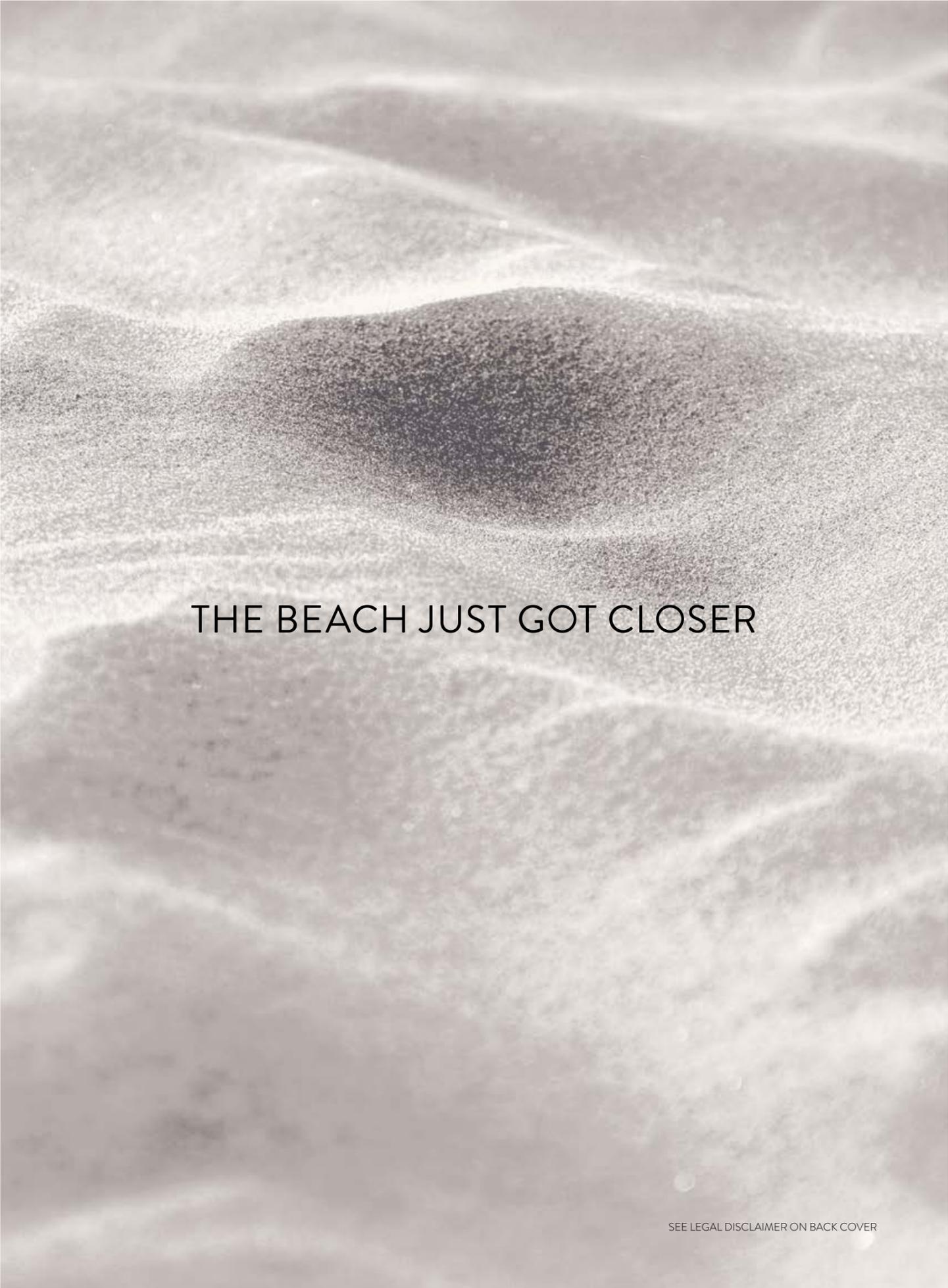


BISCAYNE BEACH

East Edgewater • Miami Residences





THE BEACH JUST GOT CLOSER



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OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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On the city shores of Biscayne Bay, a new monument to sophisticated seaside living has emerged. A striking tower of glass, stone, and stainless steel stands as Miami's premier city beach club residence... Biscayne Beach.

