

domus®

BRICKELL PARK



Domus FLATS
(Flexible Apartments for Temporary Stays)
is a rare find that offers the comforts
of a homestay with the service, security,
and consistency of a hotel.

All the Essentials *in* Excellent Taste

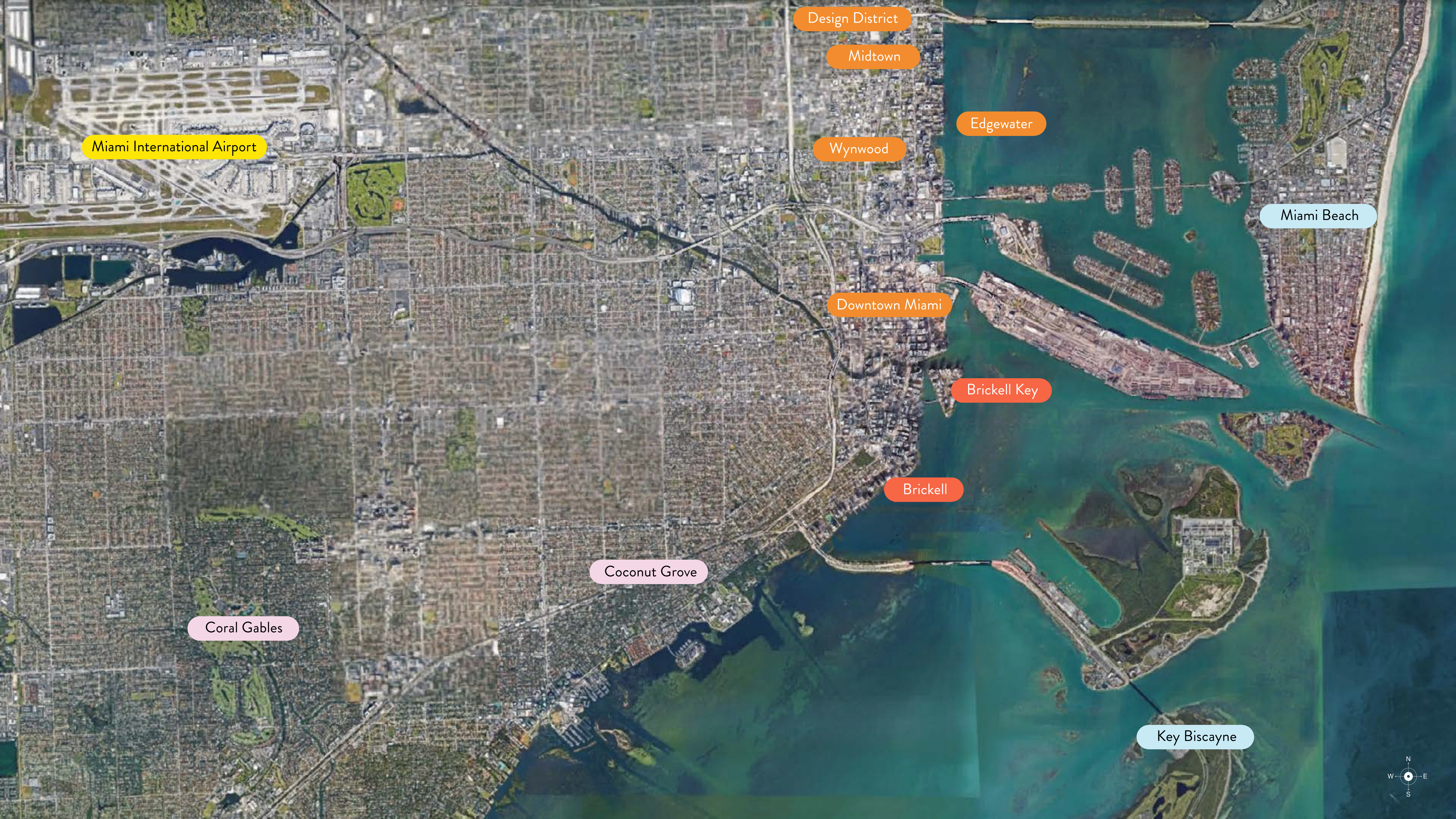
DOMUS FLATS — BRICKELL PARK

LOCATION

Own in a place *that* moves you.



An Urban Oasis *in* Brickell Park



Miami International Airport

Design District

Midtown

Wynwood

Edgewater

Miami Beach

Downtown Miami

Brickell Key

Brickell

Coconut Grove

Coral Gables

Key Biscayne



Miami is a world unto itself.
And there *is* always more to experience.



Miami’s Global Appeal

ALWAYS CONNECTED. ALWAYS ACCESSIBLE.

Port Miami in Downtown is known as the cruise capital of the world.



Miami International Airport is one of the largest airports after JFK (NY) with 50 million airline passengers.

WORLD-RENOWNED ARTS & CULTURE



Miami holds international status in the art world, and along with it, an outstanding reputation for cultural life—a place of music, theater, performing arts, and more.



The Sports Capital of the USA



Miami is a fan of every major sport—plus **F1 Racing, Miami Open, and The Miami Marathon.**

HOME TO THE BIG FIVE:

Major League Soccer (MLS),
Major League Baseball (MLB),
National Football League (NFL),
National Hockey League (NHL),
and National Basketball Association (NBA)

The city's game is always on.



In Good Company



A NEIGHBORHOOD THAT'S
ALWAYS IN STYLE



Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre, Miami Design District, art galleries, and luxury boutiques.

One of the Most Sought-After Cities in the World

A GLOBAL CENTER OF FINANCE AND INDUSTRY

Brickell has already made its mark as the city’s elite financial district, evidenced by hedge fund powerhouse Citadel moving in soon. Major tech companies like Microsoft have also flocked to the waterfront neighborhood, along with BigLaw, and a growing startup and accelerator presence.



A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.



BRICKELL FINANCIAL DISTRICT: A GLOBAL HUB OF FINANCE

Brickell’s thriving financial district is now the largest center south of New York City.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

Major Brickell Companies

NEW BRICKELL COMPANIES:



WALKING DISTANCE FROM DOMUS:



ONE BRICKELL CITY CENTRE



MIAMI TODAY

Brickell City Centre Record-Setting Office With 1.5 Million Square Feet of Office Space Across 68 Floors

THE REAL DEAL
SOUTH FLORIDA REAL ESTATE NEWS

Swire, Stephen Ross’ Related Plan Florida’s Tallest Commercial Tower In Miami’s Brickell

THE COMMERCIAL OBSERVER

Kevin Davenport to Lead Swire’s One Brickell City Centre Development

CITADEL



REUTERS

Hedge Fund Citadel to Move Headquarters to Miami From Chicago

THE NEXT MIAMI

Developer of Citadel HQ Tower: ‘We’re Moving as Fast as We Can’

Bloomberg

Citadel Grabs Miami Office Space Ahead of Building Its Own Tower

⚡ 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company (“Developer”), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) 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. All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.



STR Trends Report Data 2023

Averages for Hotels that Reported to STR

Revenue

(Per Available Room)

+28.86%

GREATER

in Brickell Vs. Downtown Miami



The industry’s most comprehensive market share product says that Brickell outperforms Downtown Miami.

Rates

+18.83%

NIGHTLY

in Brickell Vs. Downtown Miami

Occupancy

+5.7%

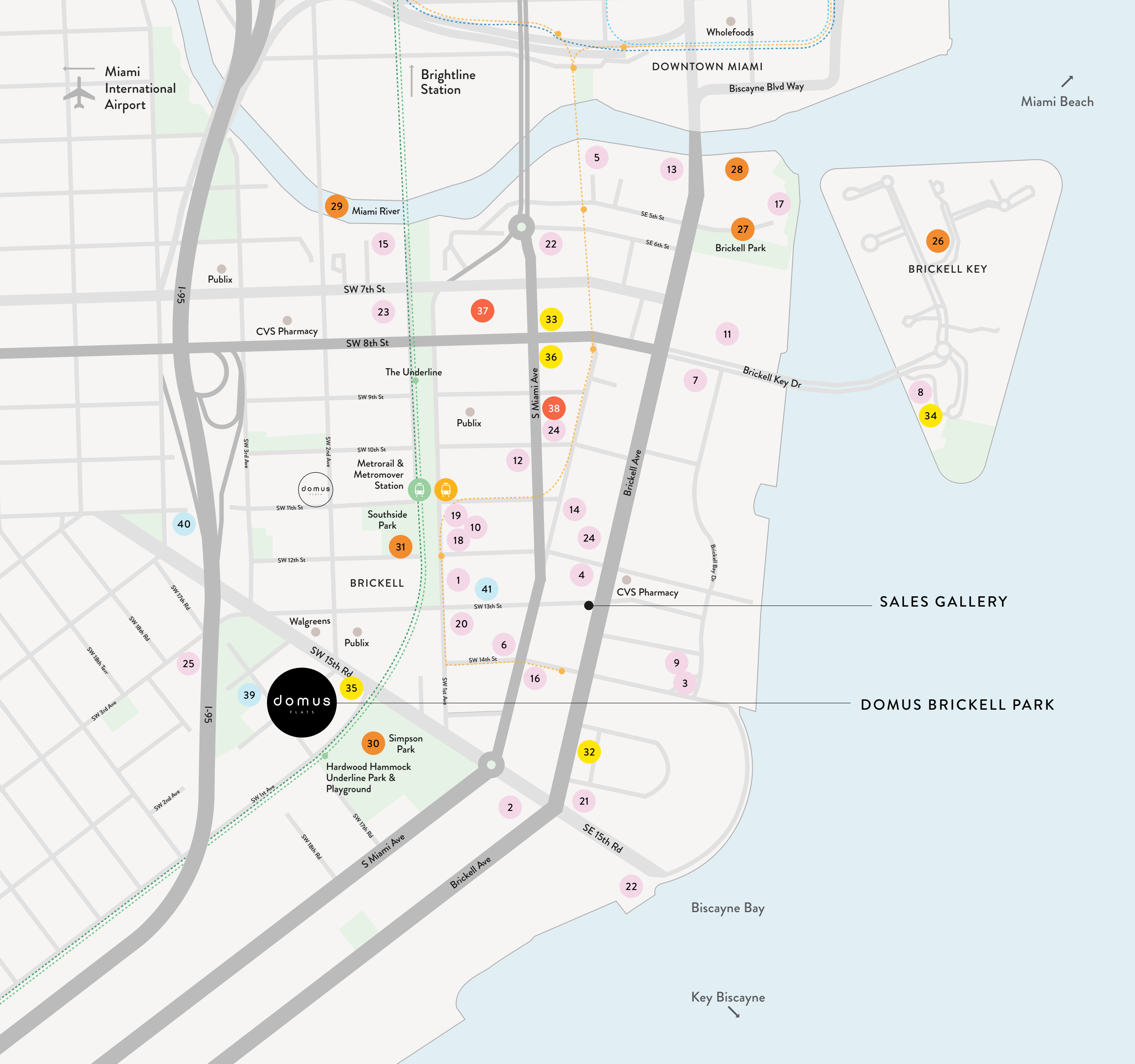
in Brickell Vs. Downtown Miami



domus[®]
BRICKELL PARK



The best of Miami. The best of Brickell.
All at one address.



KEY POINTS OF INTEREST

The Best *of* Miami

FINE DINING

1. Cipriani
2. Chateau ZZ's
3. Delilah
4. Dirty French Steakhouse
5. Elcielo Miami
6. Fi'lia
7. Komodo
8. La Mar by Gastón Acurio
9. LPM Restaurant & Bar
10. Marion
11. Osaka Miami
12. Sexy Fish Miami
13. The Capital Grille

RESTAURANTS & CAFÉS

14. Akashi
15. American Social
16. Barsecco
17. Cantina La Veinte
18. Coyo Taco
19. El Tucán
20. Gyu-Kaku Japanese BBQ
21. Joe & The Juice
22. Obba Sushi
23. Rosa Sky
24. Starbucks
25. Casa Tua

SALES GALLERY

1200 Brickell Avenue

LANDMARKS

26. Brickell Key
27. Brickell Park
28. Miami Circle National Historic Landmark
29. Miami River
30. Simpson Park
31. Southside Park

HOTELS

32. Four Seasons Miami
33. EAST Hotel Brickell
34. Mandarin Oriental Miami
35. Novotel Miami Brickell
36. SLS Brickell

SHOPPING

37. Brickell City Centre
38. Mary Brickell Village

SCHOOLS

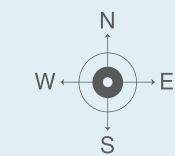
39. MATER Brickell Academy
40. KLA Academy
41. Southside Preparatory Academy


ESSENTIALS

- Publix
- Walgreens
- CVS Pharmacy
- Wholefoods

TRANSPORTATION

- Metrorail Brickell Station
- The Underline
- Metromover



A high-contrast, artistic photograph featuring the dark silhouette of a woman's head and shoulders. She is positioned on the right side of the frame, facing left. Her hair is dark and appears to be blowing or falling, with some strands catching the light. The background is a warm, textured gradient of light beige and cream colors, resembling a soft-focus wall or a fine-grained paper. Overlaid on the woman's silhouette is a list of five adjectives in a clean, white, sans-serif font, arranged vertically and centered horizontally.

