



MIAMI PRE-CONSTRUCTION

WALDORF ASTORIA, POMPANO BEACH

SALES PERIOD APPRECIATION FIGURES

*An explanation of what the numbers & graphs on next **4 pages** represent.*

The next 4 pages display the **appreciation** that pre-construction projects have been experiencing throughout their sales periods in the Miami market.

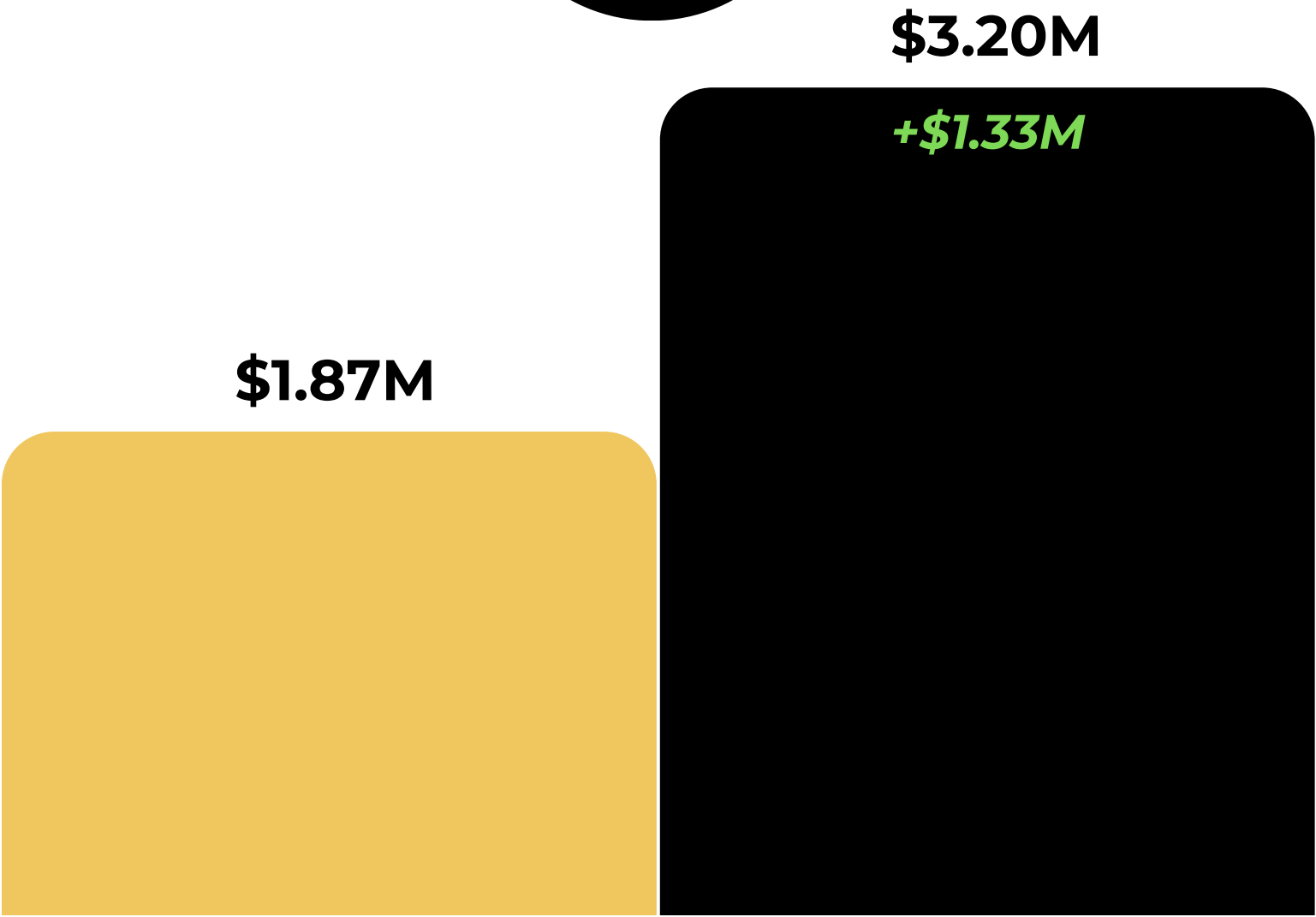
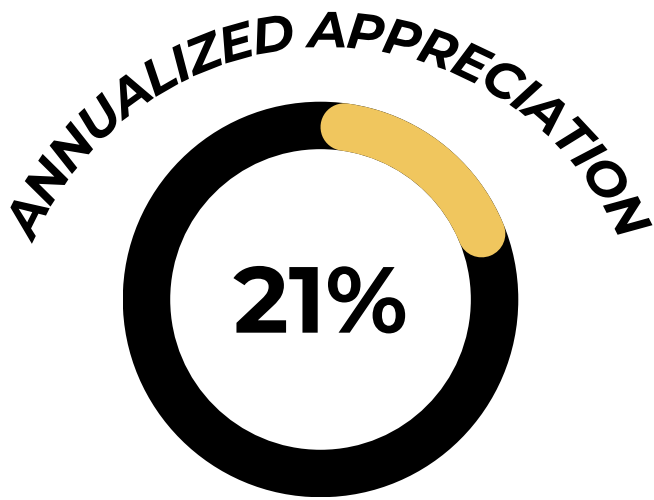
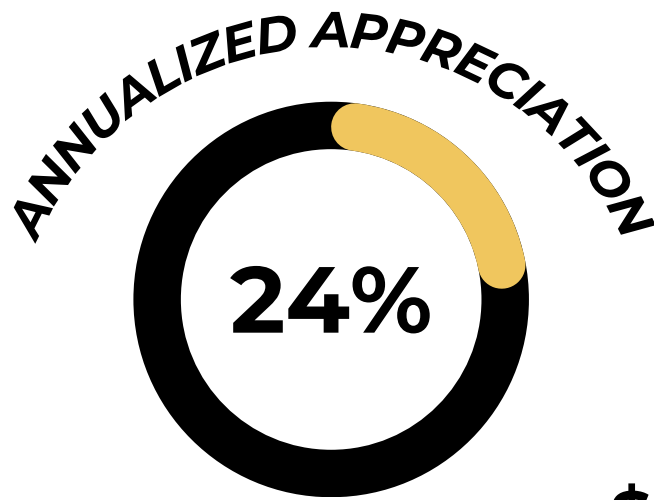
A **sales period** is the time it takes for a project to sell every single unit available. In other words, it's the period from when sales are announced, to when the final unit is sold (*nothing left to sell*).

