

# THE ELSER

HOTEL & RESIDENCES MIAMI

# VISIONARIES

SEE LEGAL DISCLOSURES ON BACK COVER



An aerial photograph of Manhattan, New York, featuring Central Park and the Empire State Building. The image is used as a background for the left half of the page, with a semi-transparent white overlay containing text and statistics. The right half of the page is a solid image of the same scene.

## 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 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

Natiivo 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

501First Residences

Aria Development • 501NE 1st Ave • Residential • \$100M
- 20

TBD

Moishe Mana • 491NW 1st St • Residential • \$12.3M
- 21

The Crosby

The Related Group/Merrimac • Residential • \$225M

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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
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Bayside Marketplace

Private operator has committed to improvements • \$27M
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Flagler Street Beautification Project

Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
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Miami World Center (new tenants)

Restauteurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
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Skyviews Miami

Construction completed • \$10M
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Scramble Crosswalk

Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
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Solar Tree

Installation completed and collecting solar power at Bayfront Park • \$5M

Downtown Miami’s  
Landscape of the Future

Over \$9B in investment  
over the next 5 years



LEGEND

New Developments / Hotels

Commercial

Redevelopment



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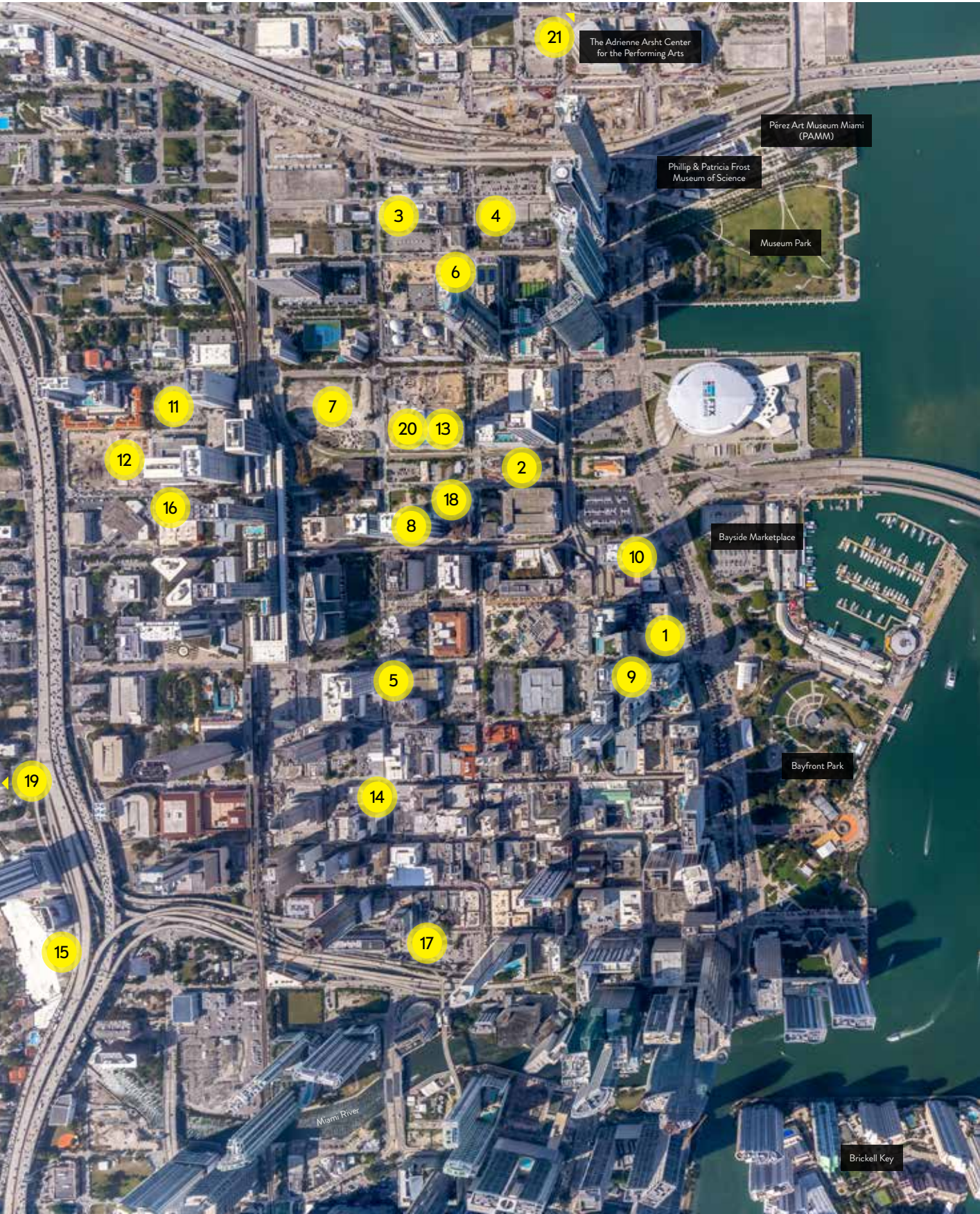
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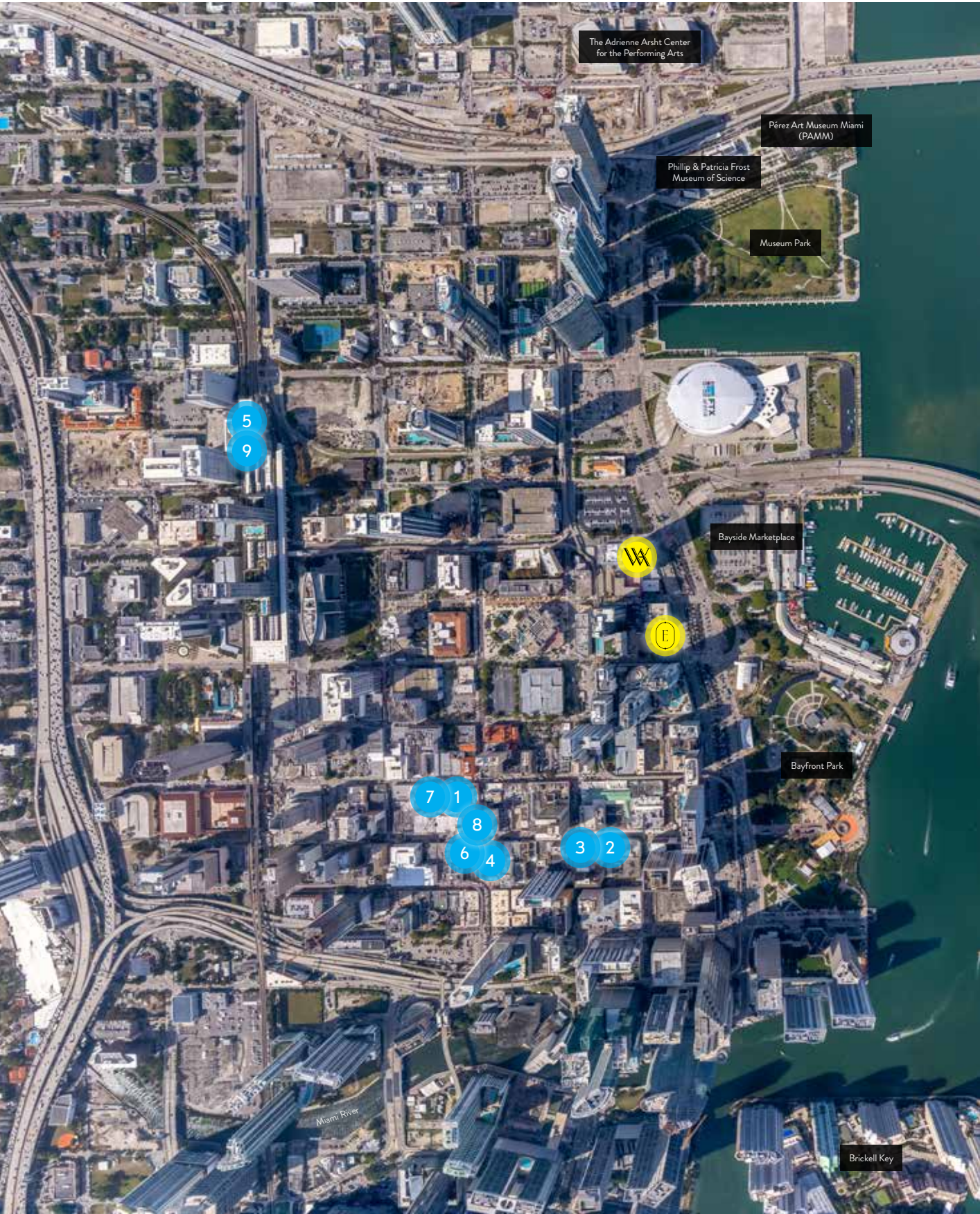
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Waldorf Astoria Residences Miami



