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domus[®]

BRICKELL PARK

12 Stories | 171 Units | Est 2025/6

1611 SW 2nd Avenue
Miami, FL 33129

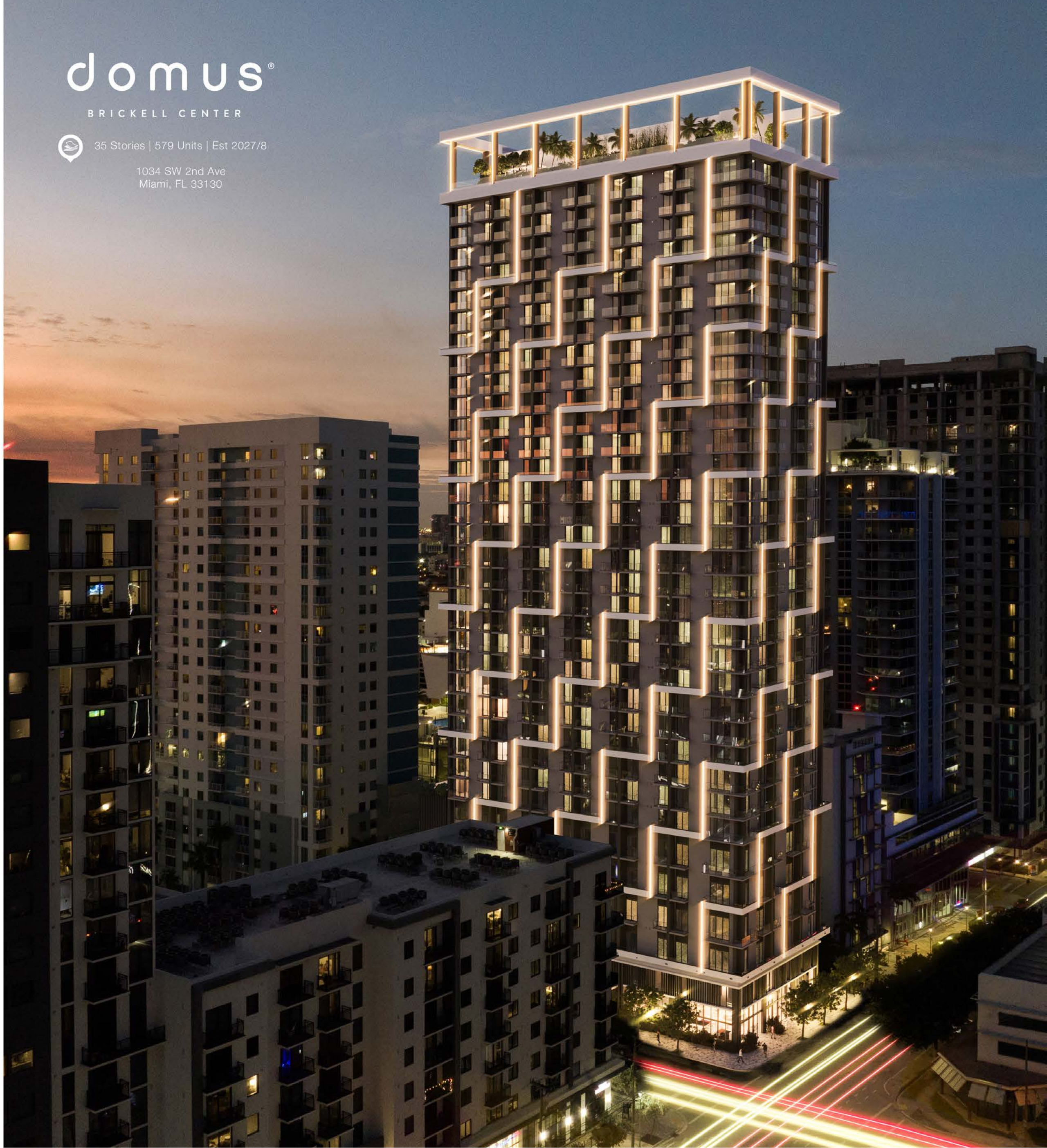


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BRICKELL CENTER

35 Stories | 579 Units | Est 2027/8

1034 SW 2nd Ave
Miami, FL 33130





TWO LEADERS,
ONE HUGE ADVANTAGE
FOR DOMUS

COMBINED SALES
USD 4 BILLION

OAKCAPITAL



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH
LE SERENO HOTEL IN ST. BARTH
OVER 10 ACCOR HOTELS IN RIO DE JANEIRO

52

Combined years of experience in
USA, Brazil, and Perú

33

Combined projects
Under development / Construction

 **EDIFICA**



STUDIO4, PERU

108

Combined projects in
the USA, Brazil, and Perú

75

Combined projects delivered

domus[®]

BRICKELL PARK

ZYSCOVICH

Zyscovich is a full-service architecture, interior design, and planning firm with six offices in Florida—Jacksonville, Orlando, Winter Park, Tampa, West Palm Beach, and Miami—as well as in New York City and Boston. Founded in 1977, their interdisciplinary practice is involved in rigorous design and research that yields innovative, healthy, resilient, and sustainable places to live, learn, work, and play.

domus[®]

BRICKELL CENTER

MC+G ARCHITECTURE

Studio MC+G Architecture specializes in Hospitality and Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing. Before establishing her own firm, Jennifer was the Director of Design at Kobi Karp where she managed more than 500 projects in the 18 years with the company. Current projects include the restoration of the Delano Hotel in Miami Beach, as well as the Thompson Hotel and Wynwood Works in Miami's arts district. Her attention to detail and her ability to maintain repeat clients has made her a sought after Architectural talent in South Florida.



DESIGN DISTRICT FLAGSHIP - MIAMI, FL

URBAN ROBOT ASSOCIATES

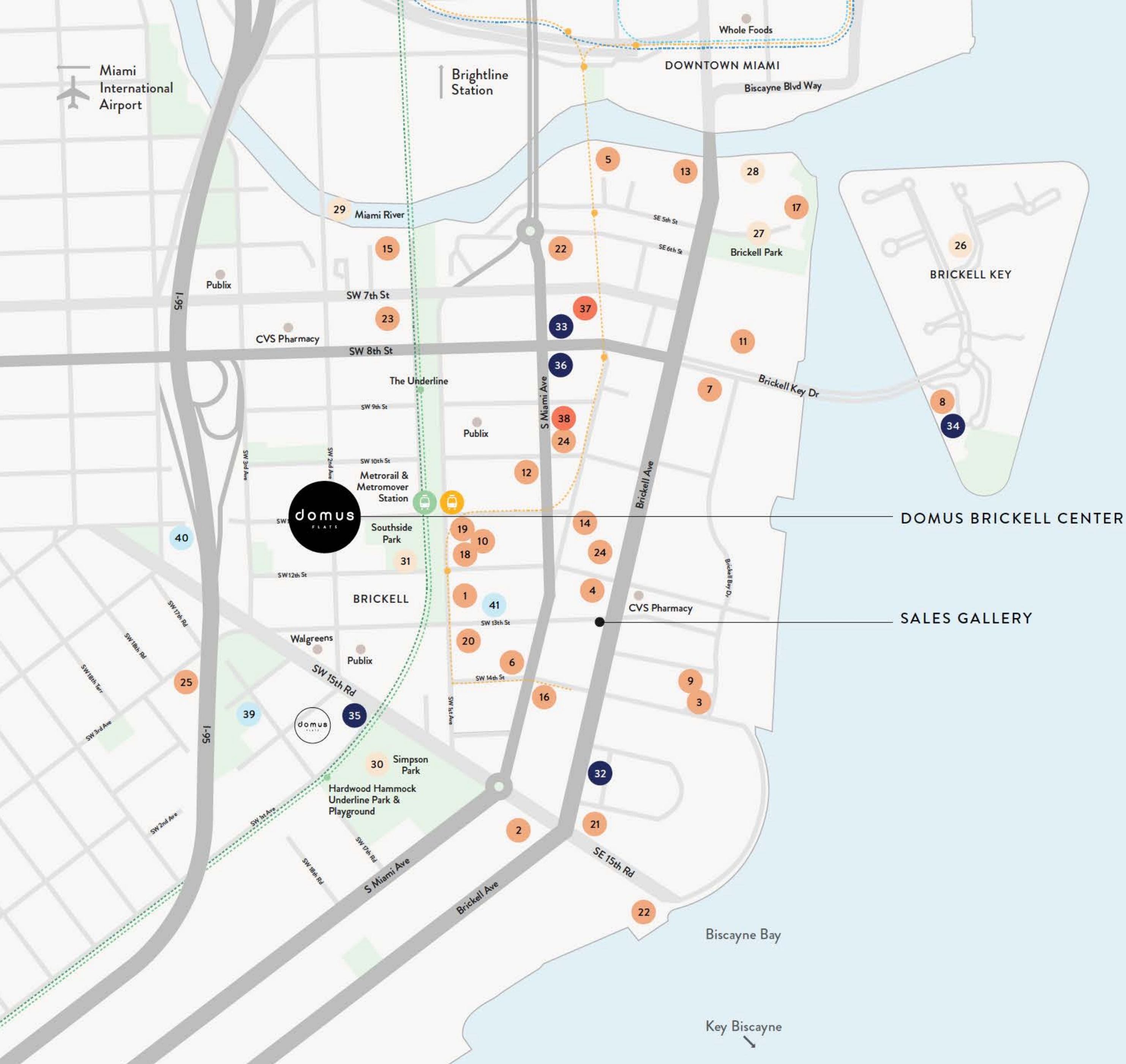
Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.



CERVERA REAL ESTATE

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

LOCATION & OTHERS



Acces to the Best *of* Brickell Center

KEY LOCAL POINTS OF INTEREST

- FINE DINING**

 - 1. Cipriani
 - 2. Chateau ZZ's
 - 3. Delilah
 - 4. Dirty French Steakhouse
 - 5. Elcielo Miami
 - 6. Fi'lia
 - 7. Komodo
 - 8. La Mar by Gastón Acurio
 - 9. LPM Restaurant & Bar
 - 10. Marion
 - 11. Osaka Miami
 - 12. Sexy Fish Miami
 - 13. The Capital Grille
- RESTAURANTS & CAFÉS**

 - 14. Akashi
 - 15. American Social
 - 16. Barsecco
 - 17. Cantina La Veinte
 - 18. Coyo Taco
 - 19. El Tucán
 - 20. Gyu-Kaku Japanese BBQ
 - 21. Joe & The Juice
 - 22. Obba Sushi
 - 23. Rosa Sky
 - 24. Starbucks
 - 25. Tutto Pasta
- SALES GALLERY**

1200 Brickell Avenue
- LANDMARKS**

 - 26. Brickell Key
 - 27. Brickell Park
 - 28. Miami Circle National Historic Landmark
 - 29. Miami River
 - 30. Simpson Park
 - 31. Southside Park
- HOTELS**

 - 32. Four Seasons Miami
 - 33. EAST Hotel Brickell
 - 34. Mandarin Oriental Miami
 - 35. Novotel Miami Brickell
 - 36. SLS Brickell
- SHOPPING**

 - 37. Brickell City Centre
 - 38. Mary Brickell Village
- SCHOOLS**

 - 39. MATER Brickell Academy
 - 40. KLA Academy
 - 41. Southside Preparatory Academy
- ESSENTIALS**

 - Publix
 - Walgreens
 - CVS Pharmacy
 - Whole Foods
- TRANSPORTATION**

 - Metrorail Brickell Station
 - The Underline
 - Metromover



Brickell Key (8 min.)
Miami Beach (25 min.)

Key Biscayne (16 min.)
Downtown Miami (12 min.)

Edgewater (17 min.)
Wynwood (16 min.)

MIAMI & BRICKELL





Brickell City Centre

Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre and luxury boutiques.

Mary Brickell Village

A highly popular destination and landmark location set on 5.2 acres in the heart of Brickell—epicenter of Miami’s most revered shops, cuisine, luxury residences, 5-star hotels, refined office spaces, and more—all just a few blocks from Biscayne Bay, filled with essentials, indulgences and everything in between.



The Home of the Big Five:

Major League Soccer (MLS)

Major League Baseball (MLB)

National Football League (NFL)

Major Hockey League (NHL)

National Basketball Association (NBA)





LOCATION — LIFE IN BRICKELL

A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.

