

NEXO

RESIDENCES
NORTH MIAMI BEACH

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

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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

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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

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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

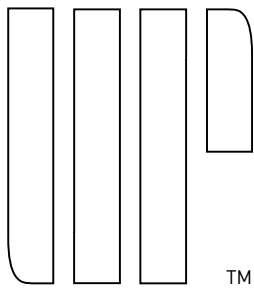


CASA BIANCA DISTRICT, MIAMI



THE OASIS WYNWOOD, MIAMI

A CREATIVE COLLABORATION



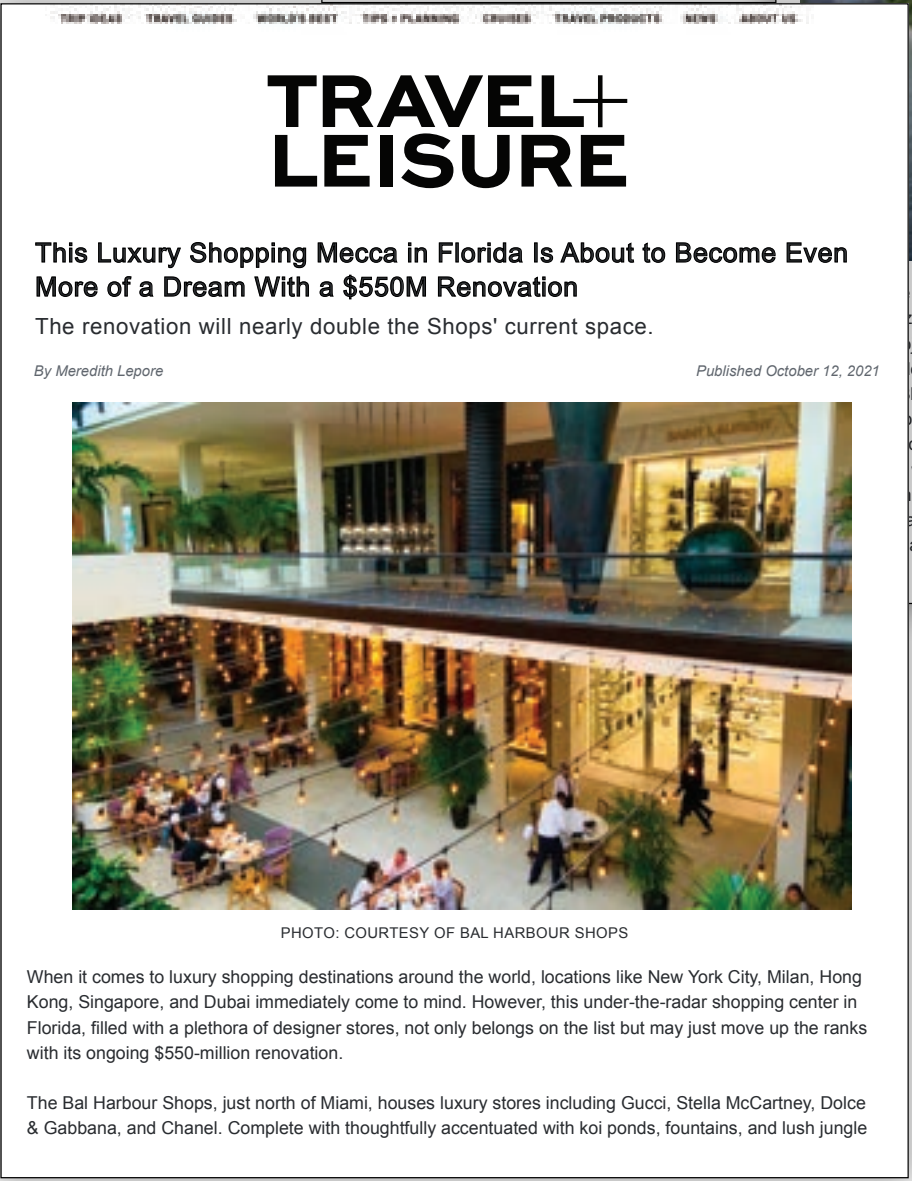
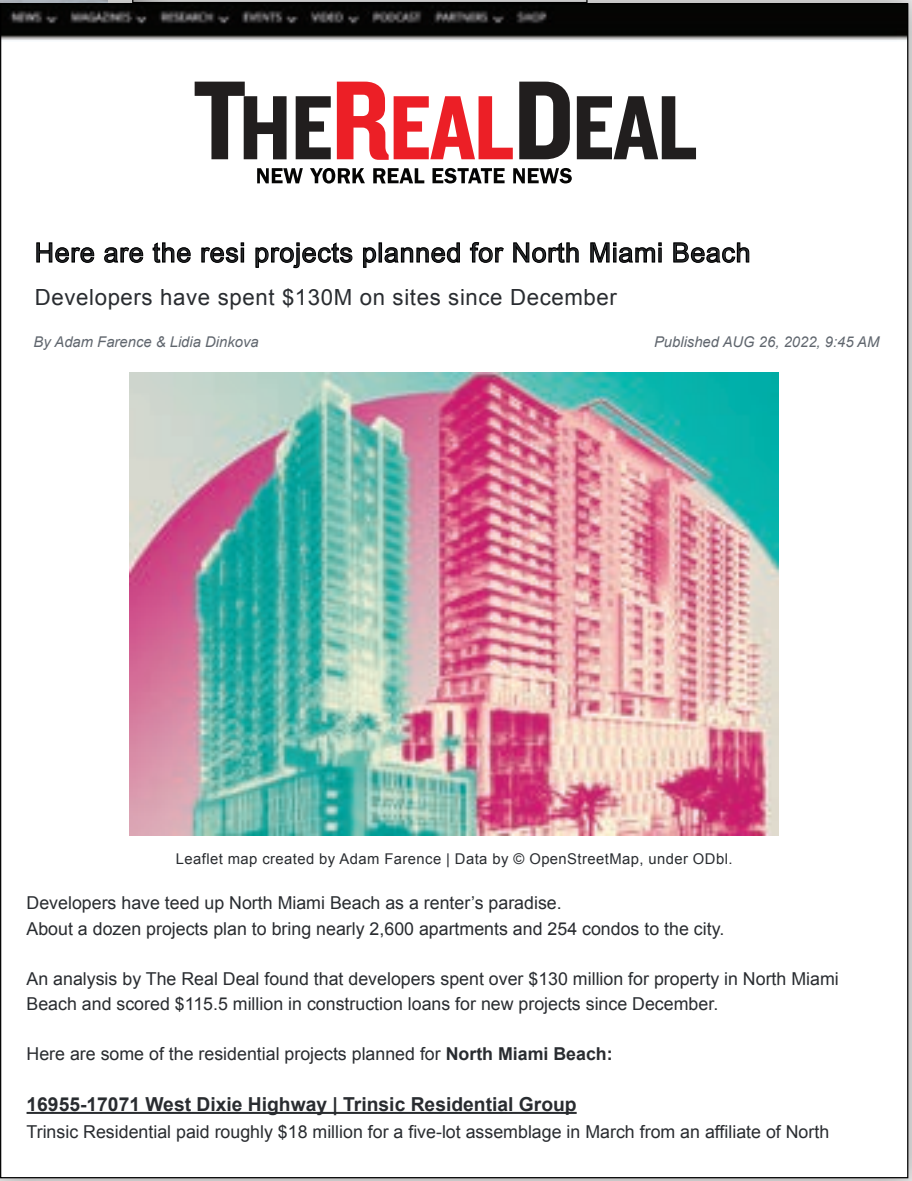
