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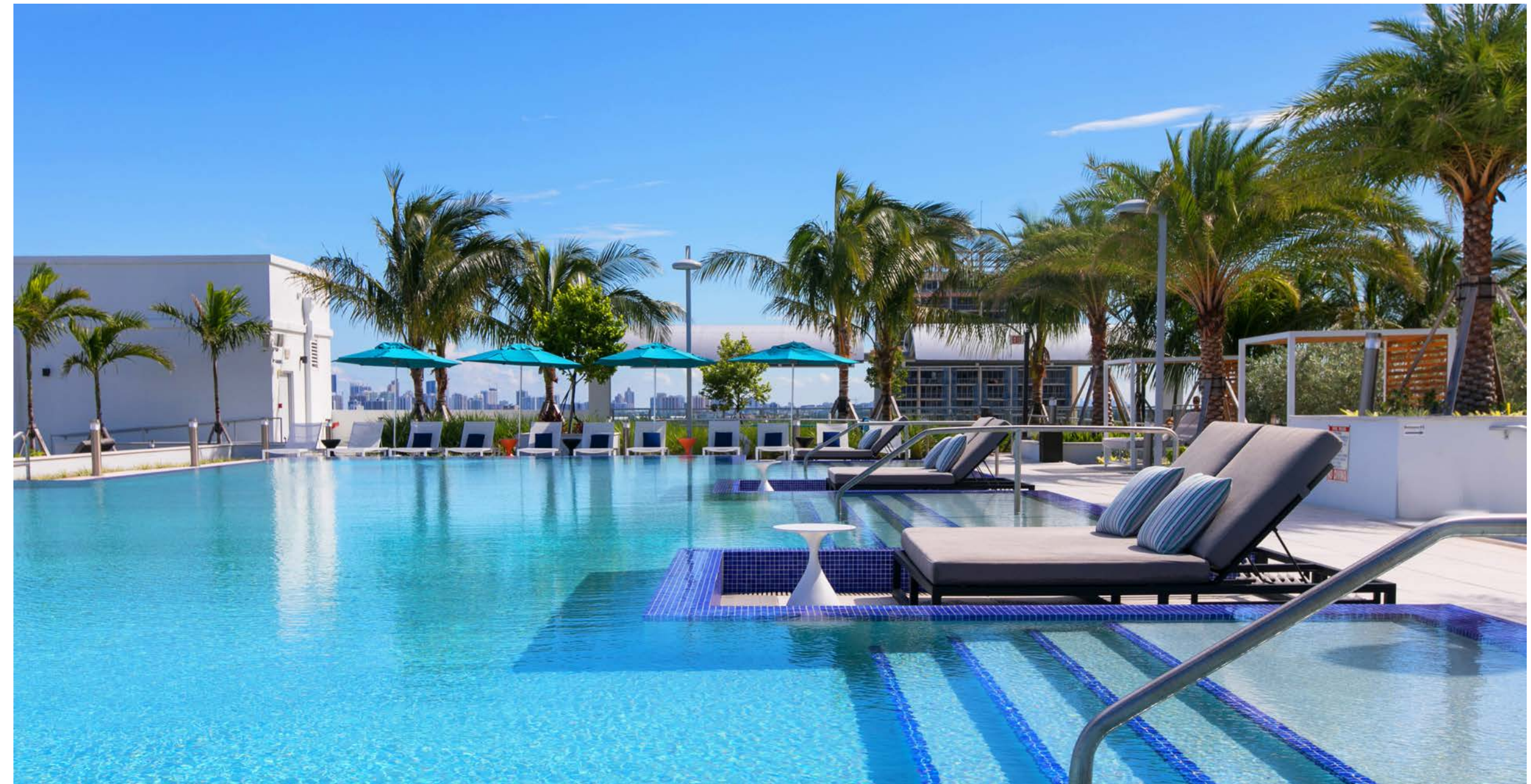
RESIDENCES
HOLLYWOOD



CIRC
RESIDENCES
HOLLYWOOD

AN ALL INCLUSIVE CONDOMINIUM

- 1, 2 & 3 Bedroom Residences
- Resort Amenities
- Publix
- Olivia Restaurant, Authentic Italian Cuisine
- The Muse Rooftop by Olivia
- Circuit Shuttle



Evolution of Hollywood



PAST

1990
YOUNG CIRCLE



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RESIDENCES
HOLLYWOOD

PRESENT & FUTURE

Downtown Hollywood and the iconic Young Circle area are revitalizing with more than \$1.5 billion in real estate development planned or under construction.



SHELL BAY

ULTRA-EXCLUSIVE PRIVATE GOLF COURSE OPENS IN HOLLYWOOD, FLORIDA.

A world-class golf course, a racquet center, a private yacht club, and much more – all yours to enjoy, so long as you have a spare million dollars lying around..



THE MOST EXPENSIVE GOLF CLUB IN THE U.S!

