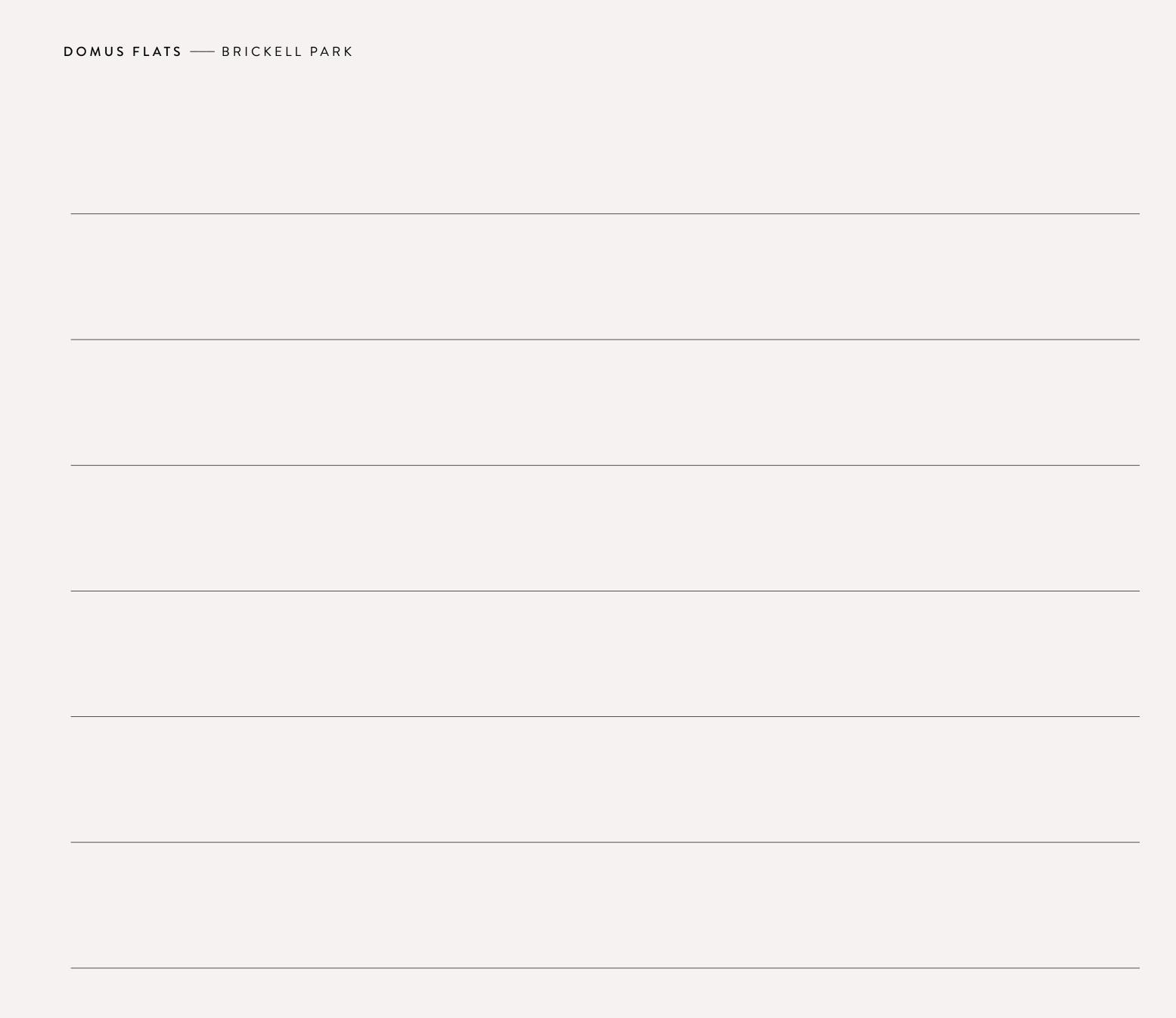
Comus®

BRICKELL PARK



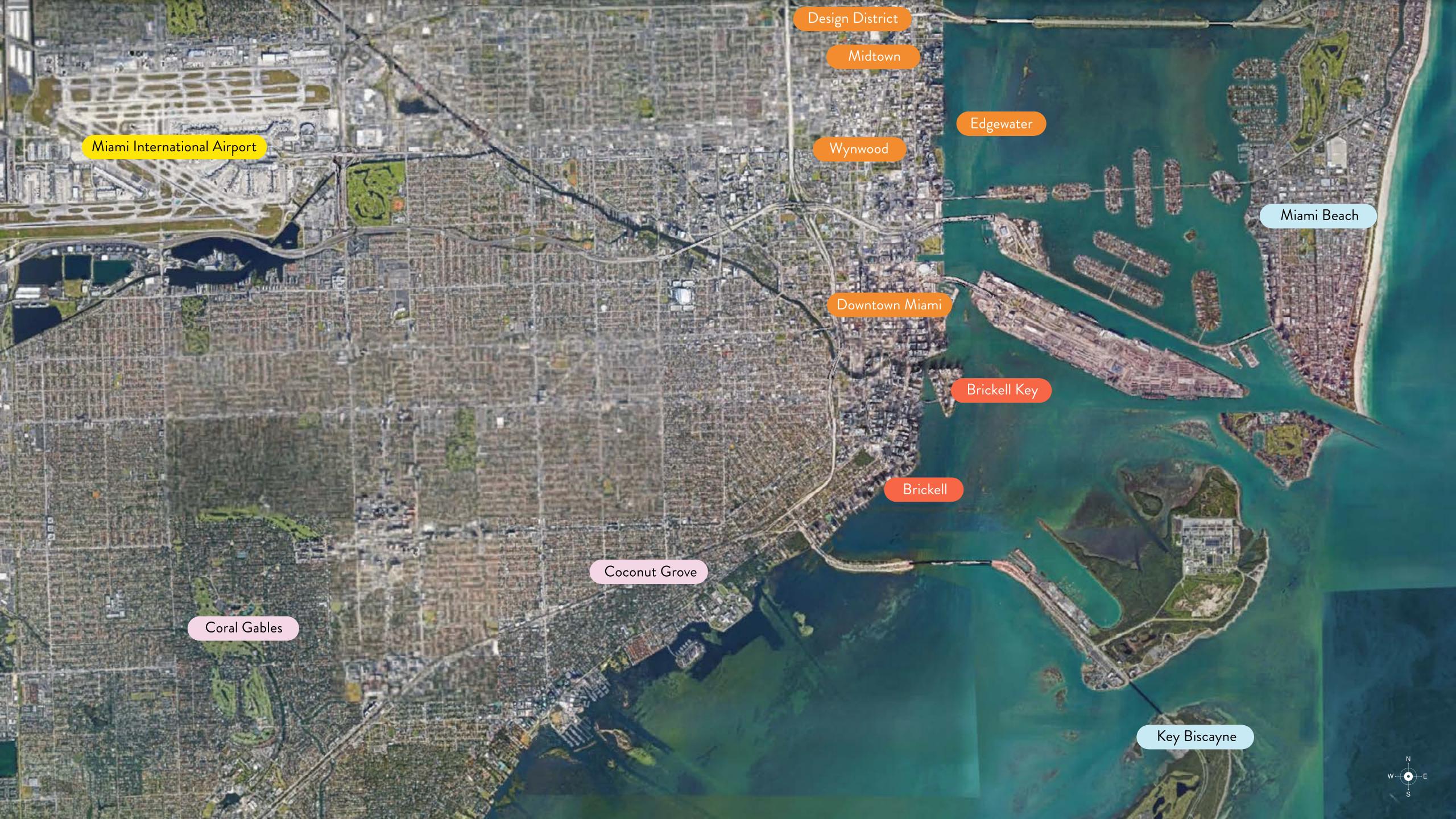


Domus FLATS (Flexible Apartments for Temporary Stays) is a rare find that offers the comforts of a homestay with the service, security, and consistency of a hotel.

LOCATION



An Urban Oasis in Brickell Park

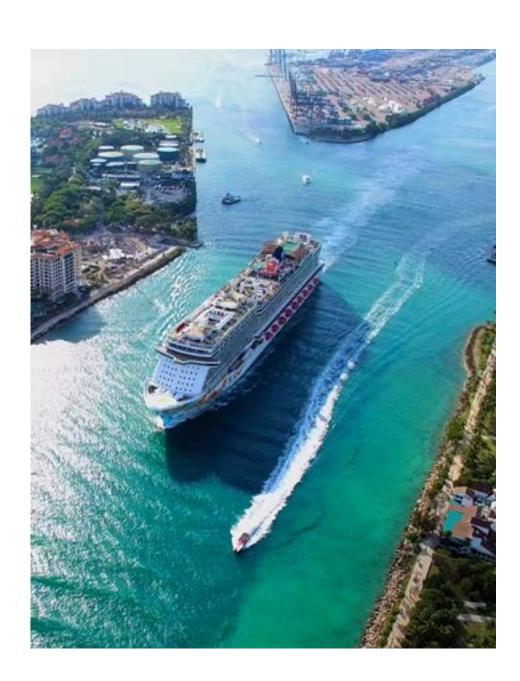




Miami's Global Appeal

ALWAYS CONNECTED. ALWAYS ACCESSIBLE.

Port Miami in Downtown is known as the cruise capital of the world.





Miami International Airport is one of the largest airports after JFK (NY) with 50 million airline passengers.

WORLD-RENOWNED ARTS & CULTURE

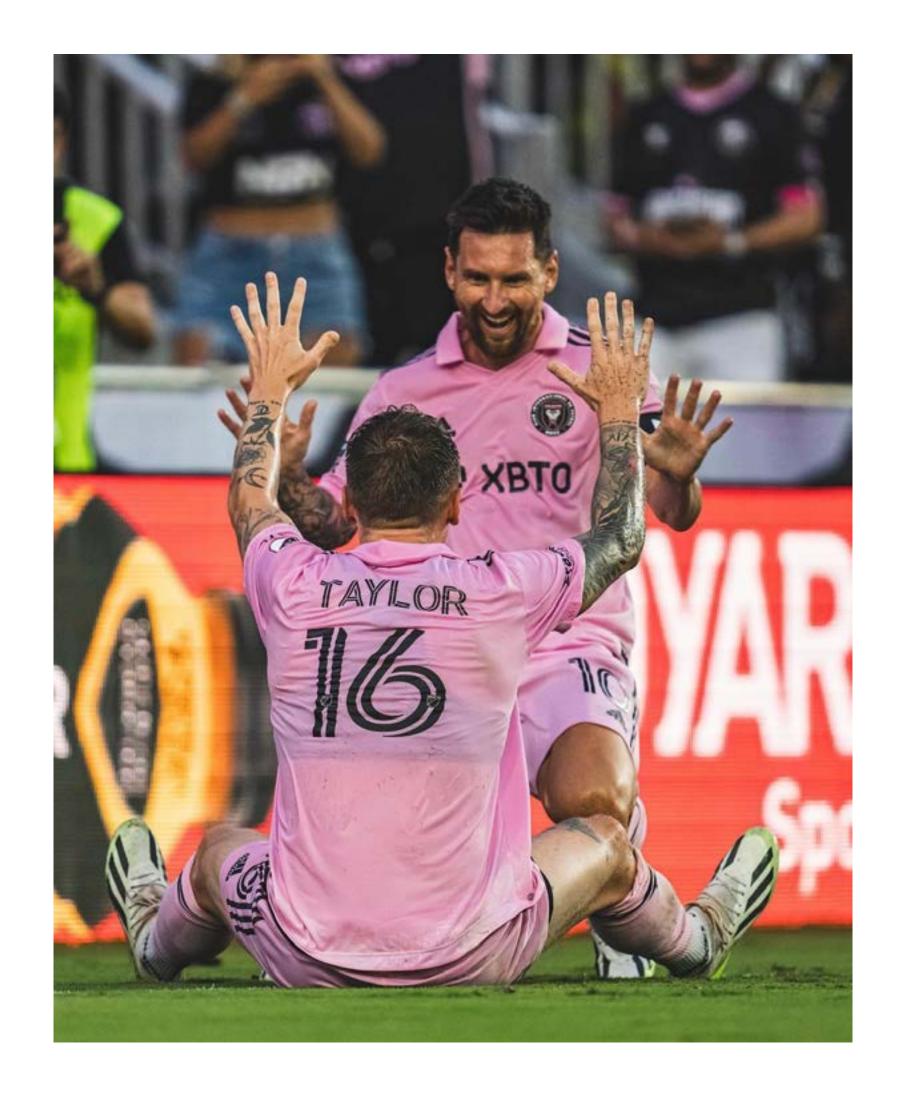




Miami holds international status in the art world, and along with it, an outstanding reputation for cultural life—a place of music, theater, performing arts, and more.



The Sports Capital of the USA





HOME TO THE BIG FIVE:

Major League Soccer (MLS),
Major League Baseball (MLB),
National Football League (NFL),
National Hockey League (NHL),
and National Basketball Association (NBA)
The city's game is always on.

Miami is a fan of every major sport—plus F1 Racing, Miami Open, and The Miami Marathon.



In Good Company



A NEIGHBORHOOD THAT'S ALWAYS IN STYLE





Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre, Miami Design District, art galleries, and luxury boutiques.

One of the Most Sought-After Cities in the World

A GLOBAL CENTER OF FINANCE AND INDUSTRY

Brickell has already made its mark as the city's elite financial district, evidenced by hedge fund powerhouse Citadel moving in soon. Major tech companies like Microsoft have also flocked to the waterfront neighborhood, along with BigLaw, and a growing startup and accelerator presence.



A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.





BRICKELL FINANCIAL DISTRICT: A GLOBAL HUB OF FINANCE

Brickell's thriving financial district is now the largest center south of New York City.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

Major Brickell Companies

NEW BRICKELL COMPANIES:







Rothschild&Co



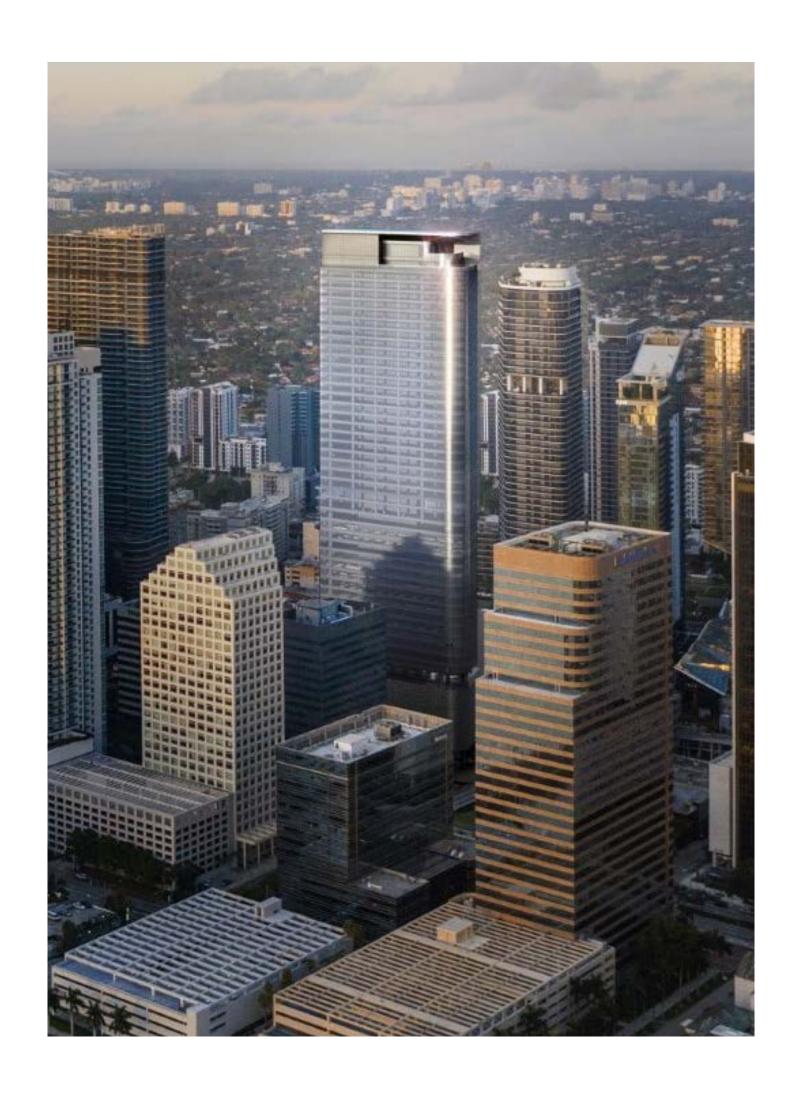




KIRKLAND & ELLIS







WALKING DISTANCE FROM DOMUS:











J.P.Morgan

ONE BRICKELL CITY CENTRE



Brickell City Centre Record-Setting Office With 1.5 Million Square Feet of Office Space Across 68 Floors

THEREALDEAL

Swire, Stephen Ross' Related Plan Florida's Tallest Commercial Tower In Miami's Brickell

THE COMMERCIAL OBSERVER

Kevin Davenport to Lead Swire's One Brickell City Centre Development

CITADEL



THE NEXT MIAMI

Developer of Citadel HQ Tower: 'We're Moving as Fast as We Can'



Hedge Fund Citadel to
Move Headquarters to Miami
From Chicago

Bloomberg

Citadel Grabs Miami Office Space Ahead of Building Its Own Tower

STR Trends Report Data 2023

Averages for Hotels that Reported to STR

Revenue

(Per Available Room)

+28.86%
GREATER

in Brickell Vs. Downtown Miami





The industry's most comprehensive market share product says that Brickell outperforms Downtown Miami.

