

NATIIVO™ / MIAMI

powered by Airbnb

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786-673-2555

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THE
NEW
WAY
TO
OWN

PURPOSELY DESIGNED, BUILT AND
LICENSED FOR HOME SHARING



NATIIVO MIAMI, POWERED BY AIRBNB.



Airbnb exists to create a world where anyone can belong anywhere, providing healthy travel that is local, authentic, diverse, inclusive and sustainable. Airbnb uniquely leverages technology to economically empower millions of people around the world to unlock and monetize their spaces, passions and talents to become hospitality entrepreneurs. Airbnb's accommodation marketplace provides access to 6+ million unique places to stay in nearly 100,000 cities and 191 countries.

Airbnb's accommodation marketplace provides access to:

- / 150 million active users
- / 6+ million unique places to stay
- / Listings in 100,000 cities and 191 countries

+

Newgard

Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 50 years of combined experience in development, design, marketing and construction. Hallmarks of the Newgard approach to forward-thinking development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles and cutting edge amenities. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents and business users.

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The revolutionary luxury concept that gives owners the freedom and flexibility to live and host with ease.

THE RISE OF DOWNTOWN MIAMI /



THE MIAMI ADVANTAGE

- ADRIENNE ARSHT CENTER /**
500,000 VISITORS / YEAR
Miami's architectural gem and one of the largest performing art centers in the United States.
- SKYRISE MIAMI /**
3.2M PROJECTED VISITORS / YEAR
Touted as the iconic skyscraper symbol of 21st century Miami, the 1,000 foot high vertical entertainment center located in Downtown Miami is due to be completed in 2023.
- MIAMI WORLDCENTER /**
500,000 PROJECTED VISITORS / YEAR
At a sprawling 30 acres, this vibrant new center is one of the largest private master-planned projects in the U.S. Bringing new energy to downtown with a diverse blend of urban land use including retail, hospitality, residential, and commercial space, it is projected to be near completion in 2021.
- AMERICAN AIRLINES ARENA /**
1.7M ATTENDEES / YEAR
The premier sports and entertainment complex located downtown, home to the NBA's Miami Heat and 80+ non-basketball events per year including A-list concerts, family shows, sporting events, National Conferences and more.
- PEREZ ART MUSEUM MIAMI /**
200,000 VISITORS / YEAR
A 200,000 square foot modern and contemporary museum dedicated to collecting and exhibiting international art of the 20th and 21st centuries.
- PHILLIP & PATRICIA FROST MUSEUM OF SCIENCE /**
600,000+ VISITORS / YEAR
A planetarium, aquarium and science museum in Downtown Miami's Museum Park.

- MIAMI DADE COLLEGE /**
30,000 STUDENTS
- ONE THOUSAND MUSEUM /**
\$7M AVERAGE UNIT PRICE
- BAYFRONT PARK /**
3.5M VISITORS / YEAR
- **VIRGIN TRAINS USA**
10M+ PROJECTED VISITORS / YEAR
- **BAYSIDE MARKETPLACE**
15M VISITORS / YEAR
- **MIA AIRPORT**
22M ARRIVALS / YEAR
- **MIAMI CRUISE PORT**
6M+ PASSENGERS / YEAR

THE AIRBNB ADVANTAGE

150 MILLION
ACTIVE USERS

6+ MILLION
UNIQUE PLACES
TO STAY

100,000 CITIES

191 COUNTRIES

GREATER MIAMI TOURISM (2018)

HOTEL INDUSTRY /

- / Miami-Dade Travel & Hospitality industry employed a record 142,100 people
- / Sold a record 15.6M hotel room nights (+1.5% YOY)

GREATER MIAMI & BEACHES /

- / Ranked among the top 10 in all major categories compared against the Top 25 US Hotel Markets by STR:
 - / #4 RevPar (revenue per available room)
 - / #4 ADR (average daily rate)
 - / #4 Hotel market in the country
- / Hotel market led the state in RevPar, Occupancy and ADR

GREATER MIAMI / ATTRACTED 23.3M TOTAL VISITORS

- / Attracted a record 16.5M overnight visitors (+3.5% YOY)
- / Attracted 6.8M daytrippers
- / Visitors economic impact: \$18B
- / Key Feeder Markets: New York, Brazil, Columbia and Argentina
- / More than 35% of overnight visitors were international
- / Nearly half of overnight visitors who DID rent a house used a peer-to-peer site for booking with Airbnb used 97% of the time for Domestic guests and 77% of the time for International guests

TRANSPORTATION /

- / Downtown Miami Metromover
- / Downtown Miami Trolley
- / Downtown Miami was 2nd most visited neighborhood with 49% International visitors, 35% Domestic visitors and 44% FL Residents visiting

ENTERTAINMENT /

- / Bayside Marketplace was among the most popular attractions visited, just behind Lincoln Road, with nearly just as many visitors (31% International, 18% Domestic, 12% FL Residents)
- / Downtown Miami was 2nd top neighborhood visited (behind Miami Beach) by total number of people visiting Miami

CRUISE PASSENGERS /

- / 20% families
- / 3.8 avg party size
- / 51% repeat visitors (excluding FL Residents)
- / 1.7 Avg nights in Miami before and/or after cruise
- / Downtown Miami is the top neighborhood visited for this market: 40%



NATIIVO MIAMI /

EAST



NATIIVO MIAMI / EAST



VIEW / NORTH



VIEW / SOUTH



VIEW / EAST



VIEW / WEST





MASTER HOST



HOUSEKEEPING



VIP AMENITIES



FOOD AND BEVERAGE



NATIIVO APP

THE NATIIVO MANAGED OPTION:

A TURN KEY SOLUTION



ARQUITECTONICA



BY
RENOWNED
ARCHITECTURE
FIRM,
ARQUITECTONICA



URBAN LUXURY INSPIRED ARCHITECTURE

ARQUITECTONICA

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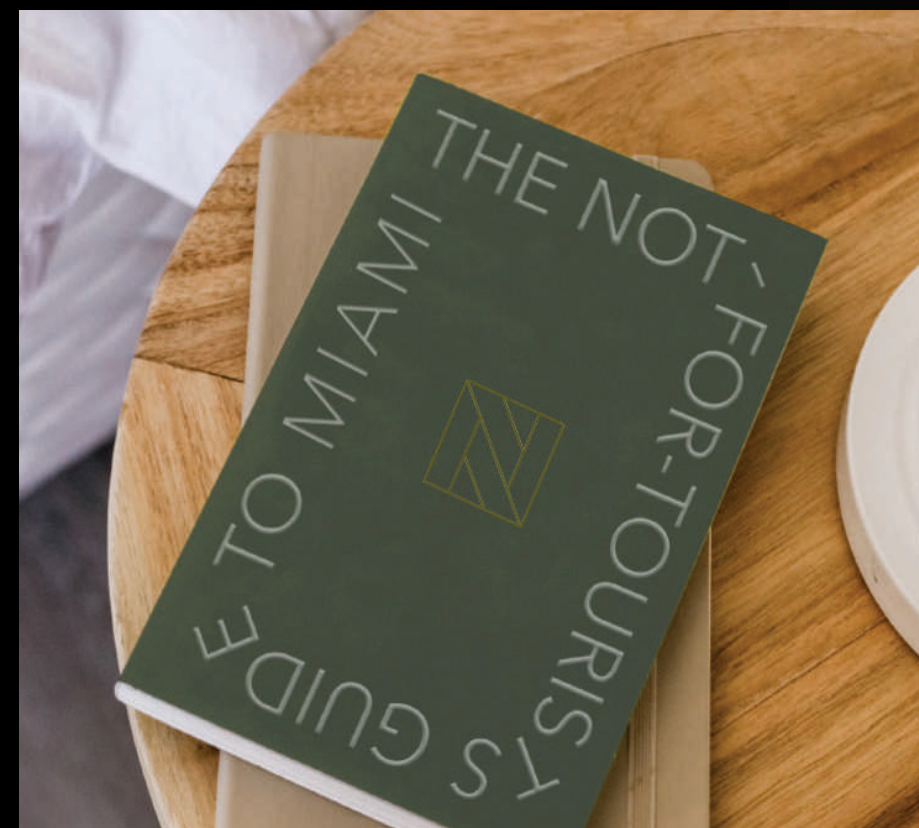
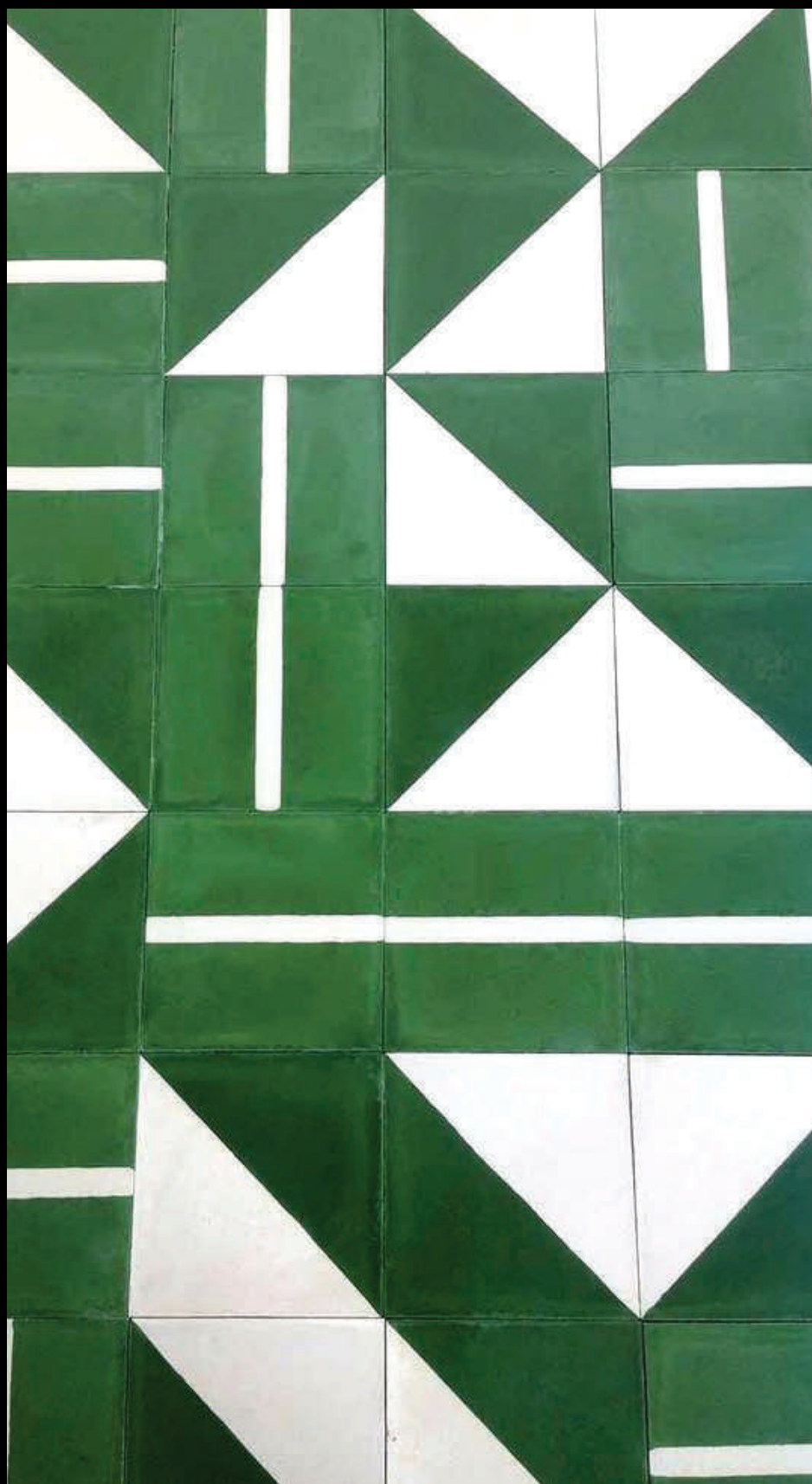