TIMELESS
INTIMATE
WARM
APPROACHABLE
UNIQUE

DOMUS FLATS — BRICKELL PARK

BUILDING

A photograph of a man in a blue suit sitting at a wooden table, smiling and resting his chin on his hand. A white coffee cup is on the table in front of him. The background is blurred, showing warm lights and a window.

WELCOME TO DOMUS BRICKELL PARK

Flexible Apartments *for* Temporary Stays



Building Features

- 171 fully furnished units
- 12-story building
- Studios, 1 and 2-bedroom, ranging from 330 sf to 975 sf
- Wind impact resistant windows
- 9+ ceiling height
- Double-height Lobby with floor-to-ceiling windows
- Ample co-working area
- Keyless entry smart lock system
- Surround sound speakers with ambient music
- Pet friendly
- 24-hour front desk
- 24-hour valet service
- EV charging stations
- Filtered air conditioning in all common areas
- Centralized water filtration system



DOMUS FLATS — BRICKELL PARK

THE FLATS

FLEXIBLE APARTMENTS
FOR TEMPORARY STAYS



All the Amenities that Count.

A Sense *of* Home Wherever You Are

Interiors designed to fit your life, with sleek modern fixtures, quartz countertops, cozy kitchenettes, and contemporary hard flooring. Flexible layouts and open spaces allow residents to make each Domus all their own.



ARTIST'S CONCEPTUAL RENDERING

Residence Features

- Delivered fully finished with hard flooring throughout
- Private balcony in all units
- Kitchenette with Bosch appliances including speed oven, dishwasher, and refrigerator
- Modern fixtures
- Quartz countertops
- Washer and dryer
- UV filtered water in all FLATS







ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

DOMUS FLATS — BRICKELL PARK

AMENITIES

A photograph of a woman with dark hair, wearing a white mesh swimsuit, floating on her back in a swimming pool. Her eyes are closed, and she has a serene expression. The water is a clear, vibrant blue with gentle ripples. The image is framed within a larger light gray background.

RESIDENCES WITH
BENEFITS

All *the* Amenities that Count.

DOMUS FLATS — BRICKELL PARK

THE PEACOCK ROOM

A Space Designed *to* Bring People Together.





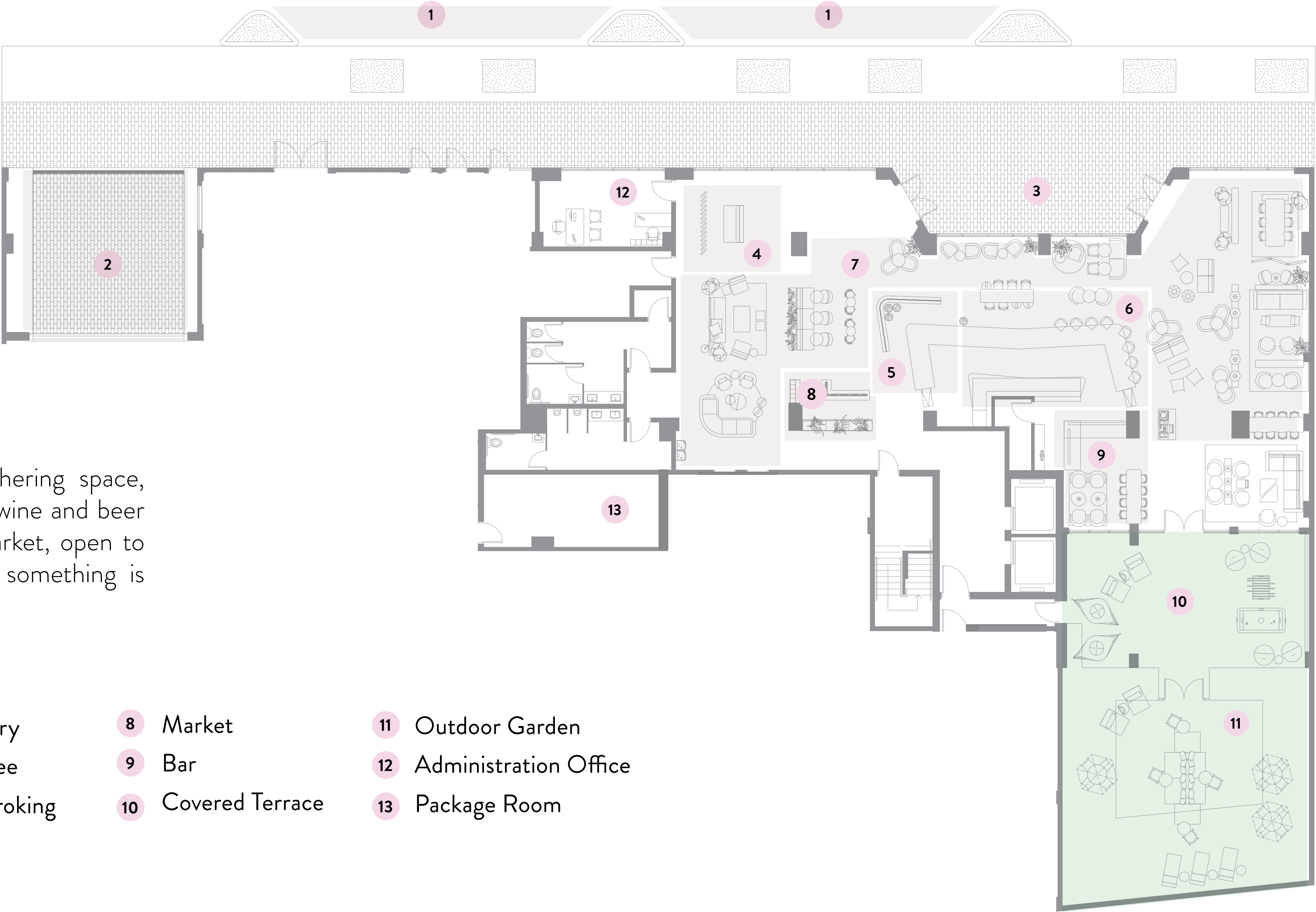




ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



Over 4,200 square feet of gathering space, co-working areas, garden lounge, wine and beer bar, café and bakery, gourmet market, open to residents and locals alike, where something is always going on.

- | | | | |
|-------------------|-------------|--------------------|--------------------------|
| 1 Valet Drop Off | 5 Bakery | 8 Market | 11 Outdoor Garden |
| 2 Garage Entrance | 6 Coffee | 9 Bar | 12 Administration Office |
| 3 Arrival | 7 Cowroking | 10 Covered Terrace | 13 Package Room |
| 4 Welcome Lounge | | | |

WELCOME LOUNGE

*“It’s great to see you” has never
felt more genuine*



A convenient hub for residents
and travelers to access any service
they need.

COFFEE & BAKERY

*Artisan-quality meets
everyday affordability*



Quintessential neighborhood staple where
everyone can enjoy a slice of life. Here, your
local barista is a familiar friend, a cheerful
connection, and most definitely a part
of your community.

COWORKING

*Coworking and all-day
Meeting spaces*



Welcome to a workspace that
inspires you, relaxes you, and welcomes
interactions with others. Domus Brickell Park
goes beyond coworking to offer innovative,
flexible meeting spaces for every conversation,
aka, real life that works.

MARKET

*A local artisanal market that’s both
an experience and a destination*



That’s why Domus Brickell Park has its own
market for drinks, snacks, and other items
ready to go when you are. Life should be
packed with fun and enjoyment, not packed
with more trips to the store.

BAR

Welcome to the Happiest Hours



The bar here is truly your local pub, city meet-up spot, and official destination for celebration and relaxation. All things toast-worthy deserve a spot that rises to the occasion.

GARDEN

*A charming natural oasis
in the heart of the city*



The vibrant energy of Downtown Brickell is only two blocks away, but you'd never know it from the garden at Domus. Surrounded by trees, blossoms, lush greenery, and with ample lounge seating, it's a world all on its own.



Make a splash *on* the Brickell skyline.







Whole Body Wellness

The modern definition of wellness is one that encourages balance between mind, body, and spirit. That’s why Domus Brickell Park offers a steam room, fully equipped gym, treatment room, and a studio stretching space. There is a centralized UV water filtration system that runs throughout the entire building, as well as filtered AC in all common areas.





Hello Nature, Health, *and* Convenience

When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.



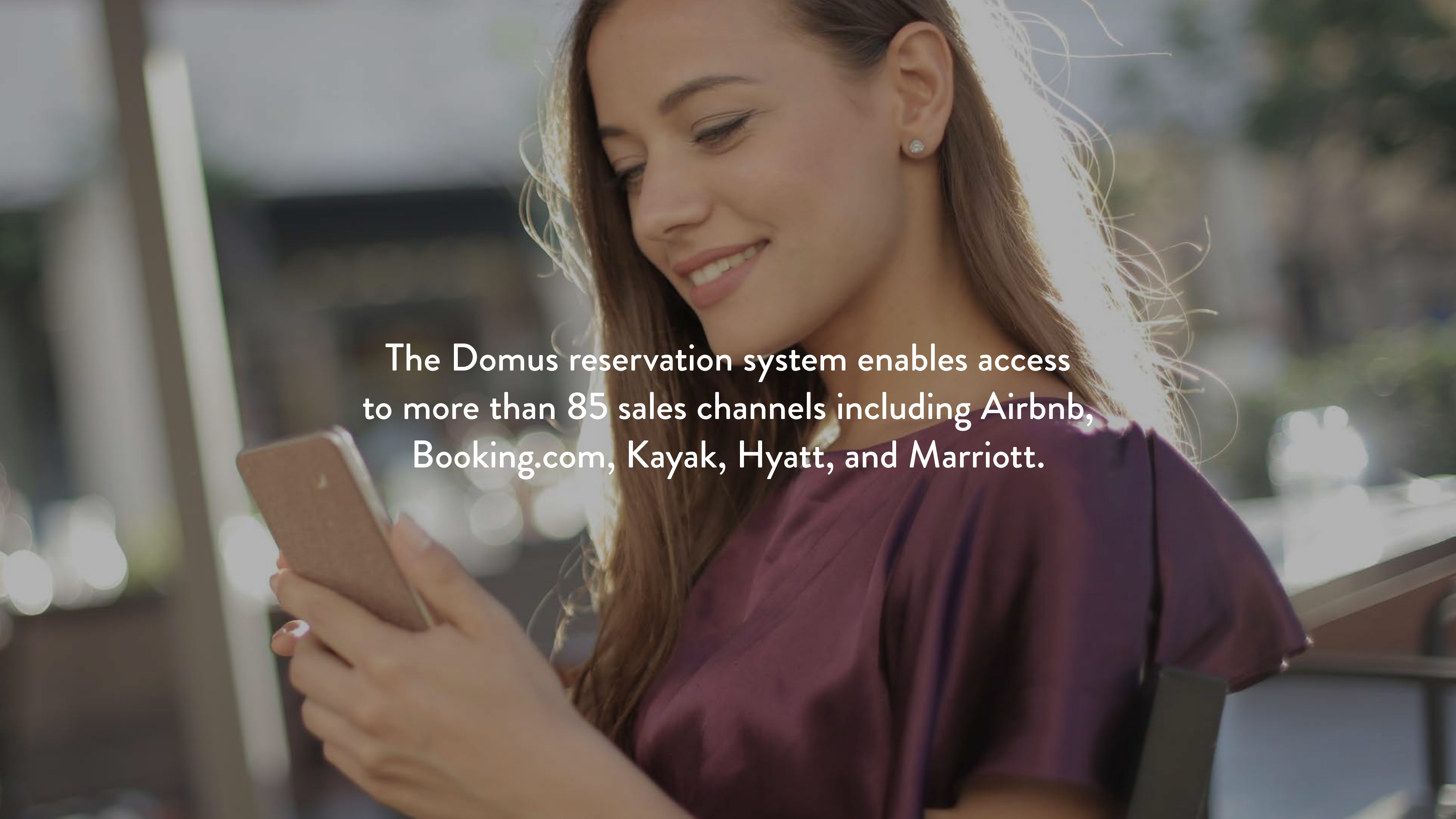
DOMUS FLATS — BRICKELL PARK

MANAGEMENT SERVICES

A photograph of a woman with long blonde hair, wearing a pink sweater, sitting on a light-colored sofa. A small white dog is sitting next to her. In the foreground, there are lit candles and some decorative items. The background shows a window with green plants outside.

