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RESIDENCES
NORTH MIAMI BEACH

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Welcome to well-connected

Designed for home-sharing,
Nexo Residences offer a new,
urban autonomy for independent
homeowners.



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RESIDENCES

NORTH MIAMI BEACH



RITZ CARLTON RESIDENCES, POMPAÑO BEACH



AUBERGE BEACH RESIDENCES & SPA FORT LAUDERDALE



RITZ CARLTON RESIDENCES, SUNNY ISLES BEACH

A CREATIVE COLLABORATION

FORTUNE INTERNATIONAL — GROUP —

CO-DEVELOPER

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. With over 7,000 units and 9 million square feet of projects delivered, the company's prestigious development portfolio includes many of the most prominent residential properties in South Florida, including Jade Signature, The Ritz-Carlton Residences, Sunny Isles, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell, Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 25,000 units and currently representing some of South Florida's most successful projects such as: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, among others. Led by visionary founder, Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's International broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong, to Sao Paulo, and Manhattan to Paris.

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THE HIGHLANDS IN NORTH MIAMI BEACH



THE PALMS AT BAY HARBOR ISLANDS

A CREATIVE COLLABORATION



CO-DEVELOPER

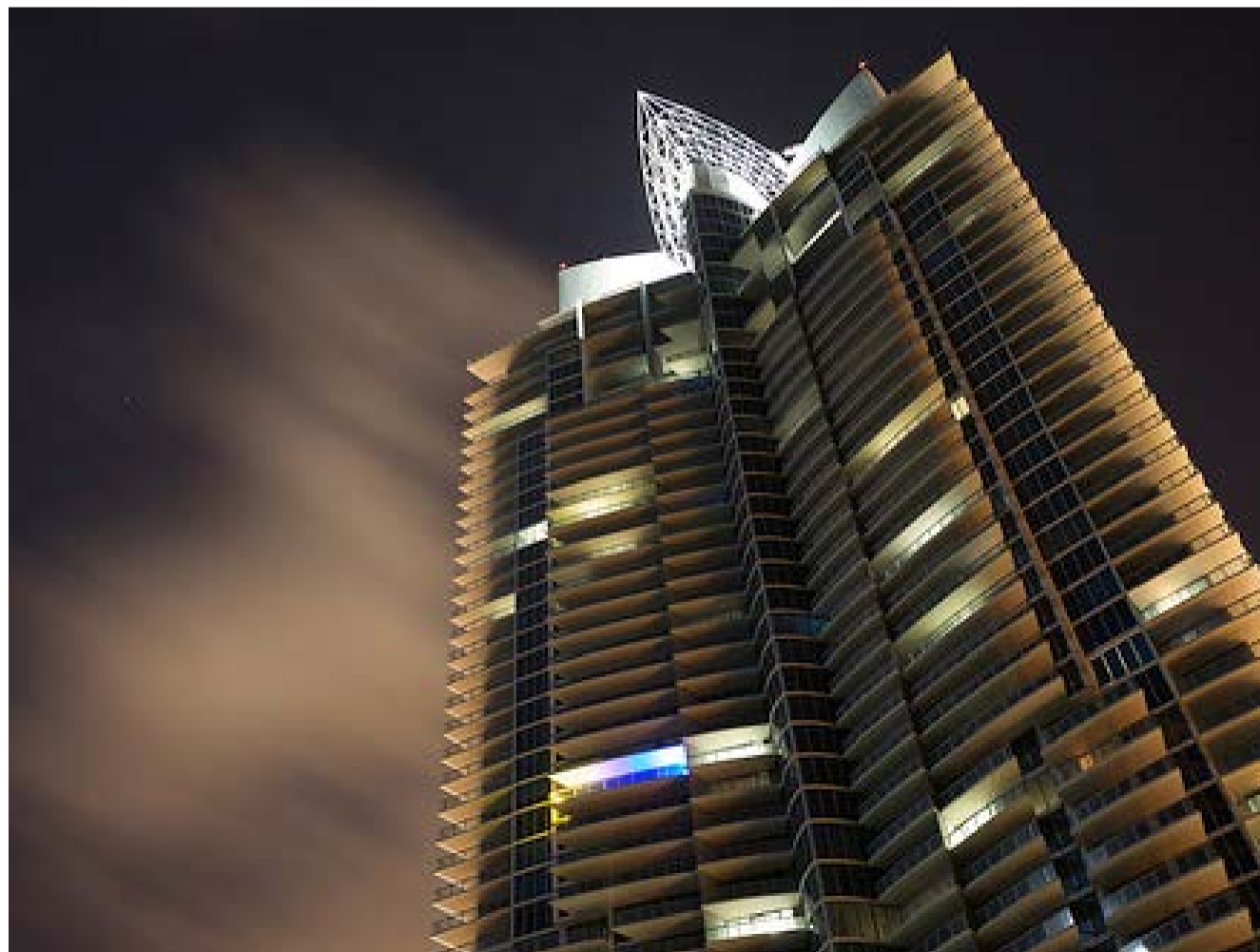
Florida-based Blue Road is an integrated real estate developer dedicated to acquisition, construction, repositioning and property management. From inception to completion, Blue Road oversees every phase of the development process—from property search and asset acquisition, to design, construction and marketing—delivering value and viability with every property. Dedicated to improving profitability for a diverse commercial and residential portfolio, Blue Road’s experienced leadership team strives to minimize risk while maximizing liquidity and return on investment.