The Underline

The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination.





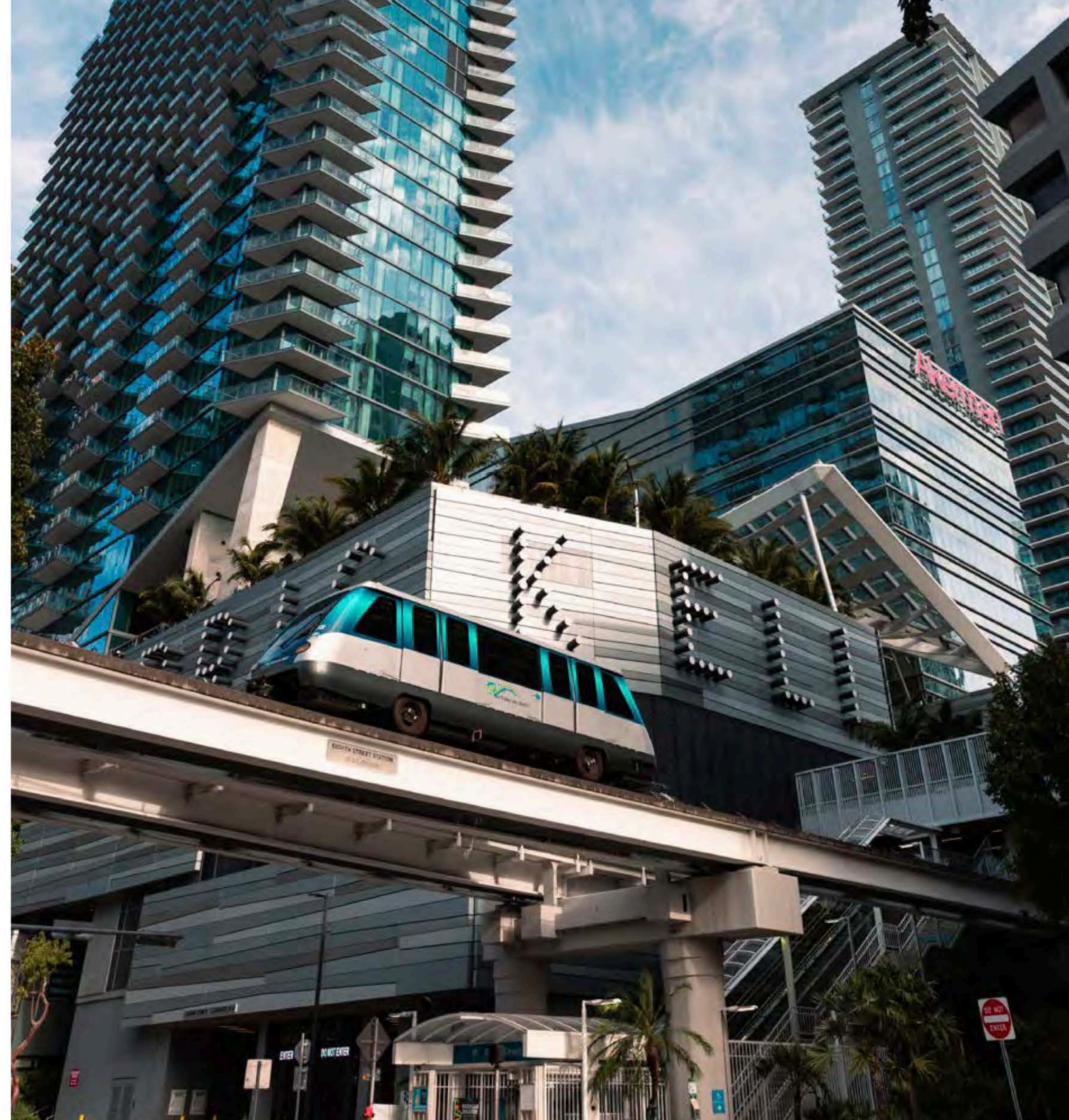
Southside Park

SOUTHSIDE PARK IS ADDING 2+ACRES OF PARK SPACE TO AREA | SOUTHSIDE PARK ESTÁ AGREGANDO MÁS DE 2 ACRES DE ZONAS VERDES

The Metromover & Metrorail

A block away from Domus Brickell Center, both the Metromover and Metrorail offer easy, convenient access to the city of Miami and beyond—a fast and efficient way to get around town.

DOMUS FLATS — BRICKELL CENTER



AREA SUPPORTED BY TRANSPORTATION SYSTEM | AREA CUENTA CON UN SISTEMA DE TRANSPORTE

The Brightline

Convenience at your doorstep.
Take a brisk 1-block walk to the metromover station, which has a free direct route to the Brightline station, only minutes away.

Sit back and relax (or work) while enjoying easy access to the following destinations:

Aventura
|
Fort Lauderdale
|
Boca Raton
|
West Palm Beach
|
Orlando (Disney World Resort)

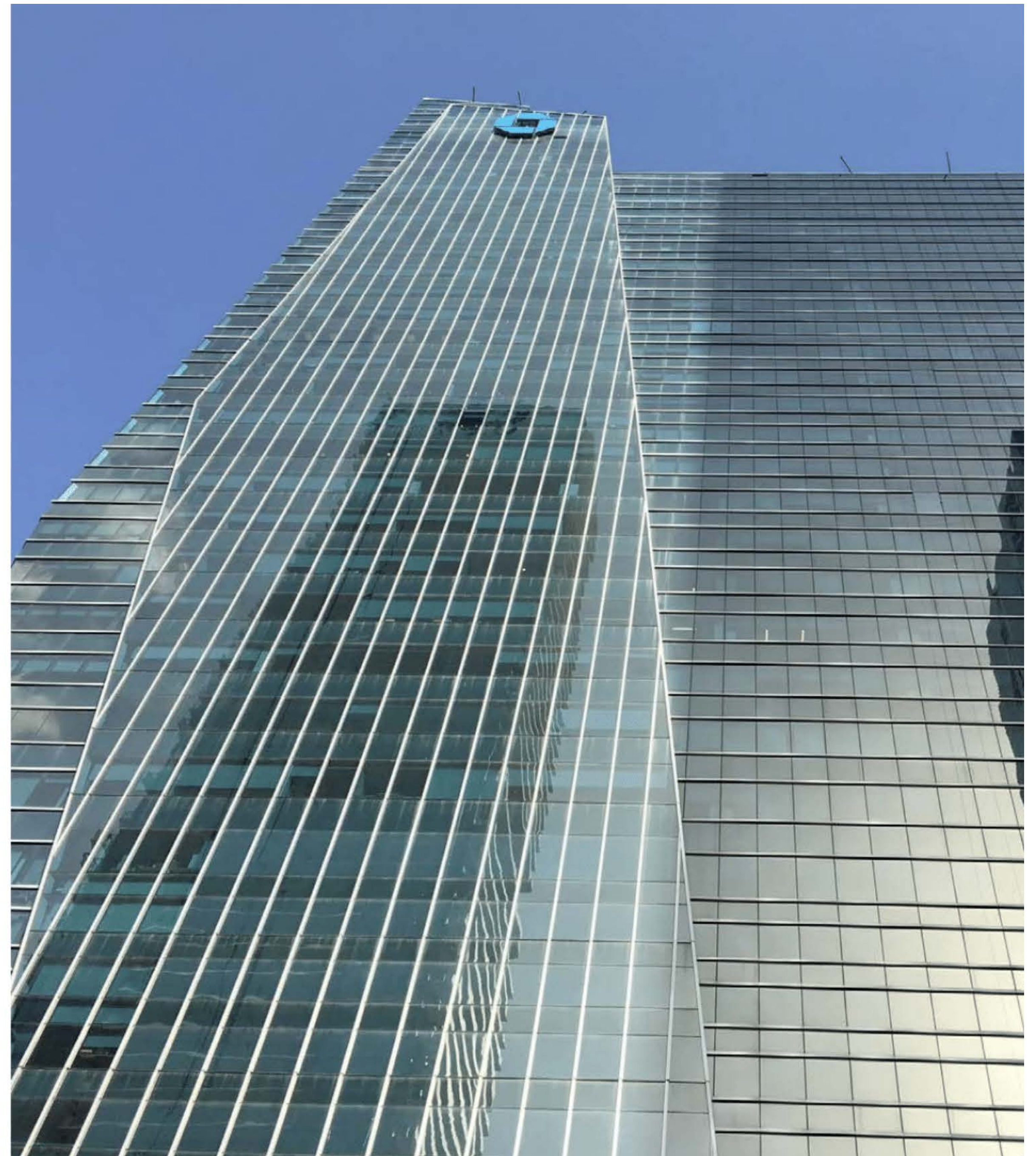
BANKING CENTER IN THE U.S.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

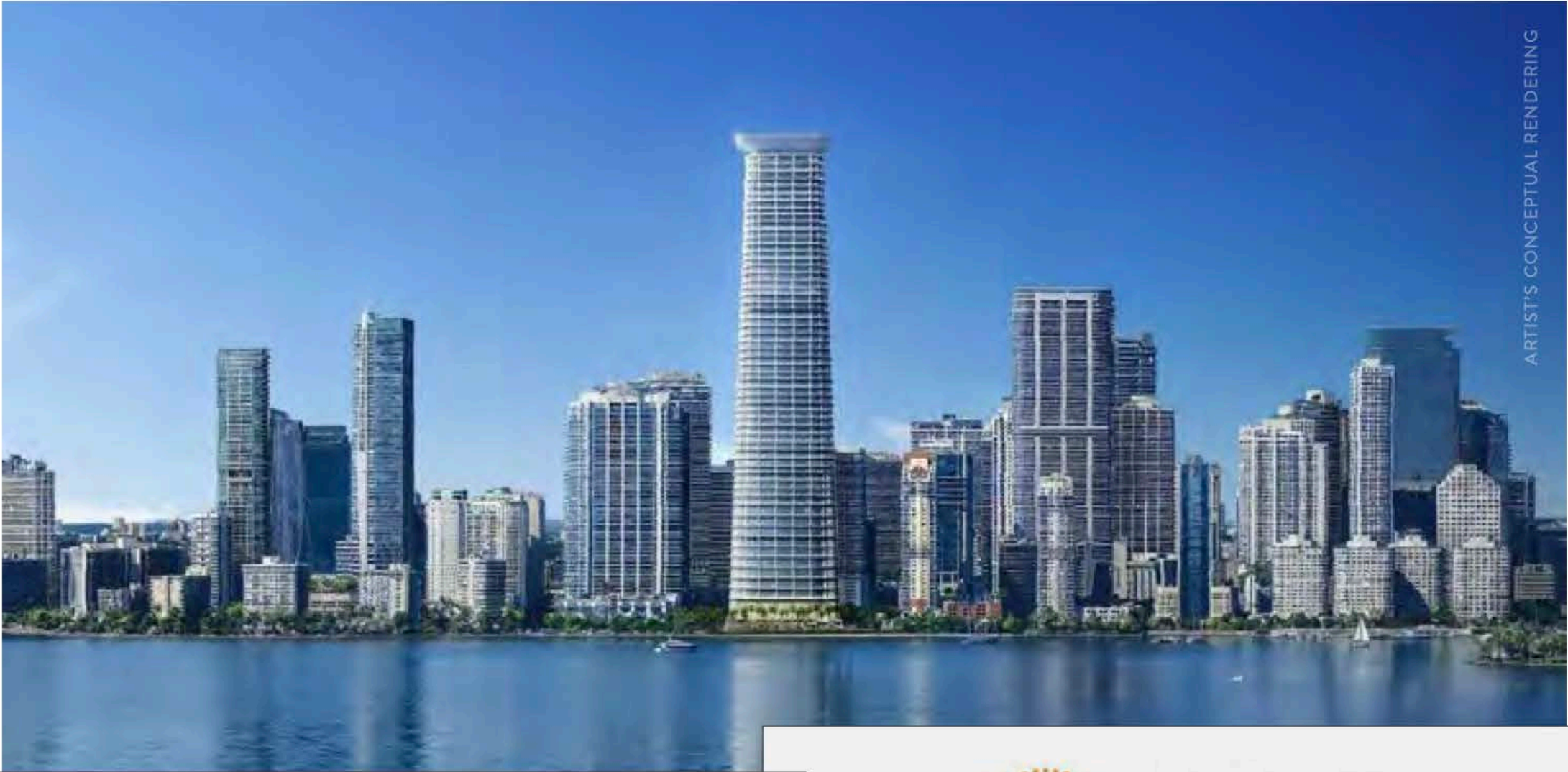
Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

