



Welcome to well-connected

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



RESIDENCES NORTH MIAMI BEACH



RITZ CARLTON RESIDENCES, POMPANO 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 onsite 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 form South Florida to Buenos Aires, Hong Kong, to Sao Paolo, and Manhattan to Paris.

RESIDENCES NORTH MIAMI BEACH



THE HIGHLANDS IN NORTH MIAMI BEACH



THE PALMS AT BAY HARBOR ISLANDS

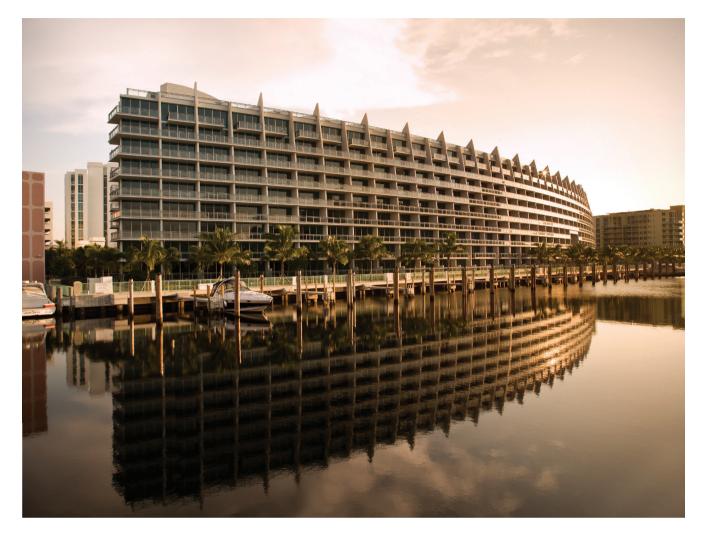
A CREATIVE COLLABORATION



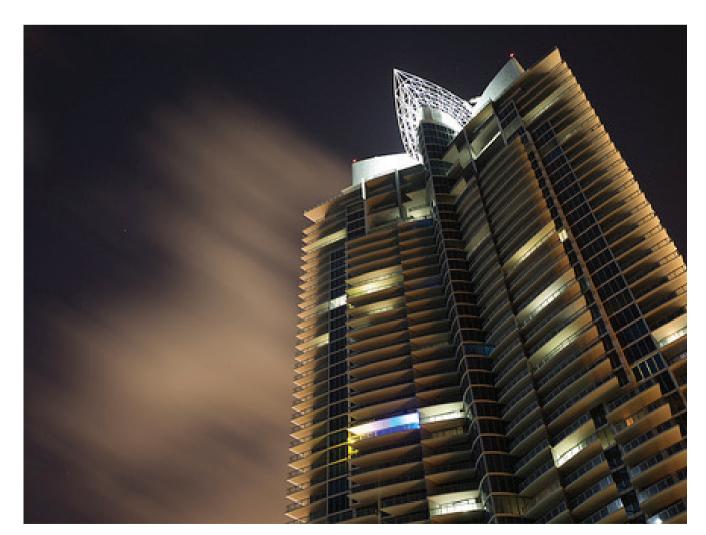
Co-Developer

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.

NORTH MIAMI BEACH



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.