Rates

+18.83%

NIGHTLY

in Brickell Vs. Downtown Miami

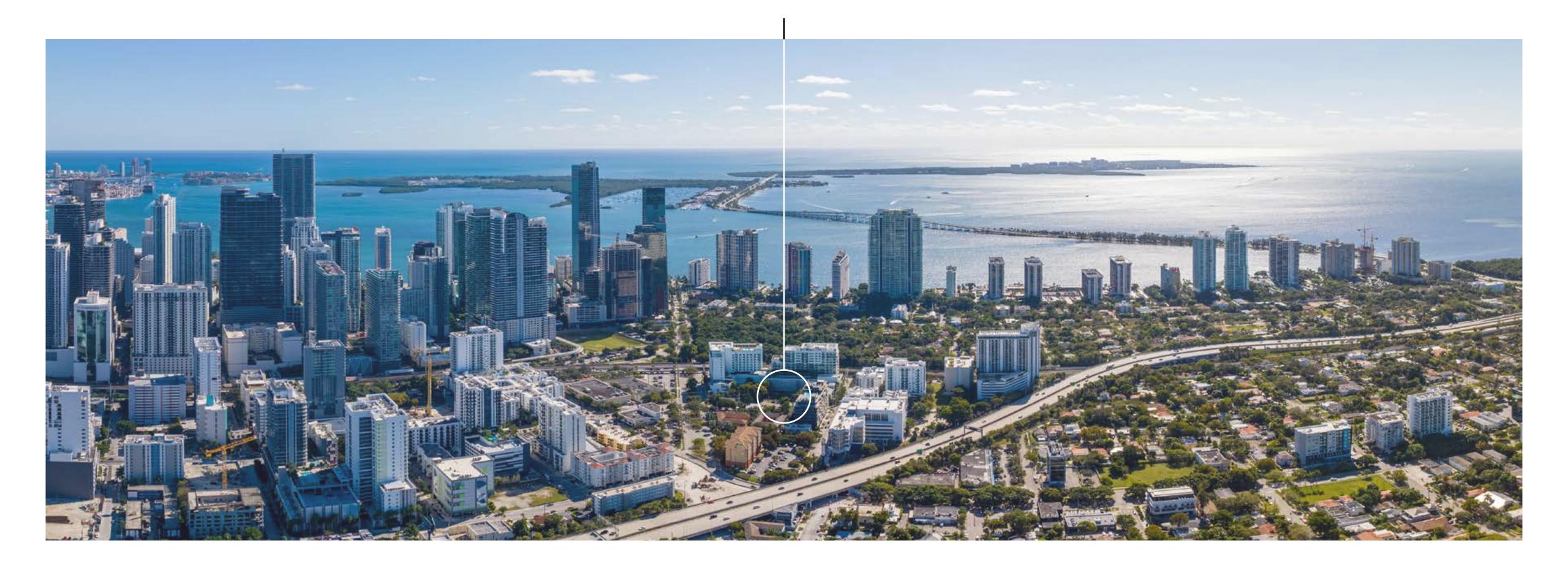
Occupancy

+5.7%

in Brickell Vs. Downtown Miami



domus®



The best of Miami. The best of Brickell.
All at one address.



KEY POINTS OF INTEREST

The Best of Miami

FINE DINING

- 1. Cipriani
- 2. Chateau ZZ's
- 3. Delilah
- 4. Dirty French Steakhouse
- 5. Elcielo Miami
- **6.** Fi'lia
- **7.** Komodo
- 8. La Mar by Gastón Acurio
- 9. LPM Restaurant & Bar
- 10. Marion
- 11. Osaka Miami
- 12. Sexy Fish Miami
- 13. The Capital Grille

RESTAURANTS & CAFÉS

- **14.** Akashi
- **15.** American Social
- 16. Barsecco
- 17. Cantina La Veinte
- **18.** Coyo Taco
- **19.** El Tucán
- 20. Gyu-Kaku Japanese BBQ
- **21.** Joe & The Juice
- 22. Obba Sushi
- **23.** Rosa Sky
- 24. Starbucks
- 25. Casa Tua

SALES GALLERY

1200 Brickell Avenue

LANDMARKS

- 26. Brickell Key
- 27. Brickell Park
- 28. Miami Circle National Historic Landmark
- 29. Miami River
- **30.** Simpson Park
- **31.** Southside Park

HOTELS

- **32.** Four Seasons Miami
- **33.** EAST Hotel Brickell
- **34.** Mandarin Oriental Miami
- **35.** Novotel Miami Brickell
- 36. SLS Brickell

SHOPPING

- **37.** Brickell City Centre
- **38.** Mary Brickell Village

SCHOOLS

- **39.** MATER Brickell Academy
- **40.** KLA Academy
- **41.** Southside Preparatory Academy

ESSENTIALS

Publix

Walgreens

CVS Pharmacy

Wholefoods

..... TRANSPORTATION

Metrorail Brickell Station

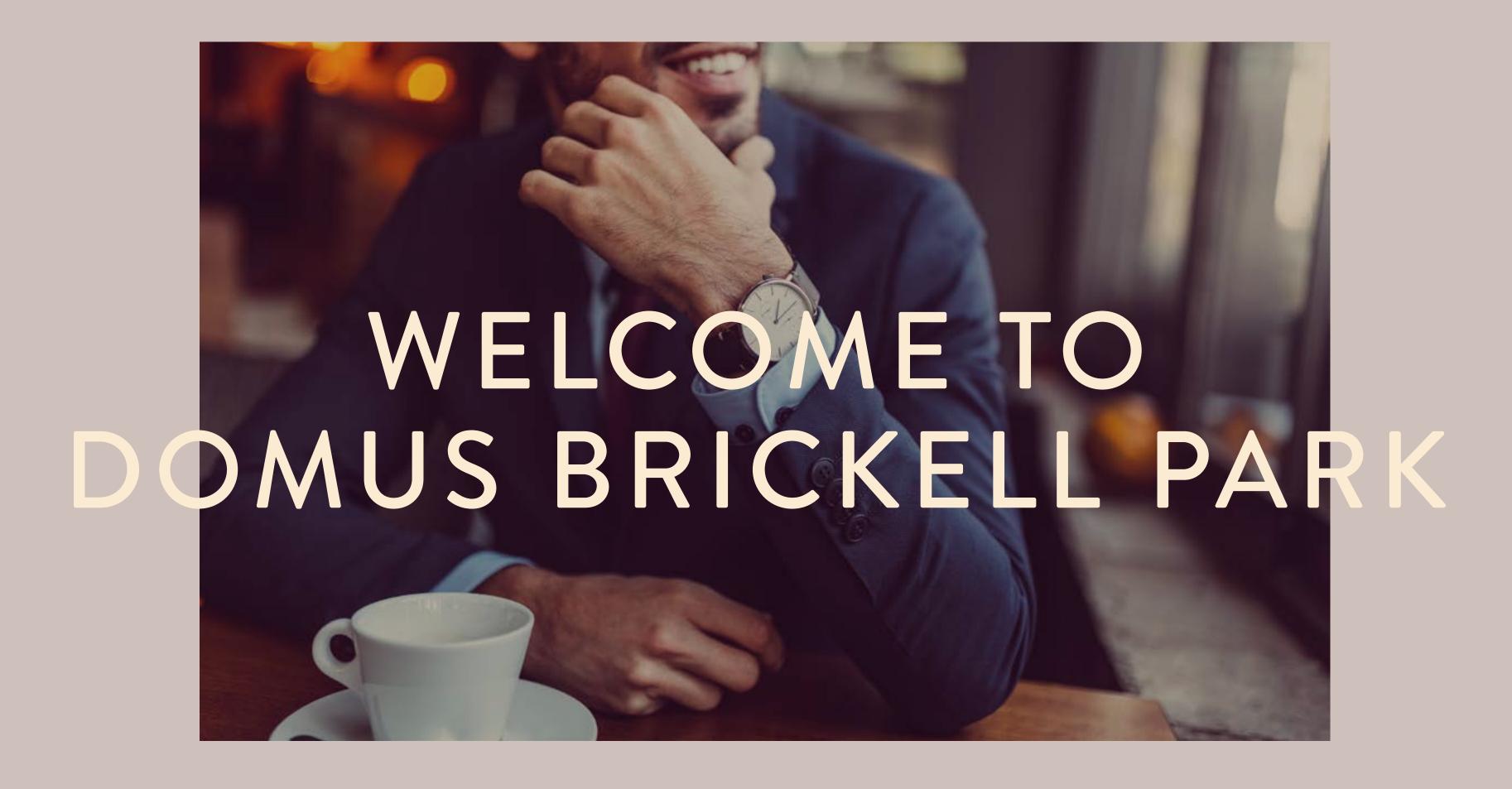
The Underline

Metromover





BUILDING

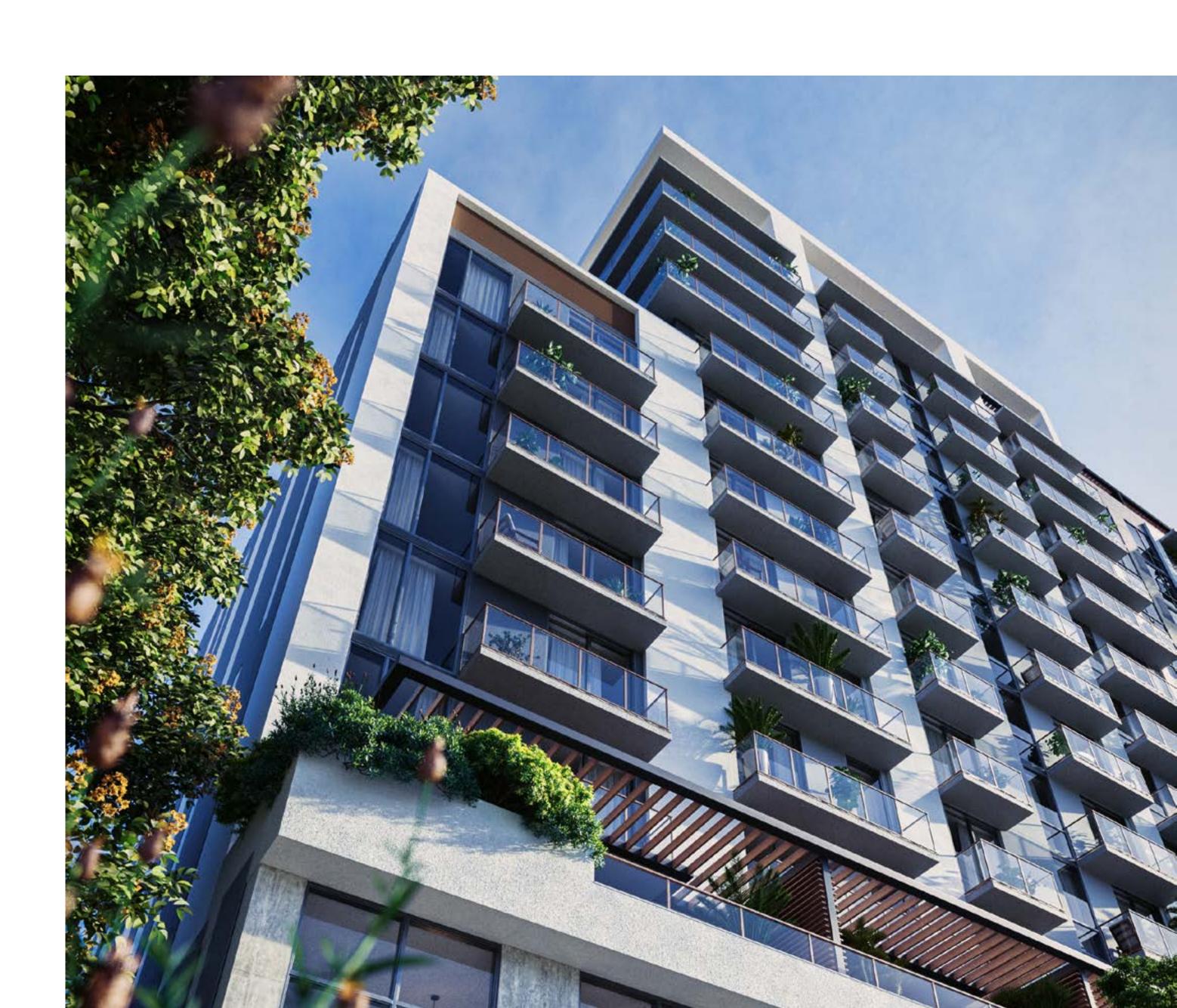


Flexible Apartments for Temporary Stays



Building Features

- 171 fully furnished units
- 12-story building
- Studios, 1 and 2-bedroom, ranging from 330 sf to 975 sf
- Wind impact resistant windows
- 9+ ceiling height
- Double-height Lobby with floor-to-ceiling windows
- Ample co-working area
- Keyless entry smart lock system
- Surround sound speakers with ambient music
- Pet friendly
- 24-hour front desk
- 24-hour valet service
- EV charging stations
- Filtered air conditioning in all common areas
- Centralized water filtration system



