



NATIVO™ / MIAMI

ARTISTS CONCEPT

THE NEW WAY TO OWN

PURPOSEFULLY DESIGNED,
BUILT AND LICENSED FOR
HOME SHARING



WHAT IS NATIVO?

STRENGTH / FREEDOM / FLEXIBILITY /

NATIVO 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 home sharing platform they prefer.

NATIVO 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

NATIVO 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

NATIVO 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

NATIVO'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 HOME SHARING PLATFORM.

FREEDOM IS YOURS – ANYTIME. ANYWHERE.

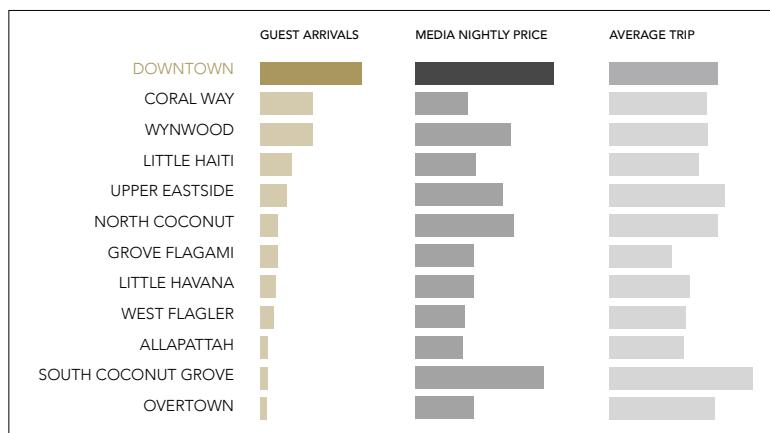
HOME SHARE ADVANTAGE

“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

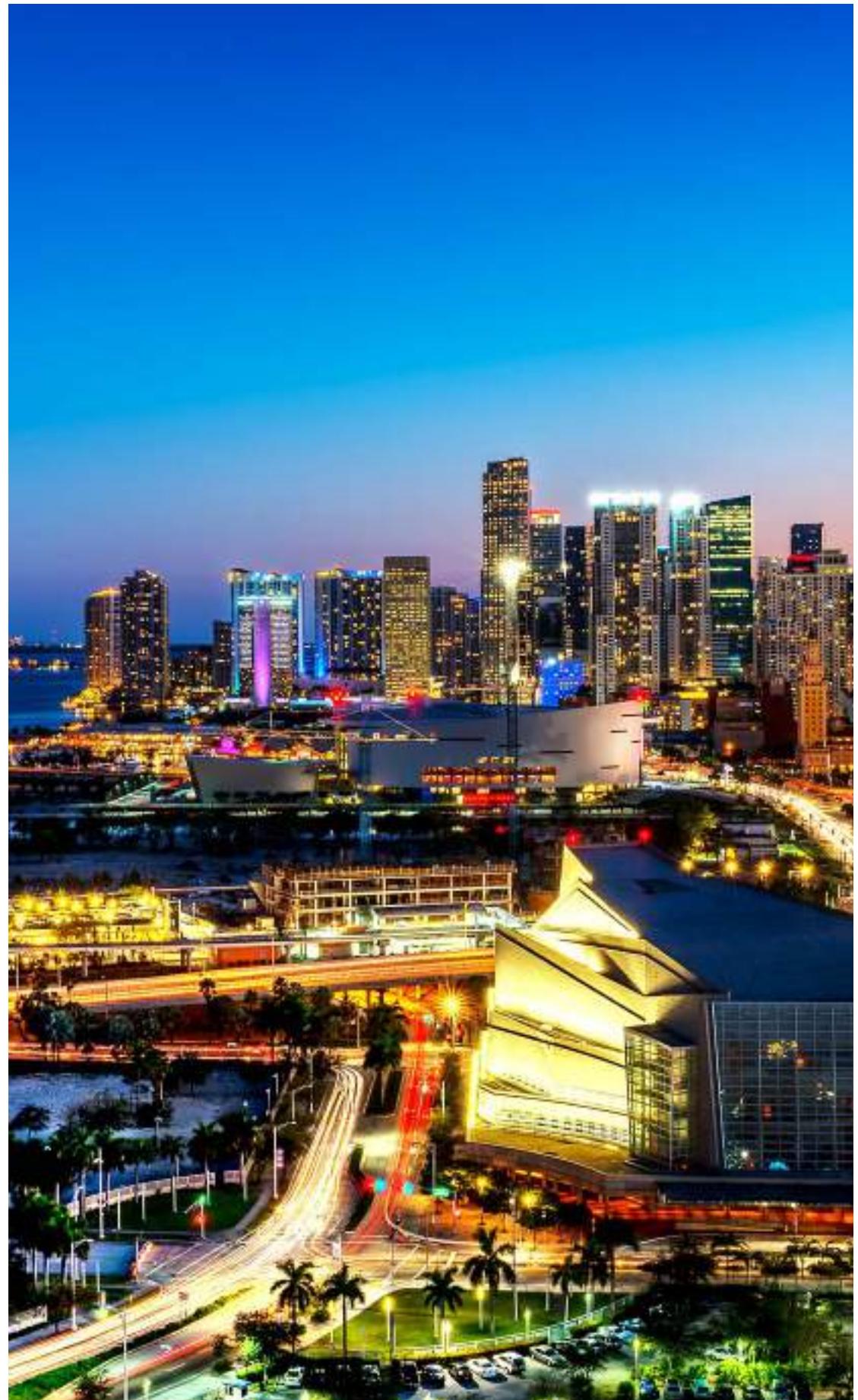
15M VISITORS / YEAR

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 /

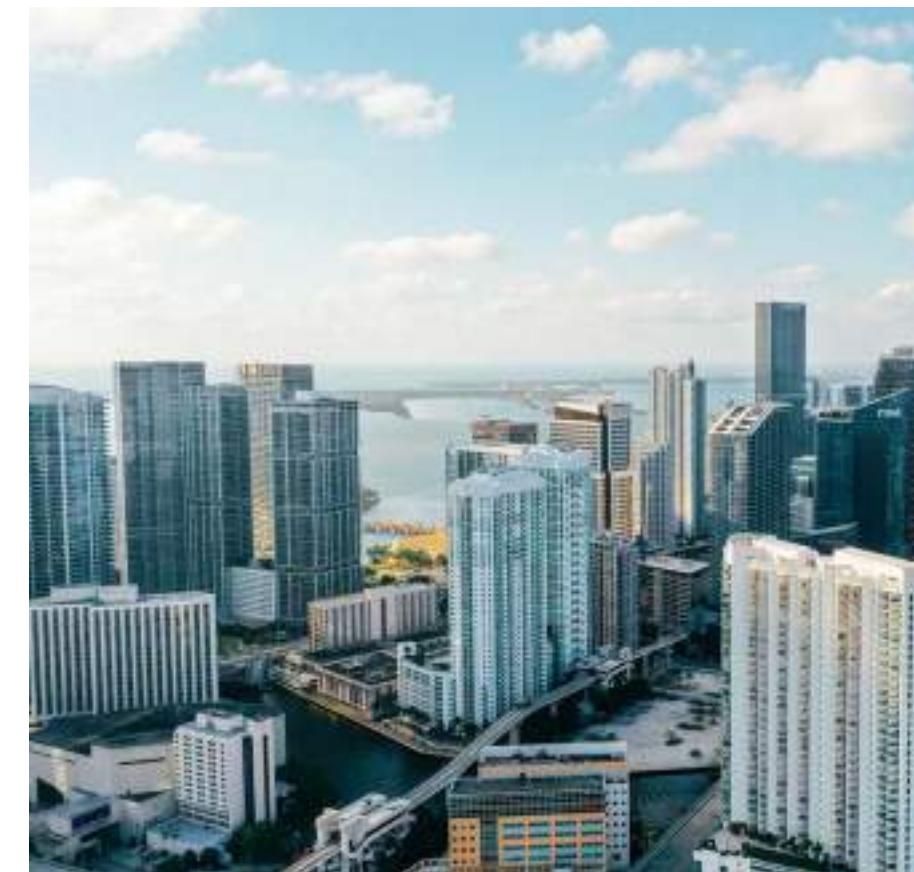
- / Downtown Miami Metromover
- / Downtown Miami Trolley
- / Downtown Miami was 2nd most visited neighborhood with 49% International visitors, 35% Domestic visitors and 44% FL Residents visiting

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%





NATIIVO™ / MIAMI



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NATIIVO™ / MIAMI



MASTERHOST

HOUSEKEEPING

VIP AMENITIES

FOOD AND BEVERAGE

NATIVO APP

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





FREEDOM IS YOURS – ANYTIME

NATIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,
USING ANY HOME SHARING 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
RENNOWNED
FIRM,
ARQUITECTONICA