WELCOME TO LIFE
AT BRICKELL PARK

Everything You Need, Just How You Want it.



The Domus reservation system enables access to more than 85 sales channels including Airbnb, Booking.com, Kayak, Hyatt, and Marriott.

The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:



EASY SCHEDULING

The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.



STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

BENEFITS FOR DOMUS OWNERS:

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



711 M
Monthly visits



MARRIOTT
BONVOY™

HOMES & VILLAS
BY MARRIOTT INTERNATIONAL

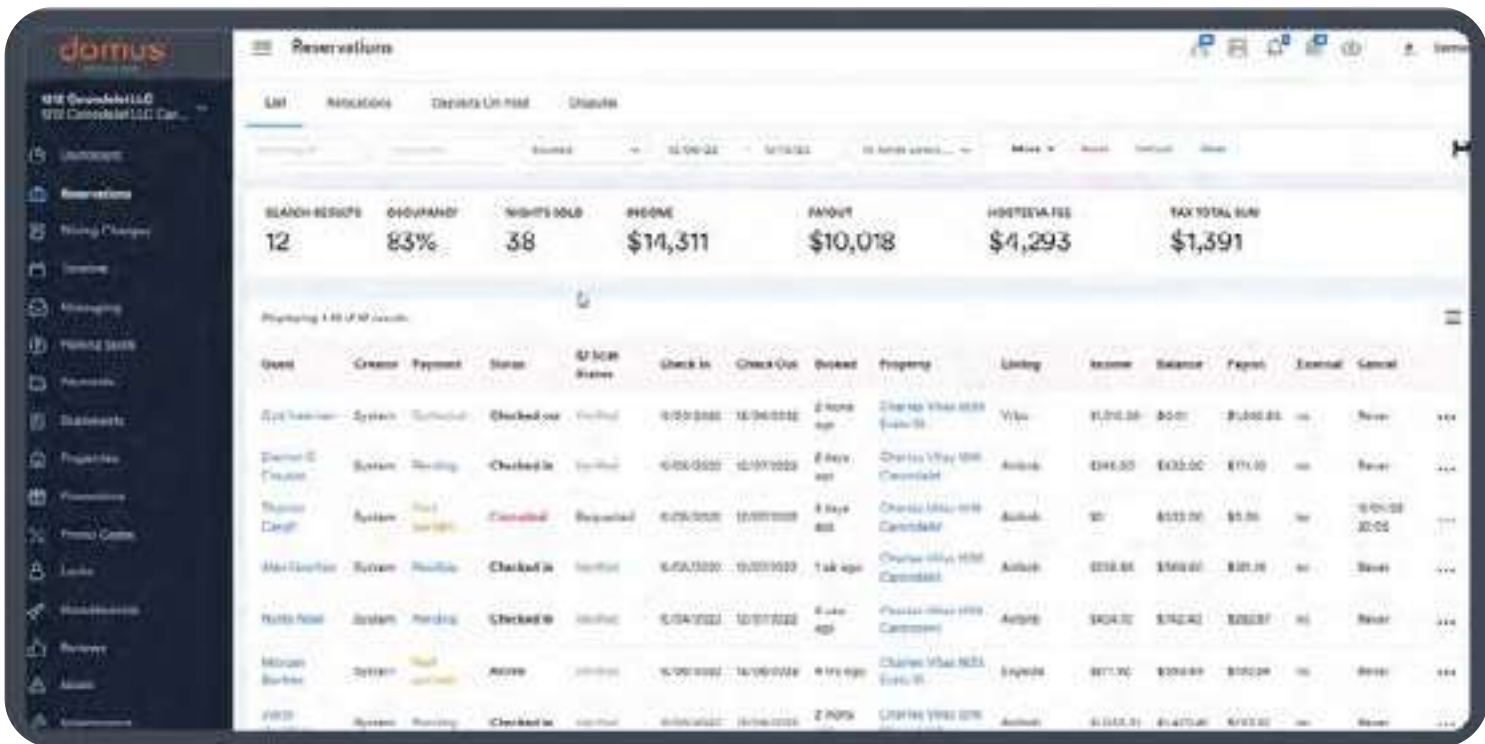
Domus Owners Portal

Manage your reservations and gain insights into your booking history.

DATA AND ANALYTICS

All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
 - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.



We Bring the Same Sophistication Utilized by the Largest Hotels and Airlines in the World.

Guest Traveler App



Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

- Mobile check-in/check-out
- Unique digital keys for elevators and units
- 24/7 call center
- Menu of amenities
- Parking information
- Property rules and policies

ACCESS YOUR BOOKING DETAILS

View address and direction to your rental
View check-in instructions:

- Check-in/out
- Door codes
- Parking information
- House rules
- Cancellation policy
- Menu of amenities



PAYMENT METHOD

- Apple Pay
- Google Pay
- Affirm
- Paypal
- Credit card

BOOK YOUR NEXT STAY

- Reserve a future stay
- Redeem vouchers/credits/discount codes
- Apply loyalty points as applicable

DOMUS FLATS — BRICKELL PARK

TEAM



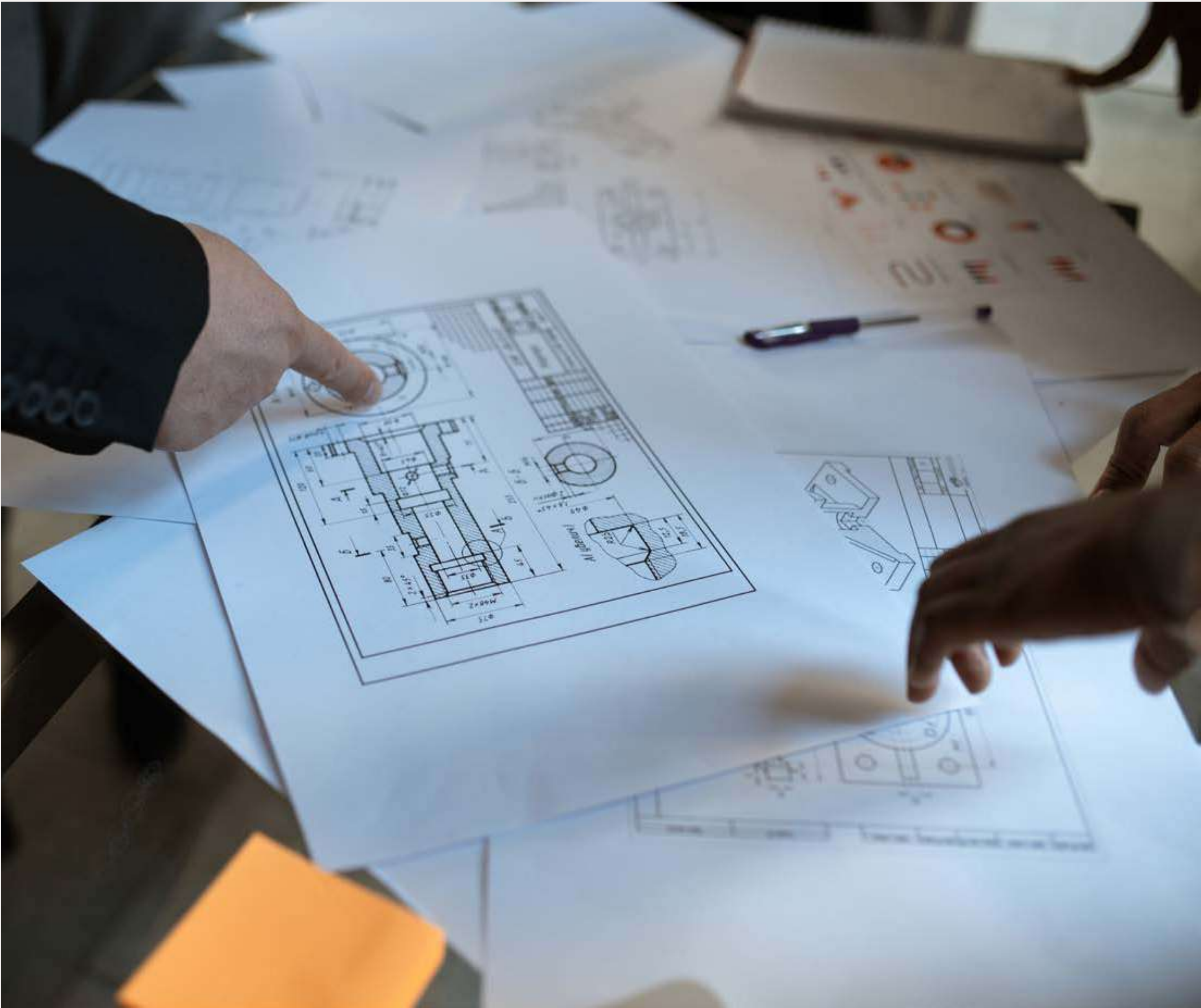
ALL THE TOP PLAYERS.
ALL THE RIGHT EXPERTISE.

Built on Collaboration, Driven *by* Expertise.

Our cross-functional teams include experts across all areas of development, architecture, interior design, programming, management, and operations, who work collaboratively to bring best-in-class residences and hospitality to the surrounding community, stewarding not only their immediate neighbors but also the Miami landscape at large.

DOMUS BY NORTH DEVELOPMENT

With five decades of combined expertise with high-profile projects in prominent locations, North Development specializes in creating properties with high revaluation and re-purchase value. The company’s unique business ecosystem not only enhances local communities but also delivers tremendous value to end users.



TWO LEADERS, ONE HUGE
ADVANTAGE FOR DOMUS



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH



STUDIO4, PERU

COMBINED SALES

USD 4 BILLION

52

Combined years of experience in
USA, Brazil, and Perú

33

Combined
Under development / Construction

108

Combined projects in the USA,
Brazil, and Perú

75

Combined projects delivered



TWO MDTOWN, MIAMI

ZYSCOVICH

Zyscovich is a full-service architecture, interior design, and planning firm with six offices in Florida—Jacksonville, Orlando, Winter Park, Tampa, West Palm Beach, and Miami—as well as in New York City and Boston. Founded in 1977, their interdisciplinary practice is involved in rigorous design and research that yields innovative, healthy, resilient, and sustainable places to live, learn, work, and play.



DANTE'S HIFI, WYNWOOD, FL

URBAN ROBOT ASSOCIATES

Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.



domus[®]
M A N A G E M E N T

Domus Management is a subsidiary of North Development, specially created to service Domus branded projects. It represents the culmination of decades of experience and expertise of its partners, who led the development of some of the world’s most celebrated hotels, including the iconic Le Sereno Hotel in St. Barth and over 10 Accor Hotels in Rio de Janeiro.

The company also combines the experience of its two partners (Oak Capital and Edifica) with the expertise of George Cozonis, whose three decades of hospitality experience span major properties such as The Plaza New York, W South Beach, and Sonesta Bayfront, among several others in Miami, New York, Houston and Puerto Rico.