Beach house living isn't just closer here – it's better. 399 residences deliver an exciting concept in downtown waterfront living that includes Biscayne Bay's man-made beachfront, fresh interior design by the acclaimed Thom Filicia, Inc. , modern technologies, rich finishes, and an urban connection that takes both city and beach living to their ultimate expressions.



Dive In.



THE NEXT WAVE OF
WATERFRONT LIVING HAS ARRIVED

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DESCRIPTION

Biscayne Beach is a 399-unit luxury condominium tower being developed by Biscayne Miami Partners, which is an entity formed by affiliates of Eastview Development and GTIS Partners in Miami's East Edgewater neighborhood. The 51 story high-rise directly on the water, "Brings the beach to the city," boasting Miami's newest beach club on the Bay.

RESIDENCES

Biscayne Beach will offer luxury residences, ranging from one-to four-bedroom layouts with den options as well as exclusive penthouses with private rooftop garden terraces. All units will include floor-to-ceiling glass windows, oversized balconies, and will boast sweeping views of Biscayne Bay, Miami Beach and the city skyline.

PRICE RANGE

Preconstruction prices range from the \$400,000's to multi-million dollar penthouses.





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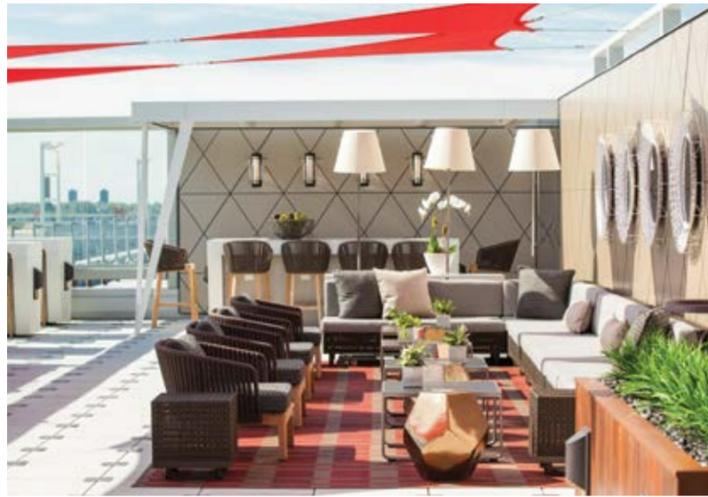
DESIGN WITH DEPTH

Bold and confident, yet inviting and warm, **Thom Filicia, Inc.** designs for the way people live. For Biscayne Beach, this has meant drawing inspiration from the sand, sea, and city. However, it is Filicia's trademark inventiveness that has made him an *Elle Décor A-List Designer*, one of House Beautiful's *Top 100 Designers*, and the preferred choice of Tina Fey, Peter Jennings, Jennifer Lopez, W Hotels, Delta Air Lines, and countless others. Thom's New American style can also be seen throughout his product in the Thom Filicia Home Collection and his two design books, *Style* and *American Beauty*.

THE BISCAYNE BEACH LOBBY VISION - AS CREATED
BY THOM FILICIA, INC.

INTERIORS INSPIRED BY CITY AND SHORELINE

THOM FILICIA
Design Lifestyle Interiors



Thom Filicia is a genius, effortlessly mixing materials and eras to create spaces that are both hypersophisticated and extremely livable...he never loses sight of the human being...

SARA GRAY MILLER, PREVIOUS EDITOR-IN-CHIEF OF O MAGAZINE AND HOME AND COUNTRY LIVING

The concept is based around finding a perfect balance between a resort-style setting and the vibrant neighborhoods surrounding East Edgewater. I've mixed woods and natural elements with other raw and refined materials to create a comfortable and relaxed, yet sophisticated living environment.