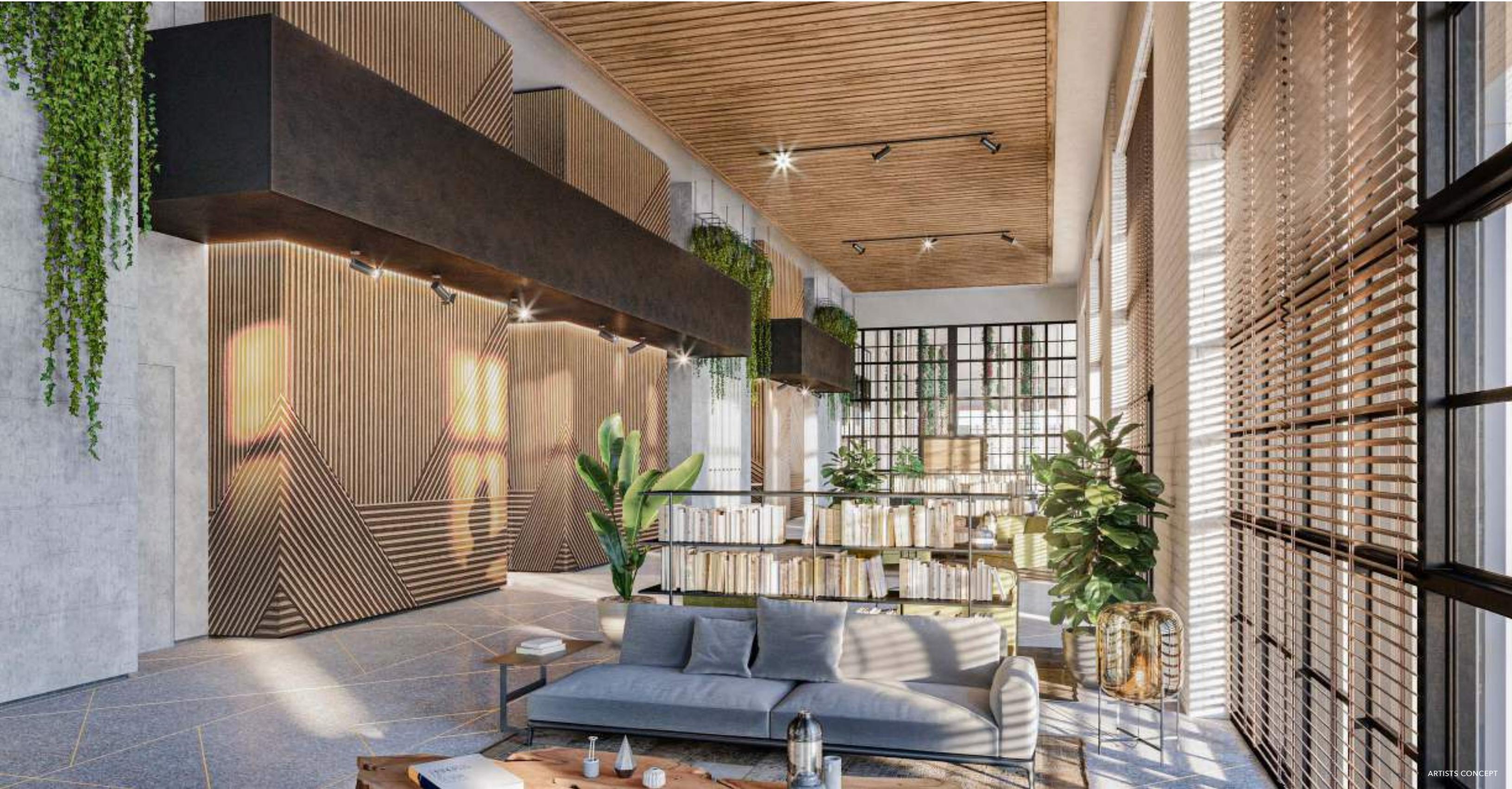
URBAN ROBOT ASSOCIATES

INTERIOR
DESIGN BY
URBAN ROBOT

ENTRY WAY



LOBBY

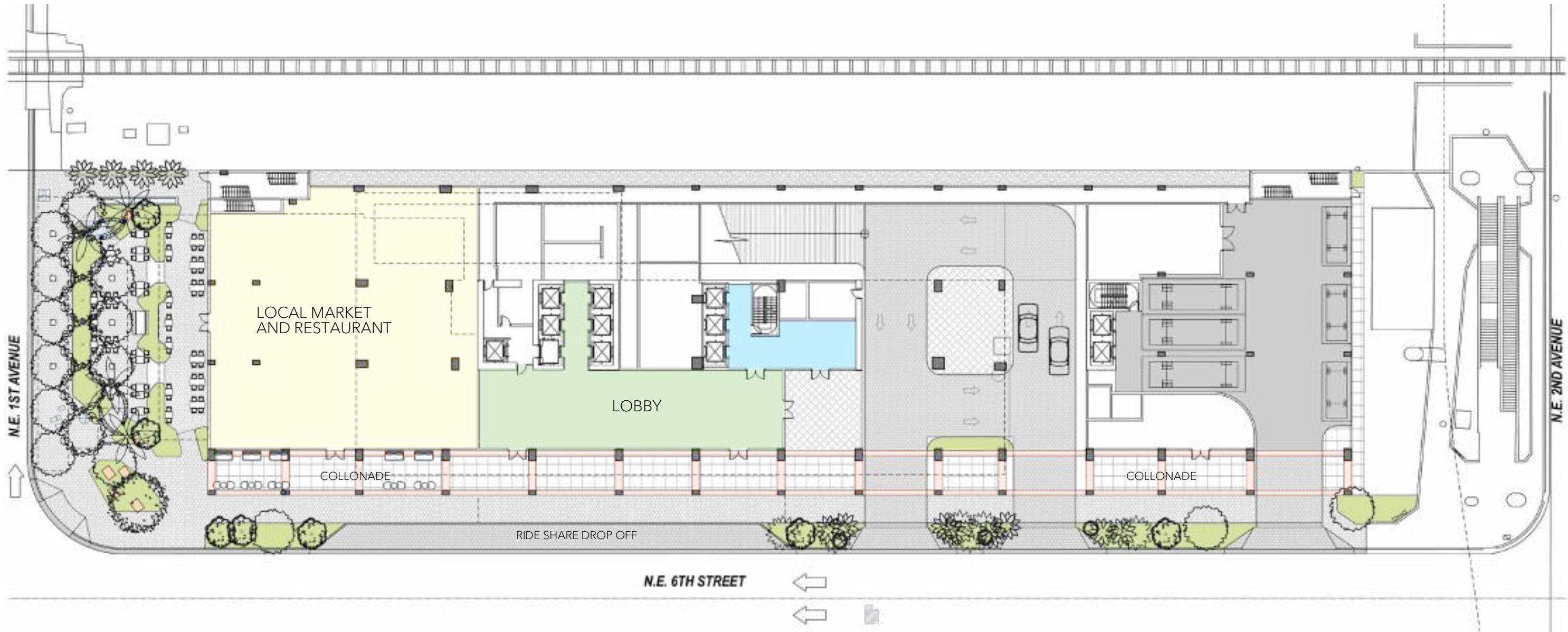


LOBBY



PROPERTY PLAN & AMENITIES OVERVIEW





LOBBY LEVEL PLAN

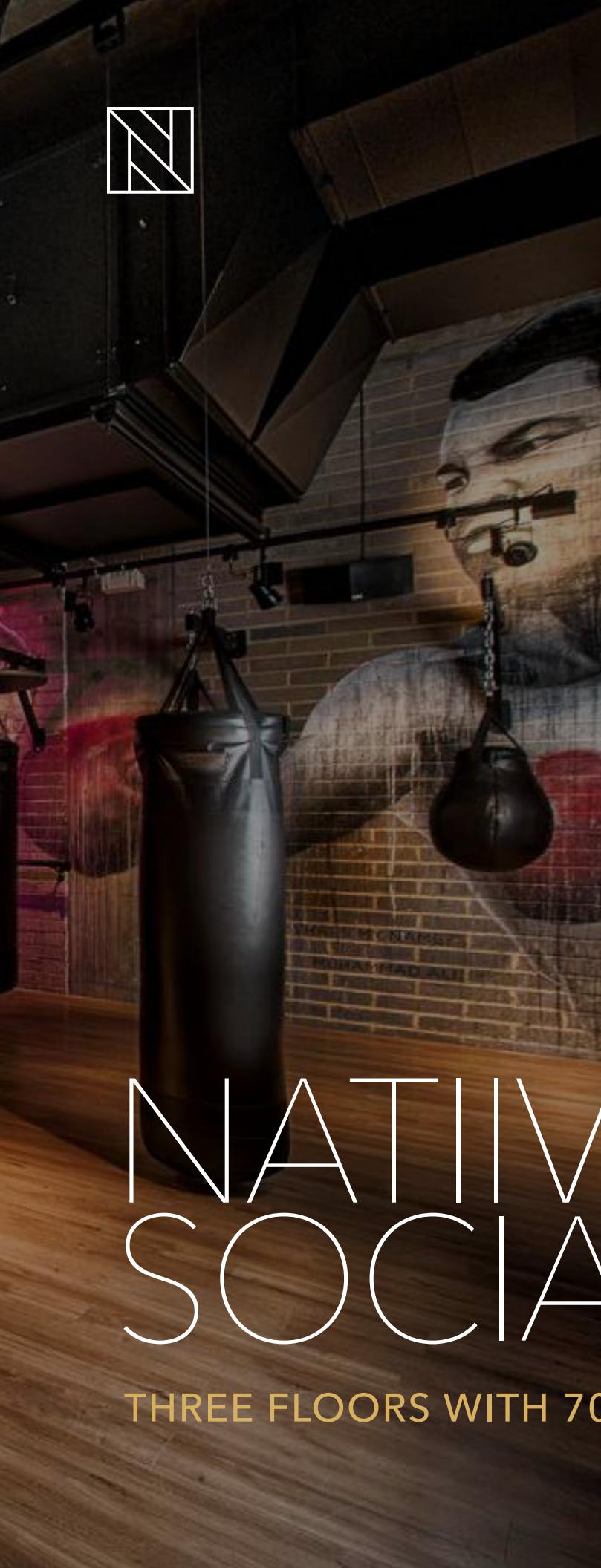


ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN.



