

THE ELSER

HOTEL & RESIDENCES MIAMI

VISIONARIES

PROPERTY MARKETS GROUP

Founded in 1991 by Kevin Maloney, Property Markets Group (PMG) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 160 real estate transactions including over 80 residential buildings in Manhattan during its 30-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments across the United States.

160+
PROJECTS

30+
YEARS

20+
MARKETS

\$9Bil+
IN DEVELOPMENT





WALDORF ASTORIA RESIDENCES MIAMI
MIAMI, FL

SEE LEGAL DISCLOSURES ON BACK COVER



111 WEST 57TH STREET
NEW YORK, NY

SEE LEGAL DISCLOSURES ON BACK COVER



ECHO BRICKELL
MIAMI, FL



10 SULLIVAN
NEW YORK, NY

SEE LEGAL DISCLOSURES ON BACK COVER



MUSE
SUNNY ISLES BEACH, FL

SEE LEGAL DISCLOSURES ON BACK COVER



WALKER TOWER
NEW YORK, NY



1QPS TOWER
LONG ISLAND CITY, NY

SEE LEGAL DISCLOSURES ON BACK COVER



STELLA TOWER
NEW YORK, NY

GREYBROOK

Greybrook is a leading Toronto-based real estate private equity firm focused on investments in residential development and value-add assets. The firm offers investors the unique opportunity to partner with leading North American real estate developers and share in value creation activities. Greybrook, through its affiliates, has invested over \$1.8 billion of equity in more than 90 real estate projects across Canada and the United States. In aggregate, its real estate investment portfolio is expected to result in the development of over 50 million square feet of residential and commercial density, with an estimated completion value of \$20 billion.



MIAMI

A global city on the rise

New Developments / Hotels

\$8.6 BILLION

- 1** 1400 Biscayne
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$2.5B
- 2** Waldorf Astoria
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 3** Nativo Miami
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 4** E11EVEN Hotel & Residences Miami
PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$300 MIL
- 5** E11EVEN Beyond
PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$300 MIL
- 6** The District
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 7** Legacy Hotel & Residences
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 8** Miami Arena Site at WorldCenter
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 9** Downtown 5th
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 10** YotelPad Miami
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 11** The Elser Hotel & Residences Miami
PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$500M
- 12** Block 45
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 13** Block 55
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$60M
- 14** Downtown 1st
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 15** Grand Central Tower
Rovr Development • 240 N Miami Avet • Rental • \$53M
- 16** Nexus Riverside
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 17** Miami Station
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 18** Old Lynx Site
Enrique Manhard • 16 SE 2nd St • \$46M
- 19** 501 First Residences
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 20** TBD
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 21** The Crosby
The Related Group/Merrimac • Residential • \$225M
- 22** 600 Miami Worldcenter
Aria Development Group/Merrimac Ventures • Residential
- 23** West Eleventh Residences
Property Markets Group/Lion Development/Mark Robert Compan • Residential • \$330M

Commercial

\$147 MILLION

- 22** Jewelry Mall
Jewelry Mall • \$50M
- 23** Jill & Henry's
Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 24** 41 East Flagler
Moishe Mana • \$27.2M
- 25** Nikola Tesla Innovation Hub
Moishe Mana • \$15M
- 26** Publix
New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 27** Watson Building
Moishe Mana • \$6.825M
- 28** 62 Northeast First Street
Moishe Mana • Multi-level dining and entertainment venue
- 29** Mana Common
Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 30** MiamiCentral
Chick-Fil-A • Grand floor MiamiCentral

Redevelopment

\$936 MILLION

- 31** I-395 Signature Bridge
Under construction • Scheduled completion for Fall 2024 • \$818M
- 32** Brickell Tunnel
In pre-development • \$30M
- 33** Bayside Marketplace
Private operator has committed to improvements • \$27M
- 34** Flagler Street Beautification Project
Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 35** Miami World Center (new tenants)
Restaurateurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 36** Skyviews Miami
Construction completed • \$10M
- 33** Scramble Crosswalk
Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 37** Solar Tree
Installation completed and collecting solar power at Bayfront Park • \$5M

Downtown Miami's Landscape of the Future

\$10B in investment planned over the next 5 years



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SEE LEGAL DISCLOSURES ON BACK COVER

