

THE
LINCOLN
COCONUT GROVE

KEY PLANS

Ground Level

N
○
△

This architectural floor plan depicts a multi-functional building layout. The plan includes a central lobby with a seating area and an ADA ramp, a mail/parcel room, and a stairwell (STAIR 01). To the left, there is a fire command room, an open exercise room with free weights, and a security/concierge area. The wellness center features a hot/cold plunge, steam, sauna, and changing rooms. A large pump room is located on the right side, adjacent to a bicycle storage area. The plan also shows a data telecomm room, a B.O.H. restroom, and an elevator foyer. A parking area with a decorative vertical aluminum gate is at the bottom. The building is surrounded by a dog park and a parking lot. The plan is oriented with SW 27th Ave. on the left. A watermark 'www.miamicondo.com' is visible across the center.

SW 27th Ave.

ENTRY

ADA RAMP

SEATING AREA

MAIL / PARCEL ROOM

STAIR 01

LOBBY

LOBBY CORRIDOR

HOT/COLD

HOT/COLD PLUNGE

CORRIDOR

TRASH / RECYCLE ROOM

VALET

15/16/EV

17/18/EV

SECURITY/ CONCIERGE

HOT/COLD

SHOWER

STEAM

SAUNA

SPA CORRIDOR

ELEVATOR FOYER

PE - 1

PE - 2

DATA TELECOMM ROOM

B.O.H. RESTROOM

ADA RESTROOM

CHANGING ROOM

LOCKERS

WELLNESS CENTER

CARTS

OPEN EXERCISE ROOM

RESIDENTIAL LOADING BERTH

RESIDENTIAL LOADING BERTH

PARKING

STAIR 02

5/6/EV

7/8/EV

9/10/EV

EMERGENCY GENERATOR

DOG PARK

DECORATIVE VERTICAL ALUMINUM GATE

1/2/EV

3/4/EV

FPL VAULT

BICYCLE STORAGE

PUMP ROOM

BLEND RAMP UP

SPEED RAMP UP TO MEZZANINE

BLEND RAMP DN

SPEED RAMP DN TO BASEMENT

www.miamicondo.com

Creative by Metrostudio.com

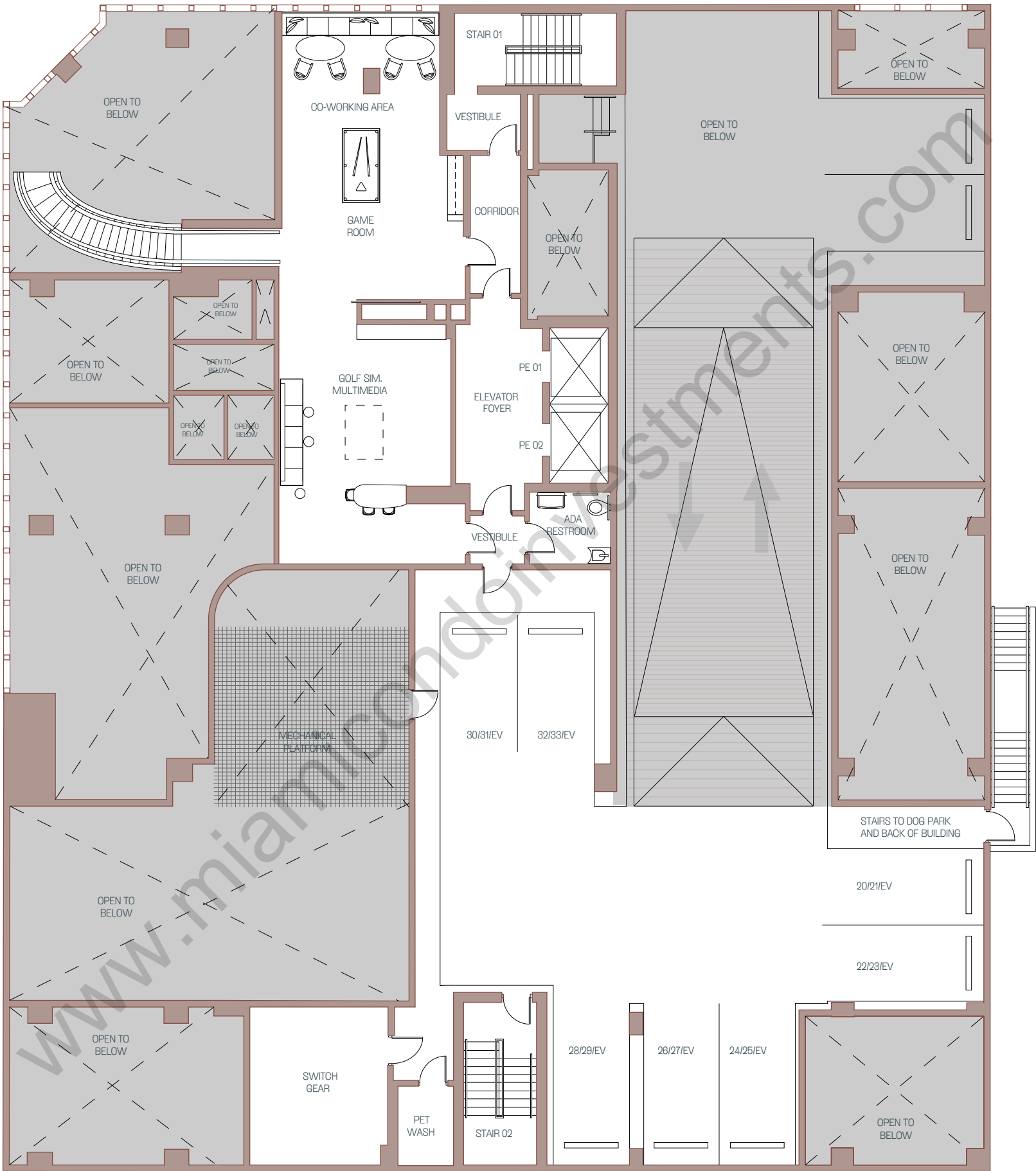
THE
LINCOLN
COCONUT GROVE

Mezzanine Level

Lincoln Ave.



SW 27th Ave.



Coconut Grove Marina

Developed by



Partners