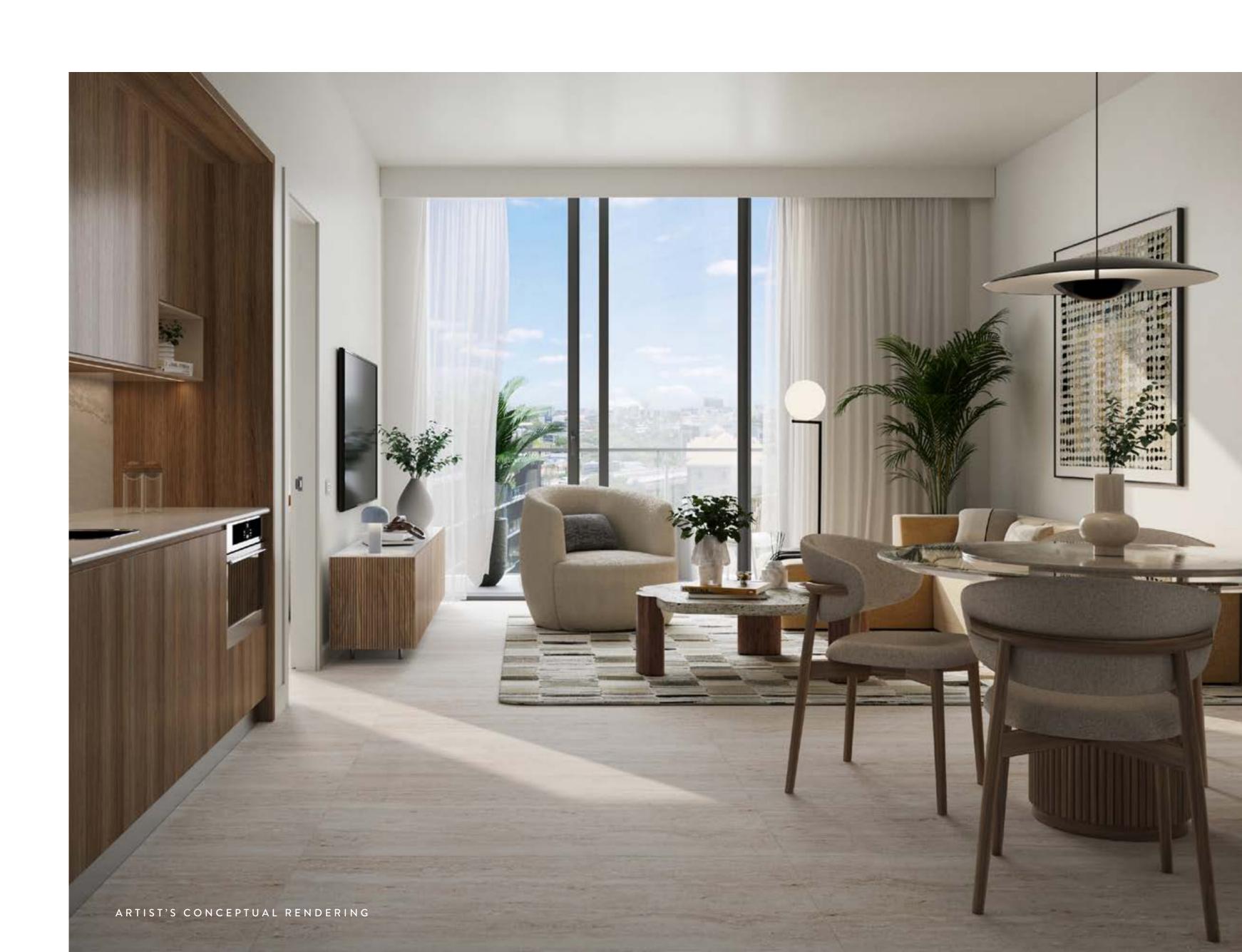
THE FLATS



All the Amenities that Count.

A Sense of Home Wherever You Are

Interiors designed to fit your life, with sleek modern fixtures, quartz countertops, cozy kitchenettes, and contemporary hard flooring. Flexible layouts and open spaces allow residents to make each Domus all their own.



Residence Features

- Delivered fully finished with hard flooring throughout
- Private balcony in all units
- Kitchenette with Bosch appliances including speed oven, dishwasher, and refrigerator
- Modern fixtures
- Quartz countertops
- Washer and dryer
- UV filtered water in all FLATS







AMENITIES



All the Amenities that Count.









always going on.

1 Valet Drop Off

2 Garage Entrance

4 Welcome Lounge

3 Arrival



WELCOME LOUNGE

"It's great to see you" has never felt more genuine



A convenient hub for residents and travelers to access any service they need.

COFFEE & BAKERY

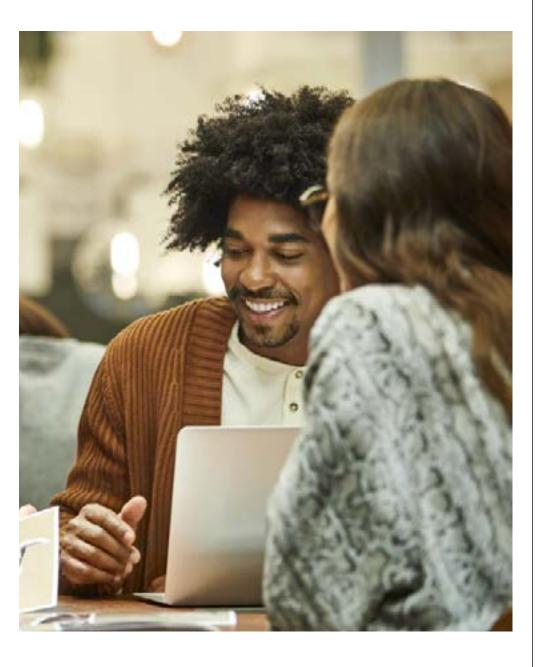
Artisan-quality meets everyday affordability



Quintessential neighborhood staple where everyone can enjoy a slice of life. Here, your local barista is a familiar friend, a cheerful connection, and most definitely a part of your community.

COWORKING

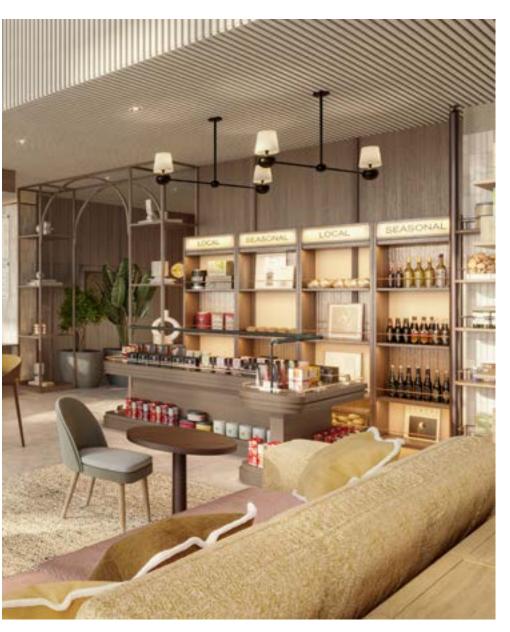
Coworking and all-day Meeting spaces



Welcome to a workspace that inspires you, relaxes you, and welcomes interactions with others. Domus Brickell Park goes beyond coworking to offer innovative, flexible meeting spaces for every conversation, aka, real life that works.

MARKET

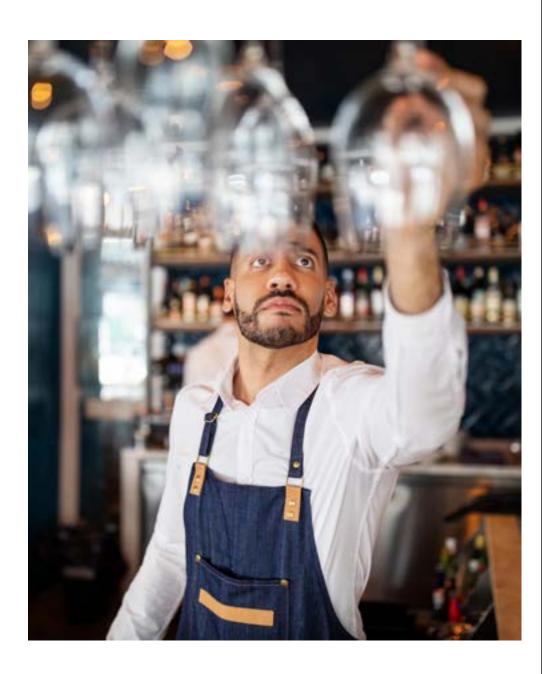
A local artisanal market that's both an experience and a destination



That's why Domus Brickell Park has its own market for drinks, snacks, and other items ready to go when you are. Life should be packed with fun and enjoyment, not packed with more trips to the store.

BAR

Welcome to the Happiest Hours



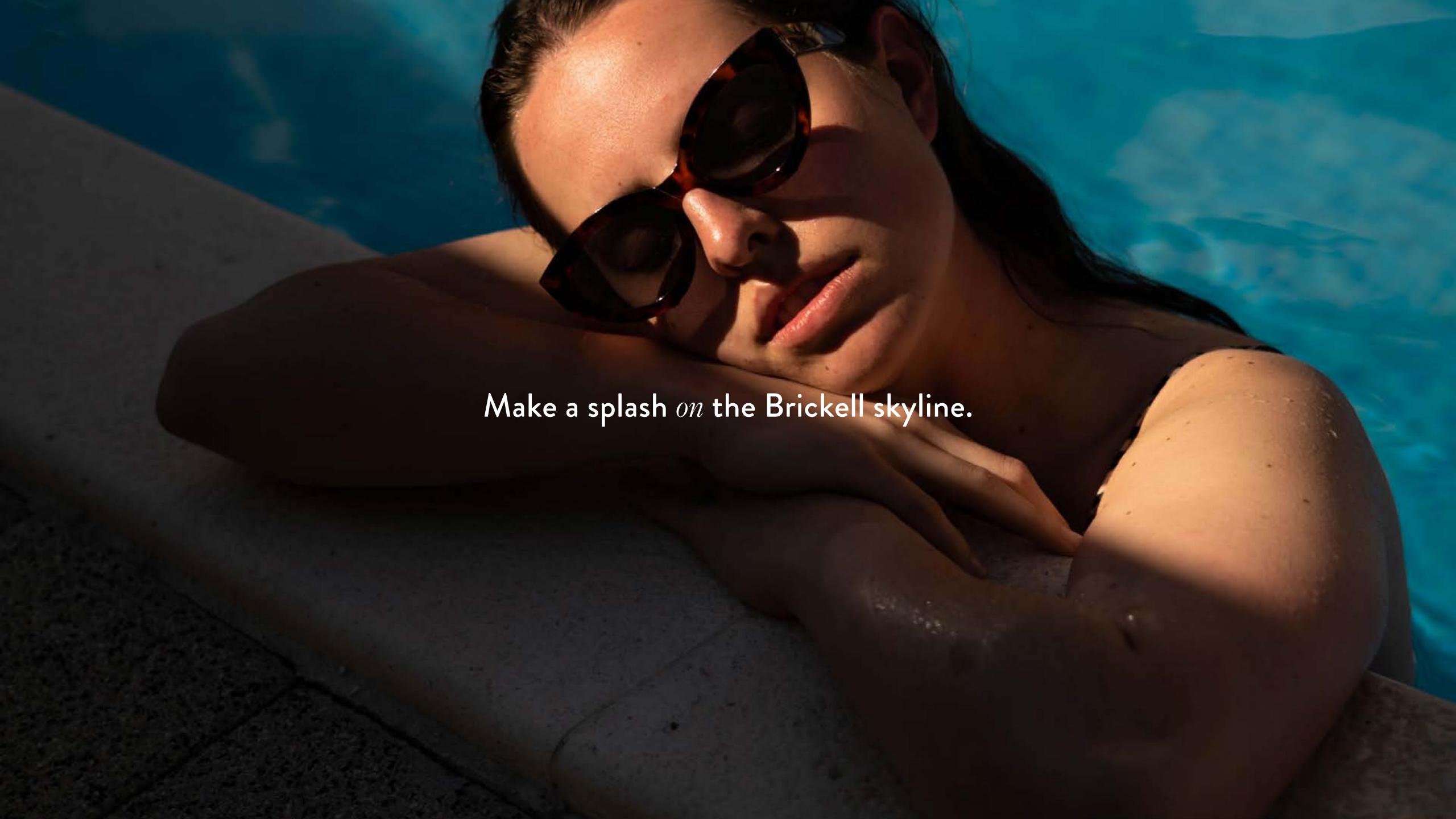
The bar here is truly your local pub, city meet-up spot, and official destination for celebration and relaxation. All things toast-worthy deserve a spot that rises to the occasion.

GARDEN

A charming natural oasis in the heart of the city



The vibrant energy of Downtown Brickell is only two blocks away, but you'd never know it from the garden at Domus. Surrounded by trees, blossoms, lush greenery, and with ample lounge seating, it's a world all on its own.