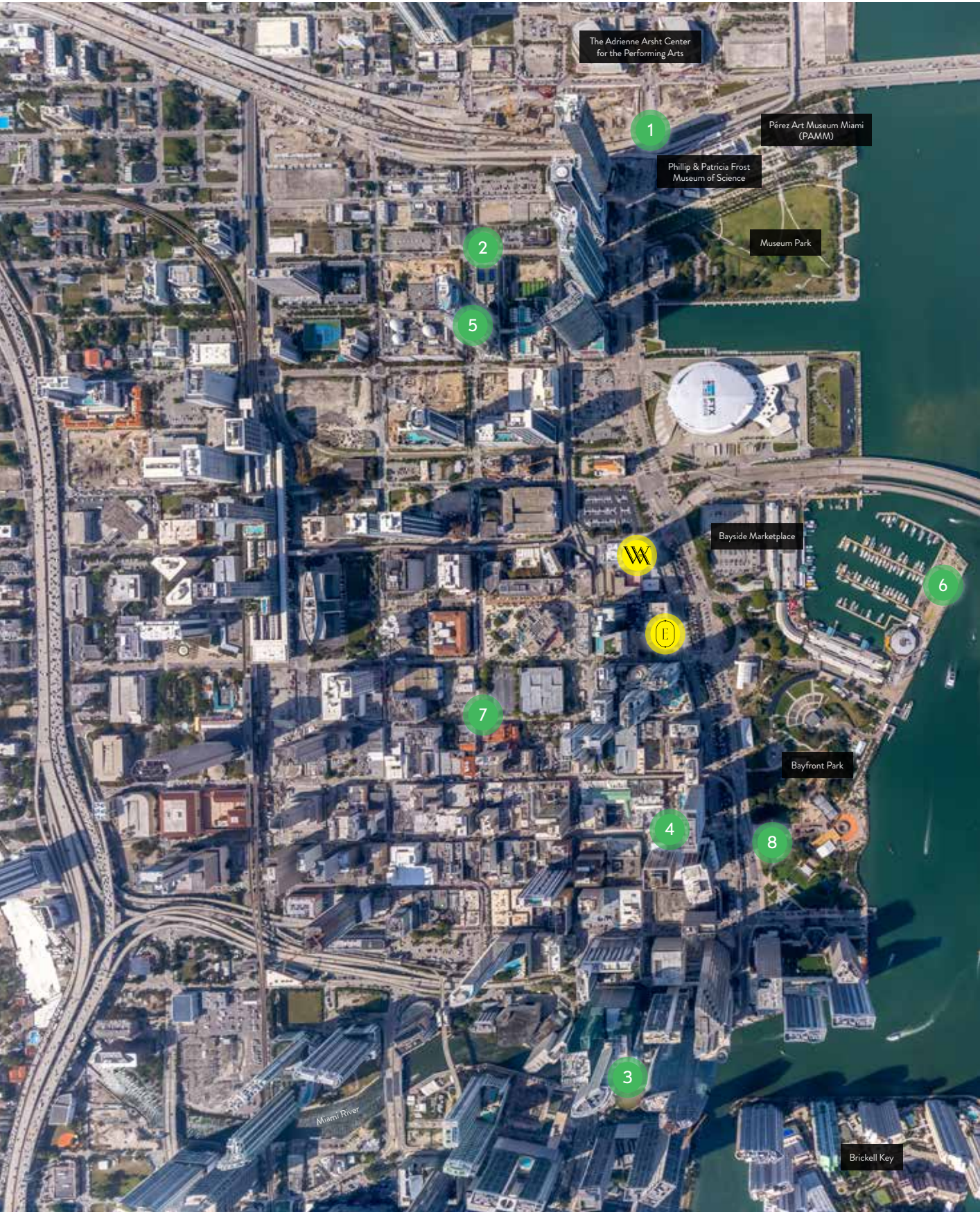
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**Waldorf Astoria Residences Miami**