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ARTECH, MIAMI FLORIDA



JADE BEACH, SUNNY ISLES BEACH



JADE OCEAN, SUNNY ISLES BEACH

A CREATIVE COLLABORATION

CARLOS OTT

A R C H I T E C T



DESIGN CONSULTANT

Dedicated to design and large scale projects in the fields of architecture, interior design and urban planning, Carlos Ott brings more than forty years of outstanding experience to an international design practice. Founded in Toronto in 1983, his name-sake firm, Carlos Ott Architects has developed an extensive portfolio of acclaimed projects throughout North America, Europe, the Middle East, Asia and South America. The firm's mission is to ensure that each project is of the highest possible quality, creating buildings that are architecturally iconic while adhering to clients' functional, financial and schedule requirements.

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PEARL HOUSE, BAY HARBOR ISLANDS



CASA VERDE, MIAMI



ONE KANE CONCOURSE, BAY HARBOR ISLANDS

A CREATIVE COLLABORATION

FRANKEL BENAYOUN
ARCHITECTS INC

ARCHITECT OF RECORD

Since 1976, Frankel Benayoun Architects has developed a comprehensive portfolio of thoughtful and functional architectural design including multi-family and mixed use residential, single-family residential, public assembly, educational, health care, religious and unique urban parking structures. FBA is committed to the thoughtful expression of architectural design with a conscious effort to harmonize each building with elements of the surrounding environment and nature—always seeking to enhance the union of architecture and landscape. For every project, FBA considers the integration of architectural aesthetics with the unique characteristics of its neighborhood.

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1 HOTEL BEACH CLUB, MIAMI BEACH



NATIIVO, MIAMI

A CREATIVE COLLABORATION



INTERIOR DESIGN & LANDSCAPING

Specialized in interior design, landscape architecture and urban design, with a firm-wide focus on hospitality, Miami-based Urban Robot brings a multidisciplinary approach to the creative process. The firm draws upon its team's diverse design backgrounds to bring about singular narratives that are true to concept and uniquely tailored to each project. Whether a dynamic food hall, mixed-use complex, boutique hotel or multi-family residential property, Urban Robot consistently strives to elevate the human experience.