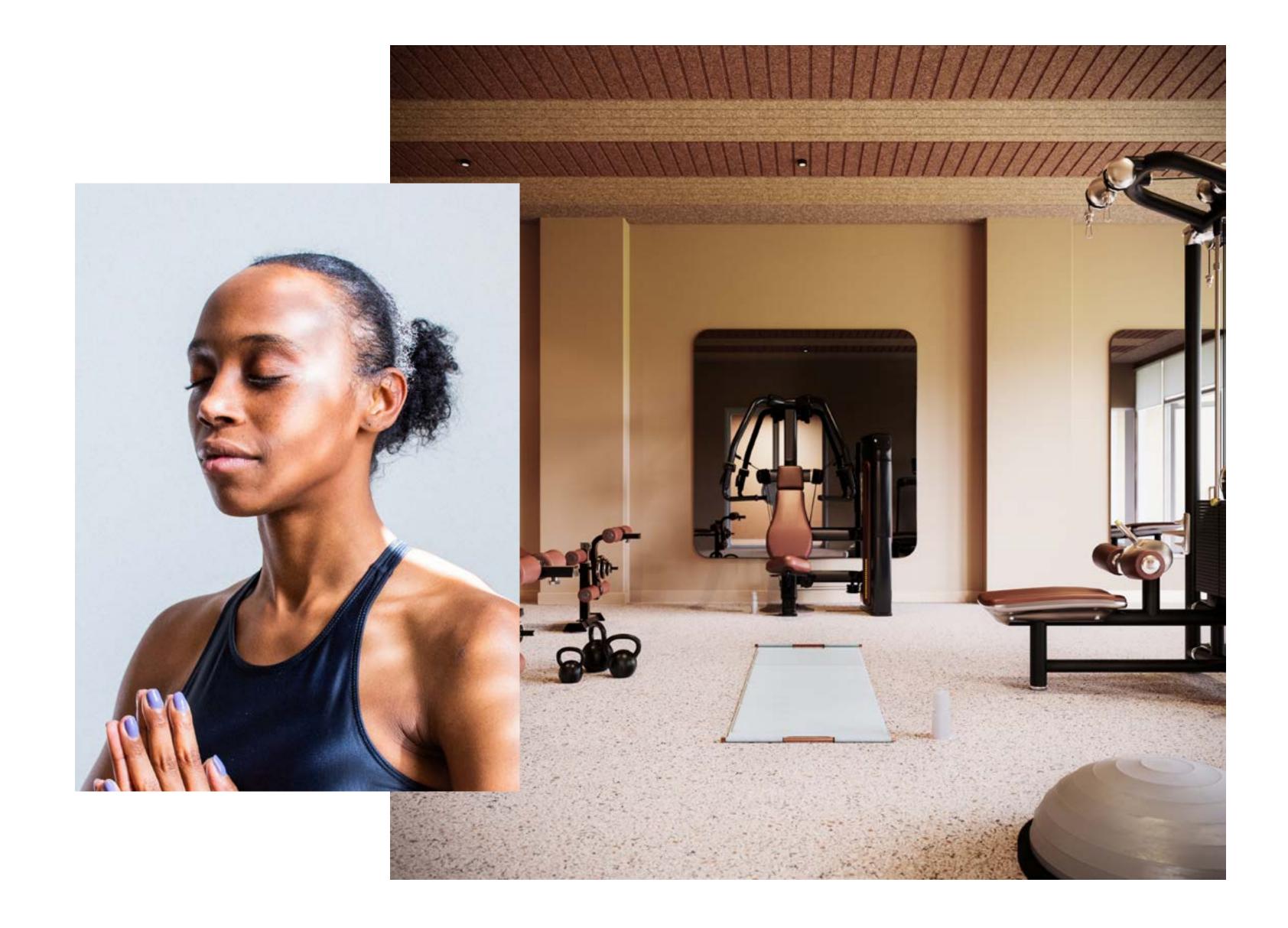






Whole Body Wellness

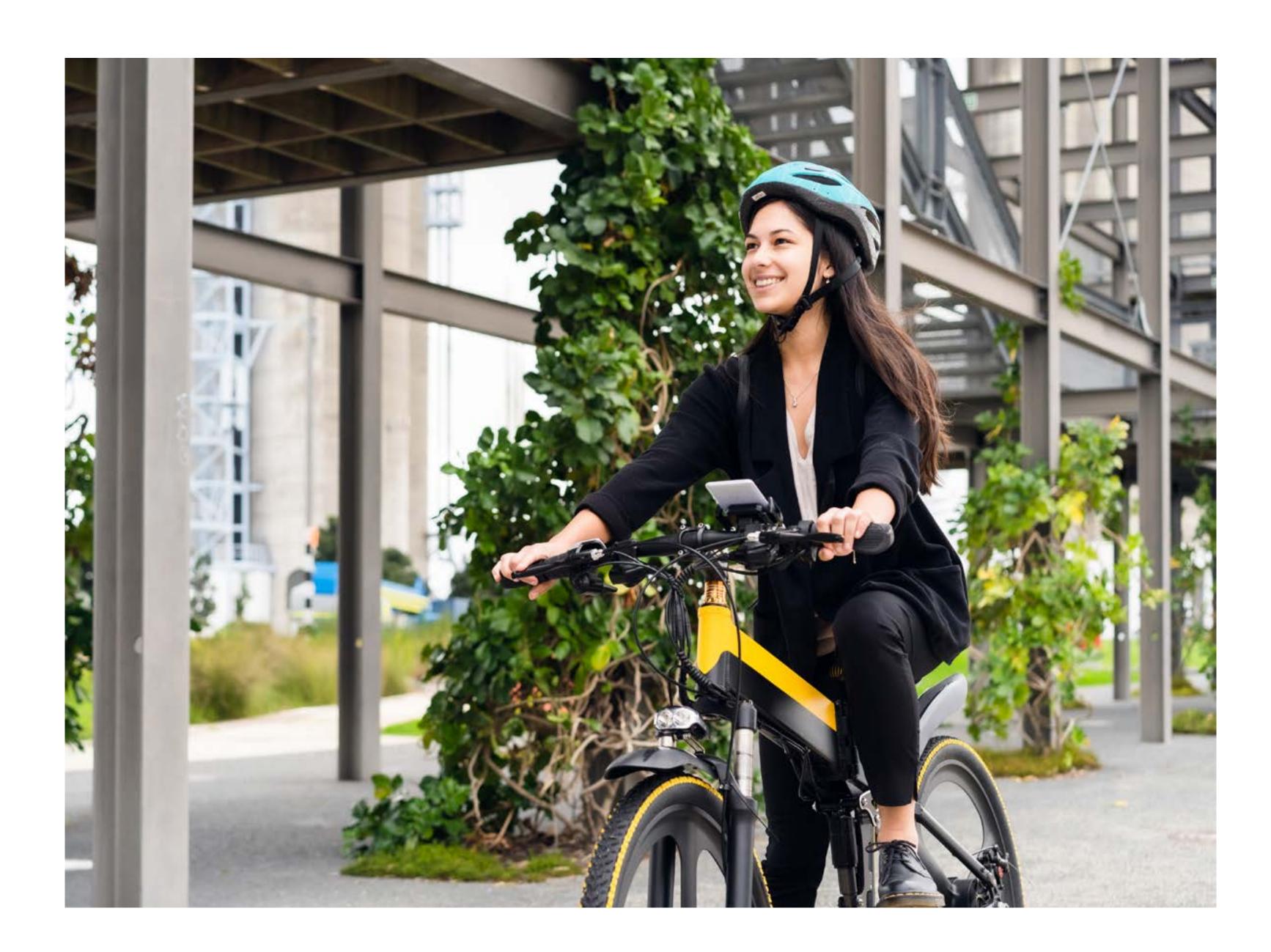
The modern definition of wellness is one that encourages balance between mind, body, and spirit. That's why Domus Brickell Park offers a steam room, fully equipped gym, treatment room, and a studio stretching space. There is a centralized UV water filtration system that runs throughout the entire building, as well as filtered AC in all common areas.





Hello Nature, Health, and Convenience

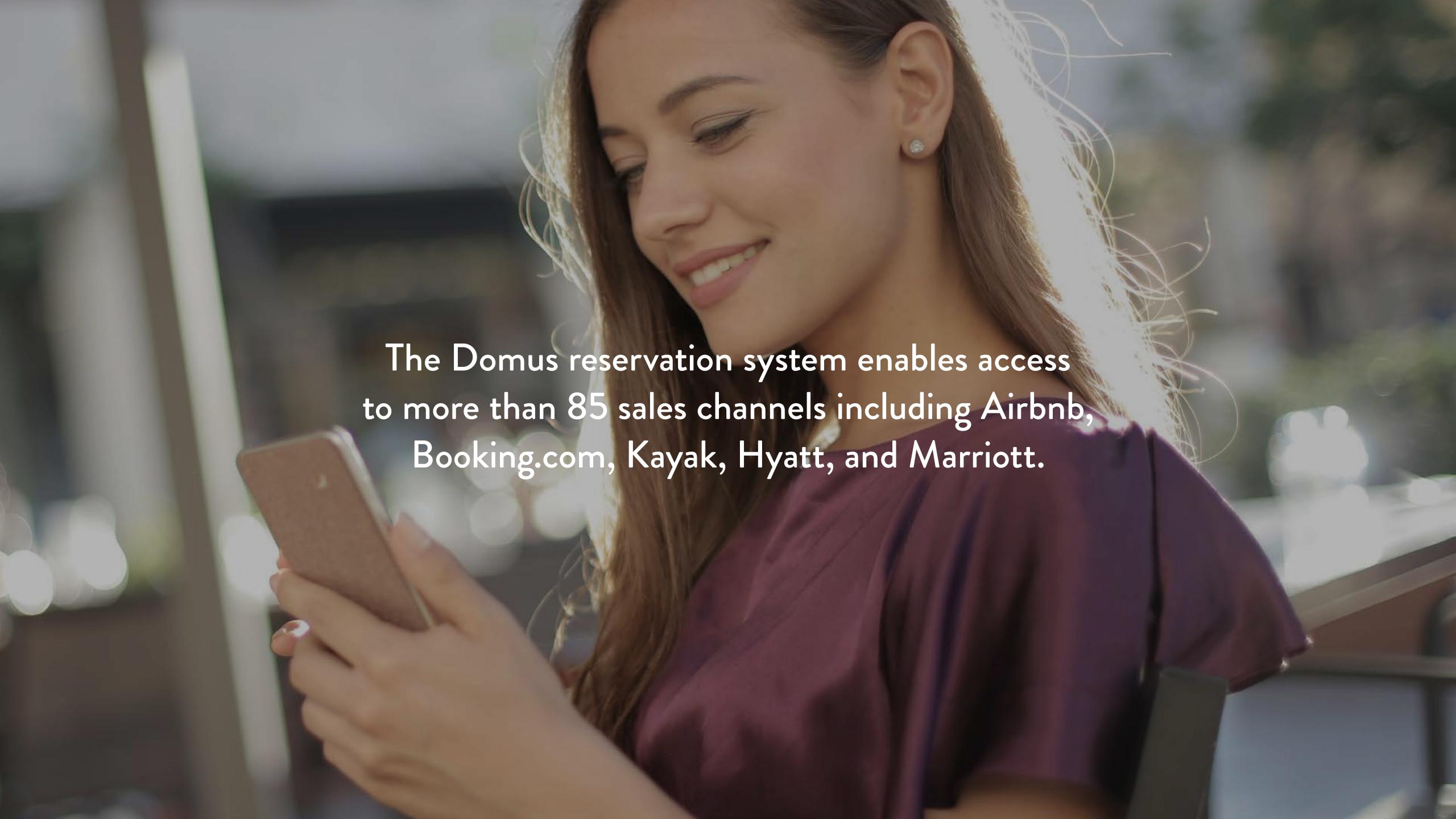
When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.



MANAGEMENT SERVICES



Everything You Need, Just How You Want it.



The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:



711 Monthly visits







EASY SCHEDULING

The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.



STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

BENEFITS FOR DOMUS OWNERS:

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



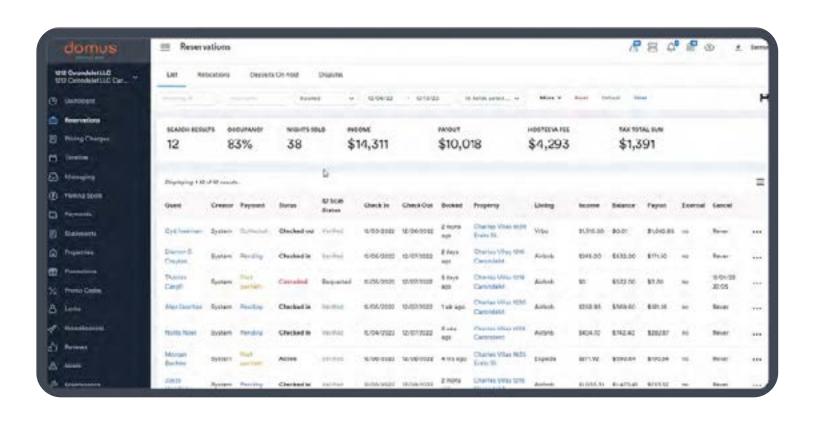
Domus Owners Portal

Manage your reservations and gain insights into your booking history.

DATA AND ANALYTICS

All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
 - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.



We Bring the Same Sophistication Utilized by the Largest Hotels and Airlines in the World.

Guest Traveler App



Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

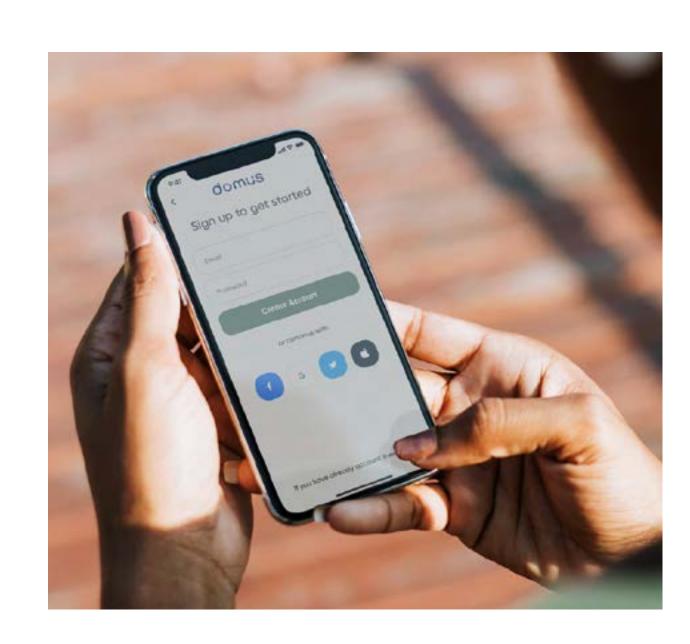
Mobile check-in/check-out
Unique digital keys for elevators and units
24/7 call center
Menu of amenities
Parking information
Property rules and policies

ACCESS YOUR BOOKING DETAILS

View address and direction to your rental View check-in instructions:

Check-in/out
Door codes
Parking information
House rules
Cancellation policy
Menu of amenities





PAYMENT METHOD

Apple Pay
Google Pay
Affirm
Paypal
Credit card

BOOK YOUR NEXT STAY

Reserve a future stay
Redeem vouchers/
credits/discount codes
Apply loyalty points
as applicable

TEAM



Built on Collaboration, Driven by Expertise.

Our cross-functional teams include experts across all areas of development, architecture, interior design, programming, management, and operations, who work collaboratively to bring best-in-class residences and hospitality to the surrounding community, stewarding not only their immediate neighbors but also the Miami landscape at large.

DOMUS BY NORTH DEVELOPMENT

With five decades of combined expertise with high-profile projects in prominent locations, North Development specializes in creating properties with high revaluation and re-purchase value. The company's unique business ecosystem not only enhances local communities but also delivers tremendous value to end users.