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- | | |
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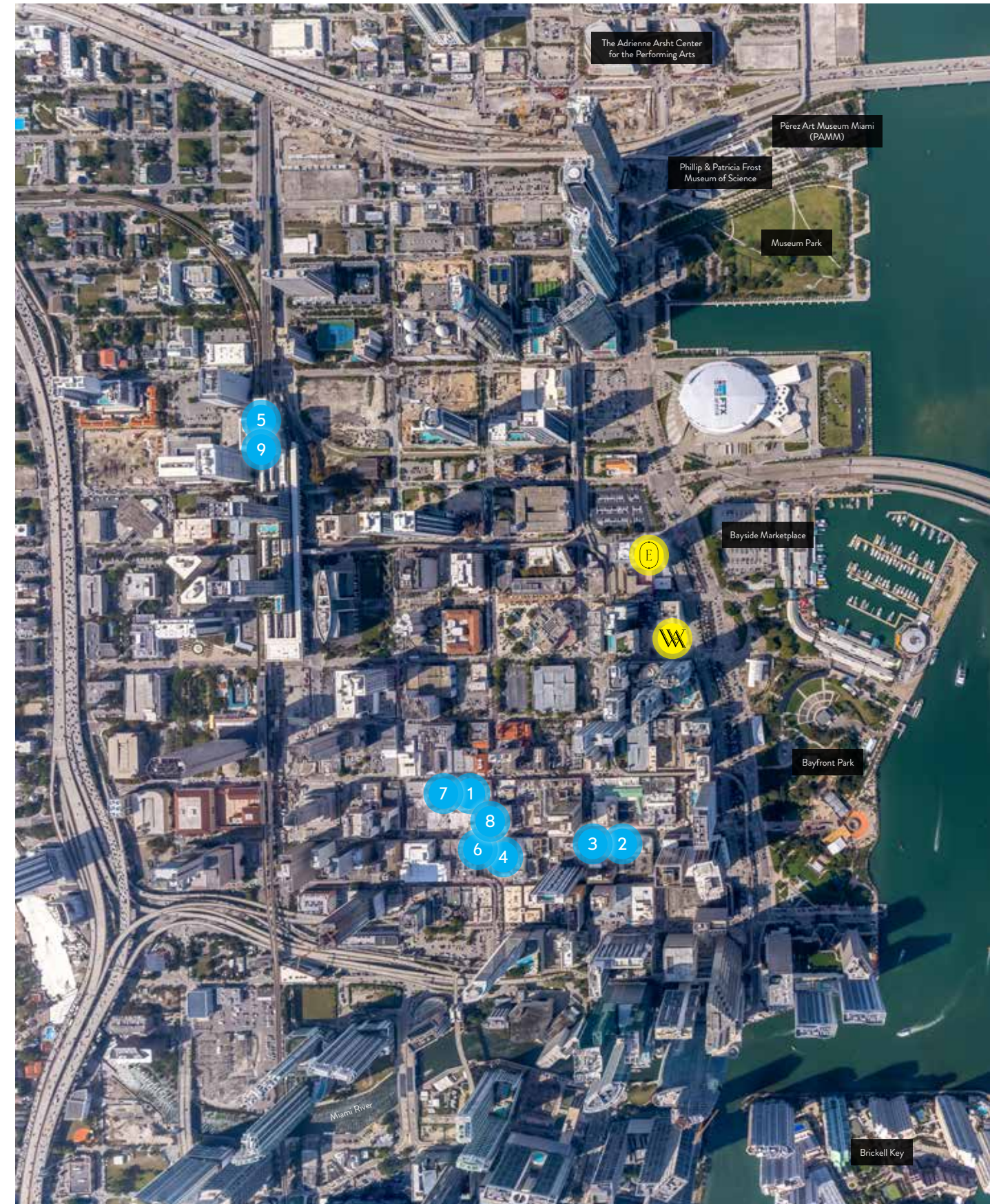
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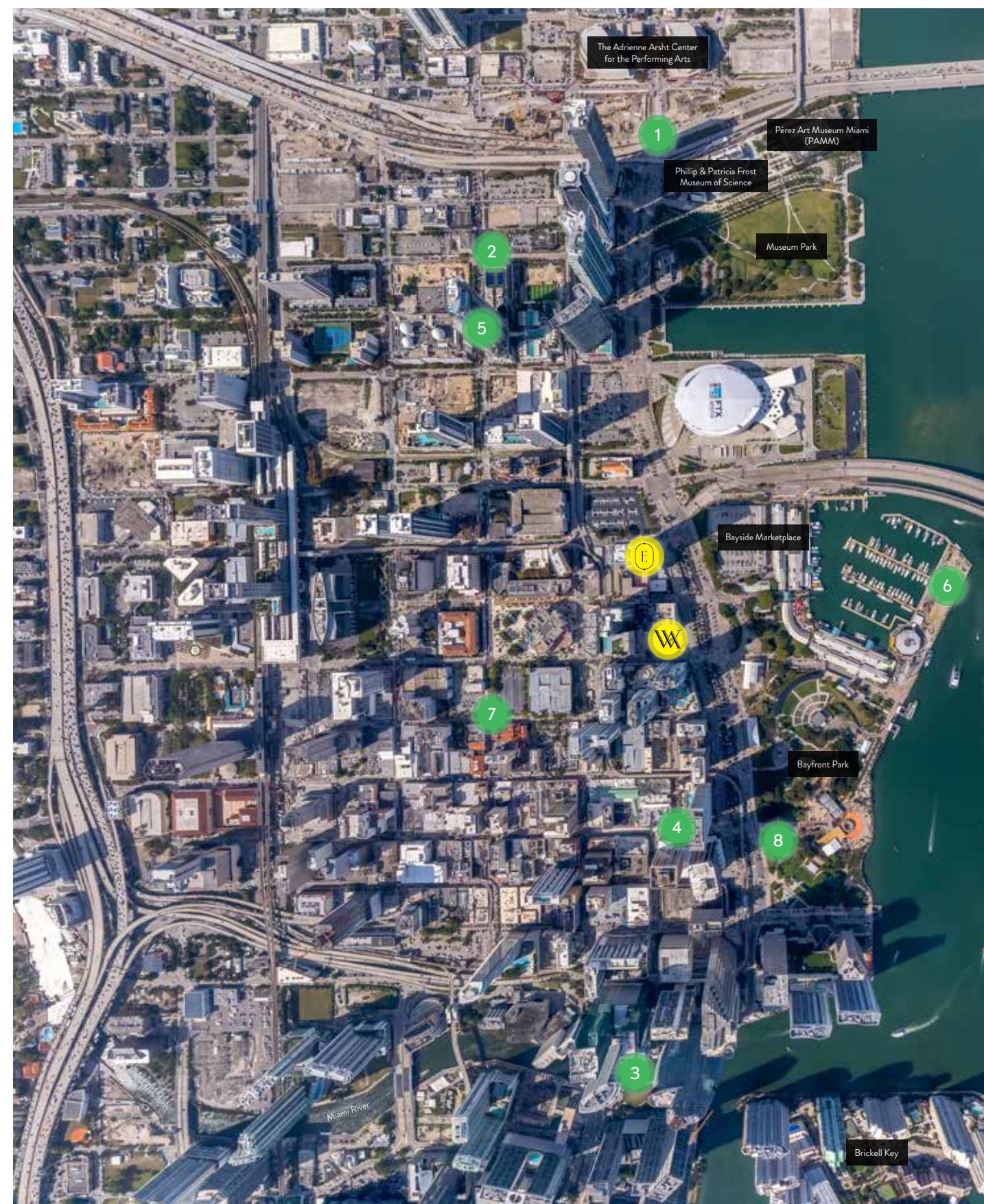


