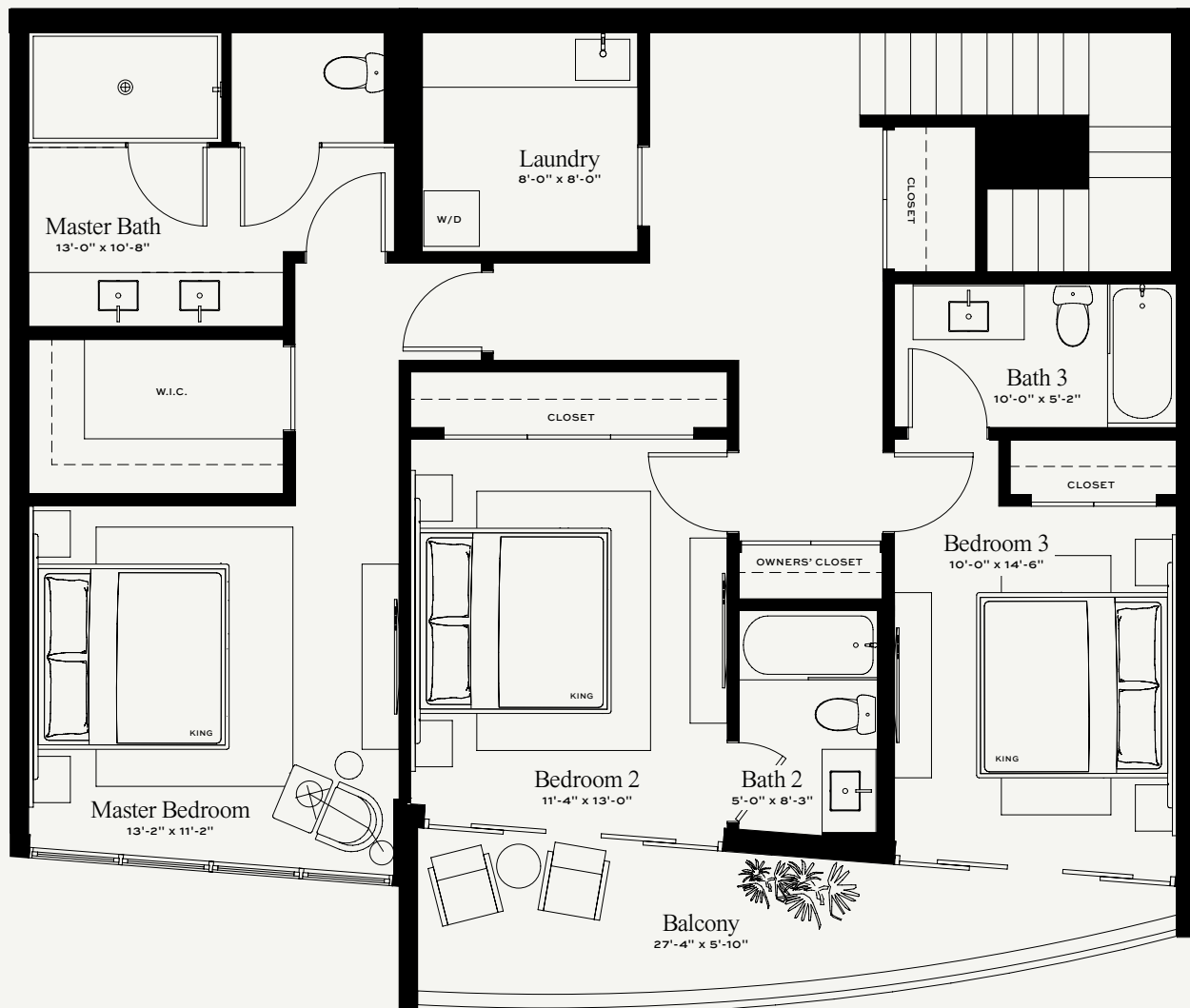
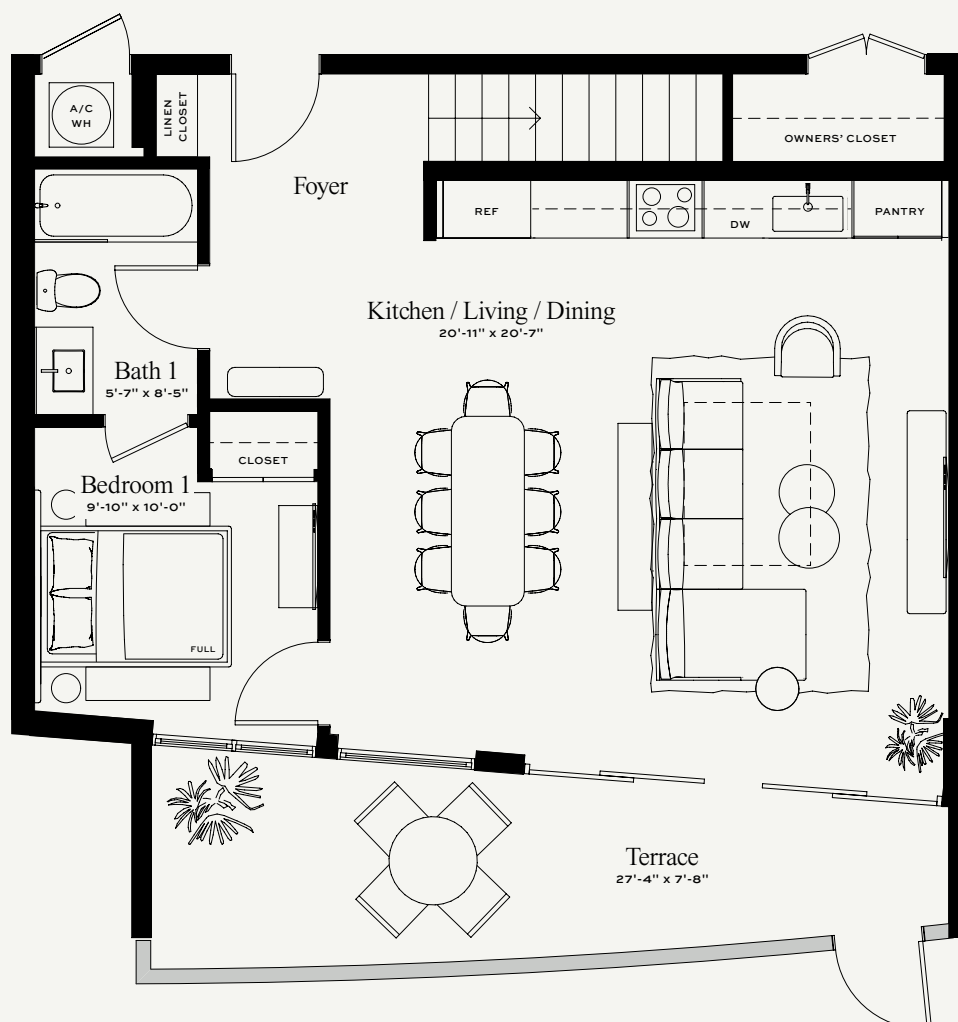




