

ISGWORLD®

PRESENTS

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# COMPETITIVE ANALYSIS



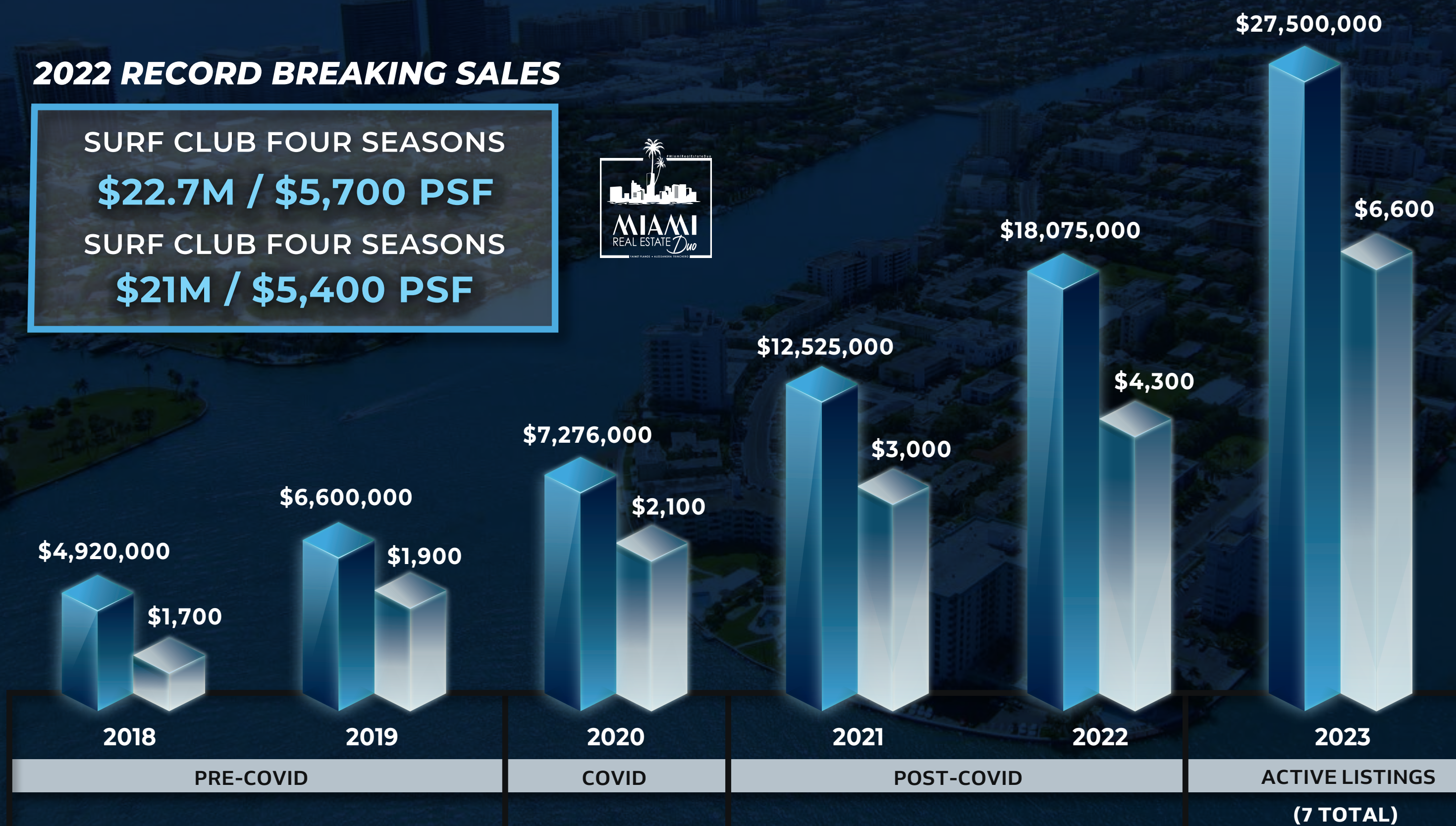
# SURFSIDE CLOSED SALES PRICE ANALYSIS FOR NEW CONDOS BUILT SINCE 2012

 AVG. SALES PRICE

 AVG. PRICE PSF

## 2022 RECORD BREAKING SALES

SURF CLUB FOUR SEASONS  
**\$22.7M / \$5,700 PSF**  
 SURF CLUB FOUR SEASONS  
**\$21M / \$5,400 PSF**



DAMAC

ARTE  
SURFSIDE

FOUR  
SEASONS

SEAWAY  
VILLAS

FENDI CHATEAU  
RESIDENCES





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SURFSIDE



15 MINUTES | 4 MILES

ROUTE: FLORIDA A1A S/ HARDING AVE & NORMANDY DRIVE

# EVOLUTION OF MIAMI NEIGHBORHOOD





FOUR AMBASSADORS



BRICKELL - 1980



**FOUR  
AMBASSADORS**



**BRICKELL - 2021**





SOUTHERN SUNNY ISLES - 1970



SOUTHERN SUNNY ISLES - 2021

# EVOLUTION OF NORTH BAY VILLAGE



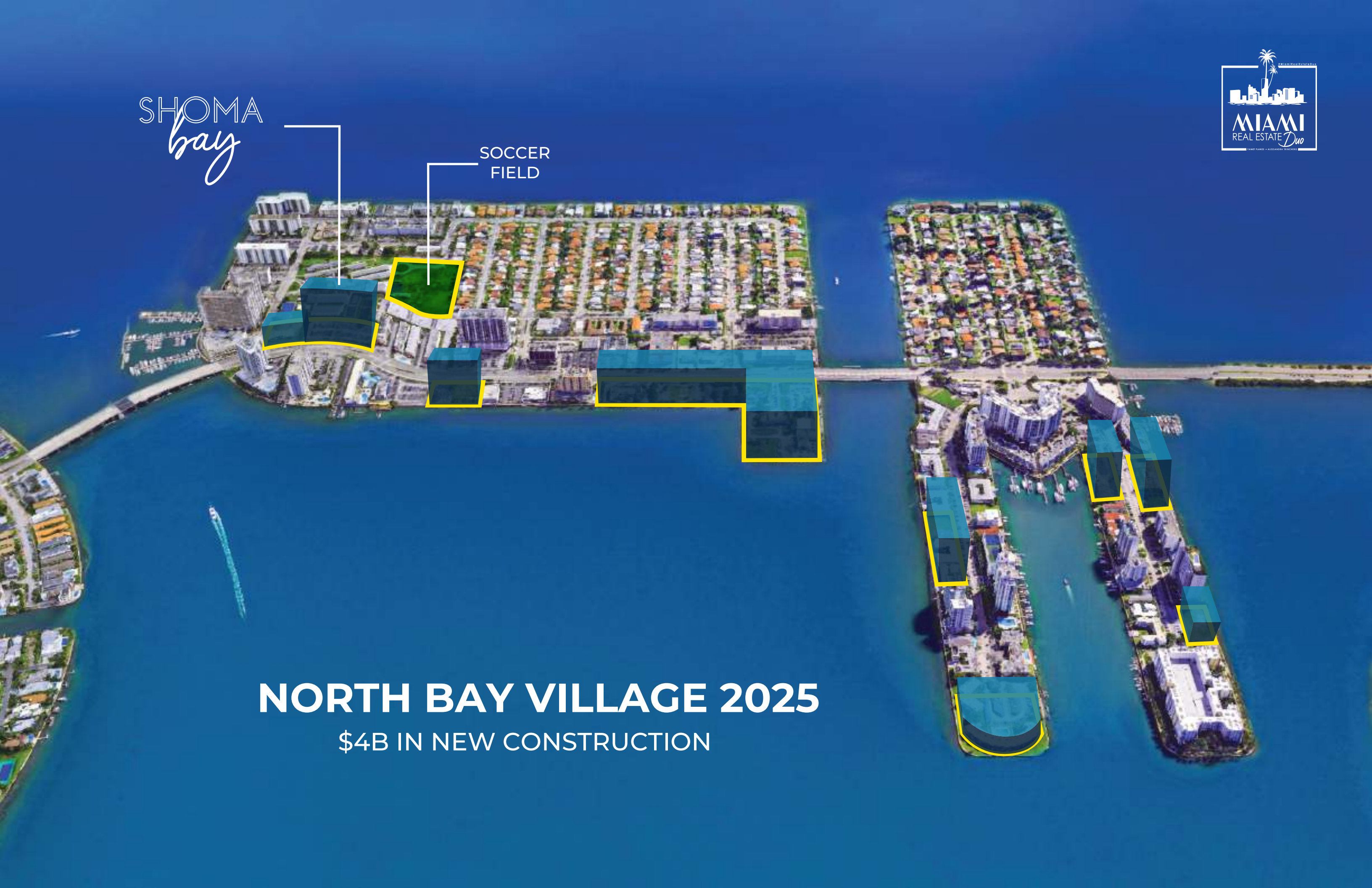
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SOCCER  
FIELD