NATIVO SOCIAL

THREE FLOORS WITH 70,000 SQ FT OF CURATED AMENITIES



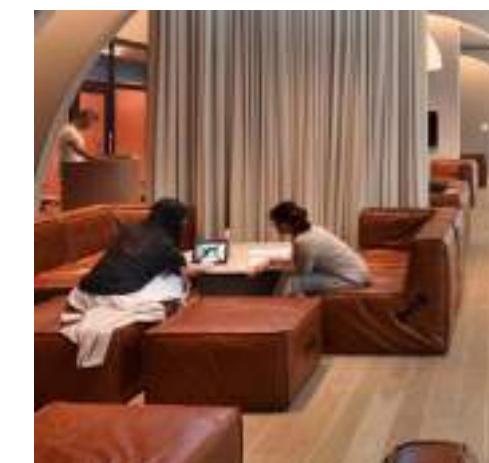
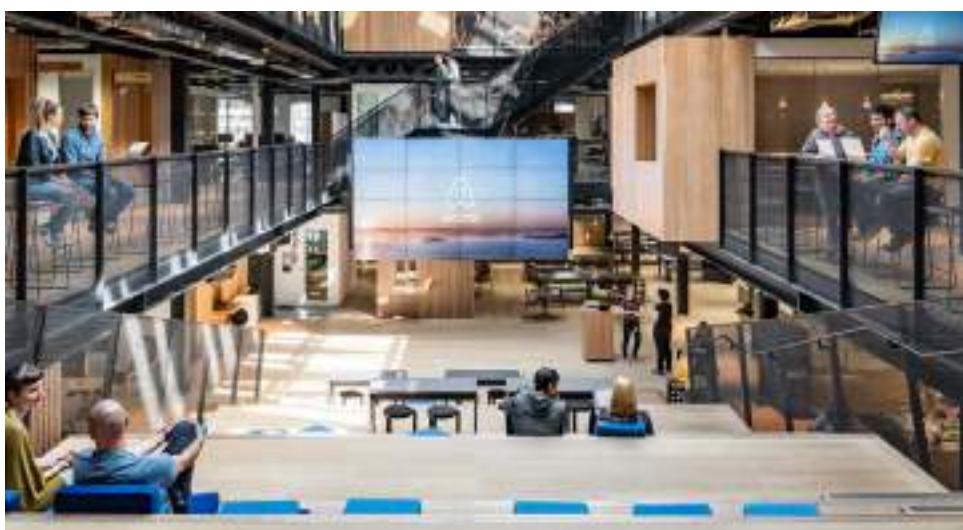
AMENITIES / 8th FLOOR

THE WORK

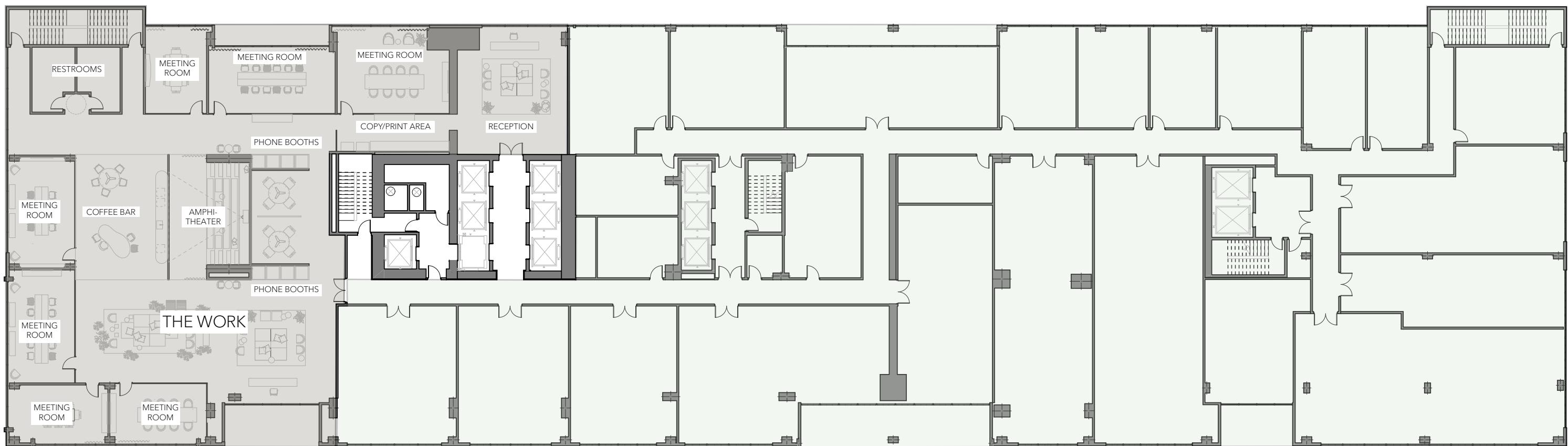
Natiivo Miami's "The Work on 8th" features ±10,000 sq ft of co-working, co-ideating, co-mingling space featuring an amphitheater presentation area ideal for sharing your latest ingenious concept launch.

- / 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
- / OFFICE SUPPLIES



AMENITIES FLOORPLAN / 8th FLOOR



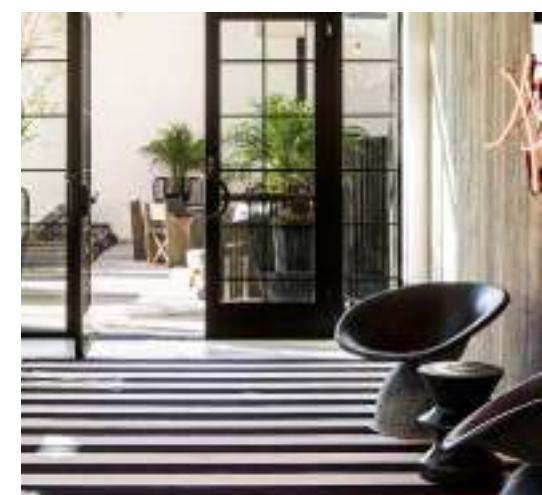
AMENITIES / 9th FLOOR

THE SOCIAL

Natiivo 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.

- / SPECIALTY RESTAURANT & BAR
- / DINING TERRACE
- / CAFE & COCKTAIL BAR
- / DRINK. DINE. WORK. LOUNGE AREAS
- / MEDIA LOUNGE

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



AMENITIES / 9th FLOOR

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.



- / RESORT-STYLE POOL
- / LAP POOL
- / POOL CABANAS
- / HAMMOCKS LOUNGE
- / SUN DECK

- / LANDSCAPED ISLAND SWIMOUT
- / NATIVE TROPICAL LANDSCAPING
- / LIVE PERFORMANCE / EVENT DUNE
- / POOL BAR
- / POOL TOWEL SERVICES

THE SPLASH



ARTISTS CONCEPT

AMENITIES FLOORPLAN / 9th FLOOR



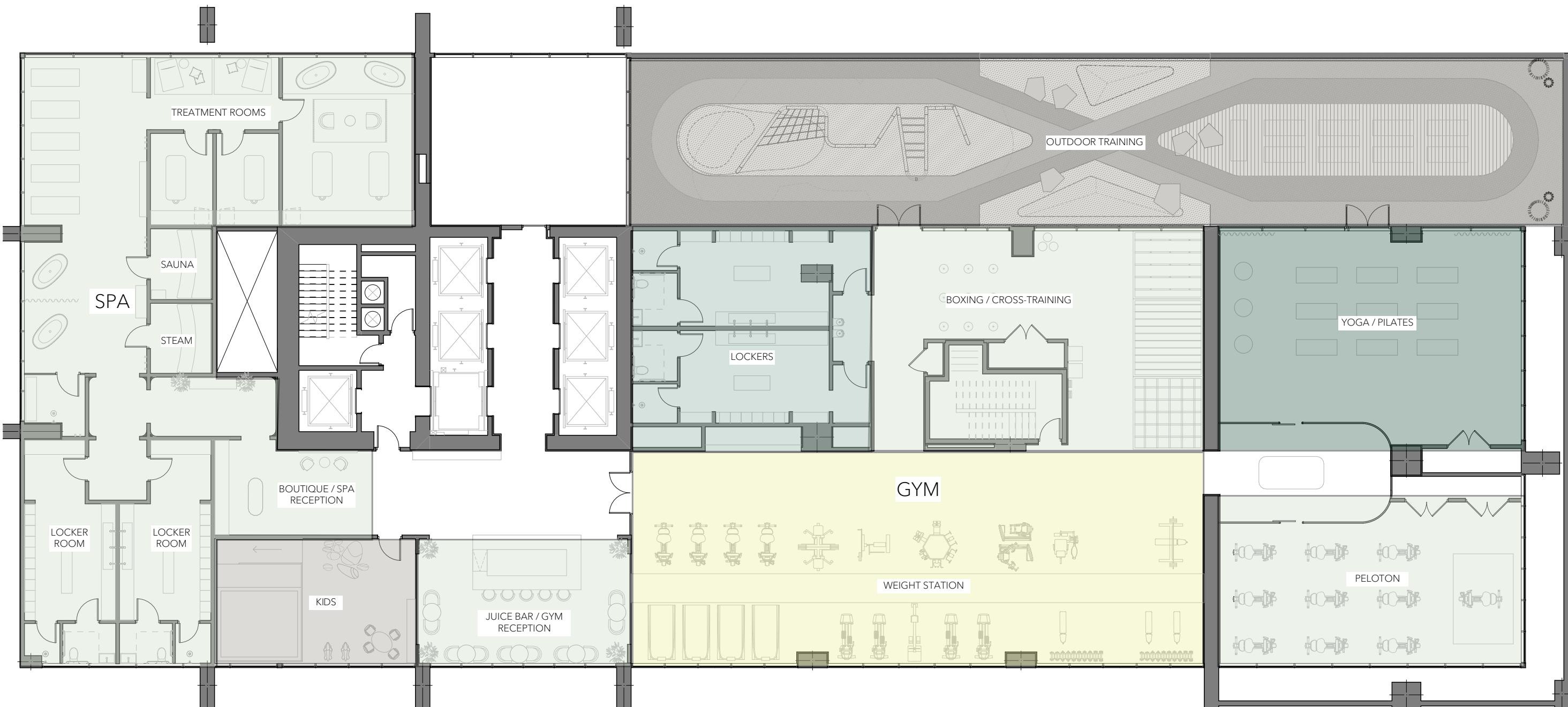
AMENITIES / 10th FLOOR

THE FIT

Natiivo 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.