TWO LEADERS, ONE HUGE ADVANTAGE FOR DOMUS

OAKCAPITAL









STUDIO4, PERU

COMBINED SALES

USD 4 BILLION

52

Combined years of experience in USA, Brazil, and Perú

33

Combined
Under development / Construction

108

Combined projects in the USA, Brazil, and Perú

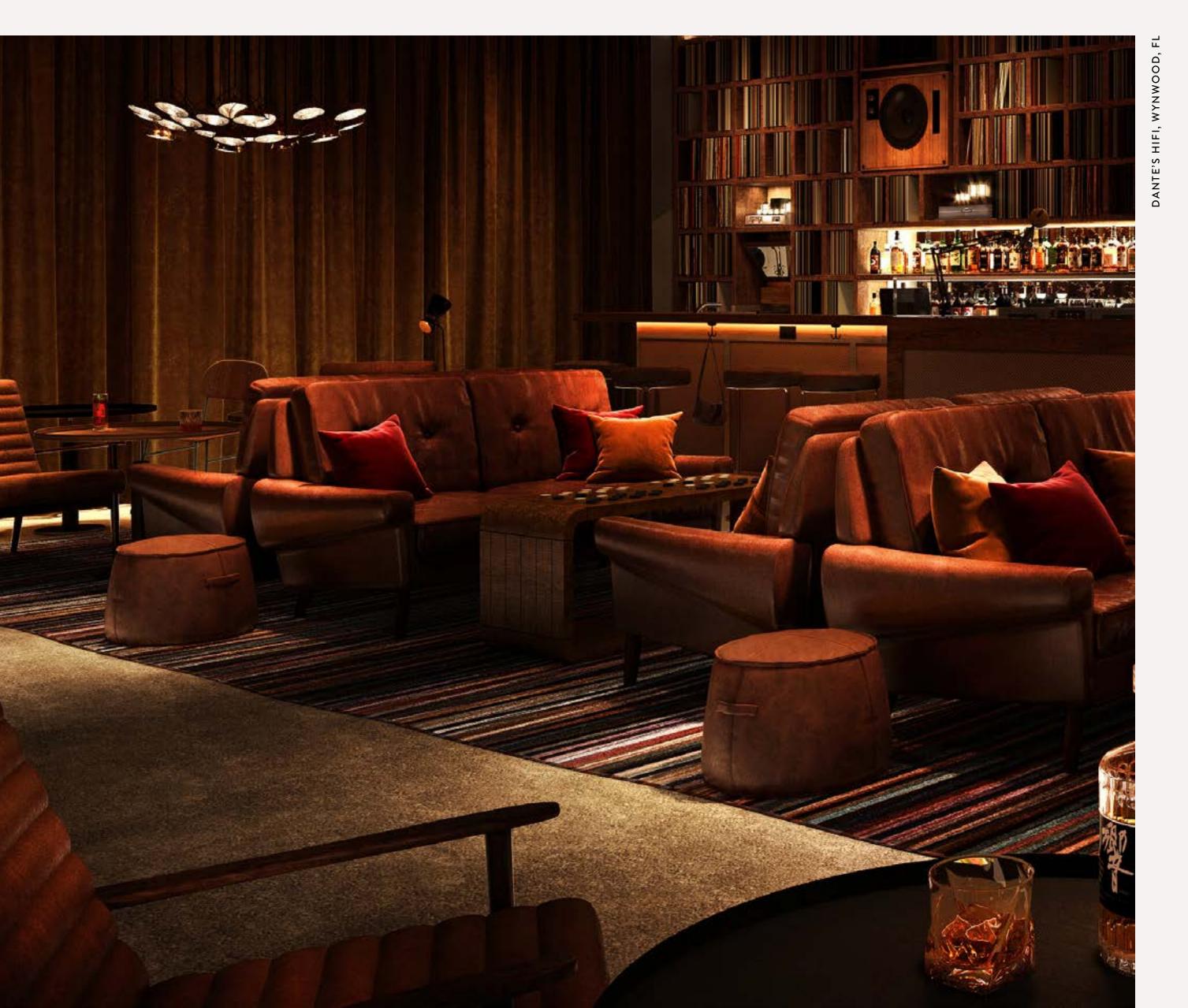
75

Combined projects delivered



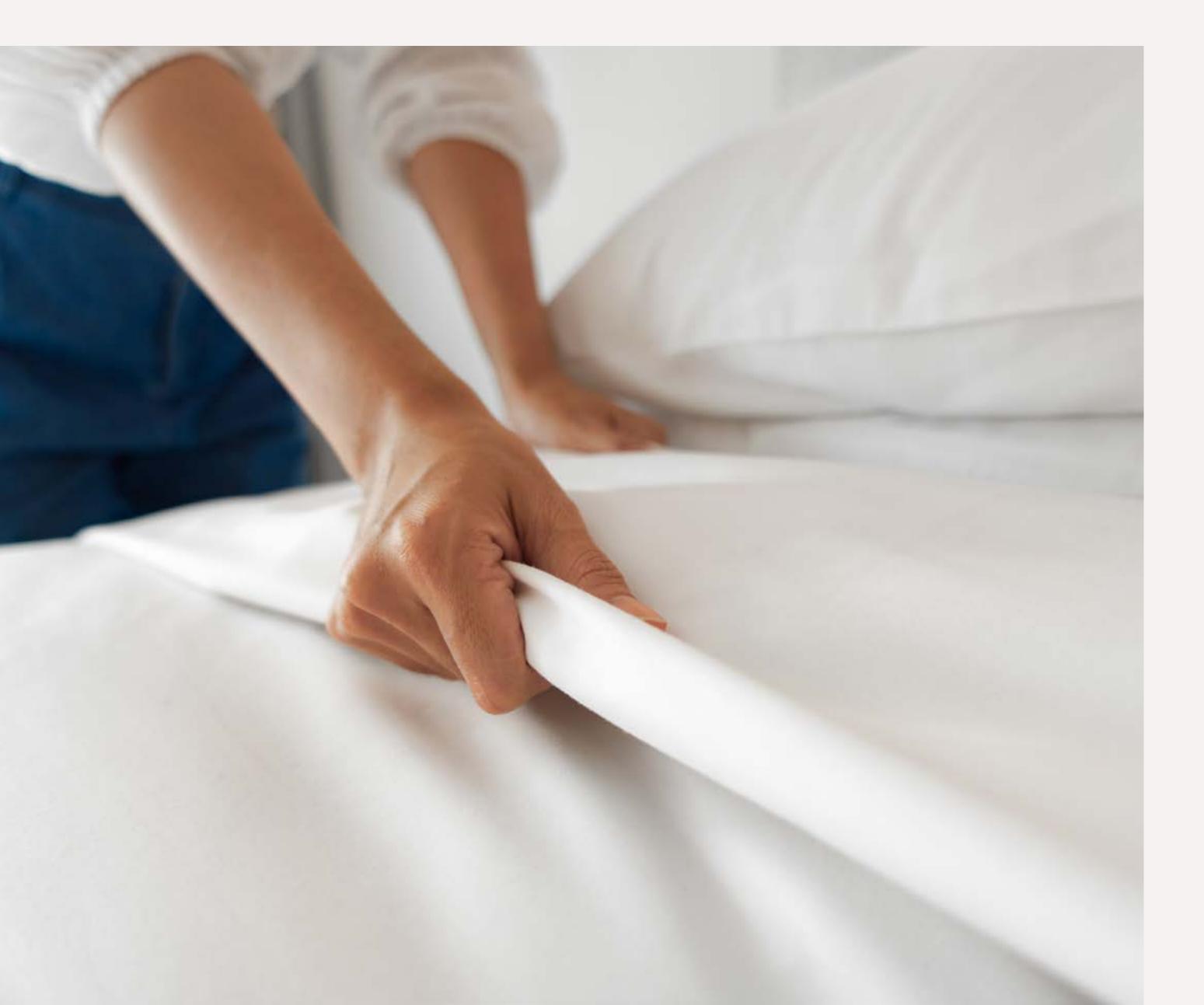
ZYSCOVICH

Zyscovich is a full-service architecture, interior design, and planning firm with six offices in Florida—Jacksonville, Orlando, Winter Park, Tampa, West Palm Beach, and Miami—as well as in New York City and Boston. Founded in 1977, their interdisciplinary practice is involved in rigorous design and research that yields innovative, healthy, resilient, and sustainable places to live, learn, work, and play.



URBAN ROBOT ASSOCIATES

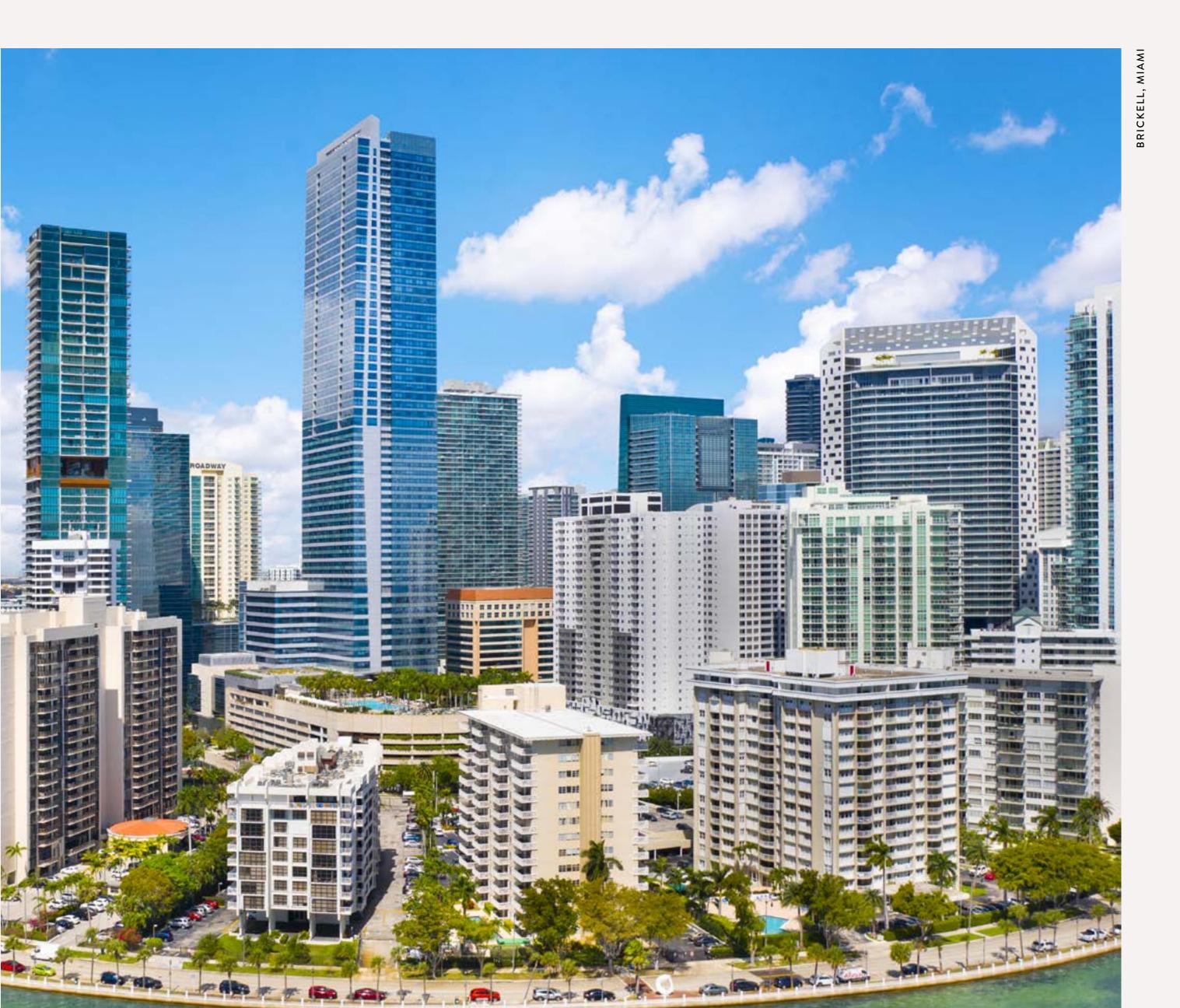
Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.



domus[®]

Domus Management is a subsidiary of North Development, specially created to service Domus branded projects. It represents the culmination of decades of experience and expertise of its partners, who led the development of some of the world's most celebrated hotels, including the iconic Le Sereno Hotel in St. Barth and over 10 Accor Hotels in Rio de Janeiro.

The company also combines the experience of its two partners (Oak Capital and Edifica) with the expertise of George Cozonis, whose three decades of hospitality experience span major properties such as The Plaza New York, W South Beach, and Sonesta Bayfront, among several others in Miami, New York, Houston and Puerto Rico.



CERVERA

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

FLOOR PLANS

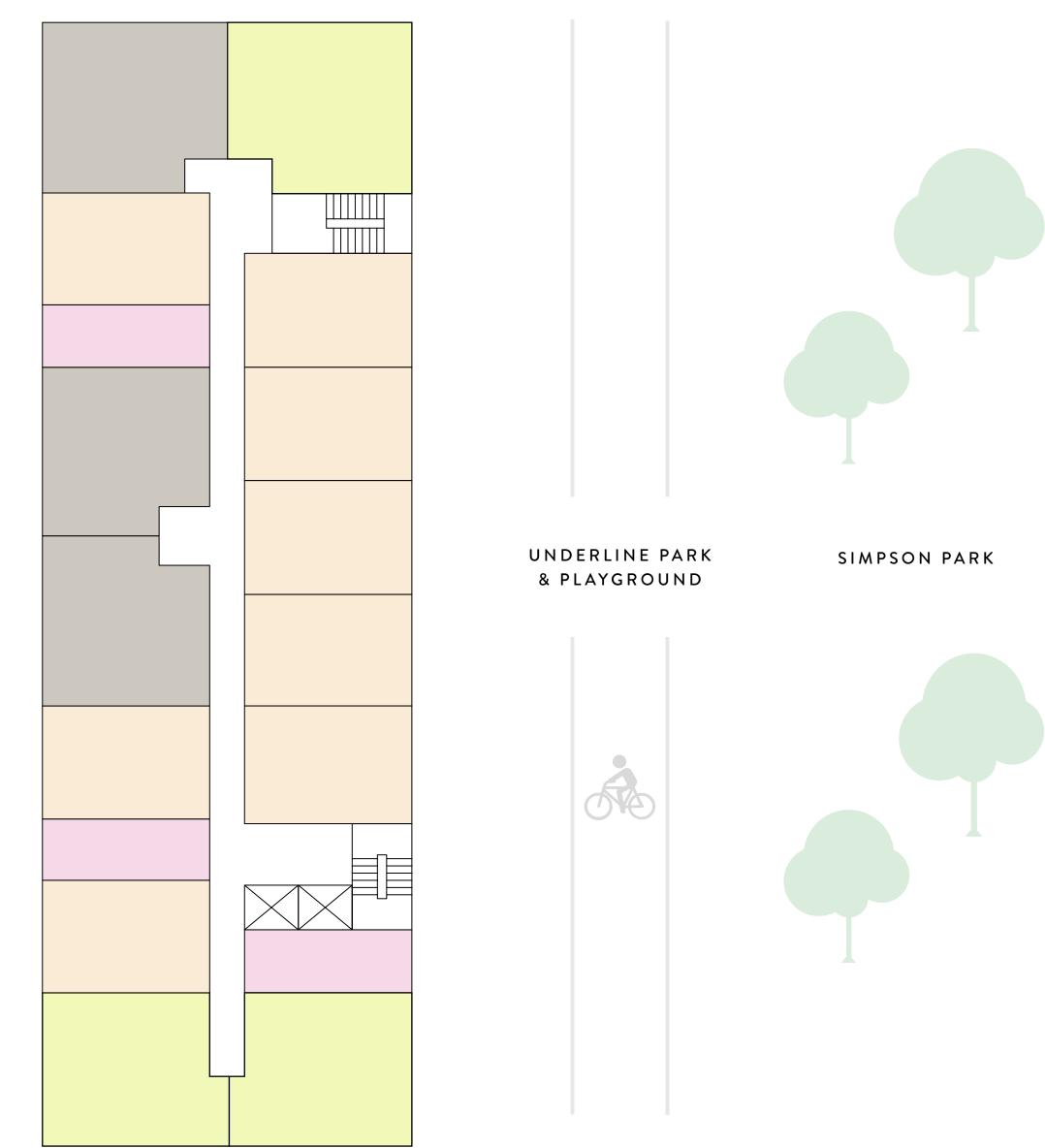
Main Keyplan Levels 3-8

 Studio

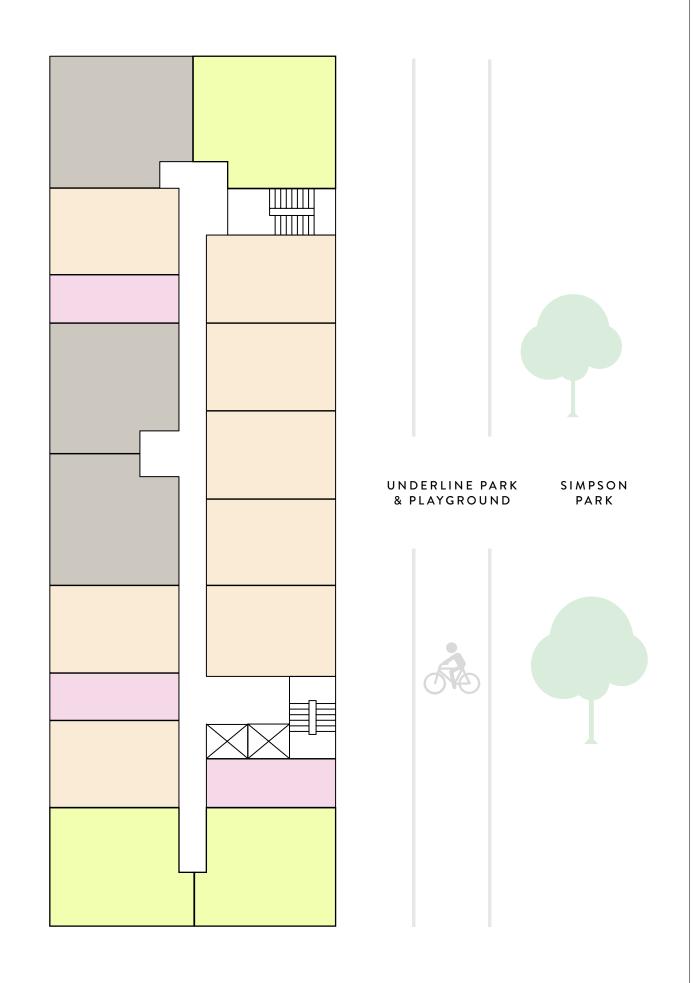
 $1 \, \mathsf{Bedroom} - 1 \, \mathsf{Bathroom}$