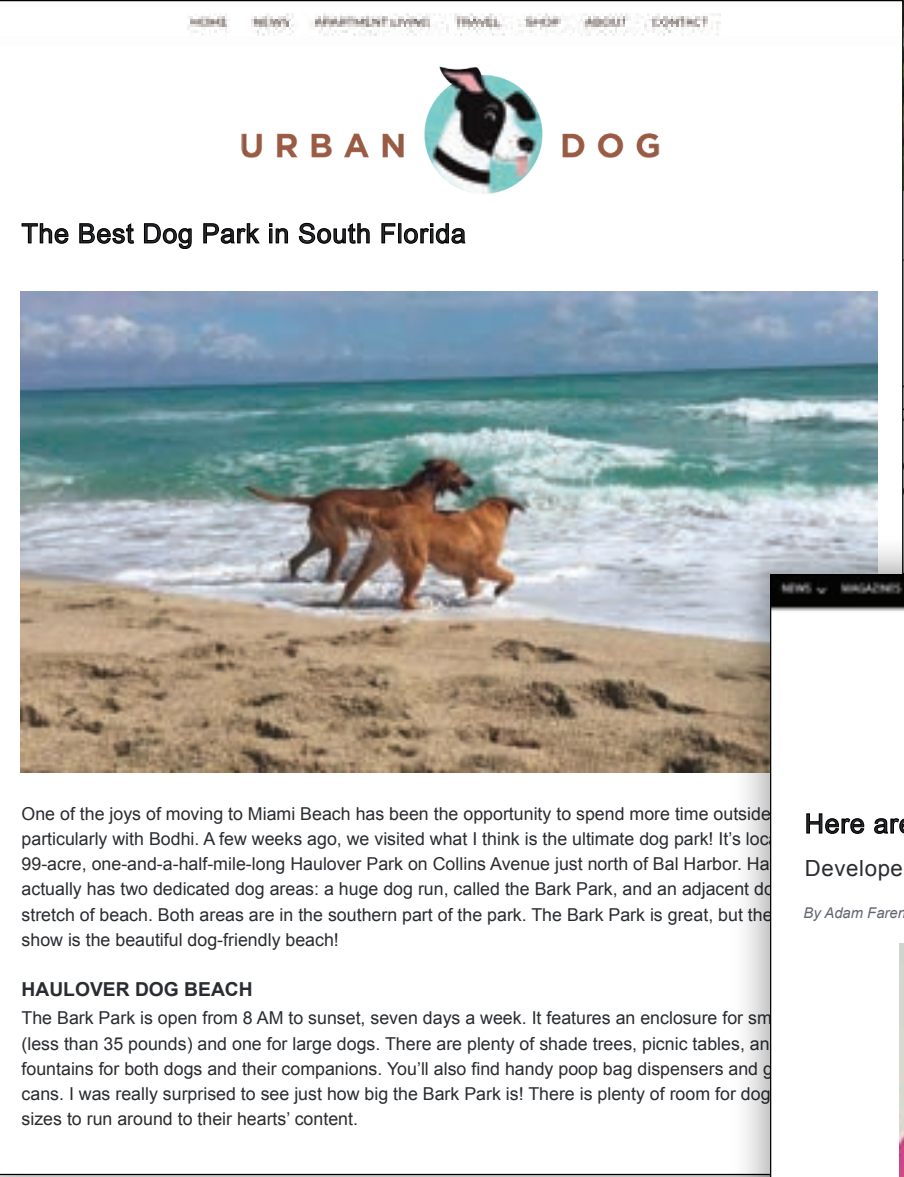
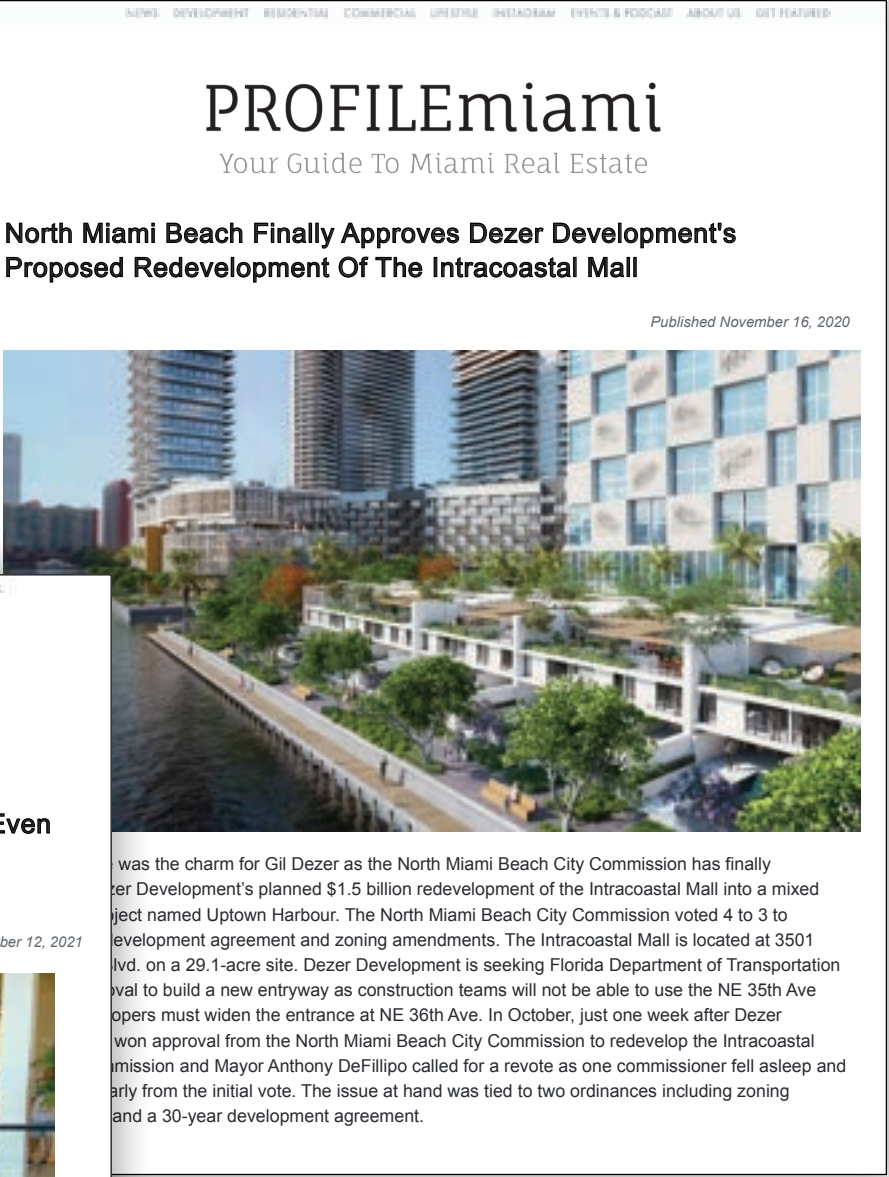
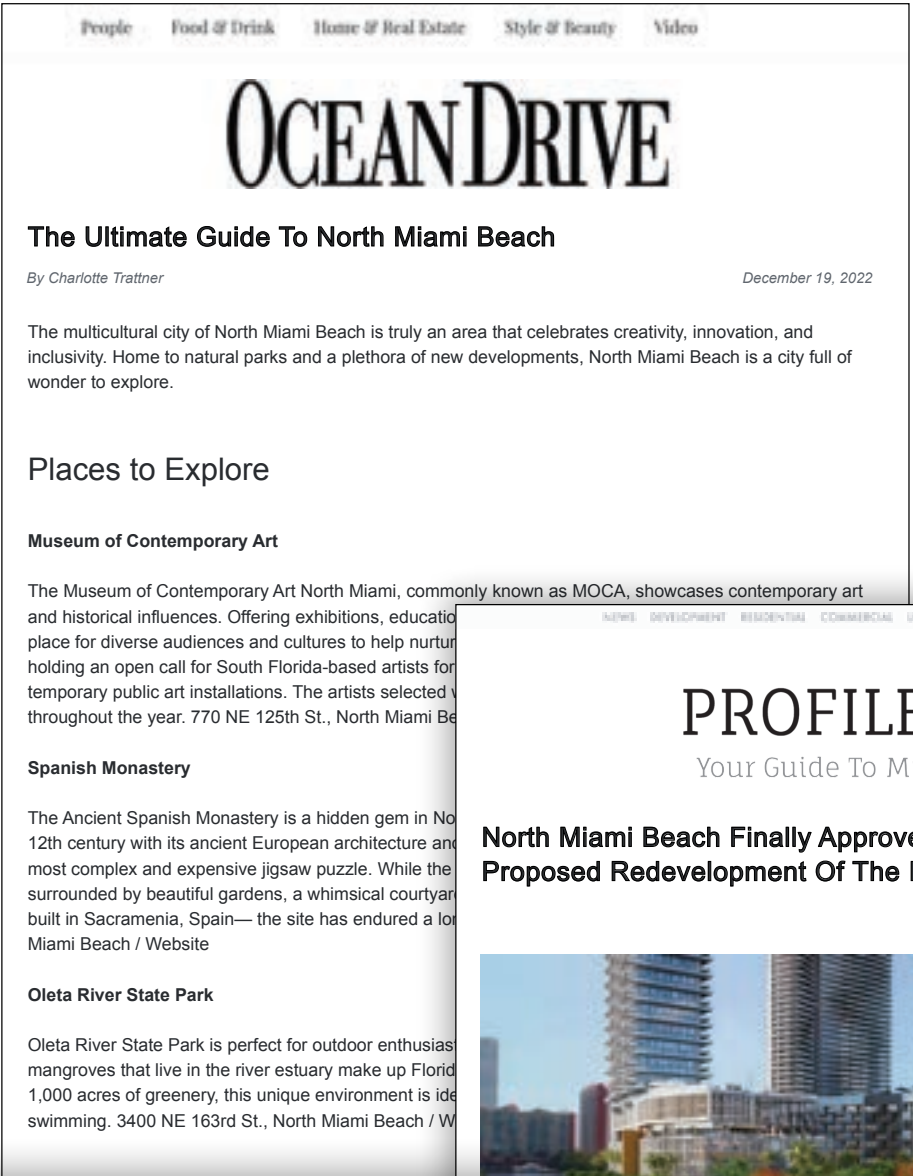
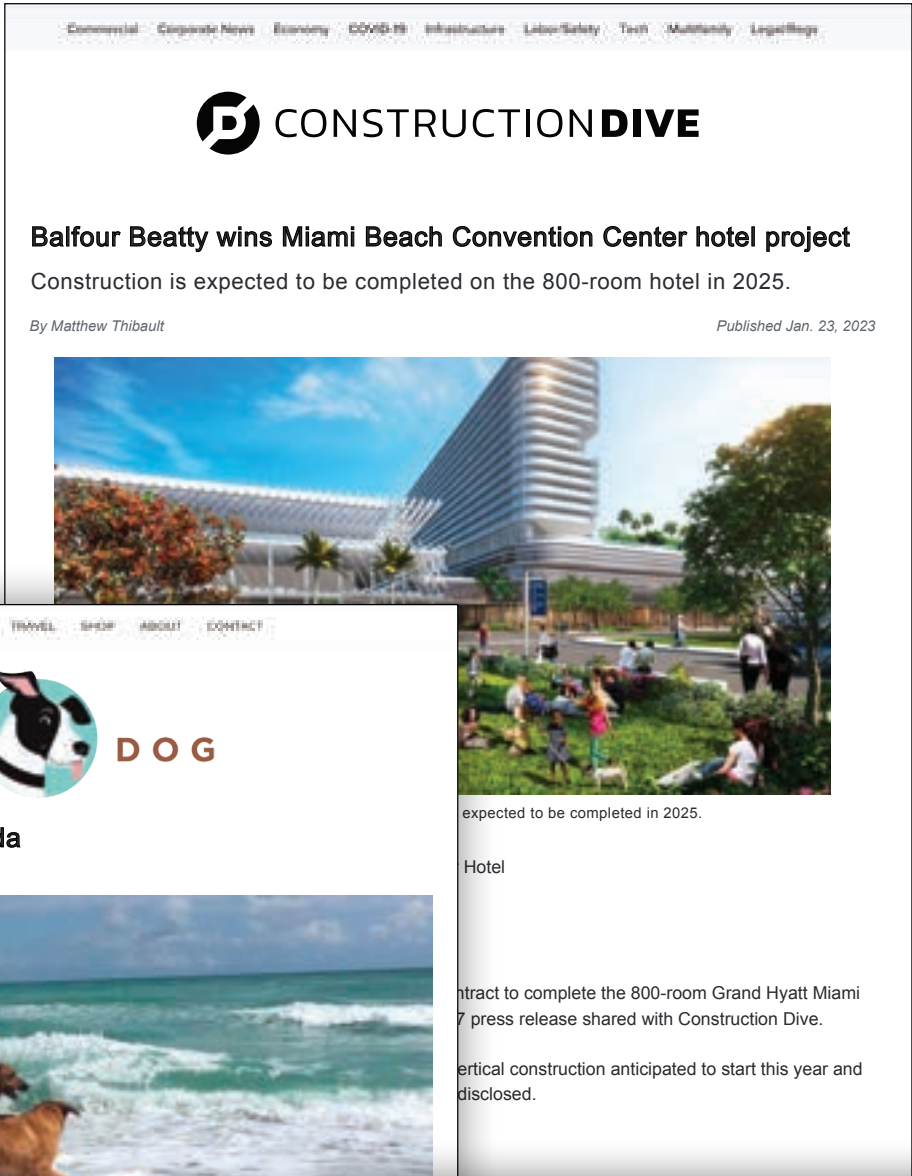
INTERIOR DESIGN & LANDSCAPING