BRICKELL, MIAMI

CERVERA

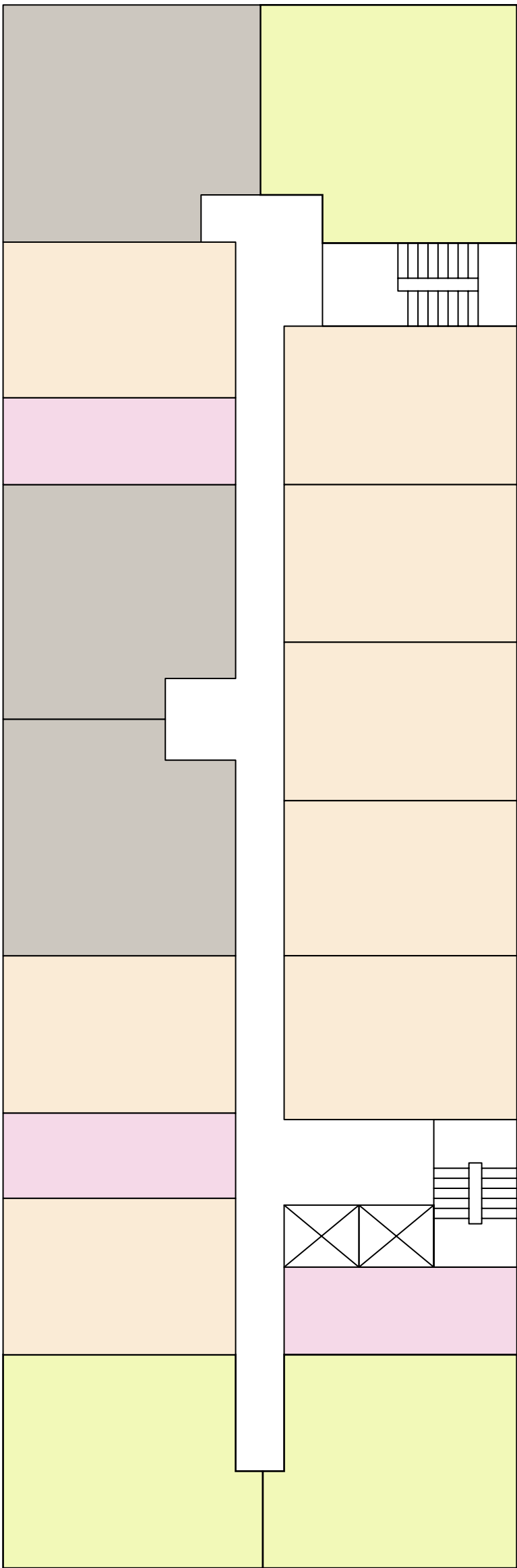
Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients’ satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

FLOOR PLANS

Main Keyplan

Levels 3-8

- Studio
- 1 Bedroom — 1 Bathroom
- 1 Bedroom — 1 Den — 2 Bathroom
- 2 Bedroom — 2 Bathroom