**The Elser Hotel & Residences Miami**



# 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



SEE LEGAL DISCLOSURES ON BACK COVER



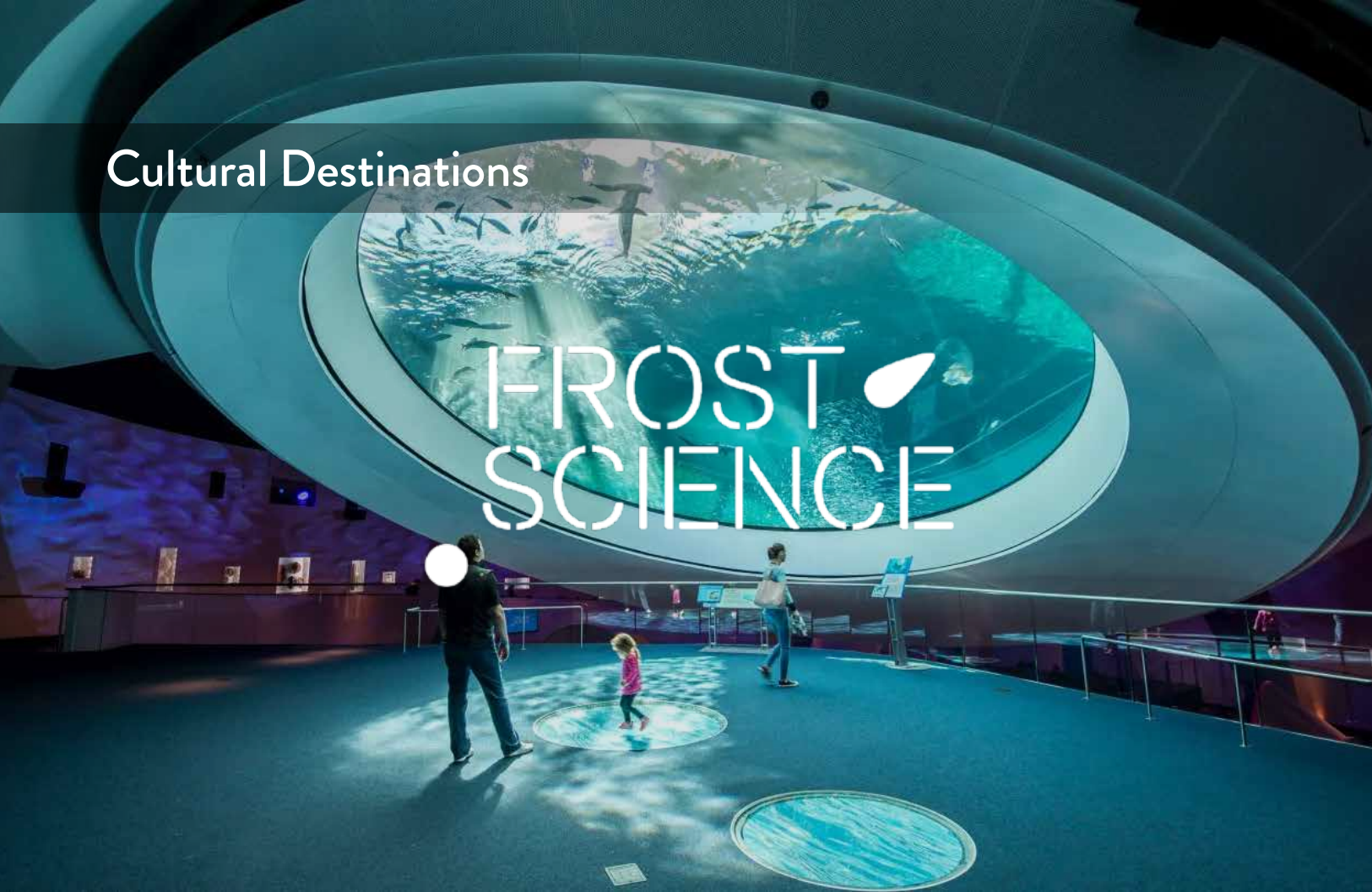
International Events - coming soon



Miami will be a hosting city for the 2026 World Cup



Cultural Destinations





# MIAMI 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



# 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



Transportation

*brightline*<sup>®</sup>

○ —  
MIAMI

30 MIN

○ —  
FORT  
LAUDERDALE

30 MIN

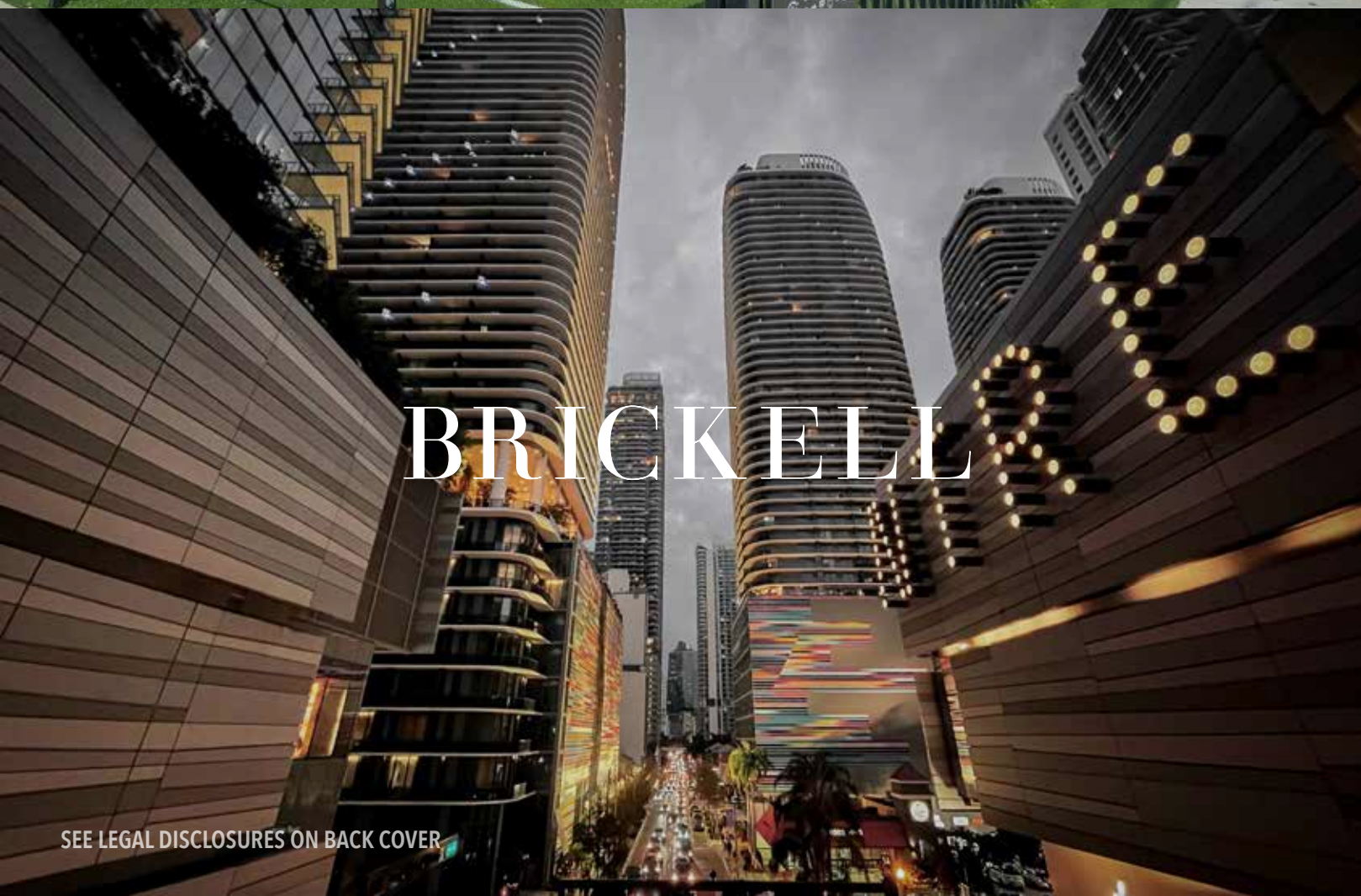
○ —  
WEST PALM  
BEACH

Coming soon

○ —  
ORLANDO



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



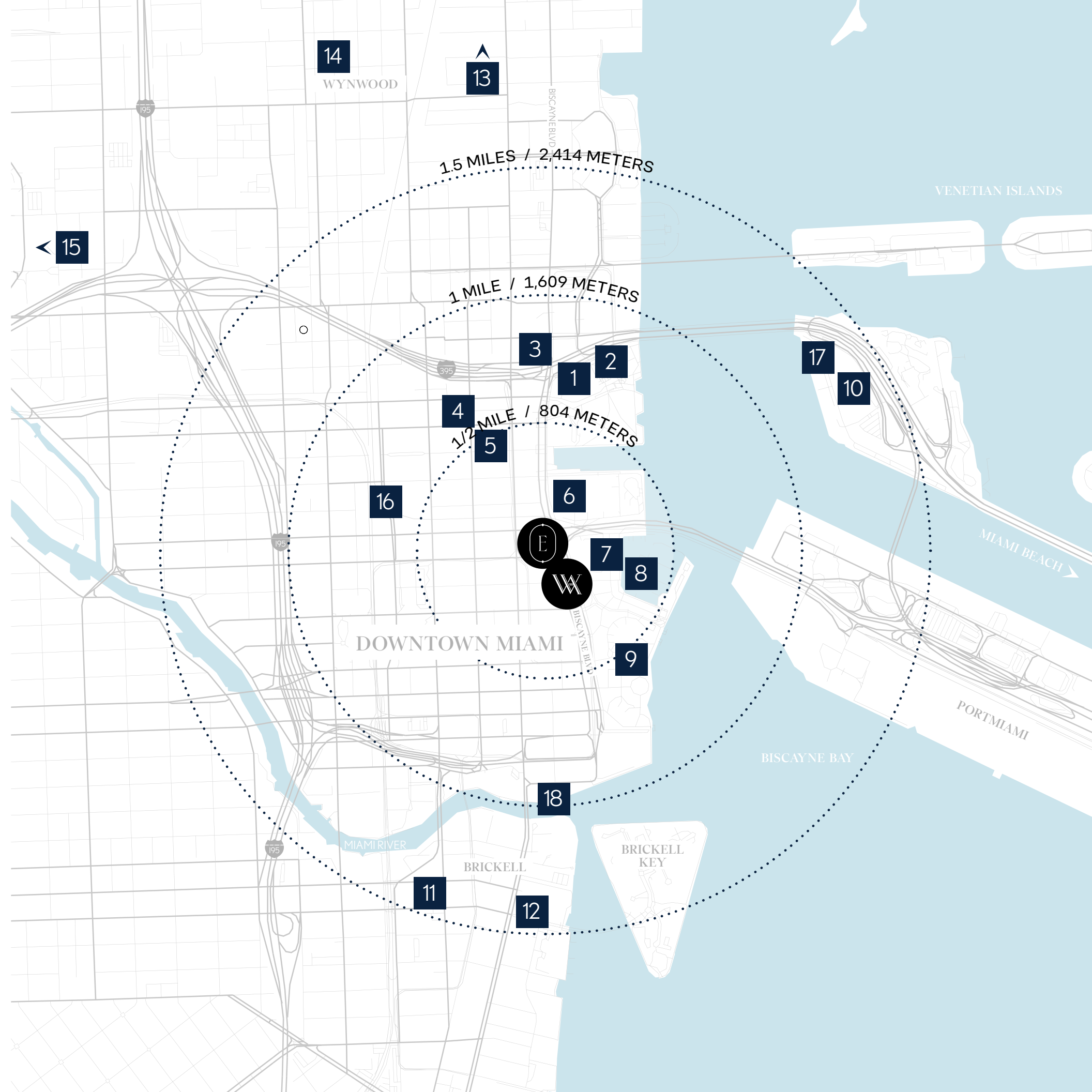




# CENTRAL YET GLOBAL.

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 FTX 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 ELSER

HOTEL & RESIDENCES MIAMI

PROJECT OVERVIEW





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

Coworking Space Level 2 & 3  
Cafe Domino Level 1

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



## BUILDING OVERVIEW

- Immediate occupancy
- 49-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
- Smart package lockers
- Custom The Elser Hotel & Residences app, linking residents to concierge services and building amenities
- Digital key
- Guest access
- Package deliveries
- Messages from Management
- Dry cleaning & laundry service lockers
- Access-controlled entry points throughout
- Valet parking