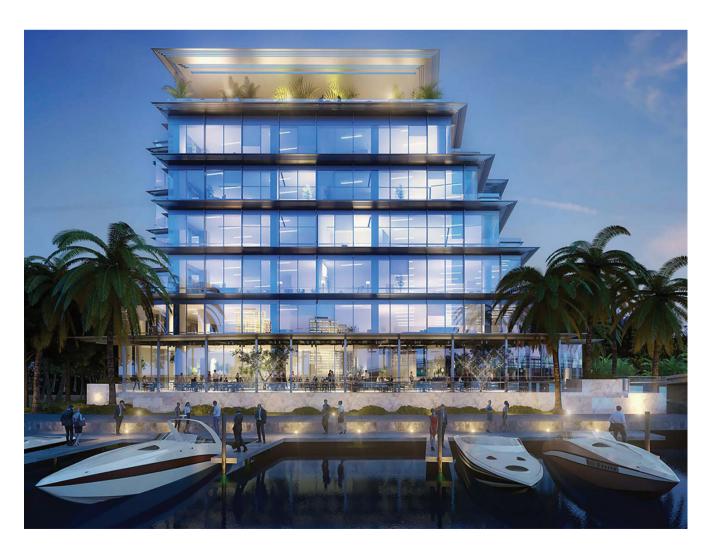
RESIDENCES NORTH MIAMI BEACH



PEARL HOUSE, BAY HARBOR ISLANDS



CASA VERDE, MIAMI



ONE KANE CONCOURSE, BAY HARBOR ISLANDS

A CREATIVE COLLABORATION

FRANKEL BENAYOUN ARCHITECTS INC

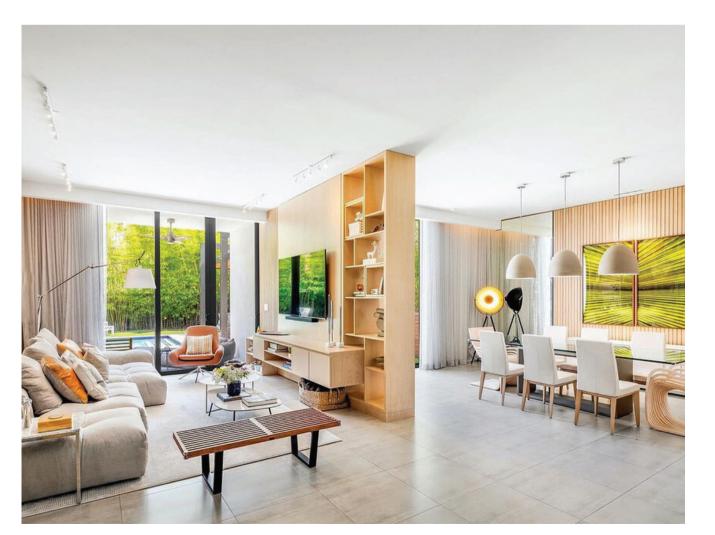
ARCHITECT OF RECORD

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.

RESIDENCES NORTH MIAMI BEACH



1 HOTEL BEACH CLUB, MIAMI BEACH



CASA BIANCA DISTRICT, MIAMI



NATIIVO, 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.

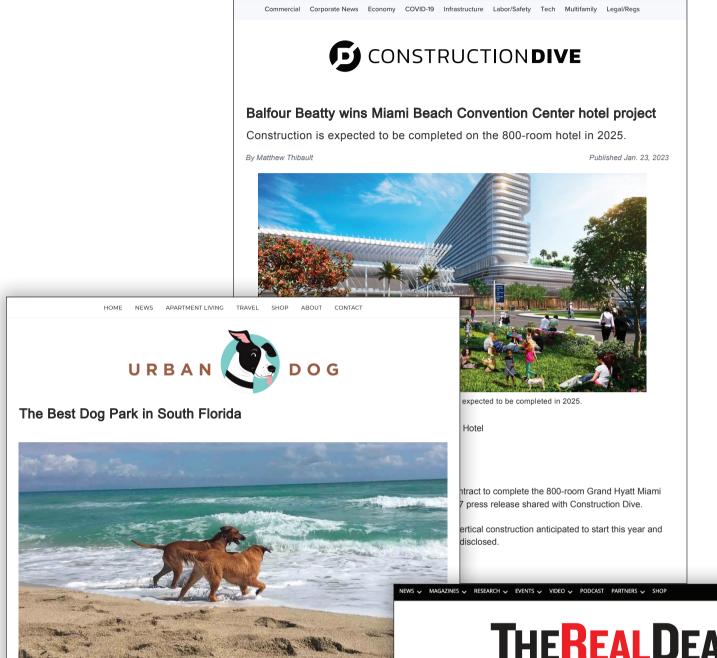
show is the beautiful dog-friendly beach!

sizes to run around to their hearts' content.