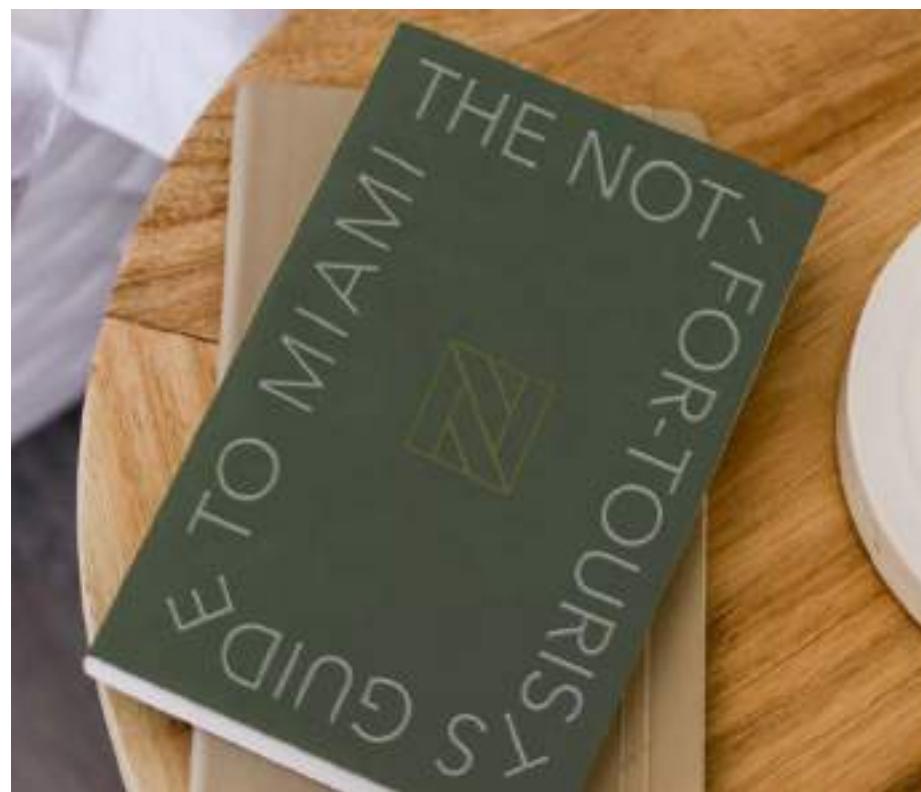
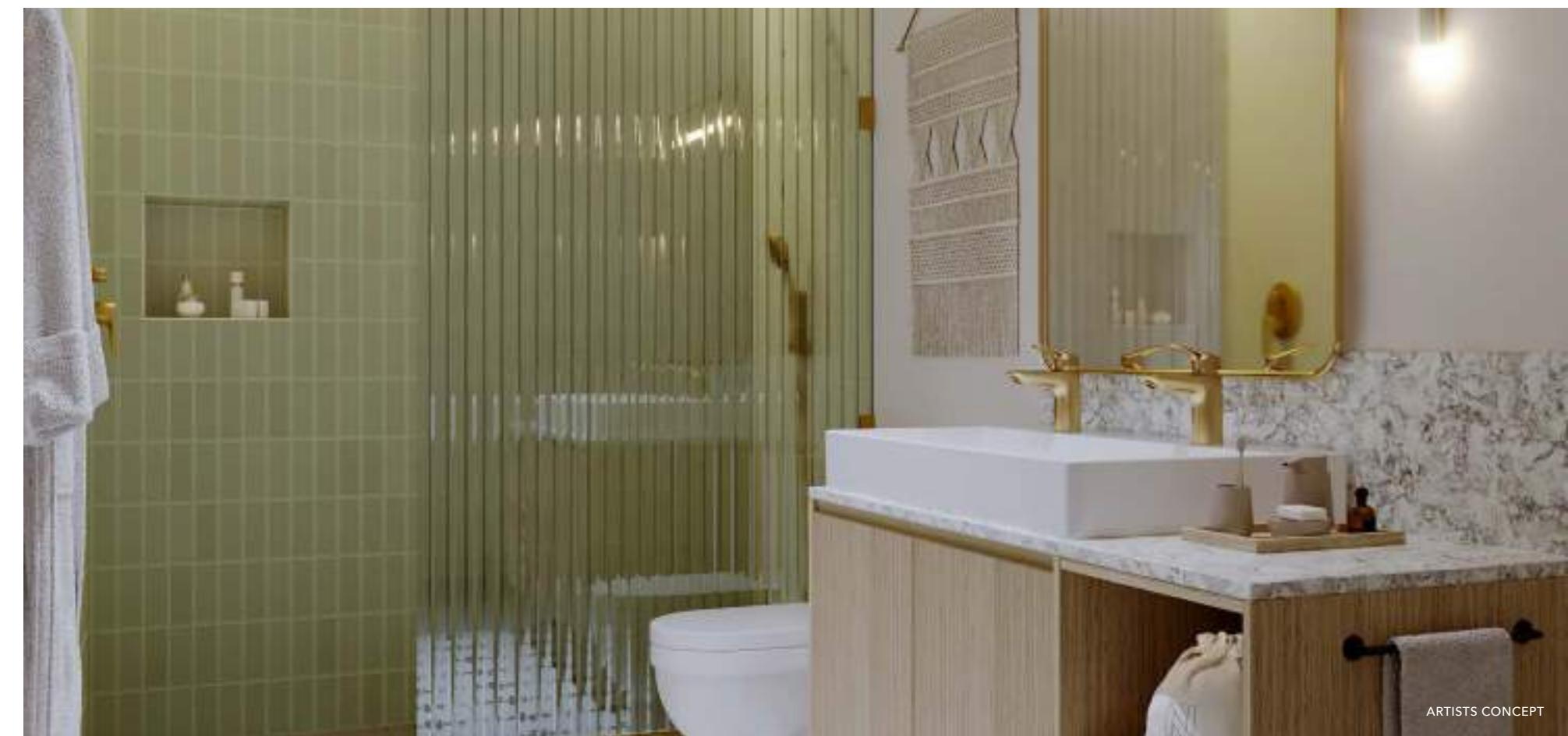
AMENITIES FLOORPLAN / 10th FLOOR



URBAN LUXURY INSPIRED INTERIORS

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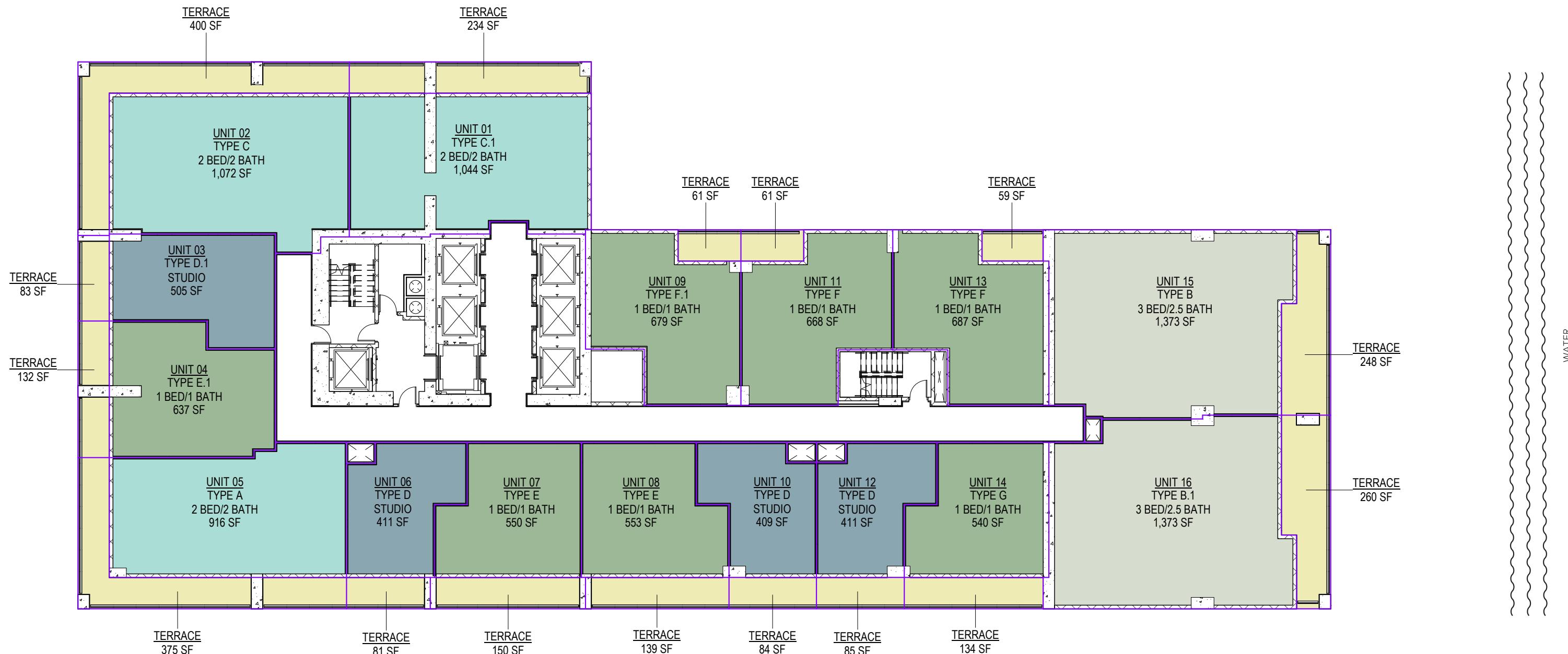




FLOOR PLANS



KEY PLAN



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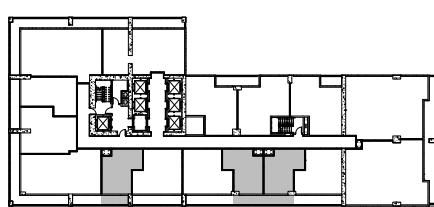
06/10/12

TYPE /

FLOOR / 24-47

STUDIO

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



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ANOTHER PROJECT BY
Newgard SALES & MARKETING BY
CERVERA®
REAL ESTATE • 1969