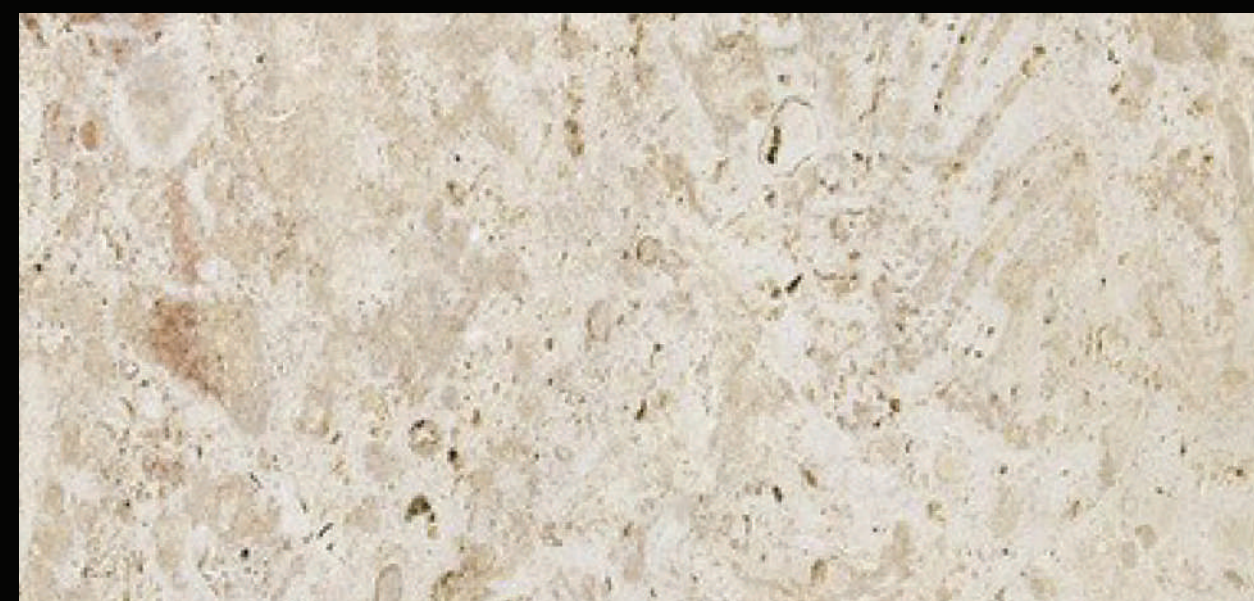


BY
INTERIOR
DESIGN FIRM,
URBAN ROBOT

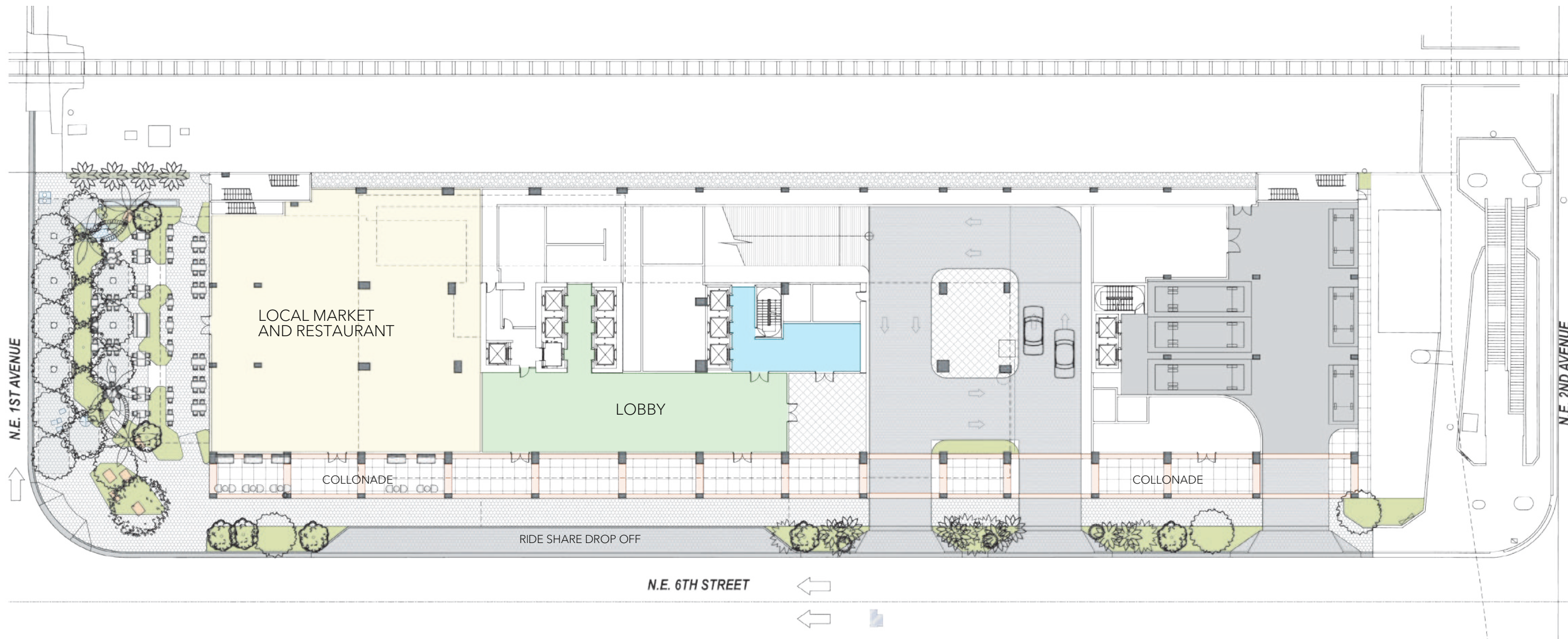
URBAN LUXURY INSPIRED INTERIORS





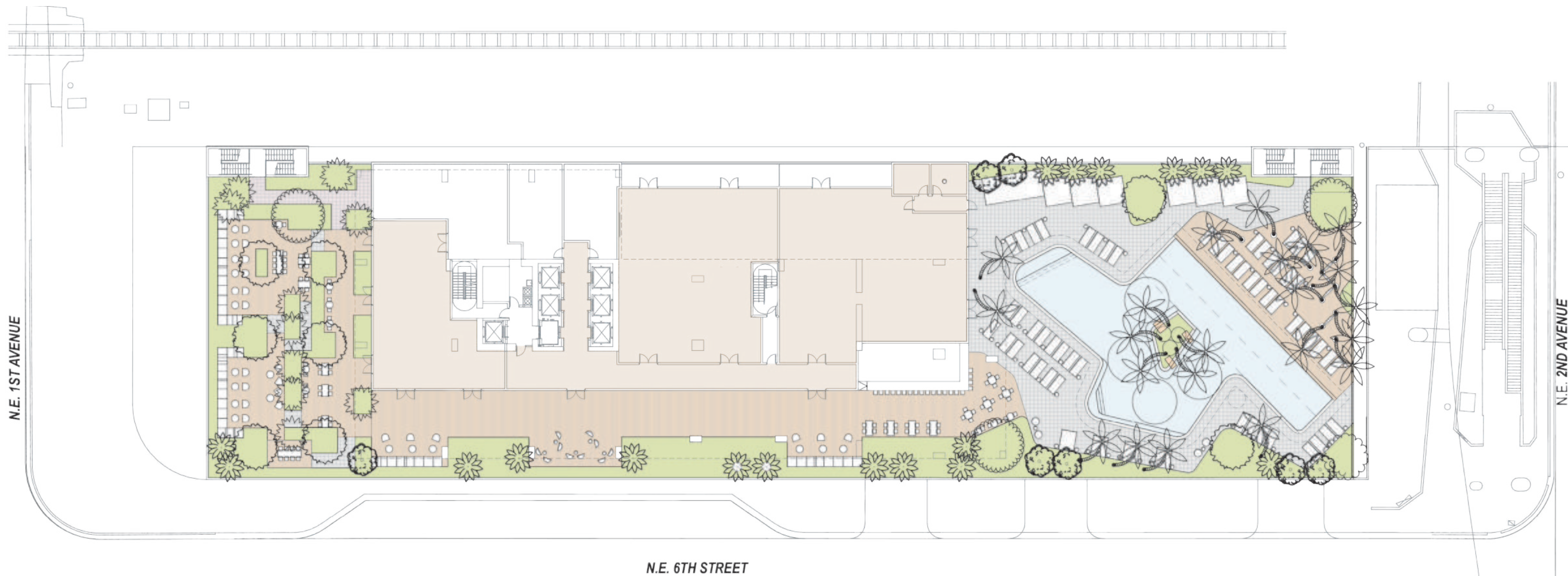


PROPERTY PLAN & OVERVIEW



LOBBY LEVEL PLAN

ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. 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.