Memberships starting at \$1.3M

SHELL BAY IS JUST A 5-MINUTE DRIVE AWAY FROM CIRC RESIDENCES

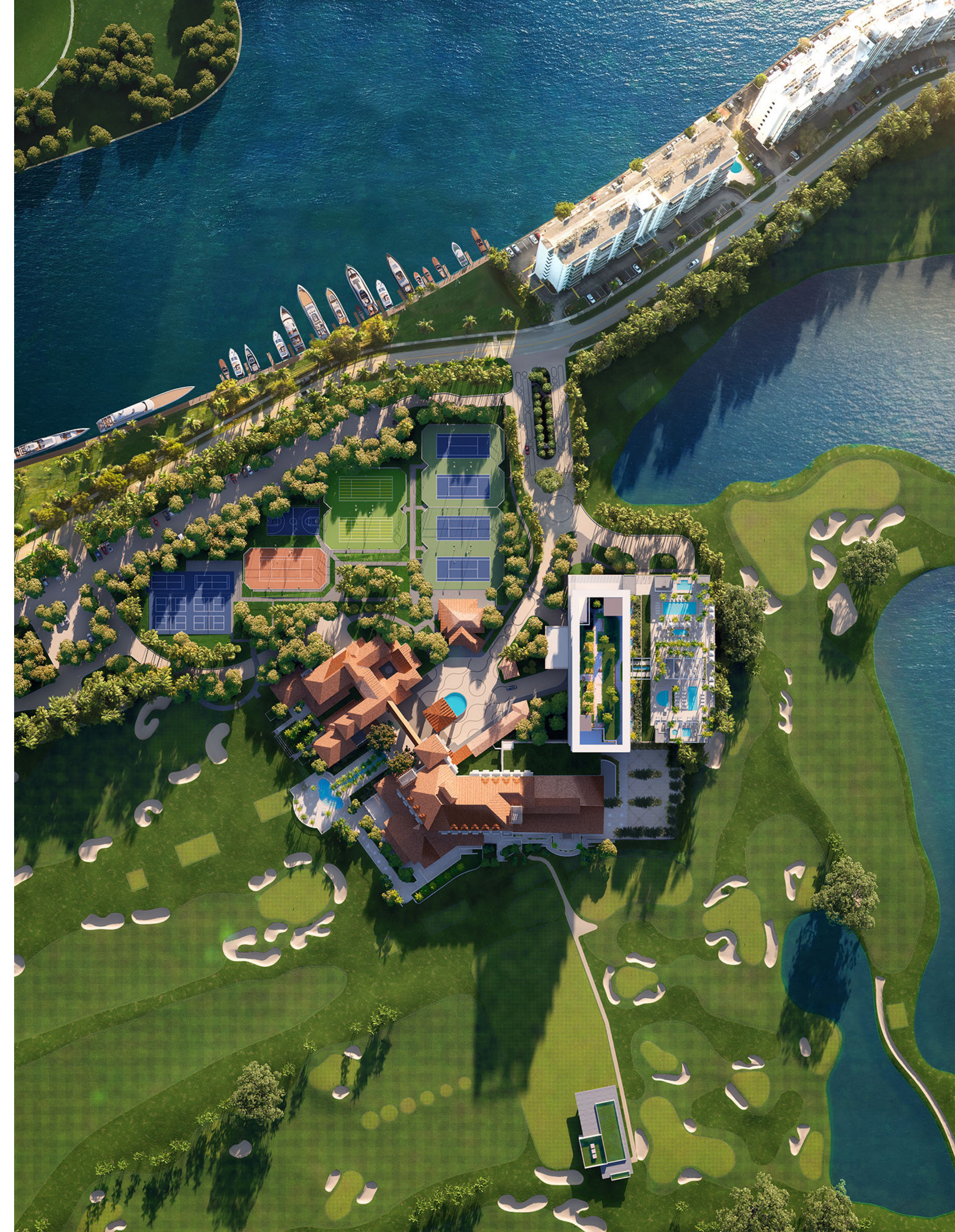
SHELL BAY

10 OF THE MOST EXCLUSIVE GOLF CLUBS IN THE WORLD

Shell bay Named One of the
Most Exclusive Golf Clubs in The
World.

-May 2024

**BUSINESS
INSIDER**



PPG DEVELOPMENT AND GCF TO REINVENT HOLLYWOOD GOLF COMMUNITY

THE REAL DEAL
SOUTH FLORIDA REAL ESTATE NEWS



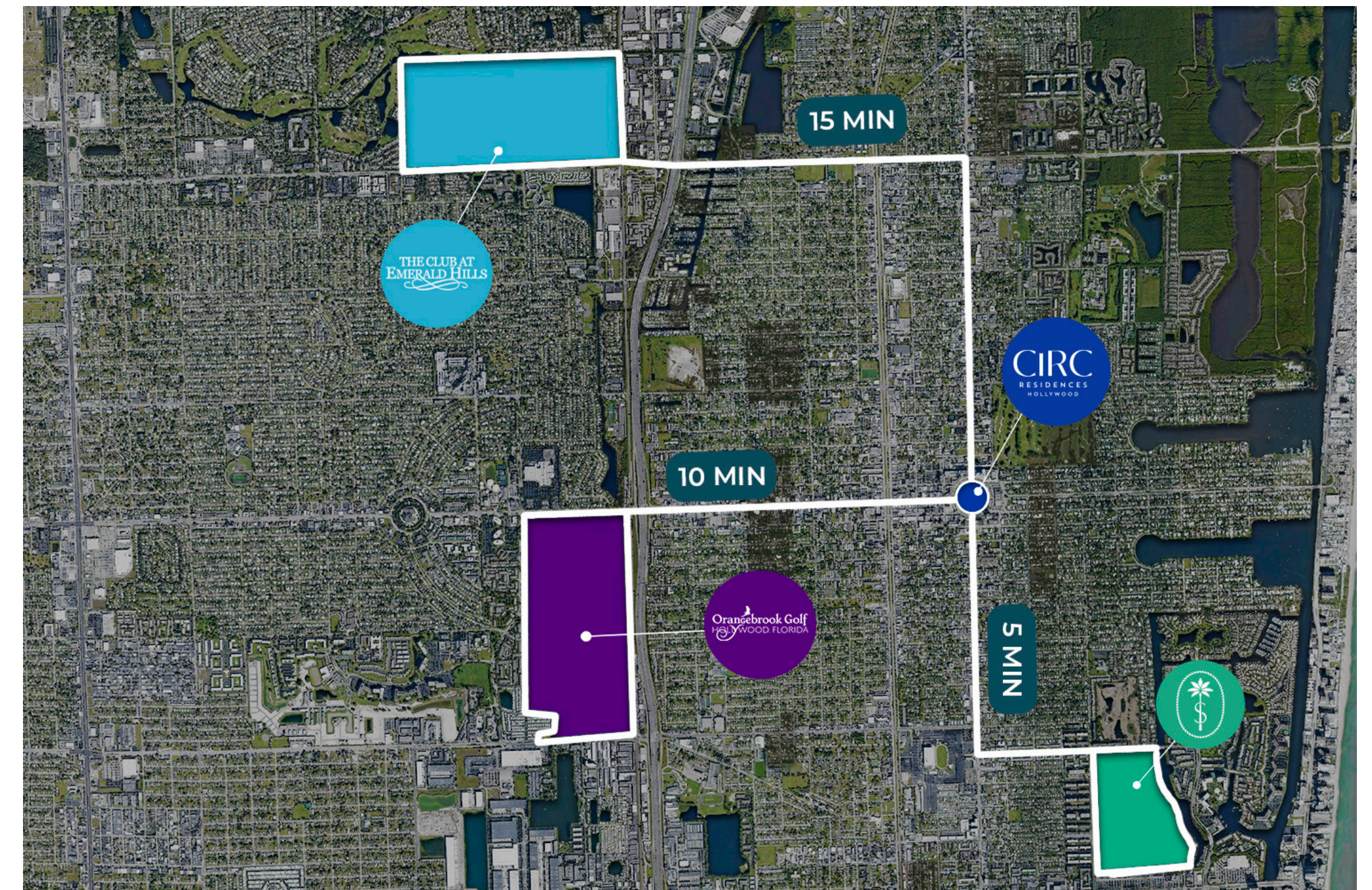
Orangebrook Golf &
Country Club



The Club at Emerald Hills

“The most exciting part of this project is Hollywood is going to get a Rees Jones Championship Golf Complex and a real opportunity for a major PGA event coming to the city.” Pearl said.

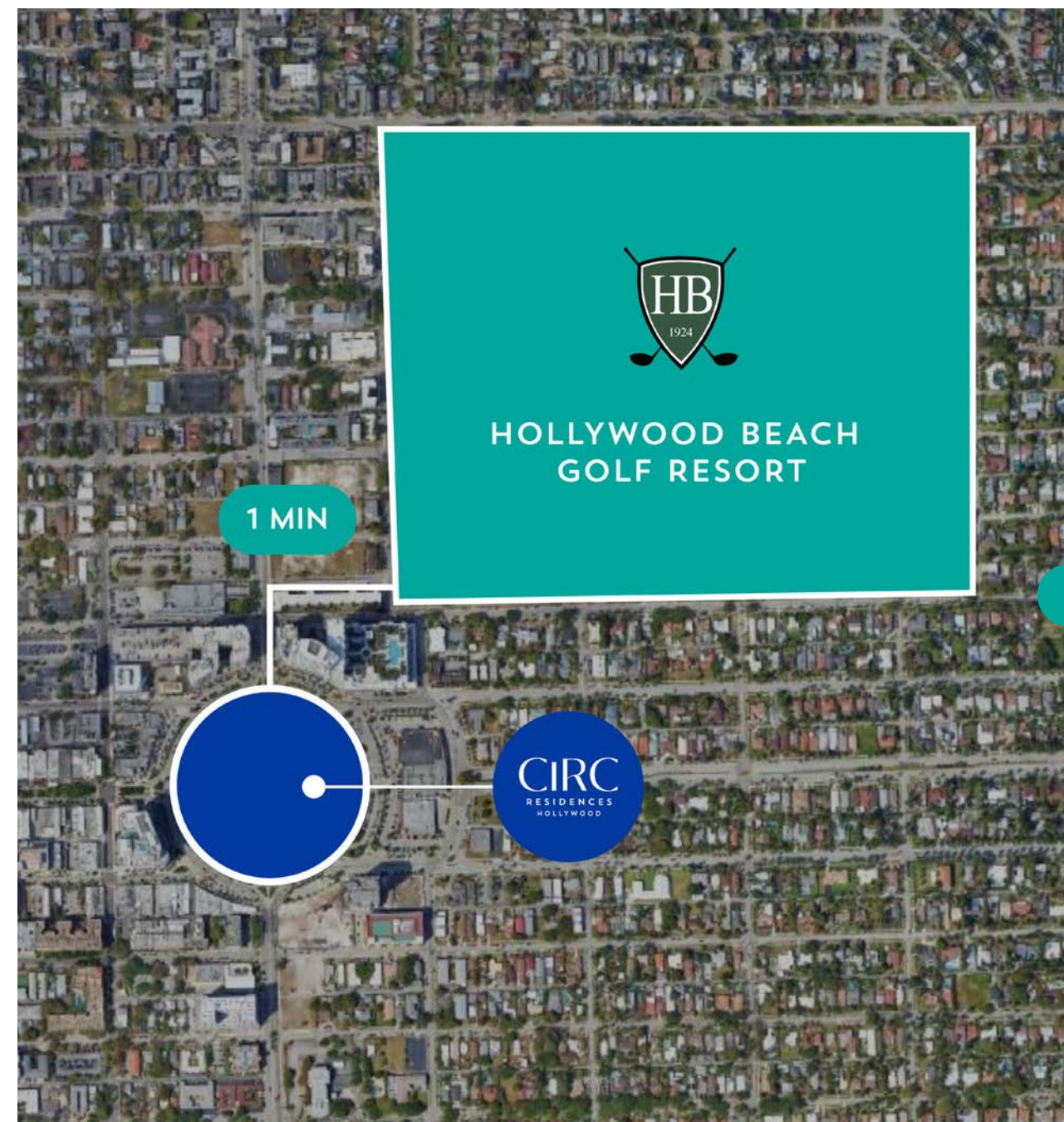
**SOUTH FLORIDA
BUSINESS JOURNAL**





HOLLYWOOD GOLF BEACH RESORT

The scenic Hollywood Beach Golf Club offers a golf experience that cannot be duplicated in Hollywood Beach, Florida. The Hollywood Beach Golf Club is home to a challenging 18-hole course that is perfect for golfers of all levels. The picturesque course gives you an experience reminiscent of old Florida and lets you focus on your golf game and leave the day-to-day distractions behind.