HAULOVER DOG BEACH

RESIDENCES NORTH MIAMI BEACH

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



inclusivity. Home to natural parks and a plethora of new developments, North Miami Beach is a city full of

Places to Explore

Museum of Contemporary Art

The Museum of Contemporary Art North Miami, commonly known as MOCA, showcases contemporary art

and historical influences. Offering exhibitions, education place for diverse audiences and cultures to help nurtu holding an open call for South Florida-based artists fo temporary public art installations. The artists selected throughout the year. 770 NE 125th St., North Miami Be

Spanish Monastery

The Ancient Spanish Monastery is a hidden gem in N 12th century with its ancient European architecture and most complex and expensive jigsaw puzzle. While the surrounded by beautiful gardens, a whimsical courtyal built in Sacramenia, Spain—the site has endured a lo Miami Beach / Website

Oleta River State Park

Oleta River State Park is perfect for outdoor enthusia mangroves that live in the river estuary make up Florid 1,000 acres of greenery, this unique environment is ide swimming, 3400 NE 163rd St., North Miami Beach /

PROFILEmiami

Your Guide To Miami Real Estate

North Miami Beach Finally Approves Dezer Development's Proposed Redevelopment Of The Intracoastal Mall



was the charm for Gil Dezer as the North Miami Beach City Commission has finally er Development's planned \$1.5 billion redevelopment of the Intracoastal Mall into a mixed ect named Uptown Harbour. The North Miami Beach City Commission voted 4 to 3 to elopment agreement and zoning amendments. The Intracoastal Mall is located at 3501 l. on a 29.1-acre site. Dezer Development is seeking Florida Department of Transportation val to build a new entryway as construction teams will not be able to use the NE 35th Ave ers must widen the entrance at NE 36th Ave. In October, just one week after Dezer on approval from the North Miami Beach City Commission to redevelop the Intracoastal ssion and Mayor Anthony DeFillipo called for a revote as one commissioner fell asleep and ly from the initial vote. The issue at hand was tied to two ordinances including zoning and a 30-year development agreement.

TRAVEL+ LEISURE

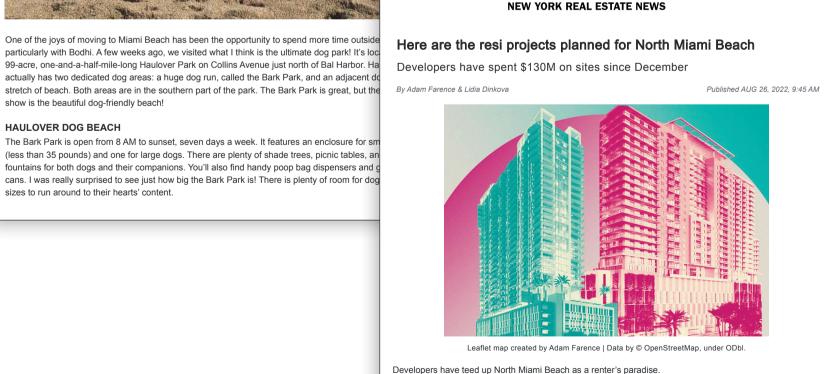
This Luxury Shopping Mecca in Florida Is About to Become Even More of a Dream With a \$550M Renovation

The renovation will nearly double the Shops' current space.



When it comes to luxury shopping destinations around the world, locations like New York City, Milan, Hong Kong, Singapore, and Dubai immediately come to mind. However, this under-the-radar shopping center in Florida, filled with a plethora of designer stores, not only belongs on the list but may just move up the ranks with its ongoing \$550-million renovation.

The Bal Harbour Shops, just north of Miami, houses luxury stores including Gucci, Stella McCartney, Dolce & Gabbana, and Chanel. Complete with thoughtfully accentuated with koi ponds, fountains, and lush jungle



About a dozen projects plan to bring nearly 2,600 apartments and 254 condos to the city.