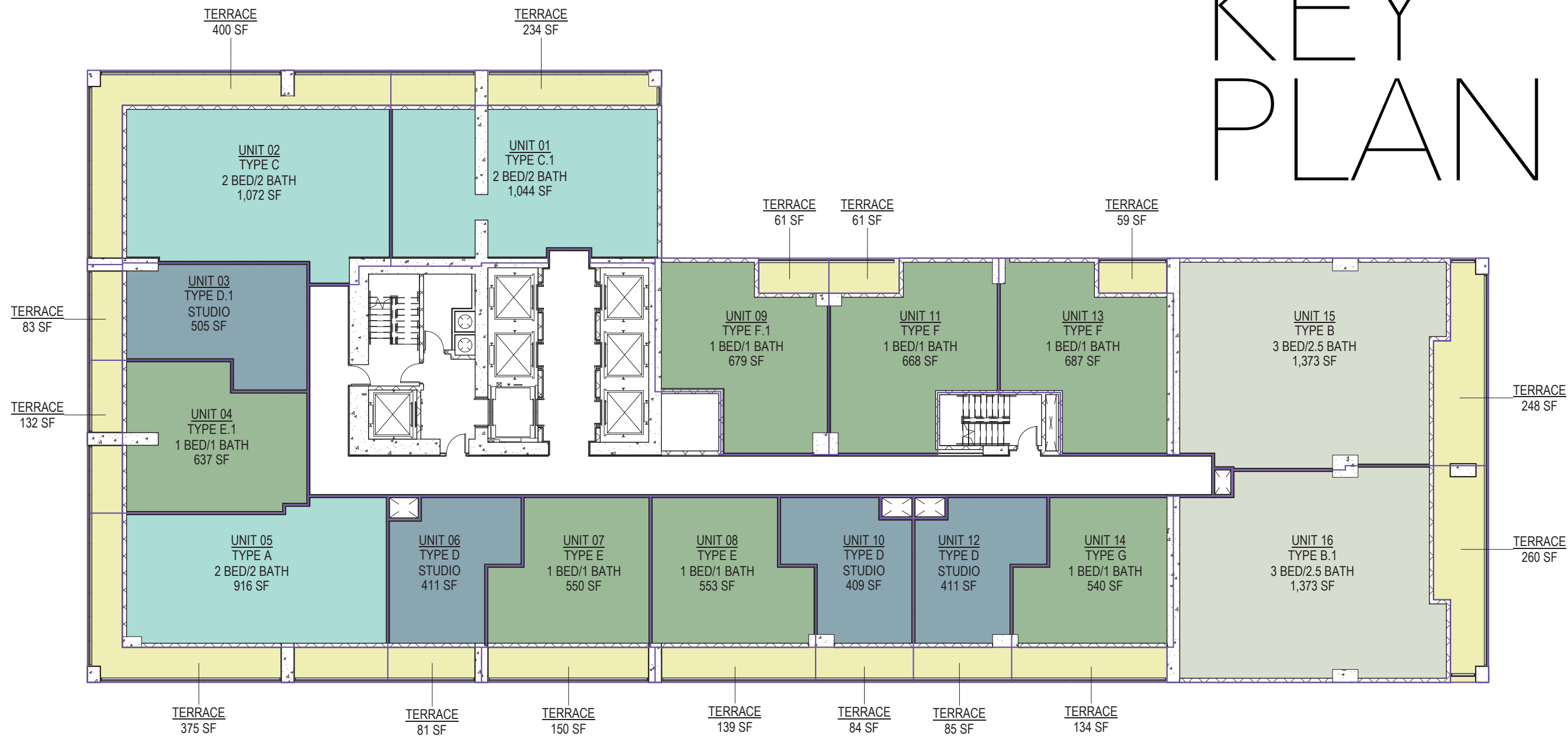
9TH FLOOR AMENITY DECK

ARQUITECTONICA

URBAN ROBOT ASSOCIATES

FLOOR PLANS

KEY PLAN



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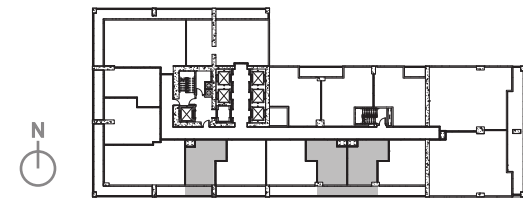
UNIT D

STUDIO
Line 6 / 10 / 12

Interior Area 411sq ft / 38 M²

Terrace Area 81 sq ft / 8 M²

TOTAL AREA 492 sq ft / 46 M²



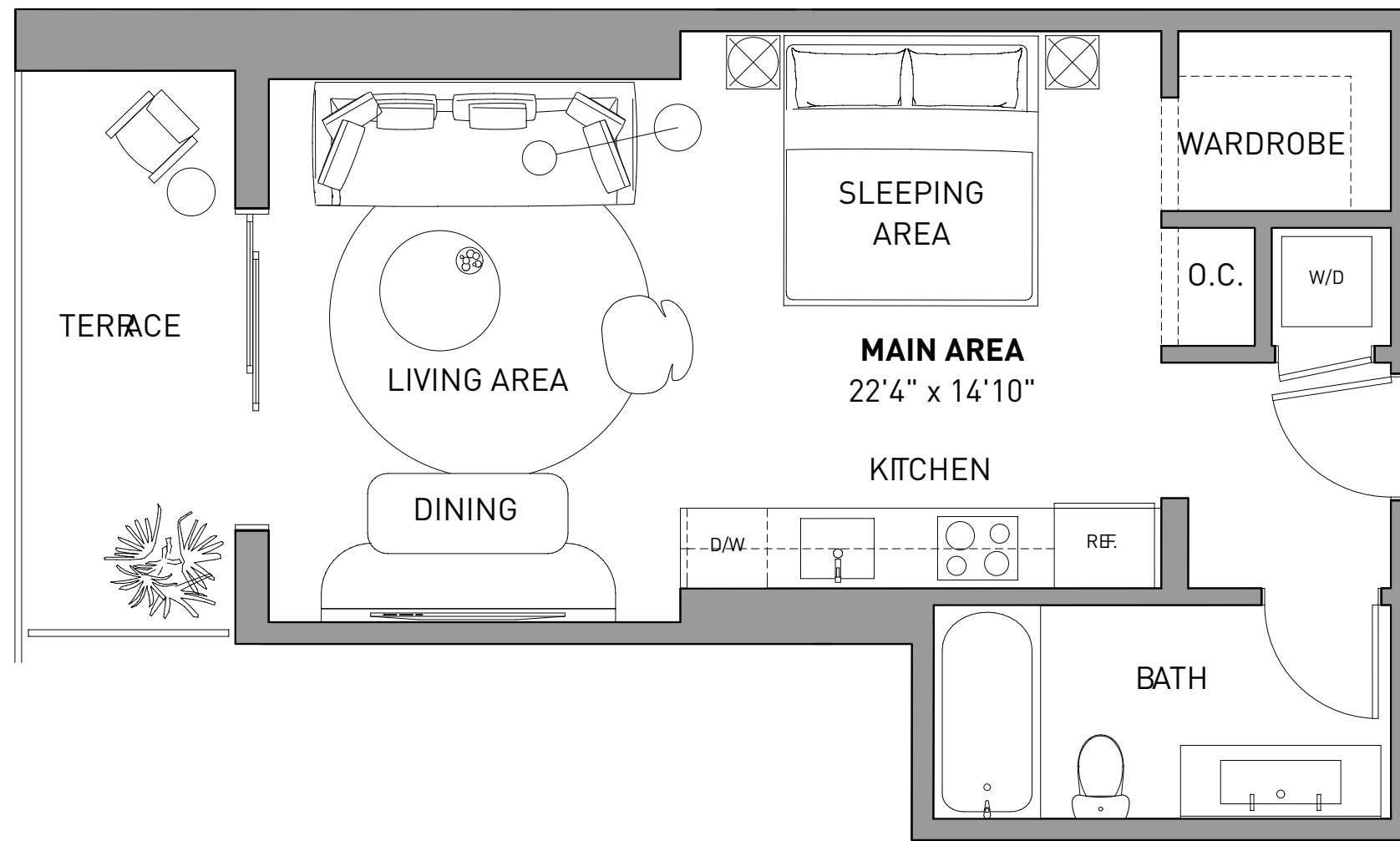
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UNIT D.1