 Waldorf Astoria Residences Miami

 The Elser Hotel & Residences Miami

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WHY DOWNTOWN MIAMI?

Miami. A modern global city.

Miami has rapidly evolved into a world-class city and downtown Miami has become a true driving force behind the city's cultural evolution. From its accessibility to the retail and tourism offerings, this thriving metro center is a hub for commerce, finance, arts, sports and entertainment.

International Events

Art | Basel Miami Beach



ULTRA musicfestival



MIAMI INTERNATIONAL BOAT SHOW®



FORMULA 1 MIAMI GRAND PRIX



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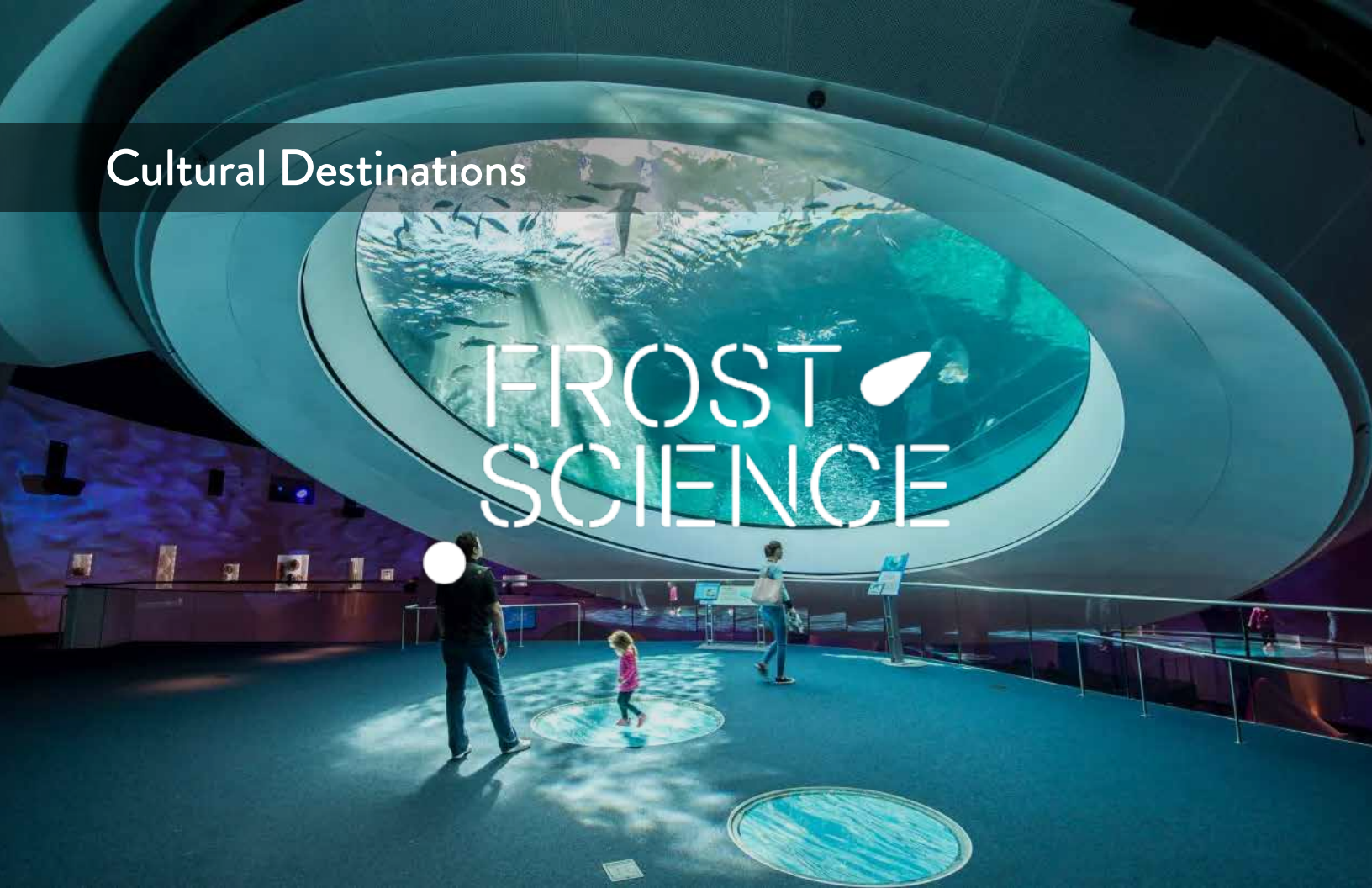
International Events - coming soon



