



Much more than Real Estate

“We create **lifestyle.**”

TK 2.0 CONTENTS

3 ACKNOWLEDGEMENTS

4 BIRTH-YOUTH-EDUCATION

5 TRADING

7 ENTERING THE WORLD OF REAL ESTATE

8 TK HITS MIAMI BEACH

9 HISTORY OF MIAMI BEACH

10 TK'S CHARITABLE WORK

11 HURRICANE SHOPPING

13 LEARNING PROCESS: CHARRETTE

15 MORAL TURPITUDE & FINANCING

17 SOUTH BEACH BEFORE AND AFTER KRAMERIZATION

19 FROM VISION TO REALITY

21 TK'S DEVELOPMENTS

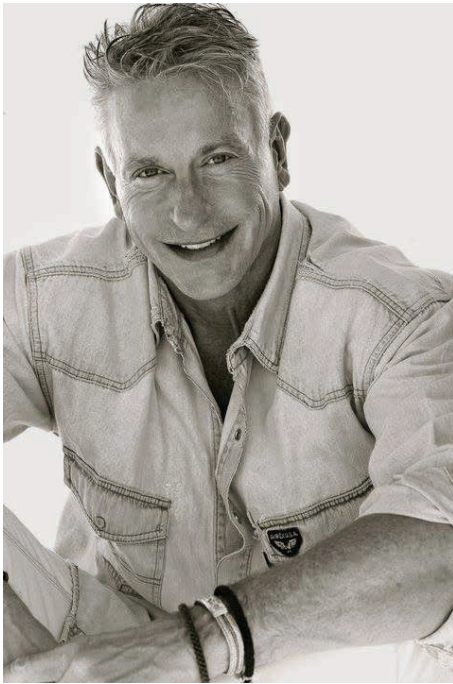
47 TK 2.0

**Lifestyle Incubator, Workout & Wellness Enthusiast,
Networker, Motivational Speaker, Visionary Developer.**

48 PROJECTS IN PIPELINE

53 SCOPE OF WORK AND FEE SCHEDULE

ACKNOWLEDGEMENTS



“I wish to thank my Family, Friends and Business Partners for their overwhelming Love & Support” - TK

Special thanks to:

Ahmed Al Thani, Aby Rosen, Angela and Stanley Ho, Bijan Burnard, David Koch, Donald Trump, Gloria and Emilo Estefan, Jorge Perez, Louis Bacon, Marc Iacovelli, Marc Rich, Maria Celeste, Nicolas Berggruen, Puff Daddy, Sheikh Nahyan bin Mubarak Al Nahyan, Tom Daily and Ziad Abu-Zalaf.



Ingeborg & Willi Kramer



Joya & Catherine

BIRTH YOUTH EDUCATION

Thomas Kramer [nicknamed TK], was born in Frankfurt, Germany, on April 27th, 1957. He is a full-blooded double-Taurus by also possessing the ascendant Taurus sign.

His father Willi Kramer, a successful stock trader, is TK's greatest idol, and his caring mother Ingeborg is TK's biggest fan!

Thomas has two younger siblings: Sylke and Olaf.

TK attended elementary school in Bad Soden.

Finished his school years at Germany's most famous boarding school – Salem.

After serving as a paratrooper in the Bundeswehr, TK studied at the Johann von Goethe University in Frankfurt.



TRADING

Frankfurter Allgemeine

ZEITUNG FÜR DEUTSCHLAND

D 2954 A

Sonntag, 13. August 1993, Nr. 18732 D

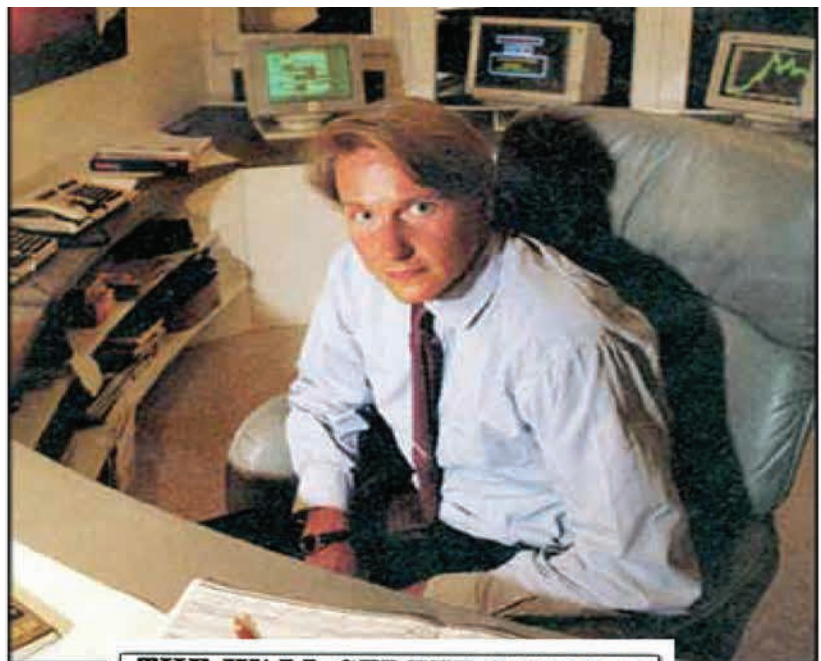
Herausgeber von Bruno Deschamps, Fritz Ulrich Fack, Anselm Fiet, Siegmund Jentsch, Johann Georg Kalkbrenner

1,90 DM | 1993 | 10.1.90 | 25. 13 | 1993 | 10.1.90 | 25. 13 | 1993 | 10.1.90 | 25. 13

Thomas Kramer – „Wunderkind“ am internationalen Finanzmarkt

Seine Münchner Denkfabrik arbeitet für institutionelle Großanleger / Von Heinz Brestel

“Working for Money will never make you financially independent, only letting your Money work for you will.” — TK



THE WALL STREET JOURNAL

Thomas set his sights on conquering Wall Street and extending his fortune many fold. By 18, he had lost all but a few hundred dollars of his first fortune. Determined and undaunted he went directly to New York to regain his fortune. Through the newly introduced option and financial index trading he earned it back again to lose it for the last time through a tip that did not pan out.

Only 19, he learned the valuable lesson that no one is the infallible expert, neither he nor those whose opinion he had trusted. Needless to say Thomas again amassed another personal fortune. With his valuable early experience he increased his wealth through every type of investment vehicle in the financial community.

He is now offering his decade and a half of experience to investors through his recently founded money management company. Member's called on Thomas Kramer at his Munich offices to hear of his latest achievements and direction.

M: On deciding to leave New York and return to Germany, you chose Munich. Why?

TK: Well, for personal and business reasons. I have a lot of friends here, there's skiing on the doorstep and really I just wanted to settle down. I had also come to realize that it was easier to think, analyse and plan investment strategies away from the New York scene of action. Yet in a way I haven't really left New York. I have an office there which is linked with Munich 24 hours a day via 'hot line' and modems and I spend two to three months in New York every year. I like to think of Munich as being the 'brains' of the enterprise and New York as the 'hands'.

M: You've made the successful move into the money management sector. How do you operate?

TK: About two years ago I decided to stop working only for my own account and began managing money for other people and

Gewußt wie - sagen sich die überaus blutigen Parasiten - wie sie mit ungeschickten Kunden das große Geld machen. In der neuen AZ-Doku "Held war's nicht" erfahren wir einige dieser düsteren Typen vor, beschreiben Tricks, Hinter den Kulissen der Geschichte von Thomas Kramer. Er ist 31. Jahr alt und Dollar-Milliardener für immer. Der große Blödsinn mit der Zerlegung der Aktien hat sich zum Abfall der Aktienpreise vor ihm nicht zeigen lassen.

Mister 20 Prozent und sein 24-Stunden-Streß im Finanz-Dschungel

Profi-Broker Thomas Kramer macht mit dem Mut zum Risiko das große Geschäft

Thomas Kramer lehnt sich weit im seinem Ledersessel zurück und hebt den Zeigefinger. „Benennen Sie mich nicht als Yuppie, ich bin zwar erst 31, aber immerhin schon 16 Jahre im Geschäft.“ Der große Blödsinn mit der Zerlegung ist Broker der besonderen Art.

Er ist ein Überlebenskünstler im Finanzdschungel. Er spekuliert für Banken und Militeure, legt Hunderte an gewöhnliche Konten an, sondern an hochklassigen Waren, die eigentlich Gemeines verkauft und mit kläglichen Verlusten durch Aktien, Rohstoffe, Devisen, Termingeschäften, Mandatenschein, eine Million, T. K., so heißt seine Firma in Schenck, geht hoch. Er kauft nur, wenn der Markt einsteigt.

Heute im Barren vier Computer-Bildschirmen mit den Kursen. Daten aus aller Welt. Frankfurt, London, New York, Tokio, Kraken hat auf den Kurs des nächsten Finanz-Geldes bis zu einer Million geschaut. Diegt die Pland um einen Prozent, stehen 10 000 Mark mehr auf dem Geschäftstisch.

Super-Gewinn mit Pfennig-Beträgen

Es regt während unserer Besuche ständlich Pfennig... In September, als der Dollar sich über 1,80 Mark wand, riefen er seine Mannen dazu in die Zukunft und sich mit Verkaufsoptionen ab - der Dollar soll um ein Zehntel - Kramer verlor ein paar Millionen ein Glück oder Verlust?