# NORTH BAY VILLAGE 2025

\$4B IN NEW CONSTRUCTION





- |                      |                  |                    |                       |
|----------------------|------------------|--------------------|-----------------------|
| 1 NORTH BAY VILLAGE  | 5 SOUTH MIAMI    | 9 EDGEWATER        | 13 MIAMI INT. AIRPORT |
| 2 BAY HARBOR ISLANDS | 6 PORT OF MIAMI  | 10 WYNWOOD         |                       |
| 3 NORTH MIAMI        | 7 BRICKELL       | 11 DESIGN DISTRICT |                       |
| 4 MIAMI BEACH        | 8 DOWNTOWN MIAMI | 12 MIMO            |                       |

# NORTH BAY VILLAGE

# IN THE NEWS



## THE REAL DEAL

### Victory in North Bay Village for billionaire Ansin family's Sunbeam Properties

Developer plans 2K resi units, up to 300 hotel rooms, up to 870K sf of office, retail

By Barbecine Kallergis



Andy Ansin and renderings of project in North Bay Village (Sunbeam)

The billionaire Ansin family's Sunbeam Properties secured the final vote needed to build a taller 7.3 million-square-foot development on 13 acres it owns in North Bay Village.

Despite residents' opposition to the height increases, North Bay Village commissioners voted in favor of **three ordinances**, on second reading after midnight Tuesday. The ordinances allow the developer to build up to 650 feet high, which could be as tall as 65 stories, on the waterfront properties in Sunbeam's Special Area Plan (SAP).



# NORTH BAY VILLAGE

# IN THE NEWS



## The Athletic



### Argentina prepares to build Miami training facility as it targets major U.S. expansion

Published: 10/20/2021

Four months ago, Gonzalo Montiel's game-winning penalty won Dubai's Jumeirah Stadium 2-0 against Argentina. A group of Argentine players, including their captain, Lionel Messi, is in contract to their countrymen and women to the stadium celebrated in a group.

The stadium's eventual landing on the pitch will be detailed when the final contract is signed and the pitch is laid out.

- Club Atlético de Madrid's former president, Florentino Pérez, is WMU's owner.
- The stadium's eventual landing on the pitch will be detailed when the final contract is signed and the pitch is laid out.

He searched for the family, who were named high above the stadium pitch and when he found them, Montiel said his name above his head and "it was a dream."



# SHOMA

Led by President and Chairman of the Board Masoud Shojaee, Shoma Group has built a reputation as one of South Florida's most trusted developers. Founded on the simple principle that properties should enrich the lives and communities of the people within them, Shoma has mastered the art and craft of home and commercial building.



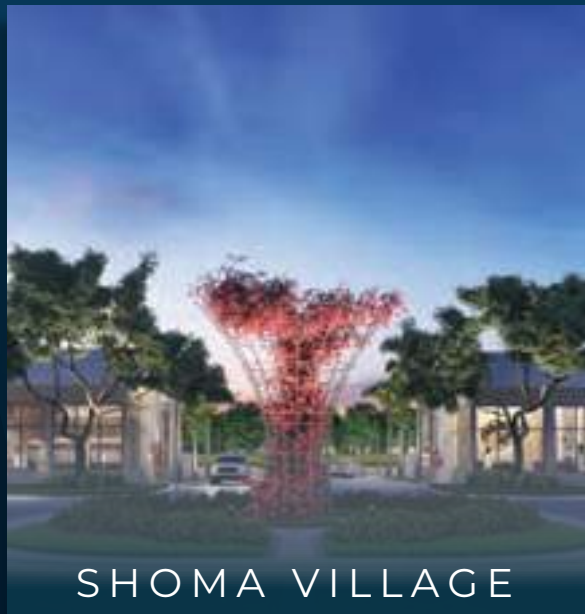
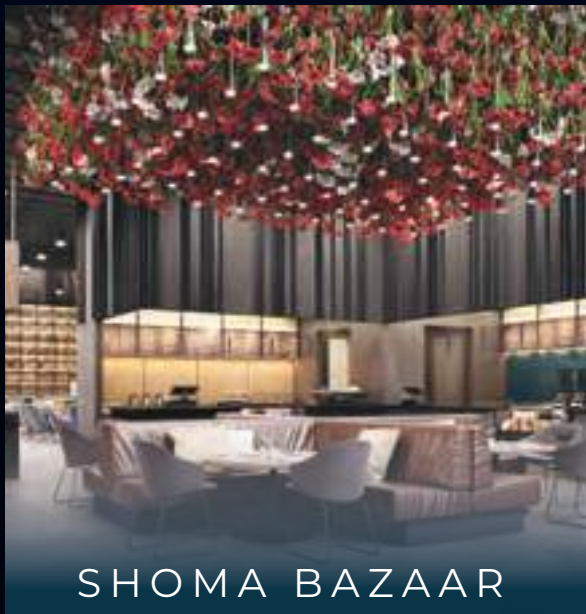
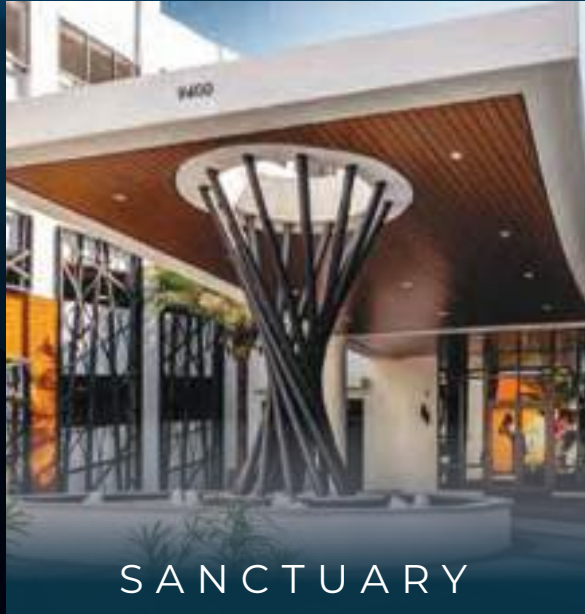
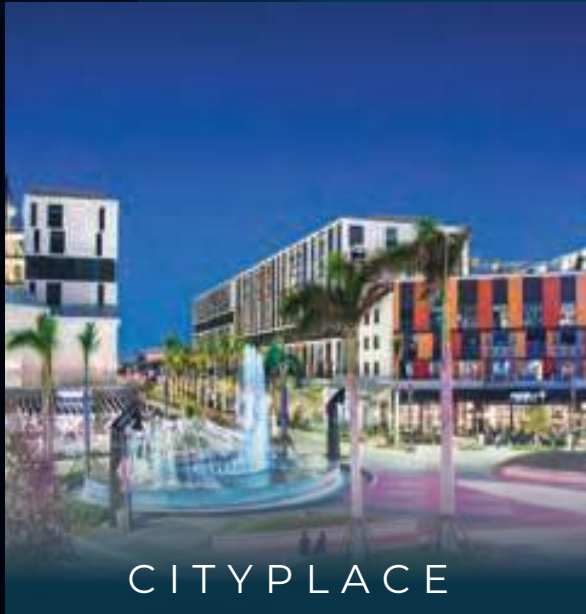
YEARS  
EXPERIENCE  
EST. 1988