STUDIO
Line 3

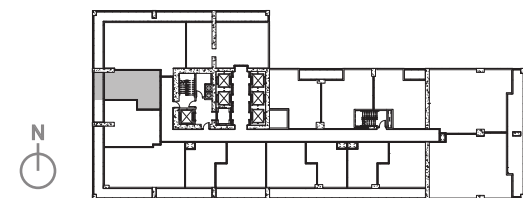
Interior Area	505sq ft / 47 M²
Terrace Area	83 sq ft / 8 M²
TOTAL AREA	588 sq ft / 55 M



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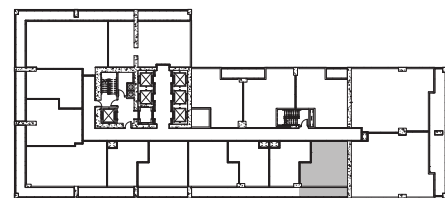
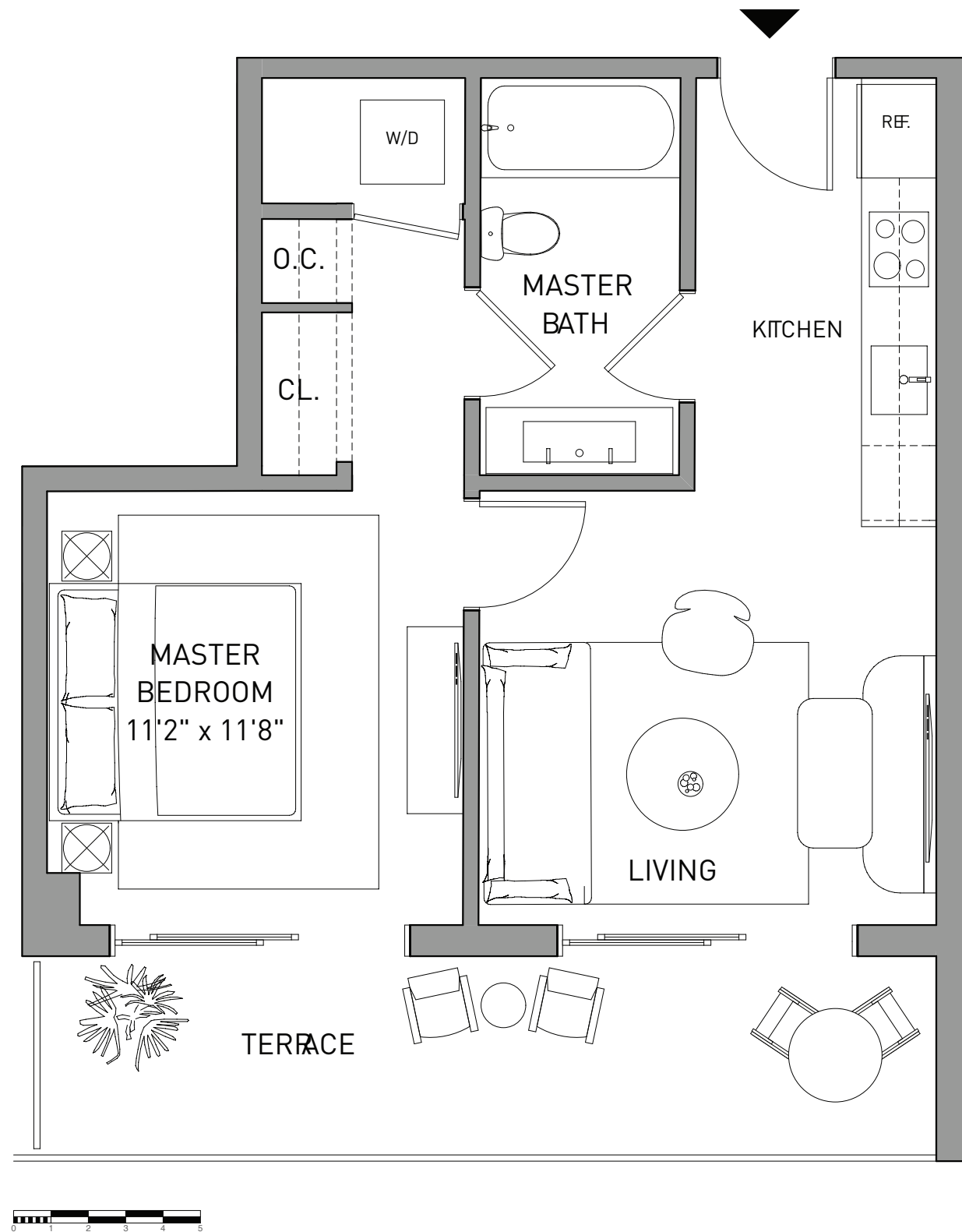
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UNIT G

1 BED/ 1 BATH
Line 14

Interior Area	540sq ft / 50 M ²
Terrace Area	134 sq ft / 16 M ²
TOTAL AREA	674 sq ft / 63 M²

