



NATIVO™ / MIAMI

THE NEW WAY TO OWN

PURPOSEFULLY DESIGNED,
BUILT AND LICENSED FOR
HOMESHARING



WHAT IS NATIIVO?

STRENGTH / FREEDOM / FLEXIBILITY /

NATIIVO COMBINES THE WARMTH OF A HOME WITH AN IMMERSIVE, LOCAL HOSPITALITY EXPERIENCE TO OFFER PEOPLE A UNIQUE WAY TO LIVE AND STAY.

By combining the local atmosphere of a homestay with the service, security, and consistency of a hotel, Natiivo fills a gap in the hospitality landscape by delivering a unique, forward-thinking option for people with a modern, flexible lifestyle.

Resident-owners also have the advantage of being able to maximize on their real estate by renting units on a short term basis, when they aren't using their home, on any homesharing platform they prefer.

NATIIVO EMBODIES THE LOCATION

- / Each Natiivo embodies the quintessential character of its location
- / We celebrate each city's makers and doers by including them into the Natiivo experience

NATIIVO DESIGNS FOR DOMESTICITY

- Intimate spaces for living, not just staying – with:
- / Full kitchen with oven, dishwasher, refrigerator, range & microwave
 - / Owners closet
 - / Washer & dryer in every unit
 - / Plenty of room to spread out
 - / Expansive balconies

NATIIVO FOSTERS SOCIAL CONNECTION

- / More than a place to stay—a launching pad for local insight, events, and culture
- / Creating spaces to work, play and socialize

NATIIVO'S EVERYDAY LUXURIES

- / Thoughtful amenities – premium bed linens, comfortable robes and slippers





NATIIVO™ / MIAMI

SHORT TERM, LONG TERM, YOUR TERMS.

NATIIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,
USING ANY HOMESHARING PLATFORM.

FREEDOM IS YOURS – ANYTIME. ANYWHERE.

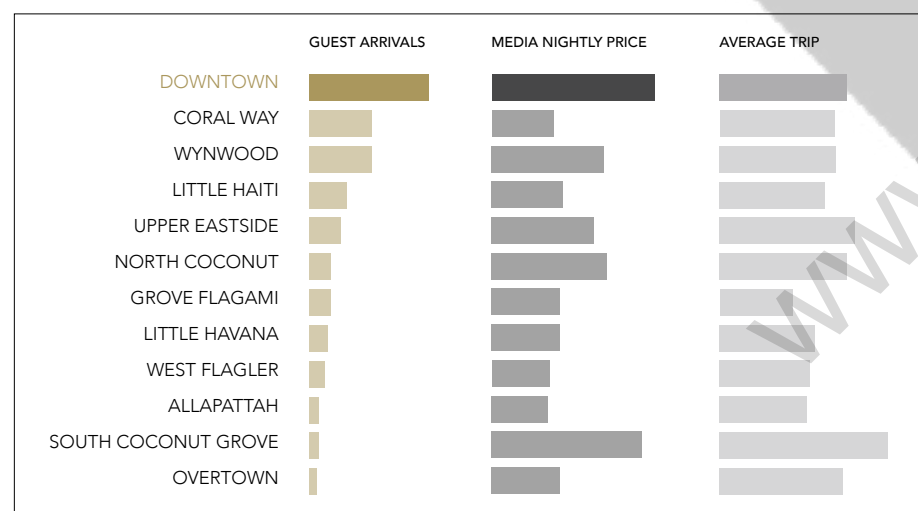
HOME SHARE ADVANTAGE

"THE AIRBNB MOVEMENT HAS
CHANGED THE WAY PEOPLE
EXPERIENCE THE WORLD"

- JOE GEBBIA COFOUNDER & CPO OF AIRBNB

THE MIAMI TIMES :

Miami Short Term Rental Activity by Market
reports Downtown Miami as highest in Guest
Arrivals, Median Nightly Price (ADR) and
Average Trip Length (in days).



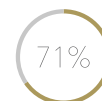
IPROPERTYMANAGEMENT.COM :

- / \$57.7 billion: projected vacation rental revenue for 2019
- / 297.2 million: total vacation rental users worldwide
- / Vacation rentals are expected to topple the hotel industry by year 2020
- / Millennials are predicted to spend \$1.4 trillion on travel each year by 2020. They are more likely to choose short-term rentals over hotels for their stays



1 IN 4 AMERICANS

Report engaging with short-term rental platforms (23%), up 277% from 6%, over a ten year period



71% OF TRAVELERS WITH CHILDREN

Said access to cooking their own meals was a major reason they chose a vacation rental



GLOBAL SHORT-TERM RENTAL SALES

By 2022 are projected to reach \$132.5 billion and 10 million listings, nearly triple what they were in 2012

AIRDNA :

Miami is in the top 25 markets for Short Term Rental (STR) listings, by revenue



THE RISE
OF
DOWNTOWN
MIAMI /



THE MIAMI ADVANTAGE

ADRIENNE ARSHT CENTER /

500,000 VISITORS / YEAR

Miami's architectural gem and one of the largest performing art centers in the United States.

SKYRISE MIAMI /

3.2M PROJECTED VISITORS / YEAR

Touted as the iconic skyscraper symbol of 21st century Miami, the 1,000 foot high vertical entertainment center located in Downtown Miami is due to be completed in 2023.

MIAMI WORLDCENTER /

500,000 PROJECTED VISITORS / YEAR

At a sprawling 30 acres, this vibrant new center is one of the largest private master-planned projects in the U.S. Bringing new energy to downtown with a diverse blend of urban land use including retail, hospitality, residential, and commercial space, it is projected to be near completion in 2021.

AMERICAN AIRLINES ARENA /

1.7M ATTENDEES / YEAR

The premier sports and entertainment complex located downtown, home to the NBA's Miami Heat and 80+ non-basketball events per year including A-list concerts, family shows, sporting events, National Conferences and more.

PEREZ ART MUSEUM MIAMI /

200,000 VISITORS / YEAR

A 200,000 square foot modern and contemporary museum dedicated to collecting and exhibiting international art of the 20th and 21st centuries.

PHILLIP & PATRICIA FROST MUSEUM OF SCIENCE /

600,000+ VISITORS / YEAR

A planetarium, aquarium and science museum in Downtown Miami's Museum Park.

MIAMI DADE COLLEGE /

30,000 STUDENTS

ONE THOUSAND MUSEUM /

\$7M AVERAGE UNIT PRICE

BAYFRONT PARK /

3.5M VISITORS / YEAR

AREA VISITORS /



VIRGIN TRAINS USA

10M+ PROJECTED VISITORS / YEAR



BAYSIDE MARKETPLACE

15M VISITORS / YEAR



MIA AIRPORT

22M ARRIVALS / YEAR



MIAMI CRUISE PORT

6M+ PASSENGERS / YEAR



GREATER MIAMI TOURISM (2018)

HOTEL INDUSTRY /

- / Miami-Dade Travel & Hospitality industry employed a record 142,100 people
- / Sold a record 15.6M hotel room nights (+1.5% YOY)

GREATER MIAMI & BEACHES /

- / Ranked among the top 10 in all major categories compared against the Top 25 US Hotel Markets by STR:
 - / #4 RevPar (revenue per available room)
 - / #4 ADR (average daily rate)
 - / #4 Hotel market in the country
- / Hotel market led the state in RevPar, Occupancy and ADR

GREATER MIAMI / ATTRACTED 23.3M TOTAL VISITORS

- / Attracted a record 16.5M overnight visitors (+3.5% YOY)
- / Attracted 6.8M daytrippers
- / Visitors economic impact: \$18B
- / Key Feeder Markets: New York, Brazil, Columbia and Argentina
- / More than 35% of overnight visitors were international
- / Nearly half of overnight visitors who DID rent a house used a peer-to-peer site for booking with Airbnb used 97% of the time for Domestic guests and 77% of the time for International guests

TRANSPORTATION /

- / Downtown Miami Metromover
- / Downtown Miami Trolley
- / Downtown Miami was 2nd most visited neighborhood with 49% International visitors, 35% Domestic visitors and 44% FL Residents visiting

ENTERTAINMENT /

- / Bayside Marketplace was among the most popular attractions visited, just behind Lincoln Road, with nearly just as many visitors (31 International, 18% Domestic, 12% FL Residents)
- / Downtown Miami was 2nd top neighborhood visited (behind Miami Beach) by total number of people visiting Miami

CRUISE PASSENGERS /

- / 20% families
- / 3.8 avg party size
- / 51% repeat visitors (excluding FL Residents)
- / 1.7 Avg nights in Miami before and/or after cruise
- / Downtown Miami is the top neighborhood visited for this market: 40%





www.miami.com

NATIIVO™ / MIAMI



NATIIVO™ / MIAMI



MASTERHOST



HOUSEKEEPING



VIP AMENITIES



FOOD AND BEVERAGE



NATIIVO APP

THE NATIIVO MANAGED OPTION:

A TURN KEY SOLUTION

NATIVO APP

FEATURES /

Manage your rental calendar and earnings, schedule a home cleaning, submit service requests and more.

- / CHAT / MESSENGER / MASTERHOST
- / HOMESHARING EARNINGS PORTAL
- / HOMESHARING DEMAND CALENDAR
- / RESIDENT & BUILDING DOOR CONTROLS
- / ON-DEMAND SERVICES
- / REAL-TIME HOMESHARING RATE GUIDE
- / CALENDAR OF EVENTS & ACTIVITIES
- / REWARDS & PERKS
- / SERVICE & MAINTENANCE REQUESTS
- / AMENITY RESERVATIONS
- / ACCESS CONTROL
- / AND MORE!



FREEDOM IS YOURS — ANYTIME

NATIIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,
USING ANY HOMESHARING PLATFORM.

YOUR PROPERTY ON ALL OR MOST OF THESE MAJOR LISTING SITES:

/ Airbnb	/ Resort Reservations	/ HomeAway.it
/ VRBO.com	/ AllTheRooms	/ HomeAway.com.mx
/ TripAdvisor	/ Vacation Rental Supermarket	/ HomeAway.nl
/ Expedia	/ Vaystays	/ HomeAway.no
/ Orbitz	/ PerfectPlaces.com	/ HomeAway.pt
/ Hotels.com	/ VRGuest	/ HomeAway.se
/ Travelocity	/ Vacayhero	/ HomeAway.co.uk
/ Booking.com	/ Abritel.fr	/ HomeAway.com
/ Kayak	/ HomeAway.at	/ Homelidays.com
/ Priceline	/ HomeAway.com.au	/ Homelidays.it
/ FlipKey	/ AlugueTemporada.com.br	/ VacationRentals.com
/ Tripping	/ HomeAway.ca	/ Rental Source
/ Trivago	/ HomeAway.ca.fr	/ RentByOwner
/ Venere	/ FeWo-direkt.de	/ Travelprorentals
/ Hotwire	/ HomeAway.dk	/ Agoda
/ Owner Direct Vacation Rentals	/ HomeAway.es	/ CoastRentals.com
/ Beachhouse.com	/ HomeAway.fi	/ forGetaway.com