Kramer sieht die Bilanz auf den selbst entworfenen Schreibtisch und lacht wie Herold-Lachstein. Er beschäftigt sich Computer-Programme, die ihn über Finanzgründe schreiben, er arbeitet mit Psychologie und Psychologie, die



das Wahrscheinliche auf Gewinn-Ansätze durchrechnet. Und durch 20 Prozent in seinem Business ist in hundert ein Prozent in Analysis.“

Sie ordnen heute. Geschäft machte er als 15-jähriger Zögling des Soltau-Gymnasiums. Mit 100 Aktien von dem Sparzettel kaufte er an der Fondsbörse Aktien von Vatten und des Kursmakler. 100 Aktien einer Bourse. Da er noch keine 18 war, kochte er kurz nach seinem Ausweis. Einige Wochen schaffte die Papiere von Fiat auf 40 Mark, 4000 Mark Gewinn!

Wieder moderne Materie, drückt ein Wort an Kirk Sage. „Im Handel“, sagt er, „ist das Geld durch Wert und nicht durch Inhalt.“

Sie sind heute, werden er in der Lausitzerstraße. „Die Bourse macht, in Kindheit lernte er die Hand des Geldes. In der Bourse, die besteht er am Wochenende. Er sitzt mit seiner Freundin in der Hand des Geldes, in der Bourse, was der Kapitalgeber. Das hat er auch dabei, wenn er heute sitzt auf der Straße. „Park Cafe“ Schenck er nicht.

Was haben wir denn?“, hinstarrt bei Herbert Kramer. Kramer ist ein Mann von 1,70m, er trägt ein Ja nicht im dunklen Hemd ein, sondern trägt ein dunkles. Wenn dieser Wert nicht, schlägt er sich in die Brust.

Kern vor Teilnehmer, erzählt Thomas Kramer mit empfindlichen Lippen. Er hat mit 13 Prozent der Wille bei an einem Mann und die ergründet. Nach der Katastrophe machte er keine.

Mehr sind der Bilanz vom Oktober '92 konnte man was sehen. Das sagt er selbst im Frühjahr ebenfalls, wenn, wenn seine Papiere ab, dachte sich mit Verdingungsfirma ein und sagte Erfolg aus dem Kassens.

Der Spekulant als Analyste der Controlling-Kramer, unterteilt und knippt „Die Wirtschaft, freudig die Spekulation - so würde es sein, die Markt herkommen.“



Im Urlaub angeheitert sich Kashoggi

Privatleben? Zwei Jahre war Kramer mit Aga Khan Tochter Yasmin liiert, die heute ging in die Bause. Derzeit lebt er in Lausanne. „Die gegenseitige Liebe kann ich heute nicht mehr“, sagt er im Urlaub, er ist in Kaschoggi, schlägt er sich in die Brust durch Müdigkeit, um in Marokko mit seiner halbtägigen Kunden zu machen. Vergangenen Sommer hat dabei ein Milliarden-Dollar-Paket. Kramer: „Ich habe Adam Kashoggi, der er sich jeden Tag bei Lausanne und Casablanca getroffen.“ „Diesen Kashoggi“, sagt Kramer, „hat er sich nicht in die Mühe, aber in Geld, er nicht aufzugeben.“

Morgen lesen Sie
Der Schnüffler, der von Laim bis Libanon seine Connections hat

Imgenies auf dem Globus wird immer gekannt. 18 Stunden täglich, und wenn sie Hande pausiert, wird T.K. von dem Büro aus dem Streifen Limes, die Frühstück. Der junge Broker leidet wieder an dem Schreibtisch, liegt mit dem Finger auf einer Computer-Tastatur. Ergebnis einer hektisch-Spektakel und einer Krise. „Ich bin Dollar habe ich eingekauft, 1,80 Millionen Dollar sind dabei zusammen, das sind 211 Prozent.“

Kramer verachtet sich wieder den Inhalt, er ist dem Wert und den Spekulation, dem Kapital und den Spekulation, dem Kapital und den Spekulation, dem Kapital und den Spekulation. Die Welt bevor im ersten Halbjahr um 75 Prozent gestiegen.



Honey, show ME the MONEY

Inspired by his father's trading skills, young TK started trading in stocks & options.

His first trading office, was from the only public phone in Salem. He spent his school breaks there calling brokers to place trading orders. Through these trades, TK made his first million D-Marks at the age of 17.

After being accepted at Harvard University in Boston, his success in trading led him to abandon his academic carrier.

In 1981, he moved to New York, where he worked as a trader sharing an office on the 102nd floor of the World Trade Center with Shearson American Express, who facilitated his clearings.

In 1987, TK predicted the big stock market crash months before it happened and thanks to his astute financial strategy, he became one of the super-rich and famous overnight.



In 1987, TK predicted the big stock market crash months before it happened and, thanks to his astute financial strategy, became one of the super-rich and famous overnight.

ENTERING THE WORLD OF REAL ESTATE

“We agreed to disagree” — TK



Over the next decade, TK was fascinated while watching the southern tip of Manhattan gradually expand through landfill, as a new city district was born where skyscrapers seemingly sprung up from nowhere.

Today this new district is known as Battery Park Plaza, and it played a major role in TK's future development Vison.

In 1990, TK made a transition from, stock market genius to the world-renowned real estate visionary and developer he is today.

This extreme career transition was first inspired by a confrontation he endured with Donald Trump, while searching for a suitable “TK-style” apartment in New York City.

He ended up viewing the \$10 million penthouse at Trump Towers on 5th Avenue.

TK, being as open as he is, expressed his dislike for “Trump’s small kitchens, closets and showers.” Donald Trump then shouted, “it is impossible to sell anything else”, TK disagreed and they continued to argue, until they both lost their voice. They decided to agree to disagree and became good friends.

Then and there, TK knew he could beat Trump’s floor plan designs with his eyes blindfolded.



TK HITS MIAMI BEACH



TK's real estate vision was born by witnessing the southern tip of Manhattan grow from a landfill into Battery Park Plaza, a high-end mixed-use and residential high rise development.

December 1991, TK flew down to Miami to spend New Years on Williams Island, located in North Miami Beach, which was the hippest part of town at the time. Invited on a Helicopter tour over Miami, he got struck by his stunning development vision.

TK's real estate vision was born by witnessing the southern tip of Manhattan grow from a landfill into a pedestrian friendly high-end, mixed-use development, called Battery Park Plaza.

The striking similarity between the Southern tip of Manhattan and the Southern tip of Miami Beach, inspired TK to redevelop the Southern tip of Miami Beach by replicating the success that the new community of Battery Park Plaza achieved.



HISTORY OF MIAMI BEACH



On March 26, 1915, the 33 registered voters of Miami Beach officially incorporated this new city.

Until the early twenties 5th street was the city's northern limit. In the following years Miami saw the creation of the famous art deco district up to 25th street.

The property boom in the 30s expanded with the world-renowned Fontainebleau and the Alexanders Hotel, evolving into the entertainment industry's hub, until Las Vegas took over in the late 50s.

During WW II, South Pointe was converted into the Navy's biggest gasoline storage facility on the East Coast of the USA.

After the war, seawater salt eroded the oil tanks, and leaked diesel polluted the ground water of Miami Beach's Southern Tip, turning it into a blighted slum. This forced all future developments to move the city limits further north.

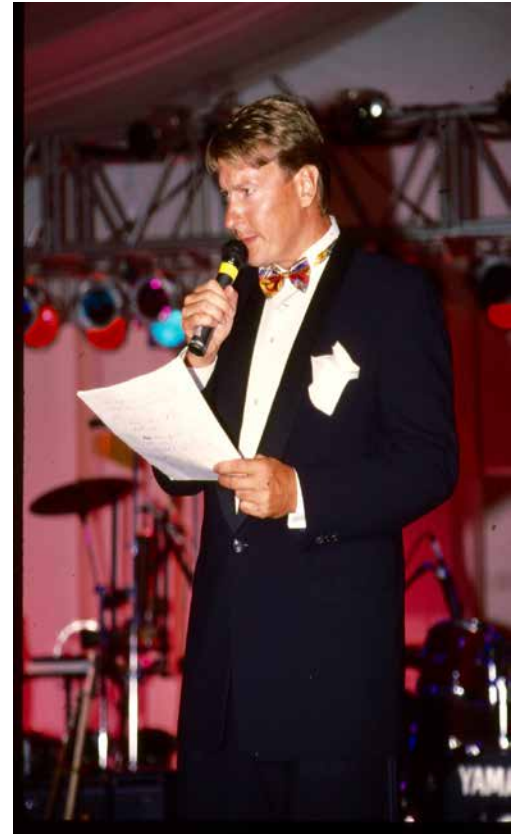
The mandatory clean-up represented an incalculable financial risk for developers, which is another reason why the area descended into a slum.