It is very common for different projects to have different sales periods, because naturally, some projects will sell faster than others. So in order for you to easily compare appreciation figures across projects and against other investments, we included **annualized appreciation**. Investments are judged from an annual perspective, so this piece of data is crucial for comparison.

Lastly, all these numbers are **real and concrete**. There are no projections and/or assumptions. We kept track of exact prices for these projects.

WALDORF ASTORIA - DOWNTOWN MIAMI

Sales Period: 28 Months



Unit #4405

Unit #5108

Launch Price (Jun. 2021)

Final Price (Oct. 2023)

600 MIAMI WORLDCENTER - DOWNTOWN MIAMI

Sales Period: 11 Months

ANNUALIZED APPRECIATION

31%

ANNUALIZED APPRECIATION

22%

\$540K

+\$93K

\$447K

\$520K

+\$103K

\$417K

Unit #3115

Unit #1707

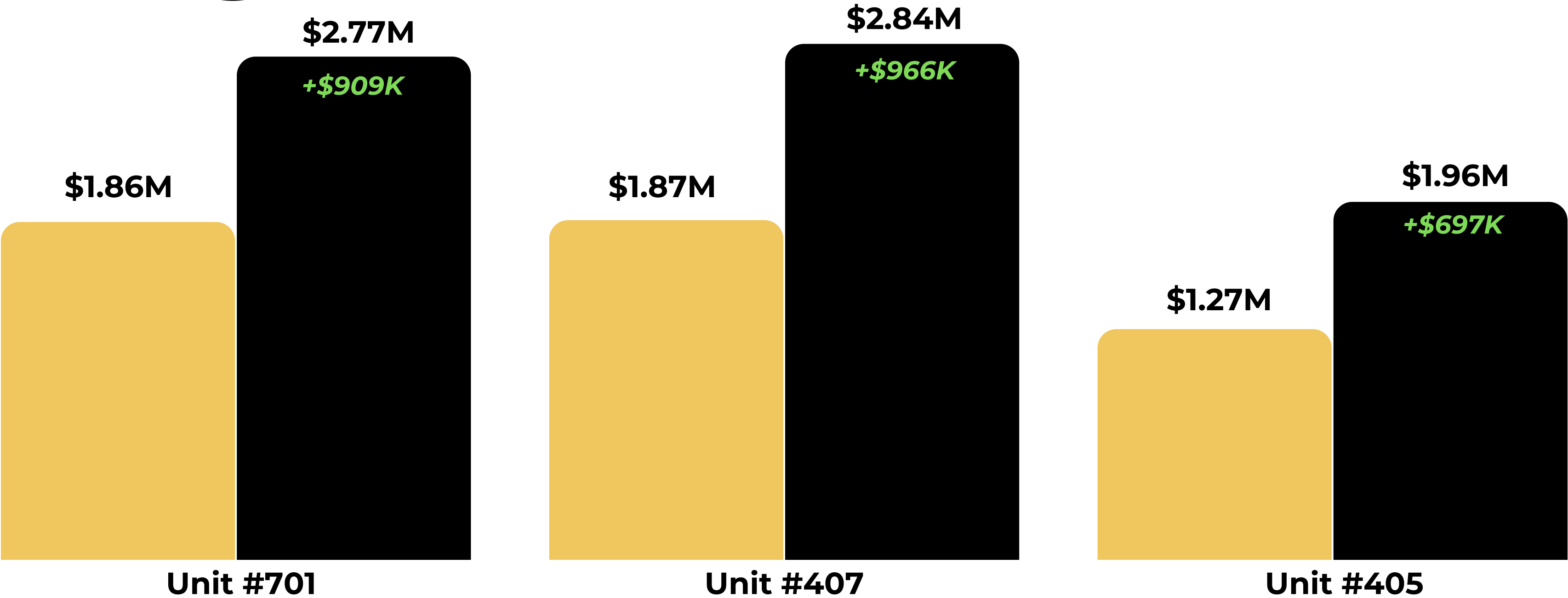
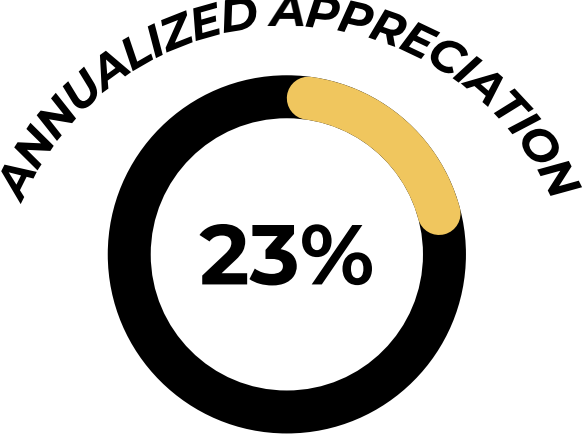
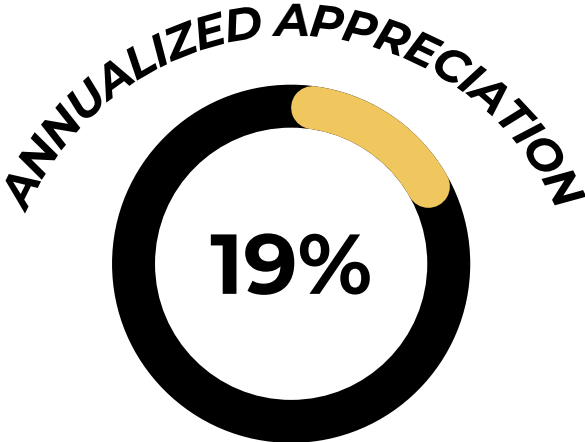


Launch Price (Oct. 2022)



Final Price (Sept. 2023)

