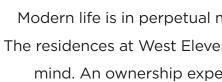


RESIDENCES MIAMI

FACT SHEET



West Eleventh has reimagined luxury condo home ownership. With fully centralized management and the unique option to host 365 days on Airbnb, West Eleventh is the first residential tower to offer owners this distinctive luxury.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Modern life is in perpetual motion. We're always on the move. The residences at West Eleventh were created with that notion in mind. An ownership experience with true living flexibility.

🚫 airbnb



ARTIST CONCEPTUAL RENDERING

TEAM

DEVELOPER Property Markets Group (PMG)

ARCHITECT Sieger Suarez Architects

INTERIOR ARCHITECTURE & DESIGN

Cotofana Designs

BUILDING FEATURES

- 44-story tower located in Miami's District 11
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 659 luxury residences
- Fully centralized management of the property and hosting services
- Ability to host 365 days on Airbnb. Hosting is subject to local laws and other restrictions
- Views of the Miami skyline, Biscayne Bay and Atlantic Ocean
- 30,000 SF Tri-Level Experiential Entertainment and Culinary Hall
- Signature Restaurant
- Vibrant amenity level featuring a resort style pool with private lounge areas
- State-of-the-art fitness and wellness center
- Modern and high design residential lobby space
- Curated collection of custom art installations
- Features the latest "smart building" technology

BESIDENCE FEATURES

- Fully furnished and finished studios and 1-bedroom residences
- Flooring selections included with specifications recommended by Cotofana Designs
- Fully built-out closets in the master bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Custom shades
- Built in top-of-the-line washer and dryer
- Each residence offers an unprecedented level of efficiency through a PMG smart home technology experience for seamless personalization with the touch of a button
- All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers, and lighting control
- Pre-wired for high-speed communications, multiple telephone lines, and cable
- French balconies in select residences

KITCHENS & BATHROOMS

- Fully-integrated kitchens with custom countertops, backsplashes and a contemporary under-mount sink
- Top-of-the-line appliance package includes microwave, dishwasher, built-in oven and refrigerator
- Imported and custom kitchen and bathroom cabinetry by Italkraft
- WaterWorks bathroom fixtures, features & accessories
- Custom bathroom countertops and finished floors and walls in wet areas
- Glass-enclosed showers



WEST ELEVENTH

RESIDENCES MIAMI

WestEleventhResidences.com



₽Æ.

MR REFERENCE

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THIS PROJECT IS BEING DEVELOPED BY BLOCK 17 TRUSTEE, LLC (THE "DEVELOPER" OR THE "SPONSOR"), WHICH HAS A LIMITED RIGHT TO USE THE NAME AND LOGO OF BLOCK 17 RESIDENTIAL OWNER, LLC. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY THE DEVELOPER AND NOT BY BLOCK 17 RESIDENTIAL OWNER, LLC. YOU AGREE TO LOOK SOLELY TO THE DEVELOPER (AND NOT TO BLOCK 17 RESIDENTIAL OWNER, LLC OR TO ANY OTHER DEVELOPER PARTY (AS DEFINED BELOW) OTHER THAN THE DEVELOPER WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE SALES AND MARKETING AND/OR DEVELOPMENT OF THE PROJECT. THE DEVELOPER MAY REVISE THESE TERMS AT ANY TIME BY UPDATING THIS POSTING.

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 AIR-SPACE 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 ADDEN-DA 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/LANAIS (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 ADDENDATHERETO AND THE CONDOMINIUM DOCUMENTS.