Miami will be a hosting city for the 2026 World Cup

Cultural Destinations

FROST
SCIENCE



Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



m i a m i
children's
m u s e u m



P A
Pérez
Art
Museum
Miami
M M



Entertainment

MIAMI-DADE ARENA



CONCERTS



EVENTS



SPORTS

Financial Institutions

The following is a sample of financial institutions that are moving to Downtown Miami.

 CITADEL

Goldman Sachs

The Blackstone Group®

ICAHN ENTERPRISES L.P.

ELLIOTT

 STARWOOD PROPERTY TRUST

ColonyCapital

 PALMDRIVE CAPITAL

Bank of America

Miami's Technology Scene

#1

City for Tech Start-ups
in the U.S.

122

Total Start-Ups

\$1.38B

Total Investment in
South Florida

PORT MIAMI

#1

Leading cruise port in
North America

\$43M

annual economic
impact

4.5M

annual passengers

Transportation

brightline[®]



Neighborhoods



Neighborhoods - coming soon

MIAMI INNOVATION DISTRICT

Downtown Miami, the new Silicon Valley

10

Acres

700,000+

Sq Ft of Infrastructure

The Miami Innovation District will be a dense, walkable, experience-rich new neighborhood, bringing to Miami the world-class urban amenities that the global technology workforce increasingly relies on for inspiration and support.

Neighborhoods - coming soon

FLAGLER STREET BEAUTIFICATION PROJECT

Connectivity



Miami Bay

The Baywalk is a system of public pedestrian pathways along the Biscayne Bay shoreline designed to promote alternative transportation.

Status: Under construction



Biscayne Green

The Biscayne Green project will convert sections of Biscayne Boulevard into a grand promenade with sitting areas, green spaces, and “activations” including art exhibits and activities.

Status: Planning phase



Metromover

Metromover is a free mass transit automated people mover train system operated by Miami-Dade Transit in Miami, Florida, United States. Metromover serves the Downtown Miami, Brickell, Park West and Arts & Entertainment District neighborhoods.

Status: Operational



The Underline

The 10-mile linear park, urban trail and living art destination will connect communities, improve pedestrian and bicyclist safety and create over 120 acres of open space.

Status: Under construction



Brightline

Brightline is a privately run inter-city rail route between Miami and West Palm Beach, Florida.