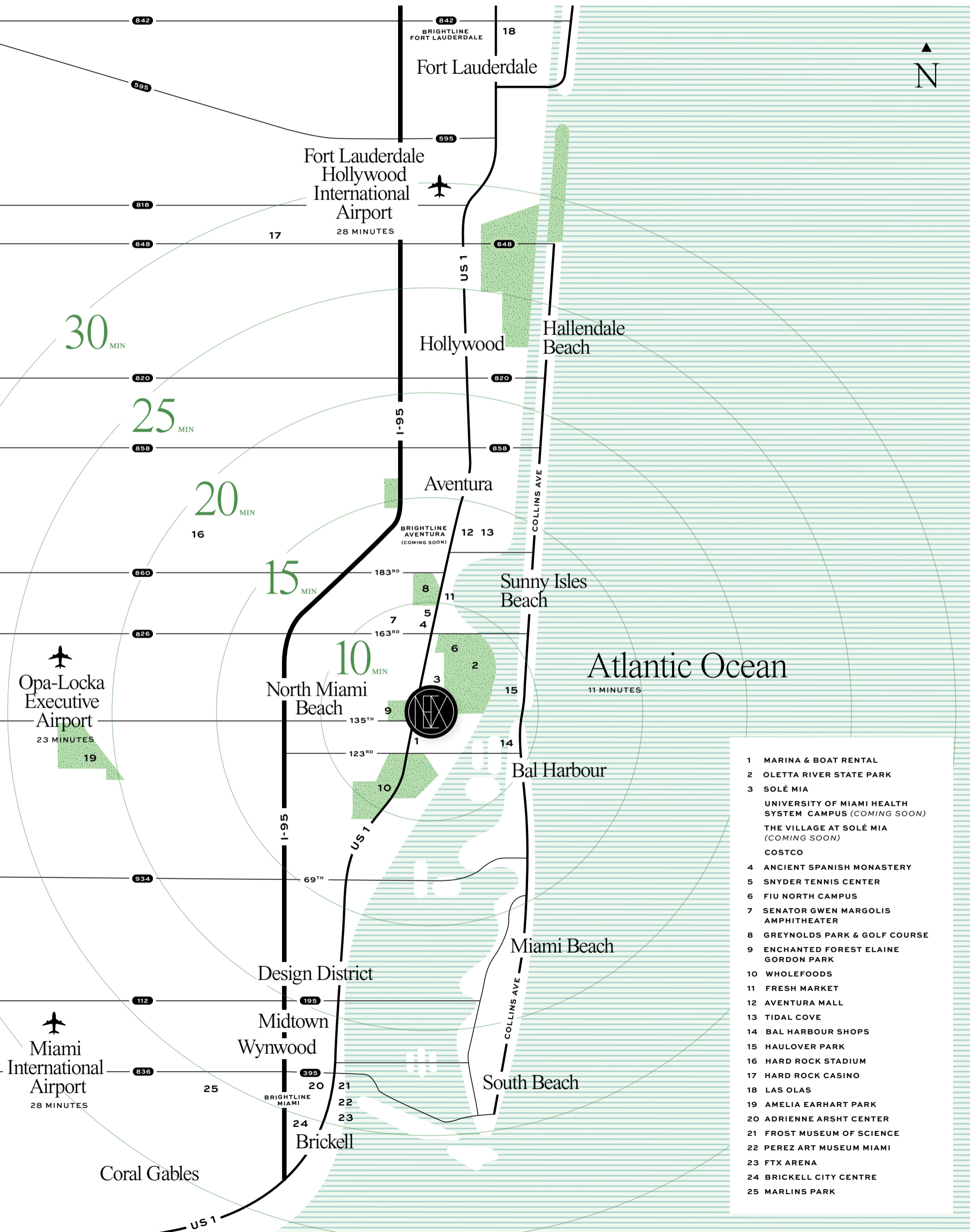
CASA BIANCA DISTRICT, MIAMI



THE OASIS WYNWOOD, MIAMI

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RESIDENCES
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- 1 MARINA & BOAT RENTAL
- 2 OLETTA RIVER STATE PARK
- 3 SOLÉ MIA
UNIVERSITY OF MIAMI HEALTH SYSTEM CAMPUS (COMING SOON)
THE VILLAGE AT SOLÉ MIA (COMING SOON)
- 4 COSTCO
- 5 ANCIENT SPANISH MONASTERY
- 6 SNYDER TENNIS CENTER
- 7 FIU NORTH CAMPUS
- 8 SENATOR GWEN MARGOLIS AMPHITHEATER
- 9 GREYNOLDS PARK & GOLF COURSE
- 10 ENCHANTED FOREST ELAINE GORDON PARK
- 11 WHOLEFOODS
- 12 FRESH MARKET
- 13 AVENTURA MALL
- 14 TIDAL COVE
- 15 BAL HARBOUR SHOPS
- 16 HAULOVER PARK
- 17 HARD ROCK STADIUM
- 18 HARD ROCK CASINO
- 19 LAS OLAS
- 20 AMELIA EARHART PARK
- 21 ADRIENNE ARSHT CENTER
- 22 FROST MUSEUM OF SCIENCE
- 23 PEREZ ART MUSEUM MIAMI
- 24 FTX ARENA
- 25 BRICKELL CITY CENTRE
- 26 MARLINS PARK

Location

10 MINUTES OR LESS



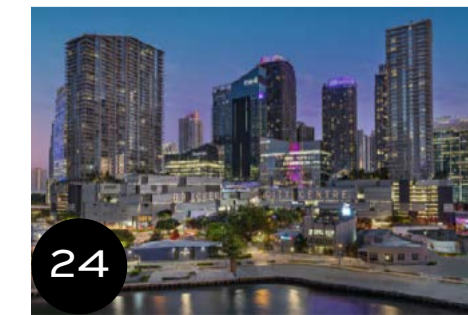
15 MINUTES OR LESS



20 MINUTES OR LESS



25 MINUTES OR LESS



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Property & building features

- 15 stories with 254 move-in ready residences ranging from studios to four-bedroom townhomes
- Arrival porte cochère
- Prewired, smart-home technology throughout building and residences
- WiFi throughout common areas
- Smart key-less access to residential units
- Pet-friendly
- Two gated entrances with valet



