.1%	80.7%	0.4%
Miami Beach	83.8%	83.4%	0.4%
North Dade	79.8%	83.3%	-4.2%
South Dade	74.2%	81.1%	-8.5%
Surfside/Bal Harbour	75.6%	73.5%	2.9%
Miami-Dade	81.0%	82.9%	-2.3%

YEAR TO DATE

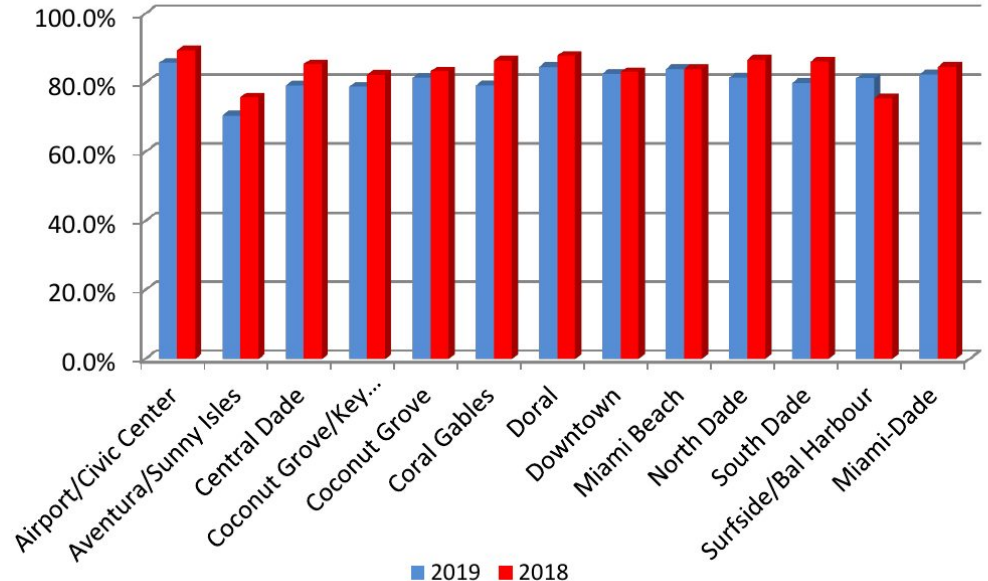
% Change
19 vs 18

	2019	2018	% Change 19 vs 18
Airport/Civic Center	85.7%	89.4%	-4.1%
Aventura/Sunny Isles	70.5%	75.8%	-7.0%
Central Dade	79.2%	85.4%	-7.3%
Coconut Grove/Key Biscayne	78.8%	82.3%	-4.3%
Coconut Grove	81.4%	83.3%	-2.2%
Coral Gables	79.2%	86.4%	-8.3%
Doral	84.6%	87.8%	-3.7%
Downtown	82.6%	83.1%	-0.6%
Miami Beach	84.0%	84.0%	0.0%
North Dade	81.5%	86.7%	-6.0%
South Dade	80.0%	86.1%	-7.2%
Surfside/Bal Harbour	81.3%	75.5%	7.6%
Miami-Dade	82.4%	84.6%	-2.6%

APRIL OCCUPANCY



YEAR TO DATE OCCUPANCY



GREATER MIAMI CONVENTION AND VISITORS BUREAU

MIAMI-DADE ROOM RATE BY REGION

	APRIL			YEAR TO DATE		
	2019	2018	% Change 19 vs 18	2019	2018	% Change 19 vs 18
Airport/Civic Center	\$119.04	\$122.81	-3.1%	\$138.57	\$147.46	-6.0%
Aventura/Sunny Isles	\$228.57	\$202.73	12.7%	\$231.03	\$229.83	0.5%
Central Dade	\$122.75	\$124.13	-1.1%	\$138.12	\$146.15	-5.5%
Coconut Grove/Key Biscayne	\$259.07	\$274.61	-5.7%	\$296.68	\$307.19	-3.4%
Coconut Grove	\$193.52	\$187.16	3.4%	\$225.86	\$226.97	-0.5%
Coral Gables	\$164.78	\$170.76	-3.5%	\$195.46	\$198.24	-1.4%
Doral	\$142.22	\$142.32	-0.1%	\$158.52	\$166.54	-4.8%
Downtown	\$211.83	\$211.58	0.1%	\$252.77	\$252.45	0.1%
Miami Beach	\$312.52	\$294.11	6.3%	\$330.79	\$325.90	1.5%
North Dade	\$125.94	\$122.68	2.7%	\$141.88	\$144.53	-1.8%
South Dade	\$100.56	\$91.79	9.5%	\$113.47	\$115.51	-1.8%
Surfside/Bal Harbour	\$477.69	\$457.09	4.5%	\$520.36	\$519.81	0.1%
Miami-Dade	\$220.90	\$213.48	3.5%	\$242.63	\$242.92	-0.1%