TK'S CHARITABLE WORK

TK'S arrival made a large footprint in the City of Miami Beach. Beside being the visionary developer behind the rejuvenation of South Beach, his philanthropy supported many local causes:

AIDS ACTION FOUNDATION
AMERICAN CANCER SOCIETY INC.
AMERICAN HEART ASSOCIATION INC.
ANTI-DEFAMATION LEAGUE FOUNDATION
AYUDA INC. (CHILDREN'S SAFETY FAIR)
BAY POINT SCHOOLS INC.
BERTHA ABESS CHILDREN'S CENTER INC.
BEST BUDDIES INTERNATIONAL INC.
CARESOURCE INC.
CHILDREN'S CANCER CARING CENTER INC.
AMBULATORY CARE UNIT
CHILDREN'S HOME SOCIETY OF FLORIDA
CHILDREN'S HOSPITAL FOUNDATION
CHILDREN'S RELIEF FUND INC.
COMMUNITY SUPPORT CENTER ADVOCATES
CYSTIC FIBROSIS FOUNDATION HEADQUARTERS
DAILY BREAD FOOD BANK
DOWN SYNDROME FOUNDATION
FLORIDA LAW ENFORCEMENT PUBLIC
INFORMATION OFFICERS ASSOCIATION
GAY MEN'S HEALTH CRISIS INC.
GRUBSTAKE RESOURCES FOR RECOVERY CORP
HANDS ON MIAMI INC. A FLORIDA NOT-FOR-PROFIT CORPORATION
HARCOURT M SYLVESTER CHARITABLE FOUNDATION INC.
HOLOCAUST MEMORIAL COMMITTEE INC.
I HAVE A DREAM FOUNDATION OF MIAMI INC.
INTERNATIONAL FOUNDATION FOR ALTERNATIVE RESEARCH IN AIDS
JACKSON MEMORIAL FOUNDATION INC.
JOSHUA'S HEART FOUNDATION
JUNIOR LEAGUE OF MIAMI INC.
KRISTI HOUSE INC.
LEUKEMIA & LYMPHOMA SOCIETY INC.
MAKE A WISH FOUNDATION OF SOUTHERN FLORIDA INC.
MIAMI ART MUSEUM OF DADE COUNTY ASSOCIATION INC.
MIAMI BEACH CHILDREN'S RELIEF
MIAMI BEACH HOLIDAY RELIEF
MIAMI BEACH JEWISH COMMUNITY CENTER INC.
MIAMI BEACH POLICE ATHLETIC LEAGUE INC.
MIAMI CHAMBER OF COMMERCE ARTS AND HUMANITIES COUNCIL
MIAMI CHILDREN'S HOSPITAL FOUNDATION INC.
MOSAIC INC.
MOUNT SINAI MEDICAL CENTER FOUNDATION INC.
NEW WORLD SYMPHONY INC.
NORTH MIAMI JAYCEES CHARITIES INC.
PELICAN HARBOR SEABIRD STATION INC.
PET RESCUE INC.
PULMONARY FIBROSIS FOUNDATION
RONALD MCDONALD HOUSE OF SOUTH FLORIDA INC.
SOUTH POINTE ELEMENTARY SCHOOL
SPECIAL OLYMPICS FLORIDA INC.
TEMPLE EMANU-EL
TEMPLE ISRAEL OF GREATER MIAMI
THE ASSOCIATION FOR RETARDED CITIZENS OF SOUTH FLORIDA INC.
THE CENTER FOR POSITIVE CONNECTIONS INC.
UNITED CHARITIES
UNITED WAY OF MIAMI-DADE INC.
ZOOLOGICAL SOCIETY OF FLORIDA



HURRICANE SHOPPING

TK, a Wall Street-hardened risk-taker, was the only man in 50 years to consider and buy the polluted sites of Miami Beach.

There was nail-biting tension in the air as cranes lifted the tops off the underground tanks and exposed the grade of pollution as the seawater had washed away all traces of diesel and rusted metal.

Within weeks, TK acquired over 50 properties for \$100m cash, in the high-crime, poverty-stricken, blighted heart of the Miami Beach, classified as a slum by the federal government.

What Hurricane Andrew didn't destroy of Miami's South Beach, in Oct 1992, Hurricane TK had to flatten himself with a Caterpillar Bulldozer, because the demolition companies were fully booked for over a year in advance.

Time was of the essence, as the city was rushing new zoning legislation to block TK's beautification efforts.

A10 THE REVIEW • FRIDAY, MAY 22, 1992

COVER STORY



Thomas Kramer has been a commodities trader, jetsetter and real estate venturer. Now he says he wants to recreate Italian Riviera in Miami Beach.

New kid buys the blocks

Thomas Kramer cleaned up in crash and has brought his cash to Miami Beach

BY CINDY KRISCHER GOODMAN
REVIEW STAFF

LAST December, Thomas B. Kramer, a 35-year-old German commodities trader, was vacationing on the tony Caribbean island resort of St. Bart's when he met Herbert and Claudia Noik. The Miami couple invited Kramer to their Williams Island home for the New Year's holiday.

During his stay with the Noiks, Miami Beach's blighted South Pointe area caught Kramer's eye. "He saw something no one else did," says Herbert Noik.

Indeed, Kramer liked what he saw so much, he bought the place — \$25 million worth of it so far, and he's still buying.

Such lightning strikes to amass king-sized positions are hardly unusual in the commodity futures markets, where fortunes can be won or lost between opening and closing bells. But for the South Florida real estate market, Kramer's whirlwind spending spree is of unprecedented magnitude.

In less than five months, Kramer has assembled more than 15 acres on the southern tip of Miami Beach, snapped up 11 units in the oceanfront South Pointe Towers condominium and grabbed two separate lots on pricey Indian Creek. And, he has made offers to every apartment owner in the 208-unit South Pointe Towers, for cash.

In fact, Kramer has paid for *everything* in cash, apparently without a dime from any bank. That makes his acquisition sweep all the more remarkable. He says the funds are his own and he isn't managing money for anyone else.

For Miami Beach, Kramer's emergence is extraordinary, even considering the history of strange players who have dabbled in South Beach property. The most recent precedent for such large-scale cash purchases anywhere in Dade County may be Arvida founder Arthur Vining Davis 30 years ago.

As word spreads of his purchases, would-be sellers are flooding his office with telephone calls and solicitations, according to his local attorney, Leon Wolfe of Miami's Valdes-Fauli, Cobb, Bischoff & Kriss.

"He's the first person who's ever come to South Pointe with a

checkbook," says Edward Resnick, chairman of the South Pointe advisory board for the city of Miami Beach. Says Evelyn Greet, a Miami lawyer specializing in real estate: "He's creating quite a splash."

Mystery man

It's not the first time he's made waves. Kramer's only other real estate venture ended in bankruptcy and controversy in his native Germany. His marriage to a media magnate's daughter, he says, brought him harsh scrutiny from the German press. But, his tenure as a trader with Shearson Lehman in New York apparently brought him millions while involving serious disputes with management.

While Kramer is an unknown quantity in South Florida, he boasts a thick scrapbook of newspaper and magazine clips from Munich and Frankfurt, which he readily offered to a reporter. His Miami public relations firm makes the clips available in English.

The press accounts have two distinct themes: his financial acumen and jet-set lifestyle. The prominent newspaper, Frankfurter Allgemeine Zeitung, for example, dubbed him "the child prodigy of international finance." His stature grew after he was said to have made \$30 million during the October 1987 stock market crash.

The German tabloids had a field day describing alleged romantic escapades with high society partners such as Princess Yasmin, the granddaughter of the late Prince Aga Khan, a longtime fixture in the international travel and leisure circuit.

Still, the Miami Beach foray is certainly a big switch for Kramer, whose business style has been to move often from country to country — in part, by his own account, to minimize taxes — and to use debt routinely and skillfully as a commodities trader. Now, he has sunk a fortune into real estate, the least mobile of assets and a niche where his only other attempt flopped in 1990. He has completely avoided leverage in favor of cash.

Kramer says he is paying cash so he can "act quickly and get great deals." He says that even now, he could flip his holdings for \$10 million more than he paid.

SEE KRAMER, PAGE A11





THE GERMAN TYCOON MAKING WAVES IN MIAMI BEACH

Thomas Kramer has money, property, big plans—and enemies

Visiting friends in Miami two years ago, German stock-and-commodities trader Thomas B. Kramer was astounded by what he saw. Just blocks south of Miami Beach's trendy Art Deco district was prime oceanfront property, on which sat mostly boarded-up hotels and seedy apartments and houses. Earmarked by the City of Miami Beach for redevelopment, the blighted South Pointe section had been largely overlooked by builders eager to capitalize on the cachet of the revitalized area to the north. And though his only foray into real estate—in Germany—ended disastrously, Kramer thought he knew a cheap commodity when he saw one.

Within 48 hours of that visit, Kramer embarked on a \$100 million real estate buying spree. During the following year,

he bought 45 acres of land in South Pointe (undervalued, at least in his view), plus development rights for more. He also gobbled up other properties, including mansions in Indian Creek and nearby Star Island, where he is now building himself a palatial, 50,000-square-foot home.

PILES OF CASH. Almost overnight, the rich but neophyte developer has emerged as the key player in what is now one of the nation's hottest real estate markets. He could end up changing the face of Miami Beach. As the major landowner in South Pointe, Kramer, 37, is spending heavily—about \$20 million thus far—on architects and lawyers to help him realize his grand vision of a playground, à la St. Tropez, for the rich and ultrarich. His blueprint for South Pointe and other portions of Miami Beach includes luxury high-rise condominiums and shopping on the scale of Rodeo Drive in Beverly Hills. Betting that Florida voters will give the O.K. to casino gambling this fall, he's also teaming up with Las Vegas casino king Stephen A. Wynn to build a megaresort-casino-gambling casino in South Pointe.

Along the way, however, the flamboyant Kramer has stirred up a torrent of controversy, not just about his building plans but about his personal behavior and his questionable reputation in

Finance

Germany. He faces a buzz saw of opposition from vocal Miami Beach residents, who charge that his high-rise vision, especially a casino, will obliterate the area's low-rise, residential character—in part by drawing hordes of bus-riding gawkers.