1 Bedroom - 1 Den - 2 Bathroom

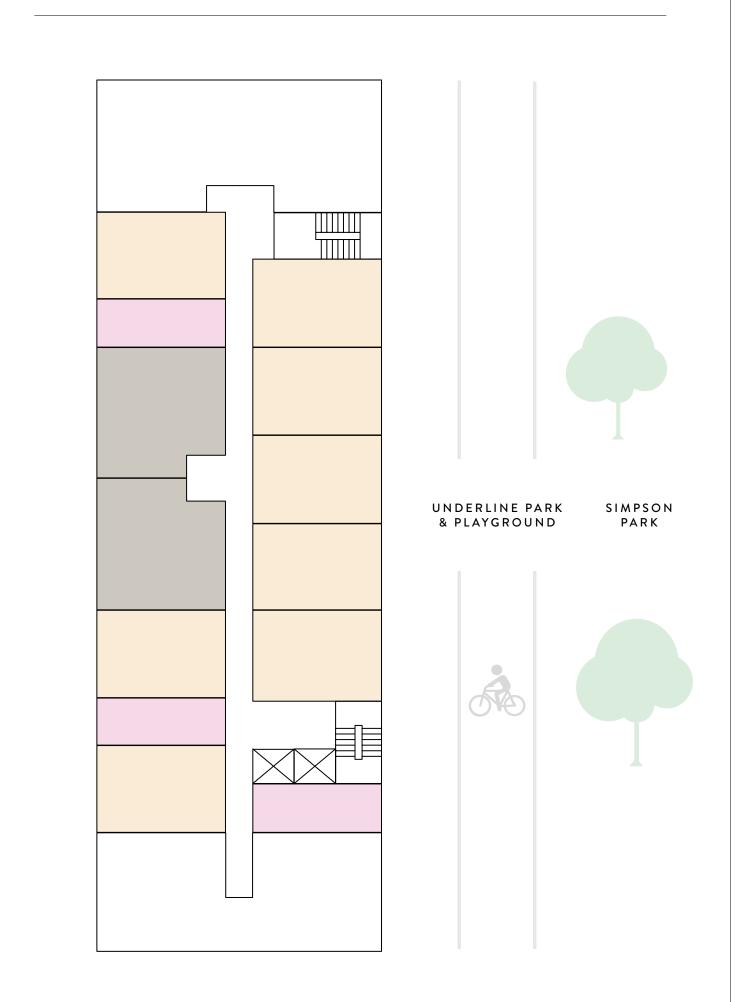
2 Bedroom — 2 Bathroom



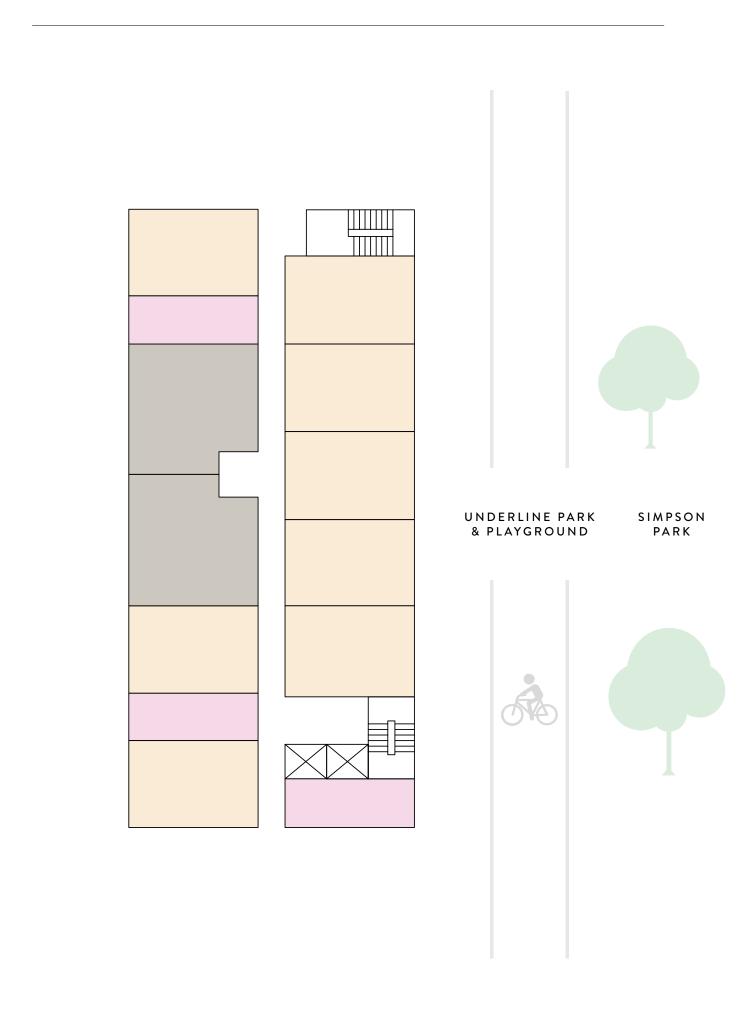
LEVEL 2 KEYPLAN



LEVEL 9 KEYPLAN



LEVELS 10-12 KEYPLAN

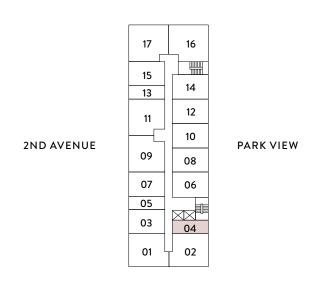


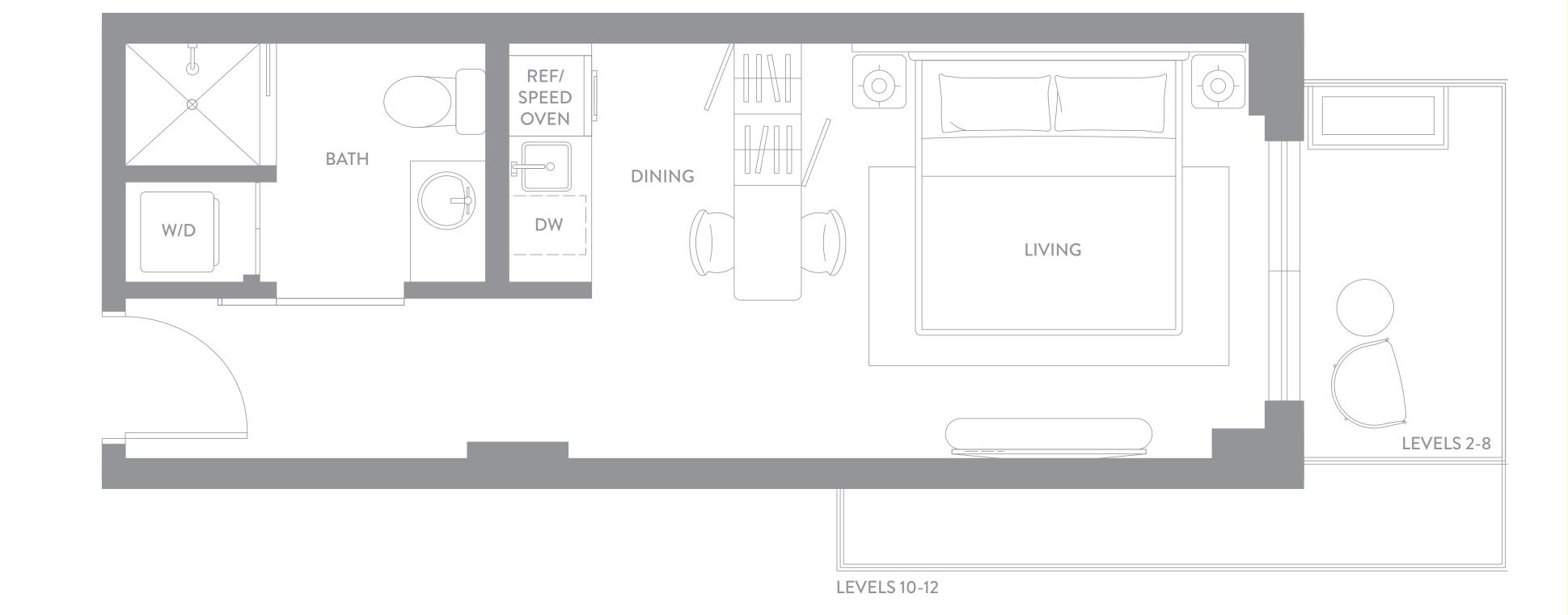
Studio 1 Bedroom — 1 Bathroom 1 Bedroom — 1 Den— 2 Bathroom 2 Bedroom — 2 Bathroom

LINE 04 FLOORS 02 TO 12

STUDIO 1 BATHROOM



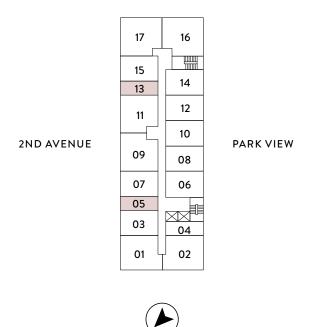


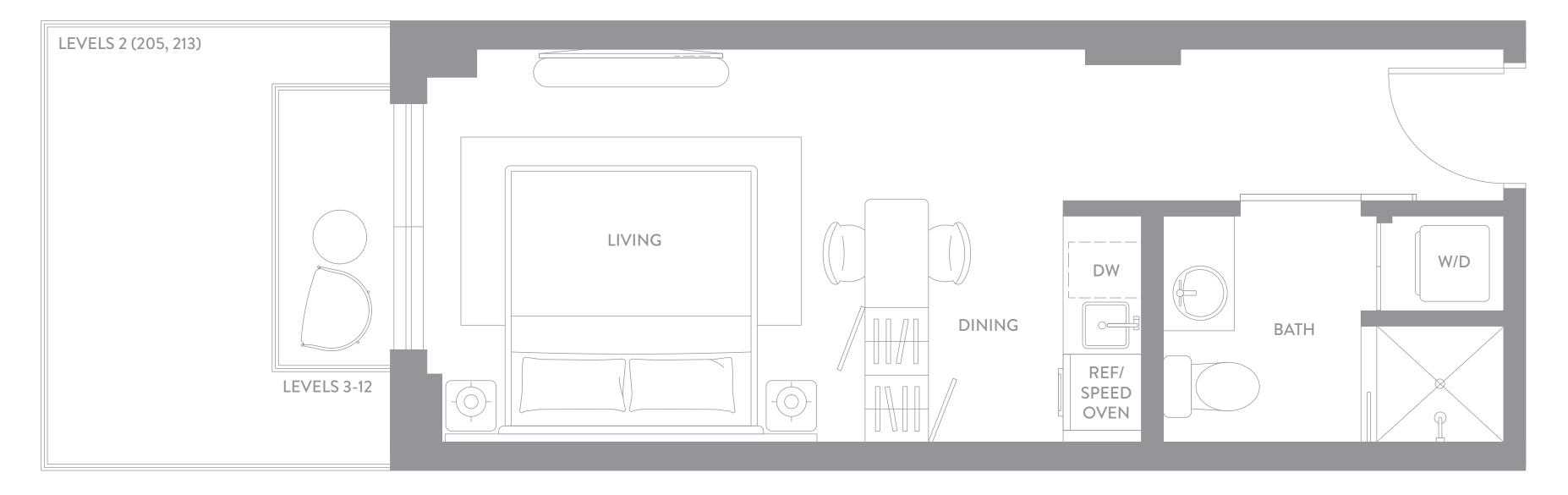


LINES 05 & 13 **FLOORS 02 TO 12**

STUDIO 1 BATHROOM







2nd Floor Starting From $107 \, sf \mid 10 \, m^2$

LINES 03, 07, 15 **FLOORS 02 TO 08**

1 BEDROOM 1 BATHROOM

INTERIOR **EXTERIOR** $600 \text{ sf} \mid 56 \text{ m}^2$ $34 \text{ sf} \mid 3 \text{ m}^2$ $47 \text{ sf} \mid 4 \text{ m}^2$

TOTAL

634 sf | 59 m² $647 \, \mathrm{sf} \, \mid \, 60 \, \mathrm{m}^2$

2ND AVENUE PARK VIEW



2nd Floor Exterior Starting from 199 sf \mid 18 m^2

LINES 03, 07, 15 **FLOORS 10 TO 12**

1 BEDROOM 1 BATHROOM

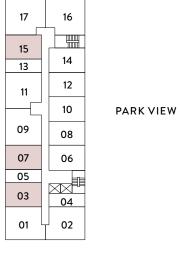
INTERIOR $600 \text{ sf} \mid 56 \text{ m}^2$ **EXTERIOR**

 $34 \text{ sf} \mid 3 \text{ m}^2$ $103 \text{ sf} \mid 10 \text{ m}^2$

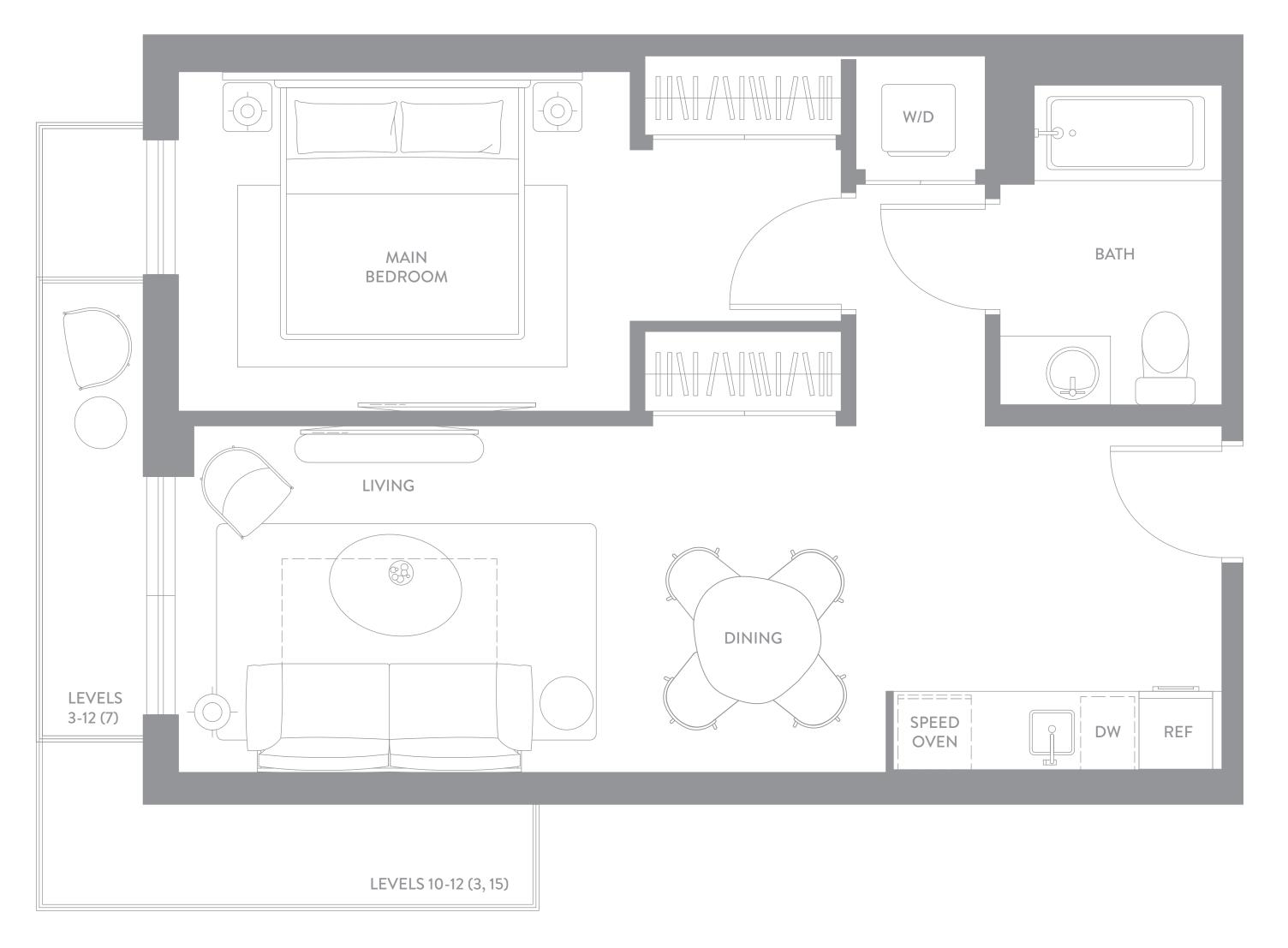
TOTAL

 $634 \text{ sf} \mid 59 \text{ m}^2$ $703 \, \text{sf} \mid 66 \, \text{m}^2$

2ND AVENUE







LINE 06 **UNIT 706**

ADA UNIT

1 BEDROOM 1 BATHROOM

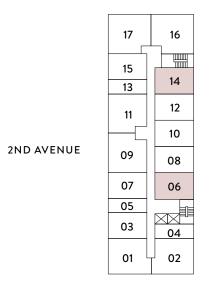
INTERIOR $600 \text{ sf} \mid 56 \text{ m}^2$ **EXTERIOR**

 $57 \text{ sf } | 5 \text{ m}^2$

PARK VIEW

TOTAL

 $657 \text{ sf} \mid 61 \text{ m}^2$







EXCLUSIVE SALES & MARKETING BY CERVERA® DEVELOPED BY NORTH

centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium, which generally only includes the interior airspace between the perimeter walls and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will not necessarily accurately reflect the final plans and specifications.