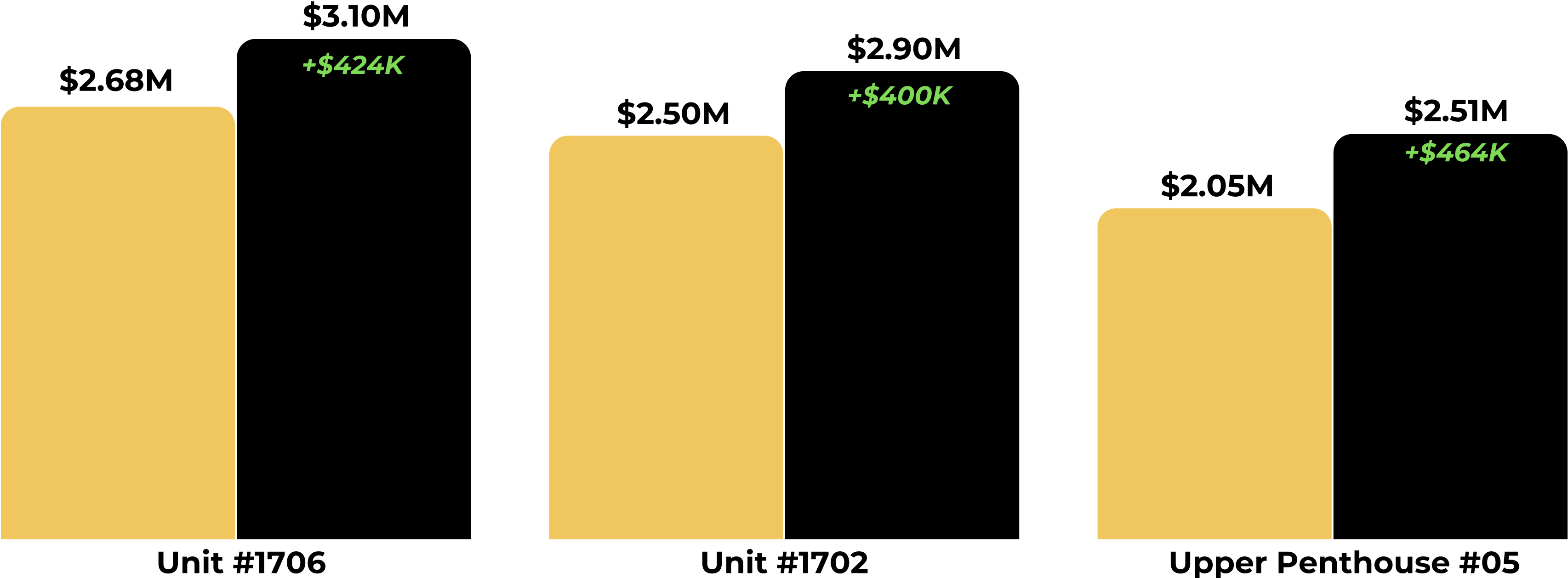
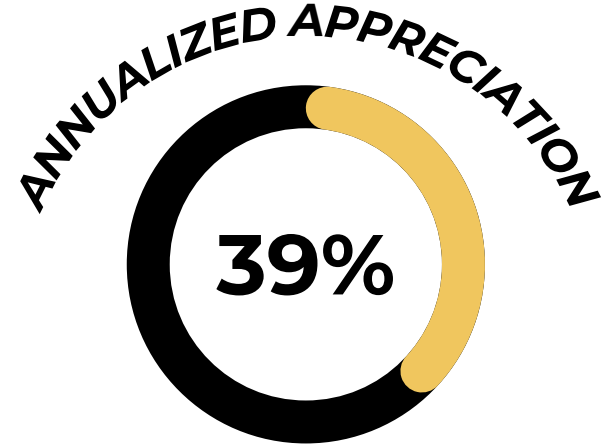
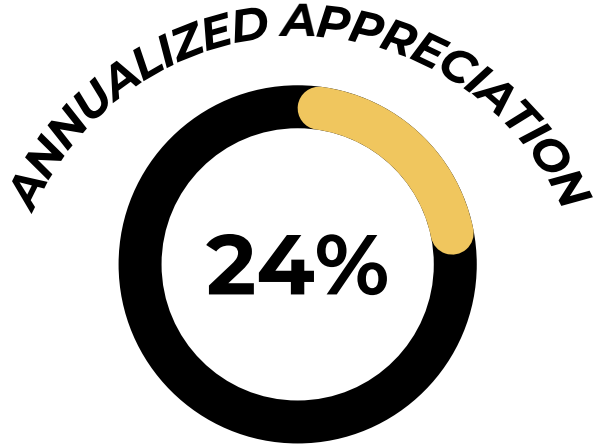
ARIA RESERVE SOUTH - EDGEWATER MIAMI



Sales Period: 27 Months

Launch Price (Jun. 2021) Final Price (Sept. 2023)

CASAMAR - POMPANO BEACH



Sales Period: 9 Months

Launch Price (Jan. 2022) Final Price (Oct. 2022)

Advantages of Investing Early in Miami Pre-Construction Projects

Small Initial Commitment

Only requires a 10% deposit to secure your unit & begin.

Only requires 35% of unit price (paid in installments spread across a few years).

1

Relatively Safe & Reliable

Compared to other investments that yield an average of 25% annualized returns, this is a very safe and reliable option.

2

No Expenses

No taxes, HOA fees, insurance costs, or hidden expenses.

Unlike other investments like multi-family units or resale real estate.

3

Simple Process

Hassle free with no tenants or day-to-day issues.

