

smart
BRICKELL





Own the **SMART** Way

Welcome to the new way of owning

We offer Real Estate on your terms. Use while you're here, rent while you're away. Smart Brickell units are approved to rent through **Airbnb** and other platforms. Smart Brickell has a vision that separates it from the rest. A smart integration of flexible usage, modern design and technology. A place for SMART owners designed to express the future of living.



REAL ESTATE ON YOUR TERMS

4

ORGANIC CAFE



HOME SHARING ADVANTAGE



448+ MILLION PEOPLE WORLDWIDE

are actively engaging in home sharing.



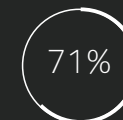
\$88 BILLION TOTAL REVENUE

is projected from vacation rentals in the U.S. by 2023.



MILLENNIALS CHOOSE RENTALS

Millennials choose rentals over hotels. This is one of the largest age cohorts globally.



71% OF TRAVELERS WITH KIDS

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

5



1 IN 4 AMERICANS ENGAGE

with short-term rental platforms when booking travel.



\$810 MILLION IN INCOME

was earned by **Florida** Airbnb Hosts in 2018, who welcomed 4.5 million guests.



MIAMI IS TOP 5 MOST SEARCHED

destination in the United States, alongside Los Angeles, San Diego, New York and South Florida Gulf Coast.



MIAMI TOP 10 MOST BOOKED

destination in the United States, seeing some of the highest bookings nationwide in the first seven days of a new listing.

INTRODUCING SMART BRICKELL TOWER 3



3X SMART



CENTRAL
LOCATION



FLEXIBLE USE
CONDOMINIUMS



SHORT TERM
LODGING UNITS

○ PRIME LOCATION

Smart Brickell is located in the second-largest financial hub outside of New York City's financial district. Brickell is the undisputed hot-spot for business, high-end hotels, fine dining, and luxury condominiums.

○ FLEXIBLE USE CONDOMINIUMS

As a benefit of ownership at Smart Brickell, the property has been designed for effortless hosting on Airbnb. The units are delivered fully finished and furnished so you can host with ease.

○ SHORT TERM LODGING UNITS

We provide the Smart solution, by offering you the tools you need to host with ease with a compelling Leaseback Program and flexible Management program.



SMART LOCATION

The rise of a SMART building starts with a SMART location.

Smart Brickell is located in the ever-growing neighborhood of Brickell in Miami, Florida. A pedestrian-friendly destination, conveniently located in Miami's financial district near the hottest restaurants and retail the city has to offer. With great access to the major highways and roads, Smart Brickell is strategically positioned close to everything but tucked away from traffic.



SMART BRICKELL

BUILDING OVERVIEW

THE DETAILS

DELIVERED FURNISHED, FINISHED, MOVE-IN READY
23-STORY BUILDING
NO RENTAL RESTRICTIONS

RESIDENTIAL MIX

71 Condominiums	Levels 10 - 22
1 Bedroom	533 - 560 SF
1 Bed 1.5 Bath + Den	660 - 706 SF
1 Bed 2 Bath + Den	770 - 839 SF
2 Bedroom	847 SF
42 Lodging Units	Levels 2 - 7
1 Bedroom	600 SF
1 Bed 2 Bath + Den	626 - 648 SF



23rd Floor Rooftop Lounge

71
Condos

8th Floor Amenities Deck

42
Lodging
Units

Ground Level Restaurants
and Private Park



12

All images and scenes may be conceptual or based on current development plans, all of which are subject to change without notice. Developer expressly reserves the right to make modifications in its sole discretion. No guarantee is made that the facilities or features depicted will be built, or if built, will be of the same type, size or nature as depicted.

AMENITIES

GROUND FLOOR

Restaurants with outdoor space
Private Park

8th Floor

Pool Deck
Fitness Center
Co-working Space

23rd Floor

Rooftop Bar and Lounge

Convenience at your doorstep

The ground floor of Smart Brickell is proposed to be an area which will include Cafes, Bistros and Restaurants with flexible day-to-night options for breakfast, lunch and dinner. You're only an elevator ride away to convenient meal options.



Tower 3



Street Level

All images and scenes may be conceptual or based on current development plans. All of which are subject to change without notice. Developer expressly reserves the right to make modifications in its sole discretion. No guarantee is made that the facilities or features depicted will be built, or if built, will be of the same type, size or nature as depicted.

A smart stay-cation: the 8th floor Amenities Deck

Enjoy one of two pools on the expansive 8th floor deck to soak in the sun or take a night swim. With ideal southern exposure with sunshine until dusk, spend the afternoon on the lounge chairs overlooking expansive views of Brickell.