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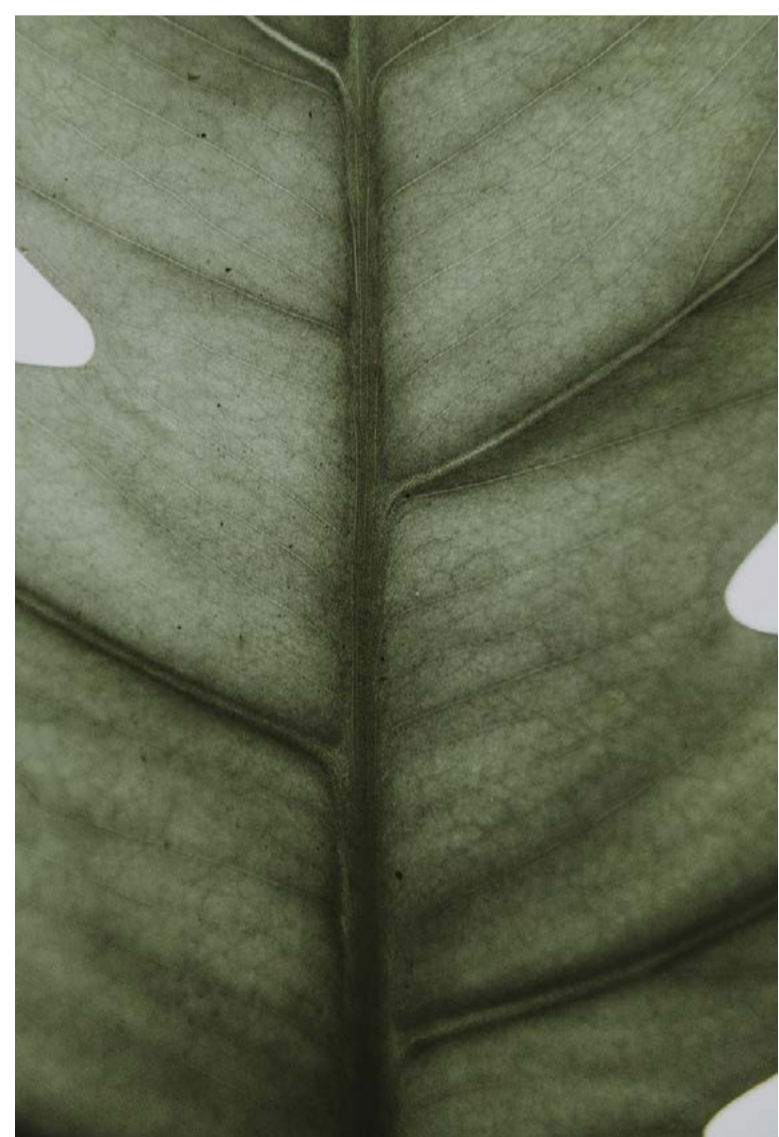
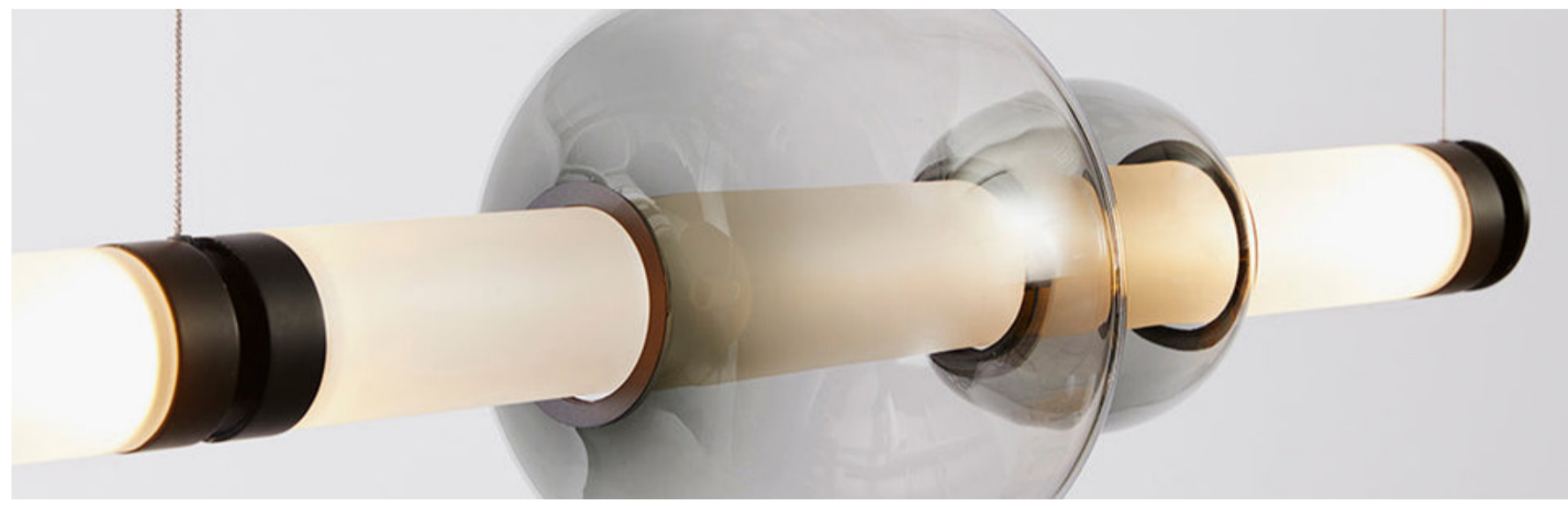
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Residences

- Fully finished and beautifully furnished
- Prewired smart home technology
- Imported porcelain flooring
- Built-in bedroom closets plus lockable owner's closet
- Washer and dryer in every unit
- Floor-to-ceiling windows with window treatments
- Expansive balconies with glass railings
- Fully-equipped European-style kitchens with quartz counter-tops, matte black fixtures and top-of-the-line appliances
- Bathrooms with modern cabinetry, quartz countertops, textured shower tile and matte black fixtures



Interior concepts by



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Designed for home-sharing

SHORT-TERM, SEASONAL, AND LONG-TERM
RENTAL FLEXIBILITY

- No listing limitations
- No rental minimums



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Property management

- On-site professional management to enhance transient experience
 - » Integrated digital concierge for residential unit booking, housekeeping, and guest communications
 - » On-site concierge dedicated to residents' and guests' needs