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. 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 same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's 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. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components).

THE

LINCOLN

COCONUT GROVE

Residences

2nd to 7th Level

UNIT 01		UNIT 02		UNIT 03		UNIT 04	UNIT 05	UNIT 06	UNIT 07
3 Bedroom + Den		1 Bedroom + Den		1 Bedroom + Den		2 Bedroom + Den	4 Bedroom + Den	2 Bedroom + Den	3 Bedroom + Den
4 Bathroom		2 Bathroom		2 Bathroom		3 Bathroom	4 Bathroom	3 Bathroom	4 Bathroom
							Powder Room	Powder Room	Powder Room
2nd Level	3rd to 7th Level	2nd Level	3rd to 7th Level	2nd Level	3rd to 7th Level				
Interior 1,875 SF. / 174 m²	Interior 1,884 SF. / 175 m²	Interior 1,281 SF. / 119 m²	Interior 1,281 SF. / 119 m²	Interior 1,227 SF. / 113 m²	Interior 1,227 SF. / 114 m²	Interior 1,780 SF. / 163 m²	Interior 2,611 SF. / 242 m²	Interior 1,591 SF. / 148 m²	Interior 2,026 SF. / 188 m²
Exterior 436 SF. / 41 m²	Exterior 436 SF. / 41 m²	Exterior 126 SF. / 12 m²	Exterior 96 SF. / 9 m²	Exterior 126 SF. / 12 m²	Exterior 96 SF. / 9 M²	Exterior 323 SF. / 30 m²	Exterior 462 SF. / 43 m²	Exterior 105 SF. / 9 m²	Exterior 251 SF. / 23 m²
Total 2,311 SF. / 215 m²	Total 2,320 SF. / 216 m²	Total 1,407 SF. / 131 m²	Total 1,377 SF. / 128 m²	Total 1,353 SF. / 126 m²	Total 1,323 SF. / 123 m²	Total 2,083 SF. / 194 m²	Total 3,073 SF. / 285 m²	Total 1,696 SF. / 157 m²	Total 2,277 SF. / 211 m²



Developed by



Partners



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. 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 same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's 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. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components).