"He's not a beloved person in this city," explains Miami Beach Mayor Seymour Galber. "It's difficult for a developer who wants to go to the height of the sky to be liked. I don't look on him as an evil person invading our city and trying to destroy it, but I don't agree with his concepts, and people in the area don't either."

Kramer-bashing, in fact, has become something of a sport. The local press details at length the battles over his plans, wonders at his seemingly inex-

haustible supply of cash, and chronicles his brushes with the local police. Recent incidents include a fistfight in a local nightclub and a driving-while-intoxicated arrest, which will be challenged, a Kramer spokesman says. More substantively, detractors say he is too new to the real estate game to realize his plans.

Brushing off the criticism as mere jealousy over his wealth, Kramer appears undaunted by the huge legal, financial, and public-relations obstacles he now faces. "Educated developers were afraid of the risks," says Kramer. "I'm a double Taurus." That's why, he says, he's willing to spend millions a year just on overhead. Even so, he says, "I'm still in very cheap."

But Kramer acknowledges that a series of costly mistakes cost him time and credibility. In October of 1992, for instance, he opened a nightclub called Hell, which generated a hailstorm of negative publicity. After the mobbed opening, according to allegations in local press reports, Kramer instructed doorman not to admit any more guys, and the club closed just months later. Kramer denies the charges.

Kramer says he now realizes that he is not a nightclub operator or even a developer. "I'm not a detail guy," he admits. He is teaming up with some experienced developers. "I think the only real value that I can bring to the table

now filtering down to South Pointe. La Voile Rouge, a jet-set resort, has already opened a site in South Pointe.

The stage seems set for Kramer, but as real estate expert Martin W. Taplin puts it, "the devil is in the execution."

That's a devil Kramer has faced before. Son of a German stockbroker, Kramer vaulted into prominence among the Euro-rich by correctly betting that the market would tank in October, 1987, and pocketed \$90 million, according to German press reports. In 1989, he started a fund to invest in real estate in what was then East Germany, before unification was assured. But negative articles about the riskiness of the deal scared away investors, and the company filed for bankruptcy in April 1992, owing creditors \$11 million. One of the articles was in the *Forbes* magazine, a respected German investment newsletter. Heinz Gerlich says Kramer "lives his life at the costs of others" and will "never" be a success in real estate.

Now, Kramer says he has repaid creditors every penny. He blames the failure of the venture on rumors spread by his father-in-law, Franz Burda, managing director of IFF Irdara, an industrial holding company. Kramer says Burda had opposed him in marrying Burda's daughter, Catherine, and had threatened to destroy him. Burda won't comment.

With real estate financing hard to come by, Kramer has had to use mostly his own money, made largely from trading. Relatives and Catherine's stepfather-in-law, Siegfried Otto, majority shareholder of bankrupt printer Giesecke & Devrient, have also given him undisclosed sums. With no debt burden, he says, he can afford to spend a decade developing his investments.

It may take that long—or longer. Two proposed projects are under legal attack. One, a 25-story oceanfront condominium, is being challenged by owners of a nearby hotel that has sued the city and Kramer's company over the way the project was approved.

"Kramer may be in the right spot at the right time, but by the time his projects get completed, things could change," says Michael Cannon, an appraisal expert. Indeed, Florida history is replete with stories of developers whose visions fell victim to hurricanes or poor planning. Whether Kramer avoids that fate will depend, among other things, on whether his sense of timing remains true.

By Gail DeGeorge in Miami, with Peggy Salt-Trautman in Bonn



KRAMER'S MIAMI BEACH EMPIRE

OTHER HOLDINGS UNDER CONSTRUCTION

- ▶ 8-story office/retail/restaurant complex
- ▶ Portofino Tower, 45-story condo

is a very good sense for timing," he says.

And while real estate experts regard Kramer as everything from naive to visionary, they agree that his timing appears impeccable. After decades of stagnation, condo and hotel construction is booming. The city commission is considering proposals for an 800-room convention hotel, the first major hotel to be built there in 20 years. Property values are rising, with the South Pointe section up nearly 37%.

The cachet of the Art Deco district is

now, but by the time his projects get completed, things could change," says Michael Cannon, an appraisal expert. Indeed, Florida history is replete with stories of developers whose visions fell victim to hurricanes or poor planning.

Whether Kramer avoids that fate will depend, among other things, on whether his sense of timing remains true.

By Gail DeGeorge in Miami, with Peggy Salt-Trautman in Bonn

The neophyte developer has emerged as the premier player in one of the hottest U.S. real estate markets



LEARNING PROCESS: CHARRETTE

To accelerate in his real estate skills, TK organized the now world-famous CHARETTE, in June 1993.

It was a collaborative design workshop with 9 of the world's leading architectural firms, city planners, marine experts, politicians and concerned citizens.

Tough negotiations with the city of Miami Beach, allowed TK to consolidate his holdings in a land swap called the Redevelopment Masterplan of 1995.

This deal allowed TK to develop the tallest towers south of New York.

“I ONLY LIKE THE BEST, FORGET THE REST” - TK

ARCHITECTURAL RECORD September 1993

A week-long charrette inspires designs from hard-edged to romantic, audacious to subtle, for 70 acres of Miami Beach real estate.

Drive to a sudden stop at a parking garage topped by tennis courts.

"Right now, Miami Beach is the talk of the world," said Robert Stern, "but is it like this year's restaurant or is it an endurable place? I believe that the future of Miami Beach does lie in this incredible piece of land known as South Pointe."

Think indeed: so many people crammed into Joe's Stone Crab for the final presentation that the fire marshals were called in, and at least a hundred persons had to stand outside and simply listen to the nine proposals. Eventually, though, Kramer intends to incorporate all this into a single site plan—either by drawing on favorite elements from a number of proposals or hosting a second charrette with fewer firms at work. The work will be exhibited for an additional public view. The challenge presented by South Pointe is to turn it into a place where real people live, work, and play, a neighborhood with substance and meaning, lyrical enough to cast a spell on us and rational enough that we can understand it. *Beth Dunlop*

Architectural Record September 1993 83

ARCHITECTURAL RECORD September 1993

Miami Beach
Eleven Architects Sketch Visions for an "Empty Tableau"

1. South Pointe site (gridded area)
2. Bernello Asjanni & Partners
3. Sandy & Babcock, Inc.
4. Arquitectonica and STA Architects
5. Duany & Plater-Zyberk
6. Robert A. M. Stern, Architects
7. Michael Graves, Architect & Abdel Wahed El-Wakil
8. Siegel Architectural Partnership
- 9, 10a. Zecovich, Inc.

South Pointe—the southernmost tip of Miami Beach—is 70 acres between beach and bay, much of it scrubby and overgrown with weeds, and little more than an empty tableau. Yet Thomas Kramer, the German financier who owns just about half of the land, knows that it is prime property, "some of the finest real estate anywhere." Most of the land faces water—either the Atlantic Ocean or the Government Cut ship channel of Biscayne Bay. It is just south of the Art Deco National Historic District.

Earlier this summer, Kramer hosted a charrette for South Pointe, organized by Miami architects and town planners Andres Duany and Elizabeth Plater-Zyberk. DPZ, as the firm is called, has elevated the charrette to a fine art over the past decade, creating more than 50 town plans using the intensive design-session approach. For this charrette, DPZ drew in eight other architectural firms from Miami as well as Abdel Wahed El-Wakil, London; Robert A. M. Stern, New York City; and Michael Graves, Princeton, N. J., and assembled them under one roof, the close-for-the-season Joe's

Stone Crab. For six days and six nights, more than 100 architects and designers worked on plans for Kramer's 36 acres, as well as the city-owned property around it.

At the outset, Kramer, who has cut a lively and sometimes controversial swath through Miami, exhorted the architects to be as creative as possible as they designed a neighborhood with hotels, housing, offices, shops, and a marina—and to design memorably. Thus, the proposals ranged from hard-edged to romantic, from audacious to subtle. And when all was done, Plater-Zyberk (who ran the charrette while her partner and husband Duany worked on a proposal that involved developing urban-design guidelines) said the results ranged "from the practical and familiar to the visionary and expansive."

Because it was, in some unformed way, a competitive charrette, many of the drawings were intended to dazzle—Kramer or the general public—with images so seductive as to be instantly misable. And yet, such images are empty gestures unless they illustrate actual ideas. The challenge of South

Pointe is to turn it into a real place, not just another ersatz development with fabulous marketing brochures and no architecture or substance at all; into a real neighborhood—whether it is separate and distinct from the Art Deco District or a seamless continuation, if in differing architectural styles. That is not necessarily an easy decision. And in the face of so many mesmerizing drawings, there is always a powerful temptation to succumb to exorbitant or architectural gimmickry, to build a boulevard where a simple street would suffice or a mountain when all that is needed is a molehill.

Plans wrought in previous years pointed in that direction. In 1973, the city of Miami Beach approved a bulldozer-era redevelopment proposal that would have criss-crossed the island with canals; a decade later came South Pointe Towers, the first—and only—building in a scheme to fill the tip of the beach with walled-off high-rises. In 1990, Marriott Corp. proposed a huge hotel that would have subsumed much of the southeastern corner of the beach, bringing Ocean

22 Architectural Record September 1993



Charrette marks another try at developing South Pointe

By I.M. STACKEL

MIAMI BEACH — Why is this South Pointe plan different from all other South Pointe plans we have seen?