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Amenities



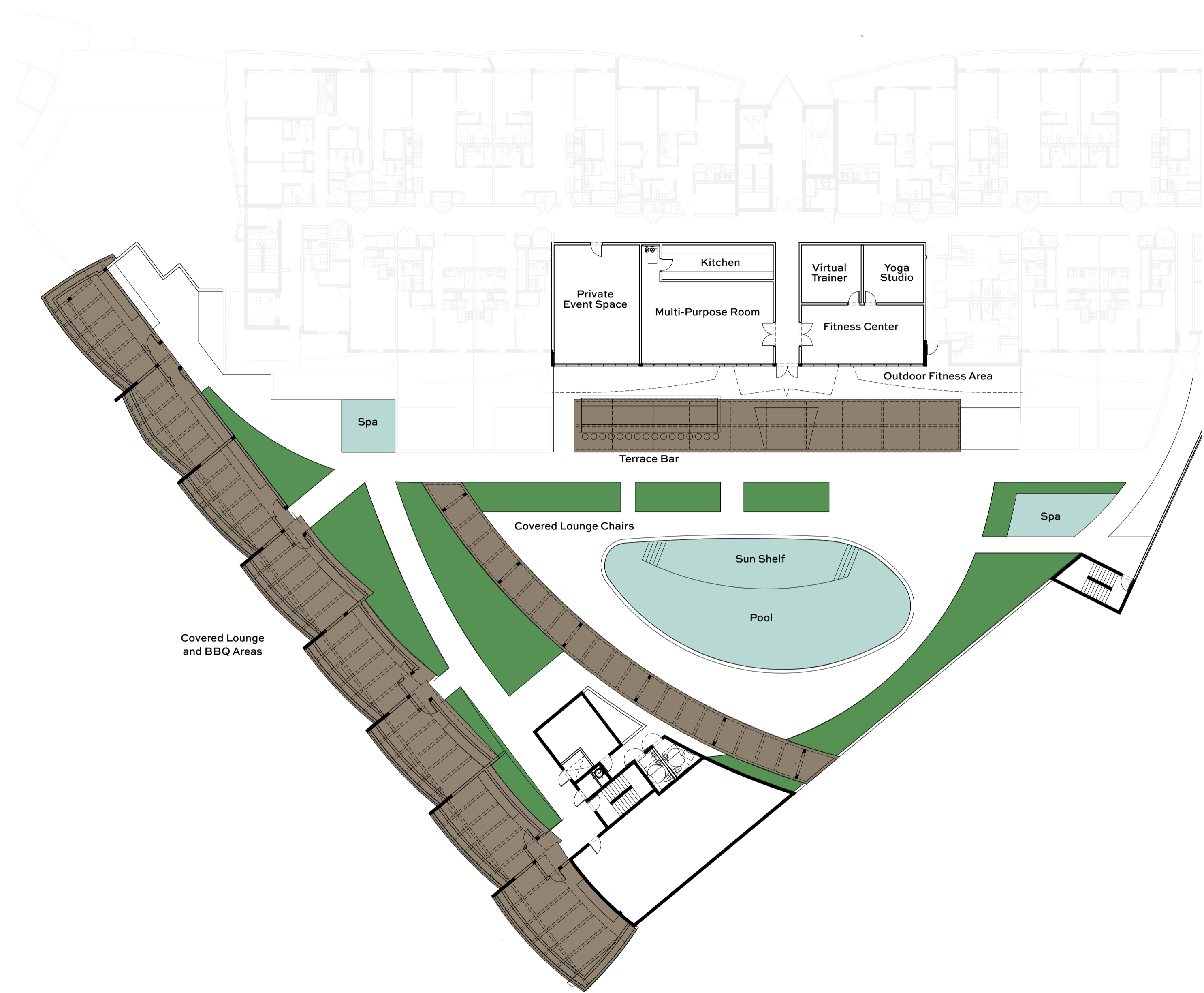
Ground floor

- Porte cochere drop-off and arrival experience
- Two-story arrival lobby lounge with reception & concierge
- Two-story Tech Center with café, co-working space, and business center
- Outdoor seating area with umbrellas
- Children's playground and plaza
- Bike storage
- Self-service smart package locker room for deliveries
- Electric car charging stations