NEXO
RESIDENCES
NORTH MIAMI BEACH



UPPER LEVEL
1,292 SQ. FT. + 137 SQ. FT. BALCONY
120 SQ. M. + 13 SQ. M. BALCONY



LOWER LEVEL
802 SQ. FT. + 186 SQ. FT. TERRACE
75 SQ. M. + 17 SQ. M. TERRACE

Townhouse B

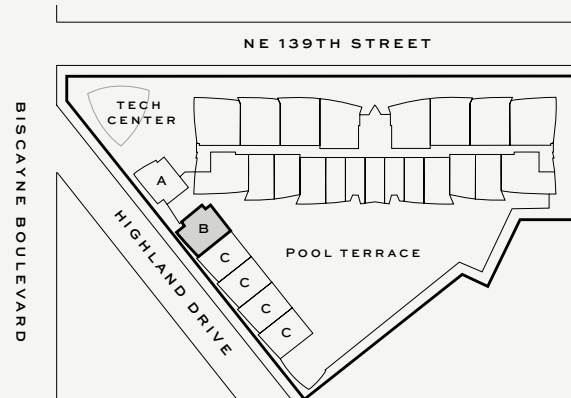
FOUR BEDROOMS / FOUR BATHROOMS

2,094 SQ. FT. + 323 SQ. FT. TERRACE / 2,417 SQ. FT. TOTAL
195 SQ. M. + 30 SQ. M. TERRACE / 225 SQ. M. TOTAL

DEVELOPED BY
FORTUNE
INTERNATIONAL
GROUP



LEVELS 1 & 2



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS 13899 BISCAYNE ASSOCIATES, LLC. WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND BLUE ROAD LLC. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

All depictions of appliances, counters, soffits, floor coverings, accessories, furniture, fixtures, and all other items of decoration are strictly for illustrative and display purposes only and is intended to act as an example to assist purchasers in visualizing a fully furnished unit. Such depictions should not be relied upon as a representation of the final product. All such items will not be included with the unit unless otherwise provided for in the purchase and sale documents and are subject to changes or substitution without notice. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.