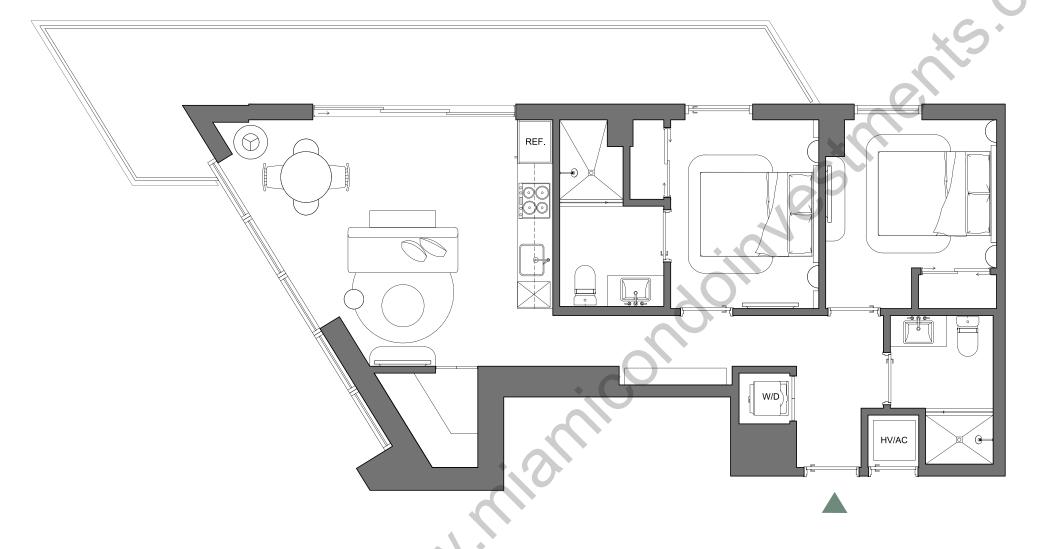
PALMA

MIAMI BEACH RESIDENCES



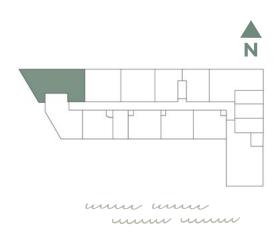


TWO BED / TWO BATH

INTERIOR 843 SQFT | 78 M2

EXTERIOR 243 SQFT | 23 M2

TOTAL 1,086 SQFT | 101 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.

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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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements hould 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 o modify, revise or withdraw any or all of same in list sole discretion and without not be 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 are subject to change, including amenities are subject to change, including amenities are subject to change, and finishes are approximate and all floor plans and development plans are subject to change. All residence features and finishes are subject to change, and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and fini