TYPE /

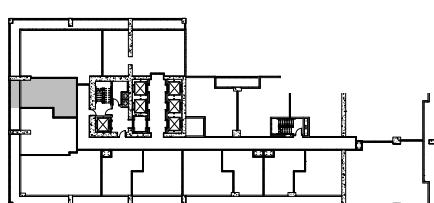
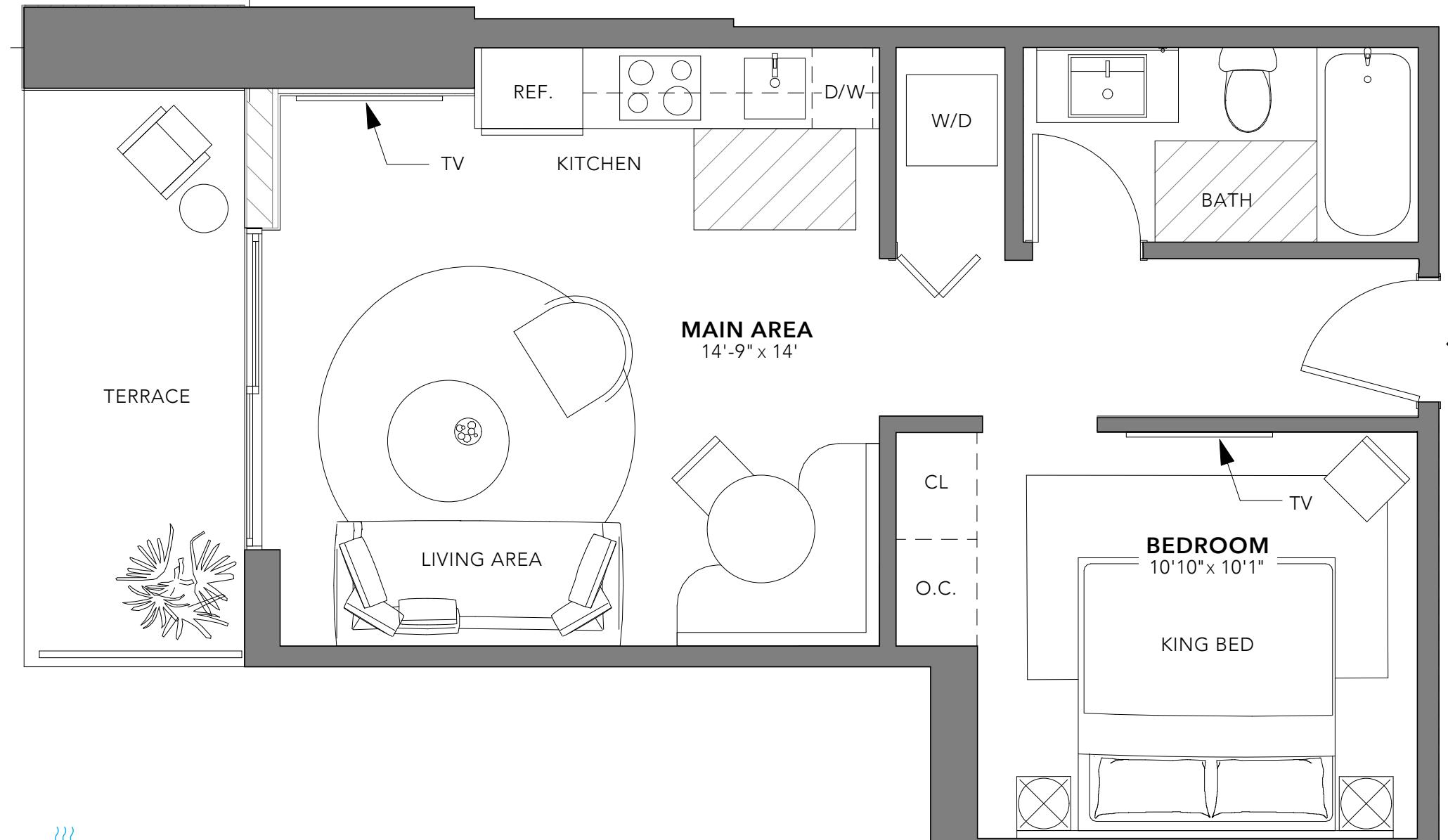
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FLOOR / 24-47

STUDIO

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

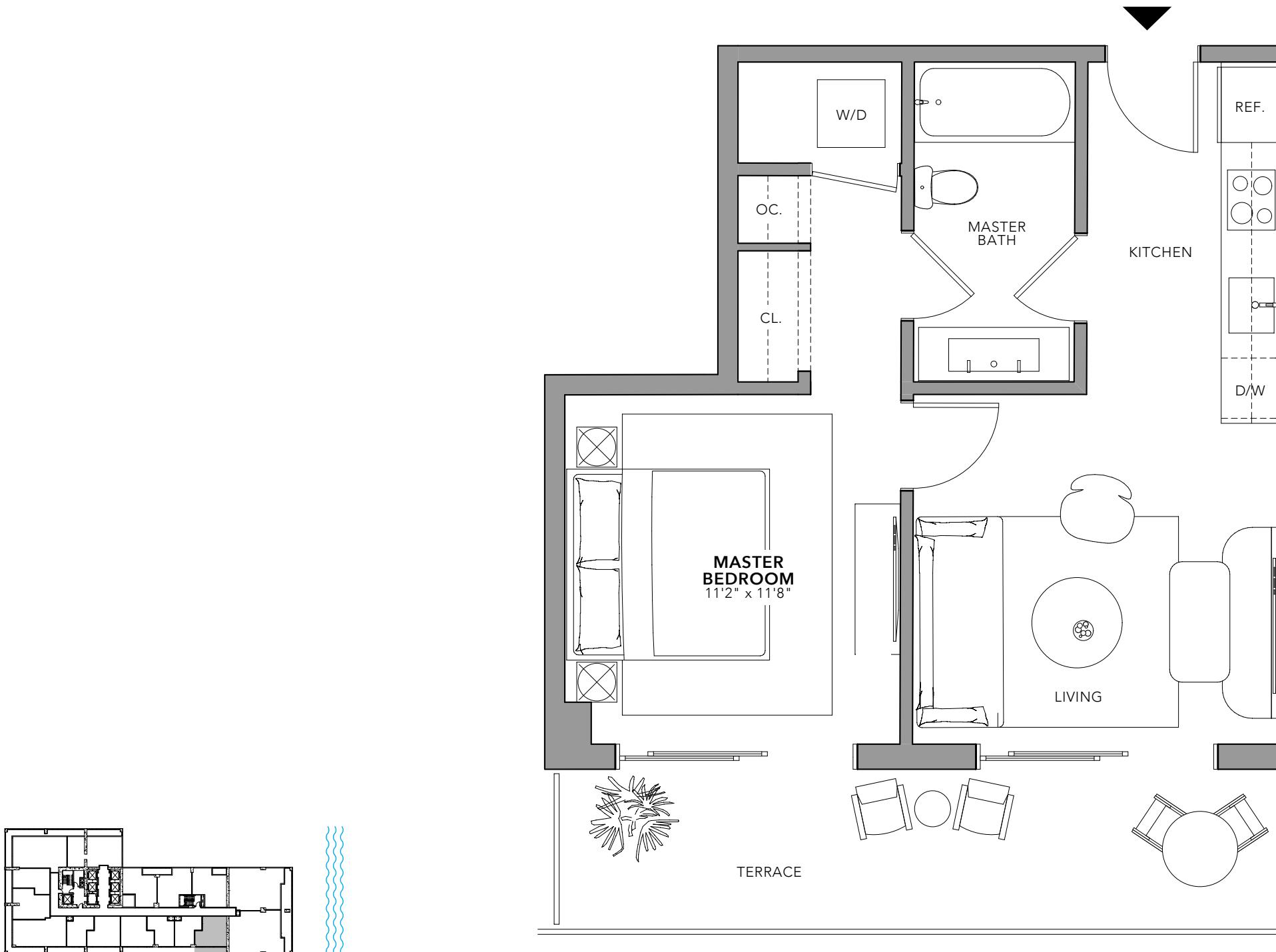
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TYPE /

14

FLOOR / 24-47
1 BEDROOM / 1 BATHROOMINTERIOR / 540 SF 50M²
BALCONY / 134 SF 16M²
TOTAL / 674 SF 63M²

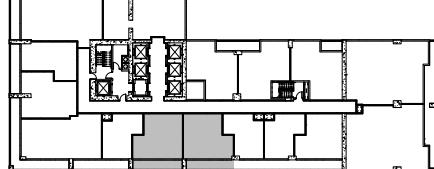
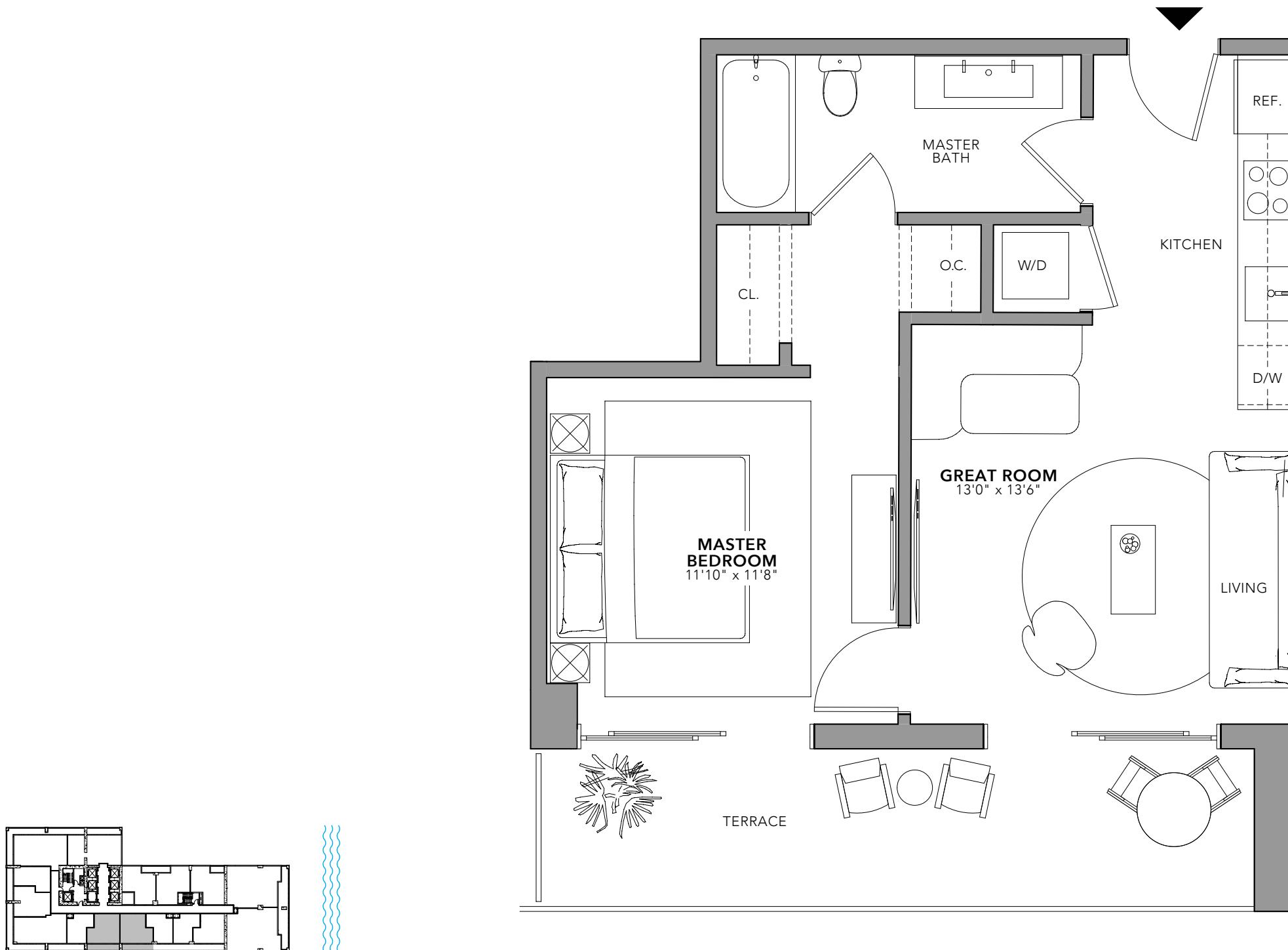
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TYPE /