Status: Phase 4: West Palm Beach to Orlando Under construction



- Baywalk
- Brightline
- Metromover
- Metrorail

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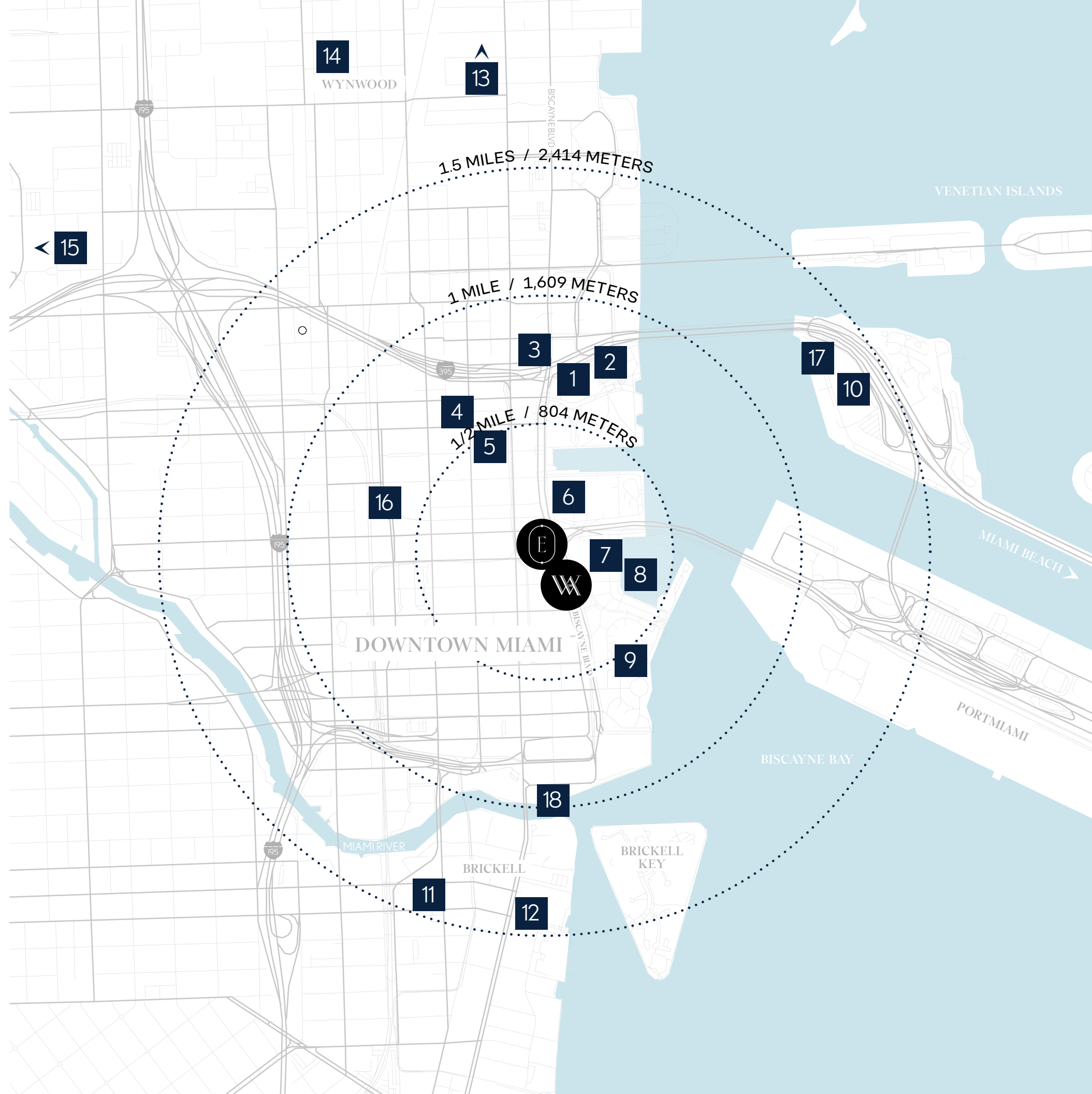
Source: Miami Downtown Development Authority, Florida Department of Transportation, MiamiCityCenter.com, Miami Today News, Bisnow



CENTRAL YET GLOBAL.

Nearby attractions include:

- 1 Phillip & Patricia Frost Museum of Science
- 2 Pérez Art Museum Miami (PAMM)
- 3 The Adrienne Arsht Center for the Performing Arts
- 4 Park West District
- 5 Miami Worldcenter
- 6 Miami-Dade Arena
- 7 Bayside Marketplace
- 8 Miamarina at Bayside
- 9 Bayfront Park
- 10 Miami Children's Museum
- 11 Brickell City Centre
- 13 Brickell Financial District
- 12 Miami Design District
- 16 Wynwood Art District
- 14 Miami International Airport
- 15 MiamiCentral Station - Brightline Trains
- 17 Yacht Haven Grande Miami at Island Gardens
- 18 Miami River District



THE ELSEY

HOTEL & RESIDENCES MIAMI

PROJECT OVERVIEW



E

E

A Modern Reflection of Downtown Miami's
Transformative Legacy.



THE CENTER OF DOWNTOWN

The Elser Hotel and Residences shares the same bustling locale and glimmering views of Biscayne Bay previously enjoyed in the early 1900's at Elser Pier.

Elser Pier's idyllic positioning in the booming downtown corridor facilitated it's position as Miami's premier venue for entertainment and conventions.

Elser Pier's legacy and astounding success reshaped the vision for the corridor's future and set the stage for the thriving bay front metropolis we know today.



TODAY'S MIAMI

Downtown Miami's transformative past has given way to an equally significant and even more captivating present.

Offering a lively composition of culture, entertainment, and commerce, the area attracts tastemakers of every stripe. This cosmopolitan convergence is the foundation of the neighborhood's coveted scene within Miami.