# AMENITIES

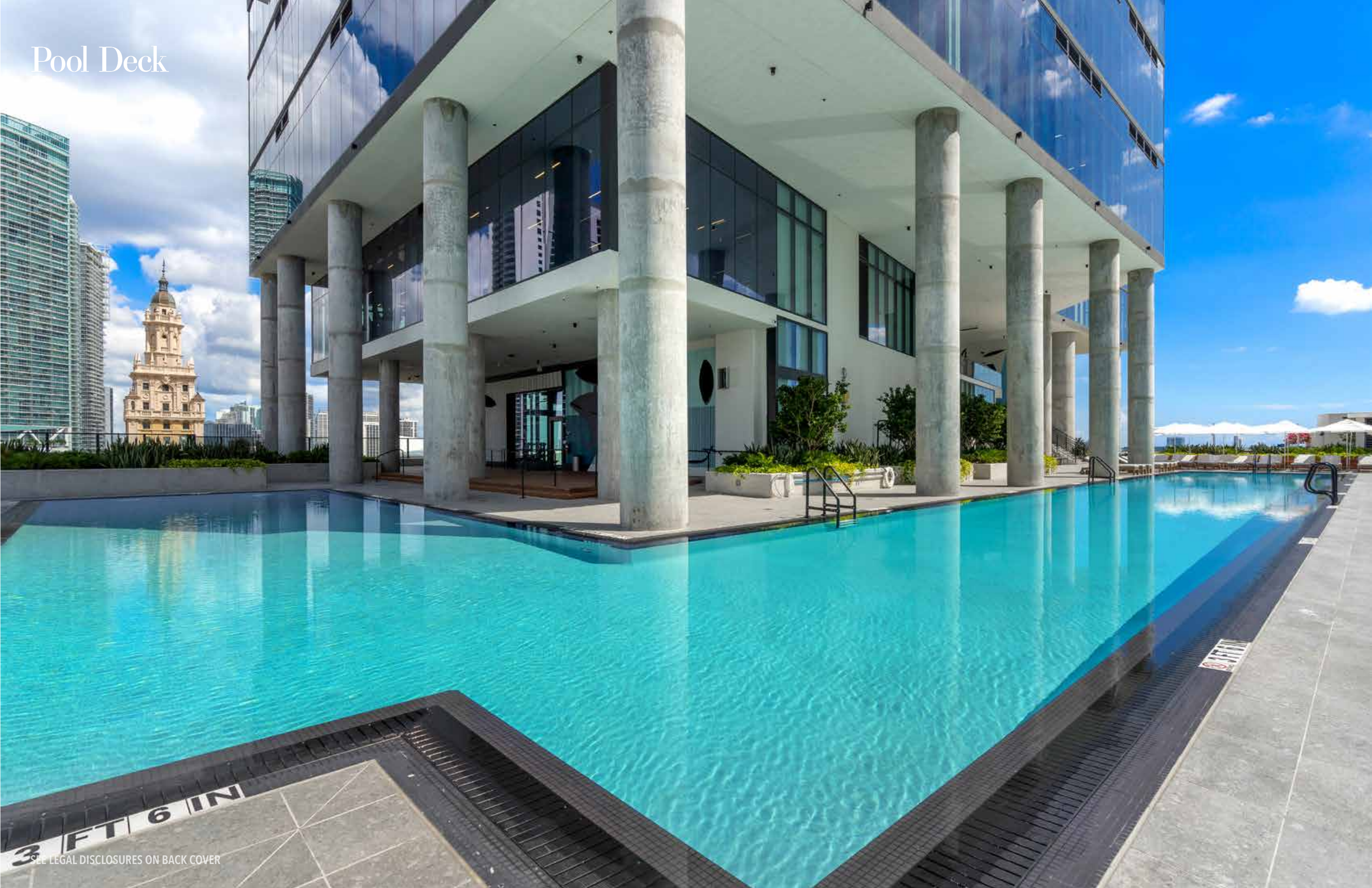


## WORLD-CLASS AMENITIES

- 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





# Pool Deck



SEE LEGAL DISCLOSURES ON BACK COVER



# Pool Deck





# Pool Deck





# Pool Deck





Yoga Lawn



SEE LEGAL DISCLOSURES ON BACK COVER



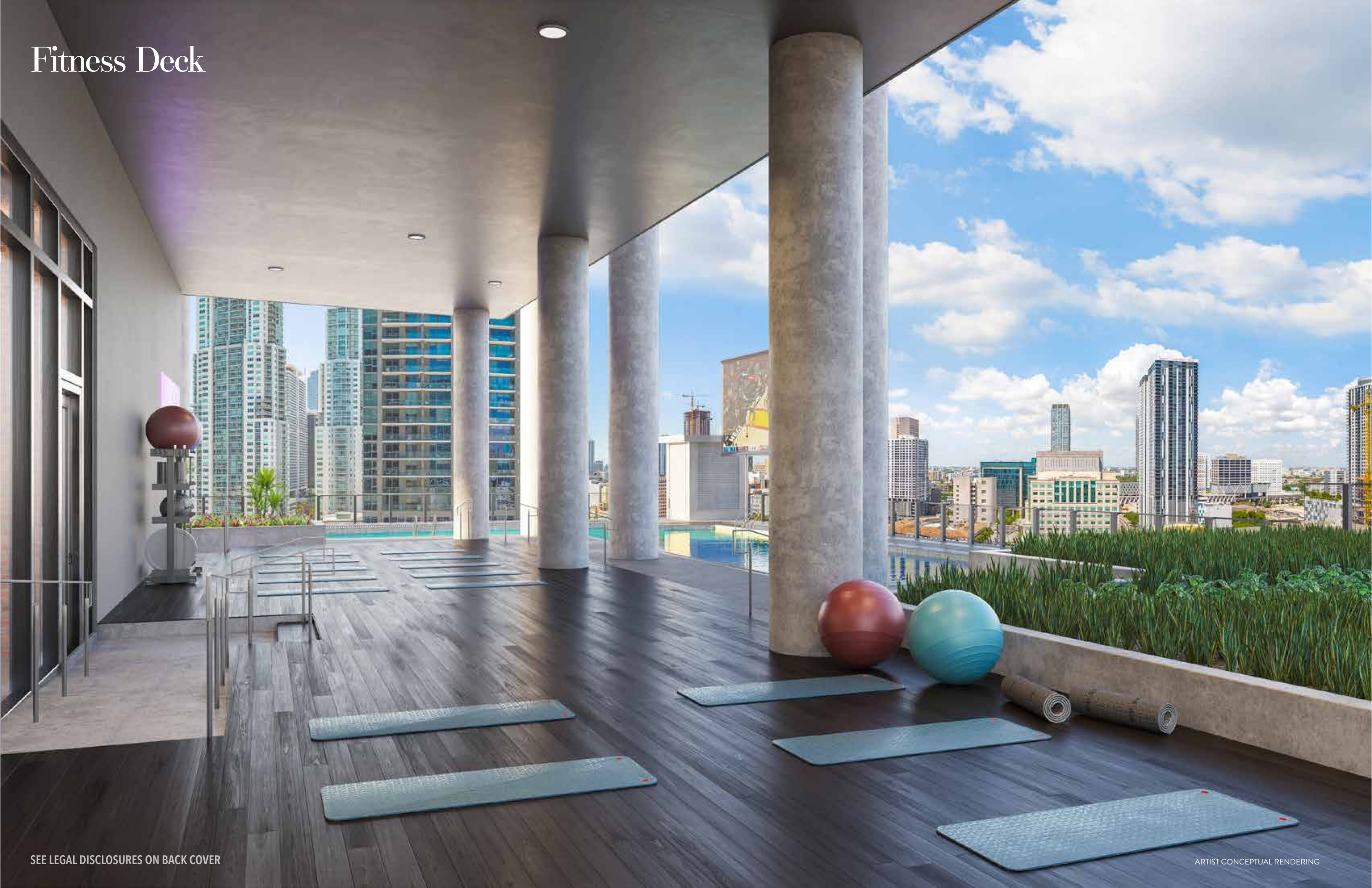
# Plunge Pool



SEE LEGAL DISCLOSURES ON BACK COVER



# Fitness Deck





# Fitness Center





# Fitness Center





# Fitness Center





Lobby



SEE LEGAL DISCLOSURES ON BACK COVER