BILLION IN  
REAL ESTATE  
TRANSACTIONS



TOTAL  
RESIDENCES





# RECENTLY COMPLETED PROJECTS





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*bay*



FACADE NORTH VIEW



SHOMA  
*bay*



SHOMA BAY

Q2011X

FACADE NORTH VIEW



SHOMA  
*bay*



BACK FACADE



SHOMA  
*bay*



BACK FACADE



SHOMA  
*bay*

SHOMA  
*bay*



CLOCK

# AMENITIES



SHOMA bay

SHOMA  
*bay*



ENTRANCE



SHOMA  
*bay*

SHOMA  
*bay*



BREEZEWAY



SHOMA  
*bay*

SHOMA  
*bay*



SHOMA  
*bay*



OWNERS LOUNGE



OWNERS LOUNGE

SHOMA  
*bay*



OWNERS LOUNGE











FITNESS CENTER



SHOMA  
*bay*



ZEN GARDEN

SHOMA  
bay



ZEN GARDEN

SHOMA  
*bay*



ZEN GARDEN





SHOMA  
*bay*

SHOMA  
Wellness Spa



WELLNESS SPA





SHOMA  
*bay*

SHOMA  
Cigar Club



CIGAR CLUB

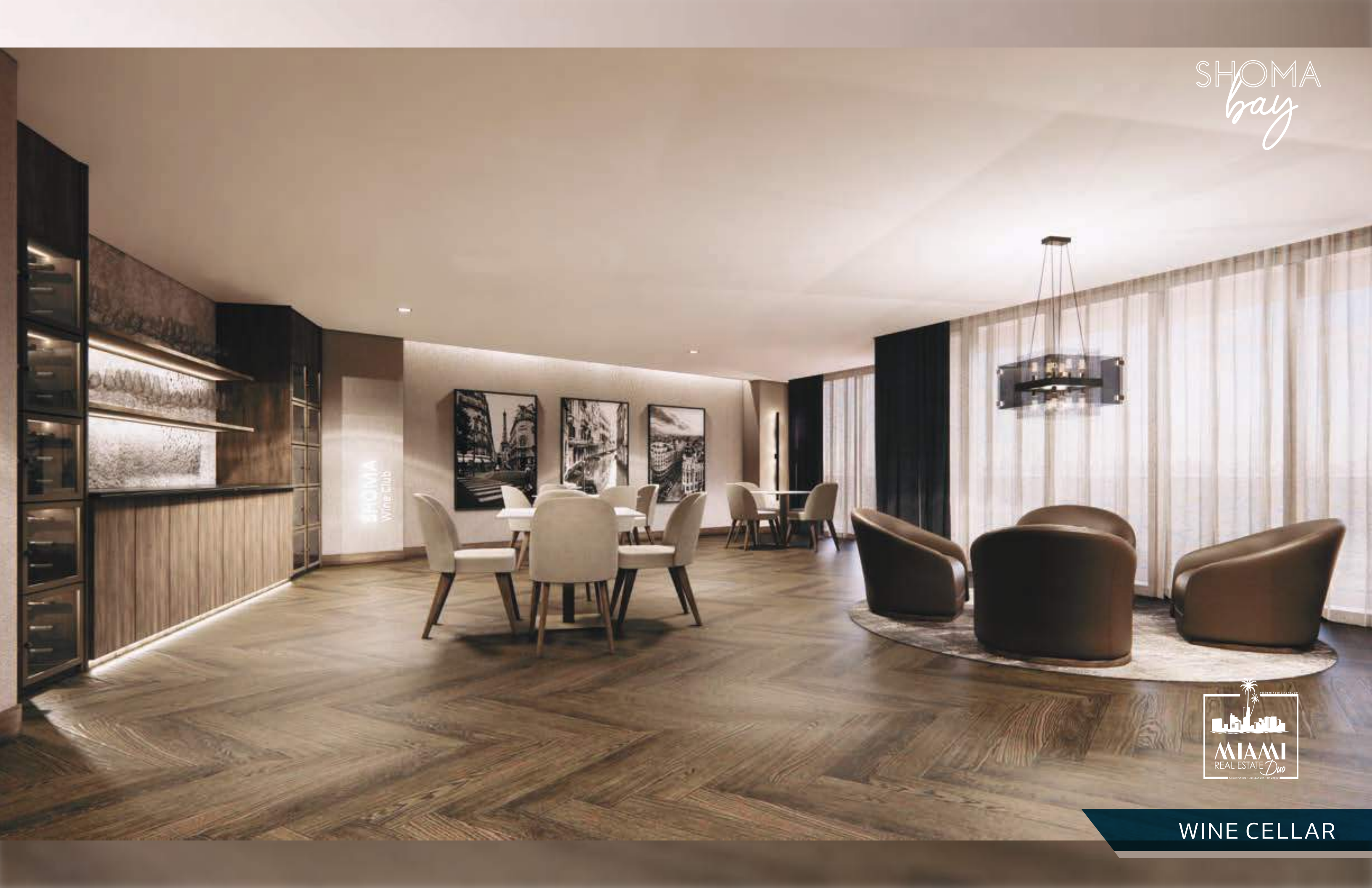
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CIGAR CLUB



SHOMA  
*bay*



SHOMA  
Wine Club



WINE CELLAR

# A TASTE OF SHOMA BAZAAR

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SHOMA  
BAZAAR  
MIAMI

Shoma Bazaar is a community hub for local happenings, where an unprecedented collection of local chefs set the standard for culinary excellence in Miami

15  
VENDORS

14,000  
SQ. FT.