Beach and scored \$115.5 million in construction loans for new projects since December.

Here are some of the residential projects planned for North Miami Beach:

16955-17071 West Dixie Highway | Trinsic Residential Group

An analysis by The Real Deal found that developers spent over \$130 million for property in North Miami

Trinsic Residential paid roughly \$18 million for a five-lot assemblage in March from an affiliate of North

RESIDENCES
NORTH MIAMI BEACH

Location



WALKING DISTANCE



WHOLE FOODS



UNIVERSITY OF MIAMI MEDICAL CENTER < 1 MILE









CONNECTIVITY & TRANSPORTATION



BRIGHTLINE AVENTURA STATION | 2 MILES



MIAMI INTERNATIONAL AIRPORT | 15 MILES



OPA-LOCKA EXECUTIVE AIRPORT 8 MILES



FORT LAUDERDALE INTERNATIONAL AIRPORT | 17 MILES

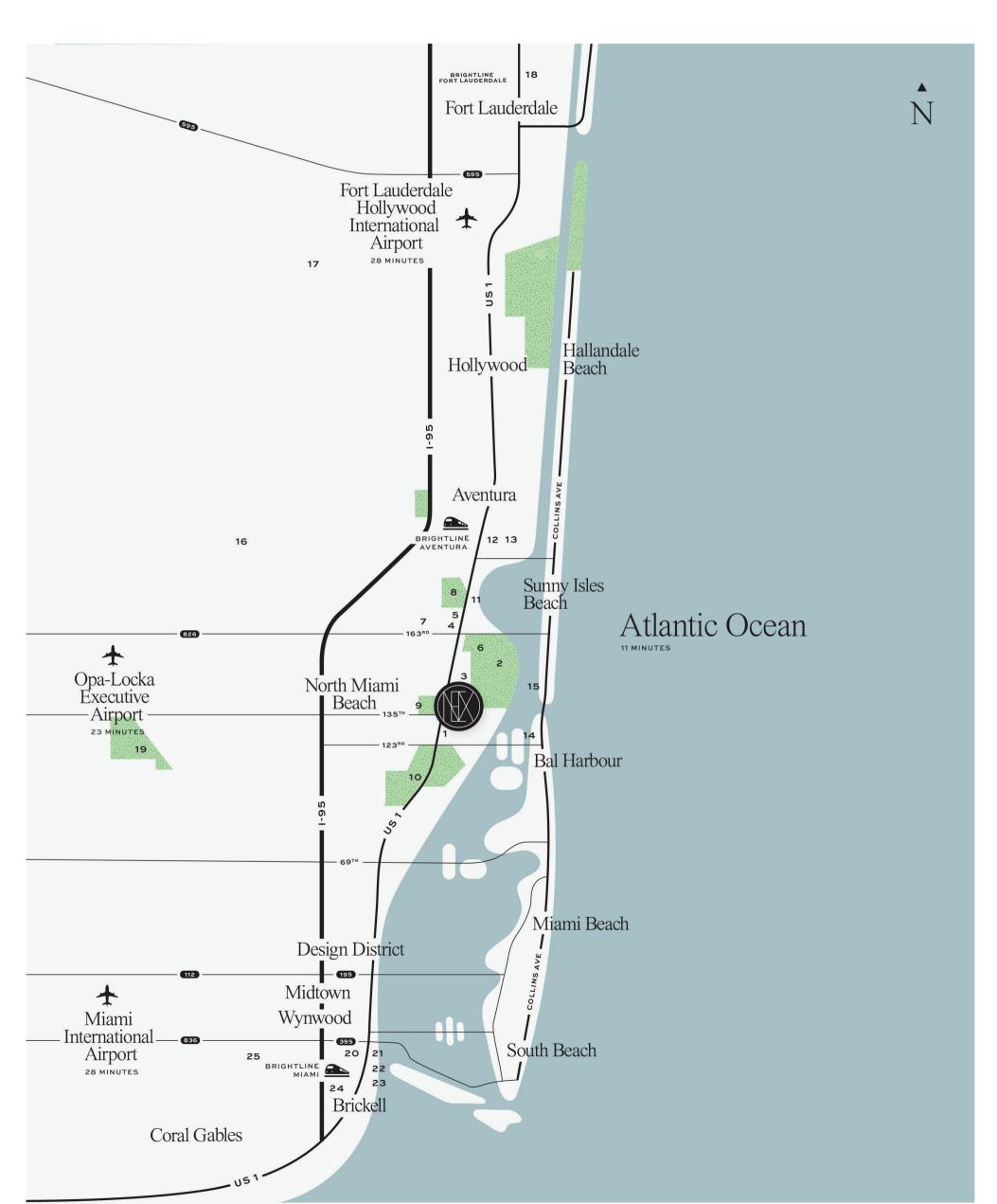


The Crossroads of South Florida Parks, Recreation & Activities





The Crossroads of South Florida shopping & DINING



LAS OLAS 20 MILES



AVENTURA MALL | 4 MILES



BAL HARBOUR SHOPS | 4 MILES



DESIGN DISTRICT | 7 MILES



BRICKELL CITY CENTRE | 13 MILES





RESIDENCES
NORTH MIAMI BEACH

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



NEXO NORTH MIAMI BEACH

Interior concepts by Understanding URBAN ROBOT







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





The Townhome Collection

- Expansive three- and four-bedroom, twostory 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.

