The Marriott name is not involved.

This plan is being spearheaded by someone who has his own money to invest and access to international investors.

This developer actually owns the land he wants to develop and has already completed projects in the area.

This project has the capacity to expand or contract based on how much money is needed or available.

This plan is not a plan. It is an invitation to the designer elite to find a use for 35 acres of prime South Beach land.

The week-long charrette, or discussion, that kicked off on June 16 with great fanfare at Joe's Stone Crab Restaurant is designed to allow participating architects to cull ideas from community leaders and regulatory agencies and incorporate them into their drawings. The final result should, ideally, reflect neighborhood needs filtered through the vision of the artists.

Thomas Kramer, who gave South Beach HELL, the night club, is back with a plan to develop South Pointe, the project that has died and come back to life more times than Count Dracula.

At the Ecole des Beaux Arts in Paris in the 19th century, artists' designs would be collected via little carts, or charrettes, and came to mean intense and last-minute work efforts because the artists would frequently jump on the carts to add final-touch details.

This week, a group of world-renowned architects will brainstorm in the open work-

shop.

"This event will produce many ideas, not a plan," says Miami architect Elizabeth Plater-Zyberk, who is coordinating the project along with Andres Duany, her partner in DPZ Architects. "Designers are being asked to make their proposals about how that land can best be used."

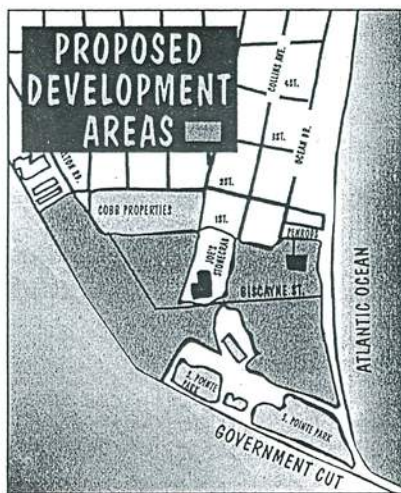
Hosting the marathon design party is the Portofino Group, a company founded by Kramer 18 months ago "for the purpose of creating a master development project," according to Portofino CEO Marshall McAlpine.

That project is South Pointe.

McAlpine would not say how much the experiment in creation will cost, except for "significant dollar amounts — hundreds of thousands of dollars."

Portofino owns or controls in excess of 35 acres, bought in stages during the last 24 months, and valued at more than \$60 million, McAlpine said.

"He was comfortable with aspects of everyone's ideas but was not completely comfortable with one architect's complete idea," Low said, "so over time he picked pieces out of each design that was brought to him and put those together as a collective whole for his house."



The purpose of inviting distant views is not just an attempt to be visionary; each invited team has access to international investor dollars, says a Portofino spokesman, and Kramer is seeking additional funds.

The architects' weekend results will not be rewarded in the traditional sense.

"There will be no judging (of designs) no winners, no first prize, second place, third place; we haven't even set the criteria," McAlpine said.

"The input is being received early on in the process," Plater-Zyberk said. "In the first few days, even before the architects begin design-

San Francisco, and Battery Park in New York were similarly thrown open to design competitions.

"Coming from Germany, Kramer builds for a long-term future — that's a European urban idea," Plater-Zyberk said, explaining that there is no time frame in which the plans must be formulated.

If changes in zoning are required to accommodate ultimate designs, the development could be "years in the making, or one could follow existing zoning codes and (a plan) could follow very soon," she said.

Will Miami Beach get the new hotel it's been seeking? Maybe. Maybe not.

"No restrictions will be placed on the architects. A hotel is possible if one of the architects sees a need for a hotel," McAlpine said.

After the charrette, a market study will be conducted to find support for the various design concepts.

In addition to the South Pointe acres, Portofino is renovating an apartment building at 211 Collins Avenue and is completing design plans on a new mixed-used seven-story structure at Washington Avenue and Fifth Street with a planned ground-breaking in October. McAlpine said there are a handful of other projects in varying degrees of development, including a hotel at 100 Ocean Drive.

The June design marathon began with a presentation on Wednesday night by Kramer, and a slide presentation of historic South Beach by Ari Millas, Professor of the University of Miami School of Architecture.

One of the earlier arrivals, New York architect Robert Stern, said he has frequently visited South Beach, starting in the 1970s, and as recently as two years ago.

"I always thought it had potential. I think

MORAL TURPITUDE & FINANCING

Because of the strict moral turpitude guidelines for financing, TK could not qualify for a construction loan, that why TK had to rely on financial partners like Jorge Perez to realise my vision in steel and concrete.

Within a decade, TK transformed a former slum into the most luxurious district creating the highest property tax yield outside of New York City.

Even the harshest critics conceded, that TK's development has transformed a slum into a pedestrian-friendly, low-crime neighborhood loved by millions of people around the world.



DO NOTHING, SAY NOTHING AND BE NOTHING.” — TK

Kramer's Portofino Tower Closes on \$52.7M Loan

By Steve Albee

German investor Thomas Kramer came to Miami three years ago and saw a vision. He envisioned a paradise. He started buying South Beach property from his profits in currency trading. "It's the first investment I ever made outside of trading," says Kramer.

His investment and vision have turned into gold. His Portofino Group and Jorge Perez of The Related Group have closed one of the largest real estate loans to be made since the demise of real estate in the late 80's and early 90's. Kramer is considered by many to be fool-hardy and very eccentric, but First Union is betting he's right on the money with his much talked about 464 foot-high Portofino Tower.

Marquesa Development Ltd., the developer of Portofino Tower, is proceeding full steam ahead on the 44-story South Beach Tower as evidenced by securing a \$52.7 million construction loan with First Union National Bank. Portofino Tower is the first high-rise tower to be built in south Miami Beach in 10 years.

Sixty percent of the 228 resi-

dences have already sold since the sales initiative began last fall.

Jorge Perez, president and majority owner of the Related Group of Florida joined forces with the Portofino Group as managing partner of Marquesa Development Ltd. to secure the financing necessary to complete the \$110 million project.

"The phenomenal sales pace (of the Tower) and our solid track record with lending institutions were key elements in achieving this loan in what many developers have found to be a very stringent lending market," Perez said. "This loan indicates that the investment community has confidence in Portofino Tower. The investment makes a strong statement about the future of the entire community of South Beach as a desirable new address."

"This is a solid investment for First Union," said Carlos Migoya, First



Jorge Perez (l.) Thomas Kramer (r.) with two guests at reception.

Union's president of Dade and Monroe Counties. "We look at South of Fifth Street as one of Miami's hottest growth areas and Portofino Tower represents the beginning of the community's renaissance."

Portofino Tower is the newest luxury residential tower in South Beach rivaling any of Miami's posh residential condominiums.

"Architecturally speaking Portofino Tower has set new standards for residential elegance and space design in Miami," noted a potential buyer at the closing reception. "No other place I've seen even comes close," she said. "It's too bad, all people ever hear about Portofino is how high it is. This place is unbelievably beautiful."