Tower 3

8th Floor



All images and scenes may be conceptual or based on current development plans, all of which are subject to change without notice. Developer expressly reserves the right to make modifications in its sole discretion. No guarantee is made that the facilities or features depicted will be built or built will be of the same type, size or nature as depicted.

EXPANSIVE VIEWS OF BRICKELL



Fitness Center

Our state-of-the-art Fitness Center comes fully equipped including a private yoga/pilates room and men's/women's locker room.

Tower 3

8th Floor

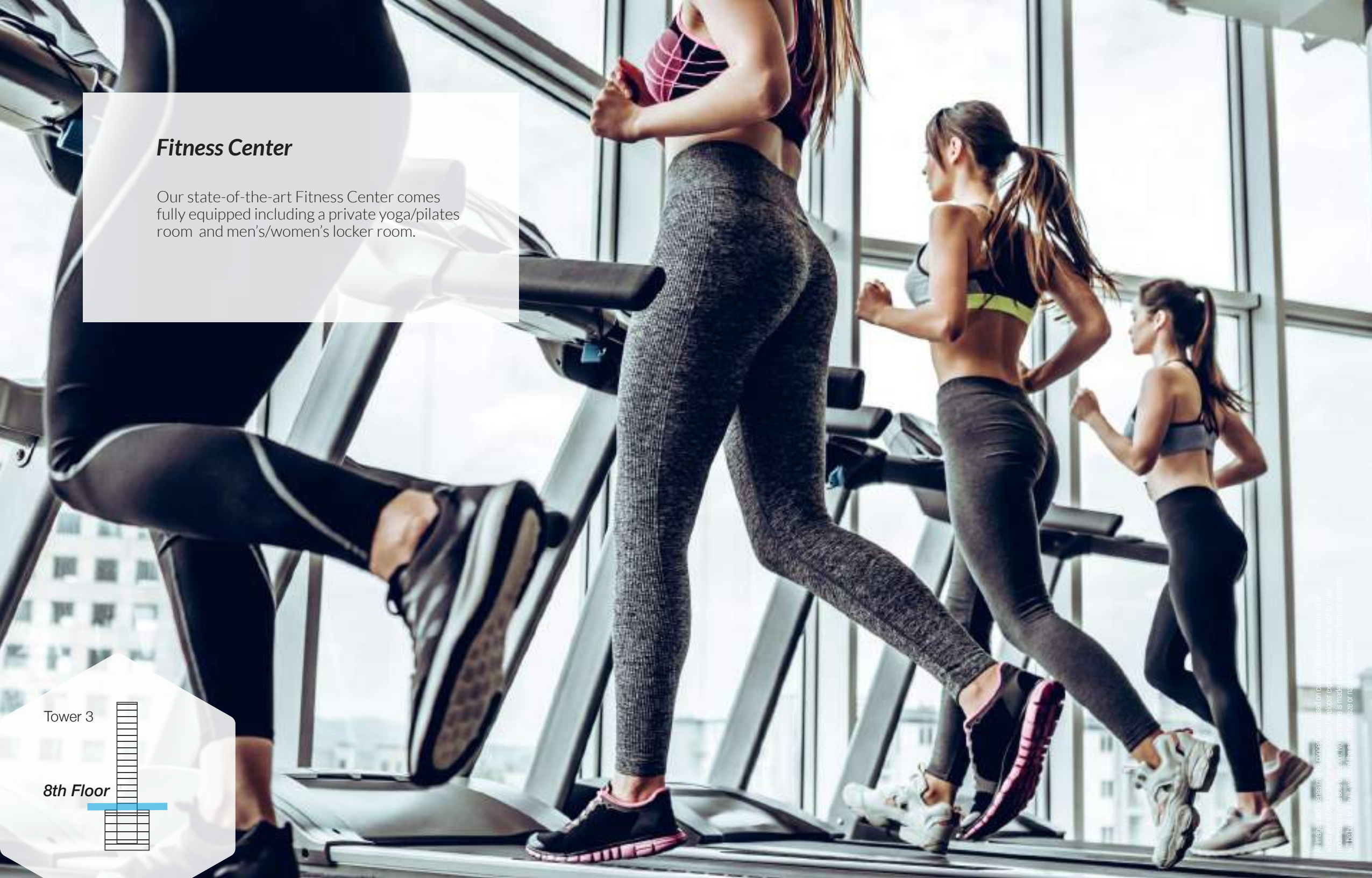
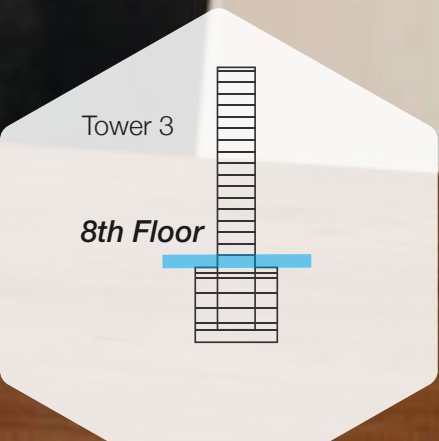


Image is for illustrative purposes only. All images are based on current information and are subject to change without notice. The actual appearance of the property may vary from the images shown. The actual size or name of the property may vary from the images shown.