Office Occupancy
90.4%



CITADEL



THE NEXT MIAMI

Developer of Citadel HQ Tower:
‘We’re Moving as Fast as We Can’



Hedge Fund Citadel to
Move Headquarters to Miami
From Chicago

Bloomberg

Citadel Grabs Miami Office Space
Ahead of Building Its Own Tower

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Business in Brickell

NEW BRICKELL COMPANIES:



SHORT DISTANCE FROM DOMUS:



domus[®]
BRICKELL PARK

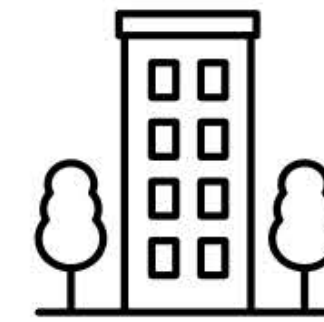


DOMUS BRICKELL PARK

ARTIST'S CONCEPTUAL RENDERING



BUILDING FEATURES



171
fully furnished
UNITS

12-story
BUILDING



Keyless entry
SMART LOCK
system



studios,
1 & 2
bedrooms

330^{sq}
to
975^{sq}

Double-height Lobby with floor-to-ceiling windows

Ample co-working area

24-hour front desk

24-hour valet service

Filtered air conditioning in all common areas

Centralized water filtration system

EV charging stations

Wind impact resistant windows

9+ ceiling height

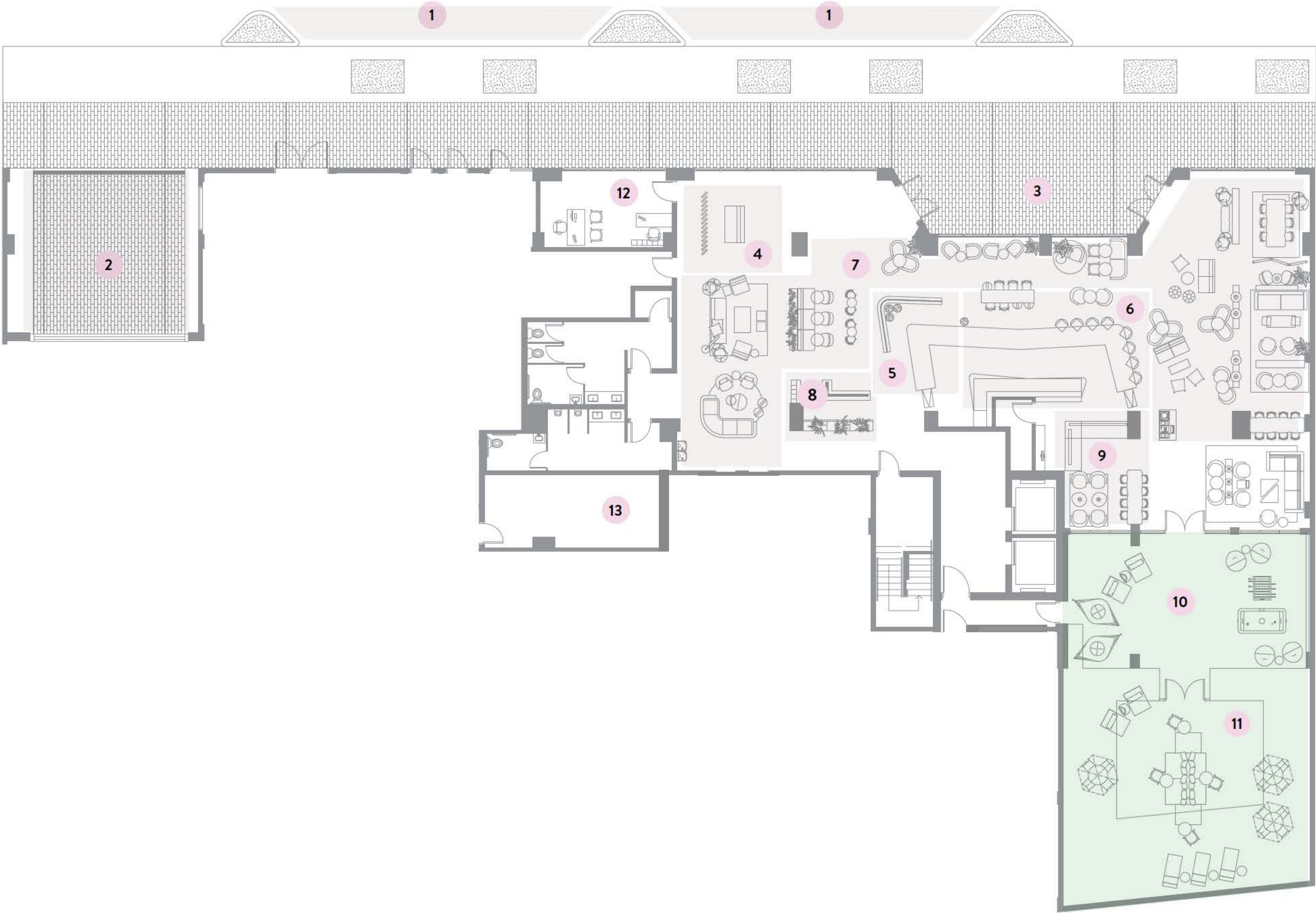
Surround sound speakers with ambient music

Pet friendly

THE PEACOCK ROOM

A Space Designed *to* Bring People Together

- 1 VALET DROP OFF
- 2 GARAGE ENTRANCE
- 3 ARRIVAL
- 4 WELCOME LOUNGE
- 5 BAKERY
- 6 COFFEE
- 7 COWROKING
- 8 MARKET
- 9 BAR
- 10 COVERED TERRACE
- 11 OUTDOOR GARDEN
- 12 ADMINISTRATION OFFICE
- 13 PACKAGE ROOM





ARTIST'S CONCEPTUAL RENDERING

GROUND FLOOR LOBBY RESTAURANT CONCEPT | CONCEPTO DEL RESTAURANTE UBICADO EN AREA DEL LOBBY



ARTIST'S CONCEPTUAL RENDERING



domus[®]
FLATS

ARTIST'S CONCEPTUAL RENDERING

GYM CONCEPT WITH LATEST FITNESS TECHNOLOGY | CONCEPTO DEL GIMNASIO EQUIPADO CON LA ÚLTIMA TECNOLOGÍA EN FITNESS



ARTIST'S CONCEPTUAL RENDERING

ROOFTOP POOL OFFERS VIEW OF BRICKELL AND MIAMI SKYLINE | PISCINA OFRECE VISTAS DEL AREA DE BRICKELL Y PANORAMA DE LA CIUDAD DE MIAMI



ROOFTOP POOL OFFERS VIEW OF BRICKELL AND MIAMI SKYLINE | PISCINA OFRECE VISTAS DEL AREA DE BRICKELL Y PANORAMA DE LA CIUDAD DE MIAMI



ROOFTOP POOL OFFERS VIEW OF BRICKELL AND MIAMI SKYLINE | PISCINA OFRECE VISTAS DEL AREA DE BRICKELL Y PANORAMA DE LA CIUDAD DE MIAMI

SERVICES

PRIVATE FITNESS

Take your practice to the next level with one-on-one instruction with our world class fitness trainers. Select from any one of the following:

PERSONAL TRAINING

50 Minutes

Let our expert staff guide you as you start or rekindle a personal exercise program through a customized strength, weight training or flexibility program.

Single Session \$11010 Session Pack \$1,045

SPECIALIZED PRIVATE CLASS INSTRUCTION

50 Minutes

Whether you are new to the method or desire to take your practice to the next level, one-on-one instruction will deliver fast and effective results. Choose any style. Choose any instructor. Popular selections include: BOXING • PILATES • YOGA • MEDITATION • SPORTS PERFORMANCE • CALISTHENICS • FUNCTIONAL TRAINING

Single Session \$130Couple Session \$175

PRIVATE GROUP INSTRUCTION

50 Minutes

Want to learn to meditate with your bestie, spice up your bachelorette party with an intimacy lecture or bring a group of mommies-to-be for prenatal yoga? Tell our Wellness Concierge what you're looking for and they will guide you to the perfect pick.

Up To 8 People \$250



SERVICES

MASSAGE THERAPY

Domus Flats provides the best massage therapy services in Miami, offering treatments designed to relieve stress, restore energy, and promote overall wellness. Our expert massage therapists use tailored techniques to help you relax, recover, and rejuvenate.

A tranquil escape designed to restore both body and mind.

SERVICES

MASSAGE THERAPY

NECK, BACK, & SHOULDER MASSAGE50 Minutes - \$89

Relax with a mini express neck, back and shoulder massage. This Message brings relief to stressed out muscles and has you in and out in no time.

SWEDISH MASSAGE50 Minutes - \$179 | 80 Minutes - \$269

The traditional massage incorporates relaxing, long movements to increase skin and muscle tone and effectively ease tired muscles.

DEEP TISSUE SPORTS MASSAGE50 Minutes - \$189 | 80 Minutes - \$279

Whether you like to hit the courts or the greens, this is the massage for you. Using vigorous deep strokes, stretching, and friction, this treatment is especially designed to prepare the muscles for exercise and to help recover quickly afterwards.

AROMATHERAPY MASSAGE50 Minutes - \$189 | 80 Minutes - \$279

The use of essential oils along with 100% organic coconut oil is a holistic treatment to help improve health, emotional well-being and restore balance to the body. With the pressure of today's modern society ,aromatherapy in its holistic approach to health and well-being can be used to intervene and prevent long term problems occurring. Aromatherapy choices include:

ROSE is an antidepressant.
LAVENDER helps to relieve stress and anxiety.
FRANKINCENSE is calming to the respiratory system, digestive & nervous system.
YLANG-YLANG calms nervous afflictions, stress, anger, and anxiety while inducing a relaxing feeling.



RECOVER

MIND & BODY RESET

3 Day 2 Nights Retreat\$860

Escape to tranquility with our exclusive 3-day relaxation retreat at Domus Flats. Enjoy two rejuvenating massages, two restorative yoga classes, and two calming meditation sessions designed to reset your mind, body, and soul. Immerse yourself in a serene environment where every detail is tailored for ultimate relaxation. This retreat requires advance booking, so reserve your spot today and let us help you find your inner peace.