ARQUITECTONICA

ARCHITECTURE
BY
RENOWNED
FIRM,
ARQUITECTONICA





estments.com



URBAN ROBOT ASSOCIATES

INTERIOR
DESIGN BY
URBAN ROBOT

URBAN LUXURY INSPIRED INTERIORS





RESIDENCE



BATHROOM



NATIVO MIAMI - BATHROOM
ARTISTS' CONCEPT

ENTRY WAY



LOBBY



LOBBY

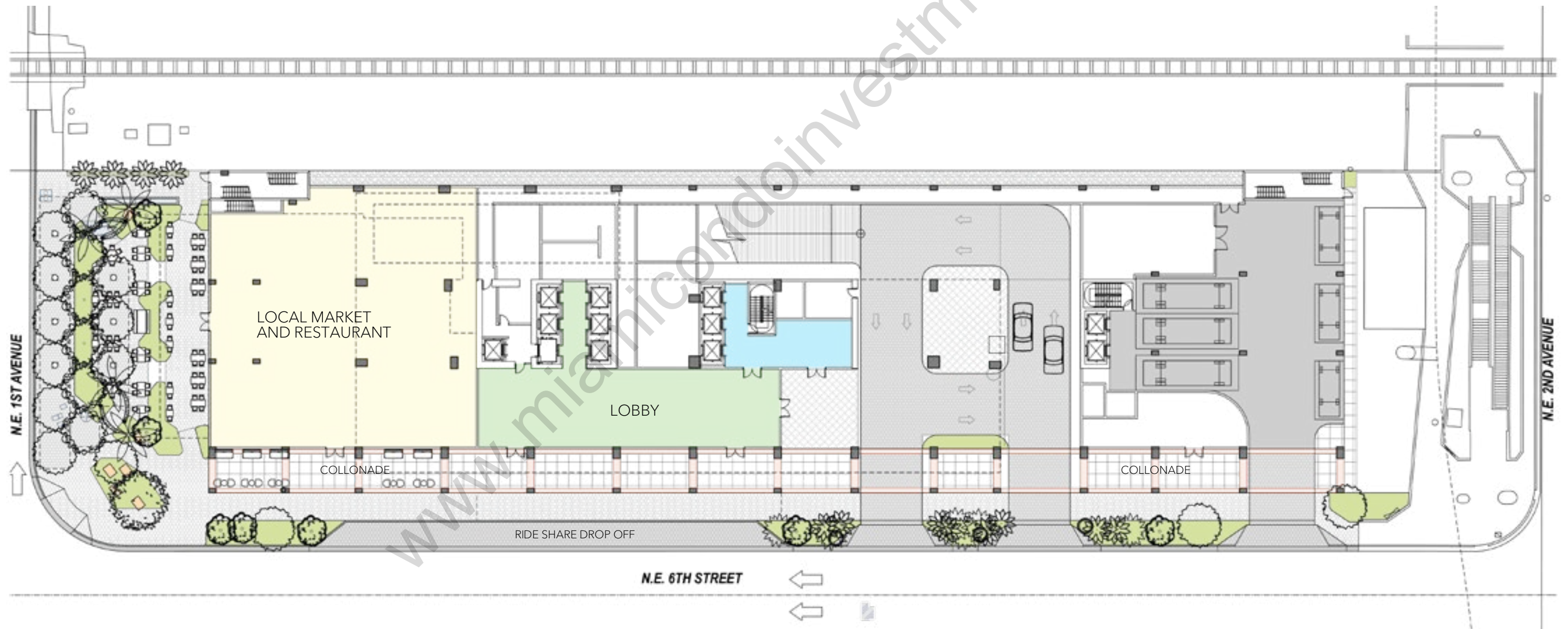


PROPERTY PLAN & AMENITIES OVERVIEW



LOBBY LEVEL 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.





NATIVO SOCIAL

A PRIVATE SOCIAL CLUB FOR NATIVO OWNERS & GUESTS,
CREATIVE HQ OWNERS & TENANTS, AND MEMBERS.

FEATURING THREE FLOORS
WITH 70,000 SF
OF EXCLUSIVE AMENITIES

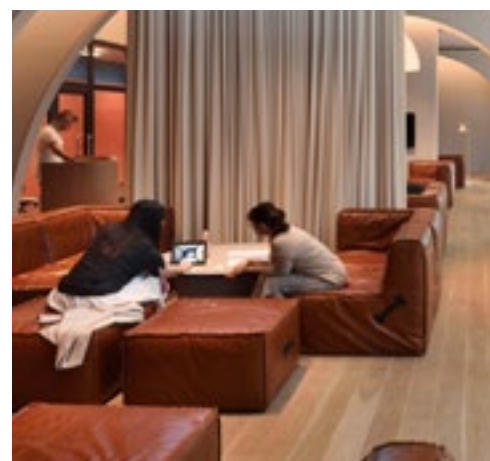
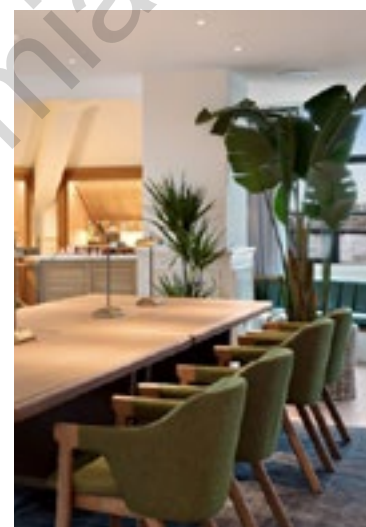


THE WORK

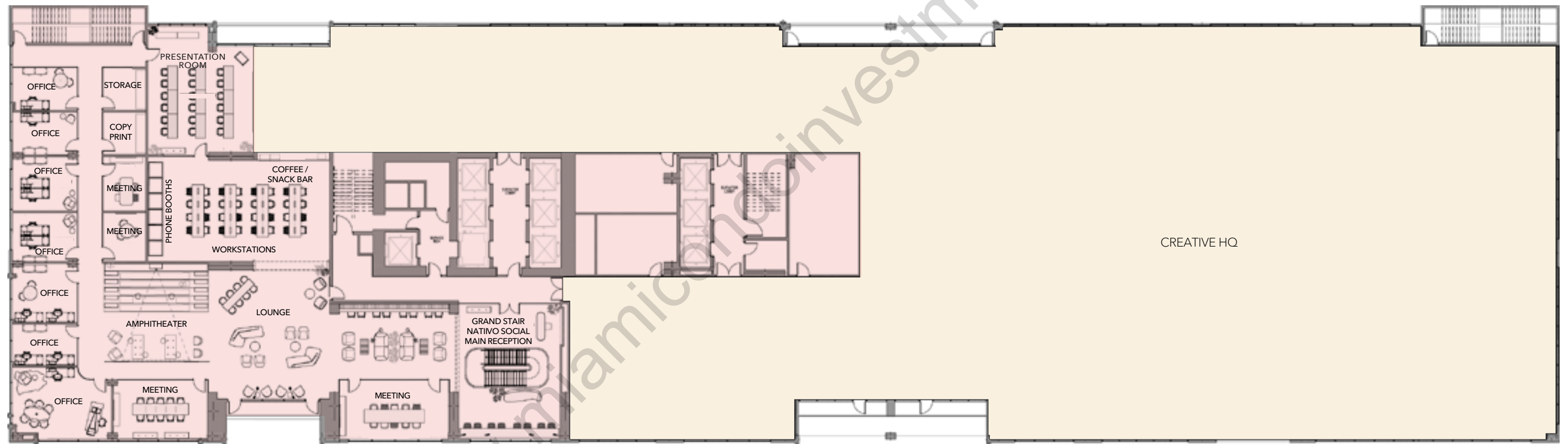
Nativo Miami's "The Work on 8th" features $\pm 10,000$ sq ft of co-working, co-ideating, co-mingling space featuring an amphitheater presentation area ideal for sharing your latest ingenious concept launch.

NATIVO SOCIAL / 8th FLOOR

- / CO-WORKING SPACES
- / PRIVATE OFFICES
- / FLEXIBLE OFFICE ARRANGEMENTS
- / VIDEO CAPABLE CONFERENCE ROOMS
- / QUIET ROOMS
- / PHONE BOOTHS
- / CUTTING EDGE TECHNOLOGY & CONNECTIVITY
- / OFFICE HOST
- / COFFEE & JUICE BAR
- / AMPHITHEATER
- / MEETING / PRESENTATION ROOMS



NATIVO SOCIAL FLOORPLAN / 8th FLOOR



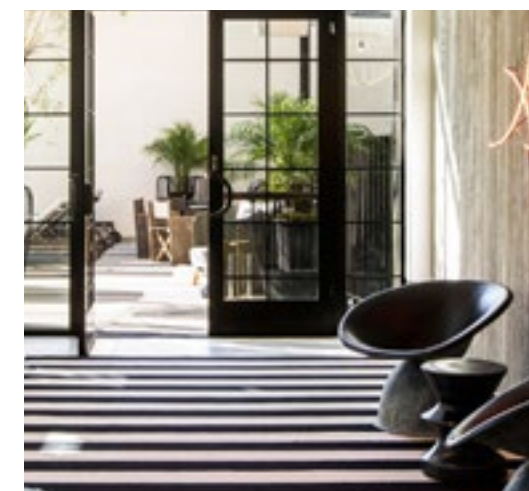
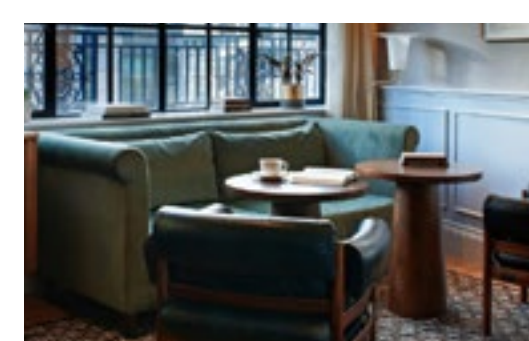
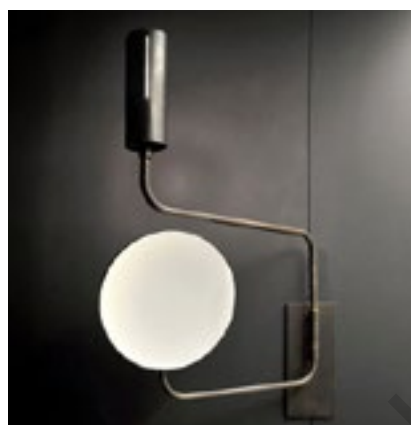
THE SOCIAL

Nativo Miami's "The Social on 9th" boasts 24,000 sq ft of invigorating food & beverage offerings focused on a range of local fare and delicacies as well as an entertainment program that is a culturally relevant repertoire of local talent.

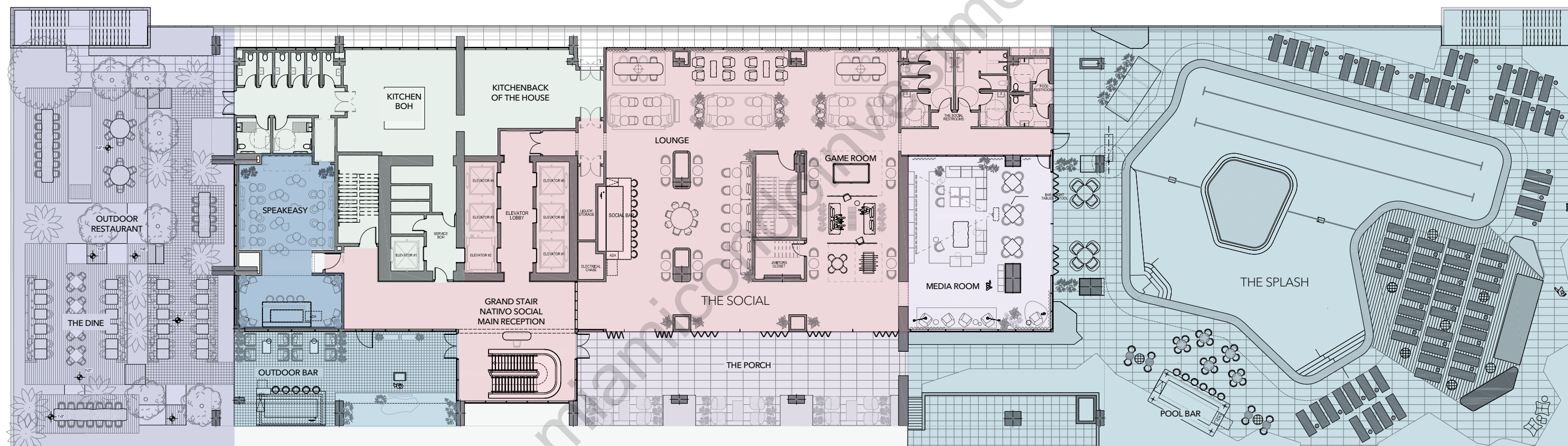
NATIVO SOCIAL / 9th FLOOR

- / SPECIALTY RESTAURANT & BAR
- / DINING TERRACE
- / SOCIAL AREA WITH FULL-SERVICE CAFE & COCKTAIL BAR
- / DRINK. DINE. WORK. LOUNGE AREAS
- / MEDIA LOUNGE

- / LIVE SHOW & EVENTS LOUNGE
- / THE PORCH
- / SPEAKEASY
- / DJ & LIVE PERFORMANCES
- / PROGRAMED EVENTS

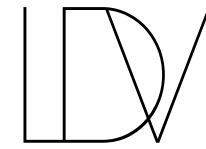


NATIVO SOCIAL FLOORPLAN / 9th FLOOR



THE SOCIAL





HOSPITALITY

LDV is a boutique hospitality group that creates authentic and unique restaurant and cocktail bar experiences inspired by La Dolce Vita, "The Good Life." The group was founded by John Meadow in 2008, with critically acclaimed flagship Scarpetta restaurant, followed by signature brands American Cut and Dolce Italian. With its home based in New York City, LDV spans across nine cities throughout the country, including The Hamptons, Miami and Las Vegas. In addition to its signature brands, LDV develops tailor-made concepts for its hotel partners, working with iconic hotel partners such as The Cosmopolitan of Las Vegas, The Fontainebleau of Miami, Gurney's Resorts, The James New York - NoMad, and Bvlgari Hotel London.