14 - 47: Residences

11, 12 & 13: Commercial Spaces

Fitness Level 2 + Spa Level 10

Pool Deck: Lawn & Yoga Deck,
Skybar + Fitness Level 1

Coworking Space Level 2 & 3
Cafe Domino Level 1

BUILDING OVERVIEW

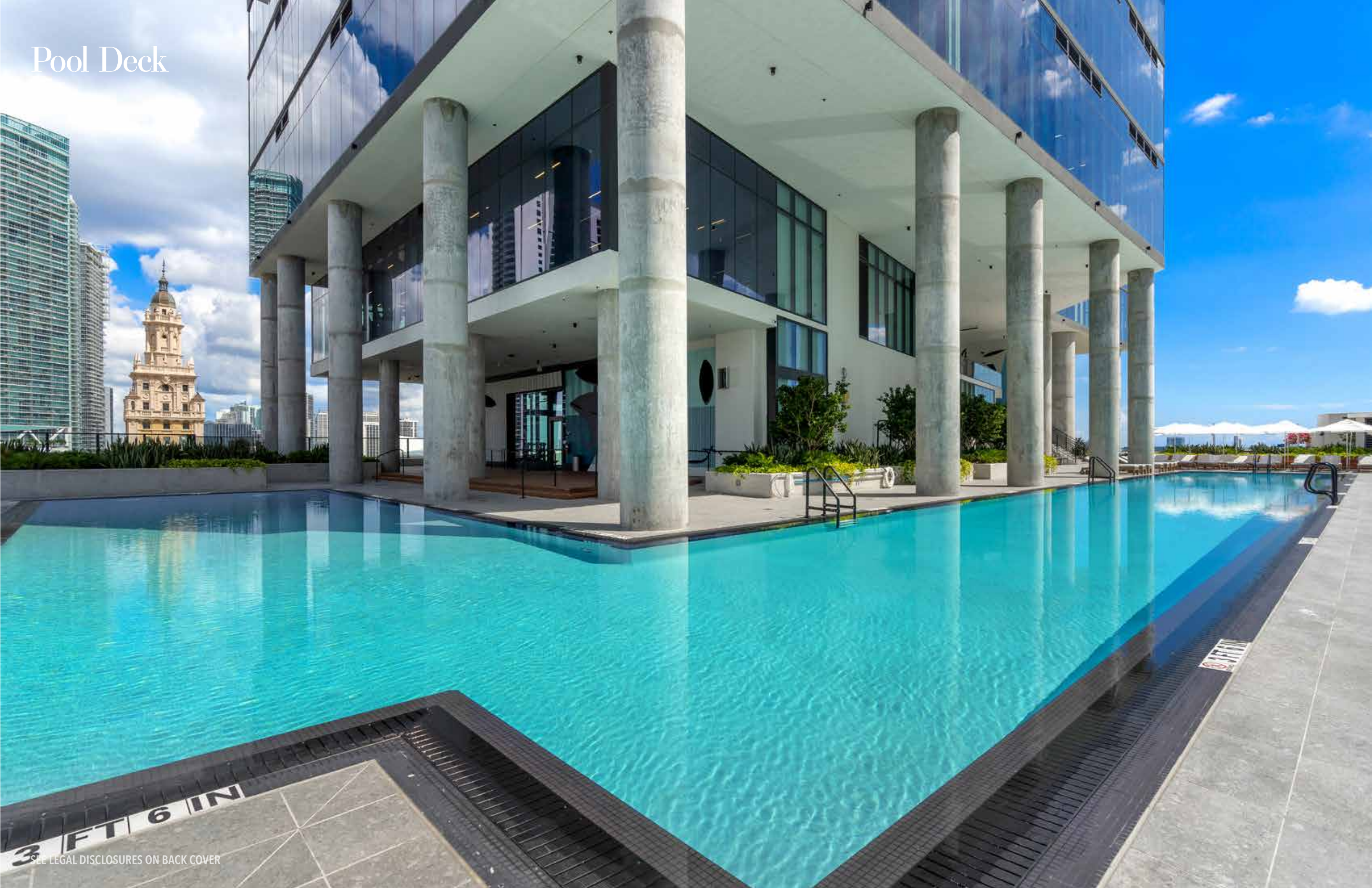
- Immediate occupancy
- 47-story tower located in Downtown Miami
- Designed by internationally renowned architecture firm
- Sieger Suarez Architects
- 646 luxury residences
- Approved for short term rental
- On-site hospitality management
- Views of the Miami skyline, unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern residential lobby with 24/7 concierge
- Electric vehicle charging stations
- Features the latest smart building technology
- Destination controlled elevator dispatch
- Digital key
- Guest access
- Package deliveries
- Messages from Management
- Dry cleaning & laundry service lockers
- Access-controlled entry points throughout
- Valet parking

AMENITIES

WORLD-CLASS AMENITIES

- Lobby with Cocktail Bar and Restaurant by Jaguar Sun®
- Over 19,000 square foot double height amenity deck overlooking Biscayne Bay and Downtown Miami
- Curated art and green walls throughout all common areas
- 132 ft Resort-style pool with private lounge areas
- 16 ft poolside screening LED wall
- Lawn with theater
- Sky entertainment lounge & grilling terrace featuring eight grills
- Temperature controlled oversized swim spa
- Owners lounge with catering kitchen
- Two-level coworking lab featuring reserverable conference rooms
- Coffee lounge by Cafe Domino®
- Two-level modern gym & fitness studio
- Fitness classes & community events
- Expansive outdoor yoga deck
- Sauna

Pool Deck



SEE LEGAL DISCLOSURES ON BACK COVER

Pool Deck



THE ILSER

Pool Deck



Pool Deck



Yoga Lawn



Plunge Pool



Fitness Deck



Fitness Center



Fitness Center



Fitness Center







Lobby



SEE LEGAL DISCLOSURES ON BACK COVER

RESIDENCES

RESIDENCE FEATURES

- Fully-furnished studios, 1, 2 and 3-bedroom residences
- 9'2" ceiling height with floor-to-ceiling windows
- Balconies with stunning views of Biscayne Bay and Downtown Miami
- Porcelain wood grain tile flooring throughout
- Built-in full-size washer and dryer
- Ecobee smart thermostat
- Smart keyless entry
- Custom kitchen cabinetry by Italian design house, Italkraft
- Quartz kitchen countertops
- Frigidaire stainless-steel appliances including microwave, dishwasher, freestanding range oven and refrigerator
- Glass-enclosed showers
- Custom Italian vanities by Italkraft
- Modern matte black kitchen and bathroom fixtures
- Fully built-out California-style closets
- Pre-wired for high-speed communications, multiple telephone lines, and cable









SEE LEGAL DISCLOSURES ON BACK COVER







VIEWS

NORTH



EAST



SOUTH



WEST



FLOORPLANS

THE ELSER

HOTEL & RESIDENCES MIAMI

- STUDIO
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 3 BEDROOMS /
(Levels 14-19) /
2 BEDROOMS + DEN
(Levels 20-47)



BISCAYNE BAY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.