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

















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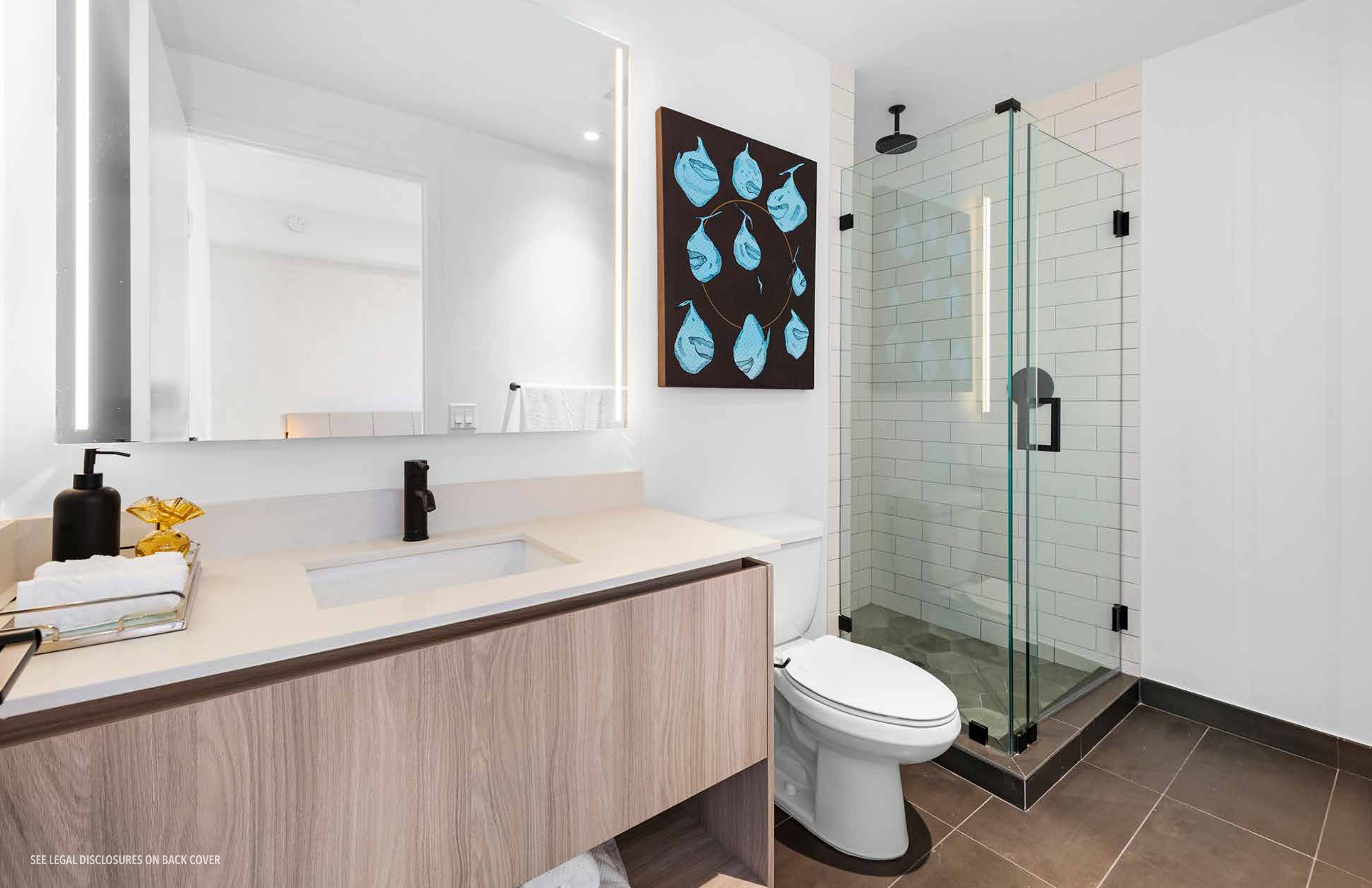














# VIEWS



# NORTH





# EAST





# SOUTH





# WEST





# FLOORPLANS



# THE ELSER

HOTEL & RESIDENCES MIAMI

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



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/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 ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.