FOOD &
BEVERAGE
PARTNER,
LDV

THE SOCIAL



THE SOCIAL



THE SOCIAL



THE SOCIAL



THE SOCIAL



THE SOCIAL



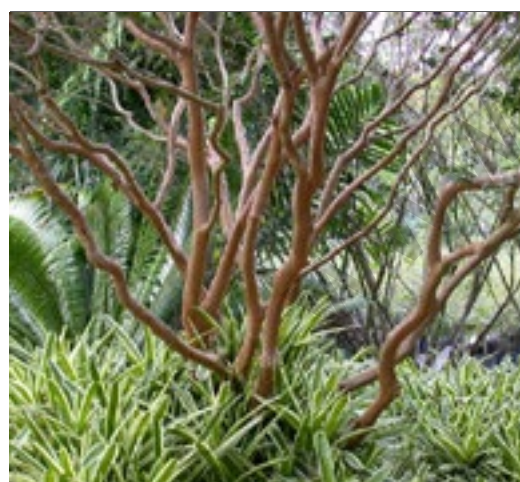
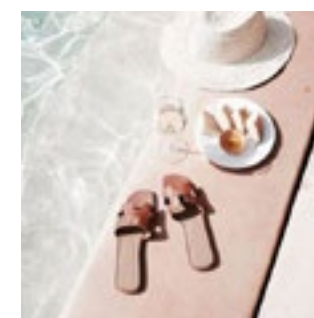
THE SPLASH

Natiivo Miami's "The Splash on 9th" features a 16,000 sq ft poolside retreat elevated above the hum of downtown featuring lush tropical flora and uniquely Florida features that evoke a deep sense of place.

NATIVO SOCIAL / 9th FLOOR

- / RESORT-STYLE POOL
- / POOL CABANAS
- / SUN DECK
- / POOLSIDE FOOD AND BEVERAGE SERVICE

- / NATIVE TROPICAL LANDSCAPING
- / CABANA BAR
- / POOL TOWEL SERVICES



THE SPLASH

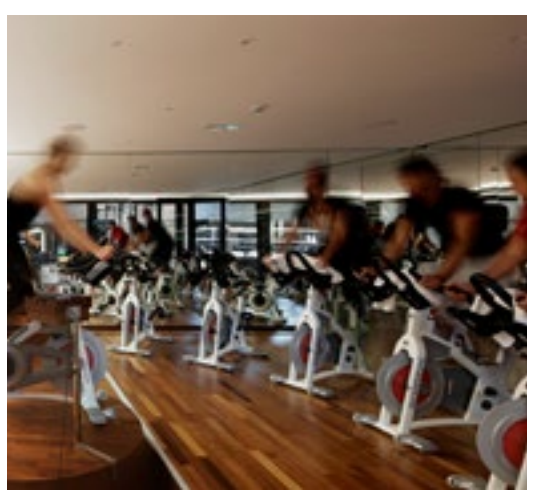
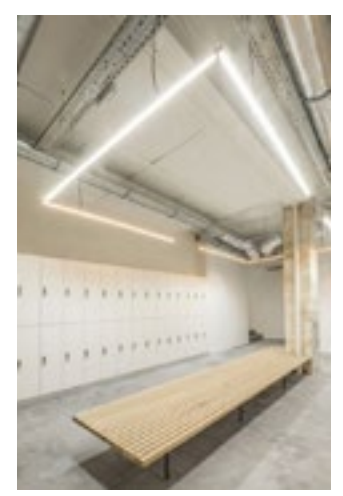
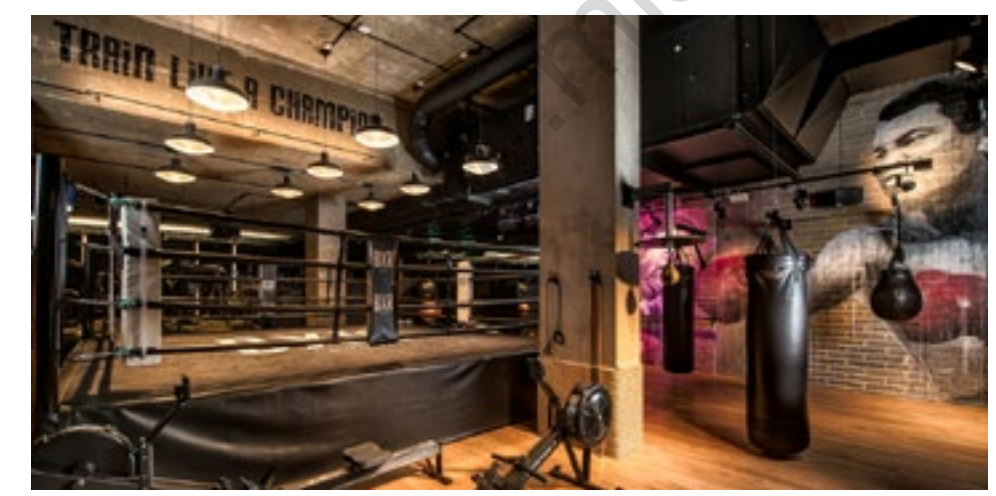
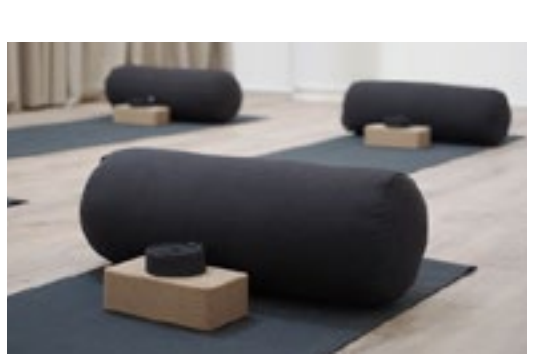
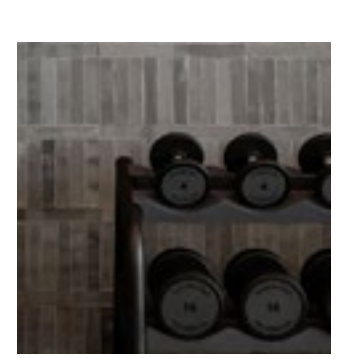
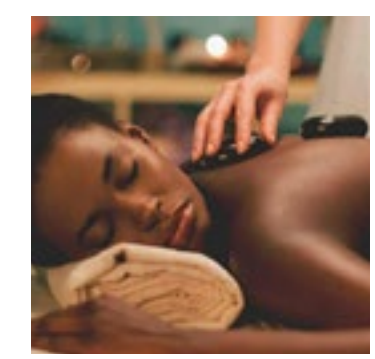
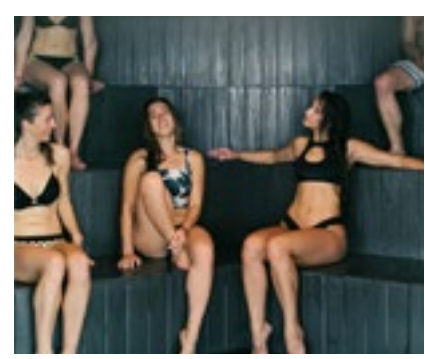
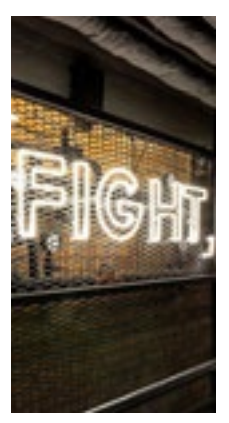
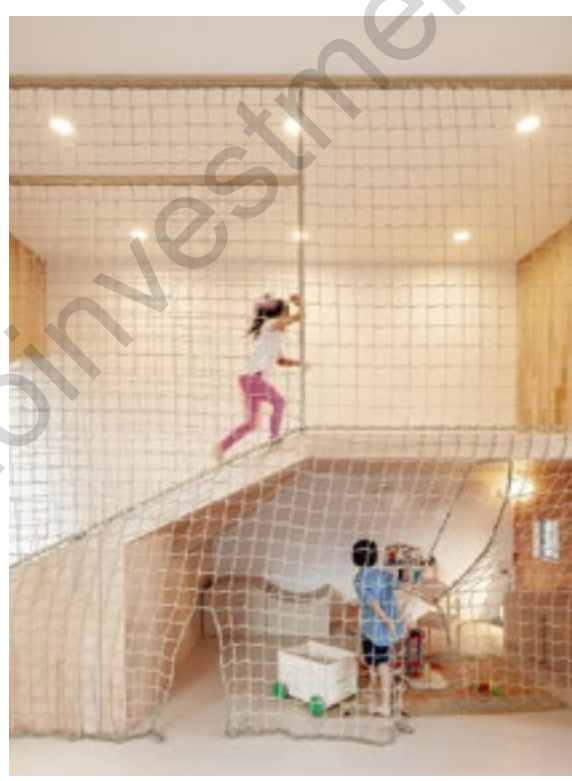