LINE 14 **UNIT 314**

ADA UNIT

1 BEDROOM 1 BATHROOM

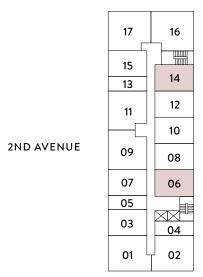
INTERIOR $600 \text{ sf} \mid 56 \text{ m}^2$ **EXTERIOR**

 $57 \text{ sf } | 5 \text{ m}^2$

PARK VIEW

TOTAL

 $657 \text{ sf} \mid 61 \text{ m}^2$







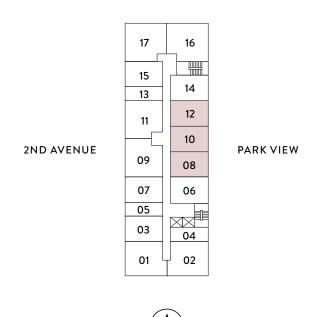
EXCLUSIVE SALES & MARKETING BY CERVERA® DEVELOPED BY NORTH

centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium, which generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will not necessarily accurately reflect the final plans and specifications.

LINES 08, 10, 12 **FLOORS 02 TO 12**

1 BEDROOM 1 BATHROOM

INTERIOR EXTERIOR $576 \text{ sf} \mid 54 \text{ m}^2$ $57 \text{ sf} \mid 5 \text{ m}^2$ TOTAL $633 \text{ sf} \mid 59 \text{ m}^2$



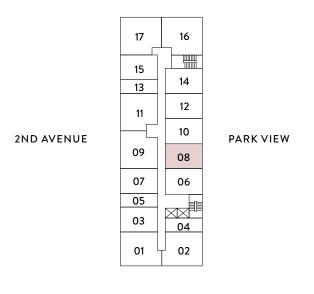


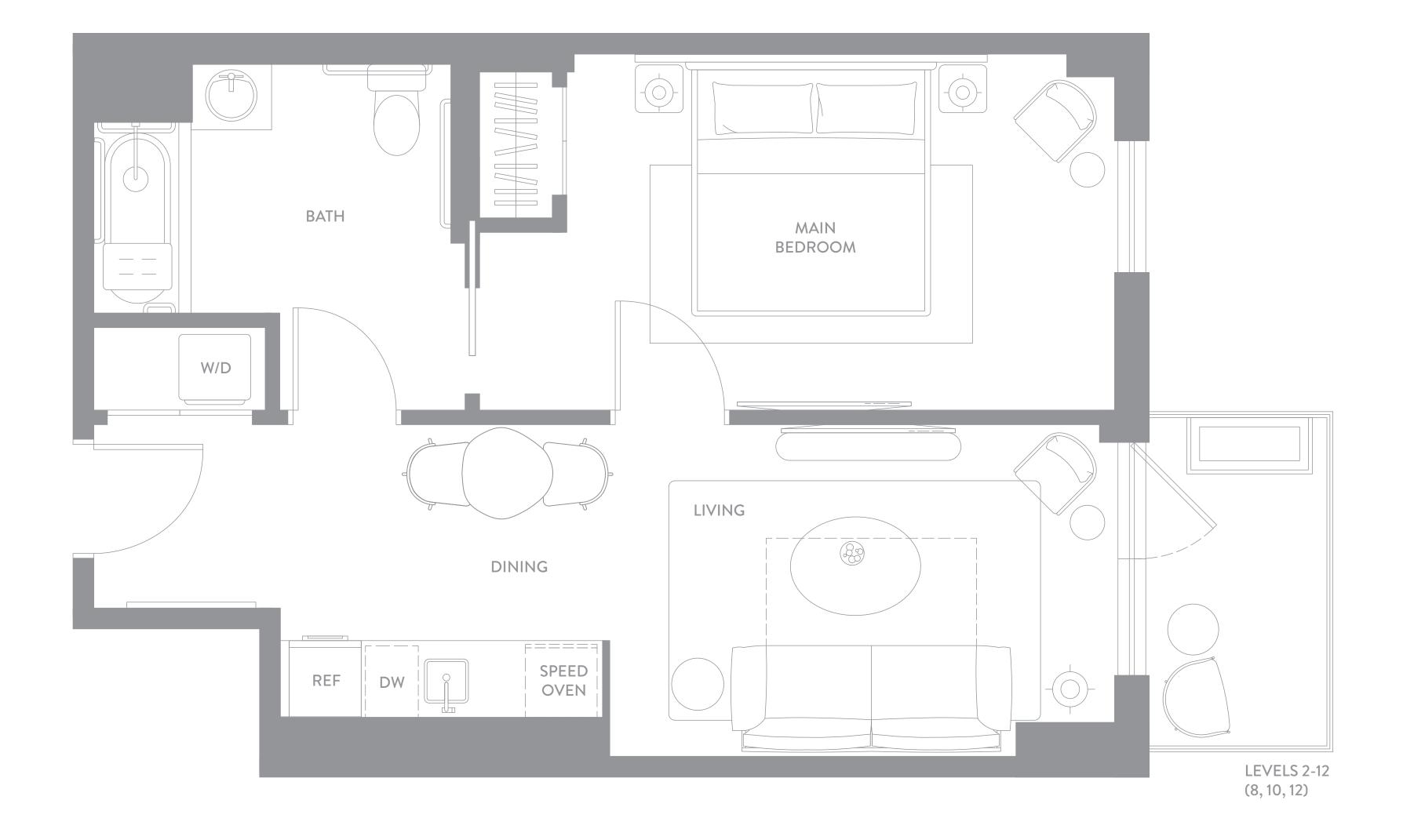
LINE 08 **UNITS 208 AND 308**

ADA UNIT

1 BEDROOM 1 BATHROOM



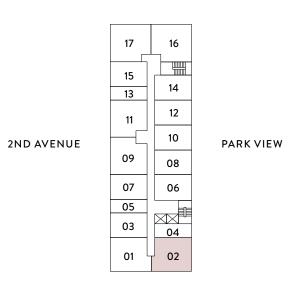




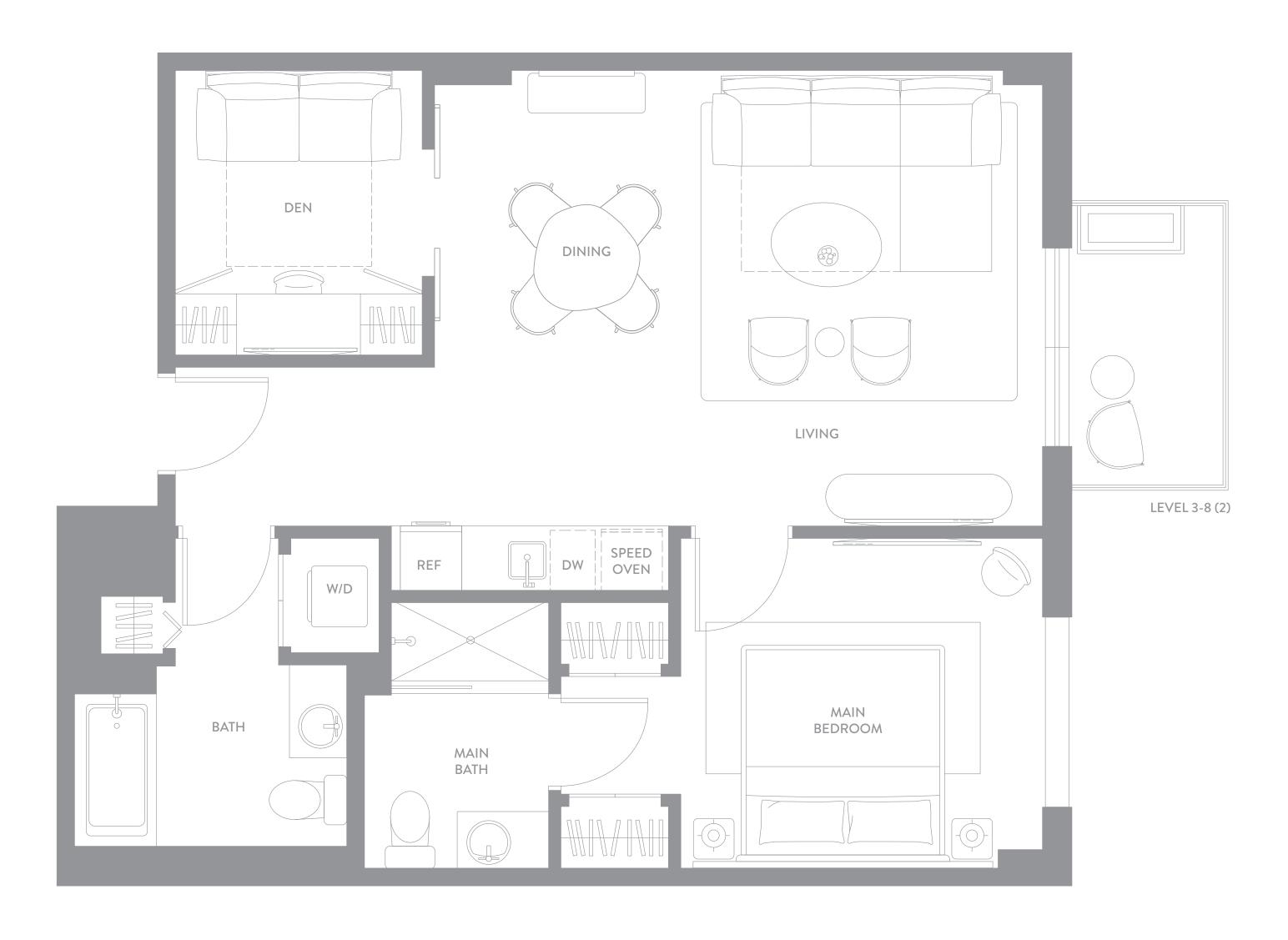
LINE 02 **FLOORS 02 TO 08**

1 BEDROOM + DEN 2 BATHROOMS

INTERIOR **EXTERIOR** 860 sf | 80 m² $57 \text{ sf} \mid 5 \text{ m}^2$ TOTAL 917 sf | 85 m^2



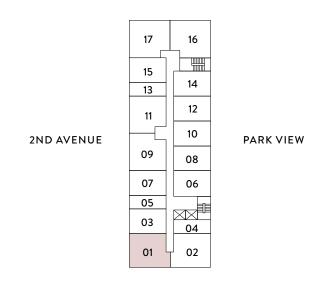


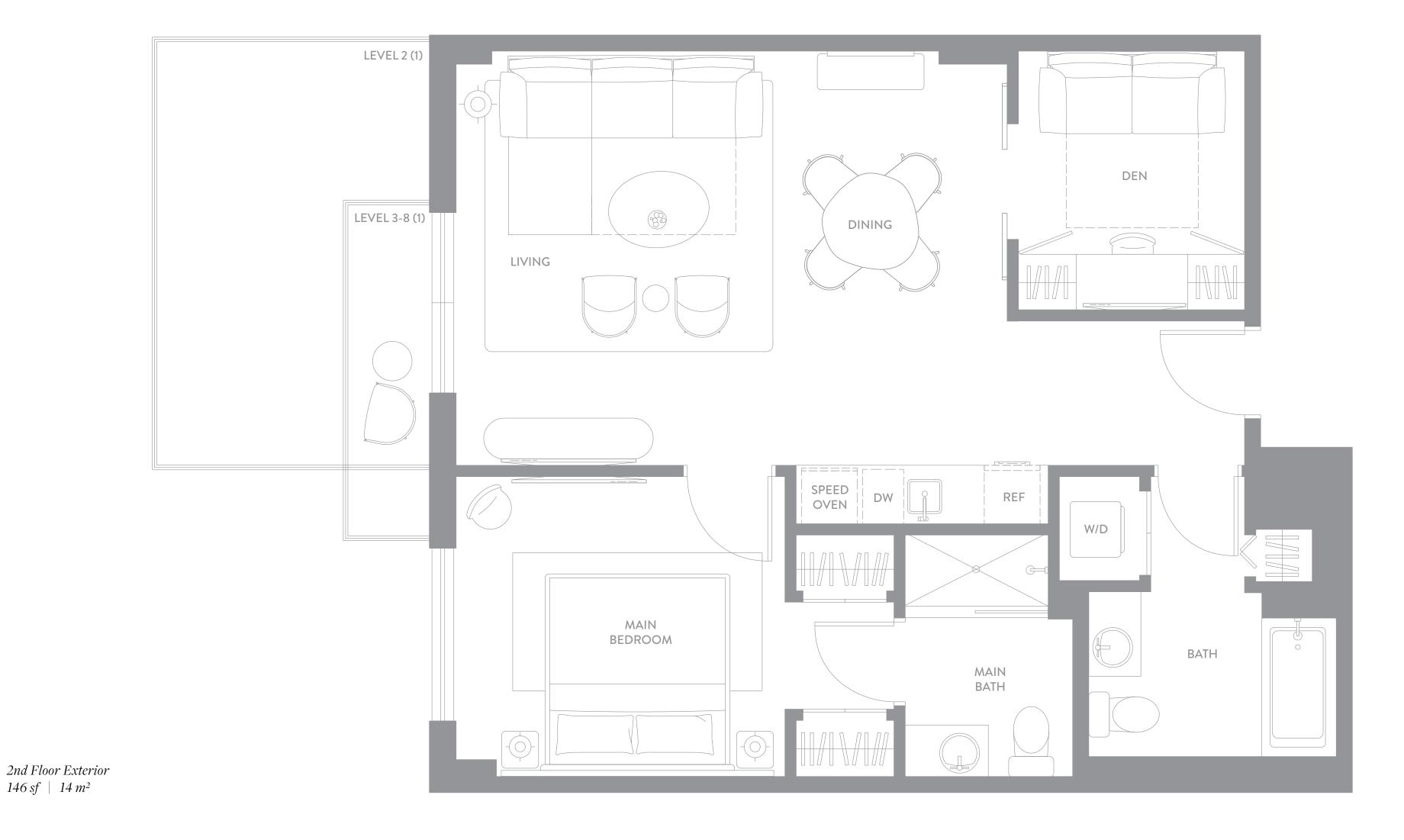


LINE 01 **FLOORS 02 TO 08**

1 BEDROOM + DEN 2 BATHROOMS





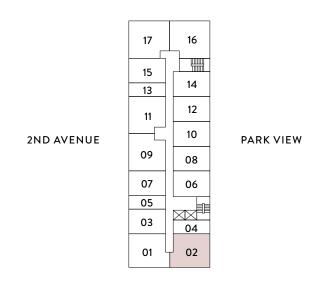


LINE 02 **UNIT 202**

ADA UNIT

1BEDROOM + DEN 2 BATHROOMS

INTERIOR **EXTERIOR** $860 \text{ sf} \mid 80 \text{ m}^2$ $57 \text{ sf } \mid 5 \text{ m}^2$ TOTAL $917 \text{ sf} \mid 85 \text{ m}^2$





