



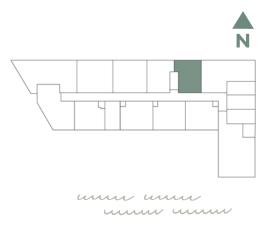
A7/03

ONE BED / ONE BATH

INTERIOR 410 SQFT | 38 M2

EXTERIOR 58 SQFT | 5 M2

TOTAL 468 SQFT | 43 M2





Palma Miami Beach (the "Condominium") is being developed, offered and sold by Palma Miami Beach, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to Lefferts) 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.

LEFFERTS

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, condictinations and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or in the Solicitation and without prior notice. They should not be relied upon a strepressor implied, of the final detail of the residences or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes each and finishes proximate and finishes proximate and all floor plans and development plans are subject to change. All residence features and finishes proximate and finishes proximate and finishes proximate and all floor plans and development plans are subject to change. All residence features and finishes proximate and finish