THE FIT

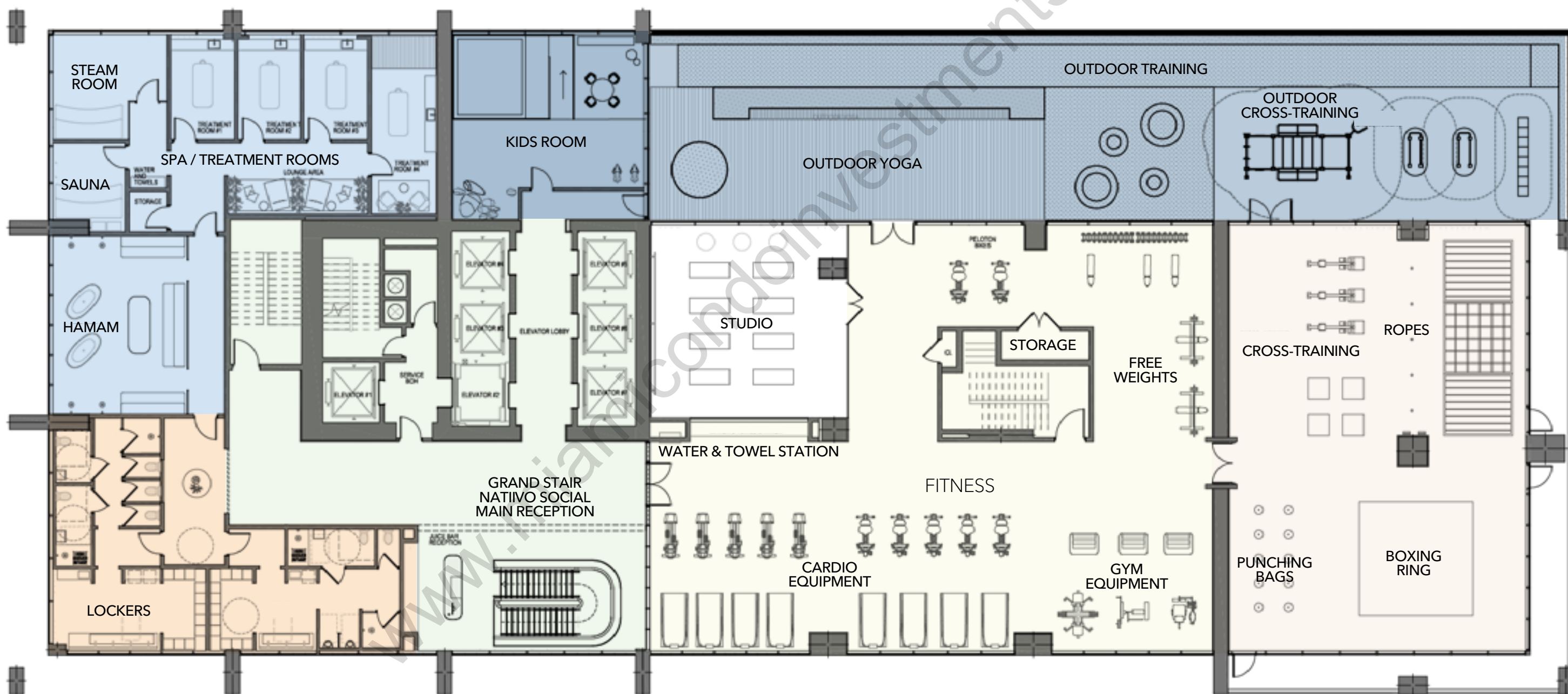
Nativo Miami "The Fit on 10th" features a ±18,000 SF health and fitness center, replete with an amenity program aimed at nourishing body & soul and featuring bespoke programming that is responsive to Miami's tropical setting.

NATIVO SOCIAL / 10th FLOOR

- / JUICE BAR
- / YOGA / PILATES STUDIO
- / BOXING RING WITH PUNCHING BAGS
- / PELOTON EQUIPMENT
- / WEIGHT STATION
- / CROSS-TRAINING / CROSSFIT
- / SPA / TREATMENT ROOMS
- / SAUNA / STEAM ROOMS
- / LOCKER ROOMS
- / OUTDOOR TERRACE / TRAINING
- / THE FIT BOUTIQUE



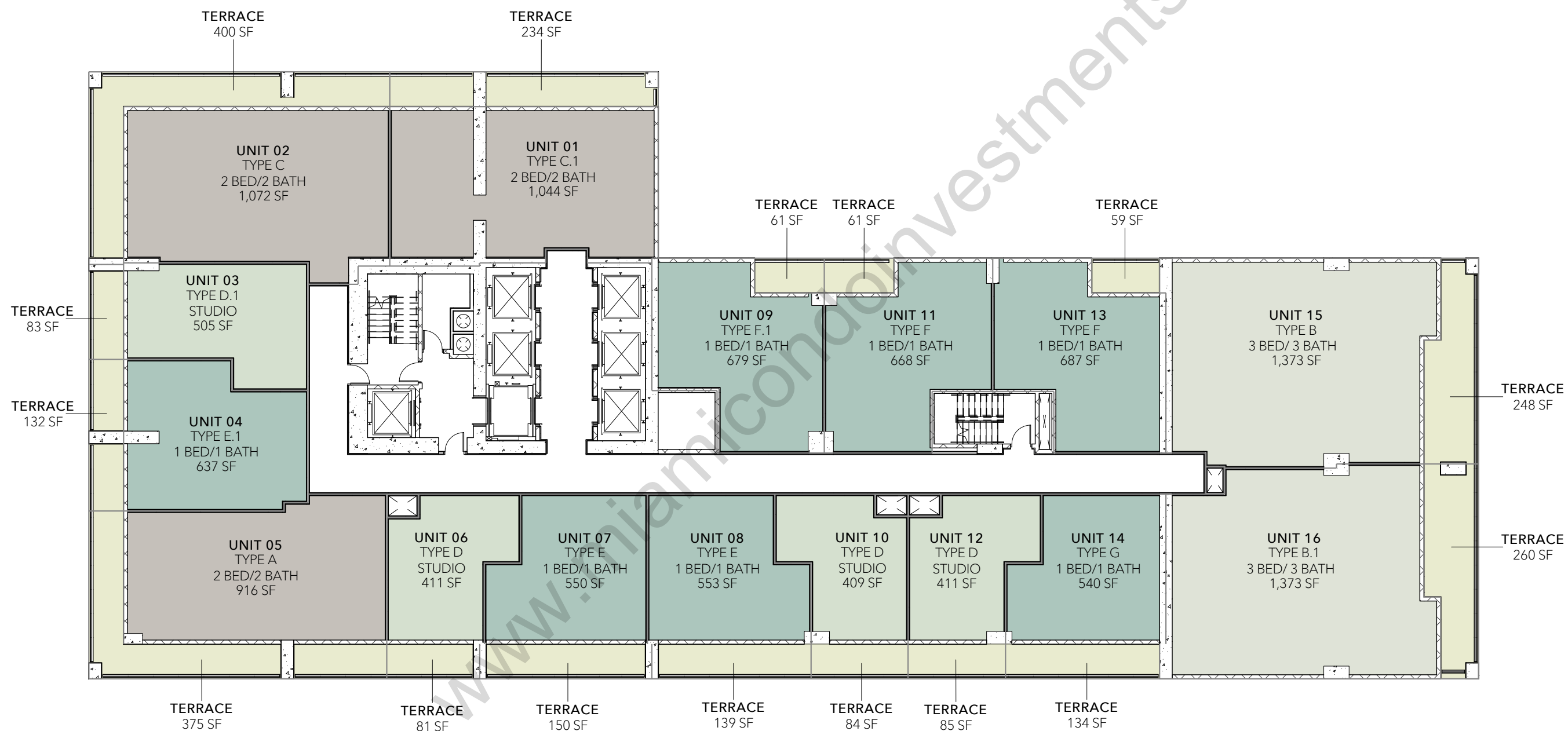
NATIVO SOCIAL FLOORPLAN / 10th FLOOR



FLOOR PLANS



KEY PLAN



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SIXTH STREET
MIAMI PARTNERS LLC

SALES & MARKETING BY
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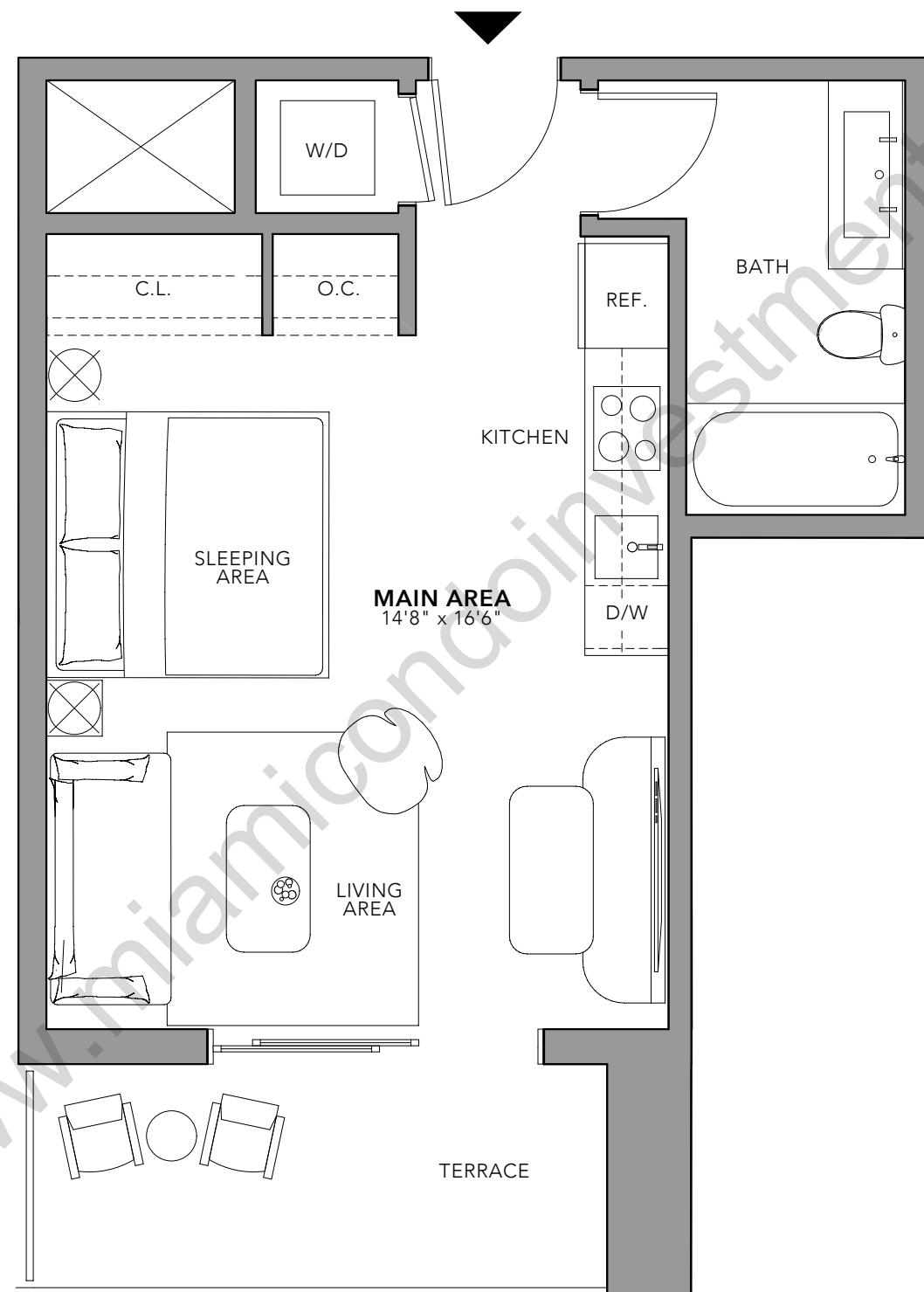
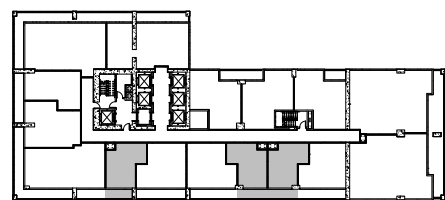
06/10/12