RESIDENCES
NORTH MIAMI BEACH

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







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

Outdoor Gaming Area & Hammock Lounge



Fire Pit Lounge & Summer Kitchens



Outdoor Lawn & Theater



NEXO RESIDENCES

Pool & Sun Shelf

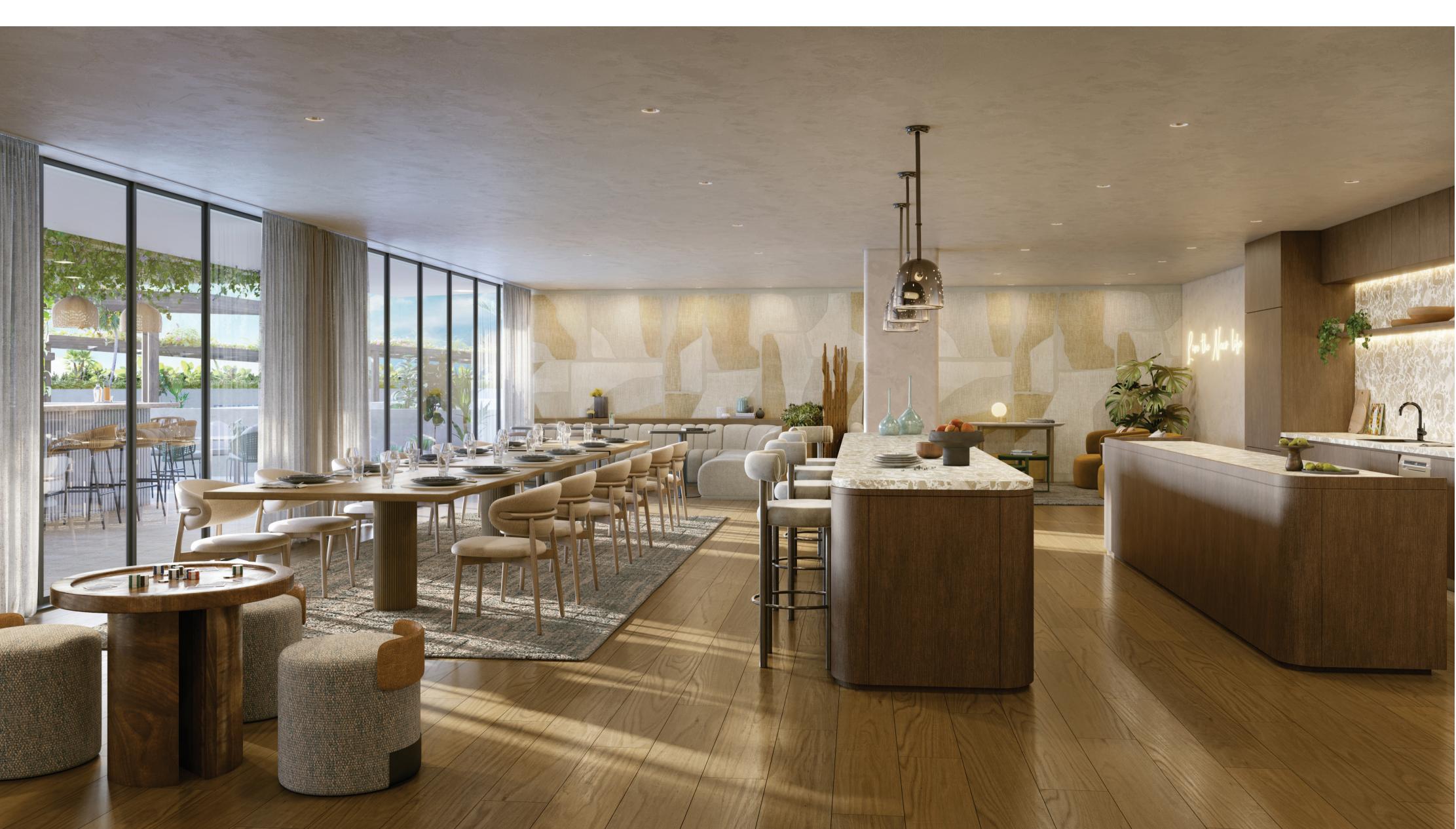




Outdoor Terrace Bar



Multi-purpose Clubroom & Event Space



Fitness Center



NORTH MIAMI BEACH

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