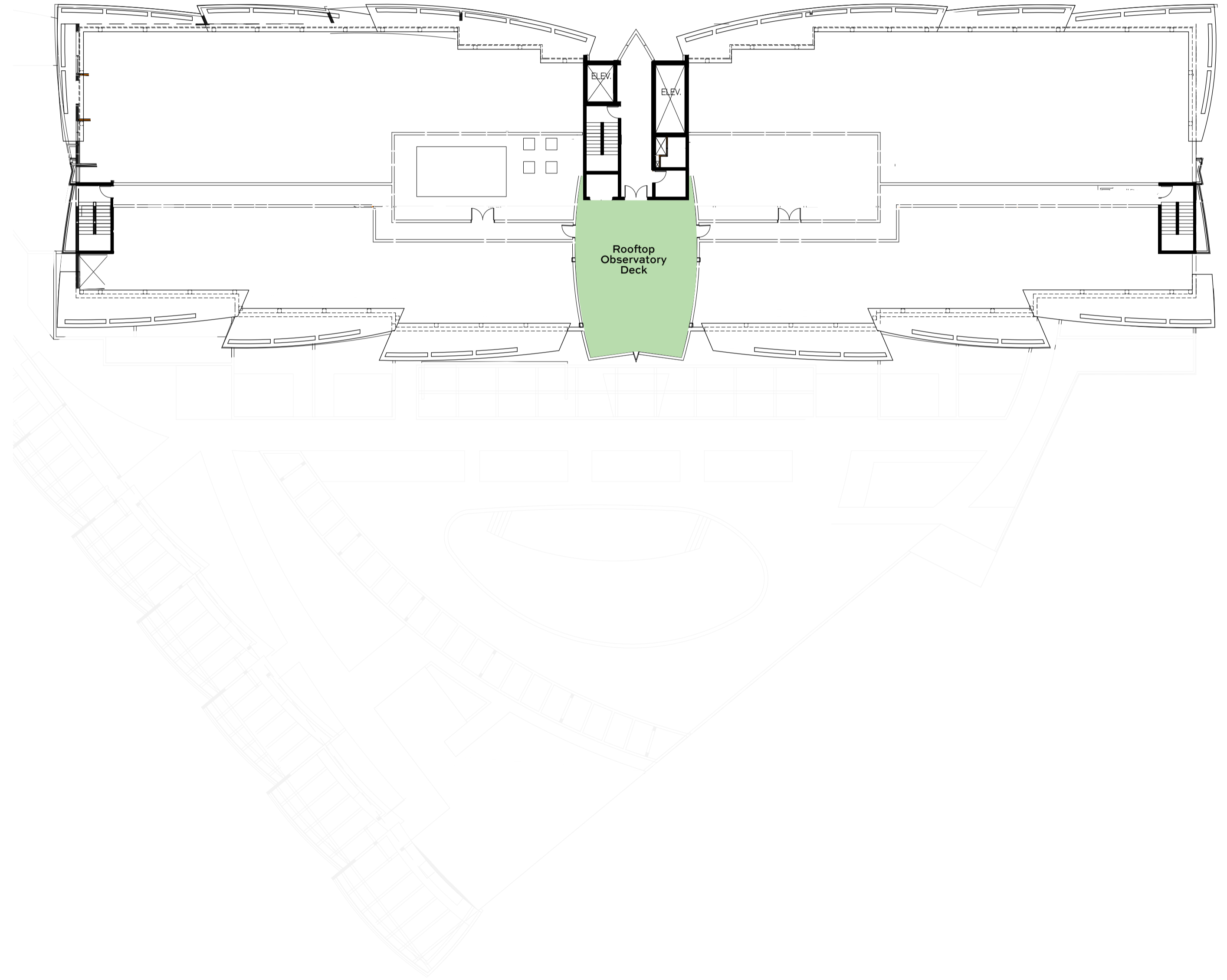
5th floor amenity level

- Multi-purpose clubroom & private event space with dedicated kitchen
- Indoor and outdoor fitness center with yoga studio and virtual trainer
- His & her locker rooms
- Resort-style pool with sun shelf, two spas and covered lounge chairs
- Outdoor terrace bar
- Summer kitchens with BBQ and seating area