TYPE /

FLOOR / 24-47

STUDIO

INTERIOR /	411 SF	38M ²
BALCONY /	81 SF	8M ²
TOTAL /	492 SF	46M ²



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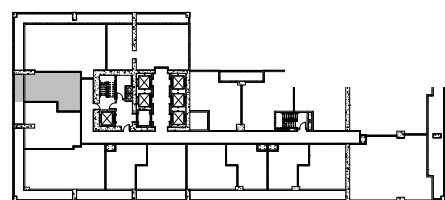
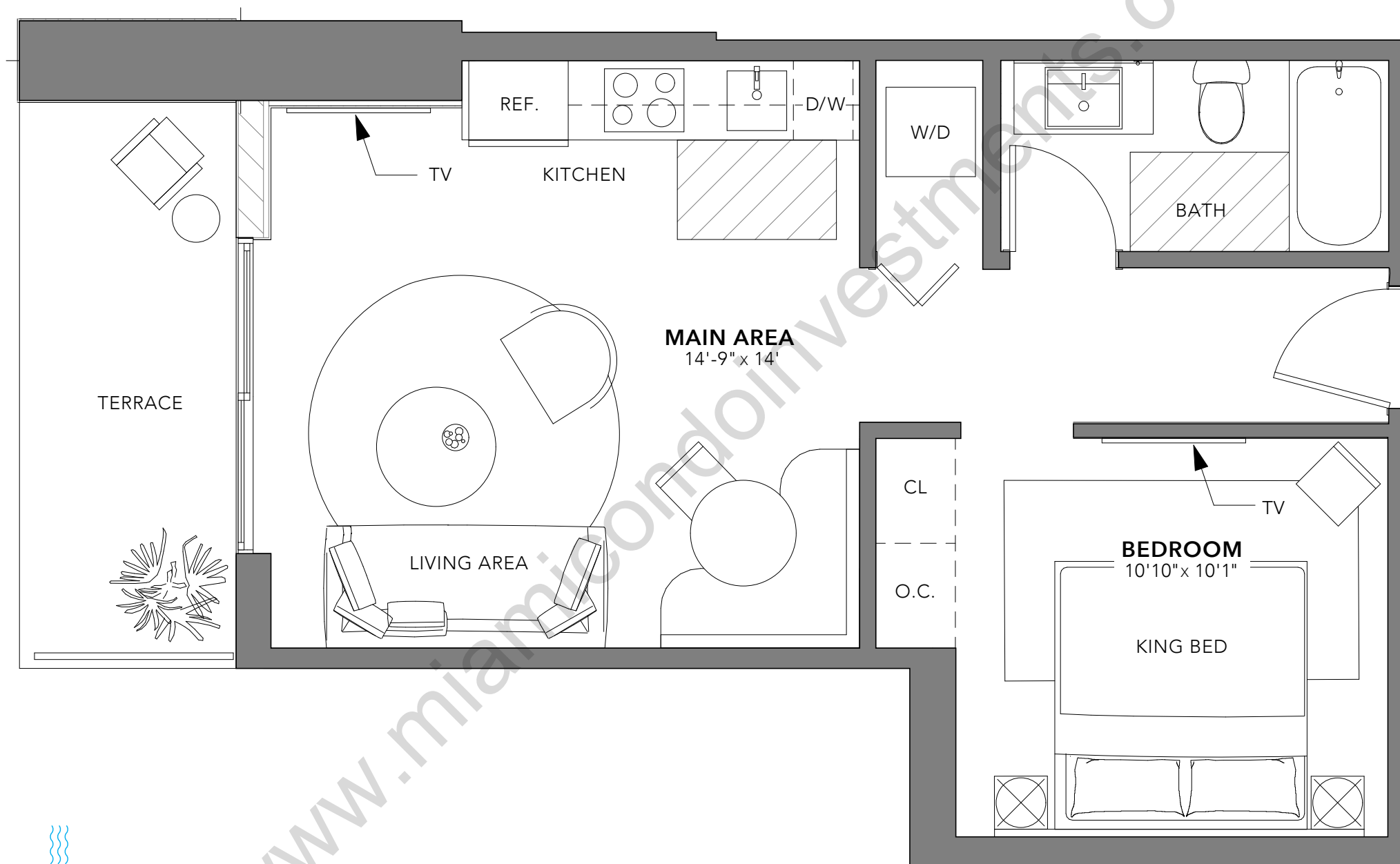
TYPE /

03

FLOOR / 24-47

STUDIO

INTERIOR /	505 SF	47M ²
BALCONY /	83 SF	8M ²
TOTAL /	588 SF	55M ²



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MIAMI PARTNERS LLC

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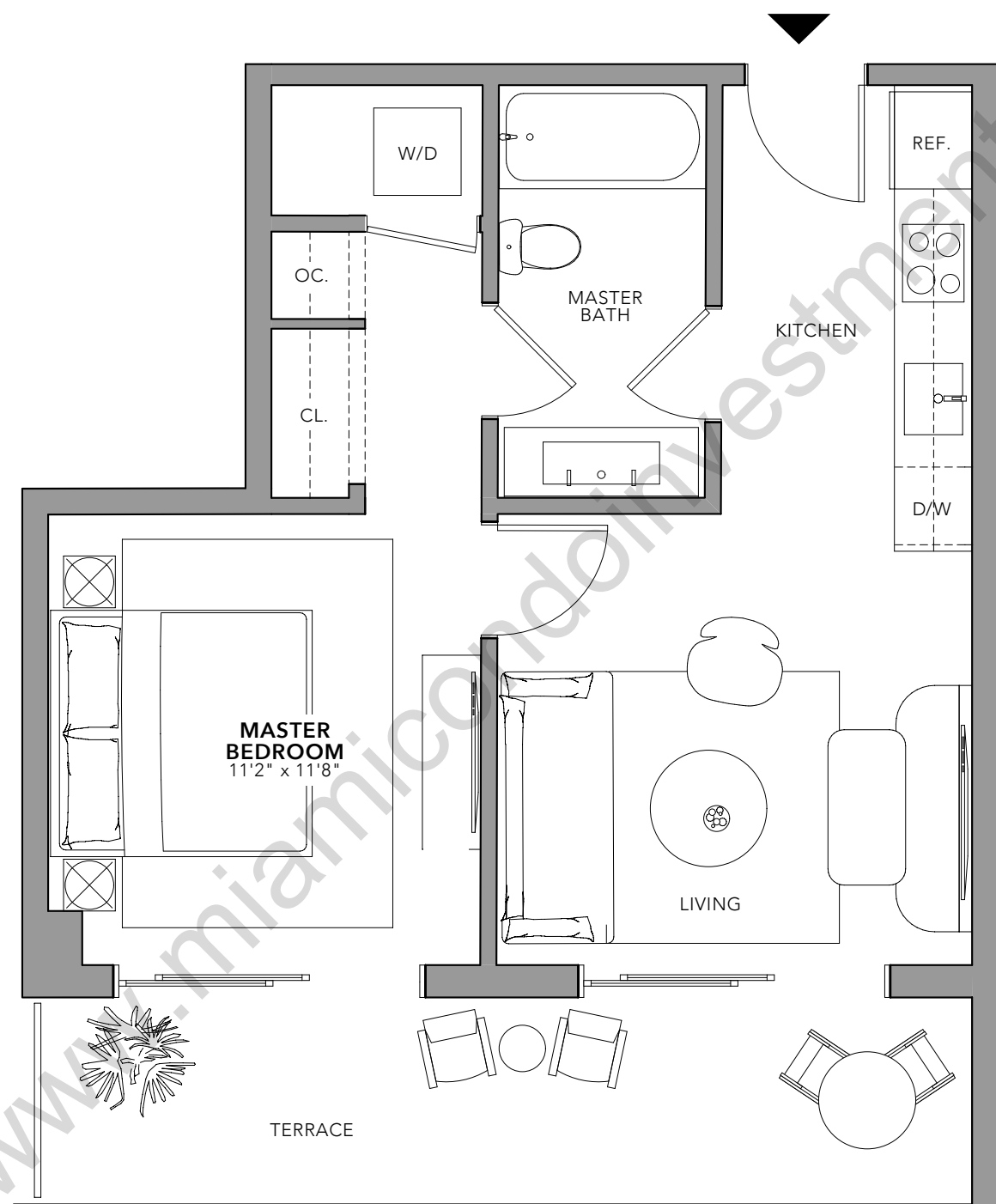
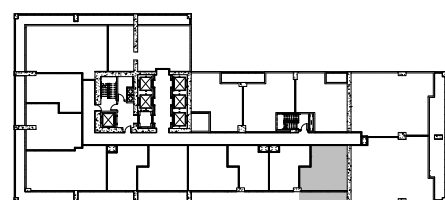
TYPE /

14

FLOOR / 24-47

1 BEDROOM / 1 BATHROOM

INTERIOR /	540 SF	50M ²
BALCONY /	134 SF	16M ²
TOTAL /	674 SF	63M ²



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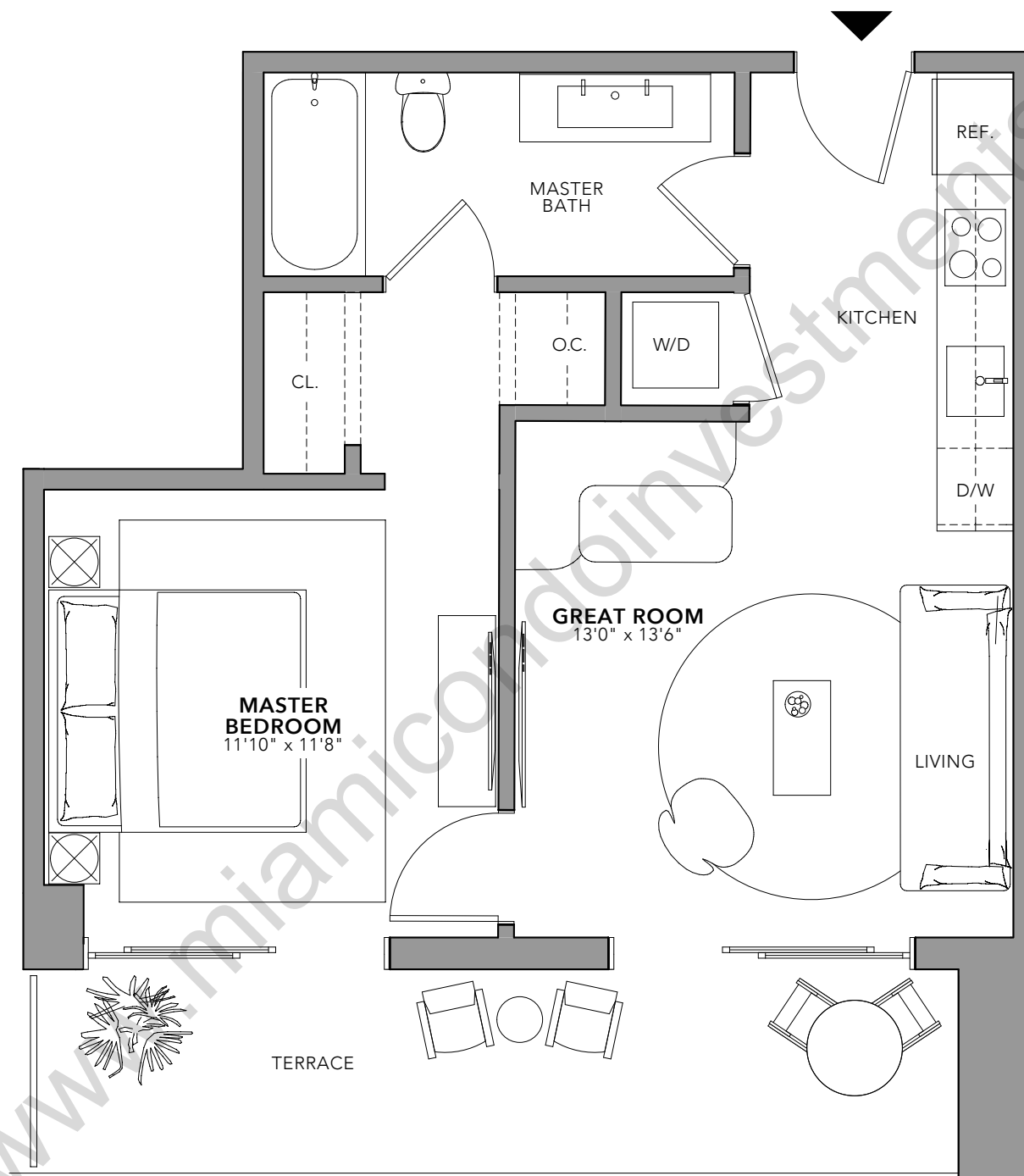
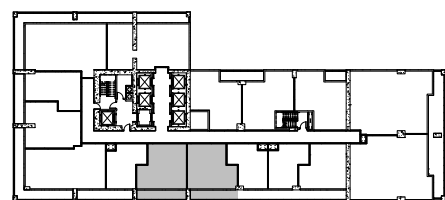
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07/08