01  
COOL PLACE  
TO BE



SHOMA  
*bay*



SHOMA BAZAAR

SHOMA  
*bay*



SHOMA  
BAZAAR  
MIAMI

SHOMA BAZAAR



SHOMA  
*bay*



SHOMA BAZAAR



SHOMA  
*bay*



ROOFTOP POOL



SHOMA  
*bay*



ROOFTOP POOL



ROOFTOP POOL



SHOMA  
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ROOFTOP POOL

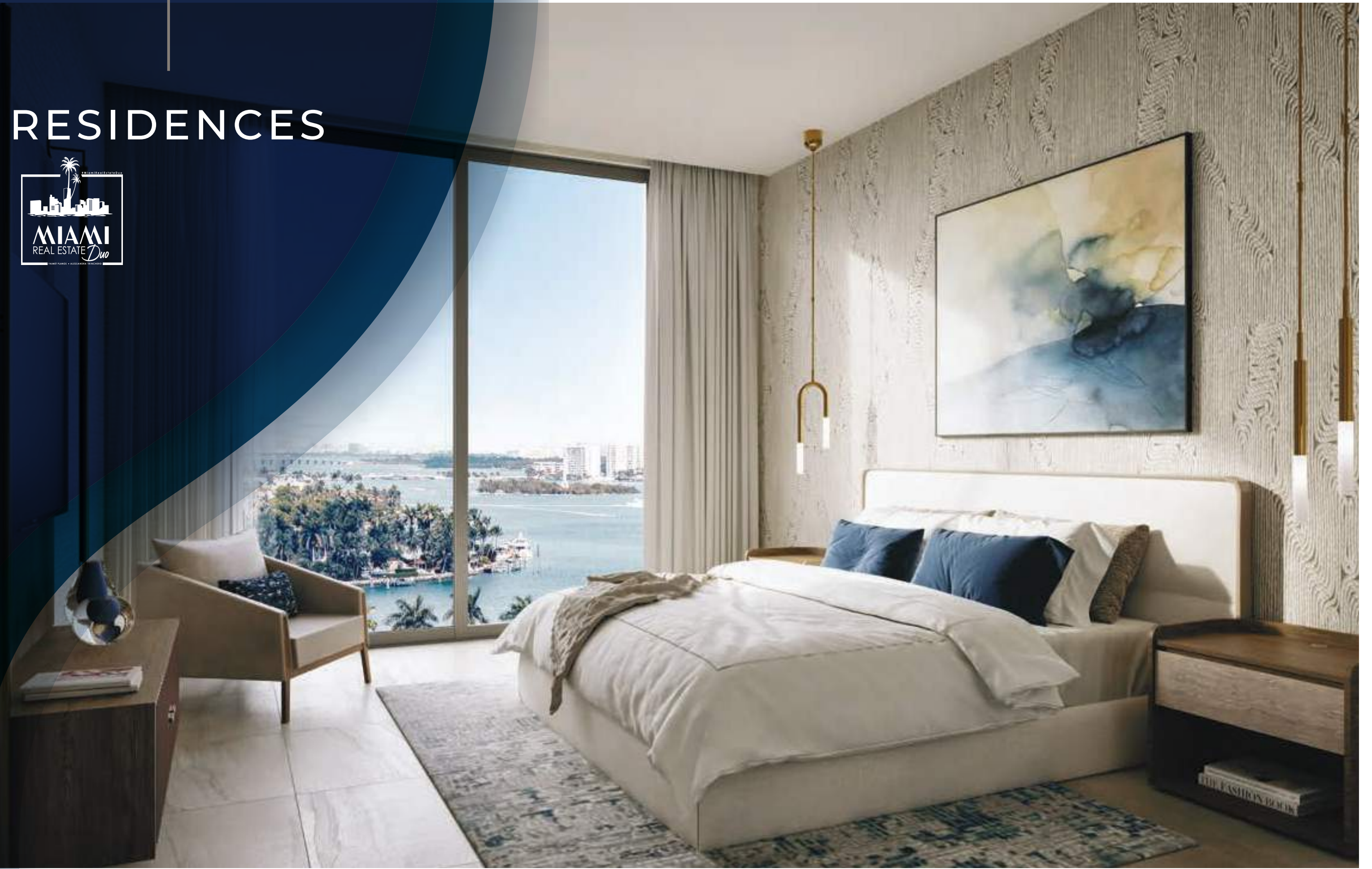


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ROOFTOP POOL

# RESIDENCES



# RESIDENCE FEATURES

- **MAGNIFICENT PANORAMIC WATER VIEWS  
OVERLOOKING BISCAYNE BAY**
- **SMART HOME TECHNOLOGY WITH LATCH SMART  
DOOR LOCK**
- **ENERGY-EFFICIENT FLOOR-TO-CEILING WINDOWS  
AND SLIDING GLASS DOOR**
- **PRE-WIRED FOR HIGH-SPEED DATA**
- **OPEN LIGHT-FILLED LAYOUTS WITH 9-FOOT-PLUS  
CEILINGS**
- **MODERN PORCELAIN FLOORING**
- **SOUND INSULATED WALLS AND FLOORS**
- **OVER-SIZED MASTER CLOSETS**
- **FLOOR-TO-CEILING SLIDING GLASS DOOR ONTO  
SPACIOUS BALCONIES**
- **DOUBLE HEIGHT CEILINGS FOR PH RESIDENCES**







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CORRIDOR



# KITCHEN FEATURES

- MODERN ITALIAN CABINETRY
- DEKTON COUNTER TOPS & BACKSPLASH
- CHROME FIXTURES
- WATER FILTRATION SYSTEM
- PREMIUM MIELE APPLIANCES PACKAGE





# BATHROOM FEATURES

- SPA-INSPIRED FINISHES WITH HANSGROHE CHROME FIXTURES AND INNOVATIVE ECORIGHT TECHNOLOGY
- MODERN CABINETRY WITH STORAGE & DESIGNER DOUBLE VANITIES
- 24 X 48 PORCELAIN FLOORING
- ROCA EXCLUSIVE BATHROOM COLLECTION, BACKLIT MIRRORS & FRAMELESS RAIN SHOWERS
- DURAVIT TOILET AND SEMI FLUSH SINK