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## TYPICAL STUDIO

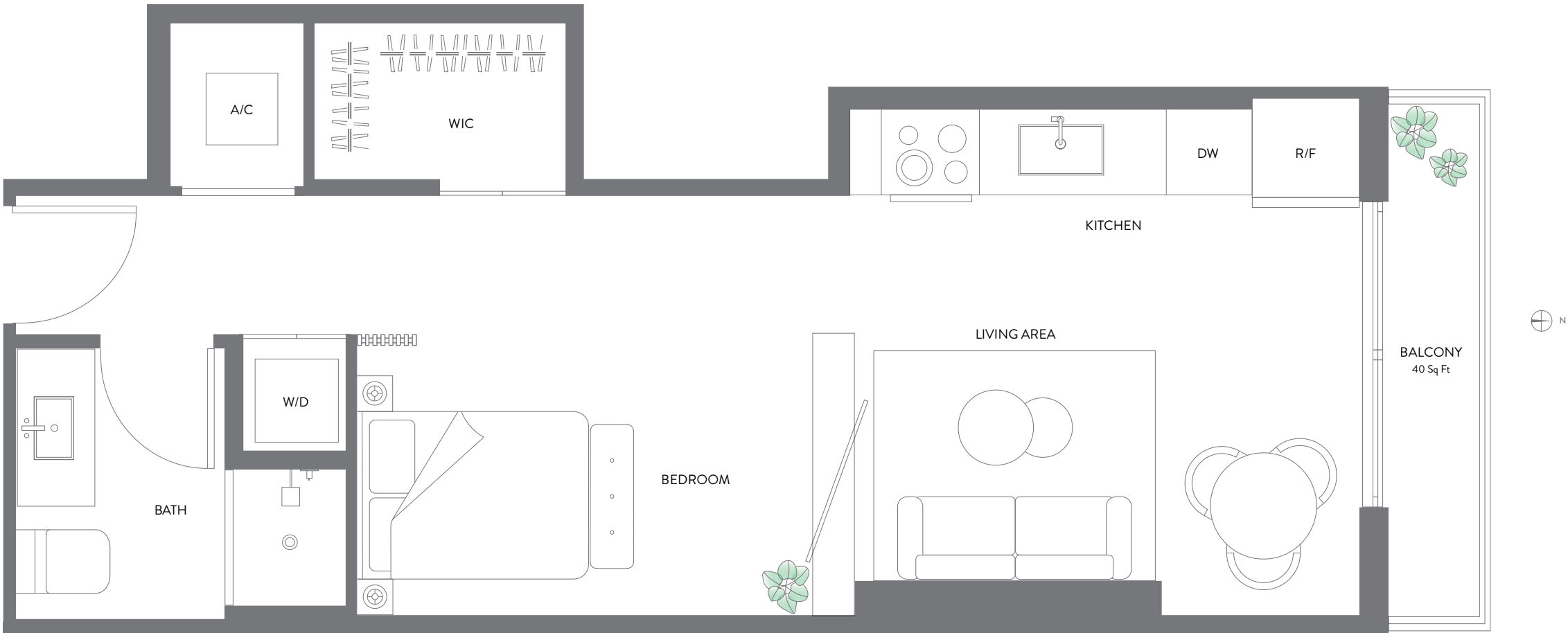
### RESIDENCE 05

STUDIO | 1 BATH  
LEVELS 14 - 47

LIVING AREA	492 SQ FT	45.70 M <sup>2</sup>
BALCONY	40 SQ FT	3.71 M <sup>2</sup>
TOTAL	532 SQ FT	49.42 M <sup>2</sup>



BISCAYNE BAY



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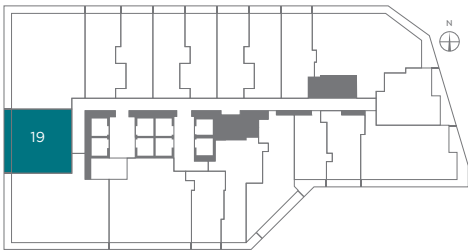
HOTEL & RESIDENCES MIAMI