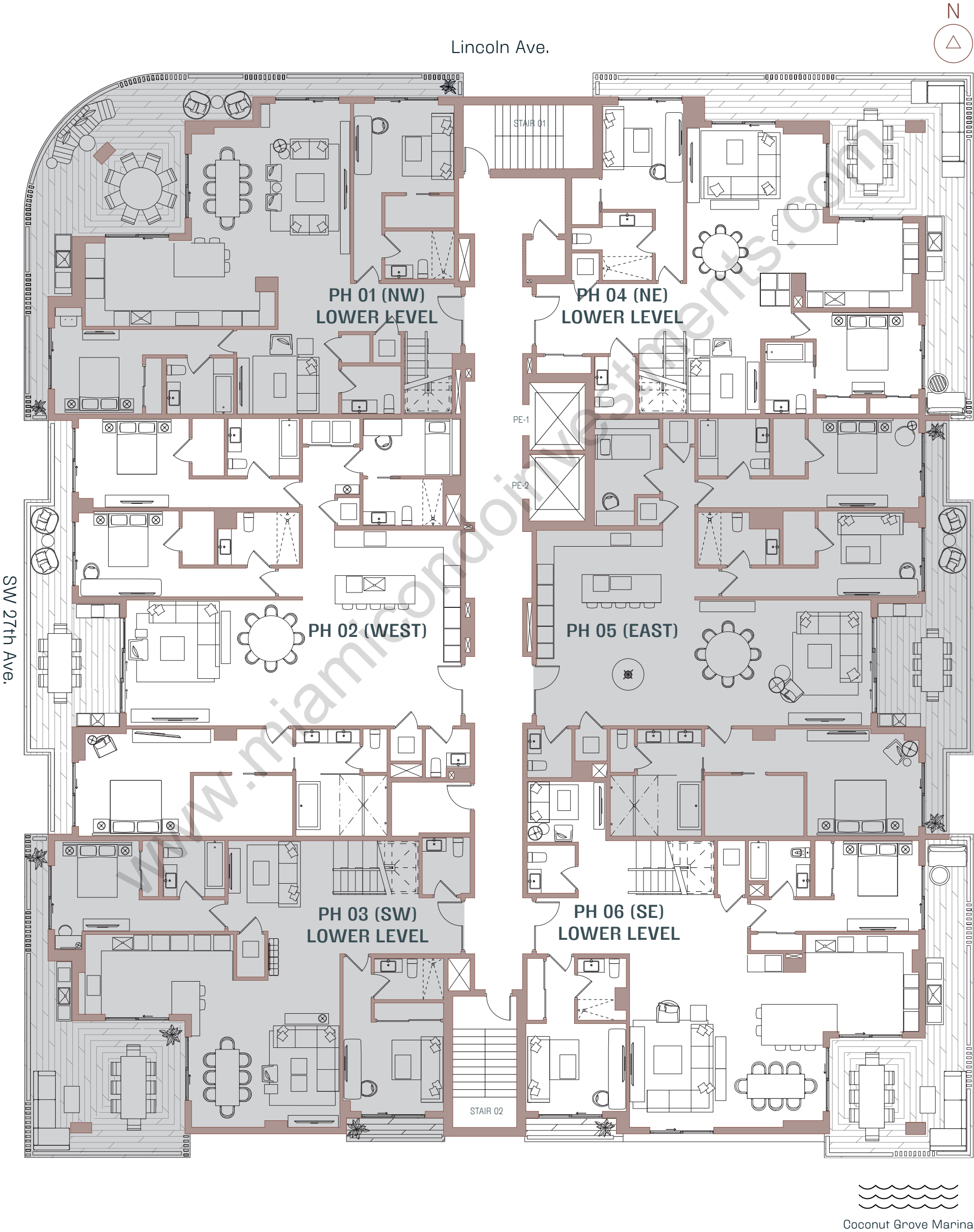
Creative by Metrostudio.com

THE LINCOLN

COCONUT GROVE

Penthouses Lower Level

01 NW	02 WEST	03 SW	04 NE	05 EAST	06 SE
4 Bedroom + Den 4 Bathroom Powder Room	3 Bedroom + Den 4 Bathroom Powder Room	4 Bedroom + Den 4 Bathroom Powder Room	4 Bedroom + Den 3 Bathroom Powder Room	3 Bedroom + Den 3 Bathroom Powder Room	4 Bedroom + Den 4 Bathroom Powder Room
Interior Lower level: 1,741 SF. / 162 m ² Upper level: 1,242 SF. / 115 m ² Total Dimentions: Interior: 2,983 SF. / 277 m ² Exterior: 650 SF. / 60 m ²	Interior 2,461 SF. / 229 m ² Exterior 345 SF. / 32 m ² Total Dimentions: 2,806 SF. / 261 m ²	Interior Lower level: 1,624 SF. / 151 m ² Upper level: 1,218 SF. / 113 m ² Total Dimentions: Interior: 2,842 SF. / 264 m ² Exterior: 563 SF. / 52 m ²	Interior Lower level: 1,595 SF. / 148 m ² Upper level: 1,136 SF. / 106 m ² Total Dimentions: Interior: 2,731 SF. / 254 m ² Exterior: 748 SF. / 69 m ²	Interior 2,368 SF. / 220 m ² Exterior 345 SF. / 32 m ² Total Dimentions: 2,713 SF. / 252 m ²	Interior Lower level: 1,786 SF. / 166 m ² Upper level: 1,179 SF. / 110 m ² Total Dimentions: Interior: 2,965 SF. / 276 m ² Exterior: 587 SF. / 55 m ²



Coconut Grove Marina

Developed by



Partners



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. 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 same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's 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. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components).