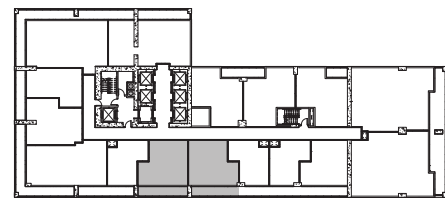
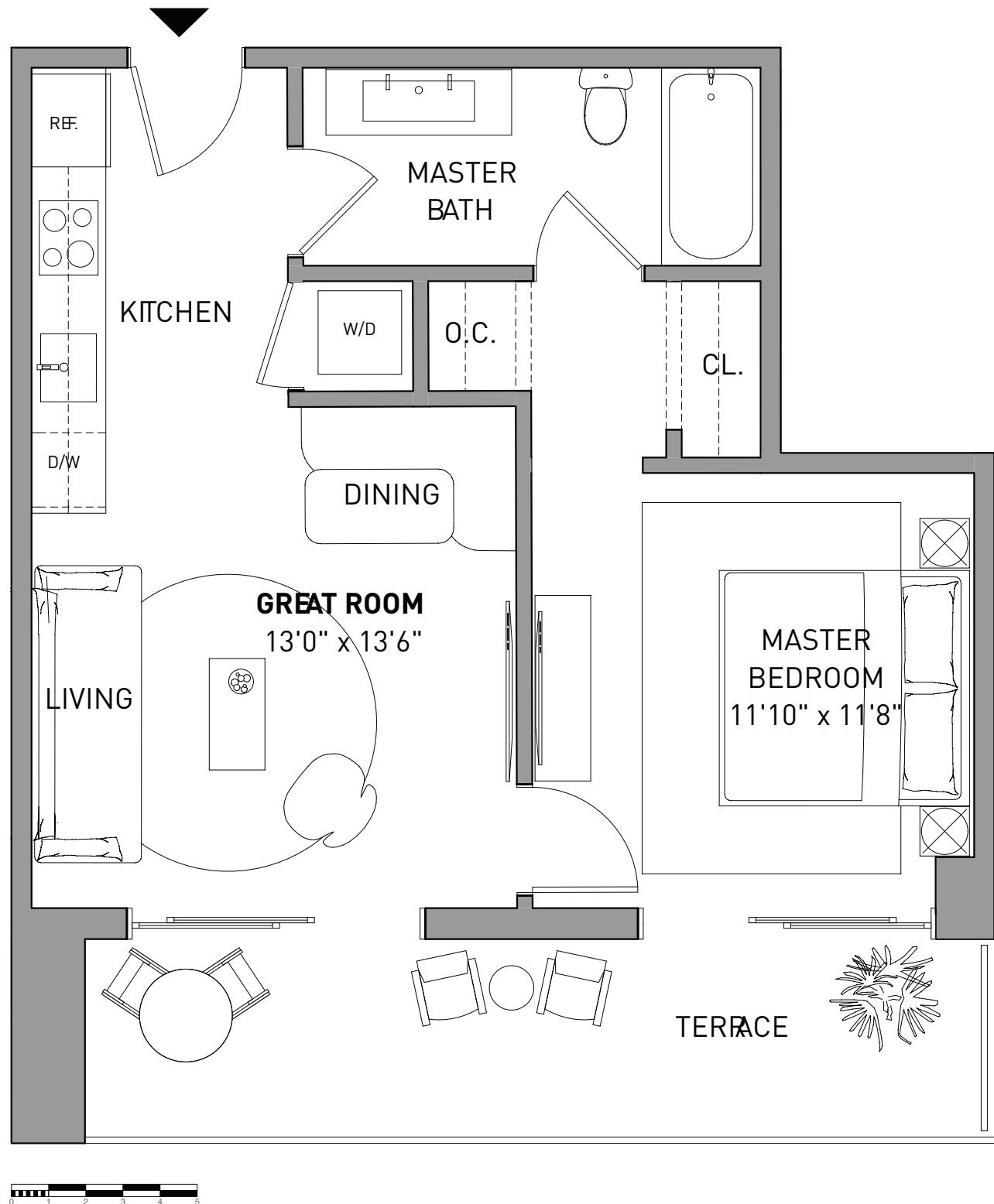


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UNIT E

1 BED/ 1 BATH
Line 7 / 8

Interior Area 551 sq ft / 51 M²
Terrace Area 145 sq ft / 13 M²
TOTAL AREA 696 sq ft / 64 M²



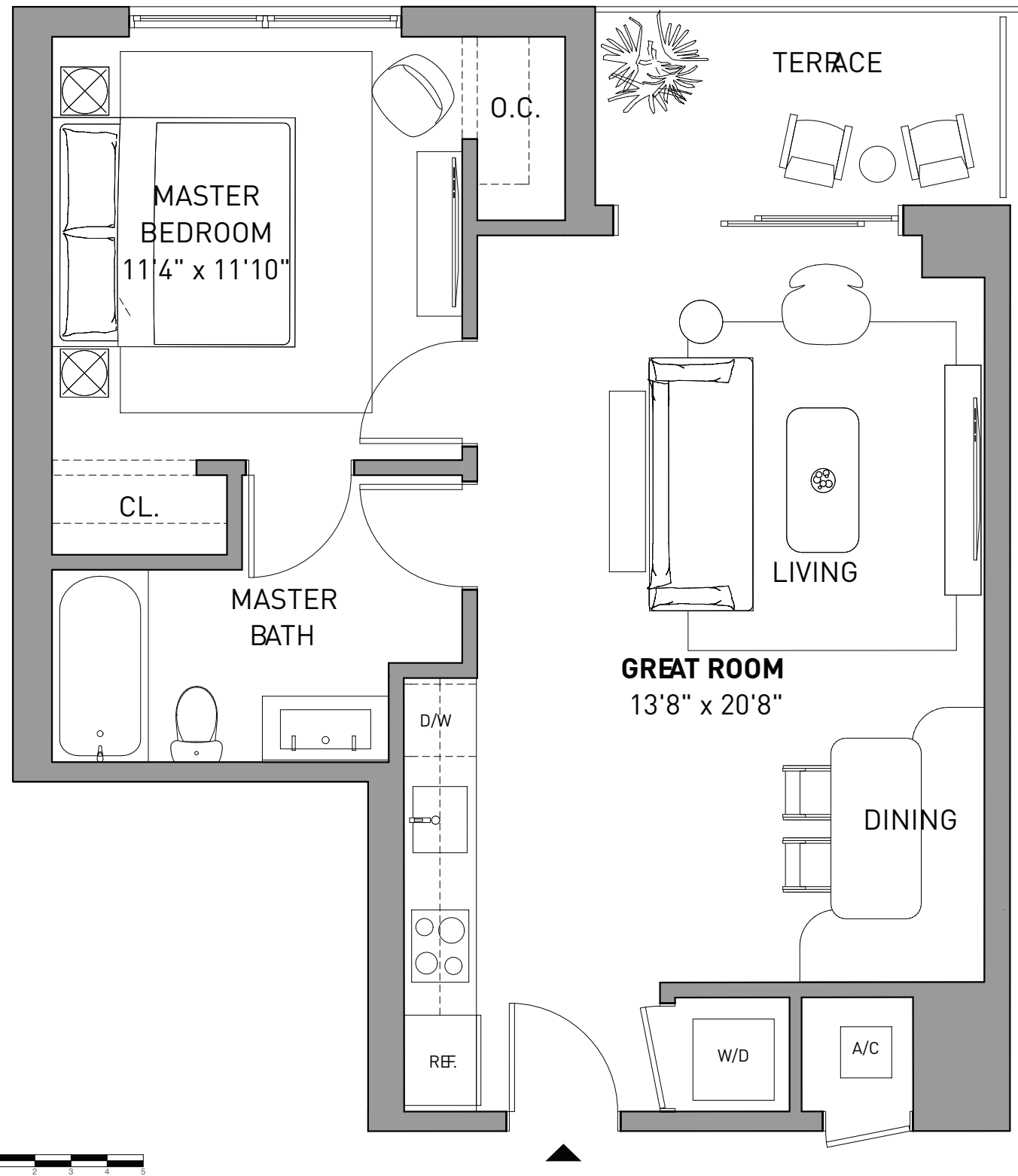
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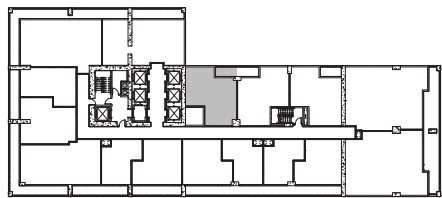
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UNIT F.1