LINE 09 & 11 FLOORS 02 TO 12

2 BEDROOMS 2 BATHROOMS

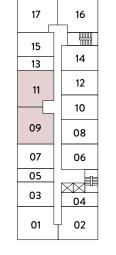
INTERIOR $800 \text{ sf} \mid 75 \text{ m}^2$ **EXTERIOR**

 $51 \text{ sf} \mid 5 \text{ m}^2$ $38 \, \text{sf} \, \mid \, 4 \, \text{m}^2$

TOTAL

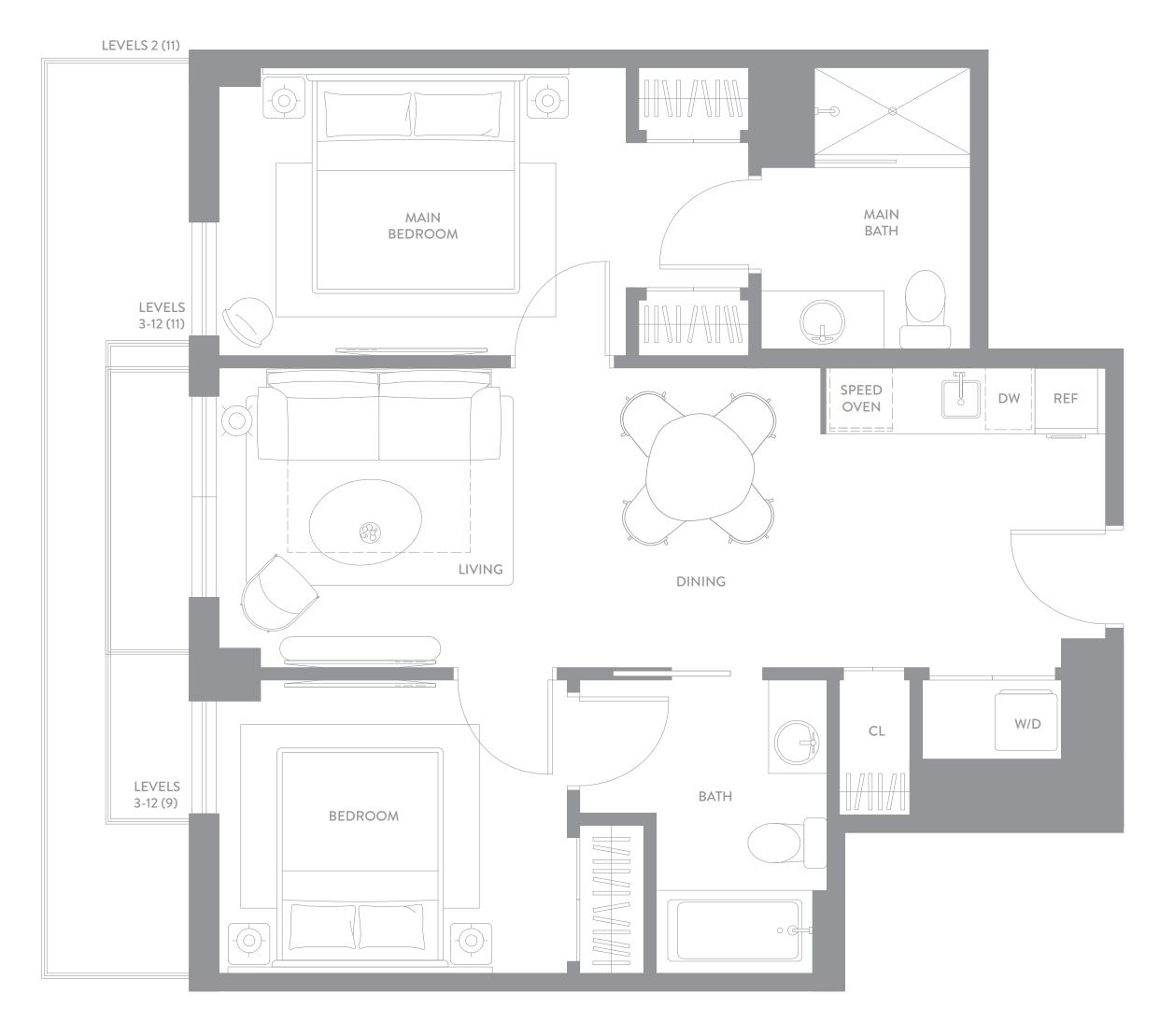
851 sf | 80 m² $838 \text{ sf} \mid 78 \text{ m}^2$

2ND AVENUE



PARK VIEW





LINE 09 **UNIT 209**

ADA UNIT

2 BEDROOMS 2 BATHROOMS

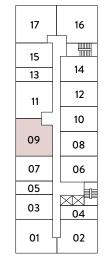
INTERIOR $802 \text{ sf} \mid 75 \text{ m}^2$ **EXTERIOR**

 $298 \text{ sf} \mid 28 \text{ m}^2$

TOTAL

 $1,100 \text{ sf} \mid 103 \text{ m}^2$

2ND AVENUE



PARK VIEW





LINE 16 **FLOORS 02 TO 08**

2 BEDROOMS 2 BATHROOMS

INTERIOR $947 \text{ sf} \mid 88 \text{ m}^2$

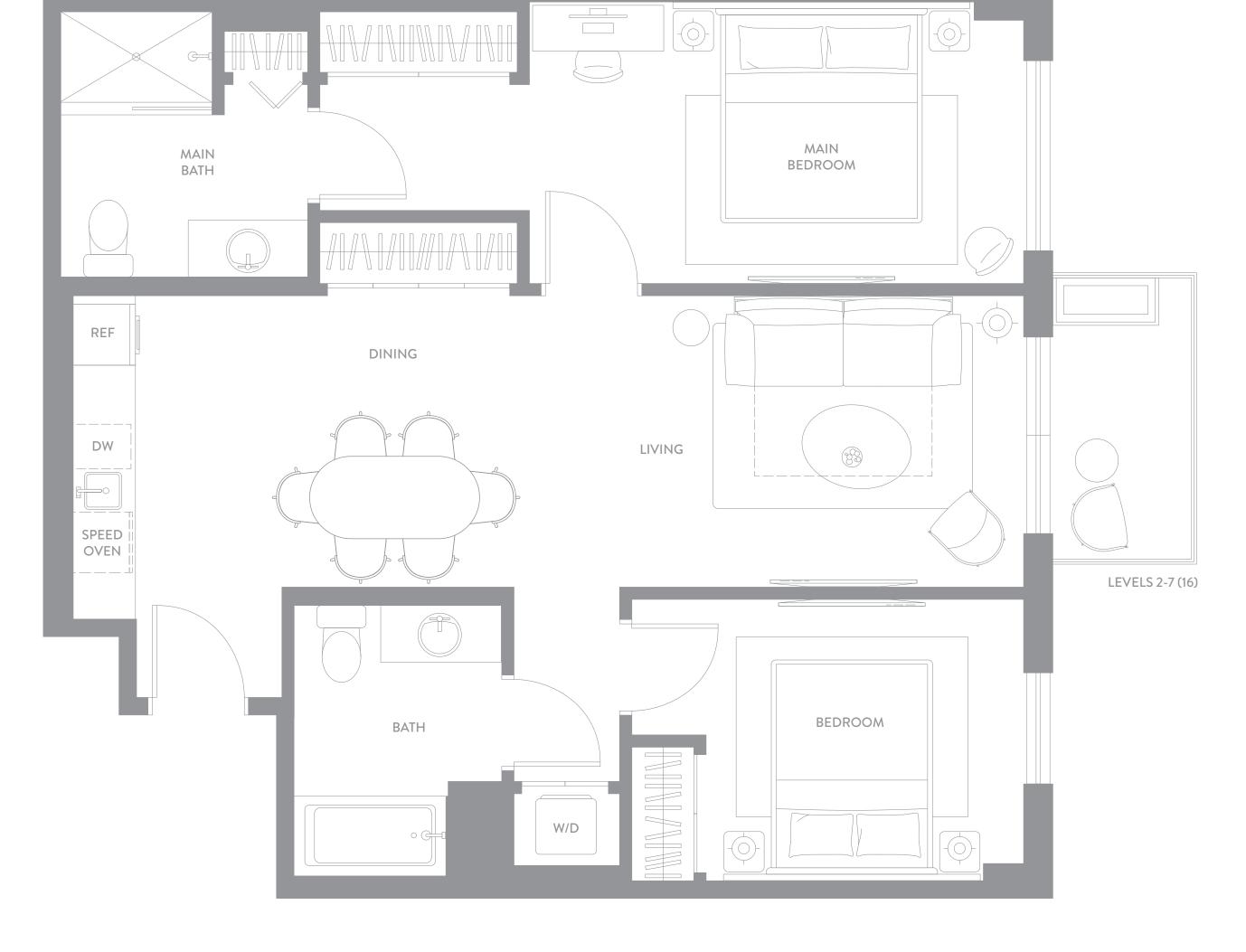
EXTERIOR

 $57 \text{ sf} \mid 5 \text{ m}^2$

TOTAL $1,004 \text{ sf} \mid 93 \text{ m}^2$

10 2ND AVENUE 08

PARK VIEW



LINE 17 **FLOORS 02 TO 08**

2 BEDROOMS 2 BATHROOMS

INTERIOR $947 \text{ sf } | 88 \text{ m}^2$

EXTERIOR $30 \text{ sf} \mid 3 \text{ m}^2$

TOTAL $977 \text{ sf } \mid 91 \text{ m}^2$

10 2ND AVENUE PARK VIEW 08





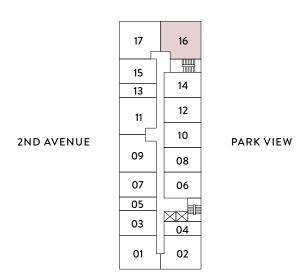
LINE 16 **UNIT 816**

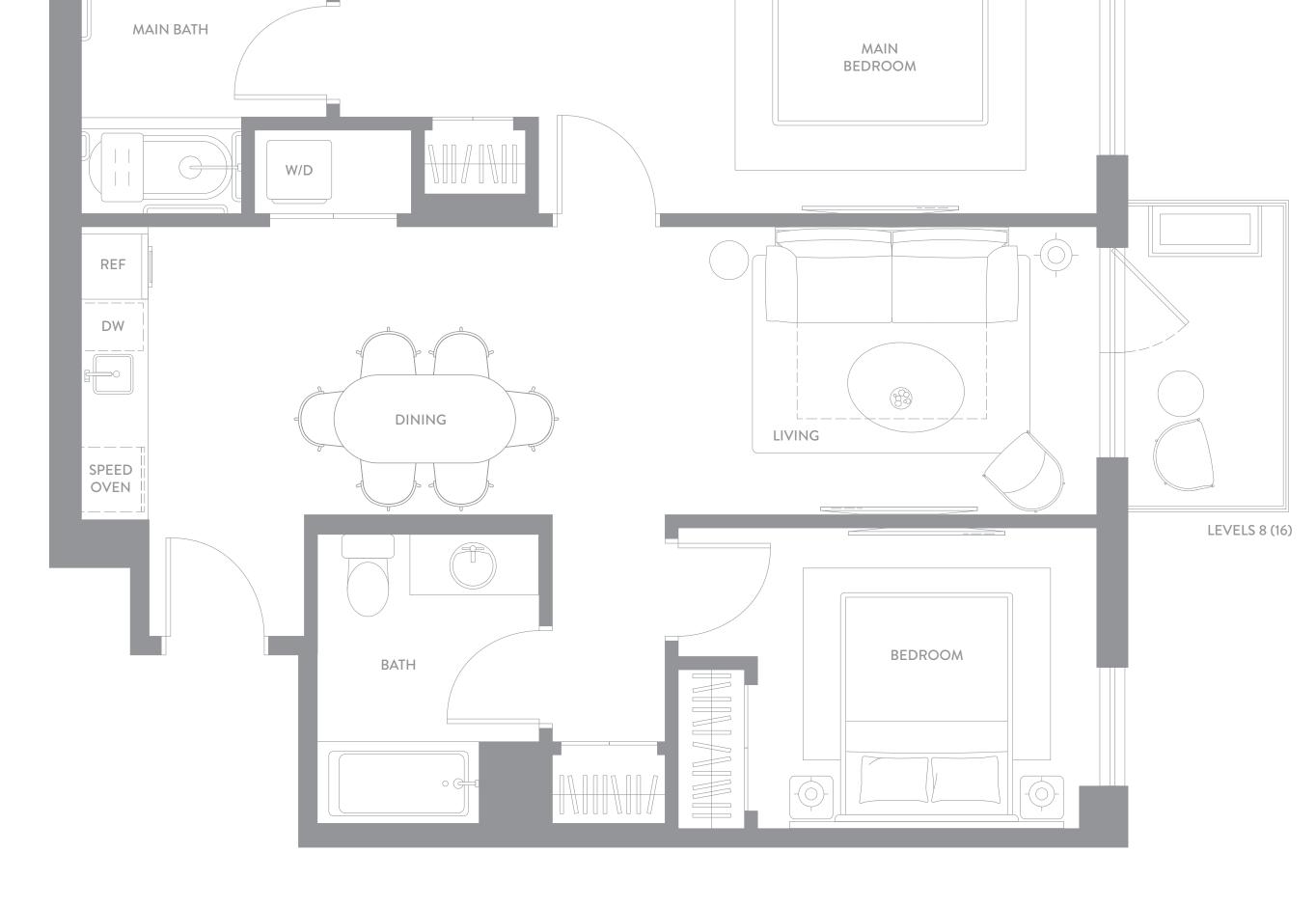
ADA UNIT

2 BEDROOMS 2 BATHROOMS



 $1,004 \text{ sf} \mid 93 \text{ m}^2$





EXCLUSIVE SALES & MARKETING BY CERVERA® DEVELOPED BY NORTH

centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium, which generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and will not necessarily accurately reflect the final plans and specifications.



BRICKELL PARK

PROPERTY ADDRESS

1611 SW 2nd Avenue Miami, FL 33129

SALES GALLERY

1200 Brickell Avenue, 18th Floor Miami, FL 33131

info@DomusBrickellPark.com DomusBrickellPark.com



■ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium and no statements should be relied upon unless made in the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, fonds for the condominium and no statements should be relied upon unless made in the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, fonds for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, fonds for the condominium and the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, fonds for the condominium and without notice. No specific view is guaranteed. Dimensions, endering should be relied upon unless and other information contained in the sends in the condominium and without notice. No specific view is guaranteed. Dimensions, endering should be relied upon unless and pricing should be relied upon unless and specific view is guaranteed. Dimensions, entering should be relied upon unless and pricing should be relied upon unless and specific view is guaranteed. Dimensions are proposed only, and the Developer res