Creative by Metrostudio.com

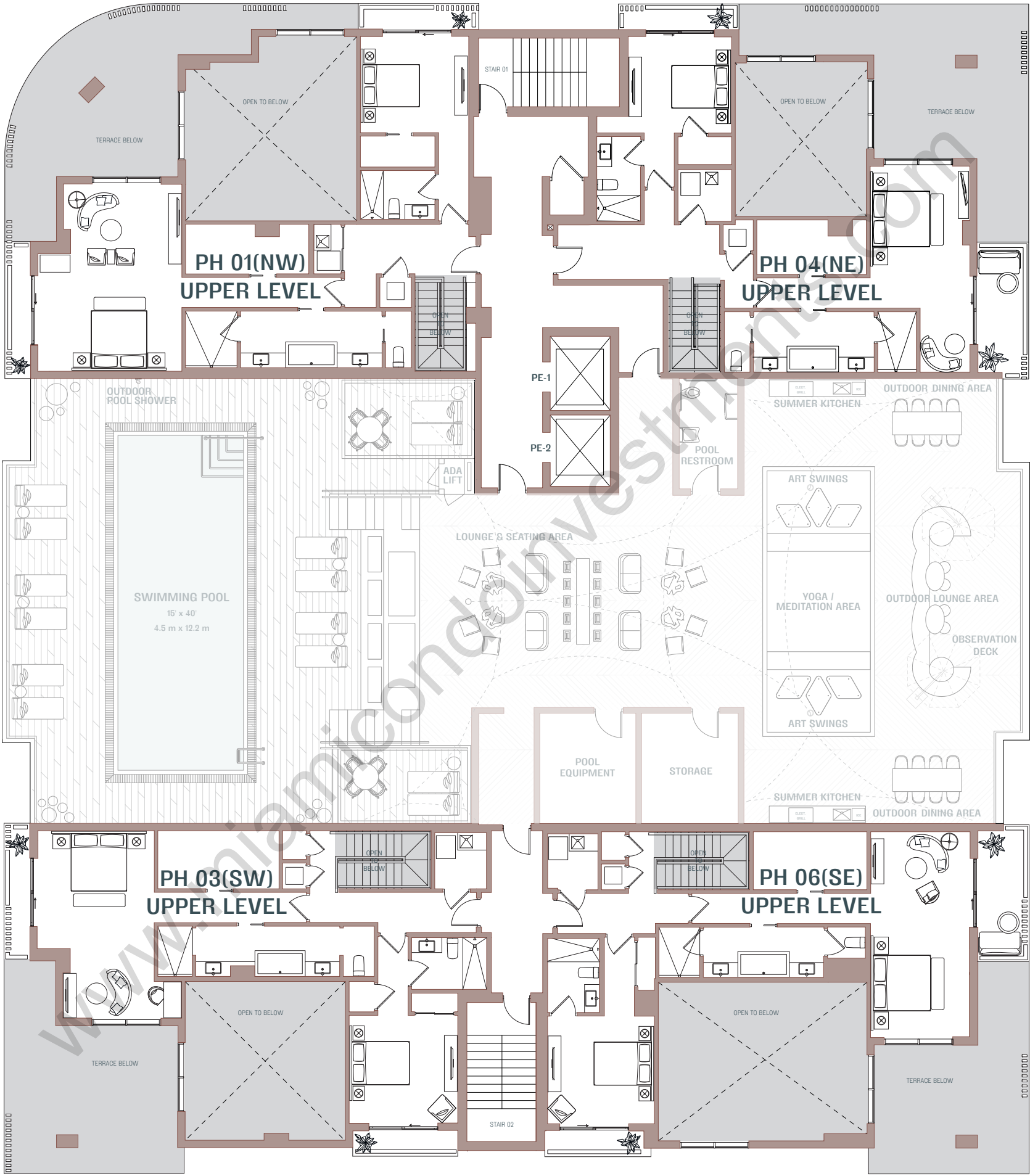
THE
LINCOLN
COCONUT GROVE

Penthouses
Upper Level

Lincoln Ave.