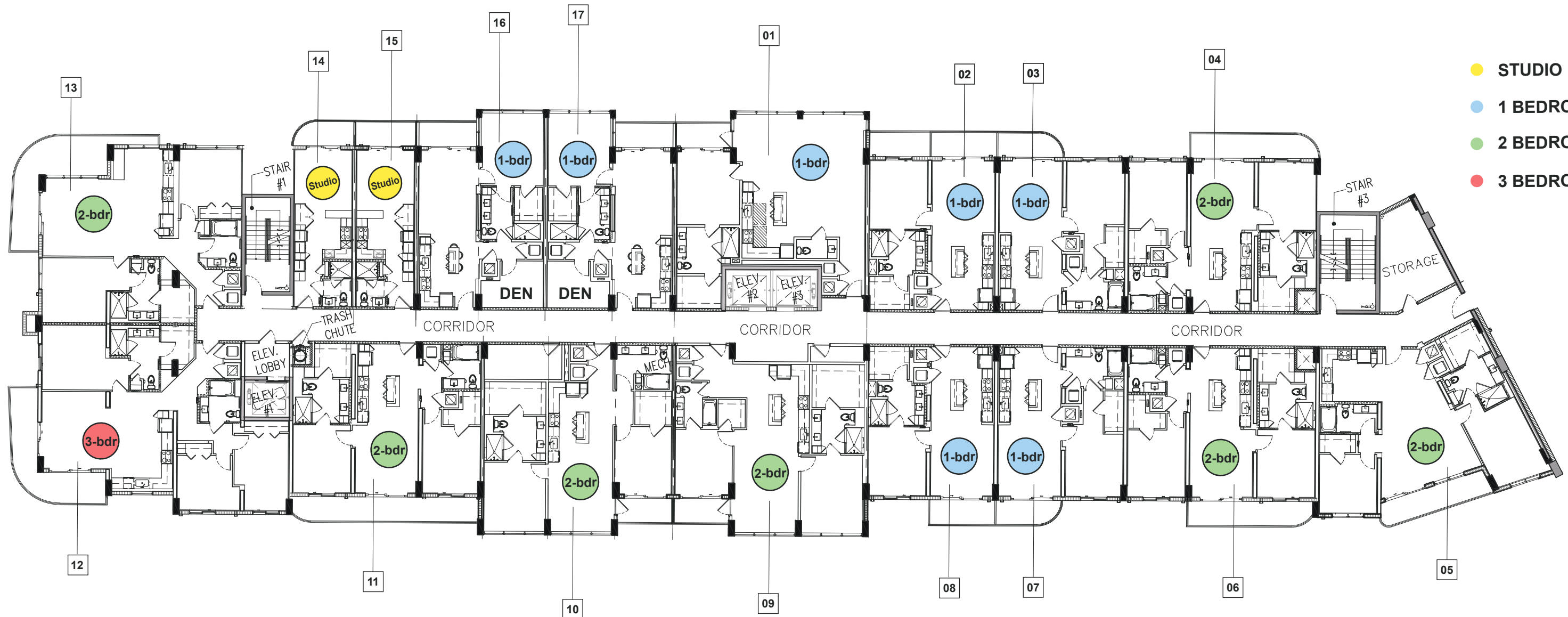
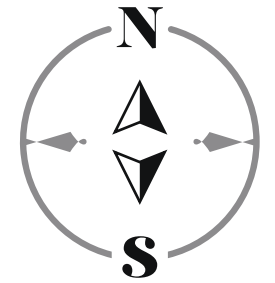
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BEDROOM

# FLOOR PLANS





- STUDIO
- 1 BEDROOMS
- 2 BEDROOMS
- 3 BEDROOMS



## OVERALL LEVEL 8 - PLAN

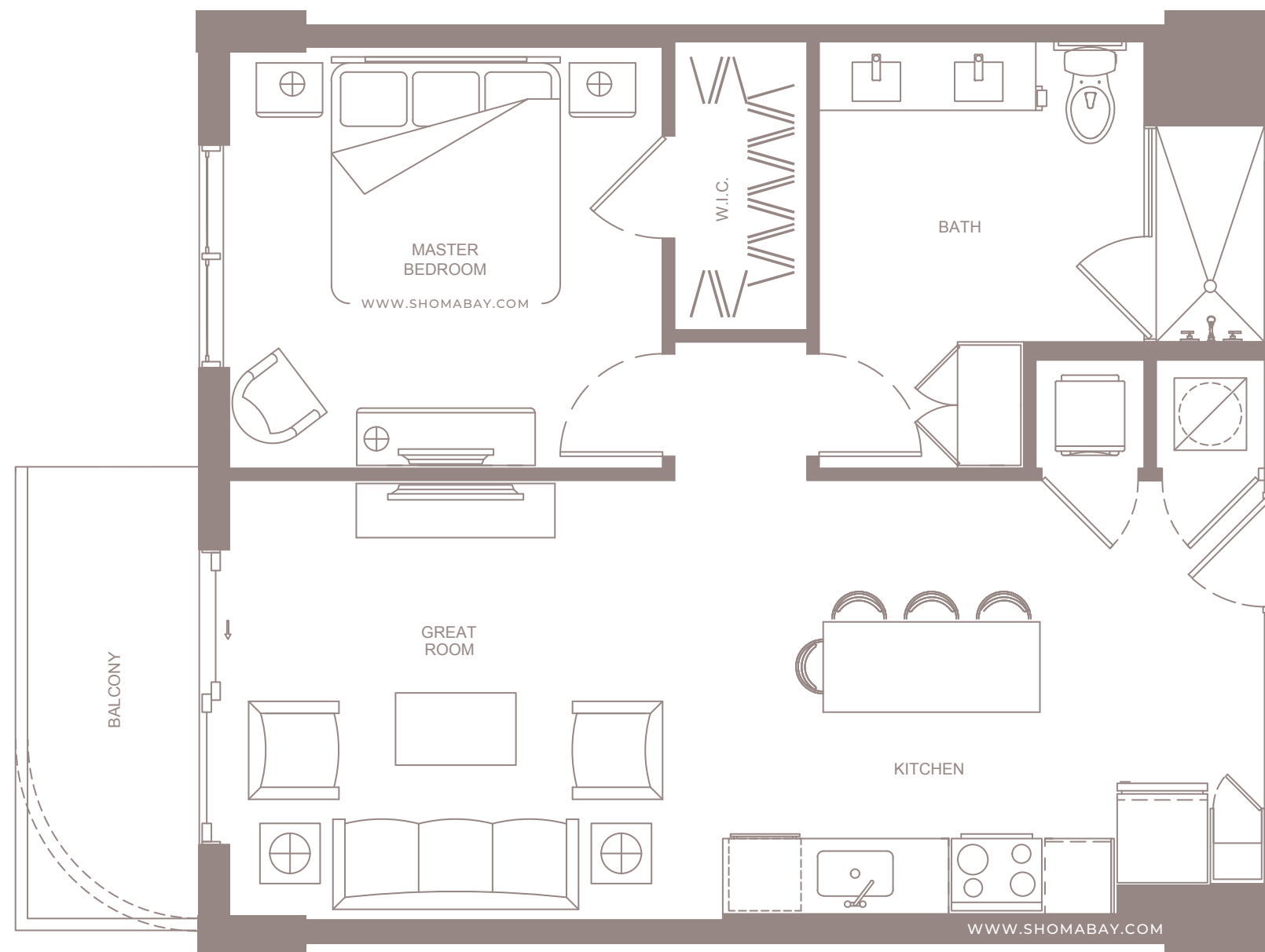
17 UNITS

SCALE: 1/20" = 1'-0"

All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents by the developer. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained are proposed only. We reserve the right to modify, revise or withdraw any or all of same in our sole discretion and without prior notice.





