



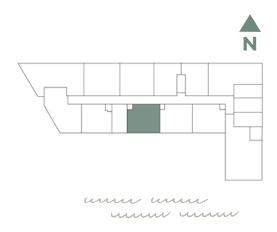
A1/08

## ONE BED / ONE BATH

 INTERIOR
 408 SQFT | 38 M2

 EXTERIOR
 140 SQFT | 13 M2

 TOTAL
 548 SQFT | 51 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.

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, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be relied upon in the proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be relied upon if not made in the proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and selling heights are approximate and finishes and building amenities are subject to change. All residence features and finishes and building amenities are subject to change. All residences or the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or circumstances or events beyond our control, and the Developer in no manner guarantees the continuing existence of any view. Short term rental of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Medica and applicable laws. While short term rentals are permuted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided here