



THE
NEW
WAY
TO
OWN

NATIIVO™ / MIAMI

FLEXIBLE OWNERSHIP FOR THE MODERN-DAY OWNER

**THE FIRST PURPOSEFULLY DESIGNED, BUILT,
AND LICENSED BUILDING FOR HOMESHARING.**

Nativo Miami is a one-of-a-kind ownership experience offering the luxuries, services, and amenities of a hotel – with the added flexibility to list on any homeshare platform as desired.

01 /

SHORT TERM LONG TERM- YOUR TERMS.

**NATIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH
EASE, USING ANY HOMESHARING PLATFORM.**

INCLUDING:

- / Airbnb
- / VRBO.com
- / TripAdvisor
- / Expedia
- / Orbitz
- / Hotels.com
- / Travelocity
- / Booking.com
- / Kayak
- / Priceline
- / FlipKey
- / Tripping
- / Trivago
- / Venere
- / Hotwire
- / Owner Direct Vacation Rentals
- / Beachhouse.com
- / Resort Reservations
- / AllTheRooms
- / Vacation Rental Supermarket
- / Vaystays
- / PerfectPlaces.com
- / VRGuest
- / Vacayhero
- / Abritel.fr
- / HomeAway.at
- / HomeAway.com.au
- / AlugueTemporada.com.br
- / HomeAway.ca
- / HomeAway.ca.fr
- / FeWo-direkt.de
- / HomeAway.dk
- / HomeAway.es
- / HomeAway.fi
- / HomeAway.it
- / HomeAway.com.mx
- / HomeAway.nl
- / HomeAway.no
- / HomeAway.pt
- / HomeAway.se
- / HomeAway.co.uk
- / HomeAway.com
- / Homelidays.com
- / Homelidays.it
- / VacationRentals.com
- / Rental Source
- / RentByOwner
- / Travelprorentals
- / Agoda
- / CoastRentals.com
- / forGetaway.com

TO LIVE
AS A NATIVE
IS TO
EXPERIENCE
THE
FREEDOM OF
EXPLORATION
AND PLACE.



02 /

BUILDING FEATURES

- / 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- / Prime downtown location by Miami World Center
- / Short-term rentals permitted as-of-right
- / Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- / Double-height lobby with floor-to-ceiling windows
- / 24-hour welcome desk with concierge
- / 24-hour valet parking
- / 24-hour secure access
- / Advanced technology smart-building with high-speed fiber-optic wireless internet access throughout common areas
- / Exclusive Natiivo app
- / Cutting-edge green building technology
- / Six high-speed passenger elevators with access control
- / On-site hospitality management
- / Curated street-front restaurant with outdoor dining








ENTRY - ARTISTS CONCEPT

03 / NATIIVO MANAGED OPTION

A TURNKEY SOLUTION /

-  MASTERHOST
-  HOUSEKEEPING
-  VIP AMENITIES
-  FOOD & BEVERAGE
-  NATIIVO APP

WHAT IS NATIIVO?

STRENGTH /
FREEDOM /
FLEXIBILITY /

NATIIVO COMBINES THE WARMTH OF A HOME WITH AN IMMERSIVE, LOCAL HOSPITALITY EXPERIENCE TO OFFER PEOPLE A UNIQUE WAY TO LIVE AND STAY.

By combining the local atmosphere of a homestay with the service, security, and consistency of a hotel, Natiivo fills a gap in the hospitality landscape by delivering a unique, forward-thinking option for people with a modern, flexible lifestyle.

Resident owners also have the advantage of being able to maximize on their real estate by renting units on a short term basis, when they aren't using their home, on any homesharing platform they prefer.

NATIIVO EMBODIES THE LOCATION

- / Each Natiivo embodies the quintessential character of its location
- / We celebrate each city's makers and doers by including them into the Natiivo experience

NATIIVO DESIGNS FOR DOMESTICITY

Intimate spaces for living, not just staying - with:

- / Full kitchen with oven, dishwasher, refrigerator, range, microwave, flatware, dishes, pots and pans, etc
- / Owner's closet
- / Washer & dryer in every unit
- / Plenty of room to spread out
- / Expansive balconies

NATIIVO FOSTERS SOCIAL CONNECTION

- / More than a place to stay— a launching pad for local insight, events, and culture
- / Creating spaces to work, play and socialize

NATIIVO'S EVERYDAY LUXURIES

- / Thoughtful amenities—premium bed linens, comfortable robes and slippers
- / Customizable, well-stocked refrigerator



04/ THE HOME SHARE ADVANTAGE

REALTOR.COM:

Miami is #4 on the top 10 most profitable places in the United States to own an Airbnb rental in 2019.

IPROPERTYMANAGEMENT.COM:

- / \$57.7 billion: projected vacation rental revenue for 2019
- / 297.2 M: total vacation rental users worldwide
- / Vacation rentals are expected to topple the hotel industry by year 2020
- / Millennials are predicted to spend \$1.4 trillion on travel each year by 2020. They are more likely to choose short-term rentals over hotels for their stays

THE MIAMI TIMES:

Miami Short Term Rental Activity by Market reports Downtown Miami as highest in guest arrivals, Median Nightly Price (ADR) and Average Trip (Days).



1 IN 4 AMERICANS

Report engaging with short-term rental platforms (23%), up 277% from 6%, over a ten year period



71% OF TRAVELERS WITH CHILDREN

Said access to cooking their own meals was a major reason they chose a vacation rental



GLOBAL SHORT-TERM RENTAL SALES

Projected to reach \$132.5 billion and 10 million listings by 2022, nearly triple what they were in 2012

HOMES DESIGNED FOR HOMESHARING

05/

RESIDENCE FEATURES

- / Urban luxury residences with modern open layouts from 410 to 2,200 SF
- / Studio, one-, two-, three-, and four-bedroom units
- / All residences are delivered fully-finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic ocean, Biscayne Bay, and Miami skyline views
- / Owner closets in every residence

KITCHEN:

- / Imported European cabinets with premium hardware and drawer pulls
- / Contemporary under-mounted sink
- / Bronze high-arc gourmet faucet with integral sprayer
- / Flatware, dishes, pots and pans, etc.

MASTER BATHROOM:

- / Imported European cabinets with premium hardware and drawer pulls
- / Elegant imported stone counter-tops
- / Rectangular trough porcelain sinks with dual faucets
- / Custom-finished floors and walls in wet areas
- / Frameless glass shower enclosures
- / Premium European-style fixtures and accessories



BATHROOM - ARTISTS CONCEPT



BATHROOM - ARTISTS CONCEPT



LOBBY - ARTISTS CONCEPT



RESIDENCE - ARTISTS CONCEPT



KITCHEN - ARTISTS CONCEPT

06 /

NATIVO SOCIAL /

A PRIVATE SOCIAL CLUB FOR NATIVO OWNERS & GUESTS,
CREATIVE HQ OWNERS & TENANTS, AND MEMBERS

THREE FLOORS WITH 70,000 SF OF EXCLUSIVE AMENITIES

THE WORK:

- / Co-Working Spaces
- / Private Offices
- / Flexible Office Arrangements
- / Video Capable Conference Rooms
- / Quiet Rooms
- / Phone Booths
- / Cutting Edge Technology & Connectivity
- / Office Host
- / Coffee & Juice Bar
- / Amphitheater
- / Meeting / Presentation Rooms

THE SOCIAL:

- / Specialty Restaurant & Bar
- / Dining Terrace
- / Social Area with Full-Service
Cafe & Cocktail Bar
- / Drink. Dine. Work. Lounge Areas
- / Media Lounge
- / Live show & Events Lounge
- / The Porch
- / Speakeasy
- / DJ & Live Performances
- / Programed Events

THE SWIM:

- / Resort-Style Pool
- / Pool Cabanas
- / Sun Deck
- / Poolside Food and Beverage
Service
- / Native Tropical Landscaping
- / Cabana Bar
- / Pool Towel Service

THE FIT:

- / Juice Bar
- / Yoga / Pilates Studio
- / Boxing Ring with Punching Bags
- / Peloton Equipment
- / Weight Station
- / Cross-Training / Crossfit
- / Spa / Treatment Rooms
- / Sauna / Steam Rooms
- / Locker Rooms
- / Outdoor Terrace / Training
- / The Fit Boutique

FLOOR /

08

THE WORK

±10,000 SQ FT OF CO-WORKING, CO-IDEATING, CO-MINGLING SPACE



CREATIVE HQ - ARTISTS CONCEPT

FLOOR /

09

THE SOCIAL

24,000 SQ FT OF INVIGORATING FOOD & BEVERAGE OFFERINGS FOCUSED ON LOCAL FARE



OUTDOOR RESTAURANT / LOUNGE - ARTISTS CONCEPT

FLOOR /

09

THE SWIM

16,000 SQ FT POOLSIDE RETREAT ELEVATED ABOVE THE DOWNTOWN HUM



POOL - ARTISTS CONCEPT

FLOOR /

10

THE FIT

±18,000 SF HEALTH AND FITNESS CENTER, AIMED AT NOURISHING BODY & SOUL



GYM - ARTISTS CONCEPT

NATIIVO™ / MIAMI

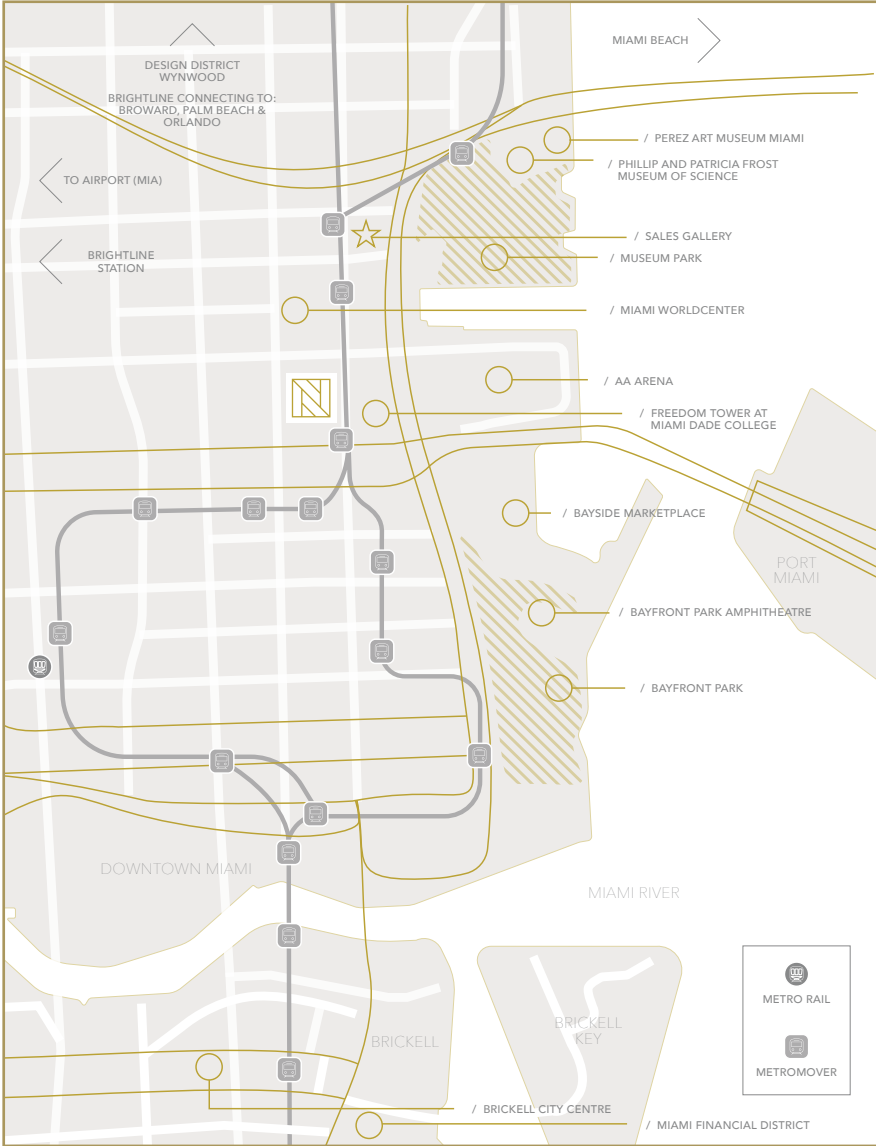
ANYWHERE
YOU
WANT
TO BE /

0 MILES

DOWNTOWN MIAMI

1 MILE

BRICKELL FINANCIAL DISTRICT



3 MILES

DESIGN DISTRICT & WYNWOOD

3 MILES

PORT MIAMI

6 MILES

MIAMI BEACH

8 MILES

MIAMI INTERNATIONAL AIRPORT (MIA)

SALES CENTER /

TEN MUSEUM PARK 1040 BISCAYNE BLVD,
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DEVELOPED BY
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MIAMI PARTNERS LLC

SALES & MARKETING
CERVERA
REAL ESTATE • 1969

ARCHITECT
ARQUITECTONICA

INTERIOR & LANDSCAPE DESIGN
URBAN ROBOT ASSOCIATES

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