THOM FILICIA - ON THE DESIGN INSPIRATION FOR BISCAYNE BEACH



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THE BEACH CLUB



WHERE ESCAPING MEANS STAYING

Transcend the typical beach experience at Miami's bayside beach club. Sands are softer than those of South Beach, and far more exclusive. Relax in the luxury of private cabanas and lounge chairs. Delight in a secluded outdoor area for children with a playful water feature. Enjoy the bay to its fullest with piers for swimming, kayaking, paddle boarding, jet skiing, and more. When you *live beyond the beach* every day is a Biscayne Beach day.

No representations are made regarding the existence, amount, type, nature or quality of any docks within the adjacent submerged lands, which are subject to approvals from the applicable governmental agencies, and if approved, the maintenance expenses, or the activities, noise and other disturbances, and the types of vessels, if any, that may be associated there with.

LIMITLESS BEACH CLUB VIEWS MADE POSSIBLE
BY 335 LINEAR FEET OF BISCAYNE BAY FRONTAGE.



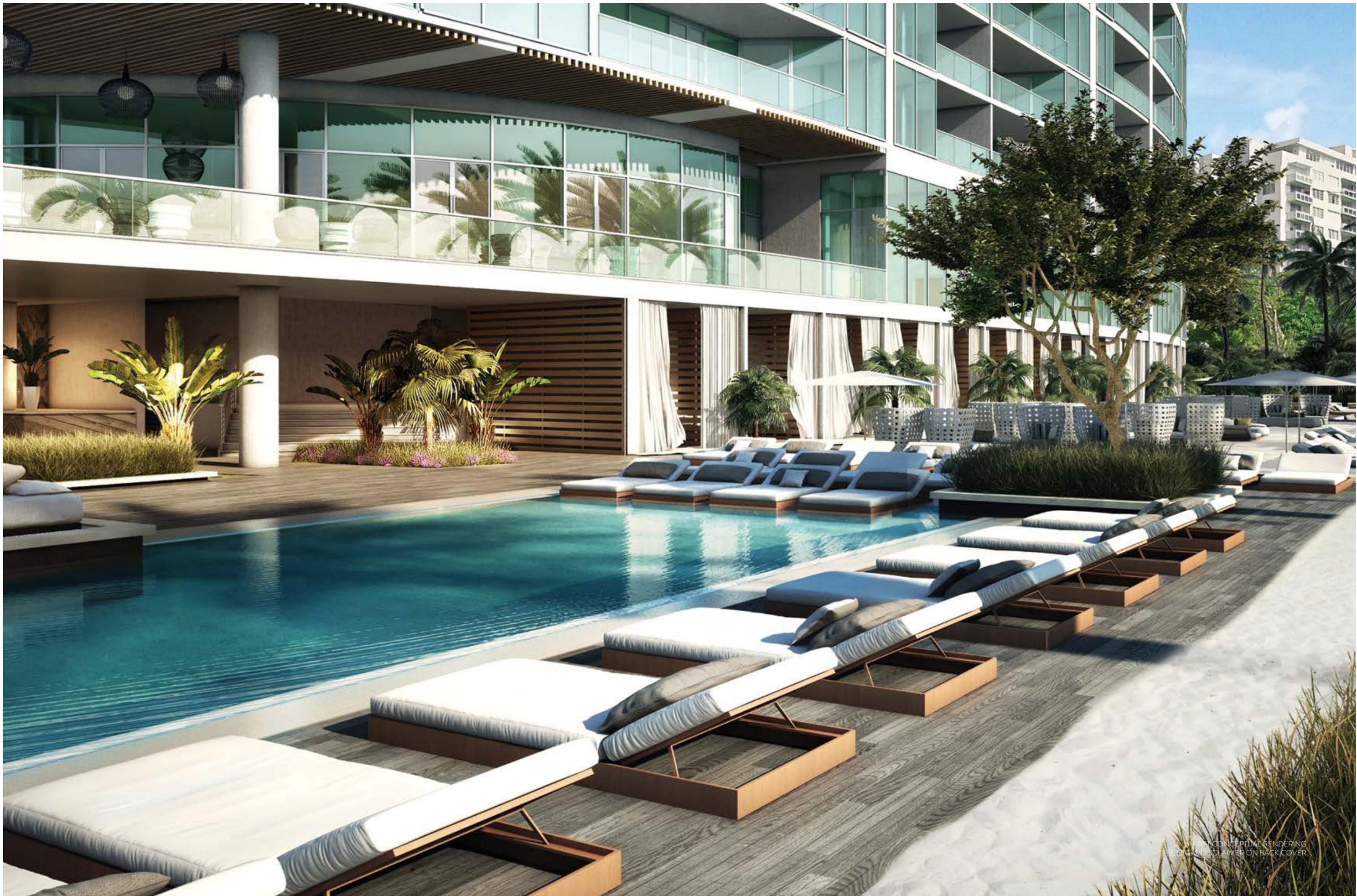
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Miami's quintessential bayside atmosphere comes to life at Biscayne Beach. From family fun, to blissfully serene moments by the shore, to refined enjoyment...it all happens here.



