

PRIVÉ[®]

AN ISLAND BEYOND EXTRAORDINARY

FACT SHEET

OVERVIEW

The sole address on South Florida's last undeveloped private island, Privé is an exclusive lifestyle offering with world-class services, five-star amenities and absolute privacy, all surrounded by open air, sea and sky. Privé is a secluded enclave of 160 grand residences in twin, 16-story towers. The residences range in size from 2,585 to over 9,000 square feet of indoor space, plus expansive terraces. All residences feature private elevator entries, flow-through floor plans with 10-foot glass from floor to ceiling, expansive east/west water views, European kitchens and bathrooms, and outdoor summer kitchens.

LOCATION

Situated on an eight-acre private island in the Intracoastal Waterway, Privé is ideally located at the epicenter of Aventura, accessible through the gated enclaves of Williams Island and Island Estates. From this enviable location, Privé residents can enjoy immediate access to the adjacent and neighboring marinas, Aventura Mall, Turnberry Country Club & Resort, Gulfstream Park, along with a myriad of fine dining options and boutiques. Within twenty minutes of Privé, one can be at the Miami or Fort Lauderdale International airport, Las Olas Boulevard, Downtown Miami, Bal Harbour, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, or Miami Beach.

PROPERTY FEATURES & AMENITIES

Access via private road, attended gatehouse and private bridge

Full-service valet

Five-star concierge

24-hour security – roving and permanent

Poolside Café – in-home service and light catering available during certain hours

Beach-entry pool

North-South lap pool

Outdoor whirlpool

Lighted tennis court

Jogging trail

Private jetty for guest boat landing and fishing

Private marina with boat slips available for purchase (limited availability)

Nature path*

Private beach & beach club *

Pet grooming arena

Kids' playground

Private garages available for purchase

** Subject to DERM approval and other governmental agencies*

BUILDING FEATURES & AMENITIES

The following features & amenities are contained in both Privé towers:

Two-story, 10,000-square-foot gym/spa containing:

Men's and women's steam and sauna

Massage treatment rooms

Aerobic & cardiovascular equipment

Weight facility

Fitness studio

Toddlers' playroom visible from the fitness studio

Social room – billiards, board games, HD television

Private dining room with catering kitchen

Dining terrace

Wine cellar and tasting room

Cigar lounge

Guest suites – available for purchase by residents only

Business center

RESIDENCES

Prices start at \$2.1 Million

Unit sizes ranging from 2,585 to over 9,000 square feet

Average unit size approximately 3,400 square feet

160 total units (80 units per building)

10-foot ceilings

10-foot-deep balconies

Floor-to-ceiling glass on all exterior walls

Penthouse units have private rooftops and pools

Intracoastal, Bay, and Ocean views

Spacious, open-plan living, dining, and kitchen areas

Private elevator access

Modern, custom-designed cabinetry and European-style kitchens

Outdoor summer kitchens

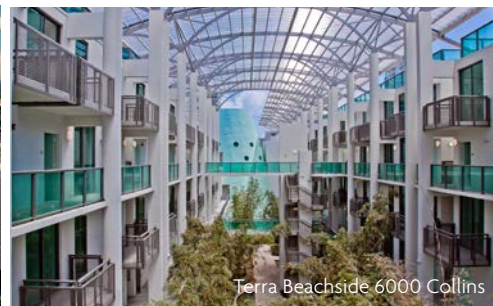
Service suites

PRIVÉ DEVELOPERS, LLC

Development Team

BH3

Led by principals Gregory Freedman, Charles Phelan, and Daniel Lebensohn - BH3 is an opportunistic real estate firm with a core focus on acquiring real estate in South Florida and New York City. In addition to Privé, the firm's impressive portfolio includes Trump Hollywood, Terra Beachside 6000 Collins, Fontainebleau Sorrento, and 1805 Ponce. To learn more, please visit www.BH-3.com.



Gary Cohen

Gary Cohen is the developer of Island Estates, the south island of the property, which consists of 21 exclusive mansions and a marina. As one of the founding families of Aventura, the Cohen family has been in South Florida land development since the 1960's, resulting in approximately 1,000 acres of land development and planning of high-rise condominiums, multifamily, single family homes, shopping centers, and commercial offices.



Sieger Suarez, Architect

Celebrating their 40th anniversary in 2012, The Sieger Suarez Architectural Partnership specializes in the design and development of luxury high-rise properties. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and both peer and community recognition for its outstanding work over the decades. The Sieger Suarez architectural Partnership has repeatedly demonstrated its ability to produce successful and award winning projects. A sampling of distinctive buildings in Miami-Dade County alone include Apogee South Beach, St. Regis Bal Harbour, ICON South Beach, Trump International Hotel, Trump Royale, Trump Palace, 50 Biscayne and Porsche Design (under construction), Murano, and Murano Grande.



Interiors By Steven G.


Interiors by Steven G. is the most celebrated, innovative and experienced interior design company in Florida, working from a 100,000-square-foot Pompano Beach, Florida, showroom, which includes some 1,800 lines and \$7 million of displayed inventory.

The design firm has worked on major projects throughout South Florida, including Trump Hollywood, St. Regis Bal Harbour, Canyon Ranch Living Miami Beach, ONE Bal Harbour, Ocean House South Beach, Las Olas Riverhouse, Grove at Grand Bay, The Ritz-Carlton Residences at Singer Island, and many others.

The firm is widely regarded and highly awarded for its groundbreaking designs, and its work has been prominently featured in Architectural Digest, Florida Design, Antiquities, Prestige Design, and Los Angeles Confidential.



Neither BH3 nor Gary Cohen is the project developer and this Condominium is being developed by an affiliated entity formed for such purpose, which is known as Prive Developers LLC, a Florida limited liability company (the "Developer").

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, plans, sketches, graphic materials, prices, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to revisions and other changes, without notice, in the manner provided in the purchase agreement and the offering circular and may not be relied upon. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. The dimensions of units stated or shown in brochures will vary from the dimensions that would be determined based upon the description of the Unit boundaries set forth in the Declaration of Condominium. For the dimensions of the "unit" based on the depiction of "unit" in the Declaration of Condominium, refer to Exhibit 2 of the Declaration of Condominium included in the Prospectus Documents. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Certain access to and rights to use recreational and other amenities within the development may be provided to the South Island, as described in the offering circular. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.