SOUTH BEACH BEFORE



The New York Times

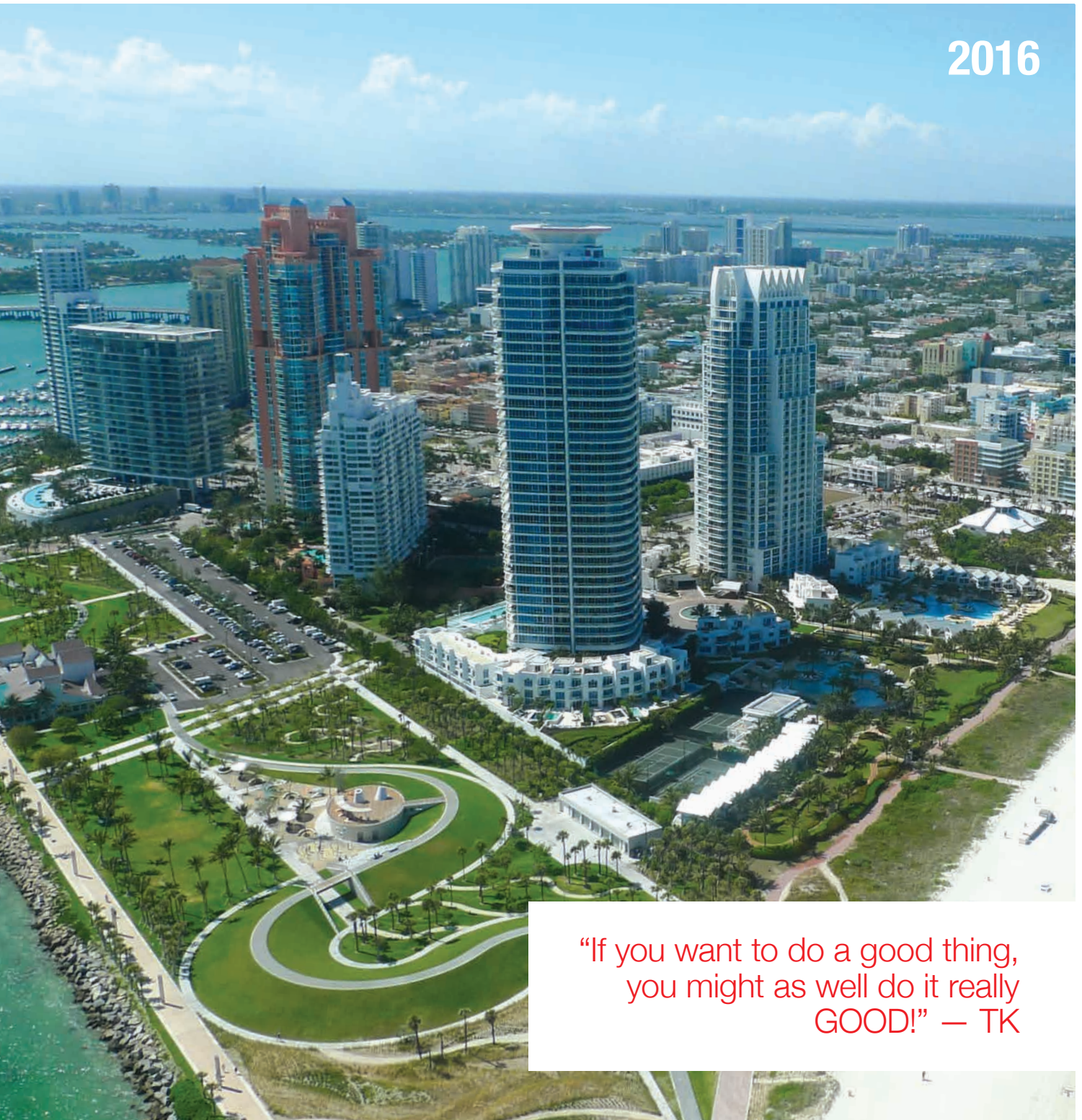
Published: February 14, 2013

The Quick-Change Artist

“Thomas Kramer, the Quick-Change Artist with a reputation for knowing how to get things done... took a helicopter ride over South Beach and had a vision: to create a version of New York’s Battery Park City on the Southern tip of Miami Beach...What happened there, in less than a decade is absolutely mind-boggling.”

AFTER KRAMERIZATION

2016



“If you want to do a good thing,
you might as well do it really
GOOD!” — TK

FROM VISION

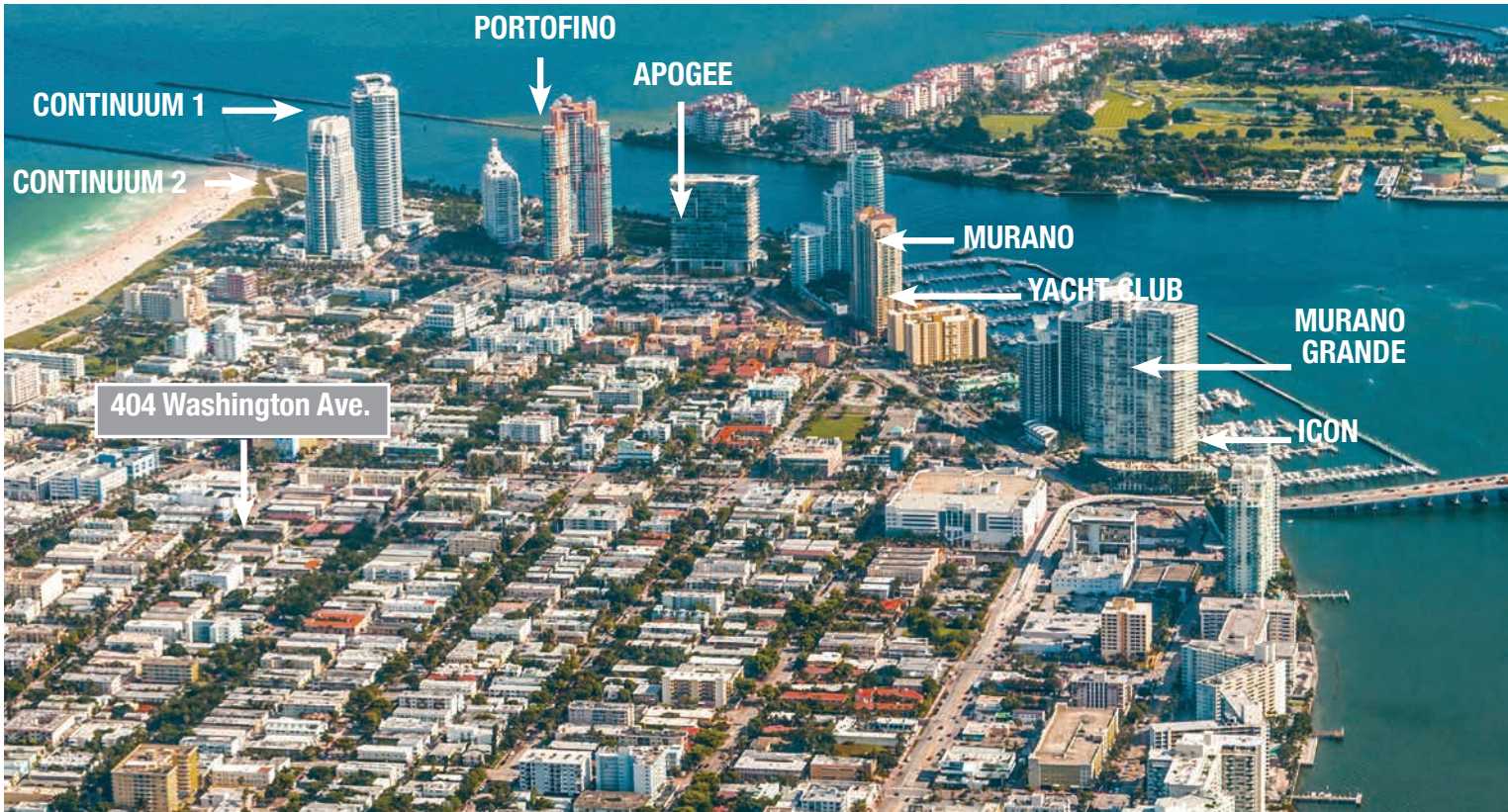
“We only use established designs and improve them to perfection” — TK





TO REALITY





TK's DEVELOPMENTS

- 01 - 404 WASHINGTON
- 02 - PORTOFINO
- 03 - YACHT CLUB AT PORTOFINO
- 04 - MURANO
- 05 - CONTINUUM TOWERS
- 06 - MURANO GRANDE
- 07 - ICON
- 08 - APOGEE
- 09 - ONE OCEAN
- 10 - SOUTH POINTE PARK
- 11 - STAR ISLAND



404 WASHINGTON

01



Noted as one of the world's largest glass-block towers, 404 remains "the most photographed building" in Miami Beach.



404 WASHINGTON AVE.

South Beach Miami

01



The glorious structure stands eight-stories tall and sits a block wide. It is illuminated with a multi-colored lighting system that can be programmed to change colors continuously.

The property is conveniently located in South Beach and bordered by 5th Street, Washington Avenue, 4th Street and Euclid Avenue. It offers tremendous visibility and easy access from 5th Street, the main entry from the City of Miami to South Beach. It was also the first

new structure to be built south of 5th street in over 40 years.

TK built this highly publicized, multiple award-winning building as his office. He gained Jeffrey Chodorow's world-famous China Grill, then New York's hippest restaurant, as anchor tenant.

This was Jeffrey Chodorow's first spin-off and started his fabulous career, as he went on to build the world's biggest privately held restaurant chain with over 600 restaurants!

Built in 1995. 404 Washington, 404 Washington Avenue

Architect of Record: Bermillo Associates. Construction Company: Miler Solomon GC

**9 Units
Building Sq. Ft.: 159.887
Lotsize Sq. Ft.: 24.788
156 Parking**

PORTOFINO

02



In 1996,
TK built the
first and
tallest high-end
skyscraper in Miami
Beach history - the
Portofino Tower.

It set the stage for
the evolution of lux-
ury condo-living in
South Beach.



PORTOFINO

South Beach Miami



Turning to development options, TK faced the ugly reality of high-rise construction in Florida!

Owing to extremely high groundwater levels, unsightly parking structures above ground and the towers on-top transformed the streets into concrete canyons!

TK visited Portofino, the famous fishing village in Italy, which inspired his revolutionary tower designs!

Mesmerized by the beauty of the colorful houses of Portofino, it is easy to miss the mountains that tower behind them.

TK came up with an ingenious idea to cover the ugly

parking structures!

Surround any parking structure with a colorful row of separate buildings sporting covered walkways to escape the sun, creating a setback for the towers so they were no longer visible from pedestrian levels!

TK's revolutionary design concept became law in Florida for all future tower constructions.

The building sits atop an extensively landscaped two-story structure that has various species of plants, decorative pavers, a pool, a pool deck; parking garage as well as retail shops along South Pointe Drive.

The building sits atop an extensively landscaped two-story structure that has various species of plants, decorative pavers, a pool, a pool deck; parking garage as well as retail shops along South Pointe Drive.

Built in 1996. Portofino, 300 S. Pointe Drive

Architect of Record: Sieger Architectural. Construction Company: Leonard Markowitz

221 Units
Building Sq. Ft.: 584.327
Lotsize Sq. Ft.: 11.362
327 underground parking lots

YACHT CLUB

03



Portofino's inspiration of marvelous, colorful and individually designed retail spaces used to cover parking structures was also executed at TK's second Tower: The Yachtclub at Portofino



YACHT CLUB AT PORTOFINO

South Beach Miami

03



Built at the hub of South Beach action, this handsome condominium thrives at the base of the Miami Beach Marina with its unparalleled views of the Atlantic Ocean, Port of Miami and downtown.