2 MESSAGES • 2 PRIVATE YOGA CLASSES • 2 MEDITATION SESSIONS

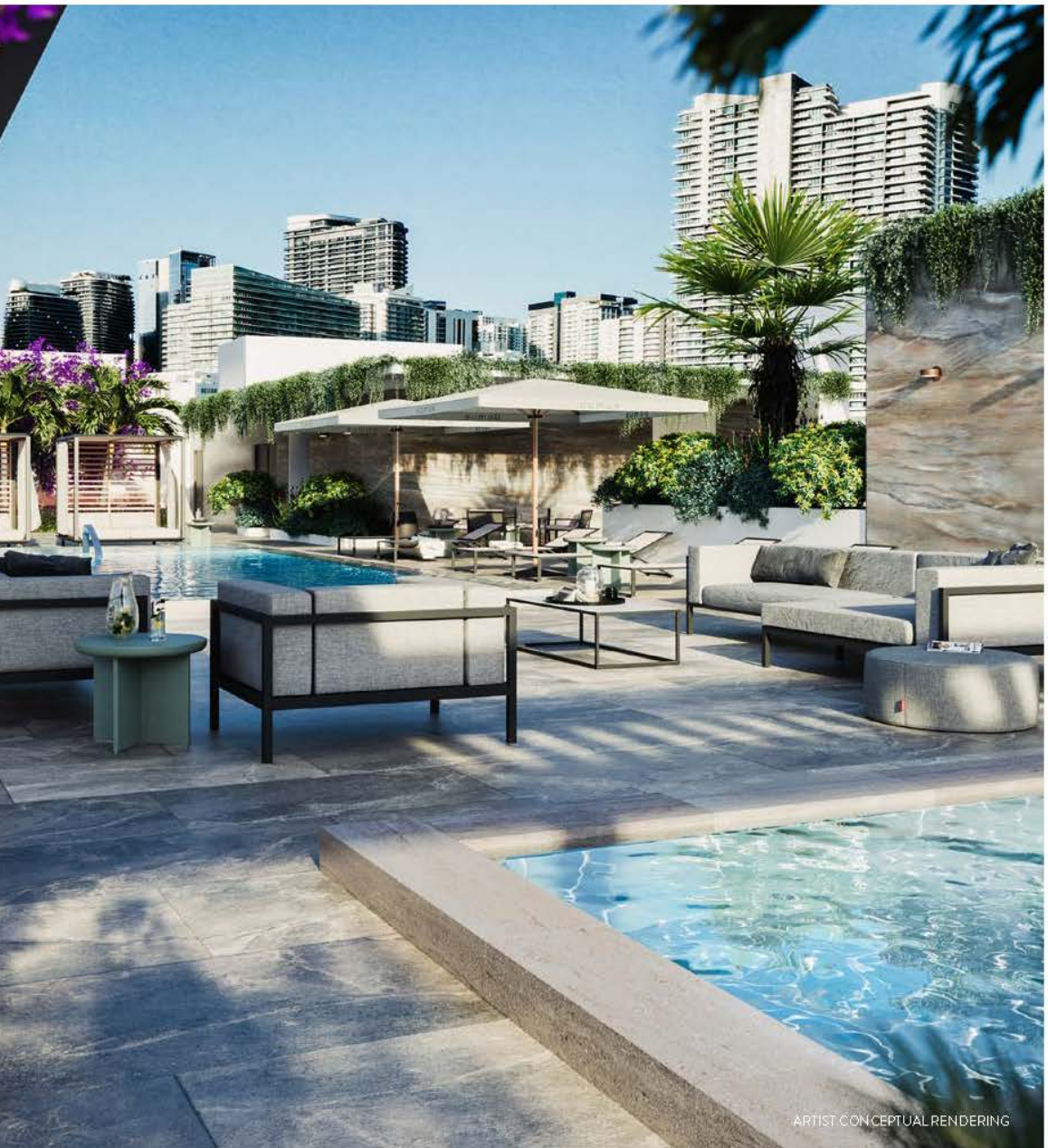
ACTIVE

THE PERFORMANCE RESET RETREAT

3 Day 2 Nights Retreat\$700

Elevate your wellness journey with our 3-day fitness and recovery retreat at Domus Flats. This package includes two personalized training sessions, one expert-led health coaching session, and two invigorating sports massages to optimize your performance and recovery. Designed to help you achieve balance, strength, and clarity, this retreat combines fitness and relaxation in a luxurious setting. Reserve your retreat today and take the first step toward transforming your health and well-being.

2 PERSONAL TRAINING SESSIONS • 2 SPORTS MESSAGES • 1 HEALTH COACHING SESSION



Hello Nature, Health, *and* Convenience

When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.



DOMUS FLATS — BRICKELL PARK

THE FLATS

RESIDENCES DESIGNED
WITH YOU IN MIND



Residence Features



Italkraft Cabinetry

Keyless entry smart lock system

Modern fixtures

Quartz countertops

CLEAR UV
filtered water

Private balcony in all FLATS

Washer and dryer

Kitchen equipped
with premium
Bosch appliances
including speed oven,
dishwasher, and
refrigerator

Delivered fully finished
and furnished with hard
flooring throughout

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



CLEAR

CLEAR'S WORLD-CLASS UV WATER PURIFICATION SYSTEM IS THE ONLY CLEAN WATER SOLUTION FOR LARGE BUILDINGS.

Your Partner in Water Quality

- **Water you can trust**

99.9999% reduction in microplastics and waterborne pathogens.

- **Purify every drop**

Installed at the point-of-entry, purifying every faucet, shower and fountain .

- **Full service**

Clear performs all monitoring and maintenance to ensure high quality water at all times.

- **Chlorine control**

Removes odor and flavor, promotes healthier skin and hair.

- **Industry trusted**

Our technology is trusted by beverage manufacturers like Fiji, Nestle, Coca-Cola, & Pepsi.

Your Partner in Air Quality

- **4-Stage Purification**

Our air purifiers use a 4-step process removes > 99.9% of pathogens.

- **Healthy Amenities**

Air purifiers are installed in all common areas, providing healthy air in building amenities.

- **Full service**

Clear maintains and services the units to ensure high quality air at all times.

- **Preventing Outbreaks**

Our MERV-16 filter is 98% effective against even the smallest virus particles.

Just breathe - we take care of the rest.

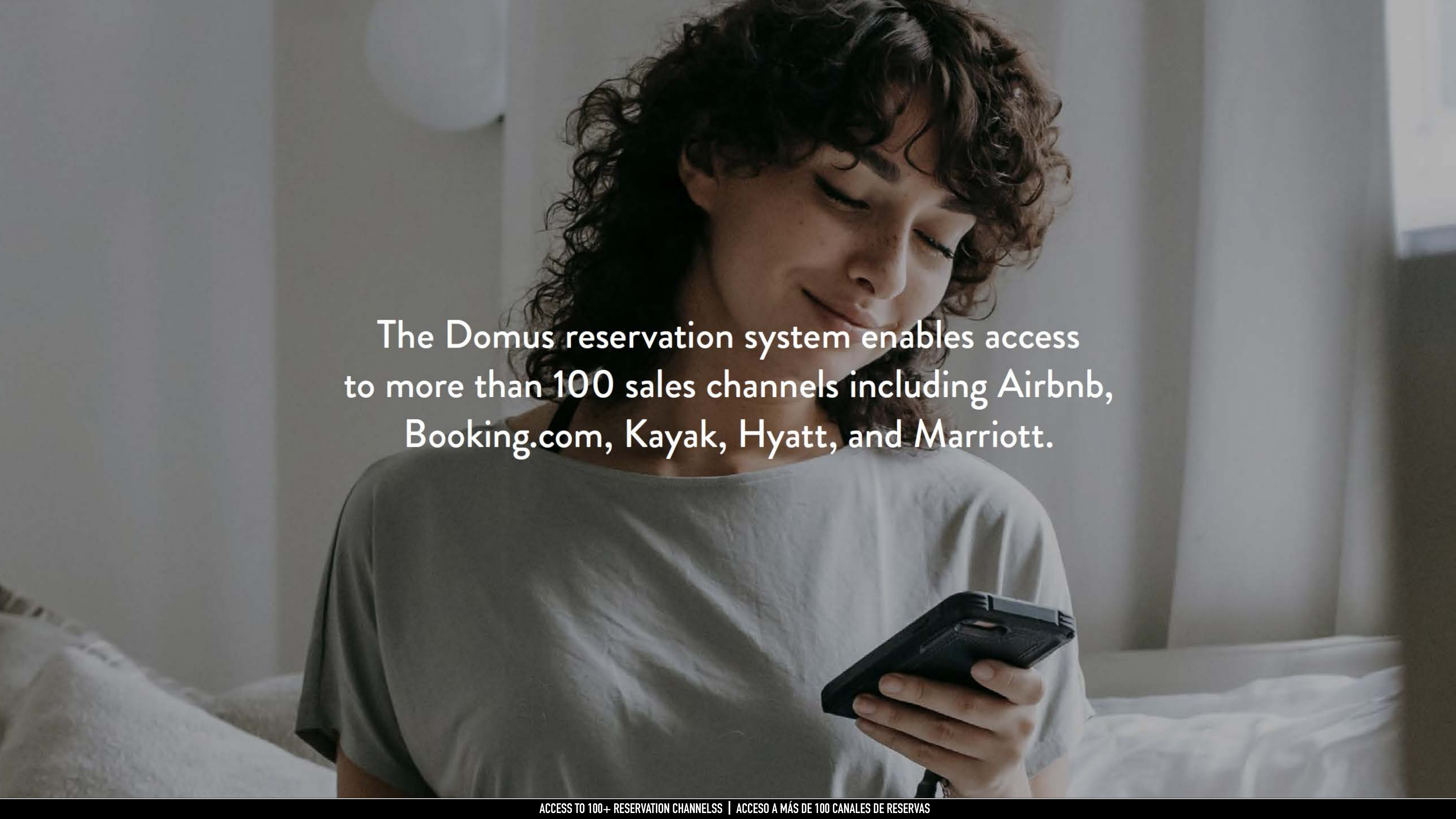
MANAGEMENT SERVICES

DOMUS MANAGEMENT



Everything you need, exactly how you want it.

PROFESSIONAL MANAGEMENT | ADMINISTRACION PROFESIONAL

A woman with dark, curly hair is sitting on a bed, looking down at a smartphone in her hands. She is wearing a light-colored t-shirt. The background shows a bedroom with a white headboard and a window with sheer curtains. The lighting is soft and natural.

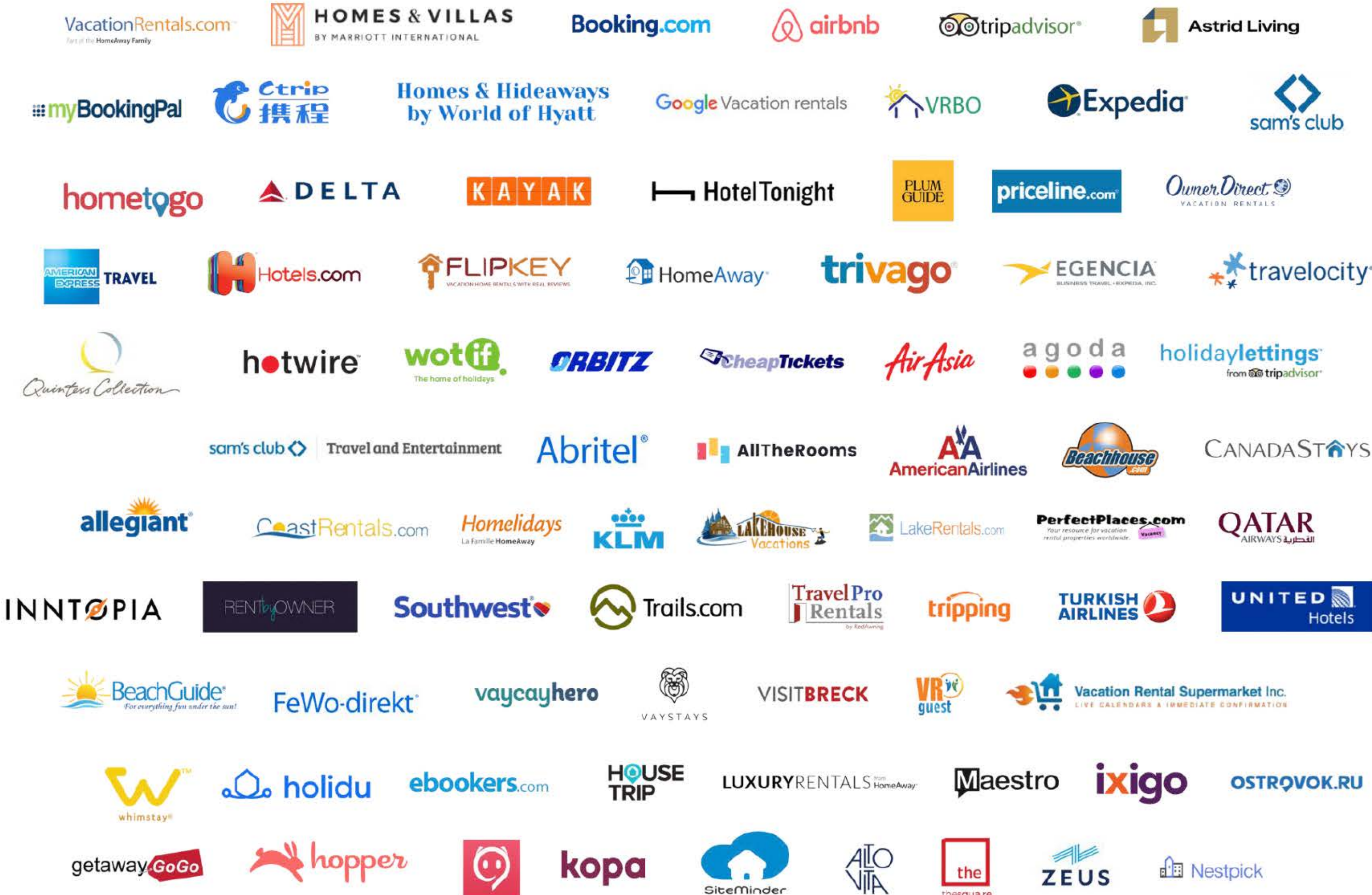
The Domus reservation system enables access
to more than 100 sales channels including Airbnb,
Booking.com, Kayak, Hyatt, and Marriott.