## TYPICAL 1-BEDROOM

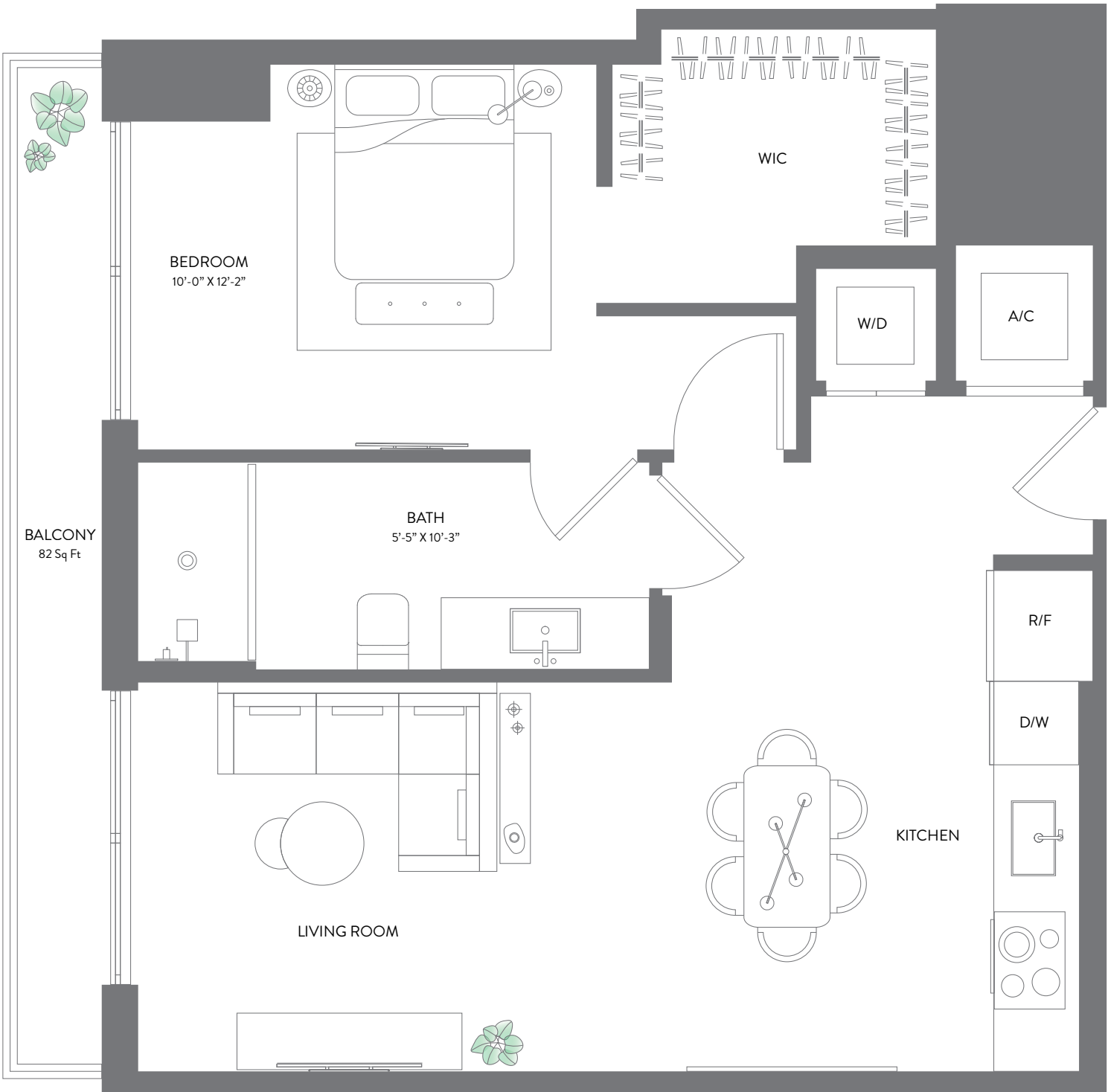
### RESIDENCE 19

1 BEDROOM | 1 BATH  
LEVELS 14 - 47

LIVING AREA	687 SQ FT	63.82 M <sup>2</sup>
BALCONY	82 SQ FT	7.61 M <sup>2</sup>
TOTAL	769 SQ FT	71.44 M <sup>2</sup>



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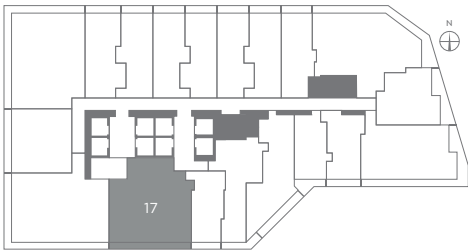
HOTEL & RESIDENCES MIAMI

## TYPICAL 2-BEDROOM

### RESIDENCE 17

2 BEDROOMS | 3 BATHS + DEN  
LEVELS 20 - 47

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



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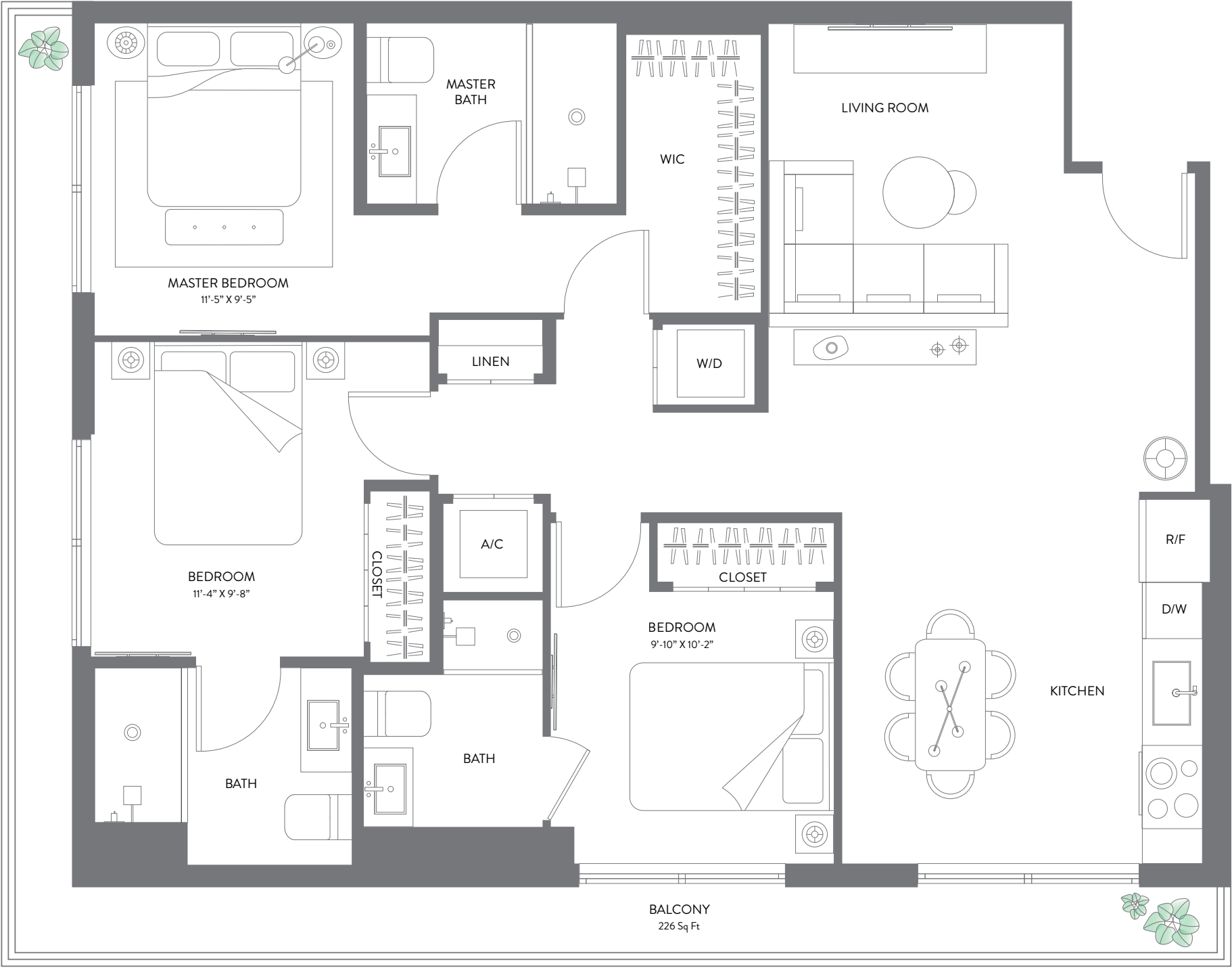
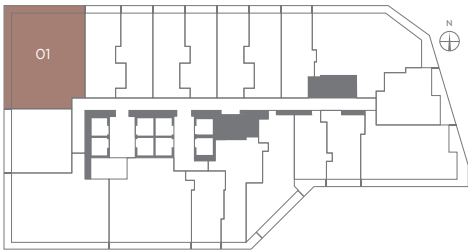
HOTEL & RESIDENCES MIAMI

## TYPICAL 3-BEDROOM

### RESIDENCE 01

3 BEDROOMS | 3 BATHS  
LEVELS 14, 16-47

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



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