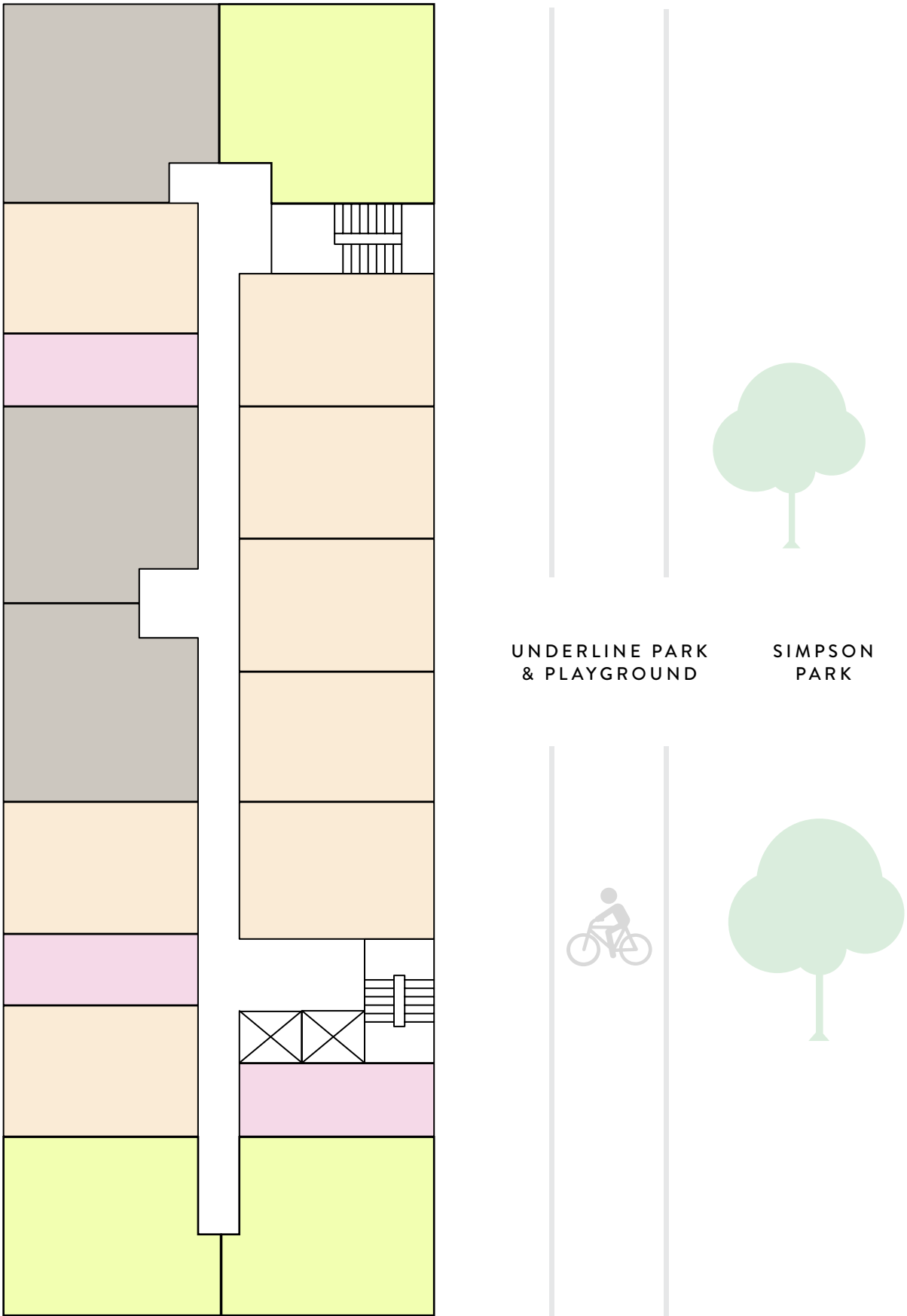


UNDERLINE PARK
& PLAYGROUND

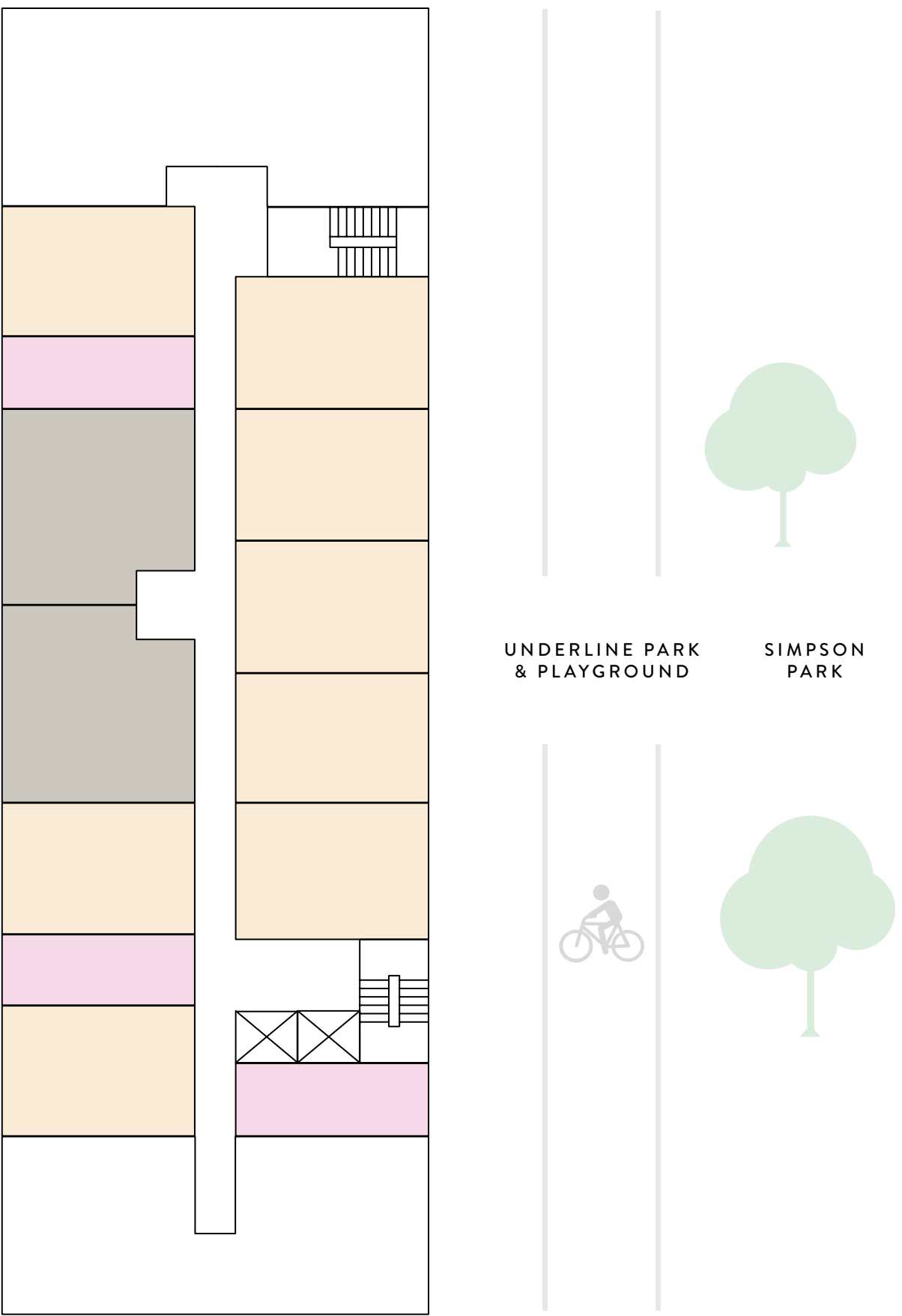
SIMPSON PARK

CLICK ON NUMBERS TO GO TO FLOOR PLANS

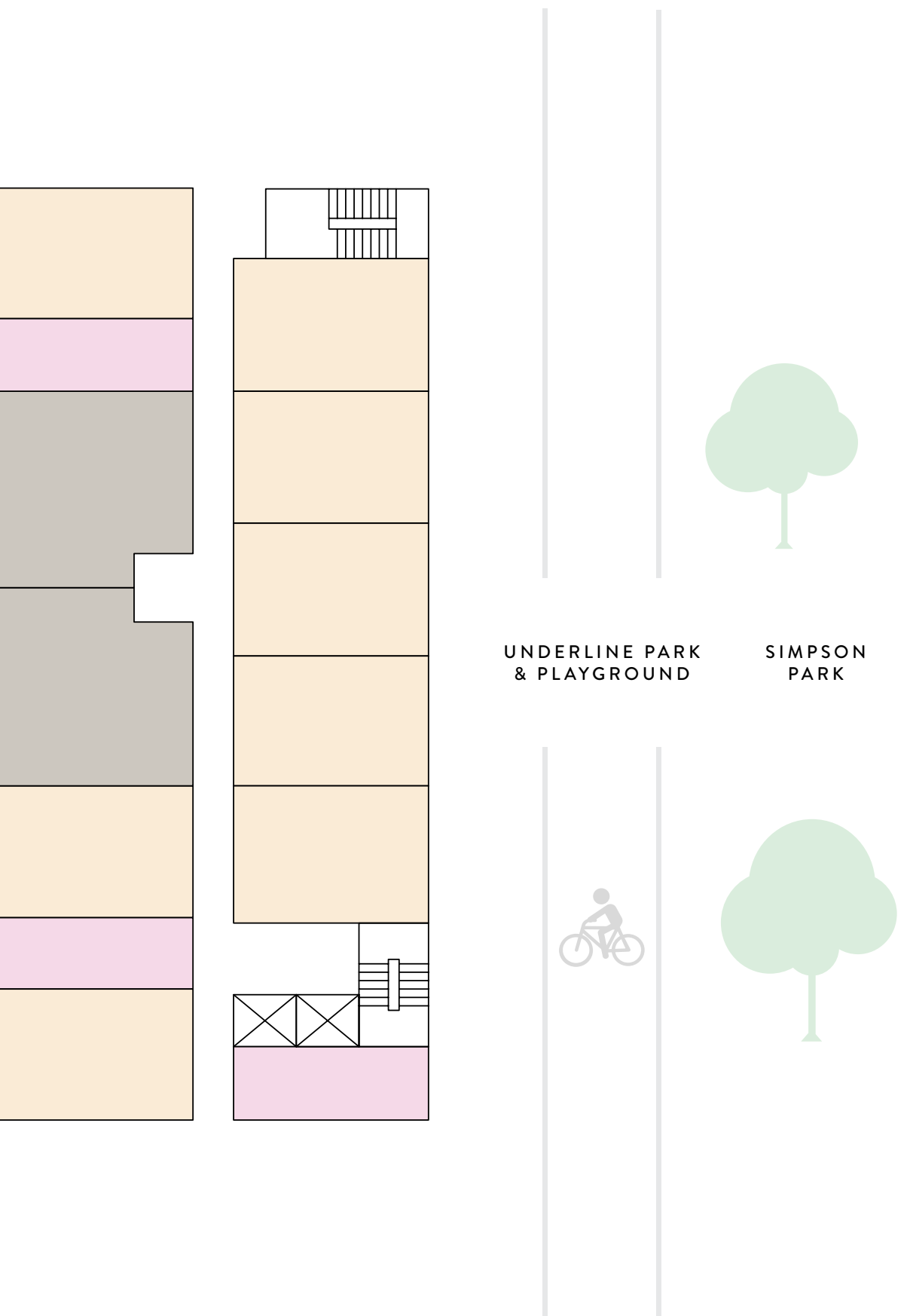
LEVEL 2 KEYPLAN



LEVEL 9 KEYPLAN



LEVELS 10-12 KEYPLAN



LINE 04
FLOORS 02 TO 12

STUDIO
1 BATHROOM

INTERIOR

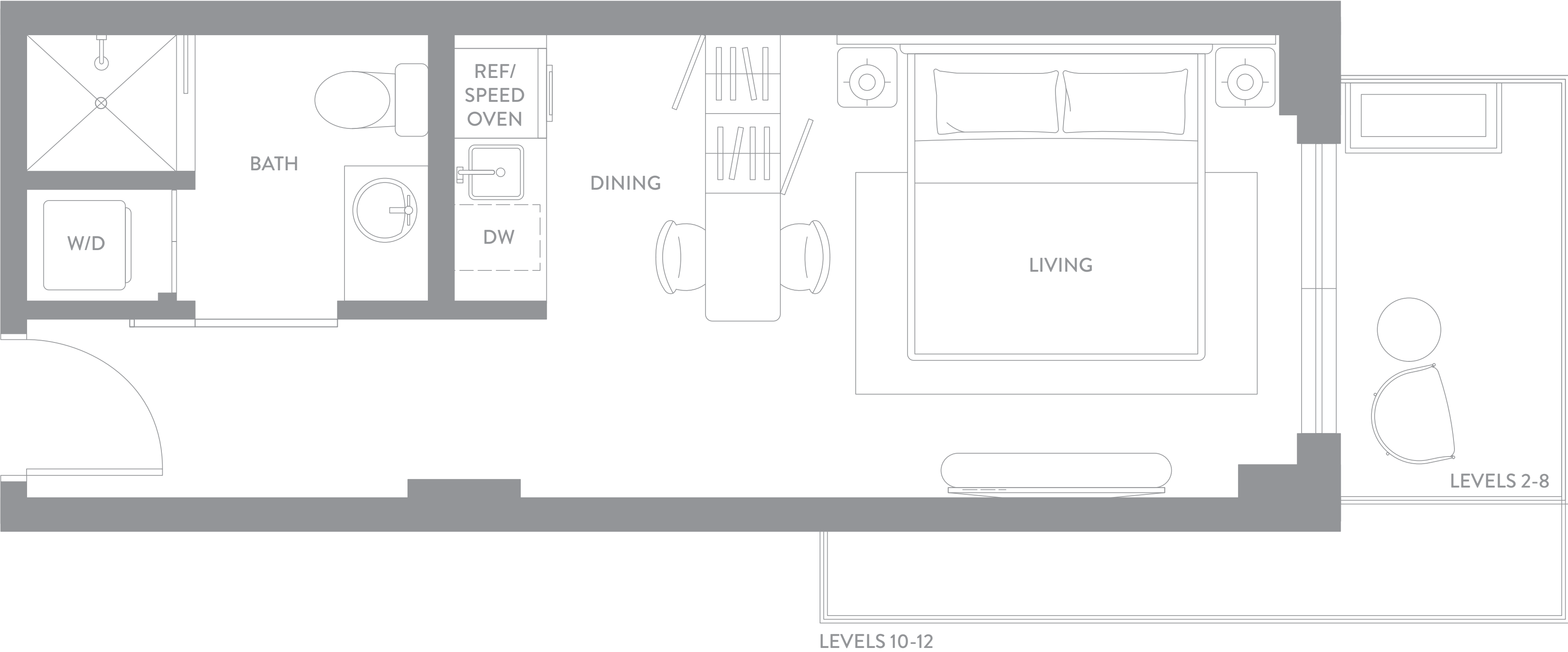
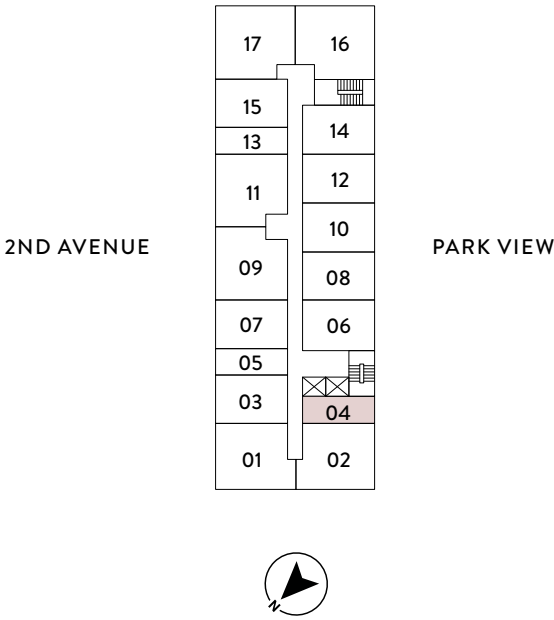
330 sf | 31 m²
347 sf | 32 m²

EXTERIOR

57 sf | 5 m²
119 sf | 11 m²

TOTAL

387 sf | 36 m²
466 sf | 43 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINES 05 & 13
FLOORS 02 TO 12

STUDIO
1 BATHROOM

INTERIOR

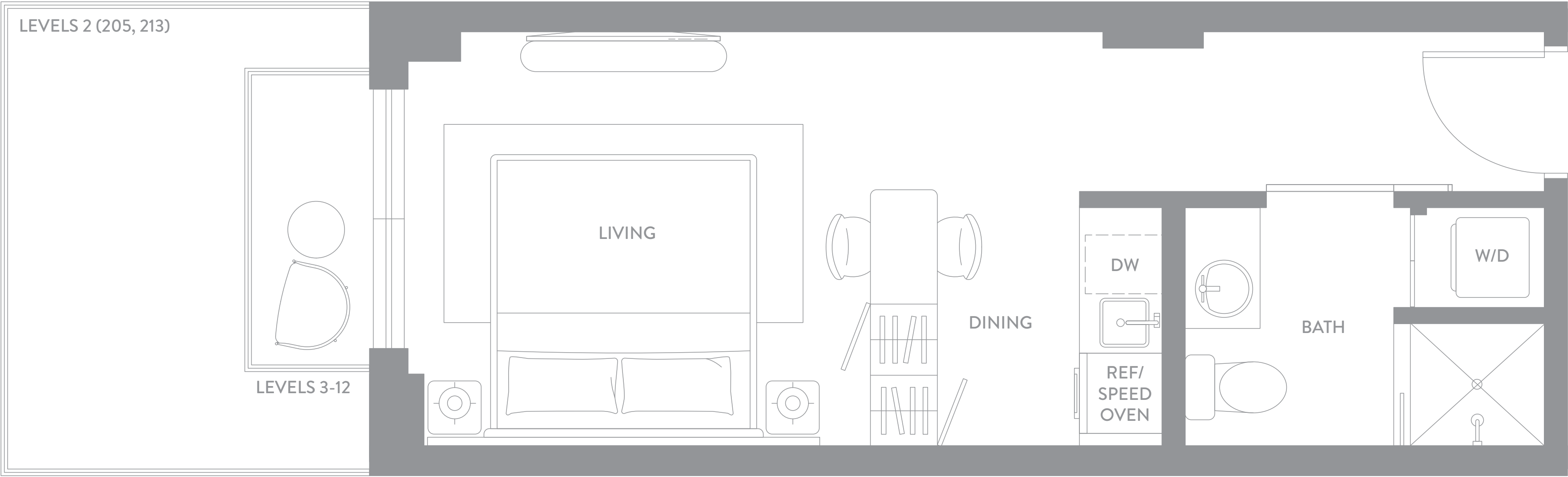
330 sf | 31 m²

EXTERIOR

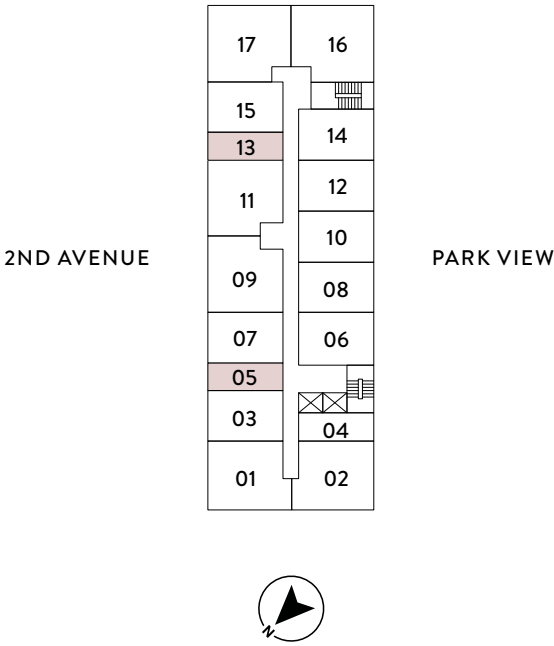
23 sf | 2 m²

TOTAL

353 sf | 33 m²



2nd Floor Starting From
107 sf | 10 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINES 03, 07, 15
FLOORS 02 TO 08

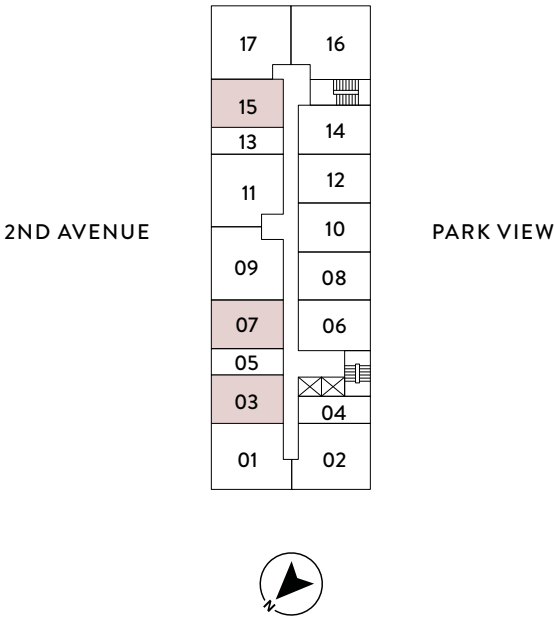
1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m²