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ARTIST'S CONCEPTUAL RENDERING
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ENTER A WORLD OF BAREFOOT ELEGANCE

- Miami's premier members only beach club on Biscayne Bay
- Fifty one story high rise with 399 luxury residences
- Residences ranging from 1 bedroom / 1 bath to 3 bedroom / 3 baths plus den and two story penthouses
- Oversized terraces with sweeping views of Biscayne Bay, Miami Beach, and downtown skyline
- Gorgeous lobby and spectacular Beach Club level designed by world-renowned interior designer Thom Filicia, Inc.
- Spacious lobby lounge with unique indoor and outdoor atmosphere
- Fitness center overlooking Beach Club and bay
- Art wall exhibiting work by talented local artists
- Residential spa with sauna, steam room, blow-dry bar, and massage treatment rooms
- Business center with audio video connectivity

- Private high speed elevators
- 24 Hour security, video surveillance, and valet parking
- Daytime concierge services

Beach Club Level

- Bayfront Lshaped pool with limitless water views
- Elevated manmade beach above public Bay Walk
- Chaise lounges and day beds
- Changing areas
- Residents and members only cabanas

Exclusive 6th Floor Amenity Level

- Indoor and outdoor great rooms
- Summer kitchen and lounge seating areas
- Residents only pool and hot tub with panoramic views
- Two tennis courts
- Basketball half court
- Residence dog park

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Inspired living comes from the freedom to pursue your every desire. Elevated pools, sports by the bay, and carefree moments are all an effortless part of the Biscayne Beach experience.

WHO SAID SAND CASTLES
CAN'T BE SKYSCRAPERS?



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OCEANS AWAY FROM THE EXPECTED

With your toes in the sand, an exclusive community of waterfront luxury awaits. Choose an ocean-view enclave with one, two, or three bedrooms. Select an optional den for intimate moments at home in the city. Take delight in the open layouts and streamlined flow of contemporary floor plans. Or feel what it's like to live on top of the world in one of six penthouses complete with private rooftop garden terraces and summer kitchens.

FLOOR-TO-CEILING WINDOWS, OVERSIZED TERRACES,
AND OPEN LAYOUTS BRING GORGEOUS ATLANTIC
SUNRISES, SPARKLING CITY VISTAS, AND WARM
TROPICAL BREEZES INTO EVERY INTERIOR.



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LUXURY TAKES ON DEEPER MEANING

Whether it's the chic contemporary styling of the tower residences or the stunning grandeur of the penthouses, Biscayne Beach has been designed to over-deliver on every expectation. The features, finishes, and amenities in each residence are a reflection of that commitment.