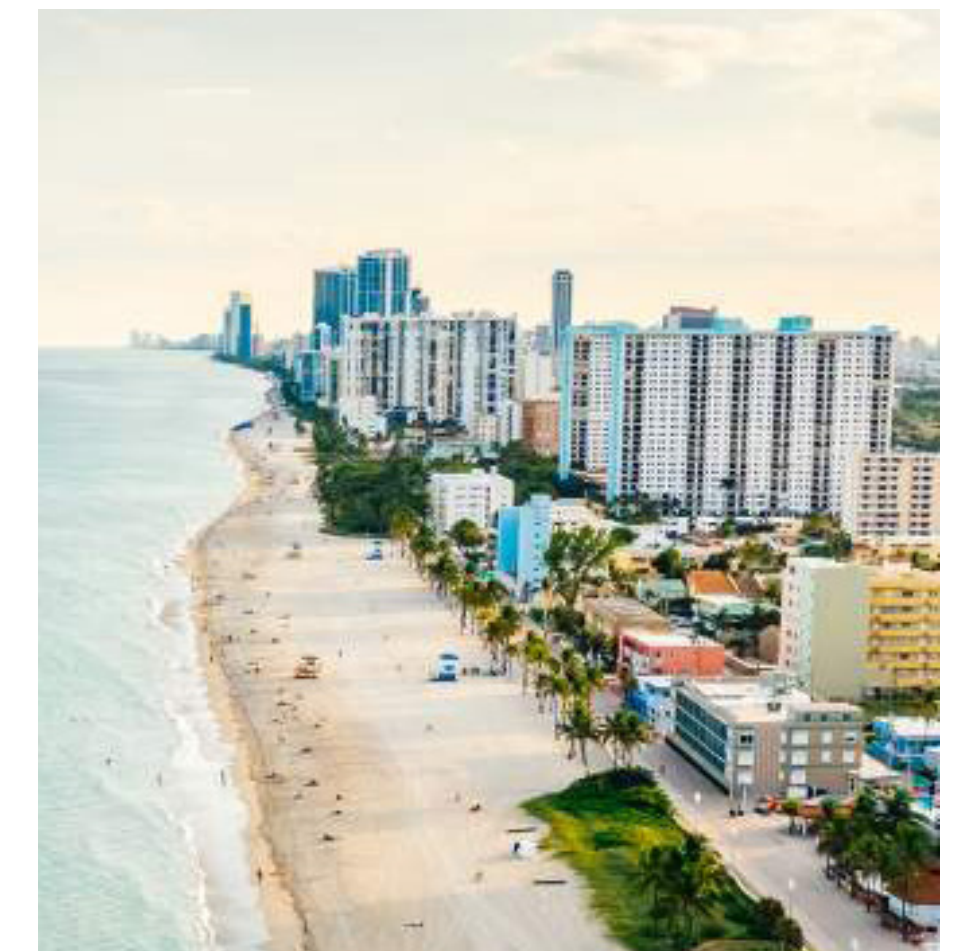


OPEN GREEN SPACES AND UNOBSTRUCTED VIEWS TO THE OCEAN.

HOLLYWOOD BEACH GOLF RESORT IS JUST A 1-MINUTE DRIVE AWAY FROM CIRC RESIDENCES



HOLLYWOOD BEACH & BOARDWALK
**NAMED ONE OF AMERICA'S
BEST BEACH BOARDWALKS BY**
TRAVEL + LEISURE MAGAZINE





LARGEST CASINO IN FLORIDA & WINNER OF 2023'S ACM CASINO OF THE YEAR THEATER AWARD

“Hard Rock has been a brand synonymous with premium entertainment for over five decades,” said Jim Allen, Chairman of Hard Rock International and CEO of Seminole Gaming. “This prestigious recognition by the Academy of Country Music is an honor and testament to the incredible work by our team members to provide the most incredible experience to all visitors, artists and fans alike.”



Bruce Springsteen



Elton John



Alicia Keys

HOLLYWOOD IS ON YOUR WAY TO EVERYWHERE!



HARD ROCK STADIUM
COPA AMERICA 2024
GRAND FINAL VENUE



MIAMI GARDENS DRIVE

BRIGHTLINE
STATION



AVENTURA
MALL



TURNBERRY ISLE
COUNTRY CLUB



SUNNY ISLES BEACH



HALLANDALE BLVD.



GULFSTREAM
PARK RACING

ORANGEBROOK GOLF &
COUNTRY CLUB



SEMINOLE HARD ROCK
HOTEL & CASINO



FT. LAUDERDALE INTL.
AIRPORT (10 MIN)

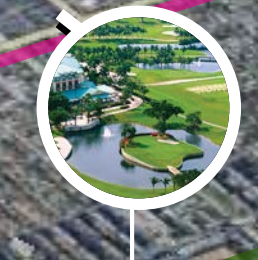
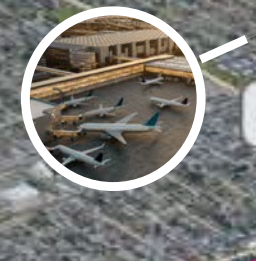