TYPE /

FLOOR / 24-47
1 BEDROOM / 1 BATHROOM

INTERIOR /	550 SF	51M ²
BALCONY /	150 SF	14M ²
TOTAL /	700 SF	65M ²



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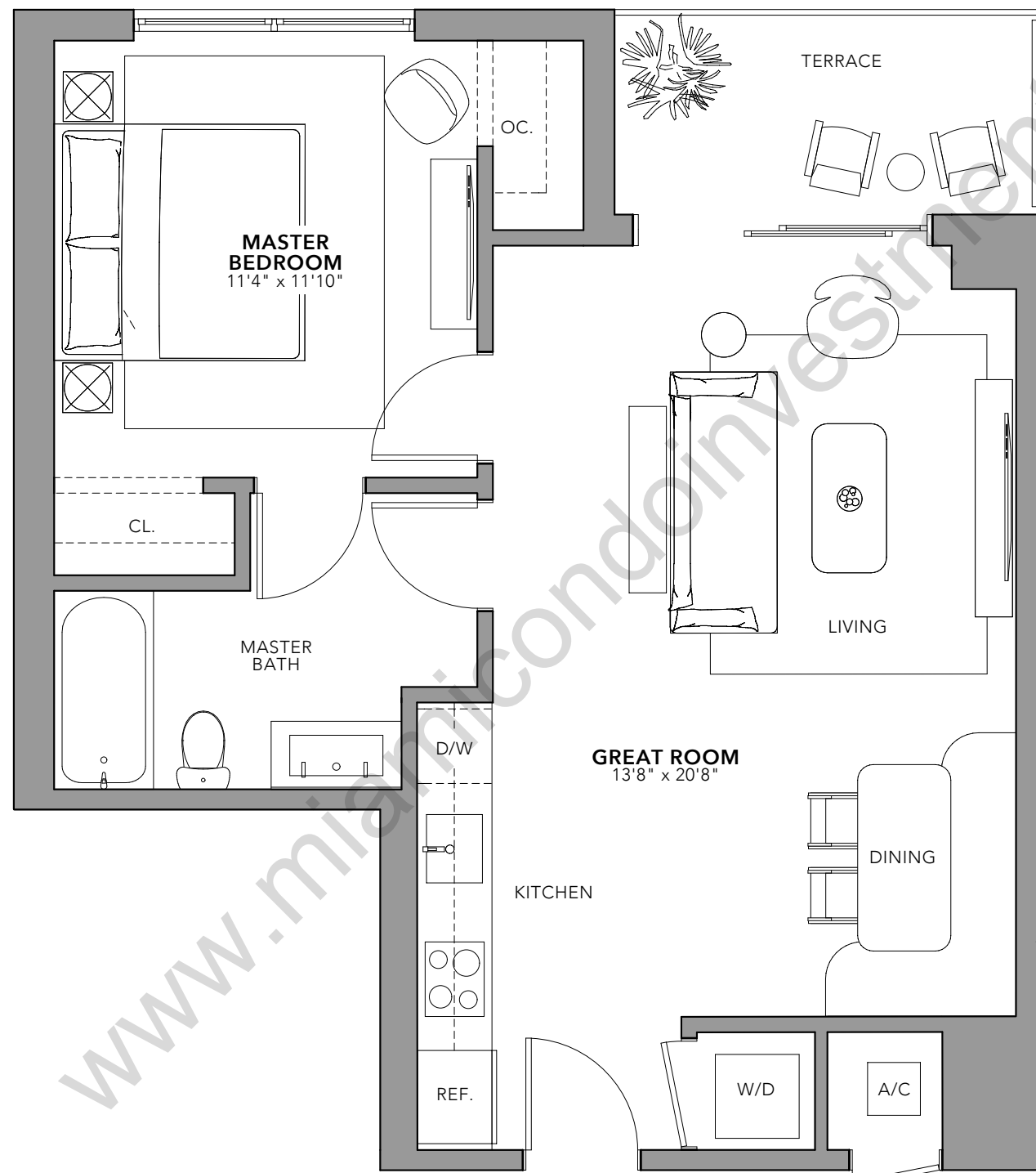
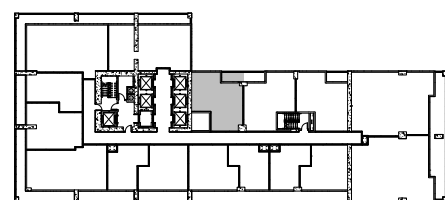
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TYPE /

09

FLOOR / 24-47
1 BEDROOM / 1 BATHROOM

INTERIOR /	679 SF	63M ²
BALCONY /	61 SF	6M ²
TOTAL /	740 SF	69M ²



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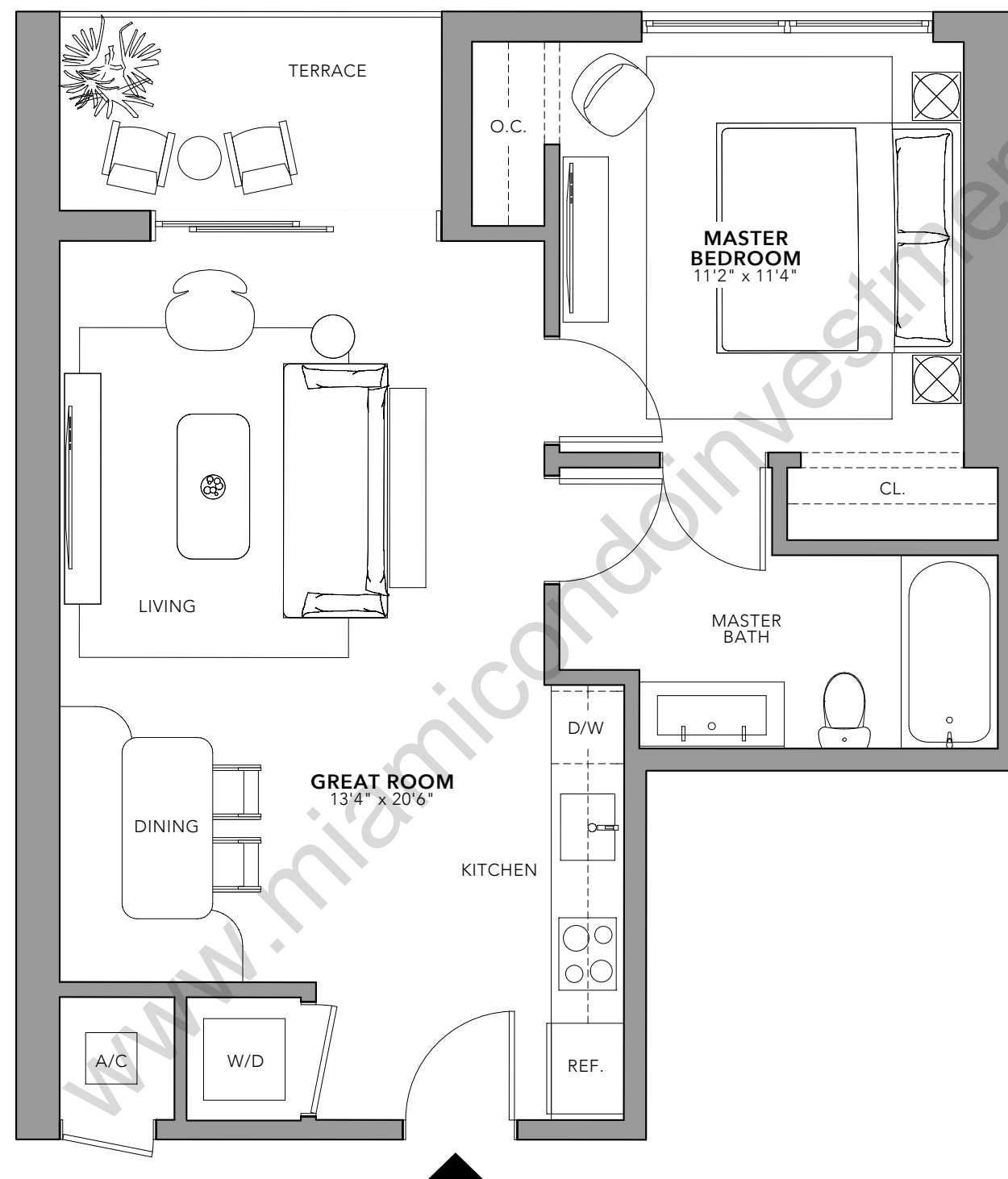
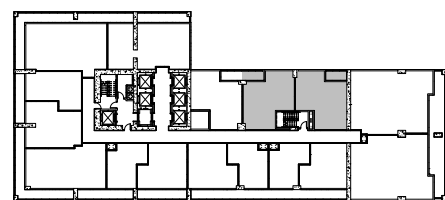
TYPE /

FLOOR / 24-47

1 BEDROOM / 1 BATHROOM

11/13

INTERIOR /	687 SF	64M ²
BALCONY /	59 SF	6M ²
TOTAL /	746 SF	70M ²



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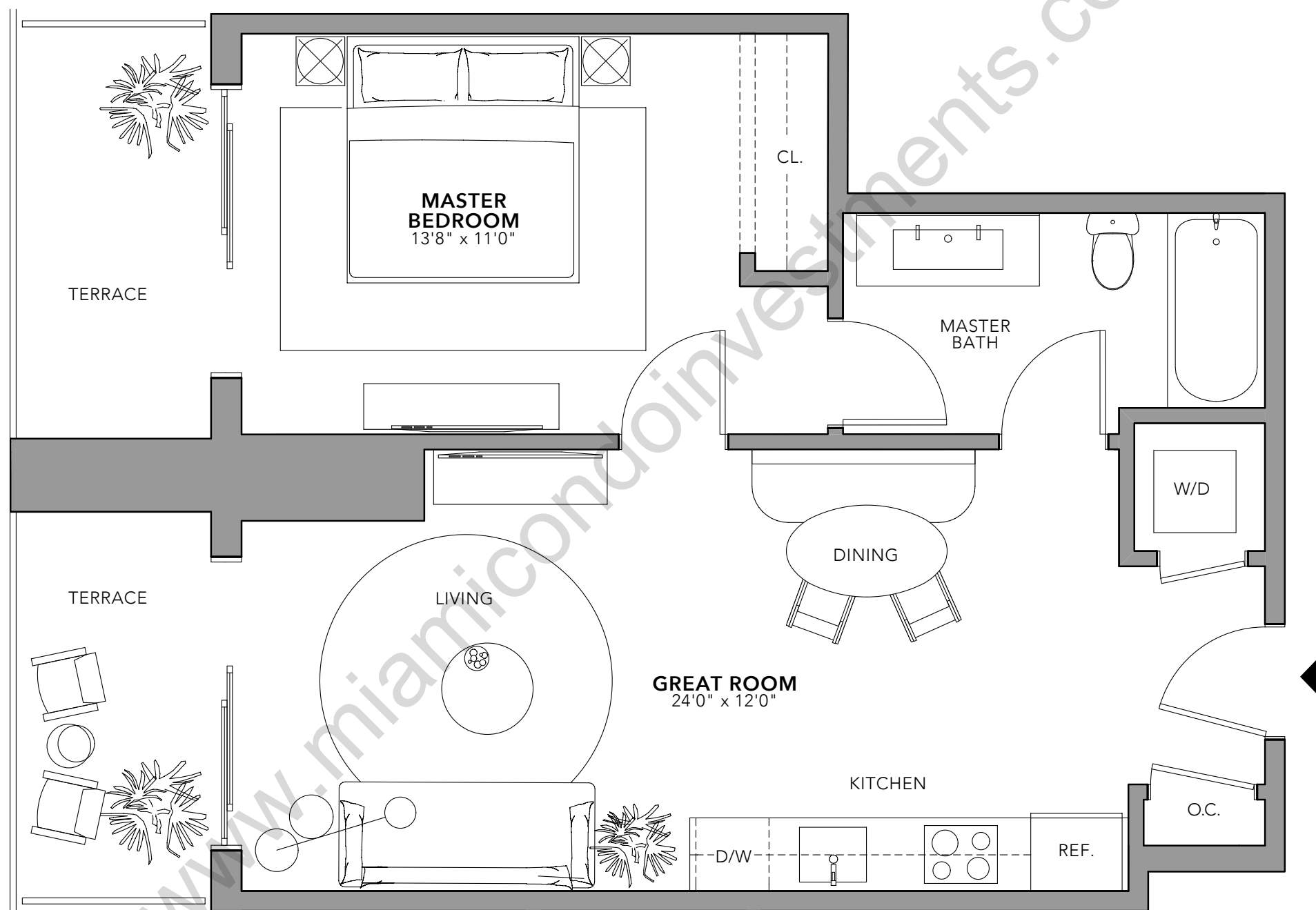
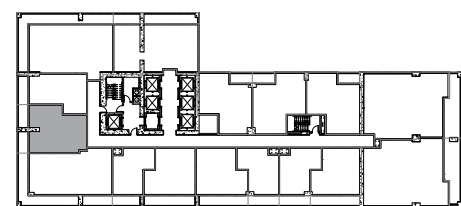
TYPE /