- Tower residence ceilings nearly 10-feet in height
- Impact-resistant floor-to-ceiling glass windows and sliding glass doors
- Glass-railed balconies for unobstructed bay views
- Snaidero® cabinetry in kitchens and baths
- Miele® stainless steel appliances including stovetop, oven, hood, and microwave
- Miele® dishwasher and refrigerator with custom, matching Snaidero® exteriors
- Oversized undermounted single-basin stainless steel sink
- Full-size washer and dryer in each residence
- Premium ceramic fixtures in all bathrooms
- Quartz countertops

Penthouse residences feature

- 12 to 14-foot ceilings
- Spacious master bedrooms with sitting areas and oversized private terraces
- Spa-like master bathrooms with his and hers closets
- Expansive outdoor living space with sweeping views

Upper Penthouse residences also feature

- Two-story floor plans with upper and lower living rooms, and formal and informal dining rooms
- Sky terrace with swimming pool and summer kitchens
- Separate sauna in master bathroom





BAYSIDE RELAXATION CITY SOPHISTICATION

Living between the best of both worlds means a home that reflects both a love of the outdoors and an appreciation for the finer things in life. You'll have them both here at Biscayne Beach. All residences feature high ceilings, floor-to-ceiling glass, breathtaking panoramic views and private and semi-private elevator entrances for uncompromising privacy. Throughout, sleek architectural details and high-end finishes such as quartz countertops and rich cabinetry reflect the level of design and quality to not only expect, but deserve.

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A RICH PALETTE OF HARD WOODS, STONE, AND GLASS
PROVIDE DEPTH AND COMFORT TO THE CLEAN LINES
AND CONTEMPORARY ARCHITECTURE OF EVERY LAYOUT.



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Direct east-facing view overlooking Biscayne Bay, the Venetian Isles, and the Miami Beach skyline.



SEE LEGAL DISCLAIMER ON BACK COVER

South-facing view overlooking downtown Miami, the Port of Miami and Key Biscayne.



SEE LEGAL DISCLAIMER ON BACK COVER

West-facing view overlooking Miami's beautiful sunset.



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East Edgewater is Miami's only neighborhood with an enviable bay-front position, spectacular views, and proximity to Miami Beach, Downtown Miami, and points beyond. High-end shopping brands like Hermès, Prada, and Dior beckon from the Design District. Artistry comes from nearby Midtown and Wynwood. New venues include the Pérez Art Museum Miami, the upcoming Patricia and Phillip Frost Museum of Science, and the highly-anticipated Brickell CityCentre bring Miami's ultimate offerings in terms of culture, the arts, luxury shopping, high-end hotels, entertainment, and corporate offices within five minutes of Biscayne Beach.

BRICKELL CITYCENTRE



PÉREZ ART MUSEUM MIAMI



ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS



AMERICAN AIRLINES ARENA

GALLERY OPENINGS AND DESIGN EVENTS OCCUR REGULARLY IN THE MIAMI DESIGN DISTRICT AND WYNWOOD

WYNWOOD



WYNWOOD KITCHEN & BAR



LUXURY SHOPS IN THE MIAMI DESIGN DISTRICT



ECLECTIC ALFRESCO DINING IN THE MIAMI DESIGN DISTRICT



PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE

DEVELOPER

Biscayne Beach is being developed by Biscayne Miami Partners, which is an entity formed by affiliates of Eastview Development and GTIS Partners.