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 on 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.

Location

Why North Miami Beach:

1. Connectivity to South Florida
2. Abundance of Outdoor Recreation
3. Popular Shopping & Dining destinations
4. Small town vibe
5. Opportunity for Growth



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Location



WALKING DISTANCE



WHOLE FOODS



UNIVERSITY OF MIAMI MEDICAL CENTER
< 1 MILE



CONNECTIVITY & TRANSPORTATION



BRIGHTLINE AVENTURA STATION
| 2 MILES



OPA-LOCKA EXECUTIVE AIRPORT
| 8 MILES



MIAMI INTERNATIONAL AIRPORT
| 15 MILES



FORT LAUDERDALE INTERNATIONAL AIRPORT
| 17 MILES

The Crossroads of South Florida

Parks, Recreation & Activities



OLETA PARK

ELAINE GORDON PARK

MARINA AND BOAT TOWER



GREYNOLDS PARK & GOLF COURSE

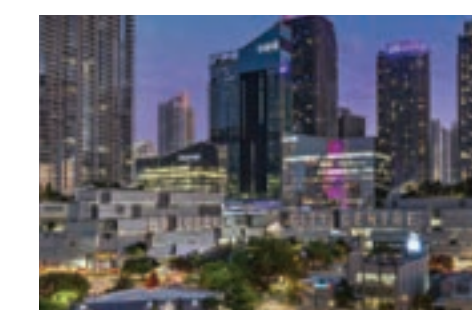


HAUOVER PARK



MIAMI SHORES COUNTRY CLUB





Future Retail Center

UM Hospital

Future Residential

Oleta River State Park

FIU North Campus

Haulover Beach



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Property & building features

- 17 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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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



Kitchens

- Fully-equipped European-style kitchens
- Quartz countertops
- Matte black fixtures
- Top-of-the-line appliances



Bathrooms

- Modern bathroom cabinetry
- Quartz countertops
- Textured shower tile
- Matte black fixtures





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The Townhome Collection

- Expansive three- and four-bedroom, two-story floor plans
- Seasonal & long-term rental flexibility
- Fully furnished & beautifully furnished
- 15-foot floor-to-ceiling windows on select residences
- Private outdoor terraces
- Built-in summer kitchens
- Direct access from street
- Private outdoor terraces
- Upgrade options available



Designed for home-sharing

SHORT-TERM, SEASONAL, AND LONG-TERM
RENTAL FLEXIBILITY WITH NO LISTING LIMITATIONS.