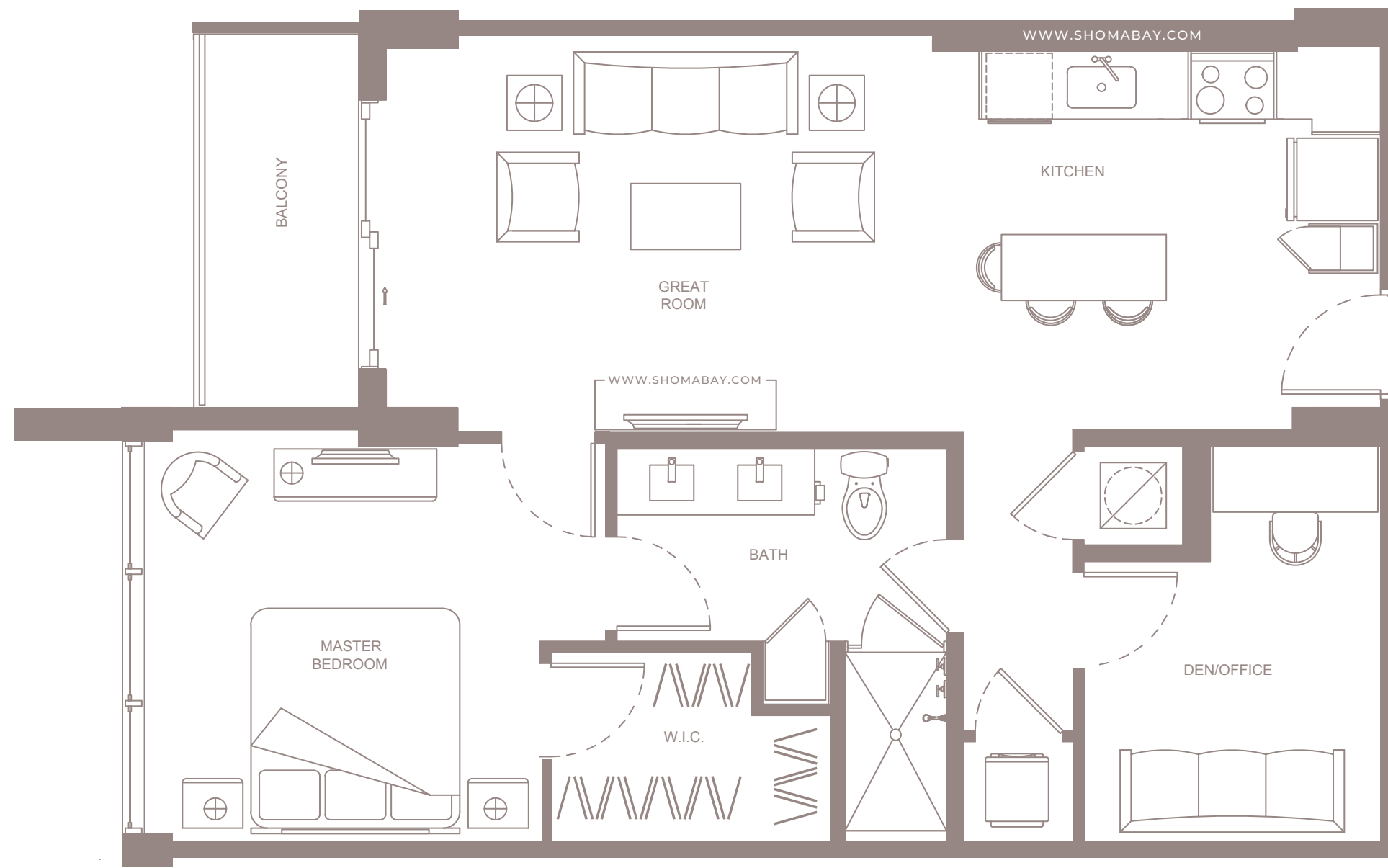


**UNIT A1** (1BD / 1BTH)  
 INTERIOR: 750 SQ.FT (69.7 m<sup>2</sup>)  
 EXTERIOR: 60 SQ.FT (5.6 m<sup>2</sup>)

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Any renderings and depictions 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 Units nor the views from any of the Units. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