EXTERIOR
34 sf | 3 m²
47 sf | 4 m²

TOTAL

634 sf | 59 m²
647 sf | 60 m²



2nd Floor Exterior
Starting from 199 sf | 18 m²

⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINES 03, 07, 15

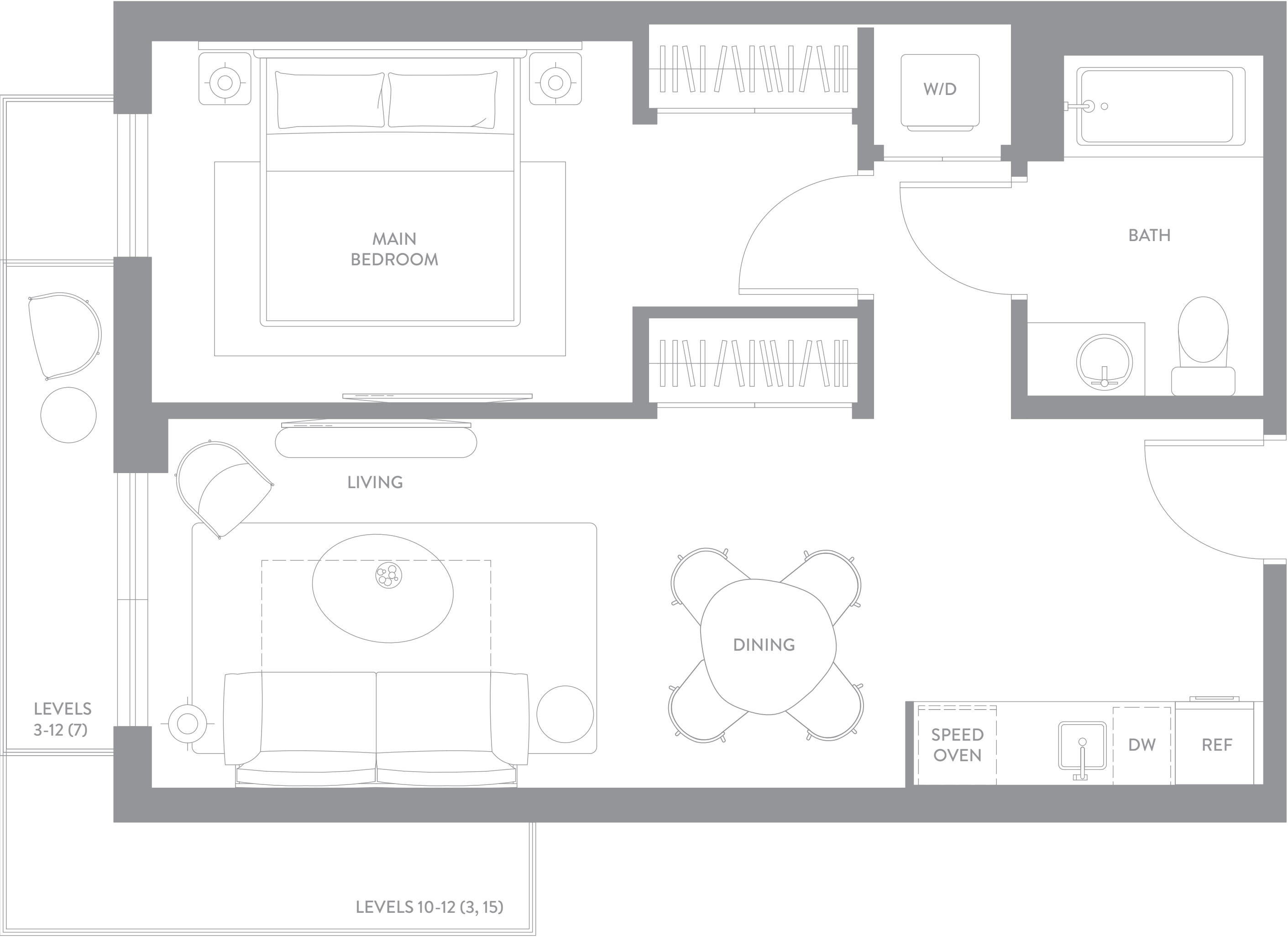
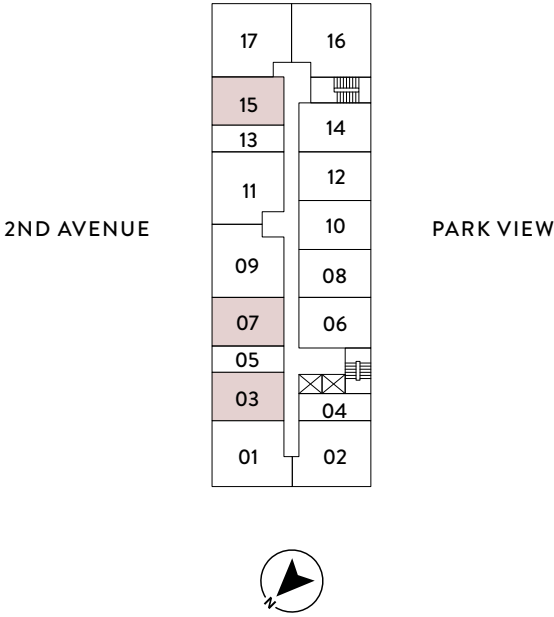
FLOORS 10 TO 12

1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m²

EXTERIOR
34 sf | 3 m²
103 sf | 10 m²

TOTAL
634 sf | 59 m²
703 sf | 66 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 06

UNIT 706

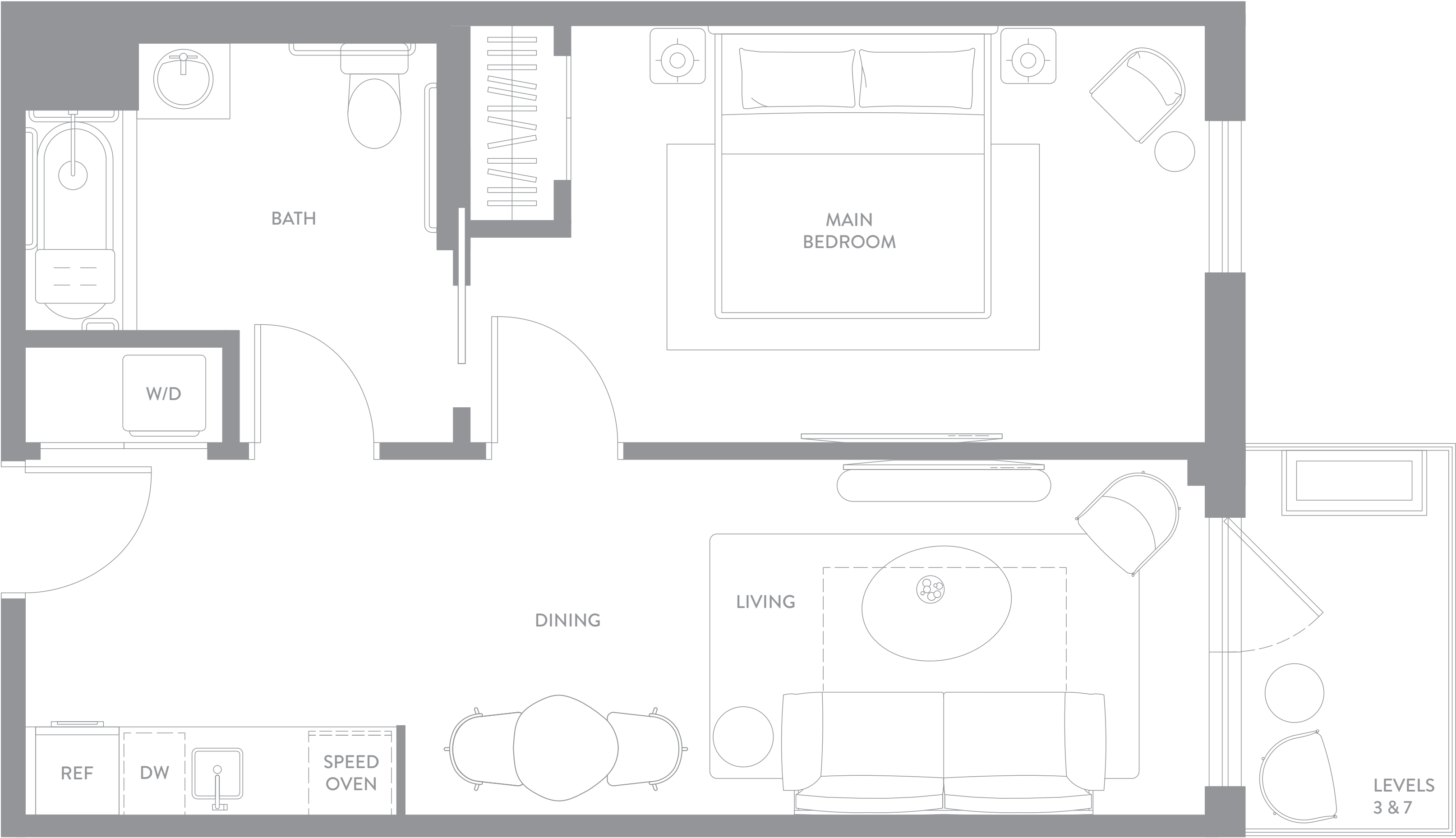
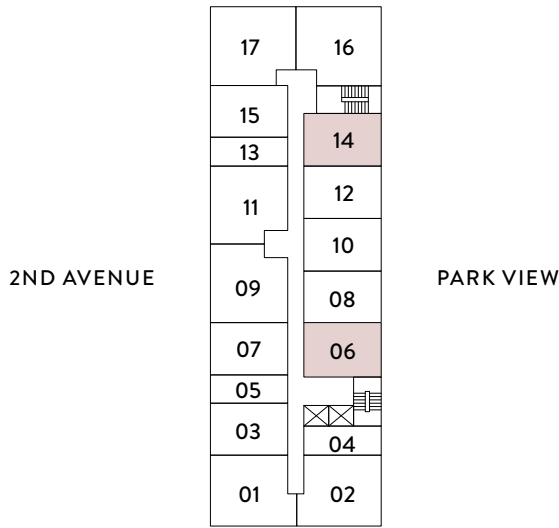
ADA UNIT

1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m²

EXTERIOR
57 sf | 5 m²

TOTAL
657 sf | 61 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 14
UNIT 314

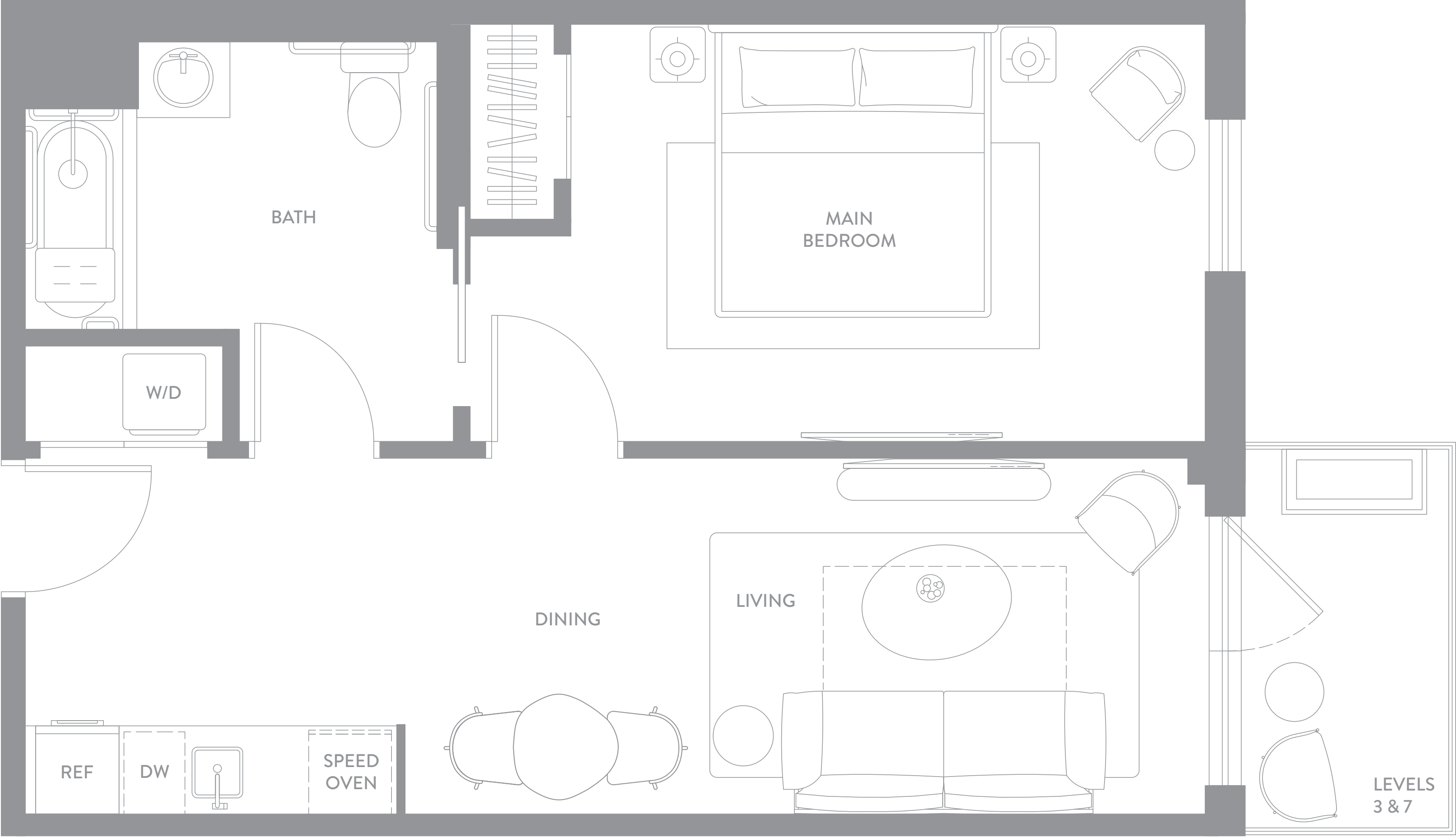
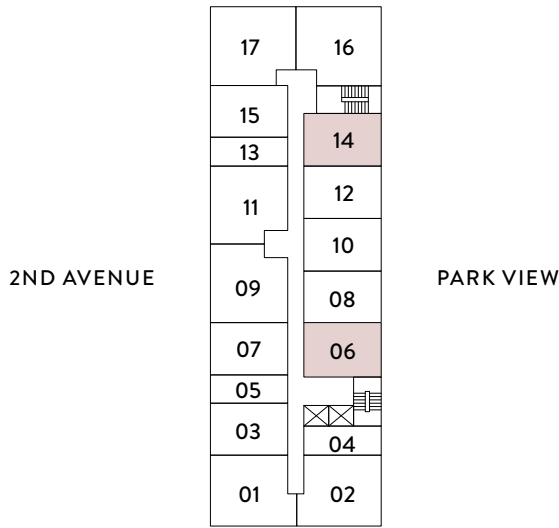
ADA UNIT