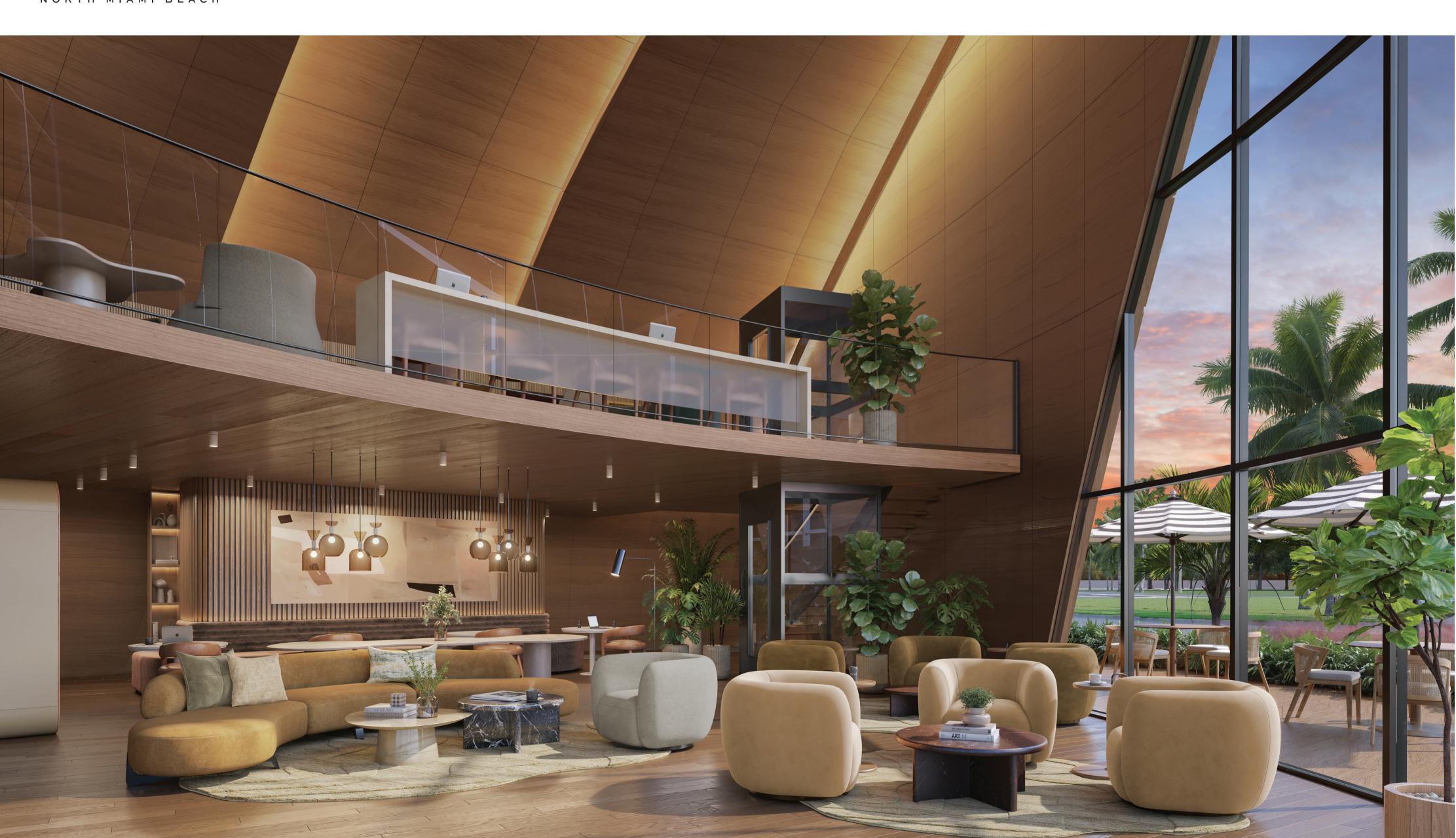
Ground Floor



State-of-the-Art Tech Center



Tech Center Level 1



Tech Center Level 2



Childrens Playground Plaza





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



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

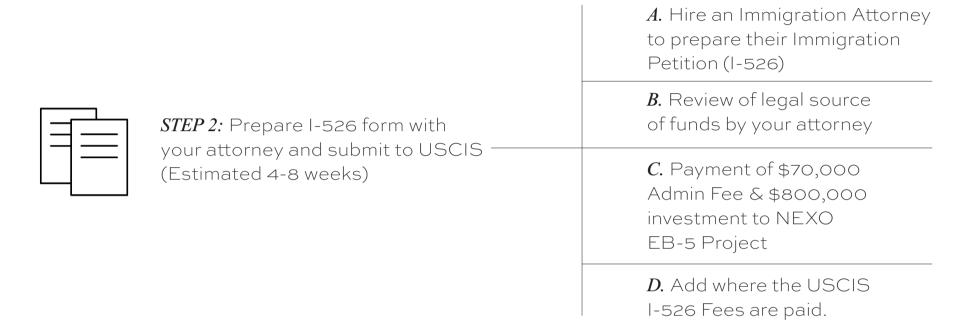
- An "at risk" capital investment of \$800,000 from a legal source in the Nexo EB-5 project.
- Admin Fee: \$70,000
- Legal Fees: \$20,000-\$25,000*
- USCIS I-526 Application Fee: \$3,675 + \$345 is added to applicants applying from outside of the USA via Counselor processing*

The Application Process

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



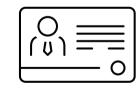
STEP 1: Speak with a representative about the Nexo EB-5 project.



If Applicant is Outside the US	If Applicant is Inside the US
Consulate ProcessingConsulate Interview	 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.