Rooftop

- Open-air observatory deck with 360° views



Buyer deposit schedule

To reserve

Studio

\$25,000 deposit

Three-bedroom

\$80,000 deposit

One-bedroom

\$40,000 deposit

Three-bedroom townhome

\$80,000 deposit

Two-bedroom

\$60,000 deposit

Four-bedroom townhome

\$100,000 deposit

- » Balance due within 30 days of contract to complete **20%** total deposit
- » **10%** at groundbreaking
- » **10%** 90 days after groundbreaking
- » **10%** at top-off
- » **50%** at closing



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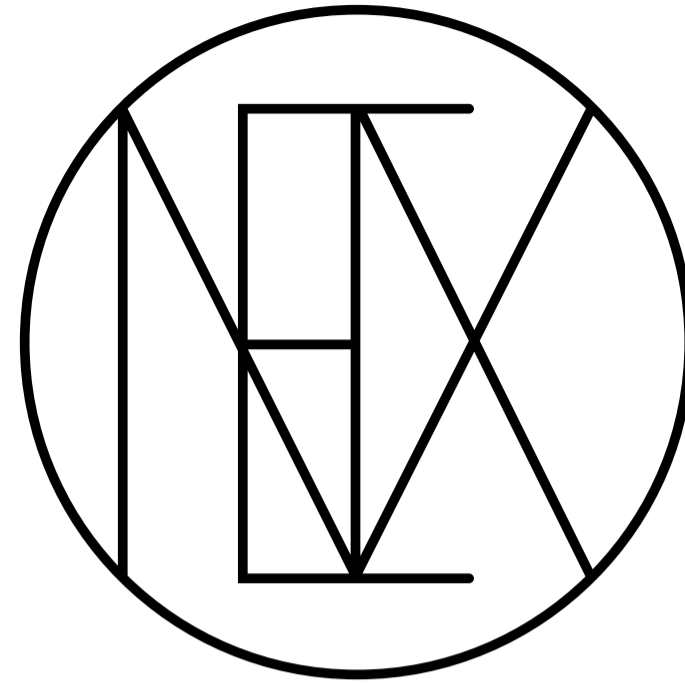
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Availability

| UNIT SIZE | INTERIOR SIZE | TERRACE SIZE | VIEWS | PRICED FROM |
|--|----------------|--------------|------------------------------|-------------|
| Studios | 525 S.F. | 107 S.F. | South | \$435,750 |
| One-Bed / Two-Bath | 682-780 S.F. | 136-775 S.F. | South & Southwest | \$524,458 |
| One-Bed + Den / Two-Bath | 679-906 S.F. | 100-574 S.F. | East & South | \$526,225 |
| Two-Bed / Two-Bath | 900 S.F. | 228 S.F. | South | \$747,000 |
| Two-Bed + Den / Two-Bath | 1015-1102 S.F. | 238-368 S.F. | North, Southeast & Southwest | \$802,256 |
| Two-Bed + Den / Three-Bath | 1230 S.F. | 155 S.F. | North | \$874,530 |
| Three-Bed / Three + Half Bath | 1262 S.F. | 297 S.F. | Northeast & Northwest | \$952,810 |
| Three-Bed / Three-Bath Townhomes | 1486 S.F. | 320 S.F. | Southwest | \$1,225,950 |
| Three-Bed + Den / Three-Bath Townhomes | 1840 S.F. | 455 S.F. | Southwest | \$1,560,000 |
| Four-Bed / Four-Bath Townhomes | 1951-2190 S.F. | 274-395 S.F. | Southwest | \$1,629,085 |



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13899 BISCAYNE BLVD. NORTH MIAMI BEACH, FL 33181



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 138899 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. The rendering contained herein is an artist impression, conceptual interpretation, proposed only and merely intended as illustration. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. All improvements, design and construction are subject to first obtaining permits and approvals for same by the relevant authorities.