SW 27th Ave.



Coconut Grove Marina

Developed by



Partners



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. 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 same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's 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. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components).

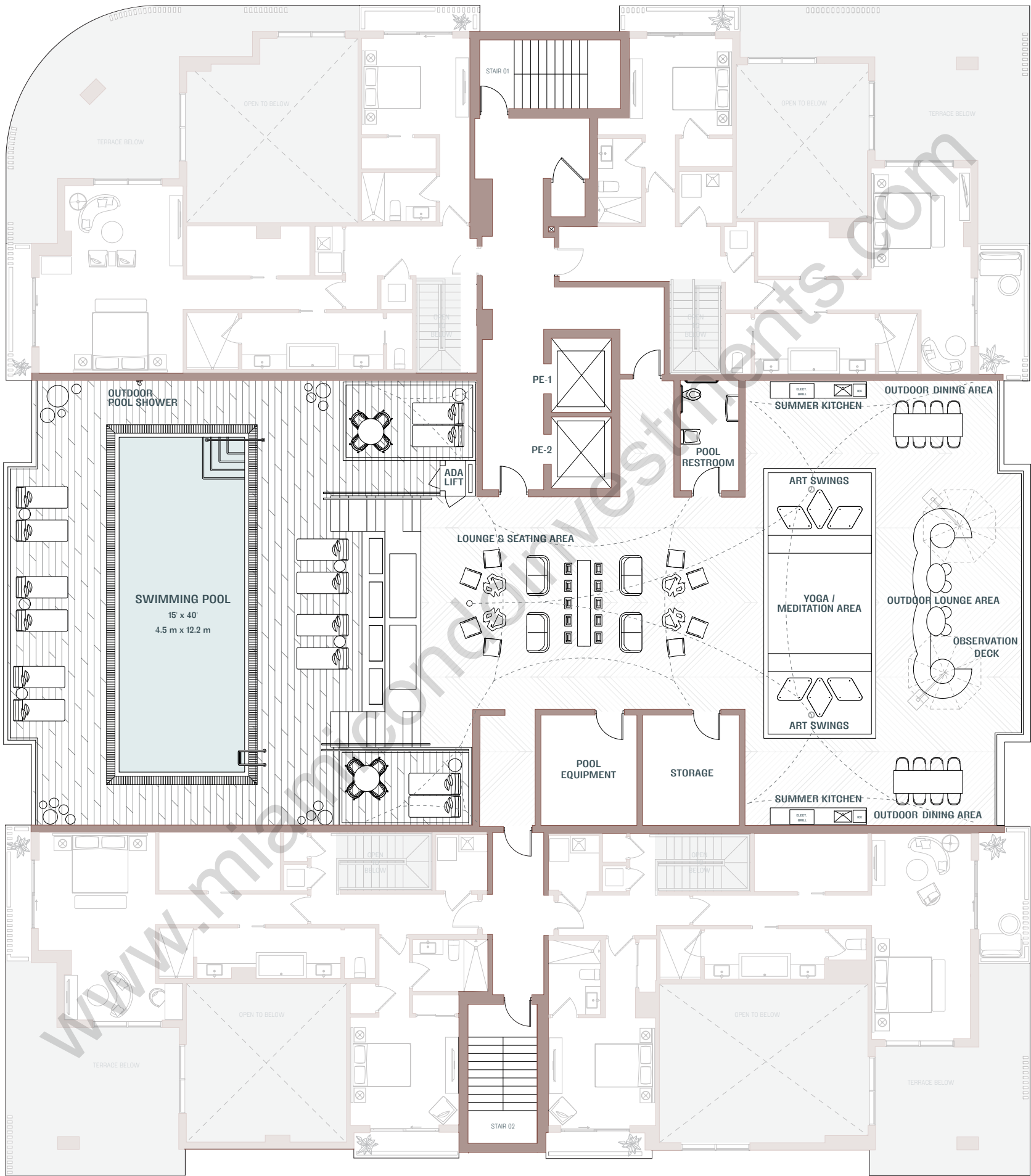
THE
LINCOLN
COCONUT GROVE

Pool Deck Level

Lincoln Ave.



SW 27th Ave.



Coconut Grove Marina

Developed by



Partners



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. 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 same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's 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. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components).