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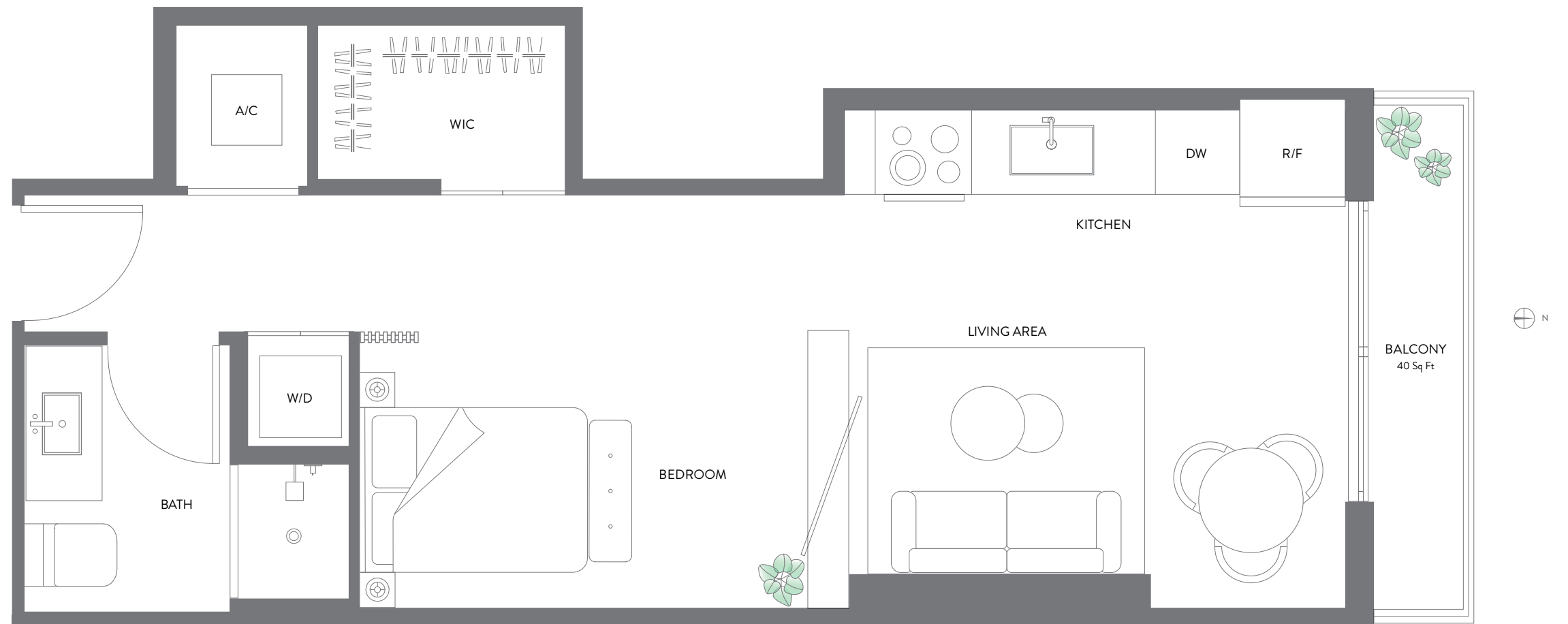
HOTEL & RESIDENCES MIAMI

TYPICAL STUDIO

RESIDENCE 05

STUDIO | 1 BATH
LEVELS 14 - 47

LIVING AREA	492 SQ FT	45.70 M ²
BALCONY	40 SQ FT	3.71 M ²
TOTAL	532 SQ FT	49.42 M ²



BISCAYNE BAY

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SEE LEGAL DISCLOSURES ON BACK COVER