1 BEDROOM
1 BATHROOM

INTERIOR
600 sf | 56 m²

EXTERIOR
57 sf | 5 m²

TOTAL
657 sf | 61 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

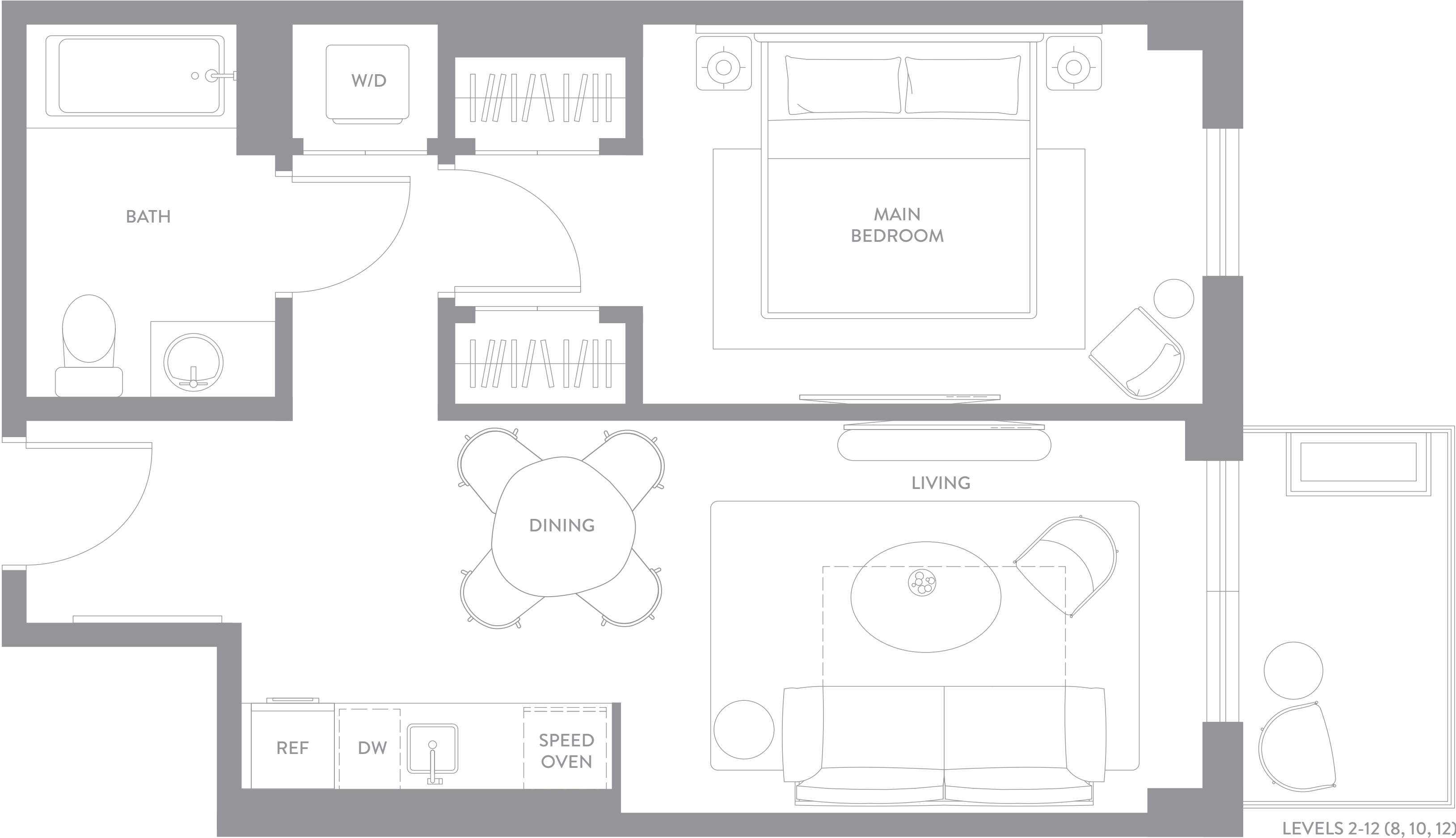
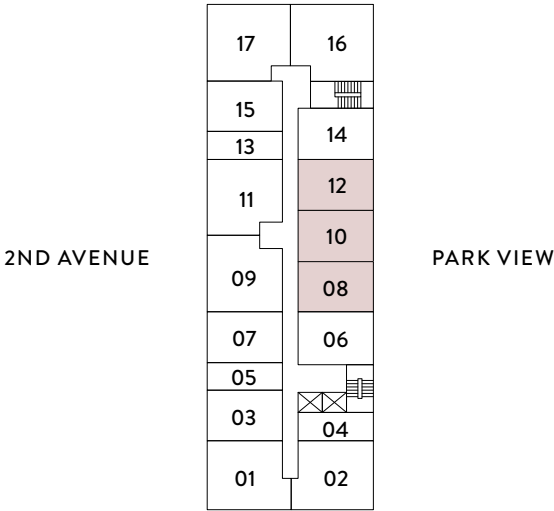
LINES 08, 10, 12
 FLOORS 02 TO 12

1 BEDROOM
 1 BATHROOM

INTERIOR
 576 sf | 54 m²

EXTERIOR
 57 sf | 5 m²

TOTAL
 633 sf | 59 m²



LEVELS 2-12 (8, 10, 12)

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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 08
UNITS 208 AND 308

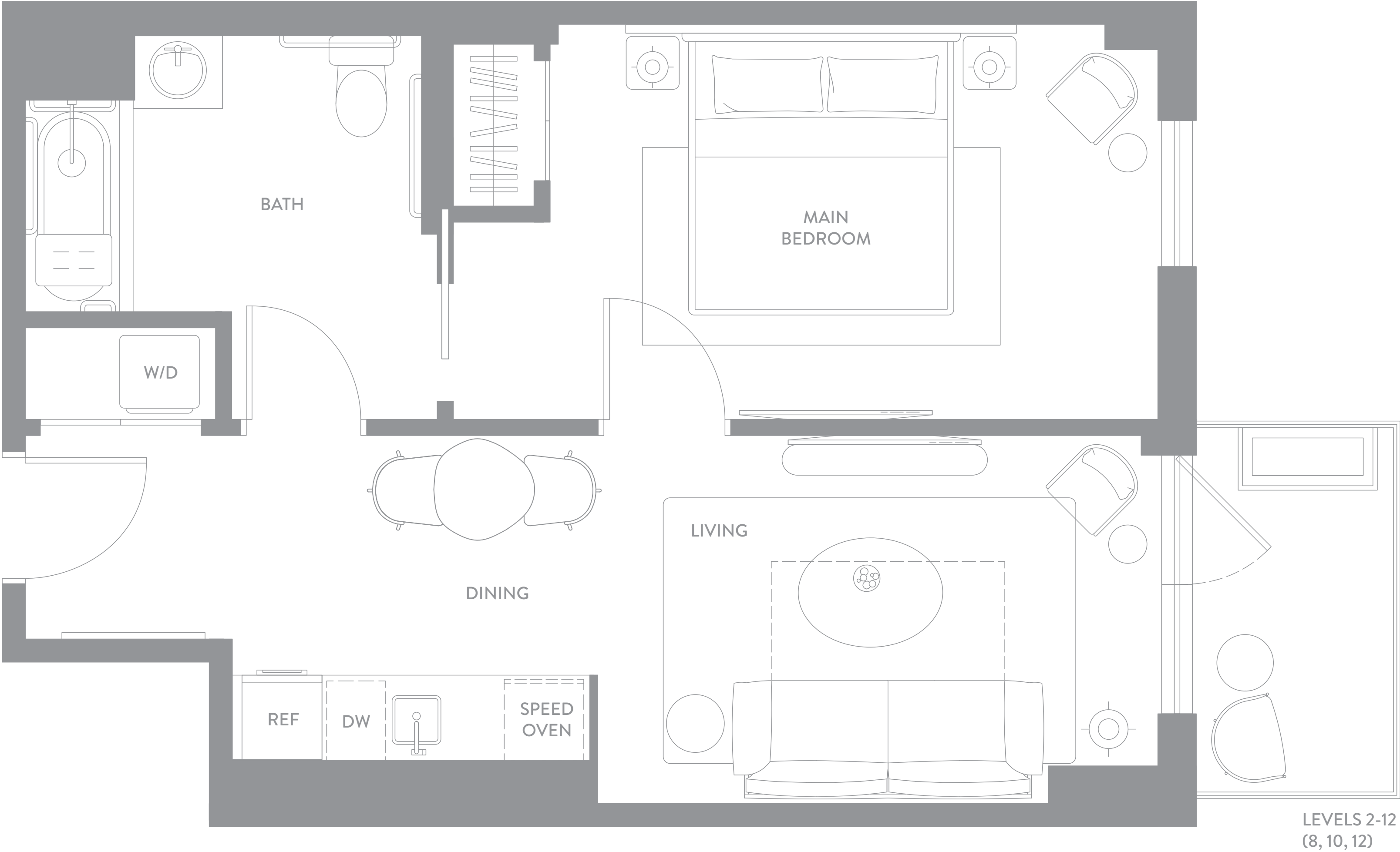
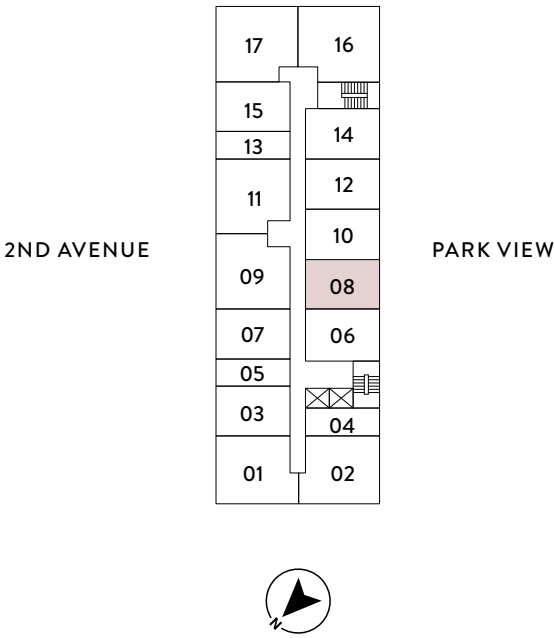
ADA UNIT