1 BED/ 1 BATH
Line 9

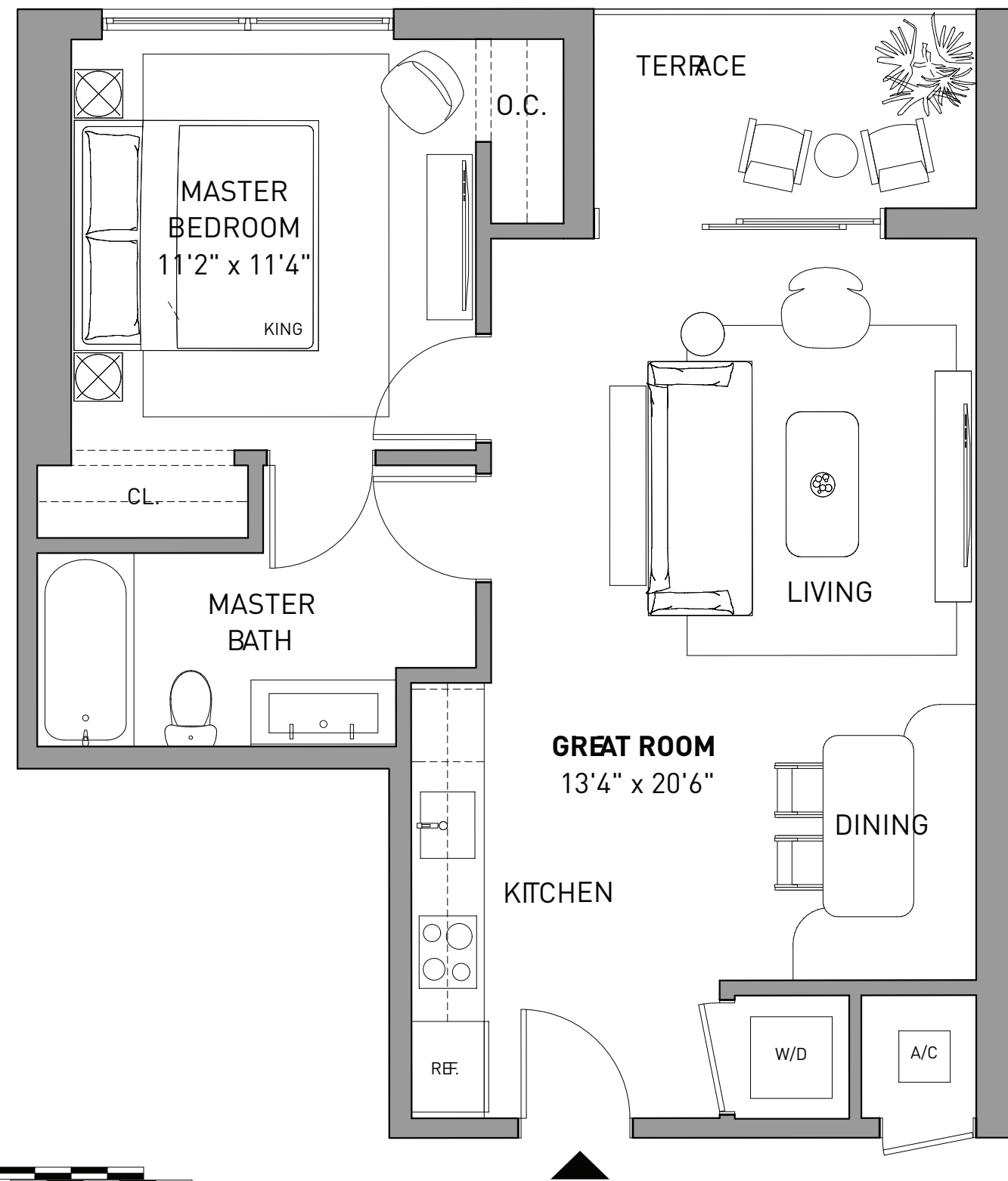
Interior Area	679sq ft / 63 M²
Terrace Area	61 sq ft / 6 M²
TOTAL AREA	740 sq ft / 69 M²



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UNIT F

1 BED/ 1 BATH
Line 11 / 13

Interior Area 687sq ft / 64 M²
Terrace Area 59 sq ft / 6 M²
TOTAL AREA 746 sq ft / 70 M²

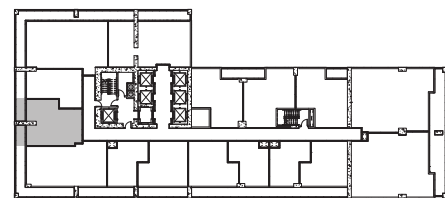
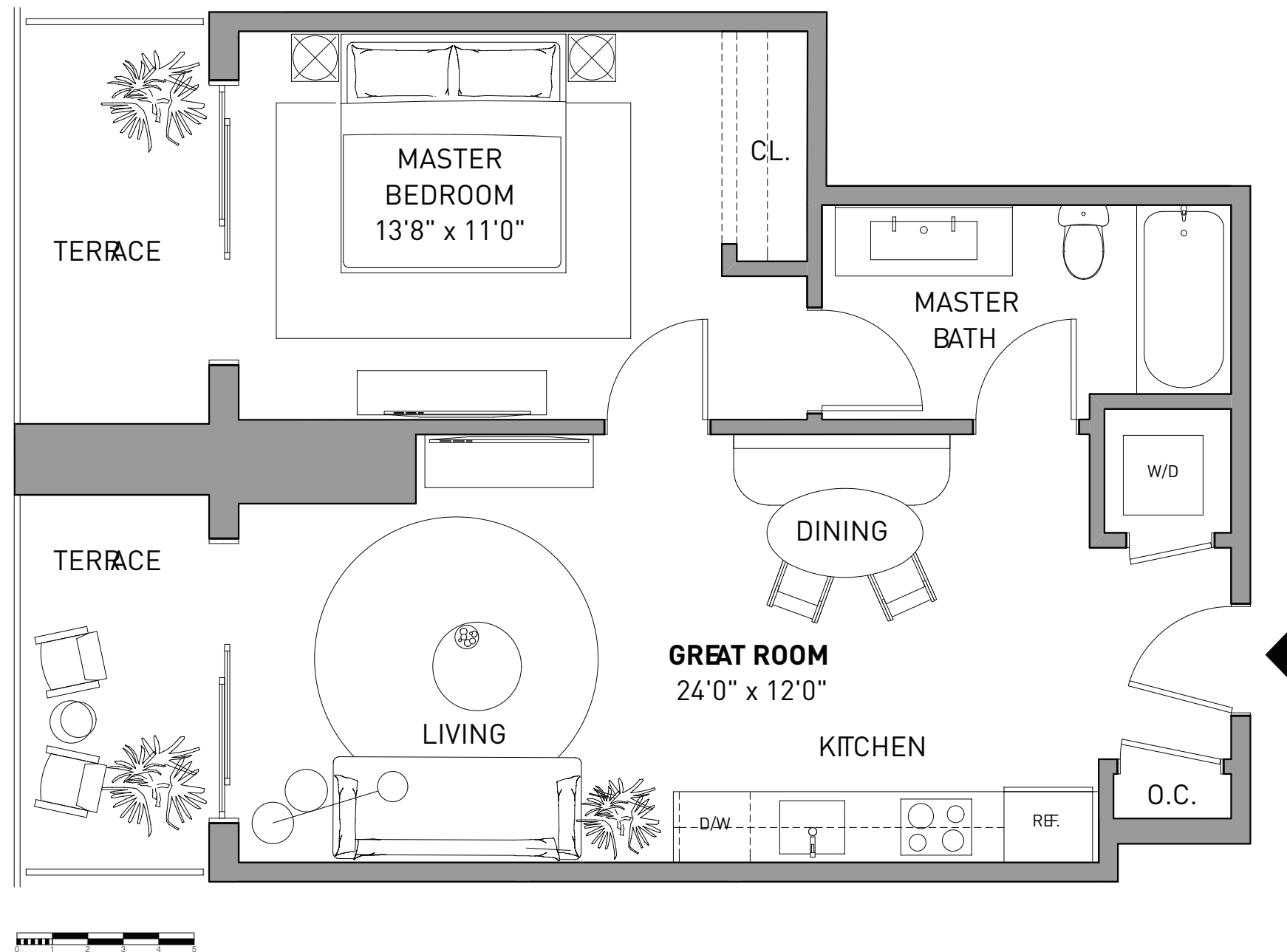