Luxurious amenities include access to a private marina, a magnificent pool deck, and a gym overlooking the marina and bay walk. Every unit provides close-up views of cruise ships sailing in and out of the Port of Miami.

Built in 1999. Yachtclub at Portofino, 90 Alton Road, Miami.

**Architect of Record: Cohen Freeman Encinosa.
Construction Company: Chase Construction**

**361 Units
Building Sq. Ft.: 512.067
Lotsize Sq. Ft.: 92.745
542 Parkings**

MURANO

04



TK's keen foresight envisioned the Murano at Portofino. The Murano is one of the South Pointe jewels, shaping the globally renowned South Beach skyline.



The Murano provides lavish residential living in contemporary elegance. Standard amenities as well as a private club and a 'residents-only' sandy beach and saltwater pool. Additional exclusive private access to the marina and bay walk, a luxurious 'residents-only' spa, one of the best local restaurants and a full-time concierge on site.

All of this, plus views of Fisher Island, the Port and the sensational downtown Miami skyline make Murano luxury living at its best.

The building has 3 tiers on a 4.5-acre (18,000 m2) site, and has over 600 linear ft. along Biscayne Bay.

Built in 2001, Murano includes eight floor plan styles ranging from 1,000 sq. ft. (93 m2). to 3,400 sq. ft. (320 m2).

The building faces west and has views of the Biscayne Bay, Government Cut, and partial view of the Atlantic Ocean.



CONTINUUM TOWERS

05



TK's prime
"Ocean Parcel"
was originally
designated for
America's biggest
casino designed by
Steve Wynn.



CONTINUUM TOWERS

South Beach Miami

05



Reserved for TK's prime "Ocean Parcel," this site was originally designed to showcase America's top beach casino, the first ever to grace the shores of Miami Beach. But when Florida voters opposed this measure in 1994, the plan was quickly revised.

Because Miami was not yet ready to welcome a casino, TK collaborated with the City of Miami Beach and local residents to plan a luxury twin tower complex with a hotel, beach club, cabanas, a garden area, and other features.

**Built in 2002. Continuum,
100 S. Pointe Drive**

**Architect of Record:
Sieger - Suarez. Con-
struction Company: M. K.
Rolland Inc.**

**Continuum I features 318
condo units with the typical
floor plan ranging from
1,201-4,973 sq.ft.**

**Continuum II features 203
condo units with the typical
floor plan ranging from
1,491-3,030 sq.ft.**

MURANO GRANDE

06



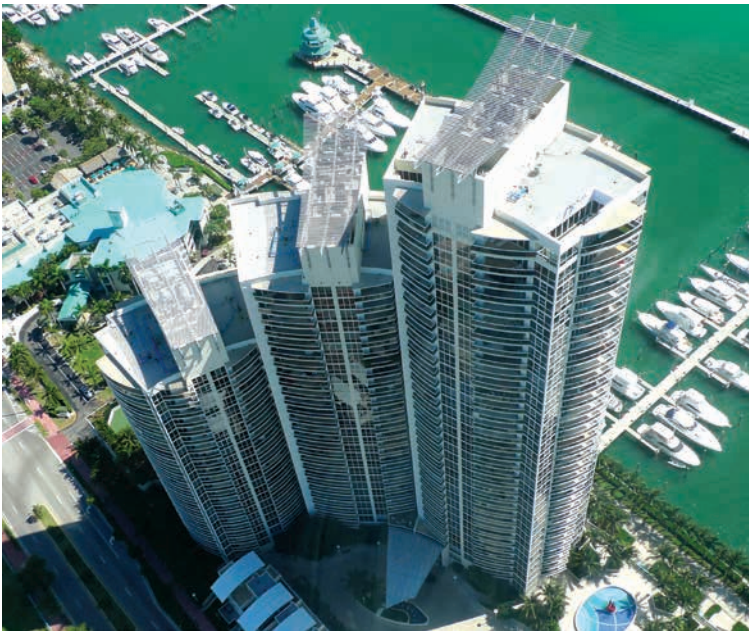
Built just a short walk from the beautiful, popular beaches of South Pointe, and near the finest restaurants and nightclubs that Miami Beach offers.



MURANO GRANDE

South Beach Miami

06



Murano Grande was built just a short walk from the beautiful, popular beaches of South Pointe, and near the finest restaurants and nightclubs that Miami Beach offers.

This chic and trendy condominium is located at the hub of beach life, the Miami Beach Marina.

With over 700 feet of full bay frontage, the Murano Grande is one of Miami's hippest scenes!

Built in 2003. Murano Grande, 400 Alton Road, Miami.

Architect of Record: Sieger - Suarez Construction Company: John Moriarty Associates

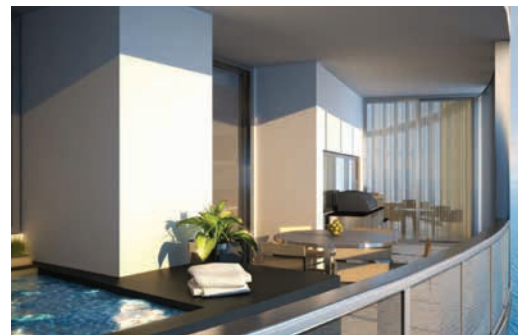
**270 Units
Building Sq. Ft.: 655.614
Lotsize Sq. Ft.: 174.240
405 underground parking lots**

ICON



This gleaming tower stands adjacent to Murano Grande and welcomes all to Miami Beach.





For the trendsetting and award-winning building, TK initiated a collaboration of design between the architectural firms Sieger-Suarez and Fullerton Diaz.

World-famous architect Philippe Starck offered each unit owner the option to purchase one of four customized themed design packages created exclusively for the ICON tower.

**Built in 2004. Icon,
450 Alton Road**

Architect of Record: Fullerton Diaz Architects, Sieger - Suarez. Construction Company: John Moriarty Associates

**290 Units.
Building Sq. Ft.: 950.298
Lotsize Sq. Ft.: 30.000
641 underground parking lots**

APOGEE

08



TK consistently
portrays the
pinnacle of
modernity in
all his projects,
especially
Apogee.





Located on the last great waterfront site at the southern tip of South Beach, Apogee consists entirely of 68 private residences (4 residences per floor, with 17 floors).

Those lucky enough to make Apogee their home relish a 270-degree panorama of the unrivaled, unobstructed and exclusive South Beach views of Florida's coastline: Biscayne Bay, Government Cuts' fabled "Cruise Ship Alley," Fisher Island and the Atlantic Ocean.

Built in 2007. Apogee, 800 S. Pointe Drive

**Architect of Record: Sieger - Suarez.
Construction Company: John Moriarty; Associates**

**67 Units
Building Sq. Ft.: 640.523
Lotsize Sq. Ft.: 117.933
203 Parking lots**

ONE OCEAN

09



One Ocean South Beach is one of today's most amazing condominium development projects in South Florida.



OCEAN ONE

South Beach Miami

09



Out of all the cities located within Miami, it is the city of Miami Beach that has been known to provide people with so many outstanding opportunities that are unlike any other. Property buyers who are looking for the most luxurious options within the city can be sure to find them in the remarkable neighborhood of South Beach, home to a superb selection of luxury condominiums.

**Built in 2014. One Ocean,
One Ocean Drive**

**Architect of Record:
Enrique Norten/TEN
Arquitectos. Builder:
Sieger-Suarez.**

**50 Units
Building Sq.Ft.:
from 1886 to 3847 s.f.**

SOUTH POINTE PARK

10



Today South Pointe Park is
Miami Beach's iconic backdrop



South Pointe Park, known locally as South Pointe, is a 17-acre county urban park in metropolitan Miami, in the South Beach neighborhood of Miami Beach, Florida.

Renovation plans were drawn up in the city's 1995 master plan, and the \$22.5 million renovation was completed in March 2009.

STAR ISLAND



STAR ISLAND

South Beach Miami

11



“I have a very simple taste,
I only like the best.” — TK

5 STAR ISLAND

11



Star Island caught TK's attention in 1992, when it was used as a dump for Miami Beach. He redeveloped this island within 10 years into the most expensive real estate in America!



STAR ISLAND

South Beach Miami

11



For such a tiny collection of homes, Miami Beach's Star Island has been the preferred address for big celebrities.

The gated island provides spectacular views of the city and Biscayne Bay, deep water dockage, and easy access to everything Miami and Miami Beach offer.

Celebrities who own or have owned homes on the island include Sean Combs (Puff Daddy), Gloria Estefan, Don Johnson, Rosie O'Donnell, Shaquille O'Neal and Thomas Kramer, to name just a few.

5 Star Island, built in 1995, is a 30,000 sq. ft. "Masterpiece of design and function", boasting unmatched views and the best location on Star Island.

TK 2.0

Lifestyle Incubator, Workout & Wellness Enthusiast,
Networker, Motivational Speaker, Visionary Developer.

01 - LIFESYLTLE FACILITY

02 - ROYAL AGADIR BEACH CLUB

03 - ABU DHABI

04 - JEDDAH

05 - RIYADH



Since 2013 TK is based in Dubai and works on several developments worldwide.

In the last few years, TK has undergone a complete lifestyle change. Turning into a Workout & Wellness Enthusiast, he has paired with his passion for healthy cooking to become a perfect Lifestyle Incubator!