FLOOR / 24-47
1 BEDROOM / 1 BATHROOM

INTERIOR / 550 SF 51M²
BALCONY / 150 SF 14M²
TOTAL / 700 SF 65M²

07 / 08



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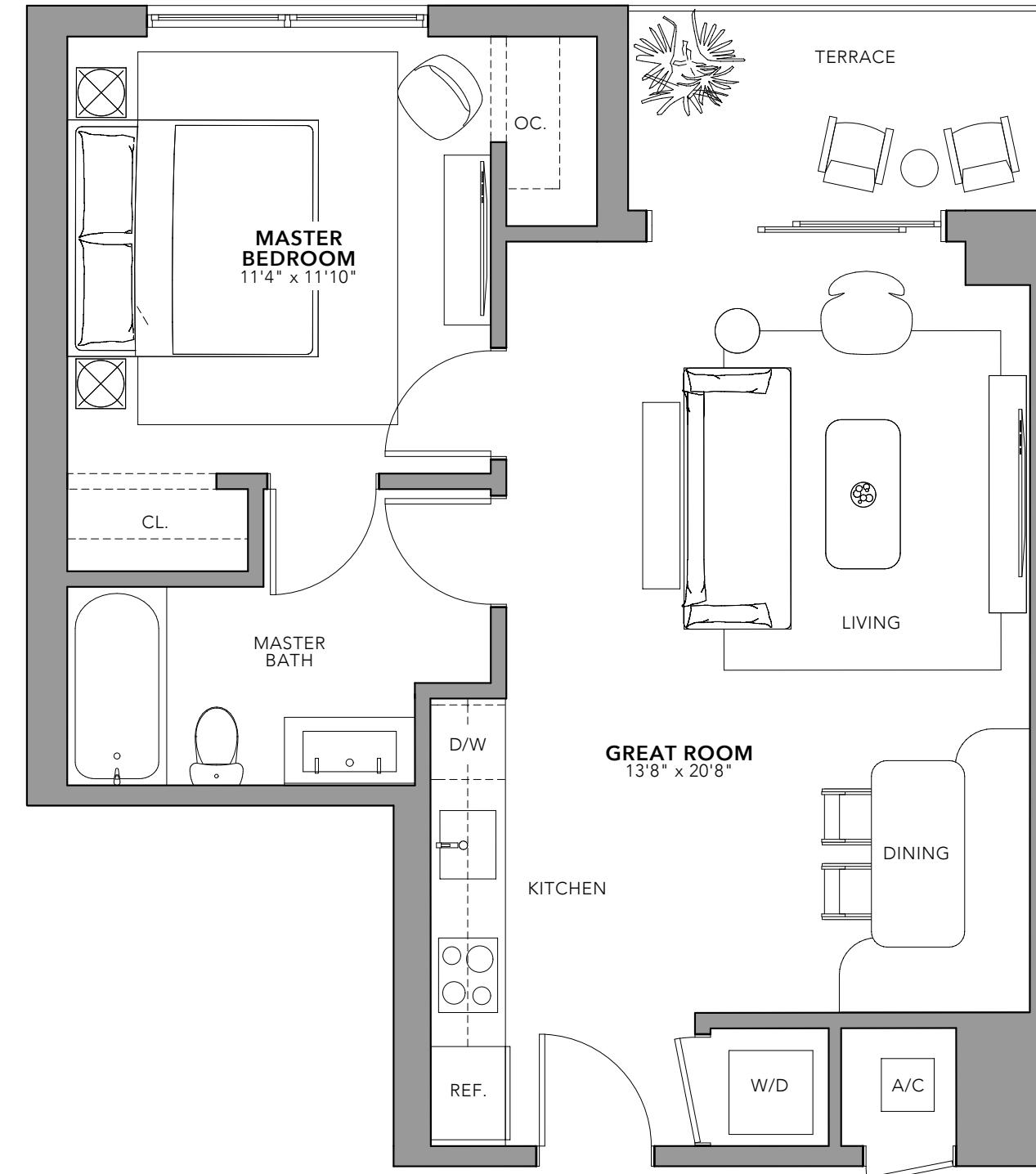
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Newgard SALES & MARKETING BY
CERVERA®
REAL ESTATE • 1969

TYPE /

FLOOR / 24-47

1 BEDROOM / 1 BATHROOM

09

INTERIOR / 679 SF 63M²
BALCONY / 61 SF 6M²
TOTAL / 740 SF 69M²

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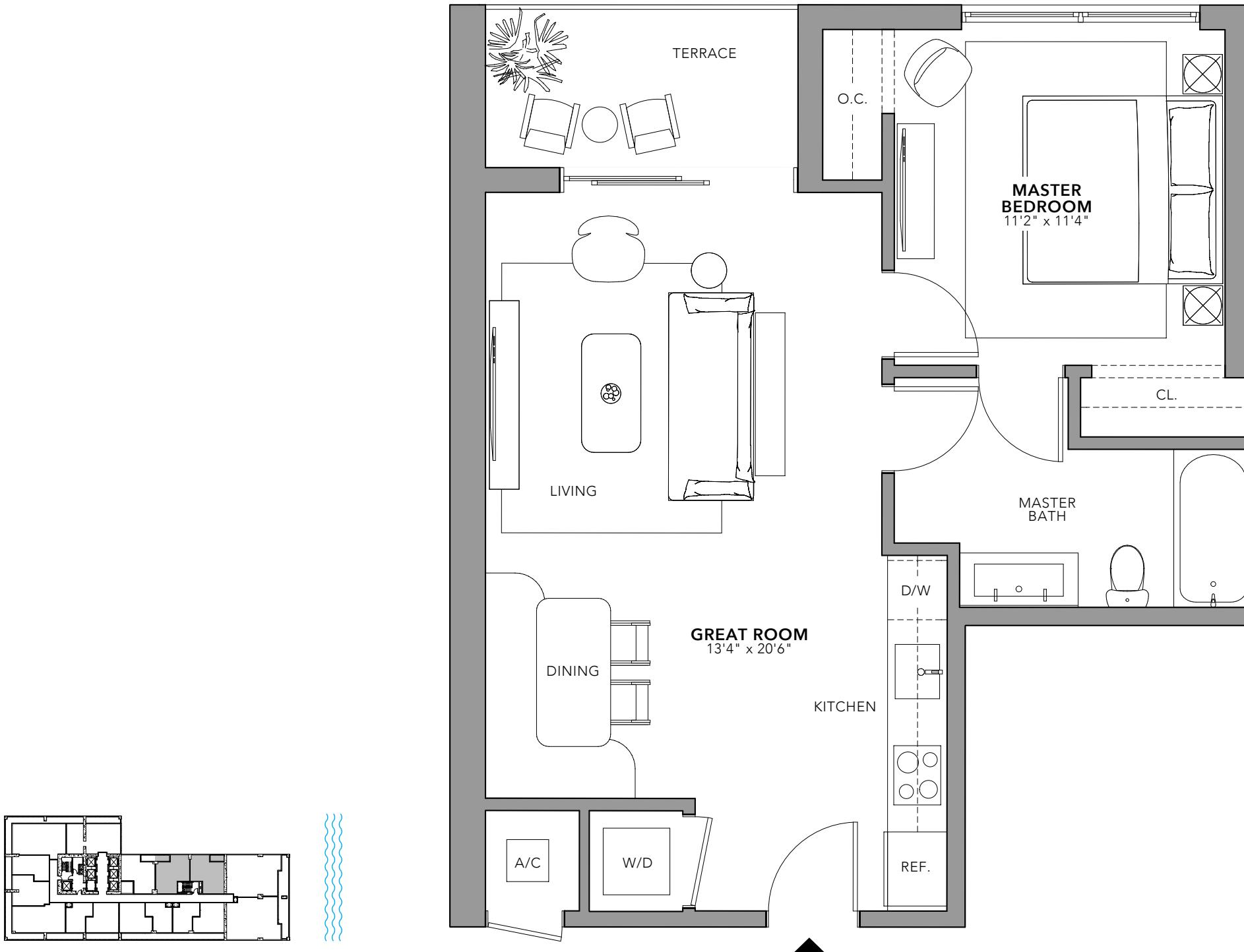
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TYPE /