Co-working Space

This comfortable and modern workspace comes fully equipped with high-speed Internet, private meeting room and multiple seating options.



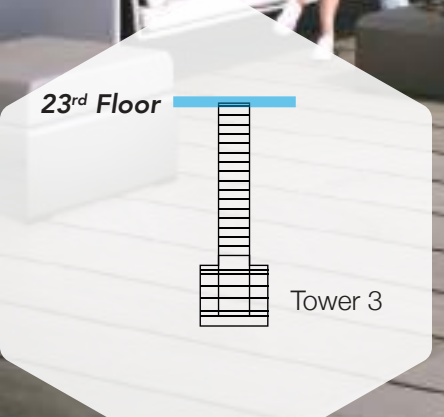
All images and scenes may be conceptual or based on current development plans, all of which are subject to change without notice. Developer expressly reserves the right to make modifications in its sole discretion. No guarantee is made that the facilities or features depicted will be built, or if built, will be of the same type, size or nature as depicted.



**a view,
The Rooftop**

The Rooftop Bar and Lounge features interior and exterior space with 360-views.

The rooftop is an extension of your apartment. A true social space for spending time with friends and family.



All images are conceptual or based on current development plans and are subject to change without notice. Developer expressly reserves the right to make modifications to its sales presentation. No guarantee is made that the facilities or features will be built, or if built, will be of the same type, size or nature as depicted.





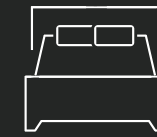
SMART BRICKELL

THE RESIDENCES



LEASEBACK PROGRAM

A 2 year Fixed Annual Leaseback Program is available that ensures 2 years rent at a fixed rate.



SHORT TERM RENTAL

Units are approved through Airbnb and other platforms. Rent your unit with no restrictions, 365 days a year.



LONG TERM RENTAL

Rent your unit yourself or with your real estate agent.



HOME SWEET HOME

Smart Brickell's location and amenities make it the ideal place to call home.



RESIDENCE FEATURES

- Fully finished and furnished residences thoughtfully curated by internationally renowned design firm, Arquitectonica Interiors
- Floor to ceiling glass windows with custom window treatment
- All residences feature balconies
- Finished flooring on all residential interiors and balconies
- Kitchens and bathrooms feature custom Italian cabinetry and counter tops
- Innovative household appliances by Bosch including:
 - Speed oven
 - Integrated paneled refrigerator/freezer
 - Dishwasher
- In-unit washers and dryers
- Fully built-out, generous closets



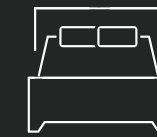
SMART BRICKELL

THE LODGING UNITS



LEASEBACK PROGRAM

A 2 year Fixed Annual Leaseback Program is available that ensures 2 years rent at a fixed rate.



SHORT TERM RENTAL

Units are approved through Airbnb and other platforms. Rent your unit with no restrictions, 365 days a year.



LODGING UNIT FEATURES

- Fully finished and furnished residences thoughtfully curated by internationally renowned design firm, Arquitectonica Interiors
- Floor to ceiling glass windows with custom window treatment
- All residences feature balconies
- Finished flooring on all residential interiors and balconies
- Kitchennettes and bathrooms feature custom Italian cabinetry and counter tops
- Innovative household appliances by Bosch including:
 - Speed oven
 - Integrated paneled refrigerator/freezer
 - Dishwasher
- In-unit washers and dryers
- Fully built-out, generous closets

WILLIAMS
SONOMA
CALIFORNIA

WELCOME HOME TO
WILLIAMS SONOMA LIVING



SMART FINISHES

CONTRACT-GRADE PRODUCTS WITH QUALITY YOU CAN TRUST



- 1. Wall paint
- 2. Sofa
- 3. Coffee Table Set
- 4. Dining Room Table
- 5. Side Table
- 6. Night Stand
- 7. Night Stand Lamp
- 8. Media Console
- 9. Area Rug
- 10. Coffee Table
- 11. Side Table
- 12. Queen Bed
- 13. Night Stand
- 14. Night Stand Lamp

POTTERY BARN

west elm

WILLIAMS SONOMA HOME

FURNITURE SUBJECT TO CHANGE

SMART VIEWS



North East

East

South East



South

South West

WHY BRICKELL

With its booming population, surge of new condominiums and hotels and some of the hottest new bars and restaurants, the Brickell neighborhood has become one of the fastest-growing destinations in the country. A magnet for both business and tourism, this highly accessible and thriving district offers a true “live, work, play” lifestyle.