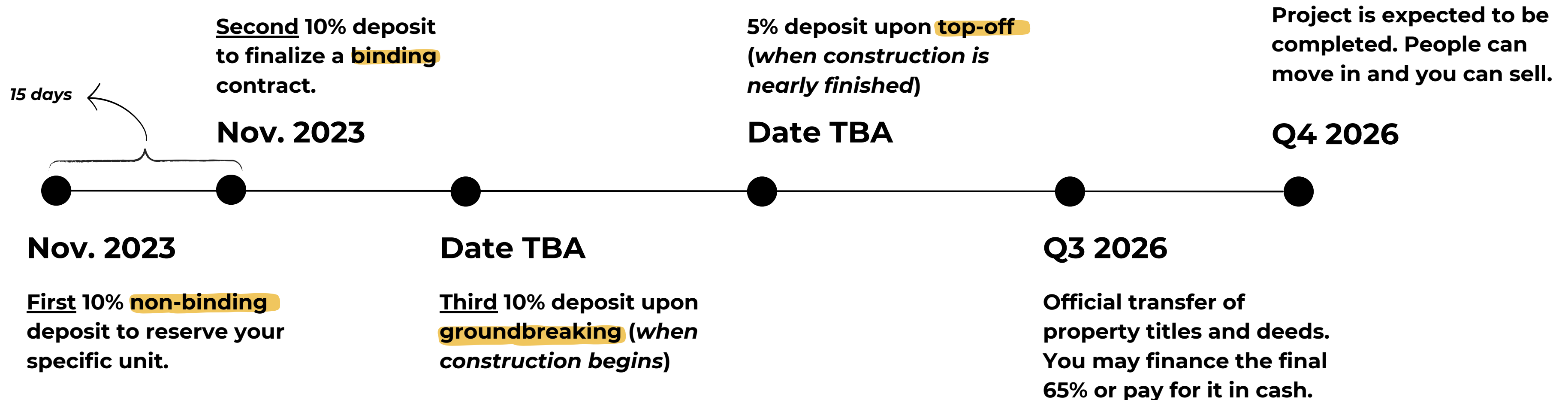
No need for heavy management or monitoring.

4

RESIDENCES	LAYOUT	PRICE RANGES
TWO BEDROOM		
Model 04 (504 – 2704) DIRECT INTRACOASTAL	2 Bedroom / 2.5 Bath + Den Intracoastal 2,097 Interior SF 381 - 506 Exterior SF	\$2.5 - \$3.7 Million
THREE BEDROOM		
Model 02 (502 – 2702) DIRECT OCEAN	3 Bedroom / 3.5 Bath + Den Ocean 2,881 Interior SF 572 - 736 Exterior SF	\$4.1 - \$5.2 Million
FOUR BEDROOM		
Models 01 & 03 (501 – 2701) & (503 – 2703) DIRECT OCEAN NE or SE CORNER OCEAN, INTRACOASTAL & CITY	4 Bedroom/4.5 Bath + Den NE or SE Corner Flow Through 3,504 – 3,557 Interior SF 1,074 – 1,246 Exterior SF	\$4.3 - \$5.9 Million
OPPORTUNITY: Waldorf Astoria in Pompano Beach - Sales Launch in November 2023		

Sales Process Timeline

Waldorf Astoria - Pompano Beach



ABOUT US



Alexandria Realty Group is led by Yahia and Guy, two lifelong friends with a passion for entrepreneurship and real estate. Their shared values guide the company's culture.



As natives of Miami since 2002 and with a combined experience of 20+ years in the real estate industry, our team is designed to ensure the success of our clients.



OUR MISSION

A REAL ESTATE EXPERIENCE DRIVEN BY TRUST, PASSION, & DATA



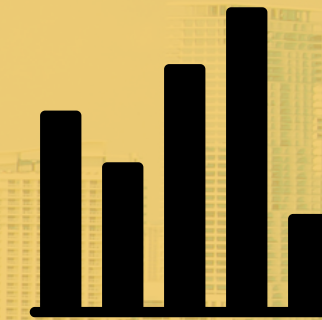
Trust

In the real estate world, trust is king. We prioritize our relationships with our clients by working with full transparency and good faith.



Passion

No business lasts without passion. You must love what you do in order to succeed. We do this for the love of bringing our clients closer to their dreams.



Data

Good data leads to good decisions, which is why we put so much effort into having the best data available. This allows us to make confident decisions.

Contact Us!

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THANK YOU

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WALDORF ASTORIA