1 BEDROOM
1 BATHROOM

INTERIOR
579 sf | 54 m²

EXTERIOR
57 sf | 5 m²

TOTAL
636 sf | 59 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

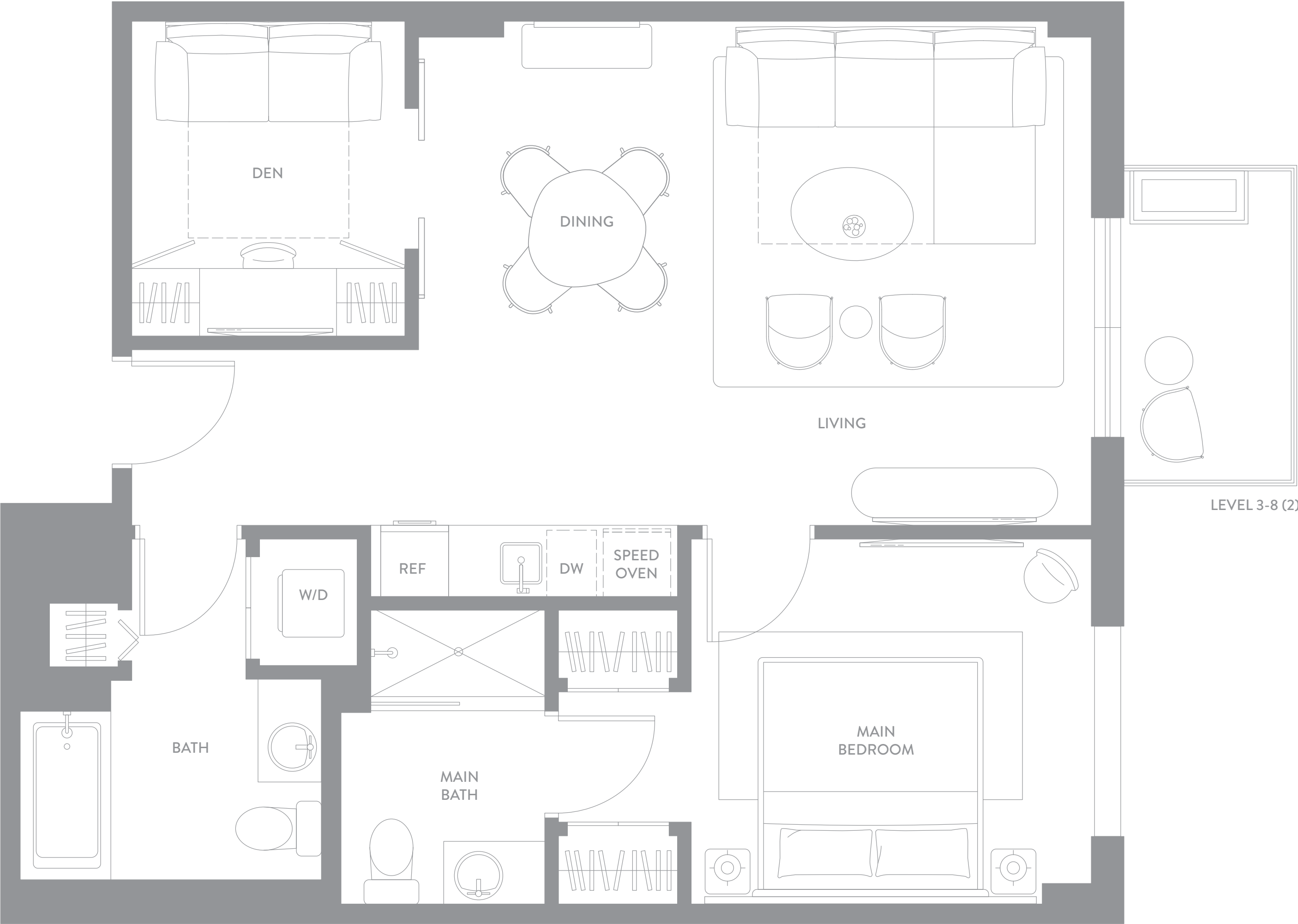
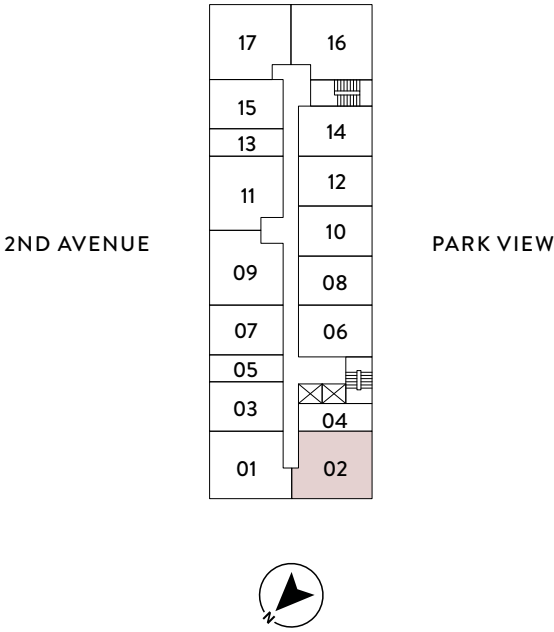
LINE 02
FLOORS 02 TO 08

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR
860 sf | 80 m²

EXTERIOR
57 sf | 5 m²

TOTAL
917 sf | 85 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

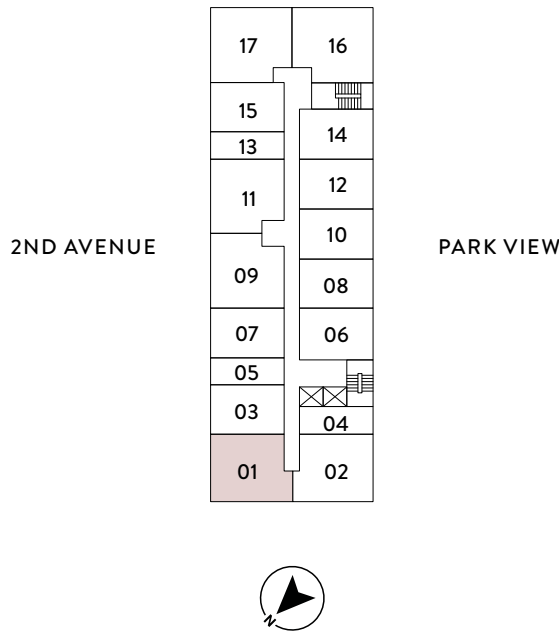
LINE 01
FLOORS 02 TO 08

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR
860 sf | 80 m²

EXTERIOR
38 sf | 4 m²

TOTAL
898 sf | 84 m²



2nd Floor Exterior
146 sf | 14 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 02
UNIT 202

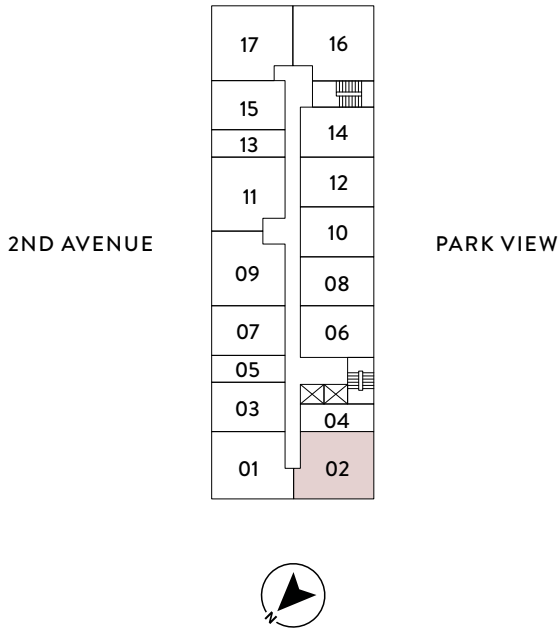
ADA UNIT

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR
860 sf | 80 m²

EXTERIOR
57 sf | 5 m²

TOTAL
917 sf | 85 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 09 & 11
FLOORS 02 TO 12

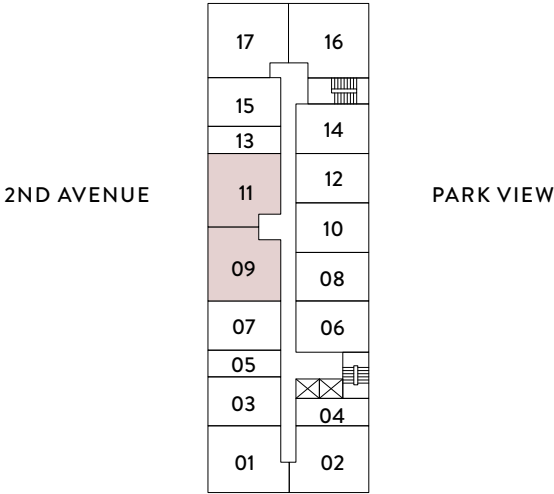
2 BEDROOMS
2 BATHROOMS

INTERIOR
800 sf | 75 m²

EXTERIOR
51 sf | 5 m²
38 sf | 4 m²

TOTAL

851 sf | 80 m²
838 sf | 78 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 09
UNIT 209

ADA UNIT

2 BEDROOMS
2 BATHROOMS

INTERIOR

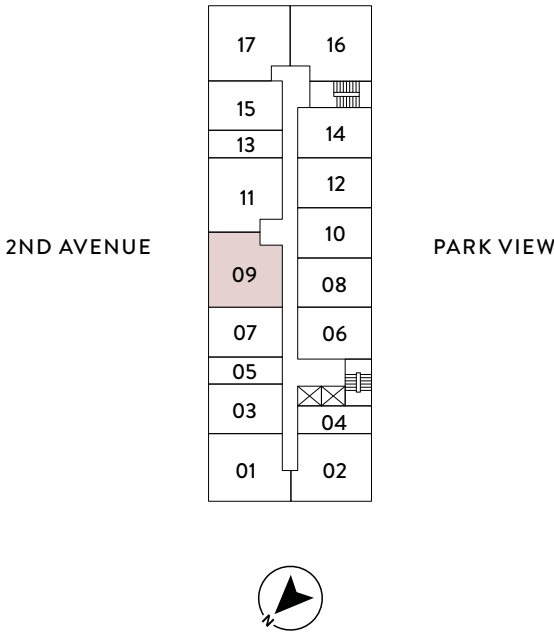
802 sf | 75 m²

EXTERIOR

298 sf | 28 m²

TOTAL

1,100 sf | 103 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

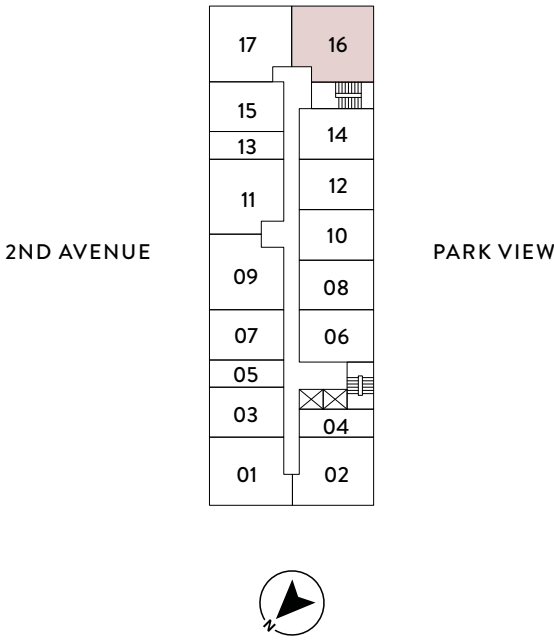
LINE 16
FLOORS 02 TO 08

2 BEDROOMS
2 BATHROOMS

INTERIOR
947 sf | 88 m²

EXTERIOR
57 sf | 5 m²

TOTAL
1,004 sf | 93 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

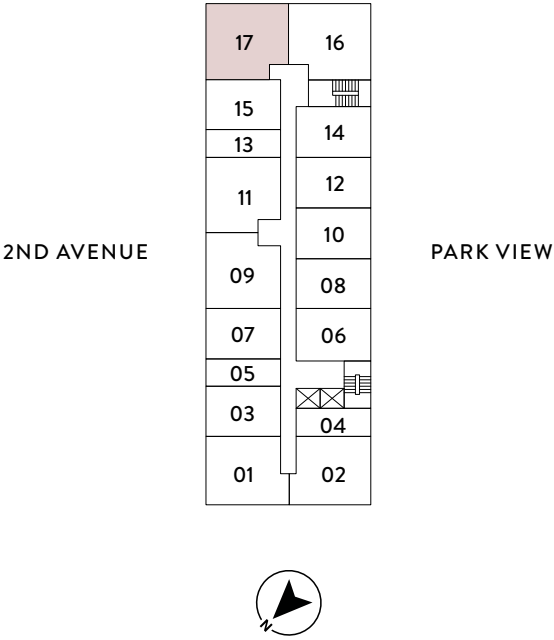
LINE 17
FLOORS 02 TO 08

2 BEDROOMS
2 BATHROOMS

INTERIOR
947 sf | 88 m²

EXTERIOR
30 sf | 3 m²

TOTAL
977 sf | 91 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

LINE 16
UNIT 816

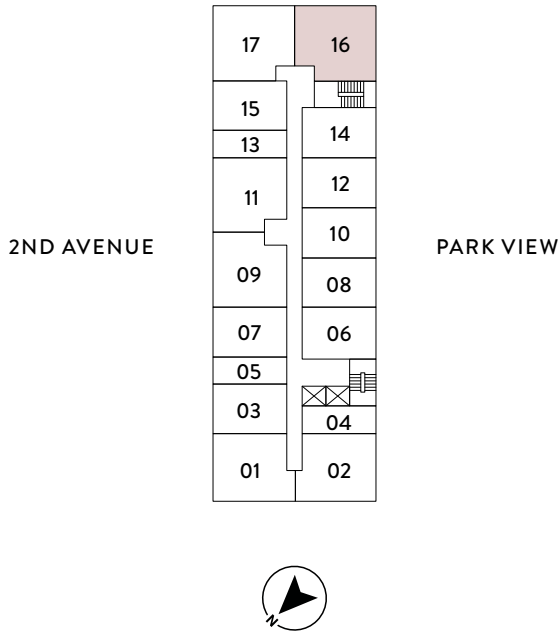
ADA UNIT

2 BEDROOMS
2 BATHROOMS

INTERIOR
947 sf | 88 m²

EXTERIOR
57 sf | 5 m²

TOTAL
1,004 sf | 93 m²



⚠ 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. Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions 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 all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit “2” to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the “Unit” set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

domus[®]

F L A T S

B R I C K E L L P A R K

PROPERTY ADDRESS

1611 SW 2nd Avenue
Miami, FL 33129

NORTH
DEVELOPMENT

⚠ 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company (“Developer”), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) 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. All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.