THE CLUB AT
EMERALD HILLS

CIRC
RESIDENCES
HOLLYWOOD



HOLLYWOOD BEACH
GOLF RESORT



SHELL BAY CLUB
GOLF COURSE



HALLANDALE /
HOLLYWOOD
BEACH

A1A



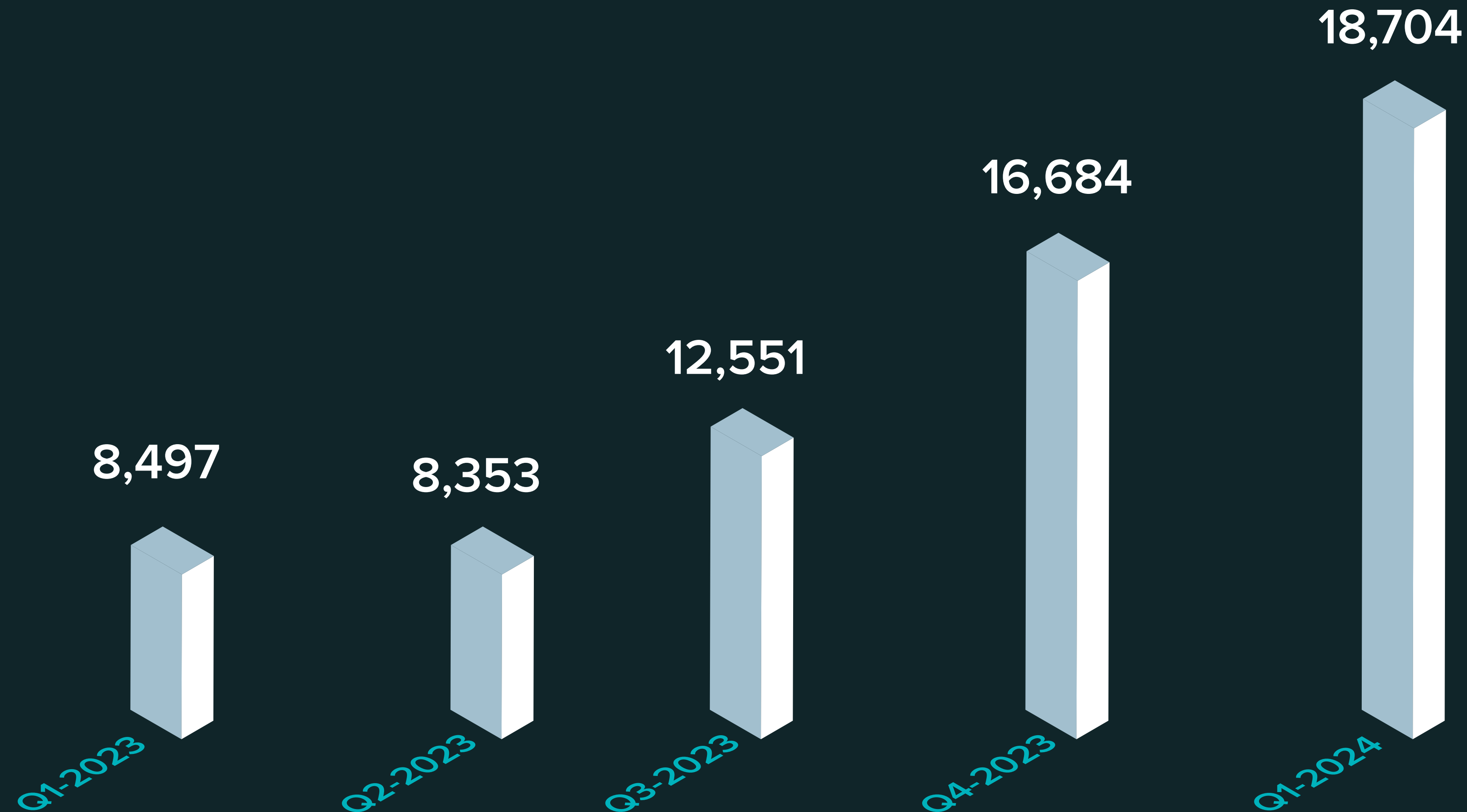
MIAMI INTL.
AIRPORT (20 MIN)

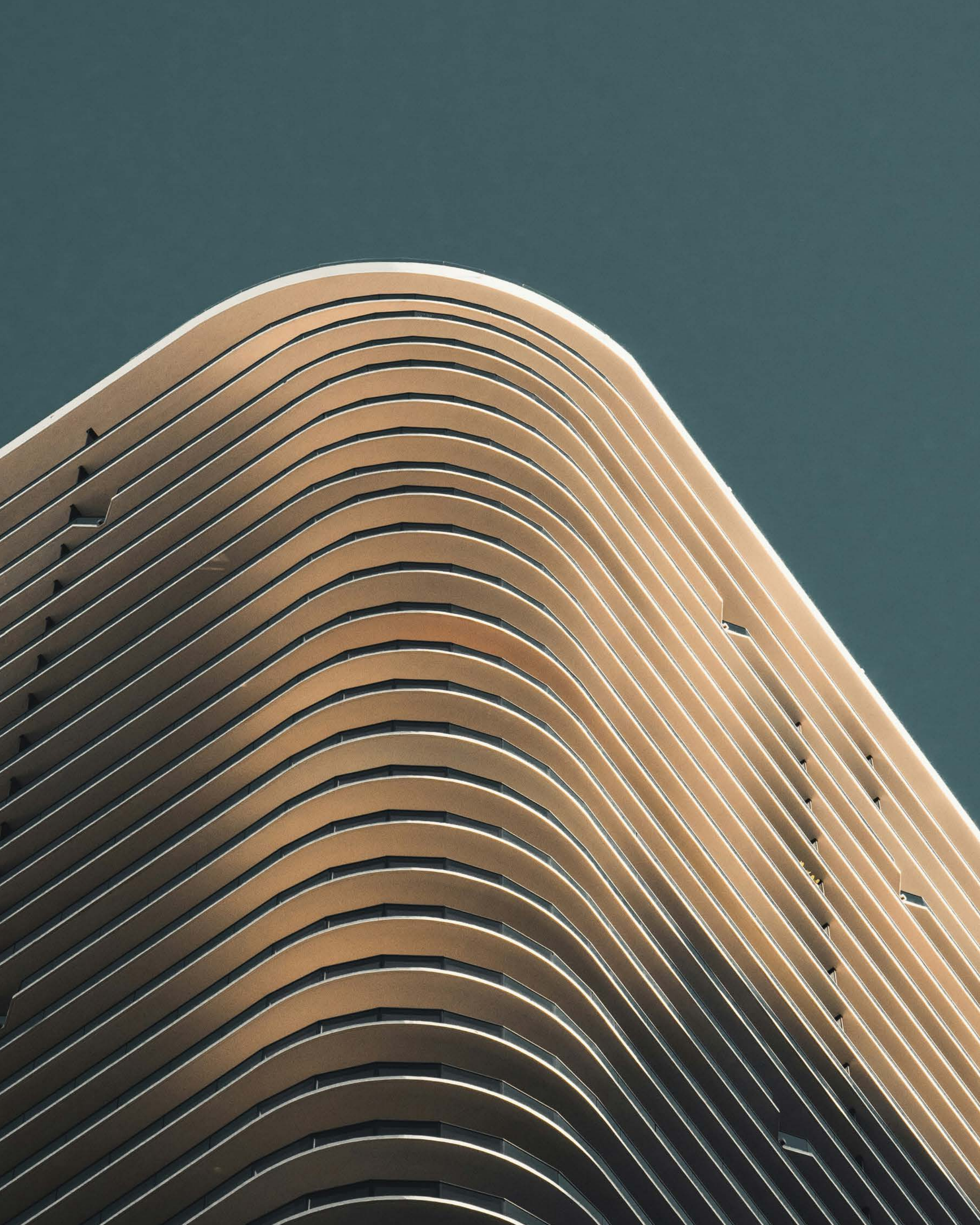
Market Update Inventory

Total Active Condo Listings in Miami-Dade, Broward & Palm Beach Counties

Source: MLS

Pre-Covid (Avg Listings 22,000)