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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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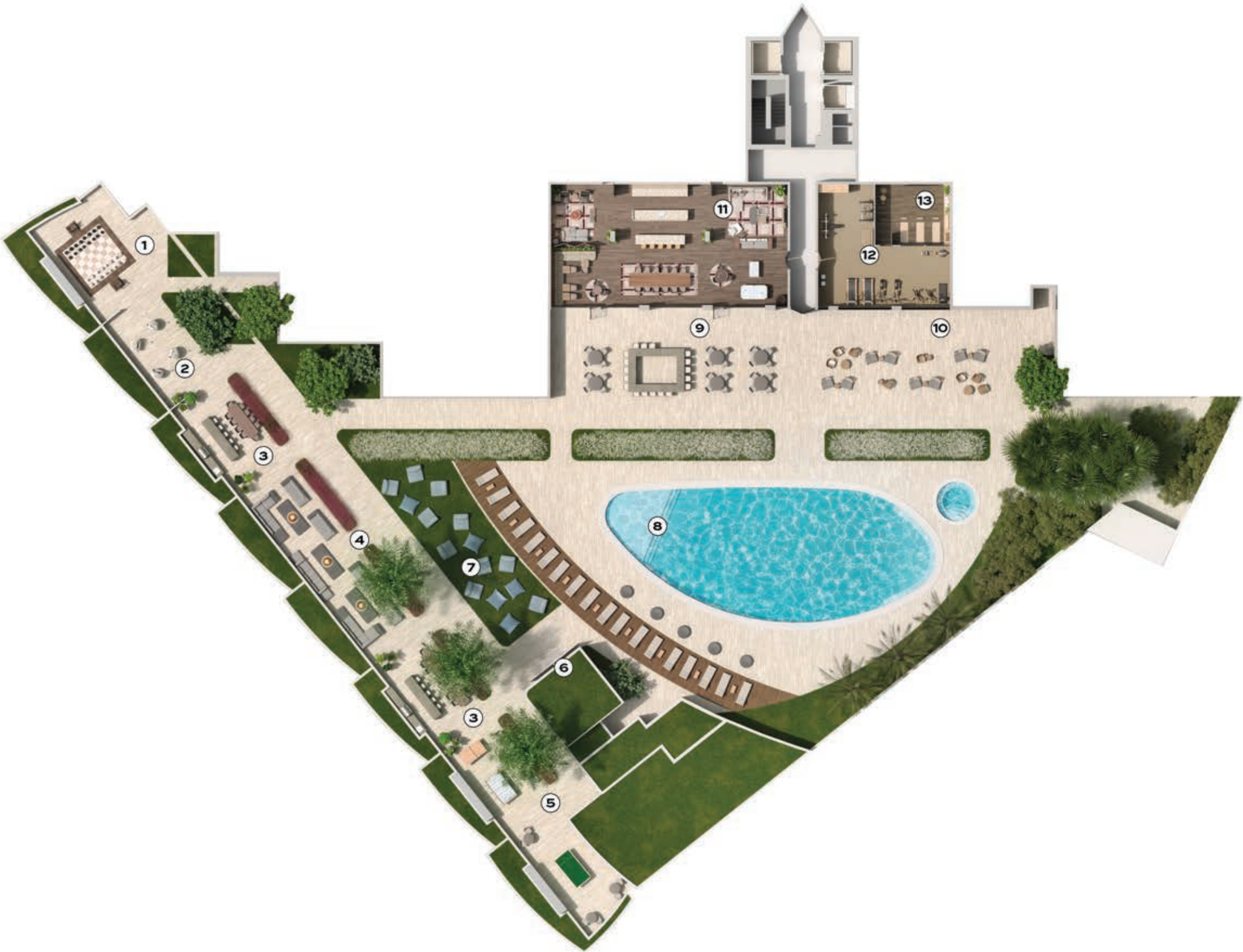
Amenities



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Pool & Fitness Level



- 1. Flex Gaming Area
- 2. Hammock Lounge
- 3. Summer Kitchen
- 4. Fire Pit Lounges
- 5. Gaming Area
- 6. Water & Towel Area
- 7. Lawn & Theater
- 8. Pool & Sun Shelf
- 9. Outdoor Bar
- 10. The Porch
- 11. Multi-Purpose Clubroom
- 12. Fitness Center
- 13. Fitness Studio

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Outdoor Gaming Area & Hammock Lounge



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Fire Pit Lounge & Summer Kitchens



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Outdoor Lawn & Theater



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Pool & Sun Shelf



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Outdoor Terrace Bar



Multi-purpose Clubroom & Event Space



Fitness Center



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Ground floor

- Three-story arrival lobby lounge with reception & concierge
- Self-serve café lounge
- Two-story, state-of-the-art tech center with dedicated co-working spaces and business amenities
- Outdoor seating area with umbrellas
- Children's playground and plaza
- Bike storage
- Self-service smart package locker room for deliveries
- Electric car charging stations
- Second south entrance featuring an art gallery



Ground Floor



- | | |
|-------------------------------------|---------------------------------|
| 1. Two-Story Tech Center | 6. Reception |
| 2. Playground Plaza | 7. Management Office |
| 3. Cafe Lounge | 8. Package Delivery Room |
| 4. North Lobby & Art Gallery | 9. Mail Room |
| 5. Arrival Porte Cochere | |