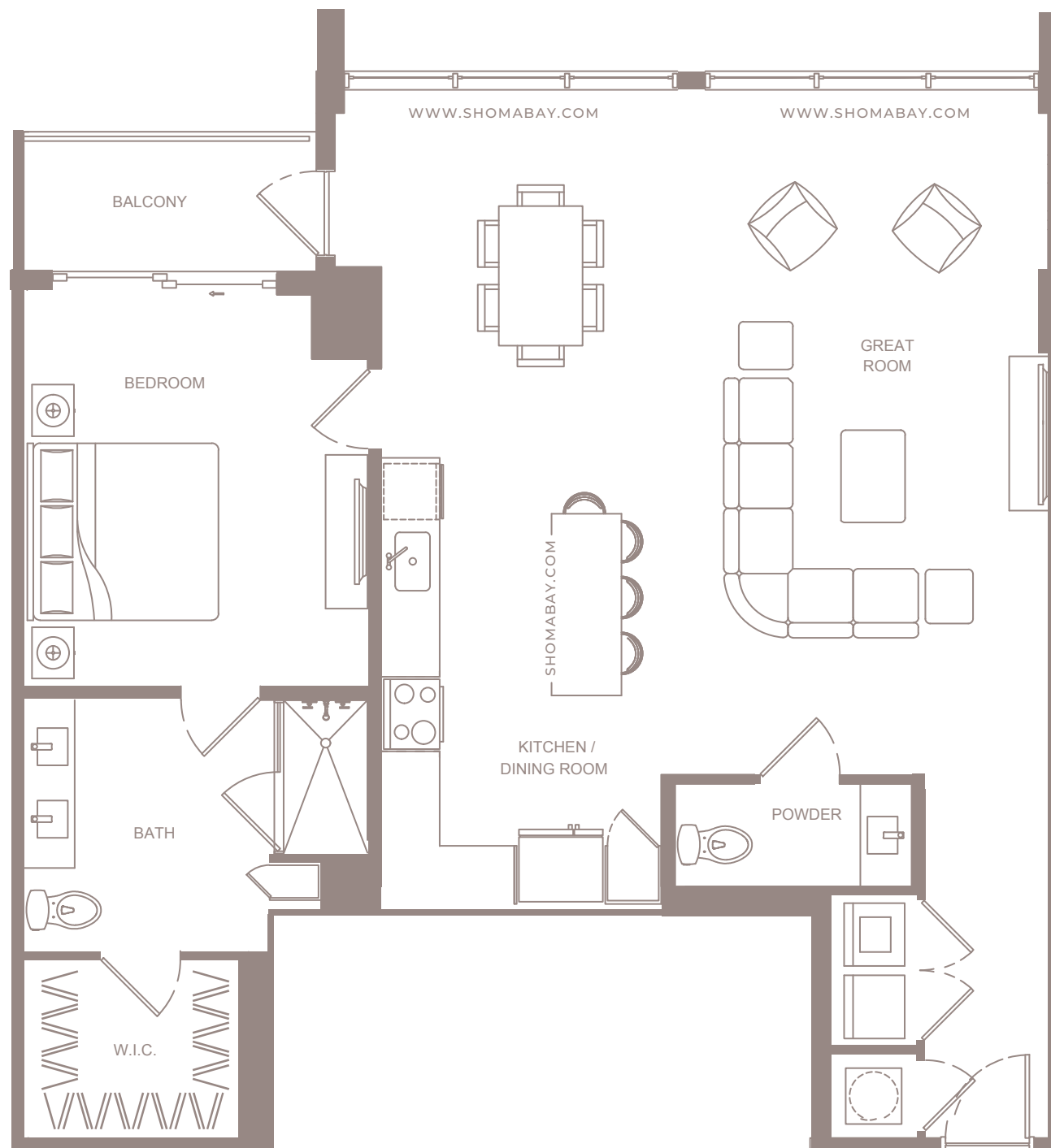


**UNIT A2 (1BD / DEN / 1BTH)**  
 INTERIOR: 881 SQ.FT (81.8 m<sup>2</sup>)  
 EXTERIOR: 57 SQ.FT (5.3 m<sup>2</sup>)



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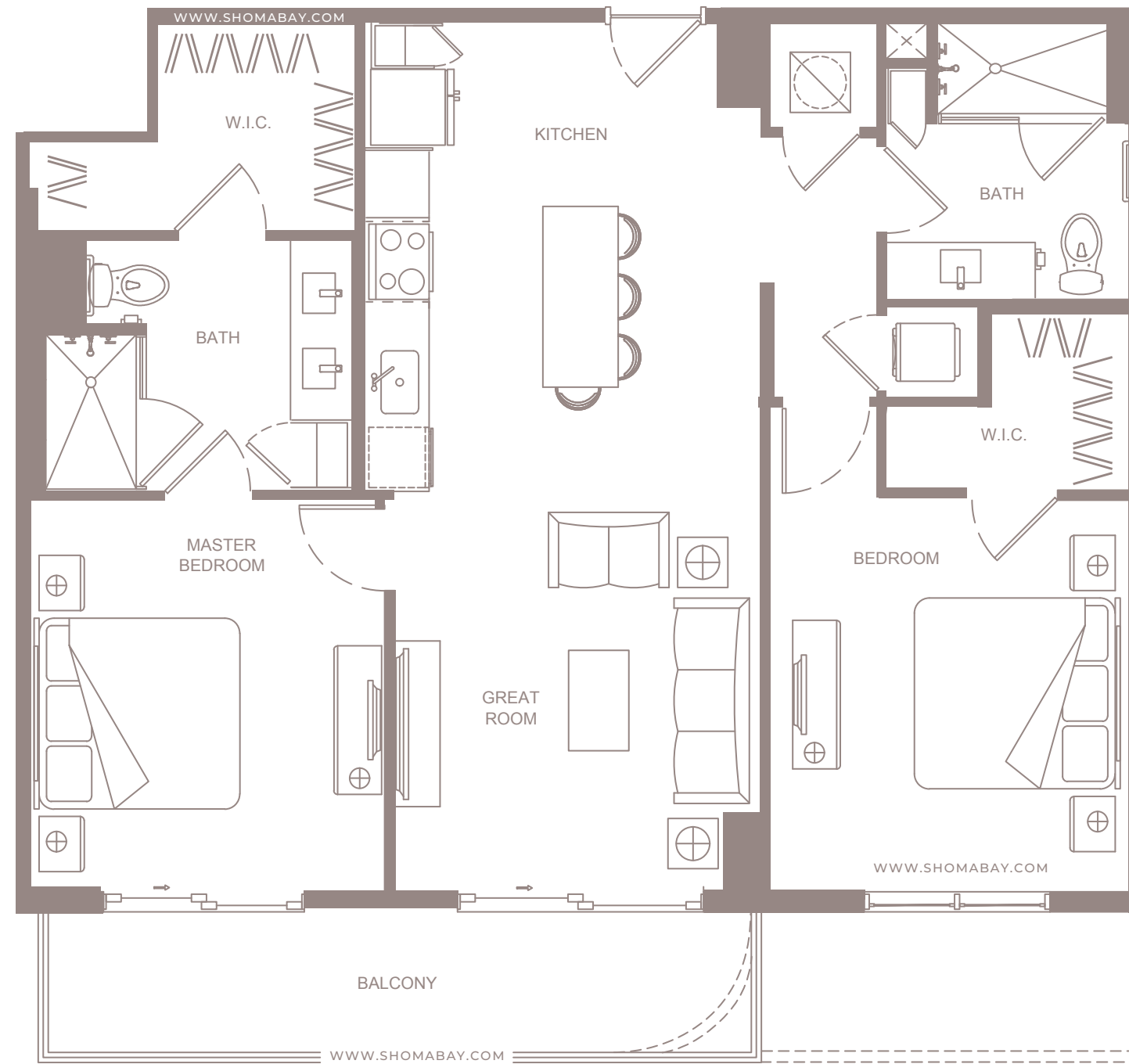