04

FLOOR / 24-47

1 BEDROOM / 1 BATHROOM

INTERIOR /	637 SF	59M ²
BALCONY /	132 SF	12M ²
TOTAL /	769 SF	71M ²



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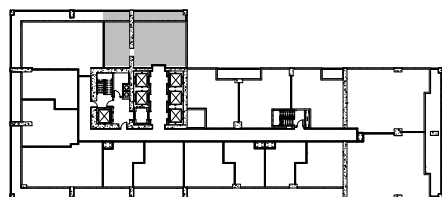
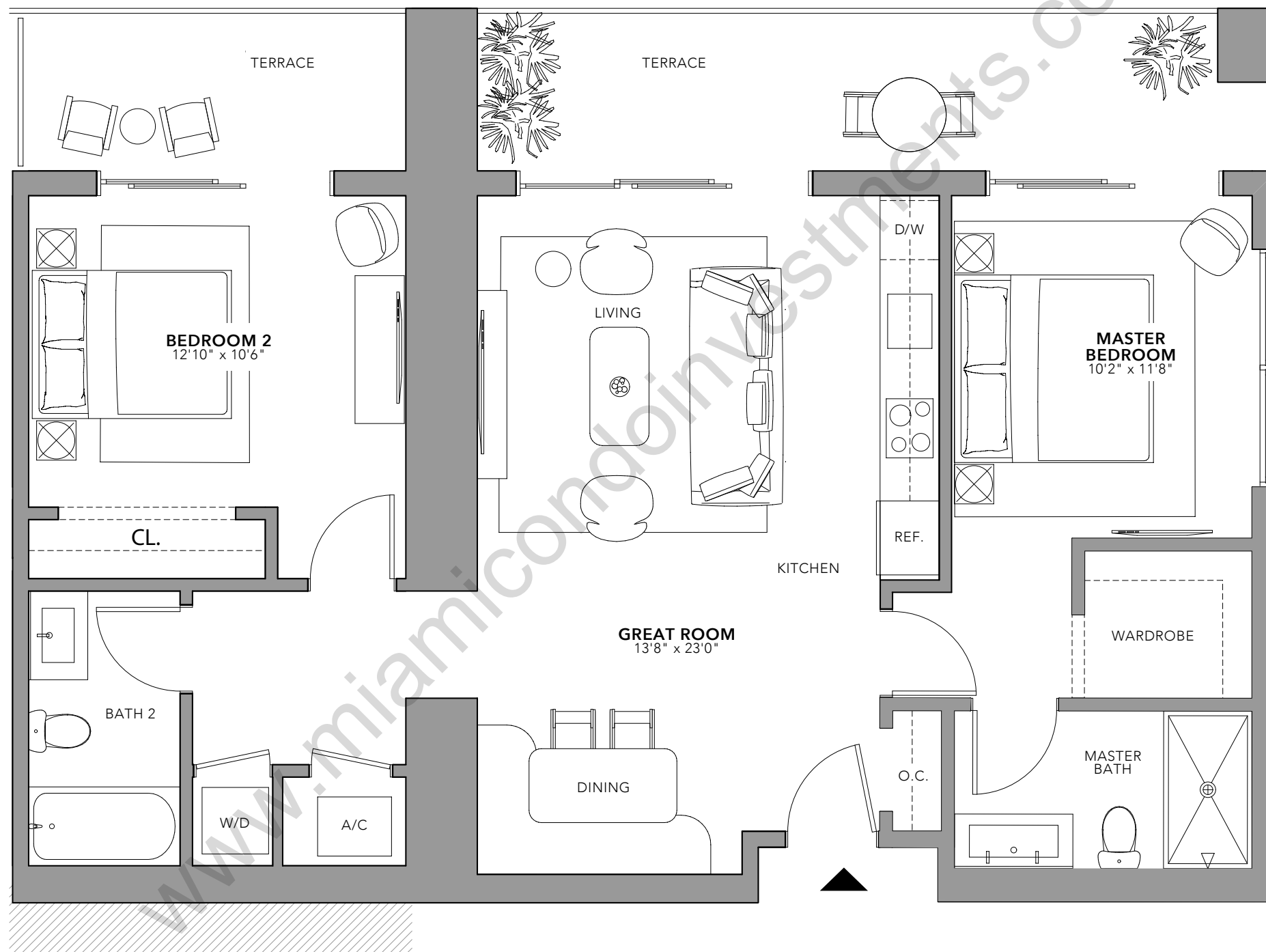
TYPE /

01

FLOOR / 24-47

2 BEDROOM / 2 BATHROOM

INTERIOR /	1,044 SF	97M ²
BALCONY /	234 SF	22M ²
TOTAL /	1,278 SF	119M ²



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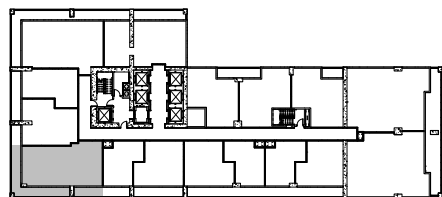
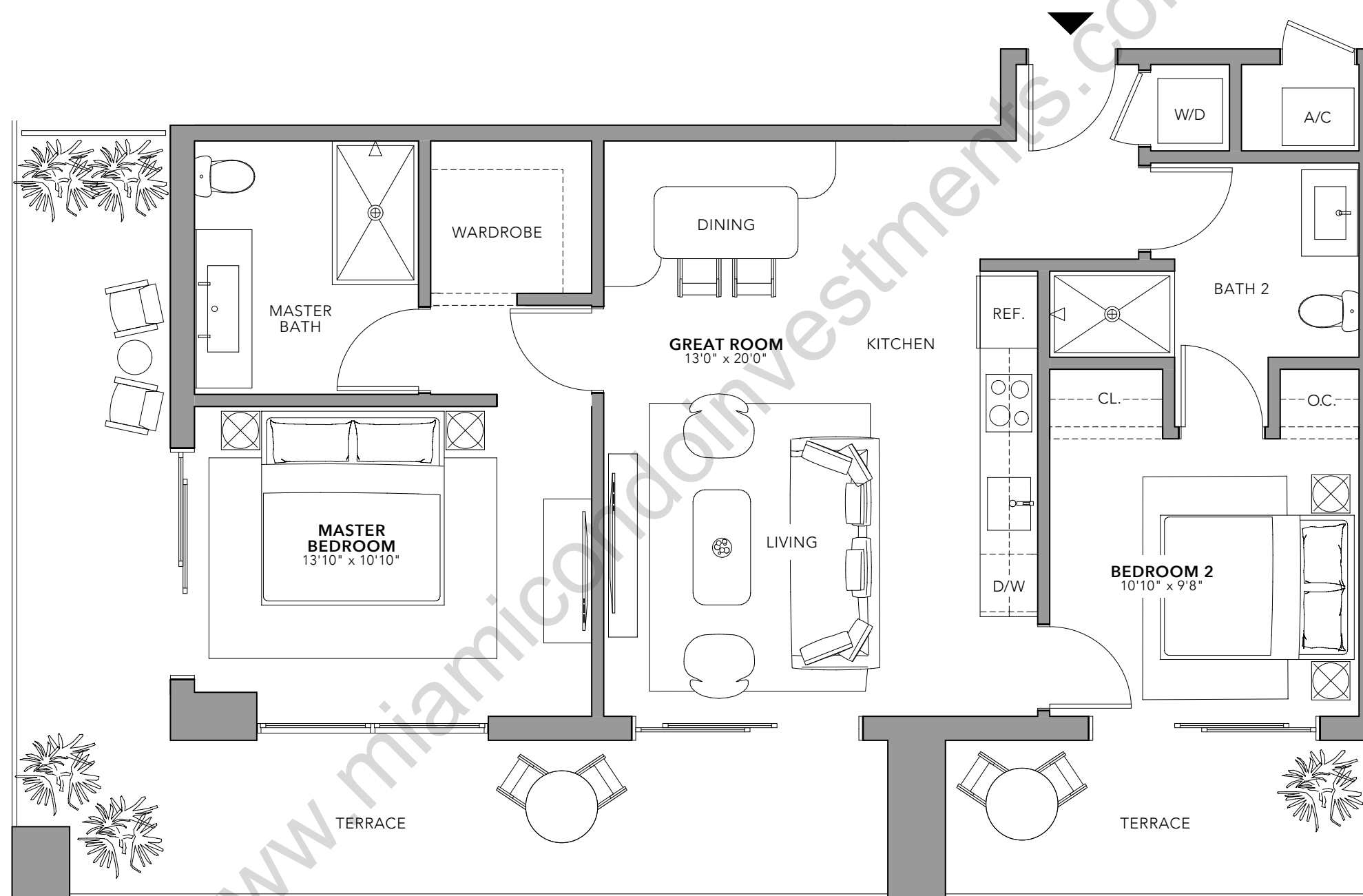
TYPE /

05

FLOOR / 24-47

2 BEDROOM / 2 BATHROOM

INTERIOR /	916 SF	85M ²
BALCONY /	375 SF	35M ²
TOTAL /	1291 SF	120M ²



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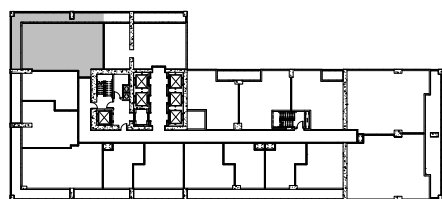
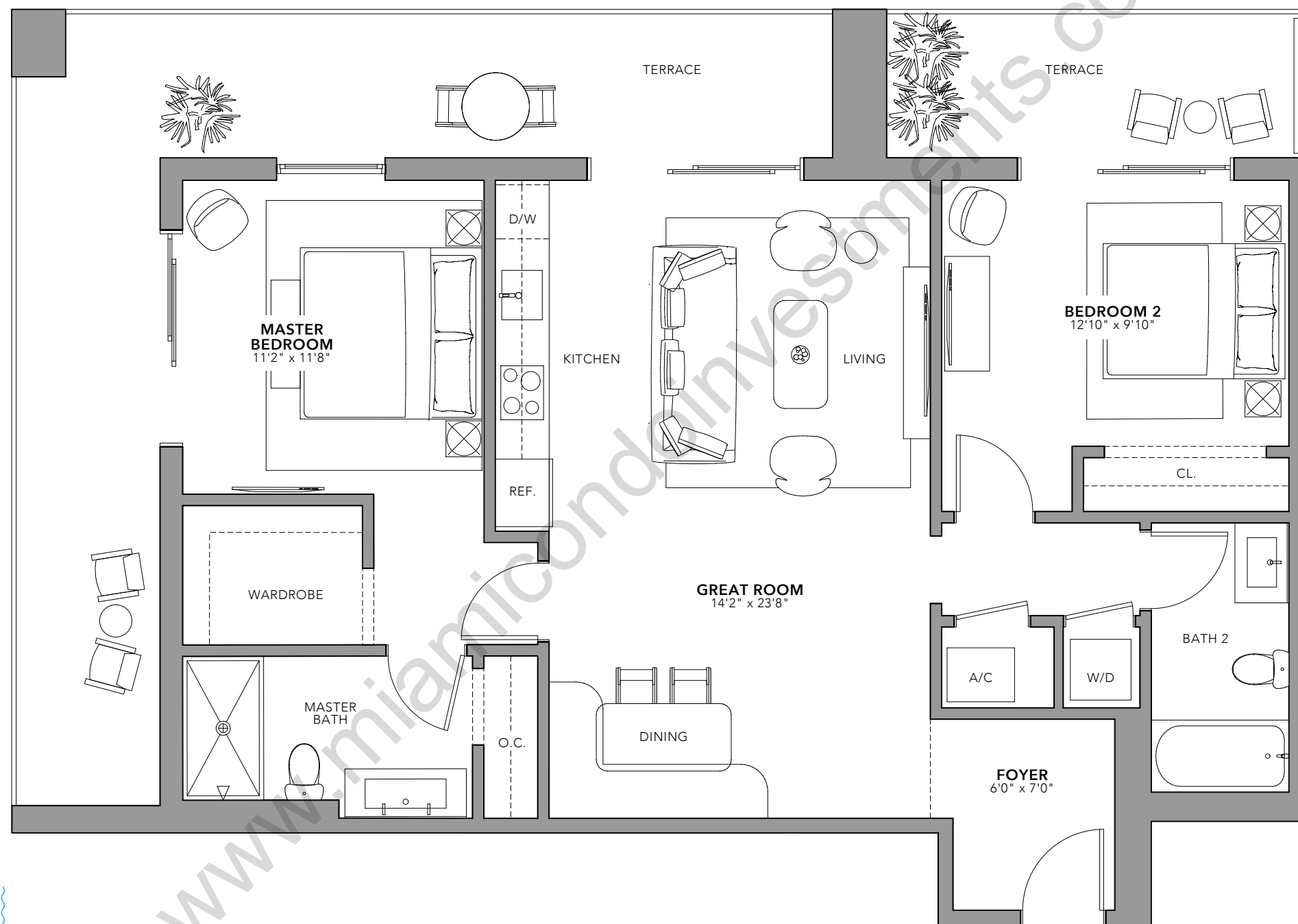
TYPE /