FLOOR / 24-47

1 BEDROOM / 1 BATHROOM

11 / 13

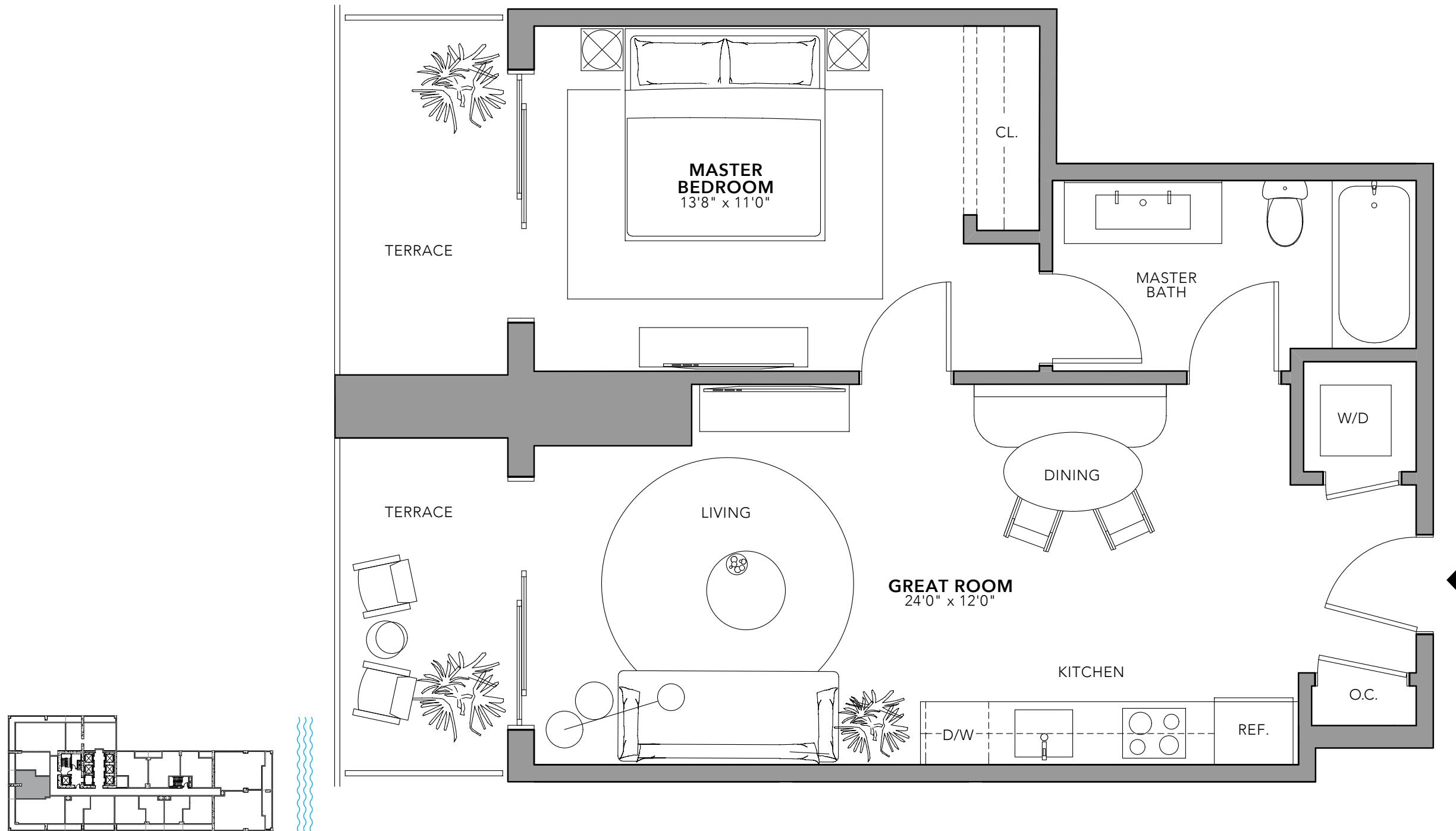
INTERIOR / 687 SF 64M²
BALCONY / 59 SF 6M²
TOTAL / 746 SF 70M²

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ANOTHER PROJECT BY
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TYPE /

04

FLOOR / 24-47
1 BEDROOM / 1 BATHROOMINTERIOR / 637 SF 59M²
BALCONY / 132 SF 12M²
TOTAL / 769 SF 71M²

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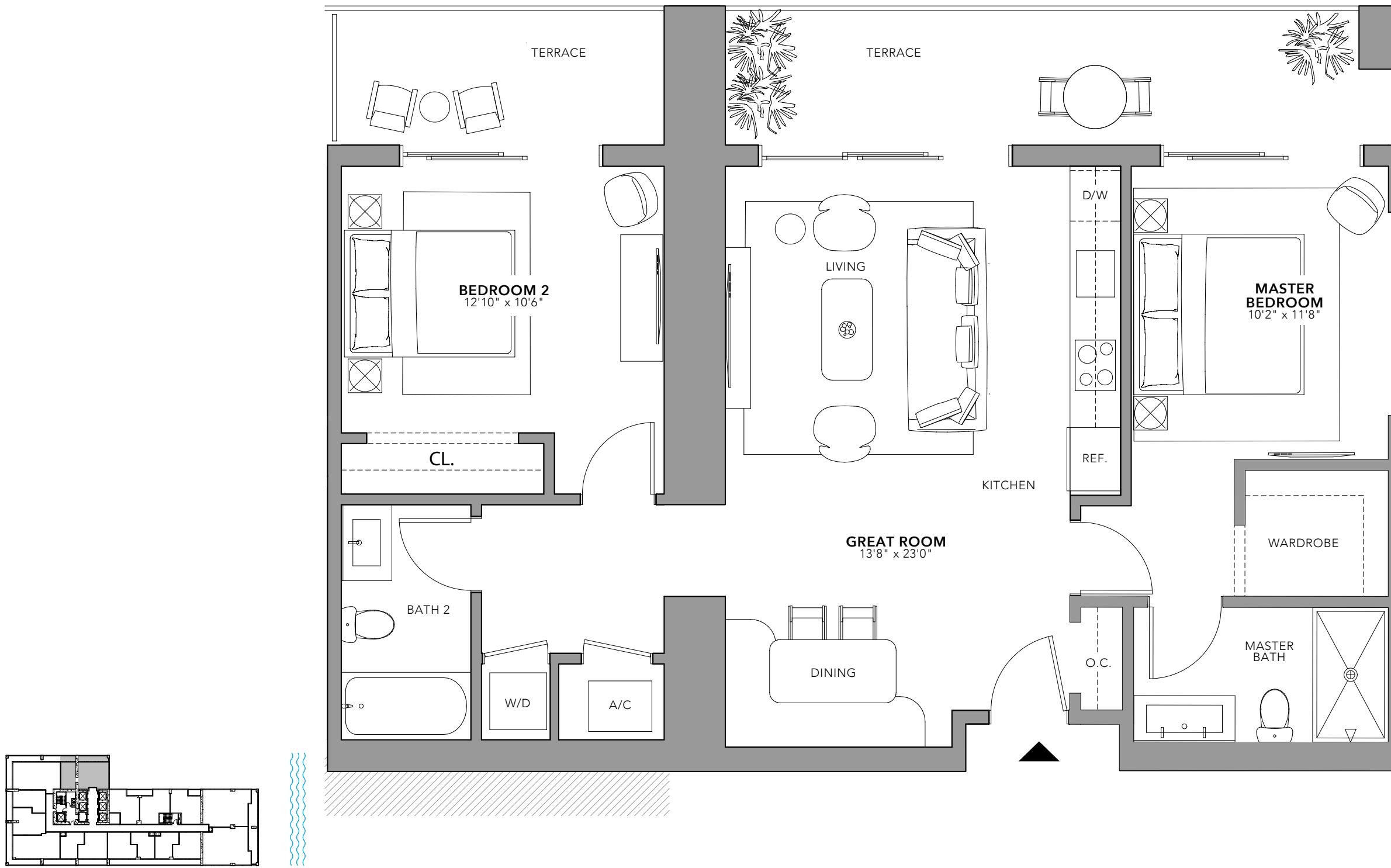
TYPE /

01

FLOOR / 24-47

2 BEDROOM / 2 BATHROOM

INTERIOR / 1,044 SF 97M²
 BALCONY / 234 SF 22M²
 TOTAL / 1,278 SF 119M²



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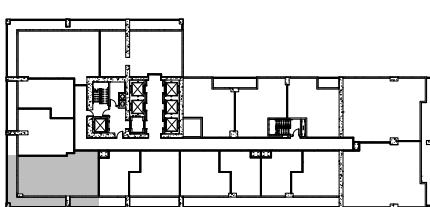
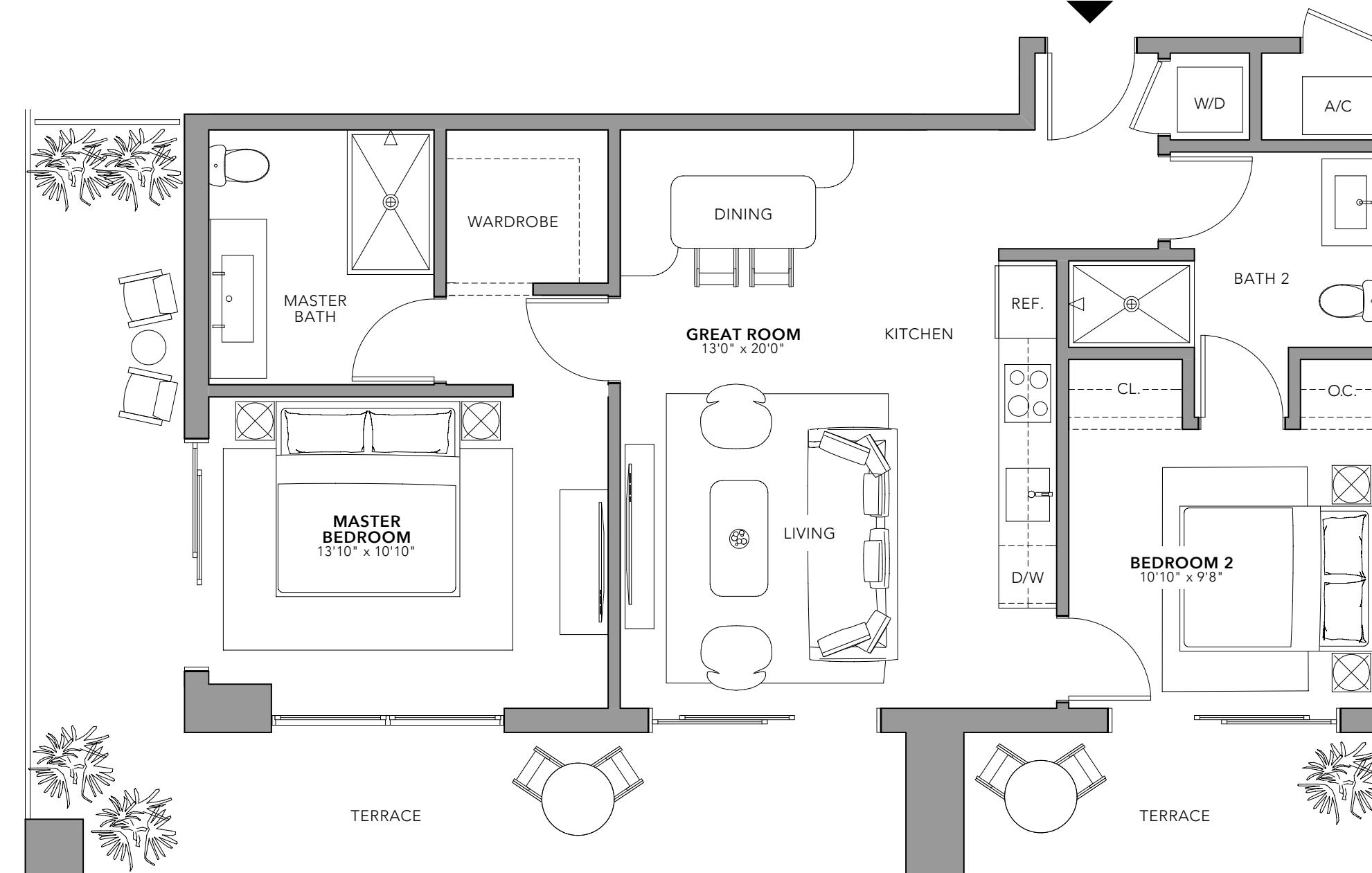
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TYPE /