**UNIT A3** (1BD / 1.5BTH)  
 INTERIOR: 1,187 SQ.FT (110.3 m<sup>2</sup>)  
 EXTERIOR: 53 SQ.FT (4.9 m<sup>2</sup>)



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**UNIT B1 (2BD / 2BTH)**

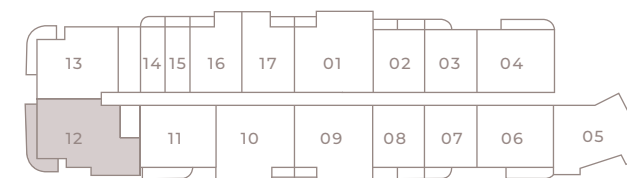
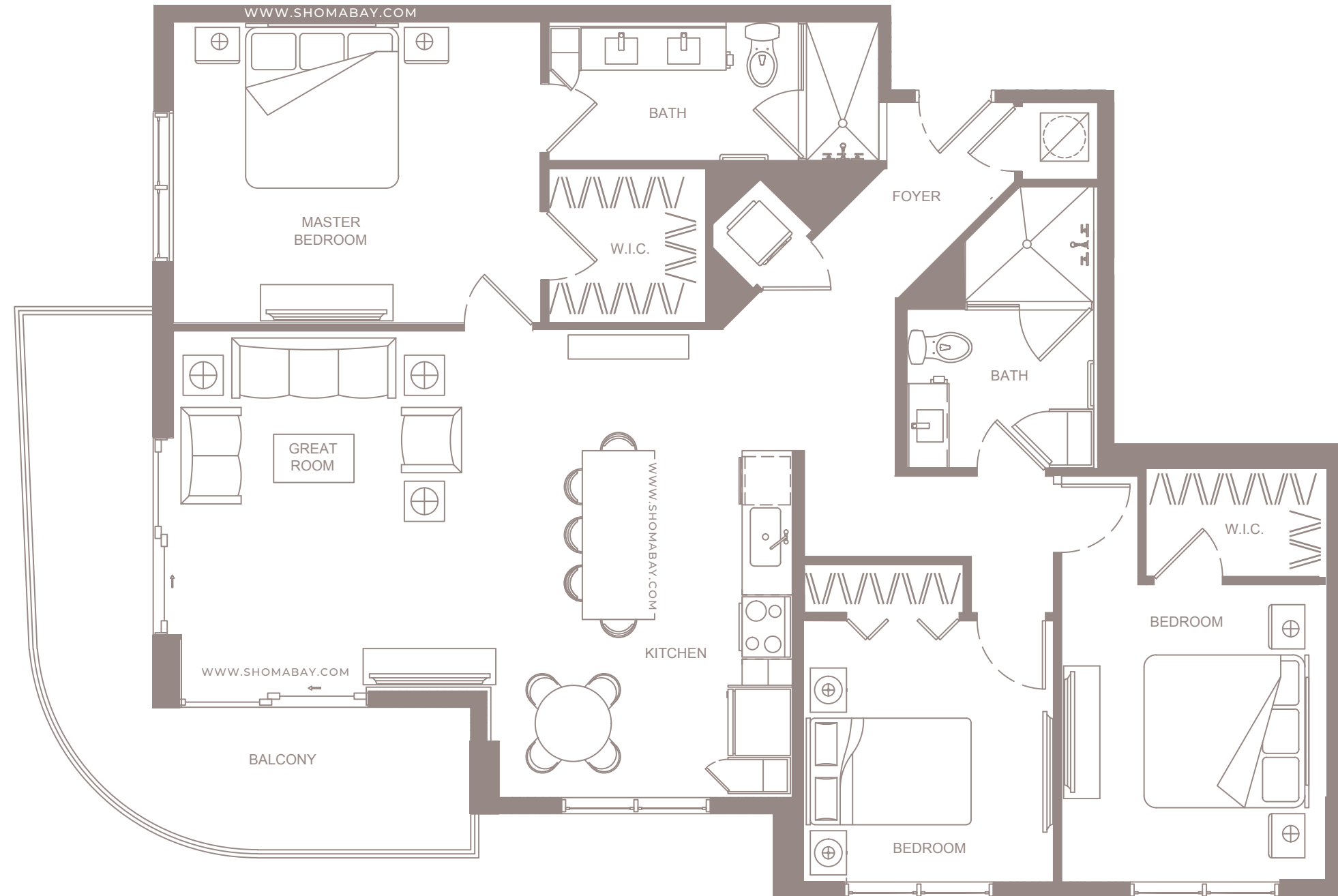
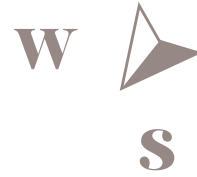
INTERIOR: 1,085 SQ.FT (100.8 m<sup>2</sup>)

EXTERIOR: 115 SQ.FT (10.7 m<sup>2</sup>)



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**UNIT C1 (3BD / 2BTH)**

INTERIOR: 1,443 SQ.FT (134 m<sup>2</sup>)

EXTERIOR: 205 SQ.FT (19 m<sup>2</sup>)



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# VIEWS



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SOUTH VIEW



SOUTH EAST VIEW





NORTH VIEW



SOUTH VIEW

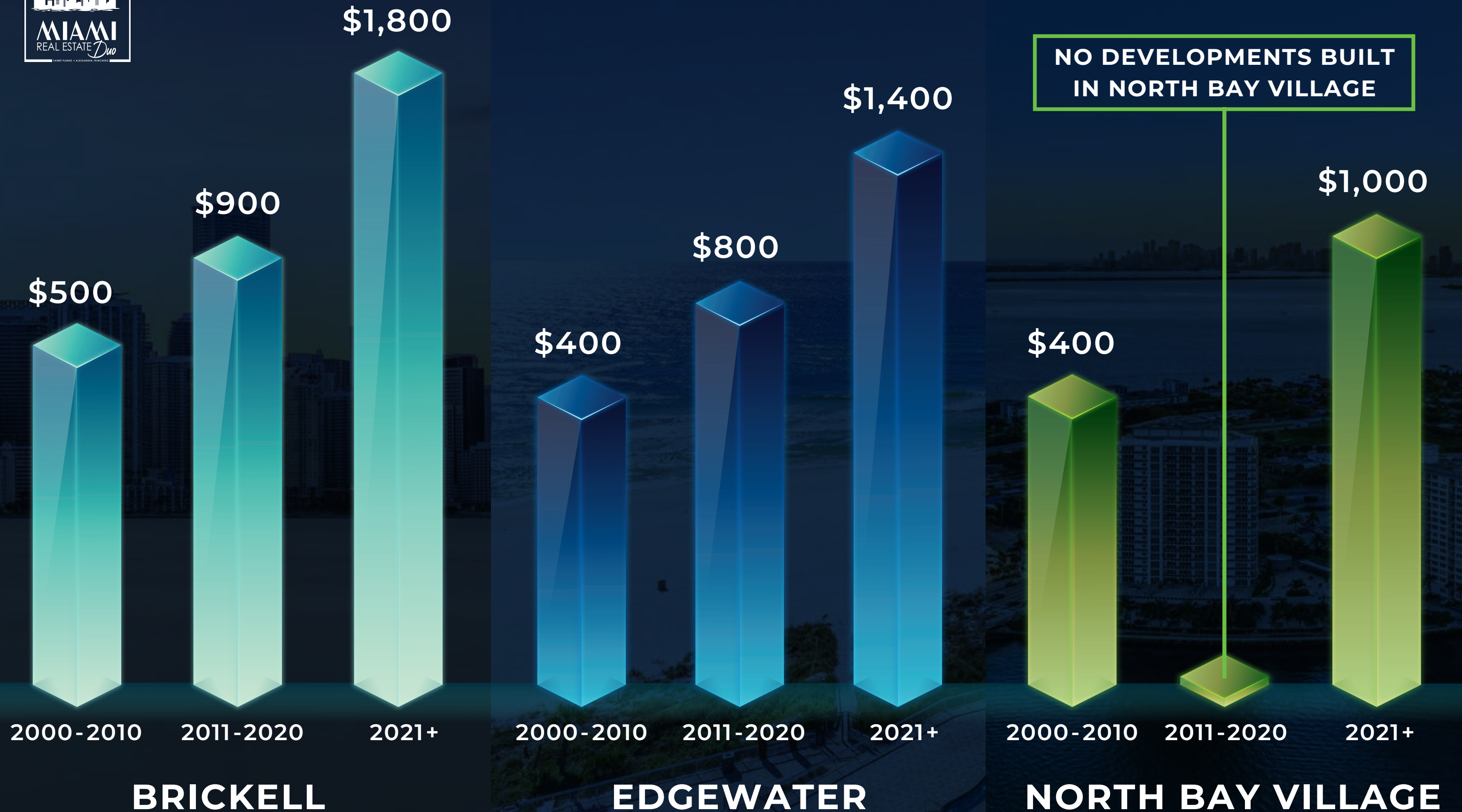


SOUTH SKYLINE



SOUTH SKYLINE

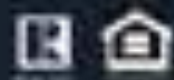
# PRICE EVOLUTION OF BRICKELL, EDGEWATER & NORTH BAY VILLAGE



# SHOMA *bay*



2875 Northeast 191<sup>st</sup> Street 2<sup>nd</sup> Floor  
Aventura, FL 33180



The information provided including pricing, renderings and research data is solely for informational purposes and is subject to change without previous notice. All financial data is estimated and in USD Dollars.