02

FLOOR / 24-47

2 BEDROOM / 2 BATHROOM

INTERIOR /	1,072 SF	100M ²
BALCONY /	400 SF	37M ²
TOTAL /	1,472 SF	137M ²



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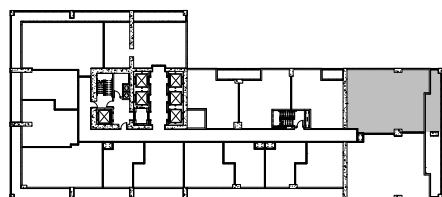
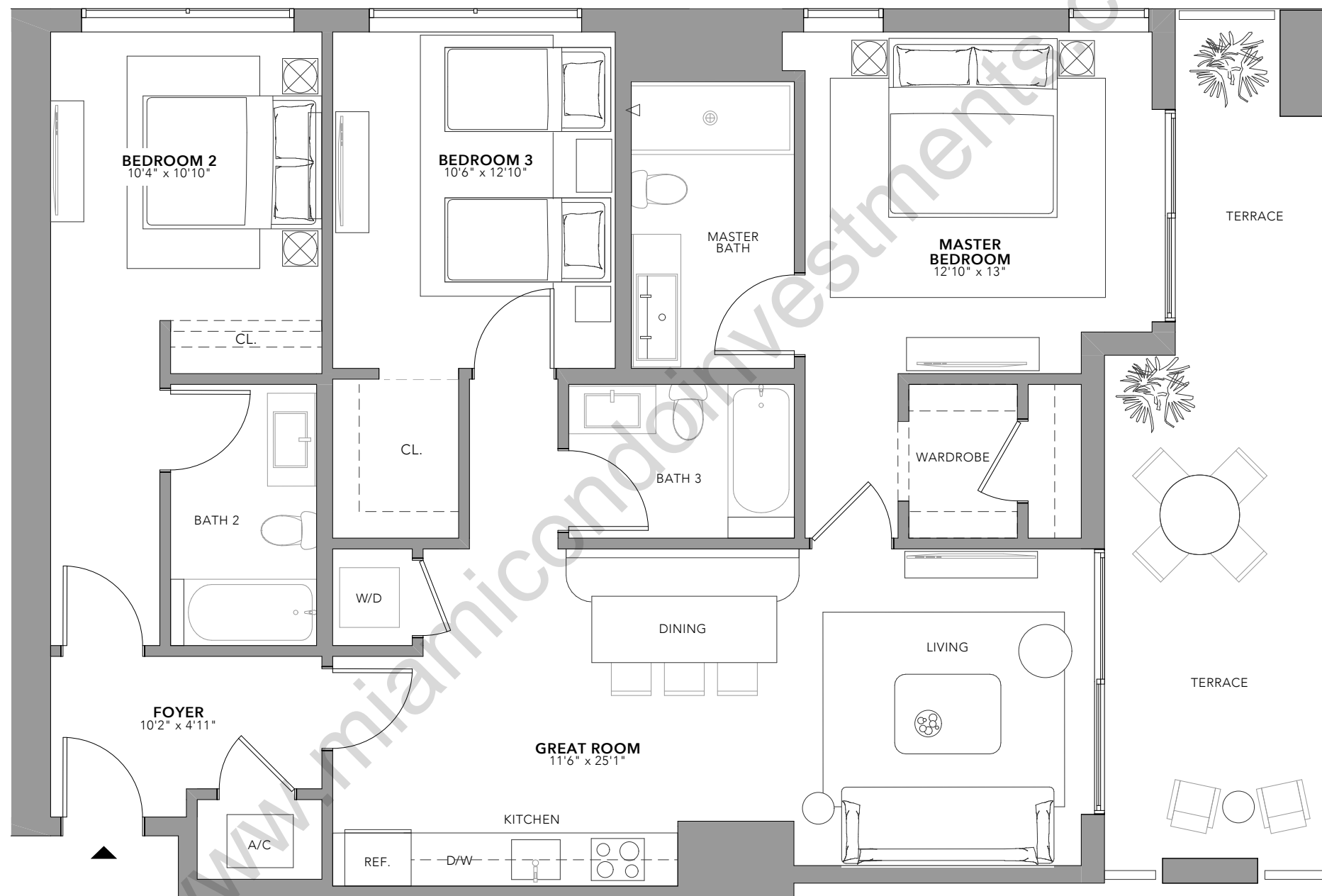
TYPE /

15

FLOOR / 24-47

3 BEDROOM / 3 BATHROOM

INTERIOR /	1,373 SF	128M ²
BALCONY /	248 SF	23M ²
TOTAL /	1,621 SF	151M ²



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

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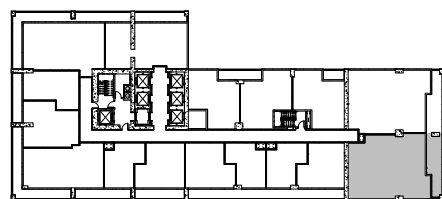
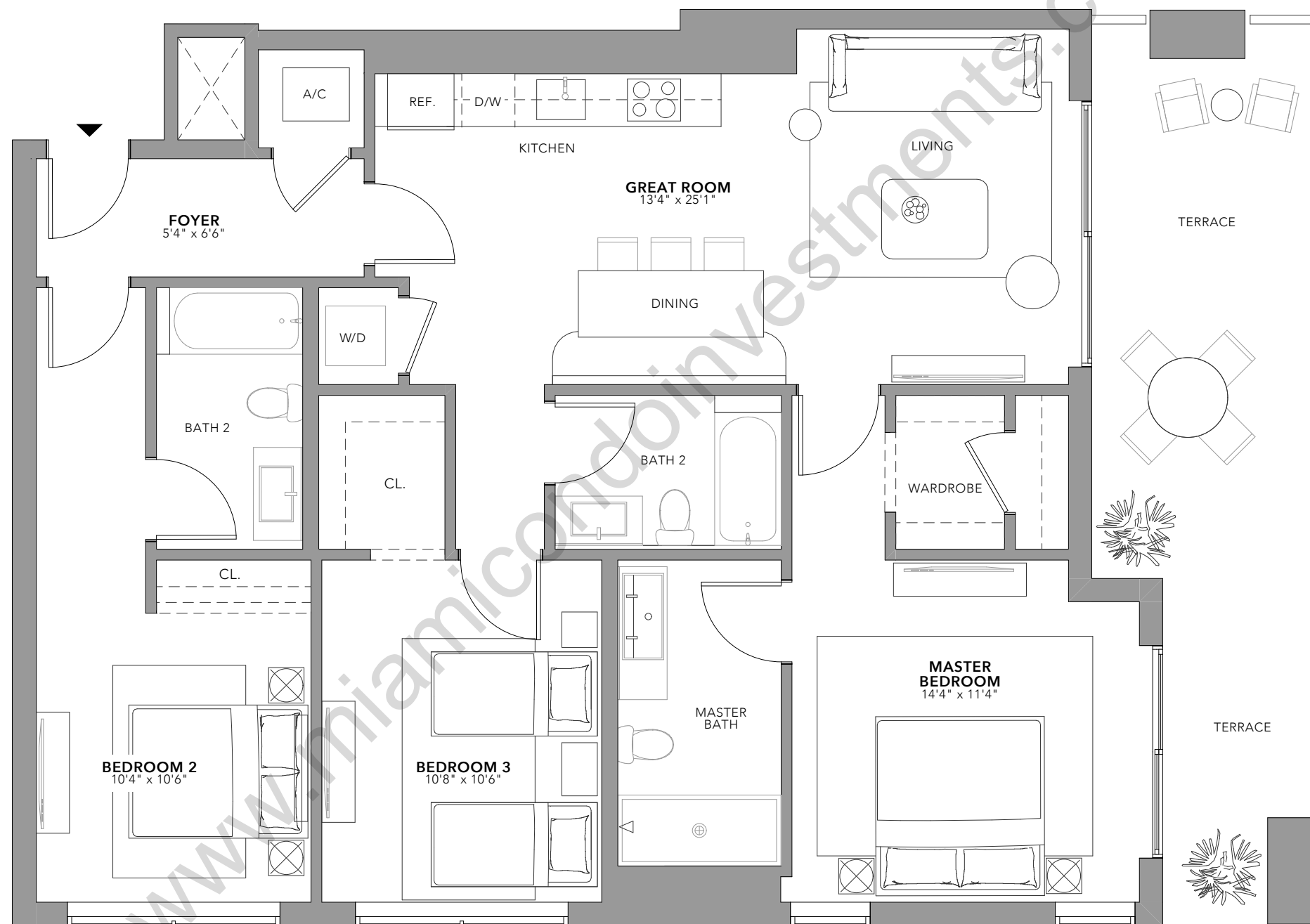
TYPE /

16

FLOOR / 24-47

3 BEDROOM / 3 BATHROOM

INTERIOR /	1,373 SF	128M ²
BALCONY /	260 SF	23M ²
TOTAL /	1,633 SF	151M ²



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SIXTH STREET MIAMI PARTNERS LLC

Sixth Street Miami Partners LLC is a Delaware Limited Liability Company, headquartered in Miami, FL and owned by Galbut Family Office members. The Galbut Family Office was founded by Russell Galbut, Senior Principal-Owner of Crescent Heights and Chairman of Norwegian Cruise Line Holdings Ltd., and Co-Presidents, Keith Menin, Hospitality Entrepreneur and Principal of Menin Hospitality, and Marisa Galbut, Director of Galbut Family Office LLC's Commercial Portfolio. The Office is a private wealth management firm with a focus on real estate development and investment, hospitality operations, private financings of real estate and other capital market securities.

The firm has developed a diverse portfolio of projects from hospitality to rentals to luxury condominiums including: The Canopy Club with Terra Group and Brickell Heights with Related Group. The company's mission is to help Miami continue to evolve as a global destination and shape the city's landscape by pushing the envelope in hospitality, residential and commercial real estate offerings.

For more information, please visit:
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