HYATT® and Marriott INTERNATIONAL Collaborations



Domus FLATS strategic partnerships with prestigious brands like Hyatt and Marriott significantly enhance your property’s visibility and credibility.

By aligning with these globally recognized hospitality leaders, your property is showcased to millions of discerning guests who trust and seek out the quality associated with these iconic brands.



The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:

By using your system, properties have more than double their income level because of the additional exposure. For example, while a property listed on Airbnb would get approximately 100 million views a month you have it in front of about 1.2 billion people by showcasing it on about 100 platforms. Properties will also benefit from lower negotiated rates in some platforms, such as Expedia and Booking.



MARRIOTT
BONVOY™

HOMES & VILLAS
BY MARRIOTT INTERNATIONAL



EASY SCHEDULING

The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.



STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

BENEFITS FOR DOMUS OWNERS:

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



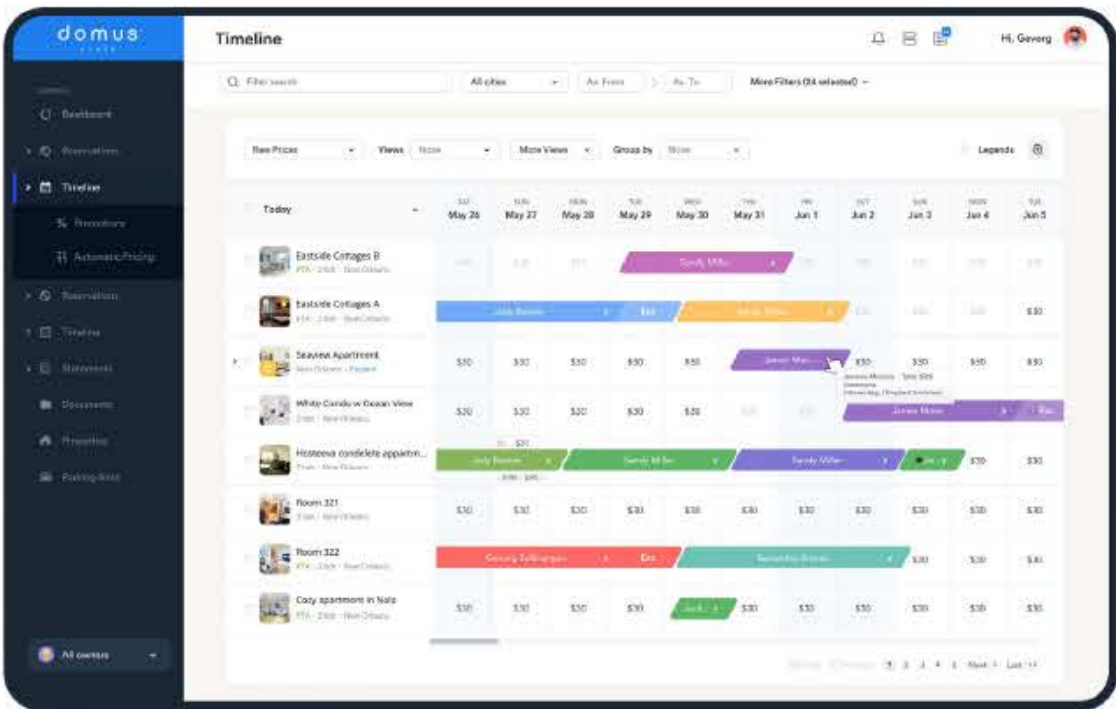
Domus Owners Portal

Manage your reservations and gain insights into your booking history.

DATA AND ANALYTICS

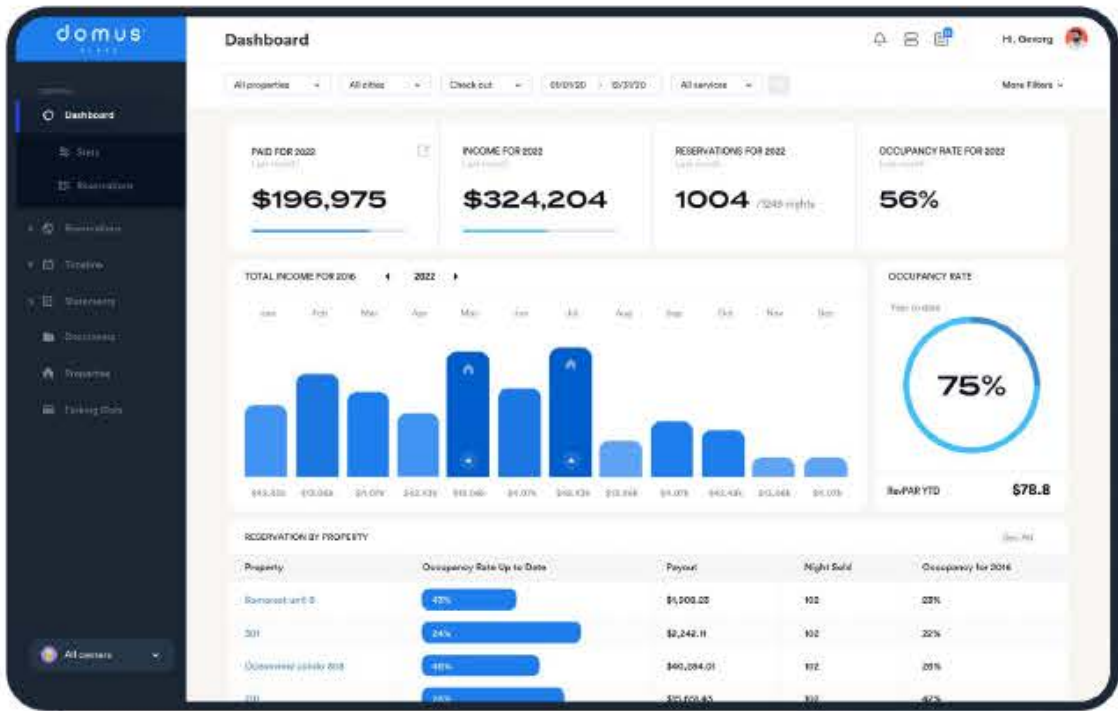
All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
 - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.



We Bring the Same Sophistication Utilized by the Largest Hotels and Airlines in the World.

Guest Traveler App



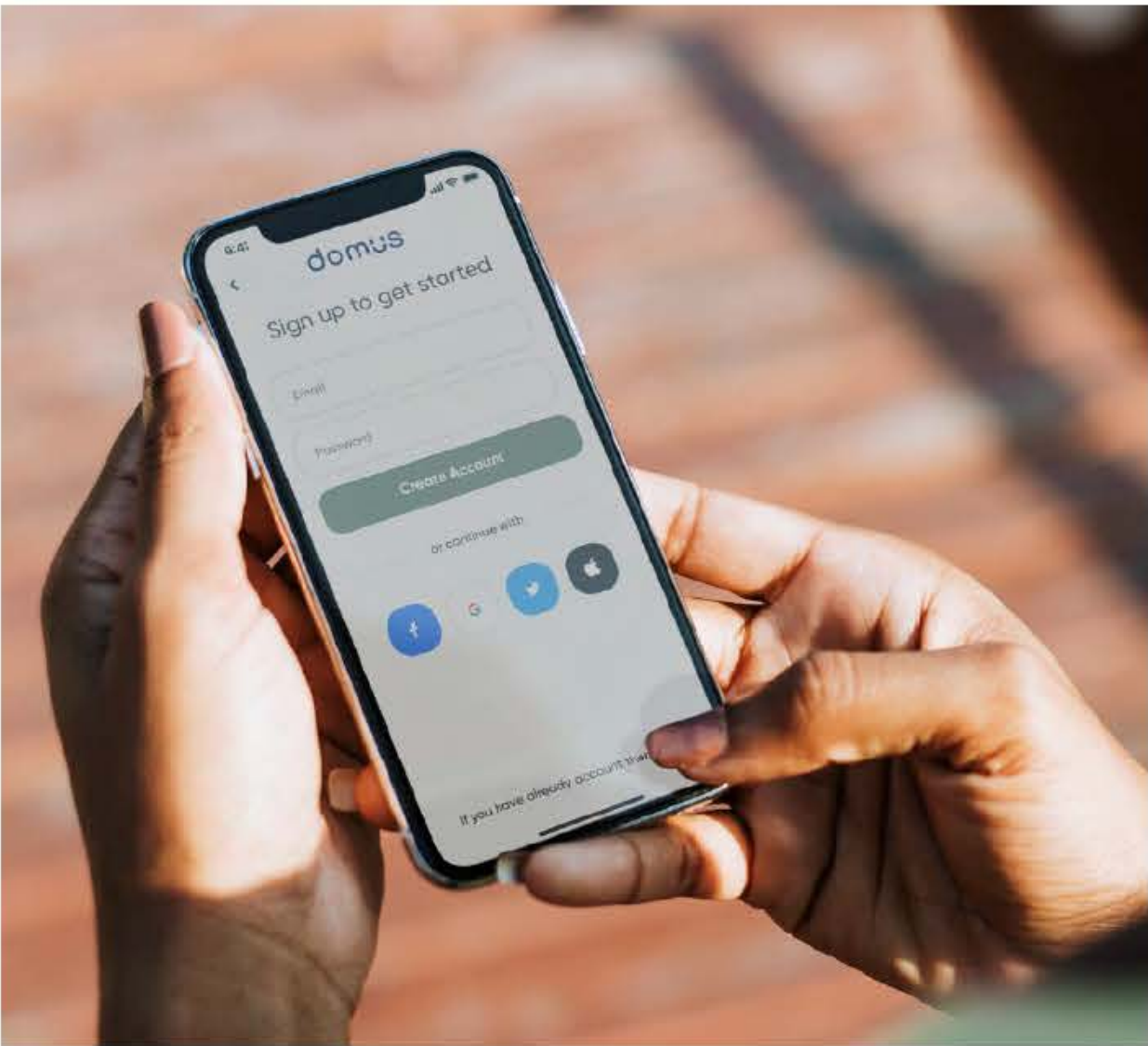
Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

- Mobile check-in/check-out
- Unique digital keys for elevators and units
- 24/7 call center
- Menu of amenities
- Parking information
- Property rules and policies

ACCESS YOUR BOOKING DETAILS

View address and direction to your rental
View check-in instructions:

- Check-in/out
- Door codes
- Parking information
- House rules
- Cancellation policy
- Menu of amenities



PAYMENT METHOD

- Apple Pay
- Google Pay
- Affirm
- Paypal
- Credit card

BOOK YOUR NEXT STAY

- Reserve a future stay
- Redeem vouchers/credits/discount codes
- Apply loyalty points as applicable

Revolutionizing Hospitality Management

Introducing eva ✨ ai AI-Powered Capabilities for Enhanced Efficiency and Guest Satisfaction.