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State-of-the-Art Tech Center



Tech Center Level 1



Tech Center Level 2



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Childrens Playground Plaza



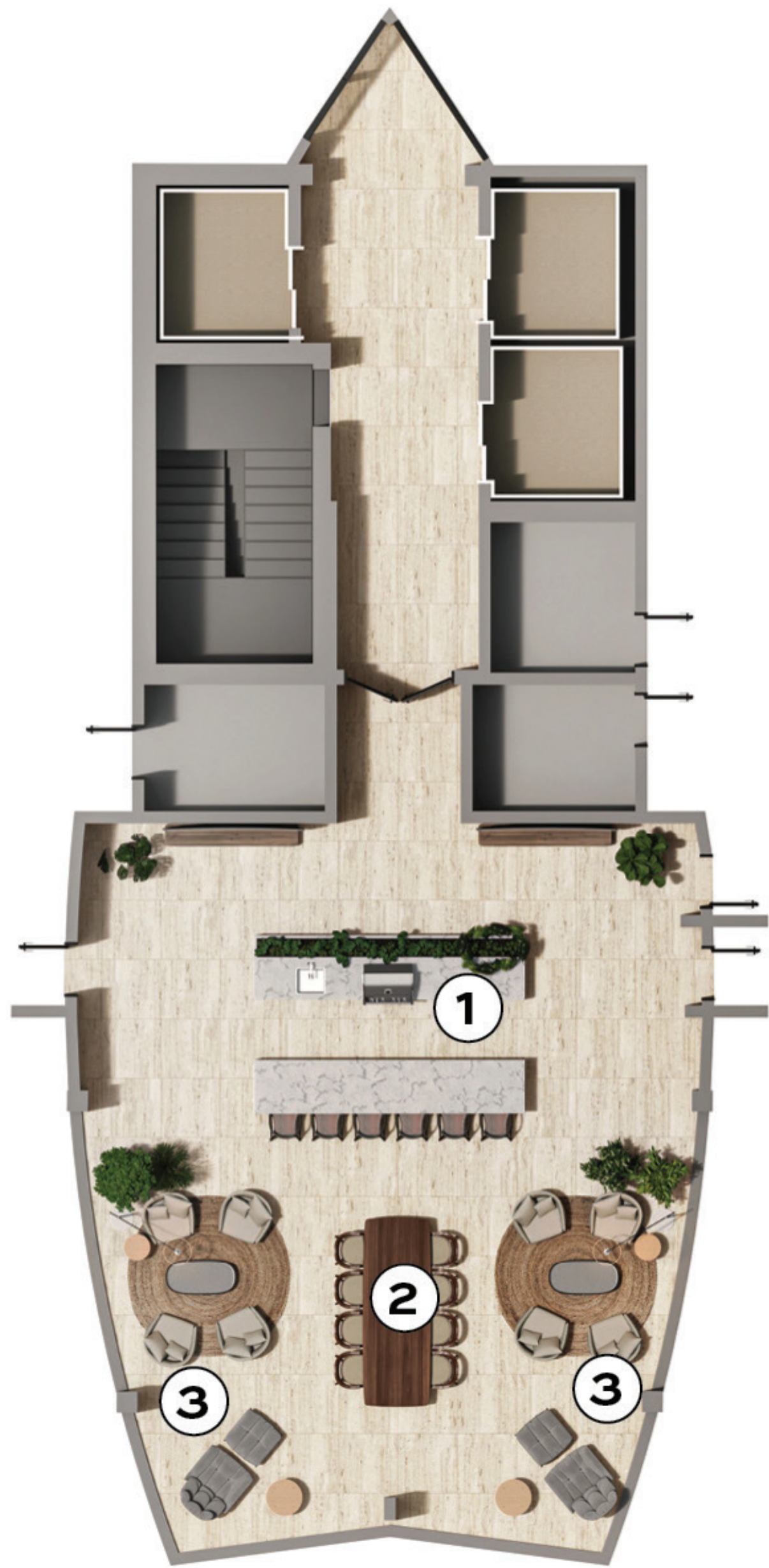
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Lobby & Reception



Rooftop

Beautifully appointed with summer kitchen and chef's table, the 17th floor Observatory Deck casts an expansive gaze over the intracoastal water way with 360-views of the North Miami Beach skyline.