NEW MANDATORY RESERVE REQUIREMENTS FOR FLORIDA

SPECIAL ASSESSMENTS?

| Milestones Inspections Will Be Required by The County

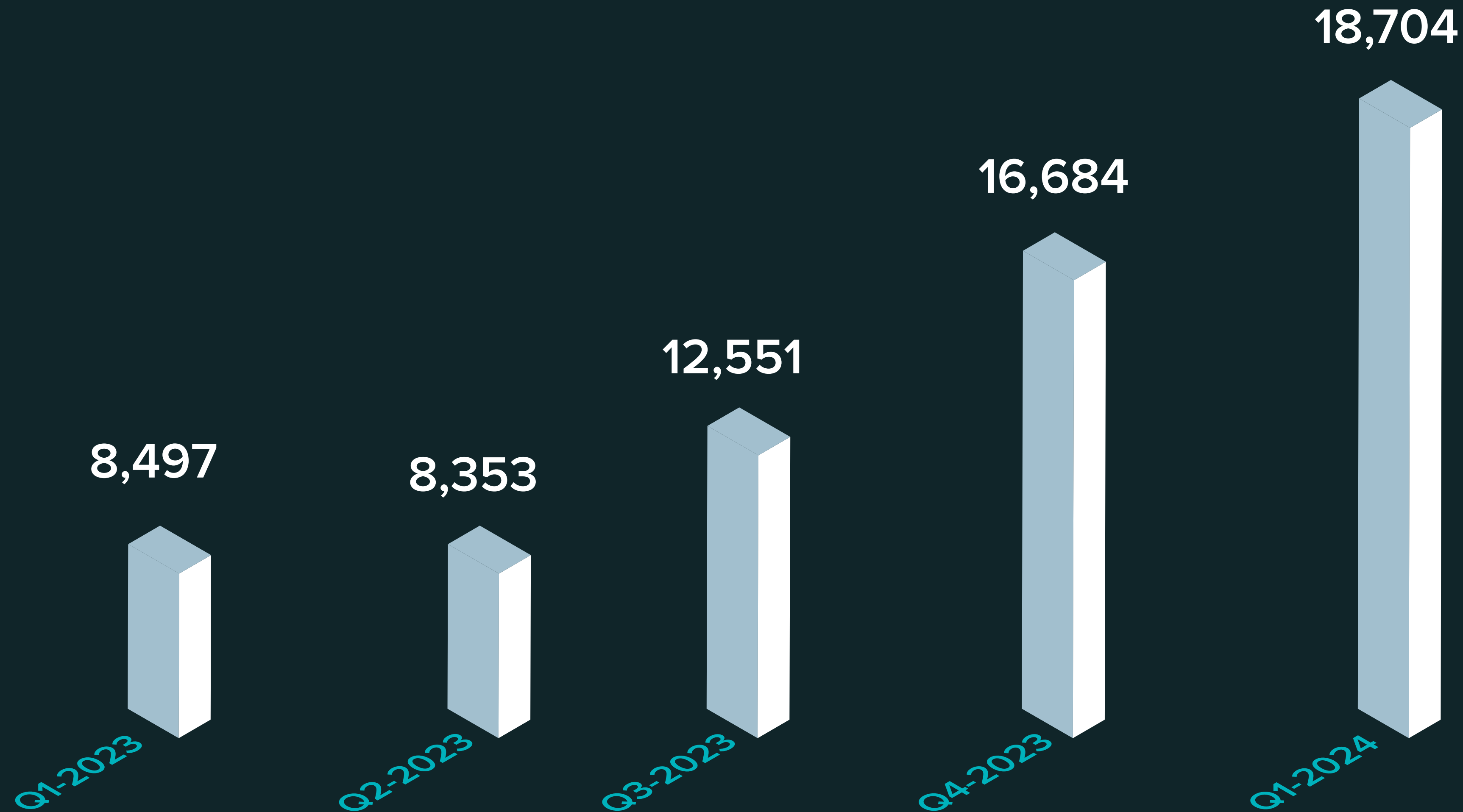
(Structural Integrity Inspections Conducted by a Licensed Architect or Engineer of a Building Including Load-bearing Walls, Primary Structural Members, and Systems)

- 30 years from the date of C.O. for the building being issued; or
 - 25 years from C.O. for the building being issued if building is located within 3 miles of the coastline.
 - After the Milestone inspection date, all condominiums will be required to have the same inspection performed at least once every 10 years
(Similar to the previous 40 / 50-year recertification requirement in Miami-Dade).
- The proposed annual budget must include the most recent Structural Integrity Reserve Study as prepared by inspector.
 - Effective December 31, 2024, Condo Associations can no longer waive reserves.