- Guest Experience
- Operations Management
- Review Management
- Multi-Language Support



Eva AI handles your messages 24/7

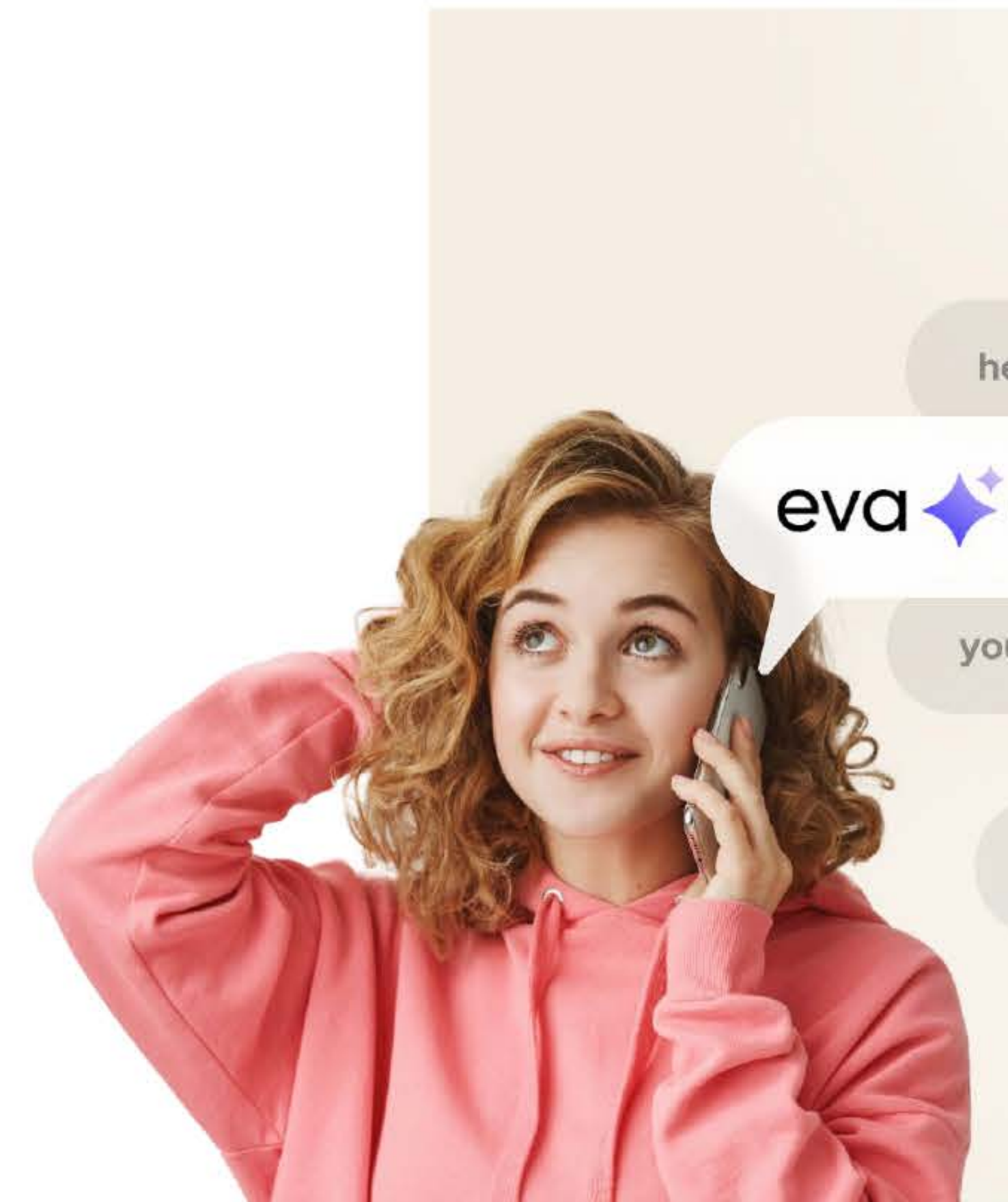
Round-the-clock guest support in multiple languages, ensuring seamless communication and allowing you to focus on your core business activities.

Eva AI: Transforming Guest Sentiment into Personalized Experiences

Tailors interactions based on guest feedback, delivering customized responses and experiences that enhance guest satisfaction and loyalty.

Eva AI detects, opens, and schedules work orders 24/7

Intelligently manages operations by detecting and scheduling housekeeping and maintenance tasks, ensuring efficient property management around the clock.



FUNDAMENTALS

OCCUPATION

RATES

TIME

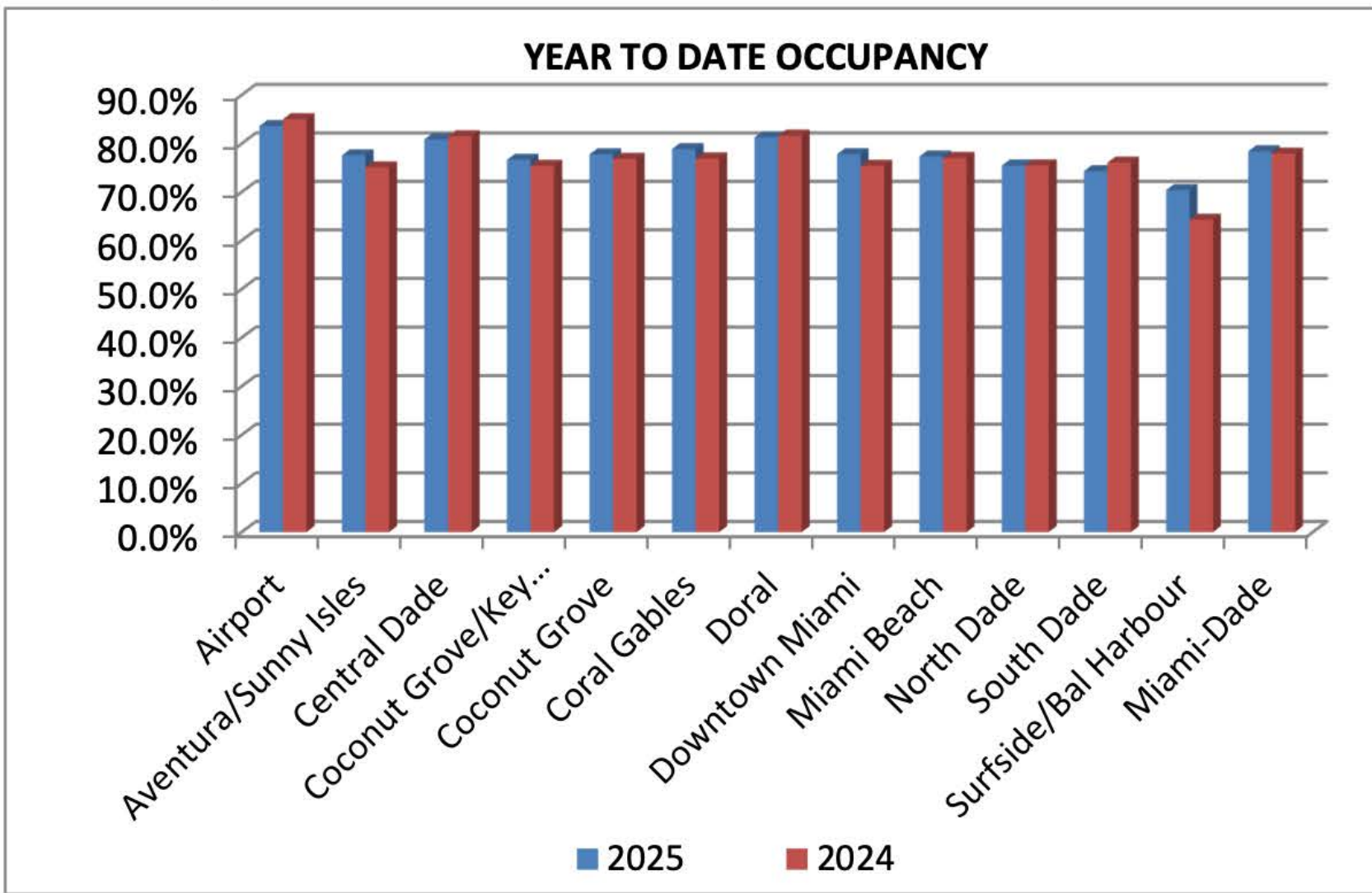
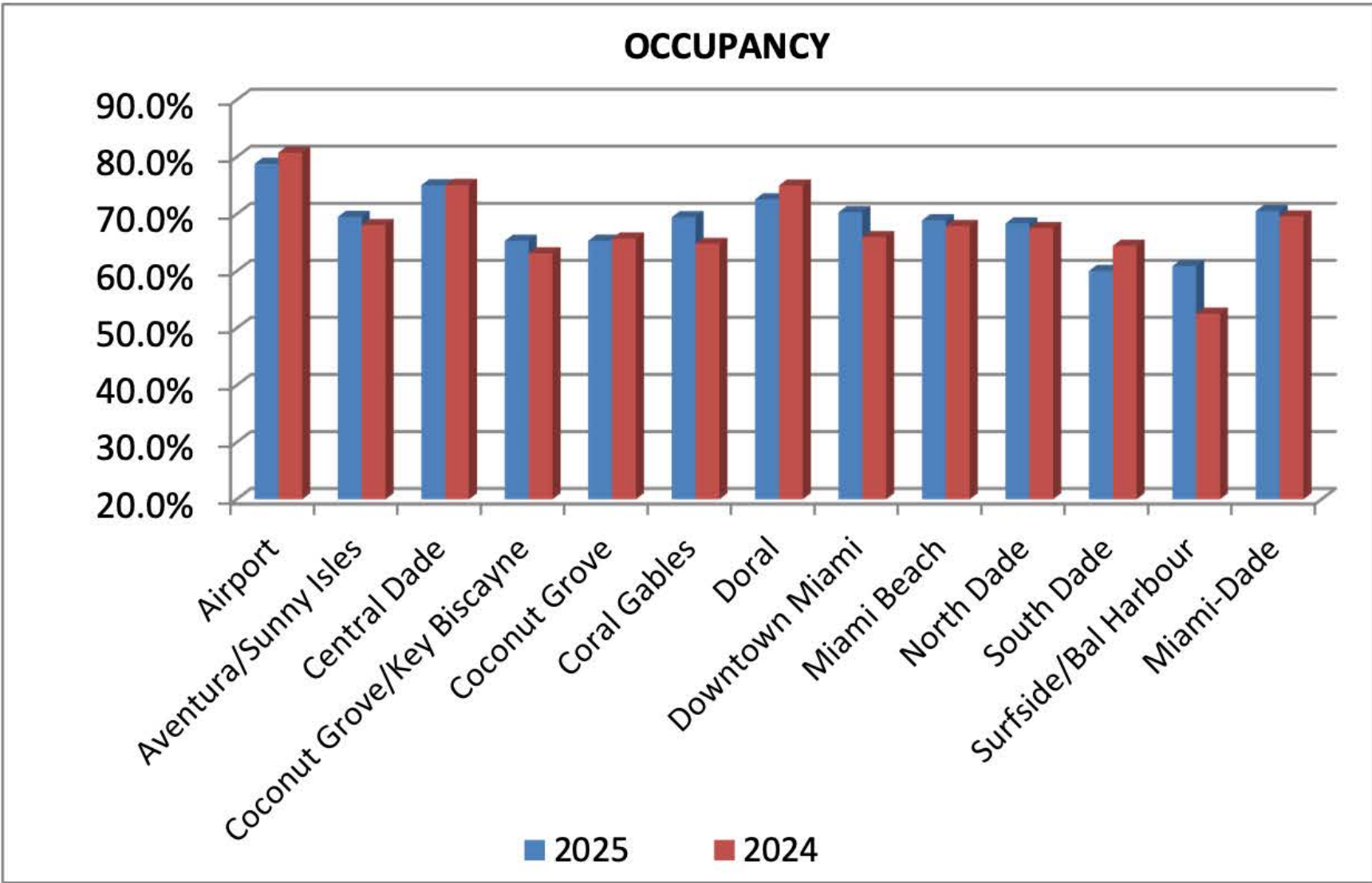
FINANCING



GREATER MIAMI CONVENTION AND VISITORS BUREAU

MIAMI-DADE OCCUPANCY BY REGION

	June			YEAR TO DATE		
	2025	2024	% Change 25 vs 24	2025	2024	% Change 25 vs 24
Airport	78.8%	80.8%	-2.4%	83.6%	85.0%	-1.7%
Aventura/Sunny Isles	69.5%	68.1%	2.1%	77.6%	75.1%	3.3%
Central Dade	75.1%	75.1%	-0.1%	80.9%	81.5%	-0.8%
Coconut Grove/Key Biscayne	65.3%	63.1%	3.5%	76.7%	75.4%	1.6%
Coconut Grove	65.3%	65.7%	-0.6%	77.8%	76.8%	1.2%
Coral Gables	69.4%	64.8%	7.2%	78.9%	76.9%	2.5%
Doral	72.6%	75.0%	-3.2%	81.3%	81.6%	-0.4%
Downtown Miami	70.3%	66.0%	6.6%	77.8%	75.4%	3.2%
Miami Beach	68.9%	67.9%	1.5%	77.3%	77.0%	0.4%
North Dade	68.4%	67.5%	1.2%	75.5%	75.5%	0.0%
South Dade	60.0%	64.4%	-6.9%	74.3%	76.1%	-2.3%
Surfside/Bal Harbour	60.9%	52.5%	15.9%	70.4%	64.3%	9.5%
Miami-Dade	70.5%	69.6%	1.4%	78.4%	77.9%	0.6%



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Director, Research & Business Intelligence
awobensmith@gmcbv.com
MiamiandMiamiBeach.com
305.539.2931
1.800.933.8448
201 S. Biscayne Blvd., Suite 2200, Miami, FL 33131



EAST MIAMI

 788 Brickell Plaza, Miami, Florida, United States, 33131

 1-305-7127000

 <https://www.easthotels.com/miami>

 **Guests**
3 adults, 0 children

 **Check-in**
Sat, Sep 6, 2025

 **Check-out**
Sun, Sep 7, 2025

SPECIAL CODES OR RATES ▼

We're showing the best available price per room (in USD) for 1 night, based on the number of guests.