- 1. Bar & Grill
- 2. Dining Lounge
- 3. Relaxation Lounges

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Observatory Deck



Become a United States Permanent Residence

Immigration through Investment through Nexo's EB-5 Opportunity

Advantages of an EB-5 Visa

An EB-5 visa offers a series of benefits to immigrants, including:

- Legal status in the U.S.
- Direct path to permanent residency and ultimately US citizenship
- No visa sponsorship requirement
- Freedom to live and work anywhere in the U.S.
- Education and employment opportunities for children under the age of 21

Application Requirements & Fees

- An "at risk" capital investment of \$800,000 from a legal source in the Nexo EB-5 project.
- Admin Fee: \$70,000
- Legal Fees: \$20,000-\$25,000*
- USCIS I-526 Application Fee: \$3,675 + \$345 is added to applicants applying from outside of the USA via Counselor processing*

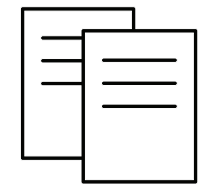
*Estimated fees, please consult with your attorney.

The Application Process

After approval of the initial application (I-526 Petition), the applicant, their spouse, and unmarried children under the age of 21.



STEP 1: Speak with a representative about the Nexo EB-5 project.



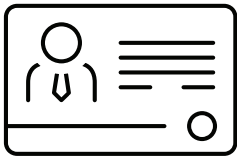
STEP 2: Prepare I-526 form with your attorney and submit to USCIS (Estimated 4-8 weeks)

- A.** Hire an Immigration Attorney to prepare their Immigration Petition (I-526)
- B.** Review of legal source of funds by your attorney
- C.** Payment of \$70,000 Admin Fee & \$800,000 investment to NEXO EB-5 Project
- D.** Add where the USCIS I-526 Fees are paid.

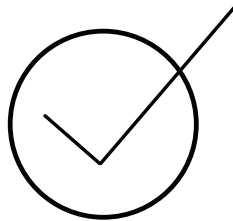
If Applicant is Outside the US	If Applicant is Inside the US
<ul style="list-style-type: none">• Consulate Processing• Consulate Interview	<ul style="list-style-type: none">• Proceed with adjustment of status, including work authorization and travel permit



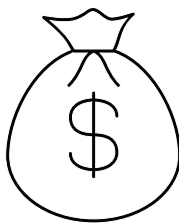
STEP 3: Receive approval on I-526 Form from USCIS



STEP 4: Receive permanent Resident Green Card



STEP 5: File I-829 form within 2 years of receiving your permanent resident status



STEP 6: Return of at-risk investment capital

Consult with your attorney on estimated timeline.

Buyer deposit schedule

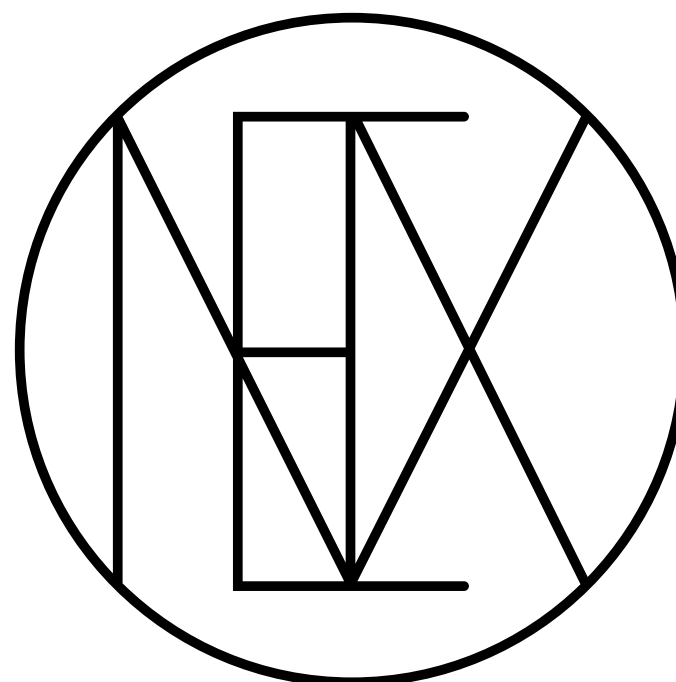
- » 20% at contract
- » 10% at groundbreaking
- » 10% 90 days after groundbreaking
- » 10% at top-off
- » 50% at closing



Availability

UNIT SIZE	INTERIOR SIZE	TERRACE SIZE	VIEWS
Studios	525 S.F.	107 S.F.	South
One-Bed / Two-Bath	682-780 S.F.	136-775 S.F.	South & Southwest
One-Bed + Den / Two-Bath	679-906 S.F.	100-574 S.F.	East & South
Two-Bed / Two-Bath	SOLD OUT		
Two-Bed + Den / Two-Bath	1015-1102 S.F.	238-368 S.F.	North, Southeast & Southwest
Two-Bed + Den / Three-Bath	1230 S.F.	155 S.F.	North
Three-Bed / Three + Half Bath	1262 S.F.	297 S.F.	Northeast & Northwest
Three-Bed / Three-Bath Townhomes	1486 S.F.	320 S.F.	Southwest
Three-Bed + Den / Three-Bath Townhomes	1840 S.F.	455 S.F.	Southwest
Four-Bed / Four-Bath Townhomes	1951-2190 S.F.	274-395 S.F.	Southwest





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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.