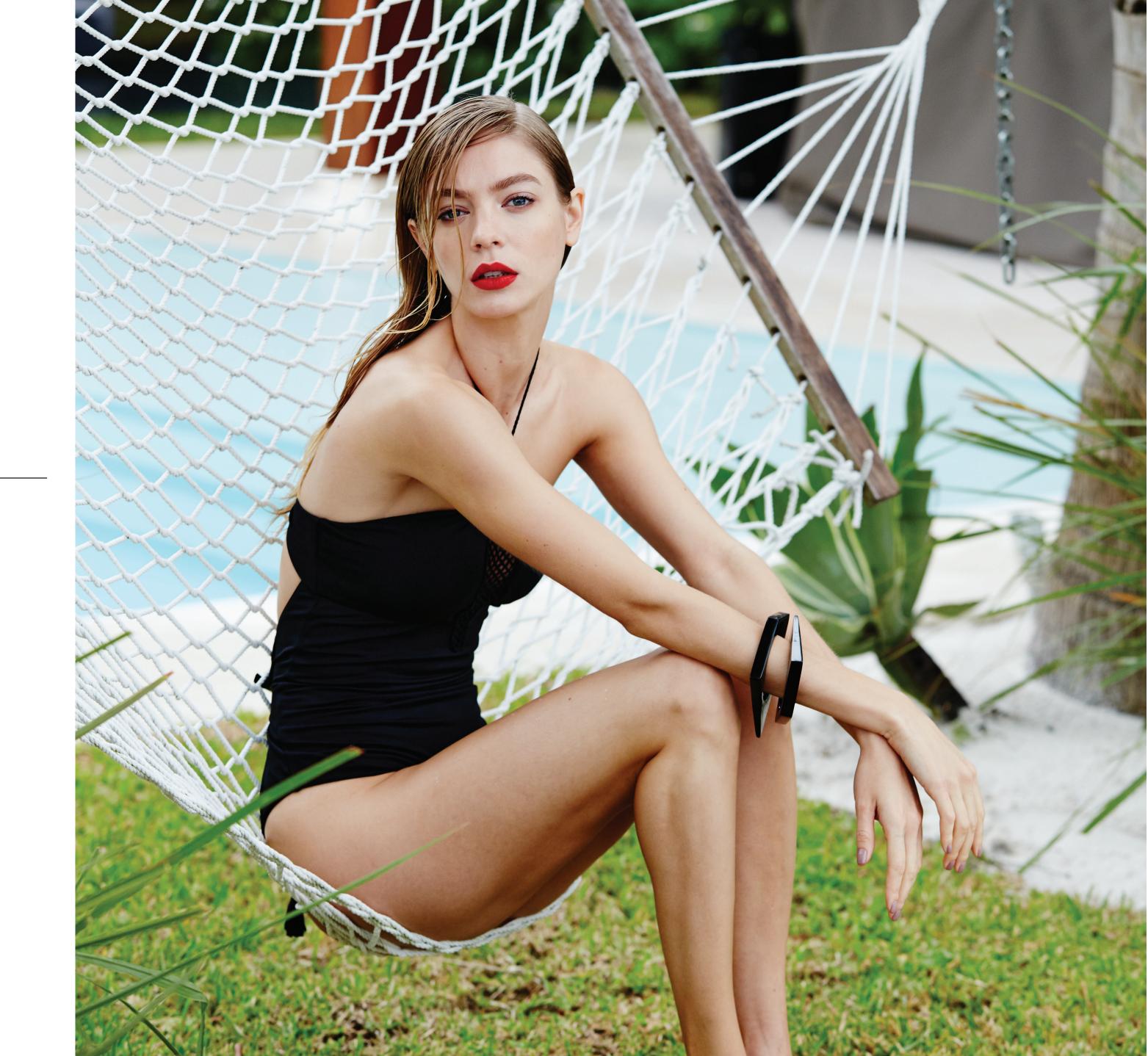
^{*}Estimated fees, please consult with your attorney.



NORTH MIAMI BEACH

Buyer deposit schedule

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





NORTH MIAMI BEACH

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





RESIDENCES NORTH MIAMI BEACH

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.