SEPTEMBER 2025

OCTOBER 2025



S	M	T	W	T	F	S	S	M	T	W	T	F	S
						6 \$705				1 \$676	2 \$943	3 \$970	4 \$970
7 \$828	8 \$570	9 \$570	10 \$552	11 \$837	12 \$926	13 \$926	5 \$1,006	6 \$765	7 \$765	8 \$721	9 \$988	10 \$1,032	11 \$1,032
14 \$828	15 \$561	16 \$561	17 \$552	18 \$819	19 \$881	20 \$881	12 \$1,006	13 \$765	14 \$765	15 \$765	16 \$1,032	17 \$1,041	18 \$1,041
21 \$819	22 \$552	23 \$552	24 \$596	25 \$863	26 \$908	27 \$908	19 \$1,006	20 \$792	21 \$792	22 \$792	23 \$1,059	24 \$1,032	25 \$1,032
28 \$819	29 \$552	30 \$552					26 \$1,006	27 \$765	28 \$765	29 \$765	30 \$1,032	31 \$1,032	

 No Check-in  No Check-out

From \$705 total for 1 night
Including Destination Fee (taxes calculated at checkout)

CANCEL

SEARCH

Categories > U.S. Regional Data > States > Florida

☆ All-Transactions House Price Index for Florida (FLSTHPI)

Observations ▼

Q4 2024: 831.43

Updated: Feb 25, 2025 9:02 AM CST

Next Release Date: May 27, 2025

Units:

Index 1980:Q1=100,

Not Seasonally Adjusted

Frequency:

Quarterly

1Y

5Y

10Y

Max

1975-01-01

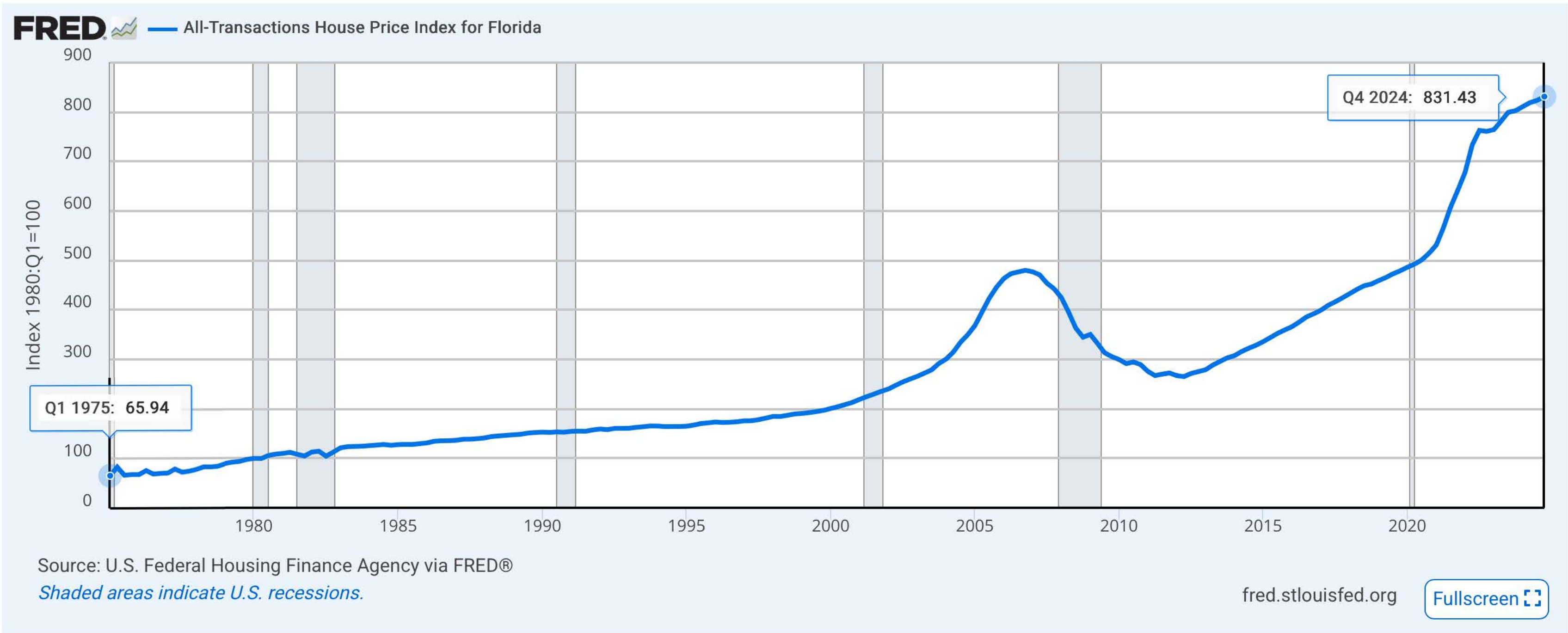
to

2024-10-01

Edit Graph

Download

View Map

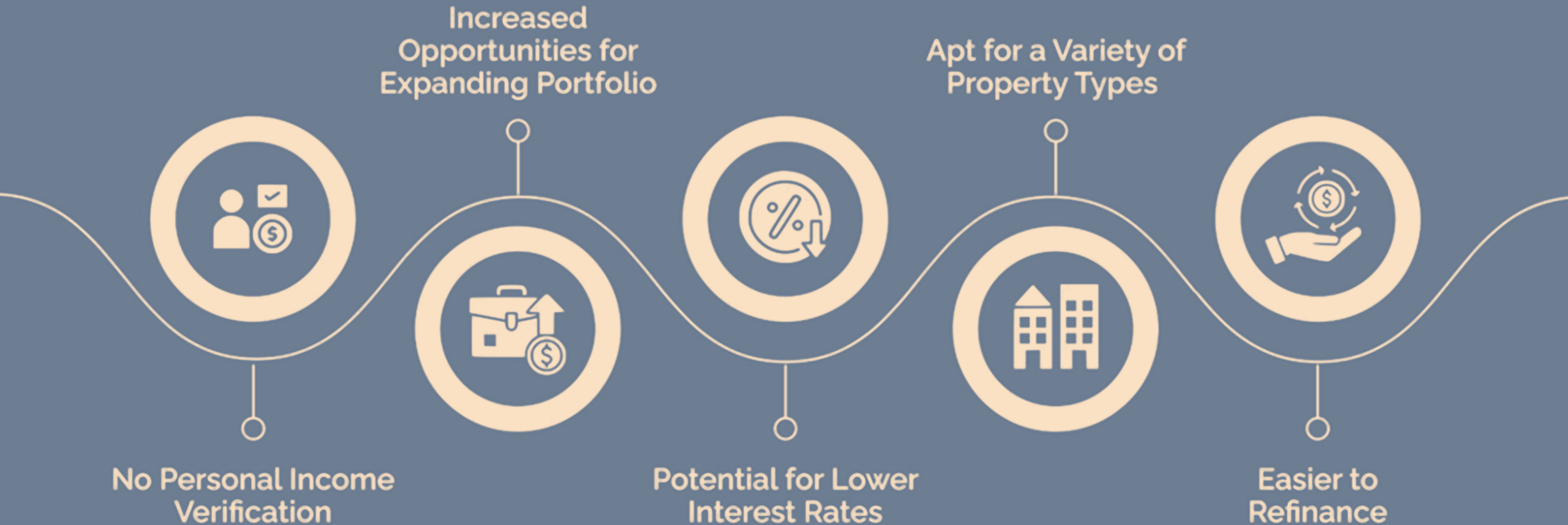


Share Graph

Account Tools



What Are the Main Benefits of DSCR Loans for Real Estate Investors?





PRICE RANGES

RESIDENCE TYPE	SIZE	TERRACE	PRICE FROM*
STUDIOS	330	23	\$650K
ONE BEDROOM	576-600	34-57	\$740K-\$800K
ONE BEDROOM + DEN	860	38	\$1,150K
TWO BEDROOM	800-947	30-51	\$990K-\$1,250K

Residence availability and pricing is subject to change without notice

Deposit Schedule

20% at Contract

10% December 2025

70% at Closing


PROPERTY ADDRESS:

1611 SW 2nd Avenue,
Miami, FL 33129

SALES GALLERY:

1200 Brickell Avenue, Suite 1800
Miami, FL 33131

www.domusbrickellpark.com

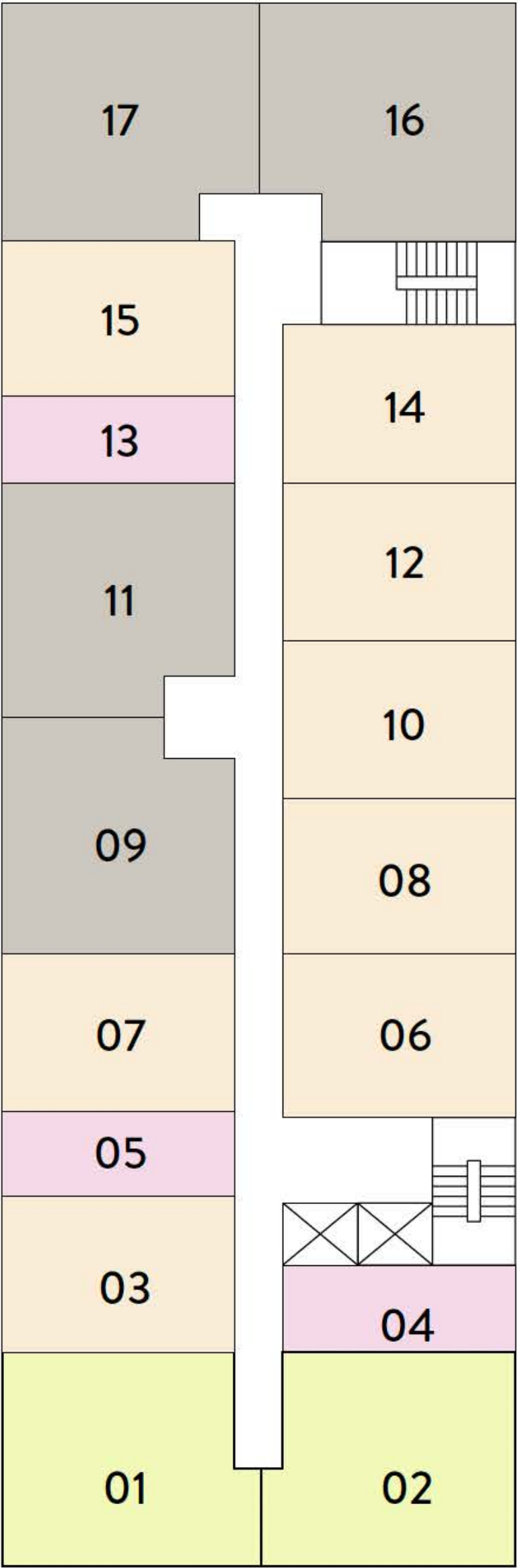
 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are 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 made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company ("Developer"), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs 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. All such materials are not to scale and are shown solely for illustrative purposes. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation.