Eastview Development is a leading real estate development firm whose principals have combined over 120 years of experience in developing, financing and marketing residential and commercial real estate projects across the United States. The company, which is based in West Palm Beach, Florida, boasts a portfolio including condominium and multifamily developments in Florida, as well as office and multifamily projects in New York State.

www.eastviewdev.com

GTIS Partners is a global real estate investment firm headquartered in New York with offices in Los Angeles and São Paulo. GTIS Partners currently manages approximately \$2.2 billion of committed equity. To date, the firm has committed capital to residential, retail, industrial, office, hotel and mixed-use projects totaling 39 residential projects throughout the U.S., as well as over 12,000 for-sale residential units in Brazil. Together, the firm's principals have over 90 years of real estate development, investment, management, and operations experience, which spans all major property types and geographies.

www.gtispartners.com

ARCHITECT

Over the past 30 years, **WHLC** has established a full-service award-winning practice in architectural programming, planning, and design. The firm's dedicated architects, interior designers, and landscape architects continue to build a distinguished reputation of excellence in comprehensive design, with a goal of producing projects with timeless character and quality. Built around a collaborative process, the WHLC team has successfully partnered with **BC Architects AIA** of Coral Gables to be the architects of record for Biscayne Beach. www.whlcarchitecture.com

SALES & MARKETING

Miami-based **Cervera Real Estate** has been South Florida's industry leader in condominium sales for 45 years. The company was the area's first firm to market extensively on an international scale, a trend it continues to broaden through strengthening its global relationships. Today, Cervera's team of more than 325 professionals specialize in Miami's premier residential towers, making them the broker of choice for the sale and purchase of the latest luxury developments.

www.cervera.com



A couple is captured in mid-air, jumping from a wooden pier into the ocean. The woman on the left is wearing a white bikini, and the man on the right is wearing red shorts. They are holding hands, and their arms are raised in a celebratory gesture. The background features a city skyline across the water under a dramatic, cloudy sky at sunset or sunrise. The water is dark blue with golden reflections from the low sun.

THE WORLD'S ONLY DOWNTOWN
DESTINATION WITH A BEACH

SEE LEGAL DISCLAIMER ON BACK COVER

BISCAYNE BEACH

East Edgewater • Miami Residences



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EXCLUSIVE SALES
AND MARKETING BY



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This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All plans, features and amenities, images, designs, finishes and furnishings depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

All depictions of furniture, fixtures, appliances, counters, soffits, floor coverings, furnishings and other items of finish and decoration of units described or depicted herein are for display only and are not included with the unit, which are being sold in "decorator-ready" condition as described in the purchase agreement. The Developer reserves the right to substitute suppliers, manufacturers, brand names, models or items which in Seller's opinion are of equal or better quality.

The photographs contained in this brochure are stock photography or have been taken off-site and are merely intended as illustrations of the activities and concepts depicted therein, rather than to represent a proposed lifestyle. No representations are made that any such activities or concepts will be available from within or outside of the property. Boat docks and related amenities, if any, are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas, are or will be as depicted, or that any other features, amenities or facilities depicted by any such artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. Proposed future developments in the vicinity of the project will affect existing views and are not depicted herein.

These materials are not intended to be an offer to sell, or solicitation to buy, a unit in the condominium. Such an offering shall only be made pursuant to 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in any state or country in which such activity would be unlawful. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

The "Beach Club" refers to common element amenities located within the project and maintained by the condominium association. The beach club amenities are provided to unit owners and maintained from assessments associated with the ownership of a unit. The Club is not a separate club requiring additional membership by unit owners. However, additional fees and costs may be required for the use of certain club facilities. Club facilities and memberships may be made available to non-residents. No representations are made regarding the fees, profitability or continued existence of the Beach Club.

The restaurant and/or any owner or operator thereof is subject to change at any time, and no representations regarding the restaurant, and/or the owners or operators thereof may be relied upon. Restaurants, and/or other businesses establishments, are anticipated to be operated from the commercial components of the project which will be available to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes described herein. No representations are made regarding the future existence, nature, quality, prices, profitability or continued existence of any restaurant.

This project is being developed by Biscayne Miami Partners LLC, a Florida limited liability company, (the "Developer"), which was formed solely for such purpose. Eastview Development and GTIS Partners are affiliated with this entity, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Eastview Development or GTIS Partners and each buyer shall look solely to the Developer (and not to Eastview Development or GTIS Partners and/or any of their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.