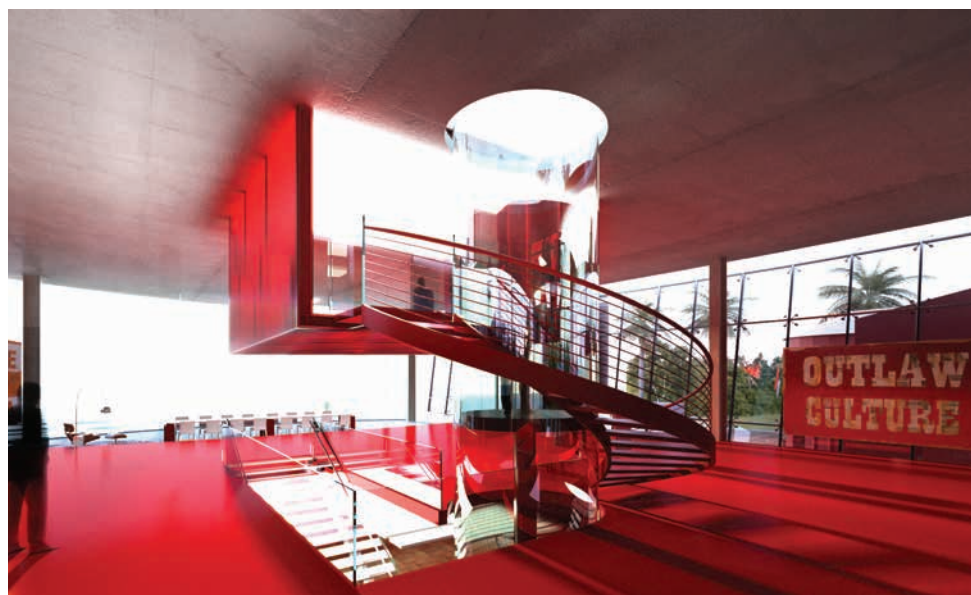
“We are not spectators, we are actors.
And the show only gets better” — TK

LIFESTYLE FACILITY FOR FITNESS & WELLNESS

01

A unique
combination of:

world class gym
yoga school
luxury spa
health food café
restaurant
and art



That turns your training into an active, feel-good vacation.

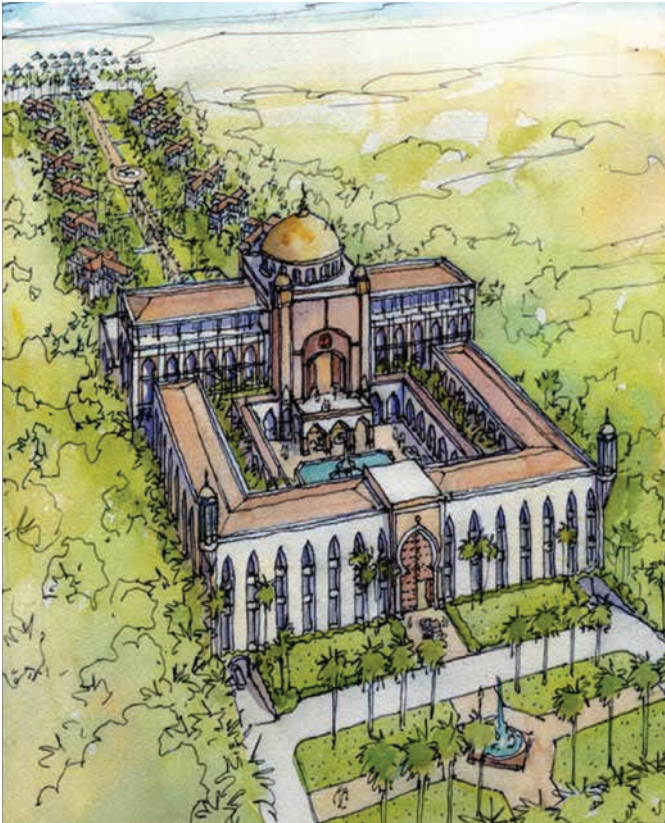
A perfect lifestyle incubator for guys like us reinventing themselves In a breathtakingly unique, natural & sustainable architecture we offer the most modern equipment, the world's most advanced training programs and a 6-star spa with exquisite health food from Michelin star chefs!

Including Tier X, the world's only health and wellness Coaching - based on lifestyle and behavior management in the areas of Movement, Nutrition, and Regeneration!

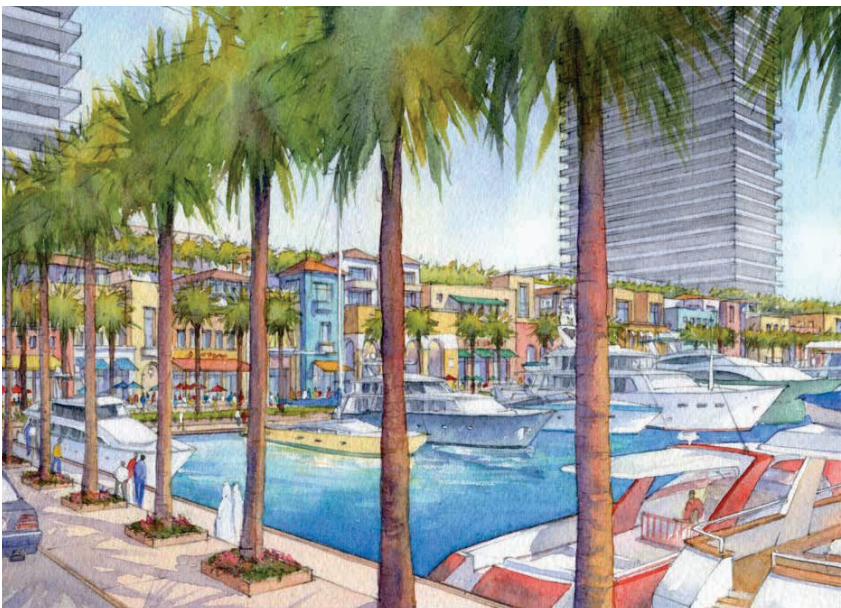
Preferred location would be in close proximity of the new canal in front of Al Habtoor City with its unique jogging path.

ROYAL AGADIR BEACH CLUB

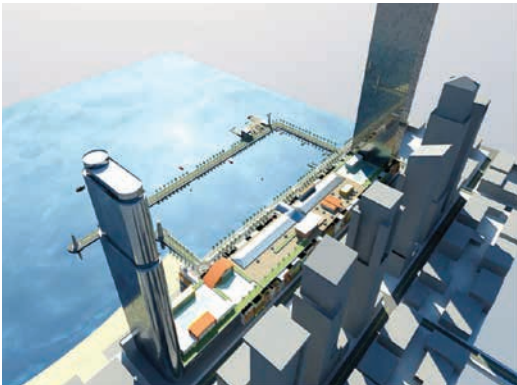
02

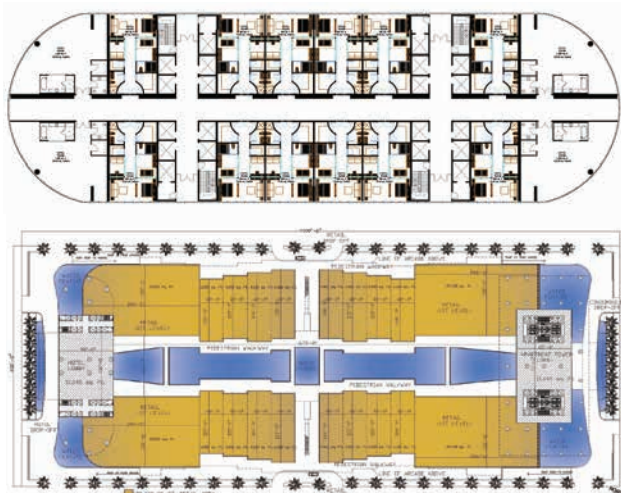


Development site



Concept plan for a new, self-sustainable, green and eco-friendly city next to the KSA border in collaboration with Sheik Nahyan Mubarak Al Nahyan.





SCOPE OF WORK AND FEE SCHEDULE

1. Once the land has been designated and selected, a joint venture company shall be formed, defining the roles of each party.
2. We will establish a preliminary budget for all steps to be undertaken in connection with the new project.
3. After determination of the site and the size of the proposed space, we will meet with our team of architects, infrastructure engineers and financial consultants to discuss the amplitude of the development.
4. We will submit these findings for your approval.
5. Once approved, we will prepare a comprehensive start-to-finish development and construction budget including all soft costs, hard costs, and fees.
6. We will submit the budget to possible investors and you will try to gain acceptance and possible aid from your local partners, i.e. Government, Construction Companies, Banks.
7. We will commission feasibility studies, especially in regards to environmental impact.
8. Meeting with investors and bankers who have received our proposal.
9. We will organize an architectural design competition and vote with you on the winning design.
10. We will start the bidding procedure with different construction companies.
11. We will establish a set of specifications and obtain all permits necessary.
12. Planning and coordination of marketing and advertising strategies, sales pitch, training of the sales team, ongoing education, etc.
13. On-site supervision by our team from breaking ground to handing the keys over to the new owners.
14. We will act as the liaison between architects and construction.
15. Our compensation to be determined.
16. After all investors and landowners have been fully reimbursed, the net proceeds shall be divided pro rata among all interested parties as per the initial agreement.

Thomas Kramer
P.O. Box 120207
Dubai, UAE
thomaskramer@mac.com
thomaskramer.com



Link to TK's
YouTube Channel