FLOOR PLANS

Main Keyplan

Levels 3-8

- Studio
- 1 Bedroom — 1 Bathroom
- 1 Bedroom — 1 Den — 2 Bathroom
- 2 Bedroom — 2 Bathroom

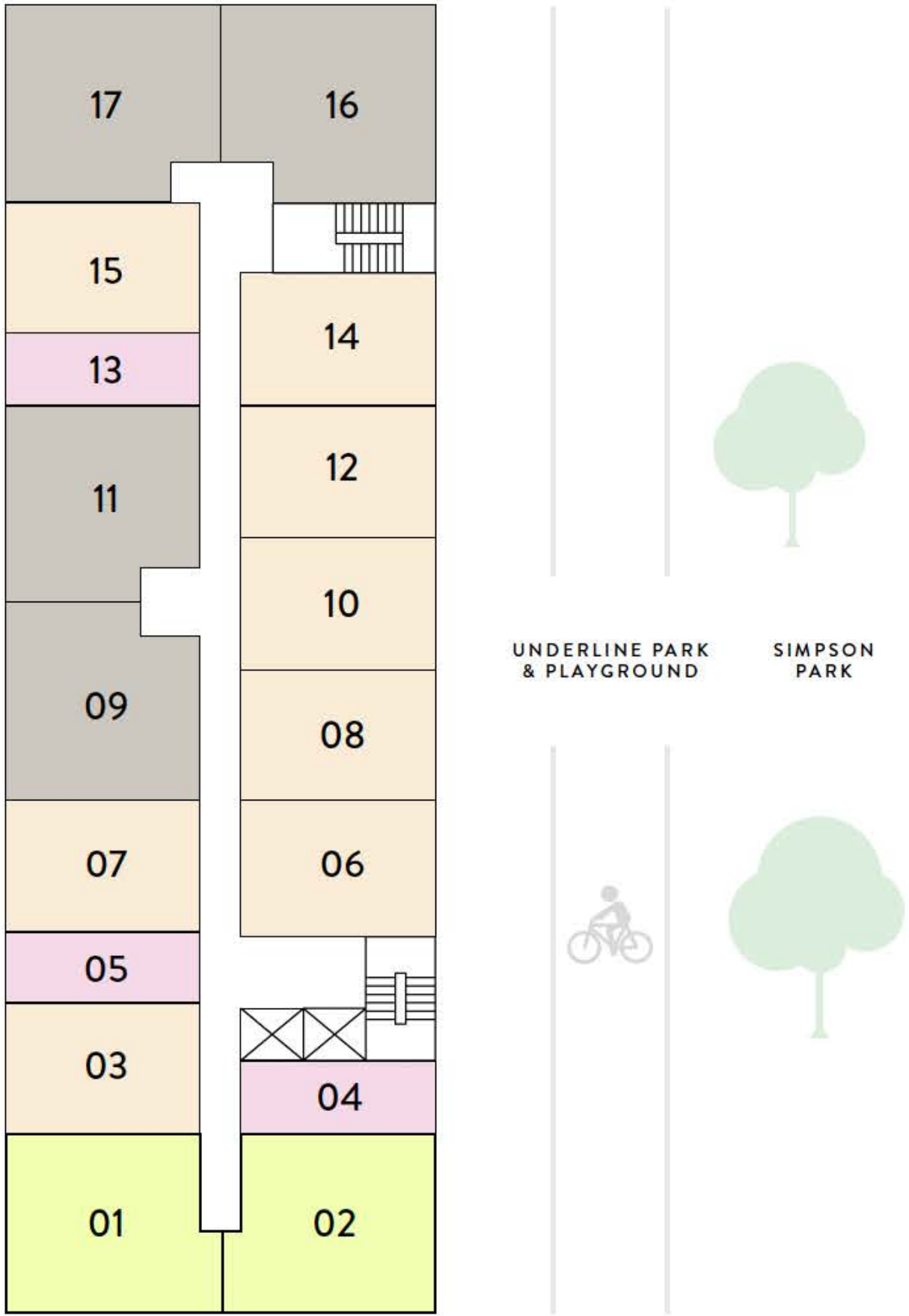


UNDERLINE PARK
& PLAYGROUND

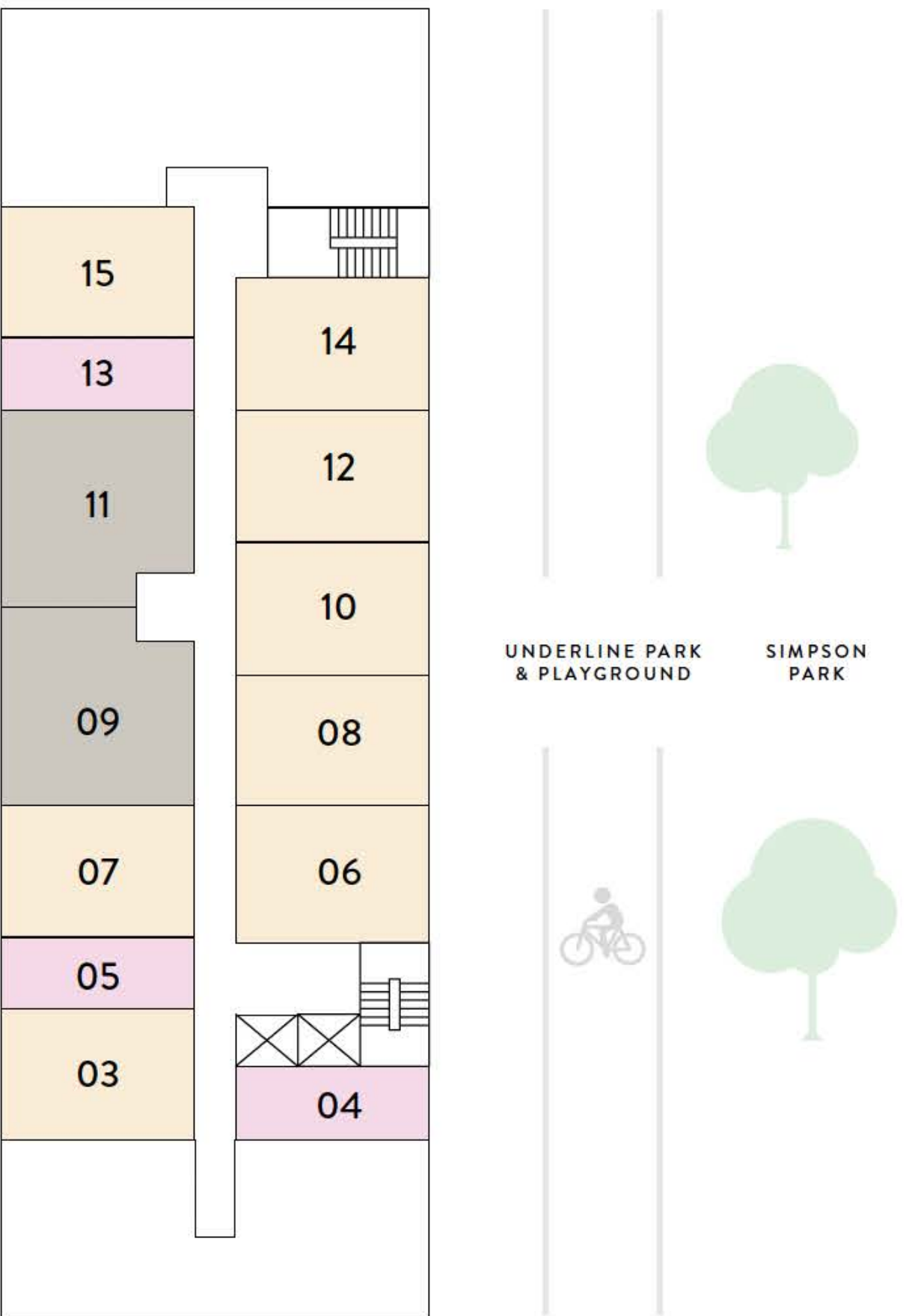
SIMPSON PARK

CLICK ON NUMBERS TO GO TO FLOOR PLANS

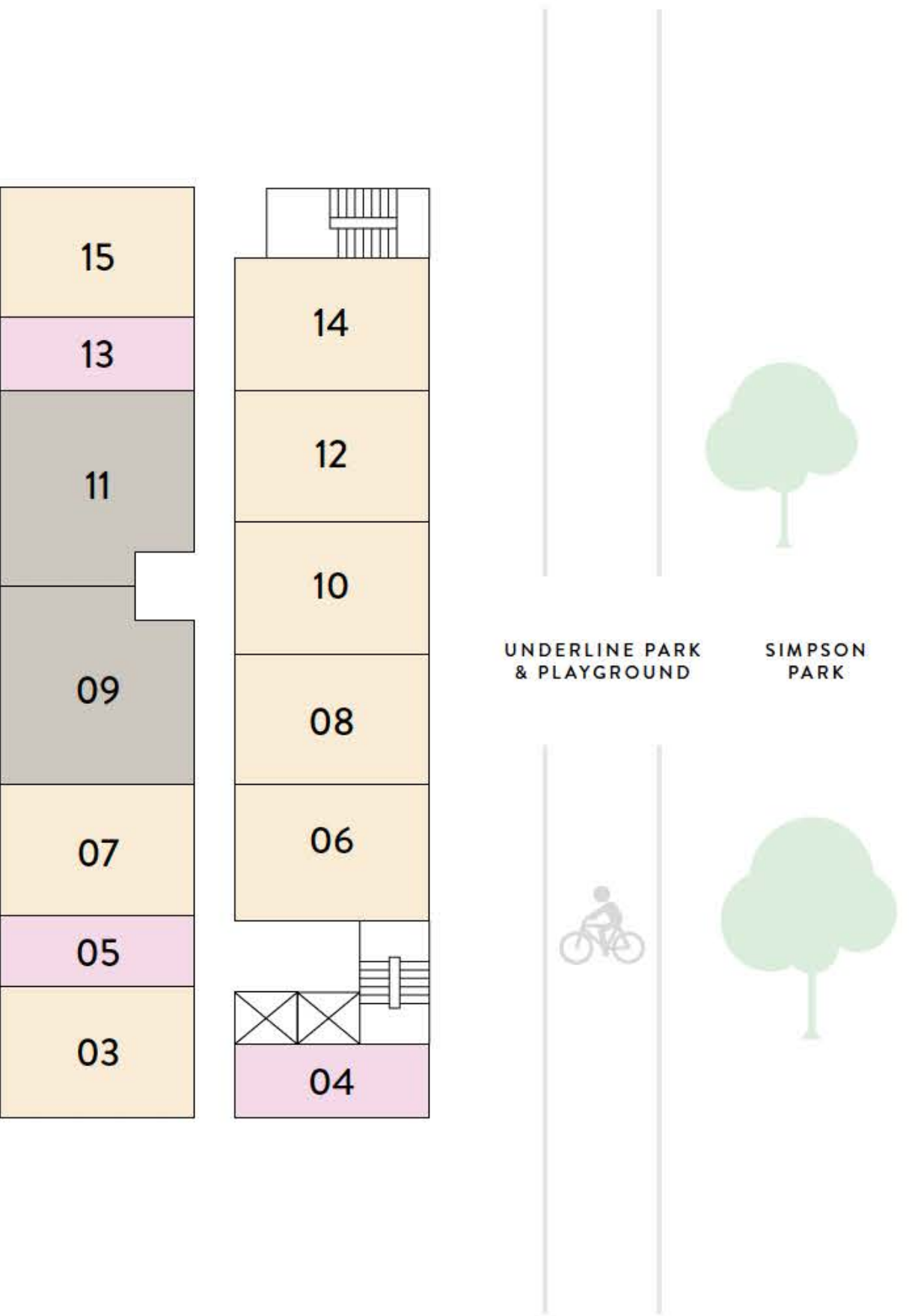
LEVEL 2 KEYPLAN



LEVEL 9 KEYPLAN



LEVELS 10-12 KEYPLAN



● Studio ● 1 Bedroom — 1 Bathroom ● 1 Bedroom — 1 Den — 2 Bathroom ● 2 Bedroom — 2 Bathroom

CLICK ON NUMBERS TO GO TO FLOOR PLANS