THE ELSER

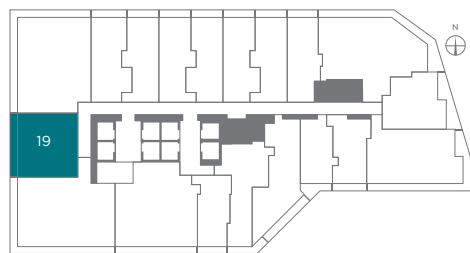
HOTEL & RESIDENCES MIAMI

TYPICAL 1-BEDROOM

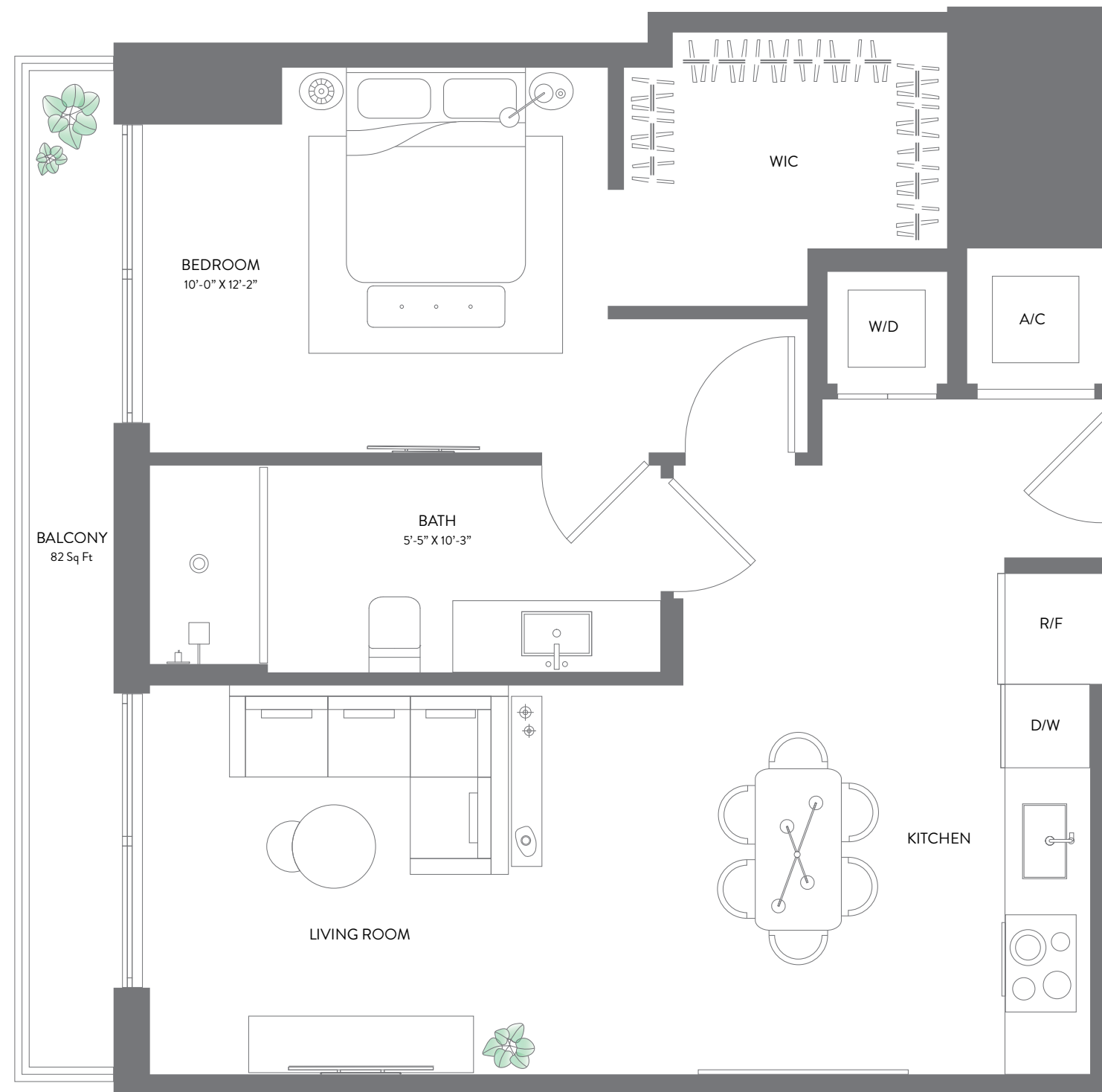
RESIDENCE 19

1 BEDROOM | 1 BATH
LEVELS 14 - 47

LIVING AREA	687 SQ FT	63.82 M ²
BALCONY	82 SQ FT	7.61 M ²
TOTAL	769 SQ FT	71.44 M ²



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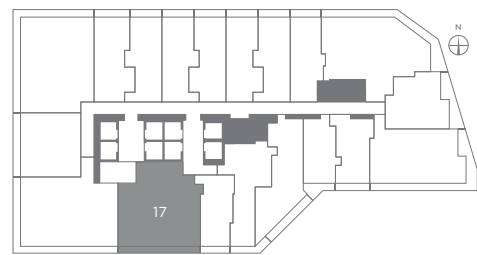
HOTEL & RESIDENCES MIAMI

TYPICAL 2-BEDROOM

RESIDENCE 17

2 BEDROOMS | 3 BATHS + DEN
LEVELS 20 - 47

LIVING AREA	1,149 SQ FT	106.74M ²
BALCONY	105 SQ FT	9.75 M ²
TOTAL	1,254 SQ FT	116.50 M ²



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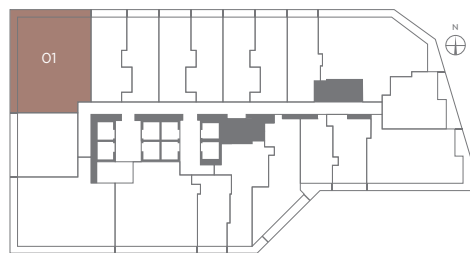
HOTEL & RESIDENCES MIAMI

TYPICAL 3-BEDROOM

RESIDENCE 01

3 BEDROOMS | 3 BATHS
LEVELS 14, 16-47

LIVING AREA	1,307 SQ FT	121.42 M ²
BALCONY	226 SQ FT	20.99 M ²
TOTAL	1,533 SQ FT	142.42 M ²



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