05

FLOOR / 24-47
2 BEDROOM / 2 BATHROOMINTERIOR / 916 SF 85M²
BALCONY / 375 SF 35M²
TOTAL / 1291 SF 120M²

N



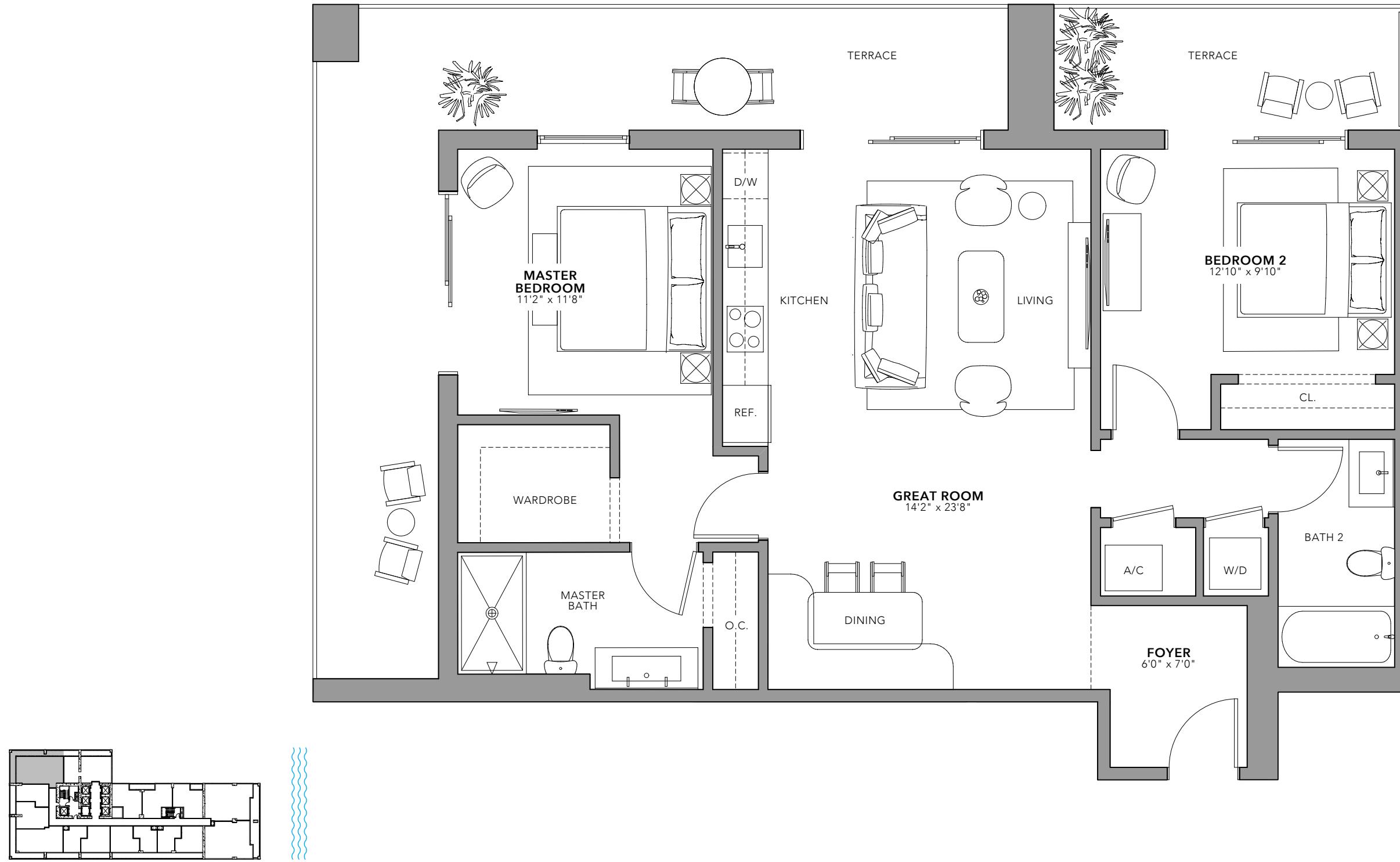
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TYPO

FLOOR / 24-47
2 BEDROOM / 2 BATHROOM

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



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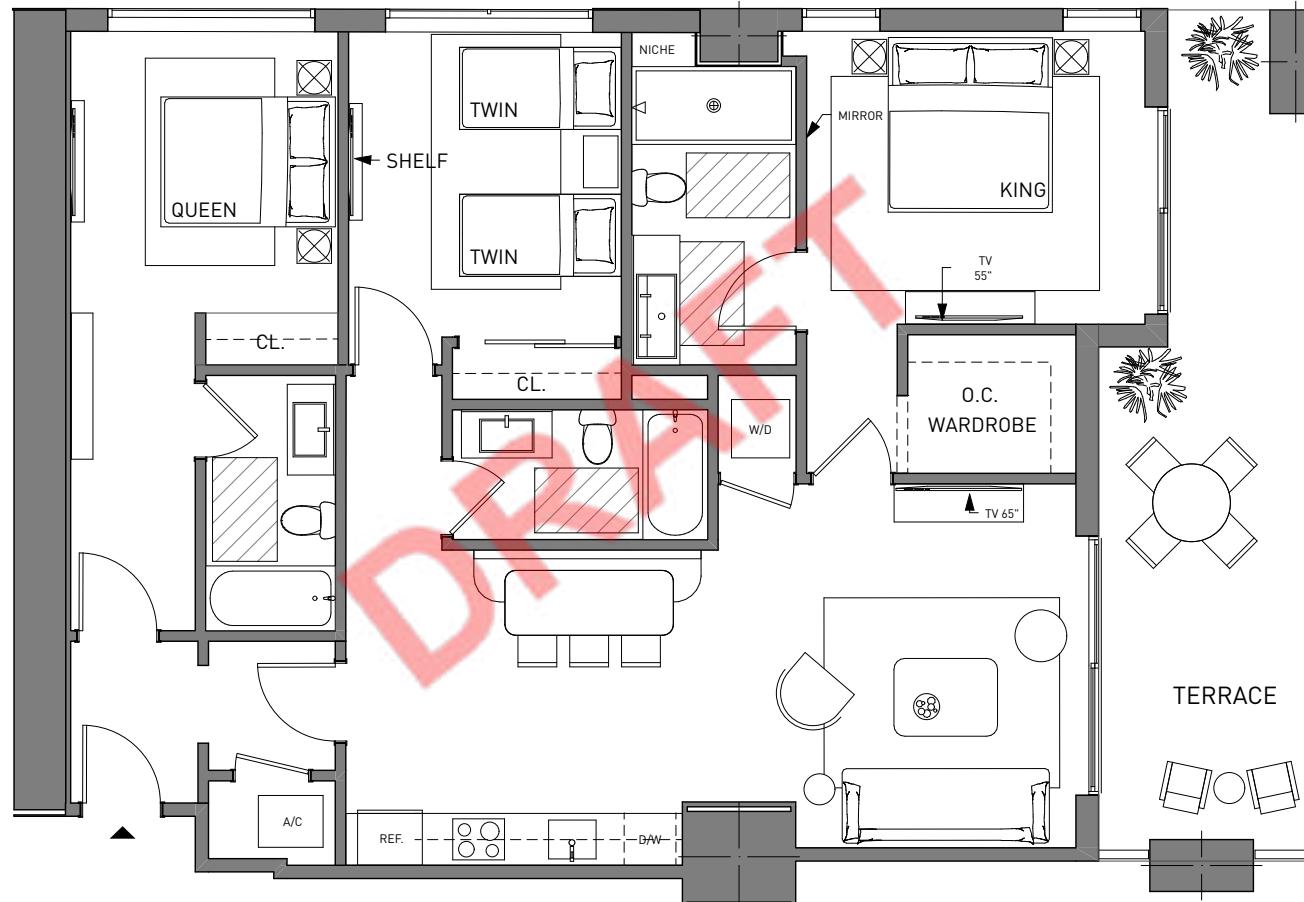
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TYPE /

15

FLOOR / 24-47 / LINE 15
3 BEDROOM / 2.5 BATHROOM

INTERIOR / 1,373 SF 128M²
BALCONY / 248 SF 23M²
TOTAL / 1,621 SF 151M²



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VIEW / NORTH



NATIIVO™ / MIAMI

VIEW / SOUTH



NATIIVO™ / MIAMI

VIEW / EAST



NATIIVO™ / MIAMI

VIEW / WEST



NATIIVO™ / MIAMI

VIEW /

NORTH

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VIEW / EAST



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VIEW / WEST



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Newgard

NEWGARD BRINGS IN UNIQUE AND STATE-OF-THE-ART IDEAS INTO THE WORLD OF ARCHITECTURE AND DEVELOPMENT.

The partners of Newgard Development Group have spent 15 years in the South Florida real estate market. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents. By focusing on the unique qualities of each project, Newgard is able to ensure superior quality with exacting attention to detail, exceptional finishes, and timely completion, every time.

Newgard's recent projects include Gale Boutique hotel Fort Lauderdale, currently under construction, Gale Residences in Fort Lauderdale; One Flager Office building, Centro in downtown Miami and BrickellHouse in Brickell.

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