“BRICKELL IS MIAMI'S FASTEST GROWING NEIGHBORHOOD” Forbes

#1

Largest concentration of international banks in the U.S.

#2

Second-largest financial hub outside of New York City's financial district

45%

of Greater Downtown Miami's population resides in Brickell

15 MIL

Visitors go to Brickell every year

Gateway to Latin America

Home to 1400 multi-national corporations

Ranked 9th

Worldwide for economic activity





SMART BRICKELL

BRICKELL LUX

MILLUX

BRICKELL 12

BRICKELL
CITY
CENTER 2

CONCEPTUAL DESIGN

THE FUTURE OF BRICKELL

HABITAT GROUP

Since 2005, Habitat Group has focused its expertise in developing projects in Brickell, with a footprint of over 350,000 square feet in this area alone. In early 2005, president and CEO Santiago Vanegas opened the first condo-hotel in the area, Habitat Residence 1 & 2.

Since then, Mr. Vanegas has seen the immense potential that Brickell has to offer and has focused his expertise here, with 7 current projects to be completed by 2025 including Smart Brickell Towers 1, 2 and 3, Millux Hotels 1 and 2, Brickell LUX, and Brickell 12.

Habitat Group is committed to creating innovative developments that enrich and energize lifestyles, creating communities that bring people together. The firm's portfolio includes luxury condominiums, hotels, retail shopping centers, office space and multifamily apartments.

LIVE THE **BRICKELL** LIFESTYLE



FINANCIAL CAPITAL OF THE SOUTH

Brickell is home to the largest concentration of international banks in the United States. Labeled the Wall Street of the South, Brickell is the second largest financial hub outside of New York City.

INTERNATIONAL SHOPPING

Brickell's \$1.05 Billion anchor, Brickell City Centre, is home to internationally renowned shopping brands including Saks Fifth Avenue, Zara, Victoria's Secret, Intermix, All Saints Ten Baker and more.

CONNECTIVITY

The Brightline high-speed rail service currently connects passengers from Miami, Fort Lauderdale and West Palm Beach and in 2022 will connect to Orlando and Tampa. Get everywhere you need to go in Miami with Brickell's easy access to public transportation including the Metromover and Miami Trolley.

DINING

From top-rated Italian, Asian and Latin cuisines, to some of the best sushi in the city, Brickell offers an extensive list of trendy and tasty restaurants including Casa Tua Cucina, NAOE and Quinto La Huella.

SHORT TERM X3

1

CONDO
SHORT TERM
RENTAL

We provide the Smart solution, by offering you the tools you need to host with ease with a compelling Leaseback Program and flexible Management program.

2

LODGING
SHORT TERM
RENTAL

As a benefit of ownership at Smart Brickell, the property has been designed for effortless hosting on Airbnb. The units are delivered fully finished and furnished so you can host with ease.

3

LEASEBACK
PROGRAM

A 2 year Fixed Annual Leaseback Option is available that ensures 2 years rent at a fixed rate. The Leaseback Option is available for all unit types.



SMART COLLABORATION



Habitat Group is a full service asset management company that offers innovative real estate management strategies. We add value to our clients by presenting excellent investment opportunities as well as providing strategic alternatives for investing in real estate in South Florida.

Habitat Group has in-depth knowledge and experience in project development, general contracting and commercial and residential management. We are able to leverage our expertise and advise on corporate strategies and strategic market management.



Habitat Hotel is in charge of the Day-by day Hotel Operations, together with guest relation services and the management of customer's experiences. We manage the development and execution of the marketing strategy in order to comply with the proposed financial objectives for the investment.



ARQUITECTONICA INTERIORS

Arquitectonica Interiors is an interior design firm focused on designing a custom environment unique to each project or individual. The firm explores the challenges of contemporary built and un-built environments to develop design solutions capable of addressing a bold and modern aesthetic. The company designs spaces for; offices and corporate headquarters, hotels and resorts, restaurants and bars, retail/entertainment centers, multi-family residential buildings, public buildings, and private custom homes.



Gensler

Gensler is a global design firm that partners with clients to create more livable cities, smarter workplaces and more engaging leisure destinations. Their 5,000+ professionals networked across 46 locations believe quality design can transform organizations and improve people's lives.

Since 1965, Gensler has helped clients achieve measurable business and organizational goals, delivering projects as large as a city and as small as a task light for an individual desk.



find your smart side

Gensler

ARQUITECTONICAINTERIORS



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.