Total Active Condo Listings in Miami-Dade, Broward & Palm Beach Counties

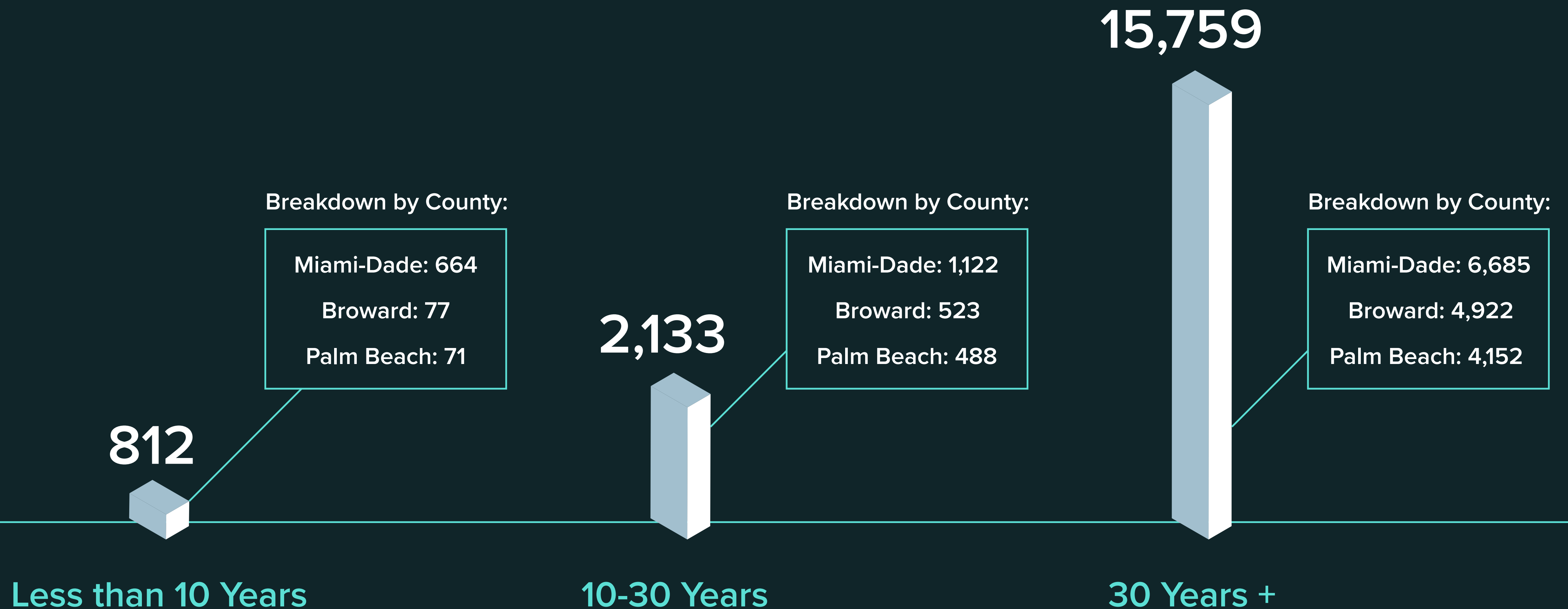
Source: MLS

Pre-Covid (Avg Listings 22,000)

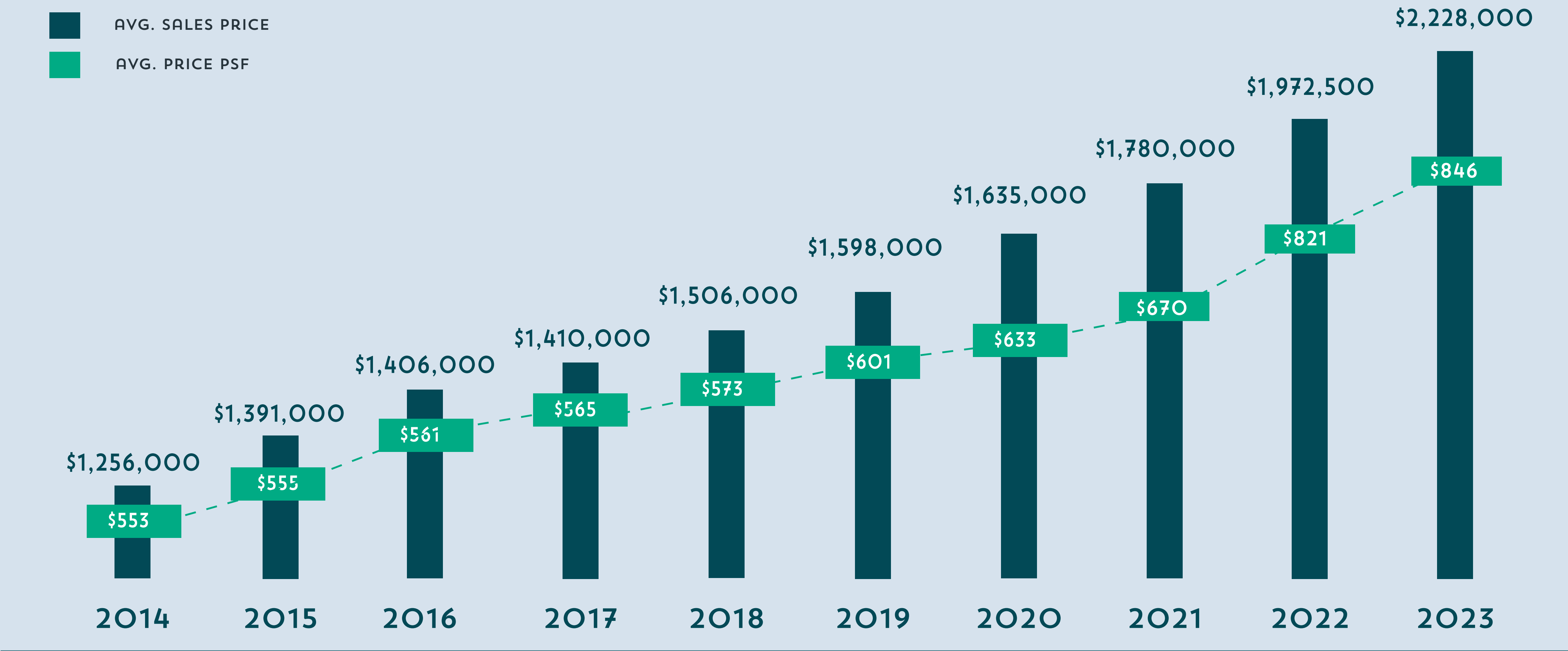


Total Active Condo Listings in Miami-Dade, Broward & Palm Beach Counties By Age

Source: MLS



HOLLYWOOD 10-YEAR PRICE APPRECIATION FOR TRADITIONAL CONDOS BUILT SINCE 2012



AVG. 8% APPRECIATION P/Y SINCE 2014

TRADITIONAL CONDOS (AVG. SALES PRICES/ PSF)

Market Update

New Construction

As of March 2024

SOUTH FLORIDA PRE-CONSTRUCTION DEVELOPMENTS

- TOTAL TRADITIONAL CONDOS
- SHORT TERM RENTALS
- TOTAL UNITS/ CONDO BUILDINGS

$$\begin{aligned} & \text{● } 10,278 + \text{● } 10,335 = \text{● } 20,613 \text{ TOTAL UNITS} \\ & \text{● } 73 + \text{● } 31 = \text{● } 104 \text{ TOTAL CONDO BUILDINGS} \end{aligned}$$

DOWNTOWN CORE

THE BEACHES

BROWARD COUNTY

DOWNTOWN CORE

(Brickell, Downtown Miami & Edgewater)

$$\begin{aligned} & \text{● } 4,707 + \text{● } 9,746 = \text{● } 14,453 \text{ TOTAL UNITS} \\ & \text{● } 21 + \text{● } 27 = \text{● } 48 \text{ TOTAL CONDO BUILDINGS} \end{aligned}$$

THE BEACHES

(Miami Beach, North Bay Village, North Miami, Bay Harbor Islands, Bal Harbor, Surfside, Sunny Isles & Aventura)

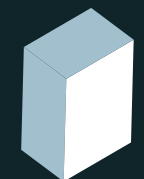
$$\begin{aligned} & \text{● } 2,483 + \text{● } 589 = \text{● } 3,072 \text{ TOTAL UNITS} \\ & \text{● } 29 + \text{● } 04 = \text{● } 33 \text{ TOTAL CONDO BUILDINGS} \end{aligned}$$

BROWARD COUNTY

(Hallandale, Hollywood, Dania Beach, Fort Lauderdale, Pompano Beach & Hillsboro)

$$\begin{aligned} & \text{● } 3,088 + \text{● } 00 = \text{● } 3,088 \text{ TOTAL UNITS} \\ & \text{● } 23 + \text{● } 00 = \text{● } 23 \text{ TOTAL CONDO BUILDINGS} \end{aligned}$$

20 Year Condo Delivery Analysis for Traditional Condos



No. Units



Condo Developments

58,953

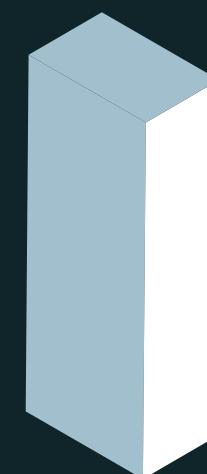


Previous Cycle

275

2001 - 2010

19,465



Last Cycle

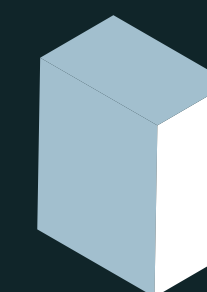
123

2012 - 2020

Under Construction:
17 / 3,117

Pre-Construction:
56 / 7,161

10,278

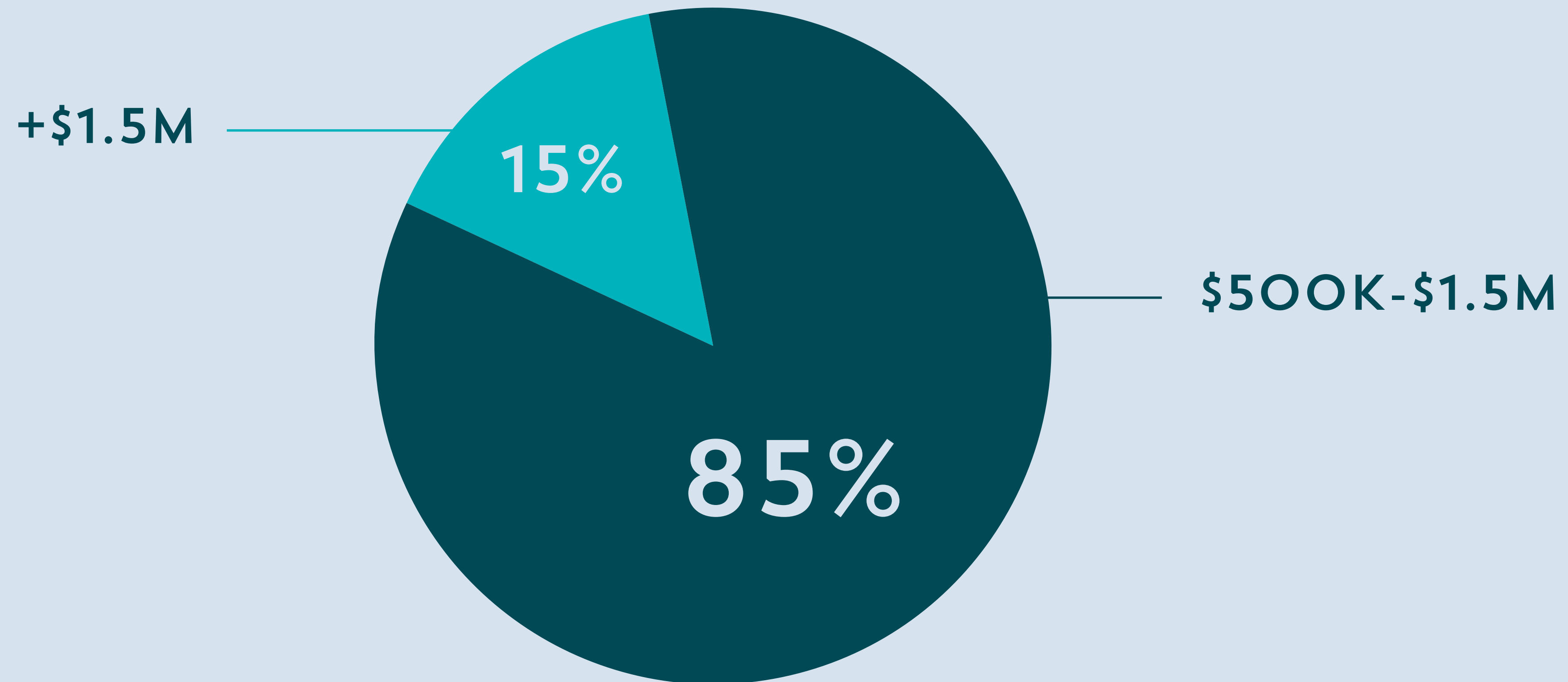


Current Cycle

73

2021 +

% OF SALES BY PRICE POINT IN 2023 IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES



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