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UNIT E.1

1 BED/ 1 BATH
Line 4

Interior Area	637sq ft / 60 M ²
Terrace Area	132sq ft / 12 M ²
TOTAL AREA	769sq ft / 72 M²

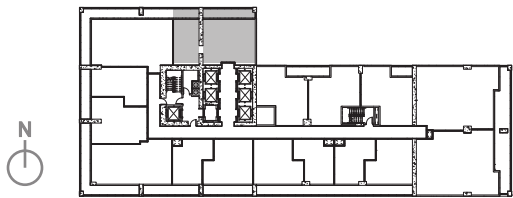
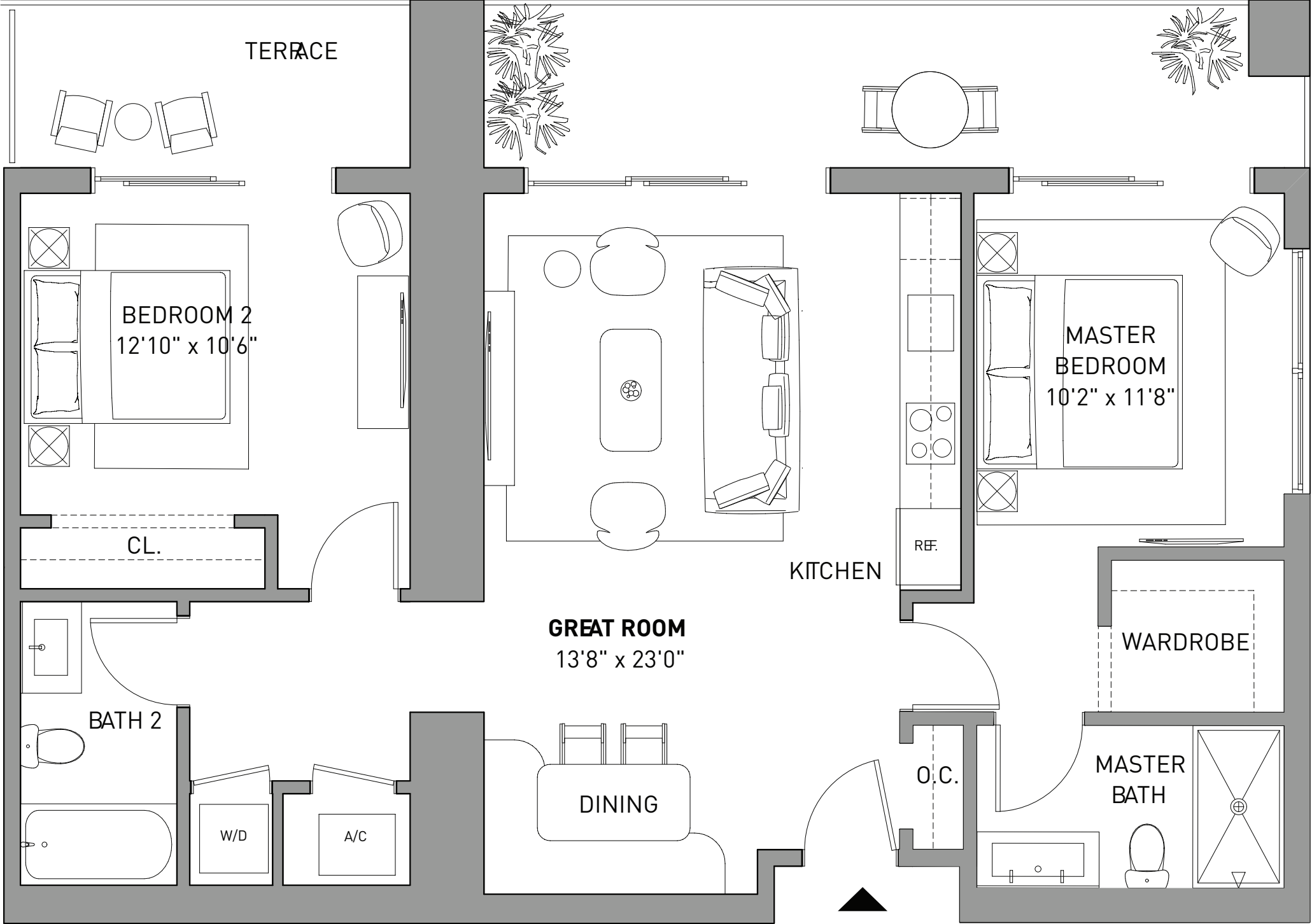


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UNIT C.1
2 BED/ 2BATH
Line 1

Interior Area	1,044sq ft / 97 M ²
Terrace Area	234 sq ft / 22 M ²
TOTAL AREA	1,278sq ft / 119 M²

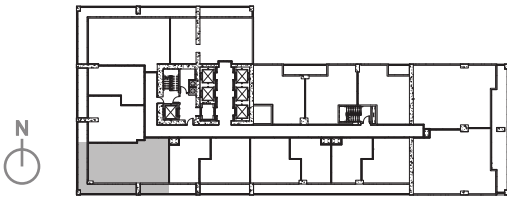
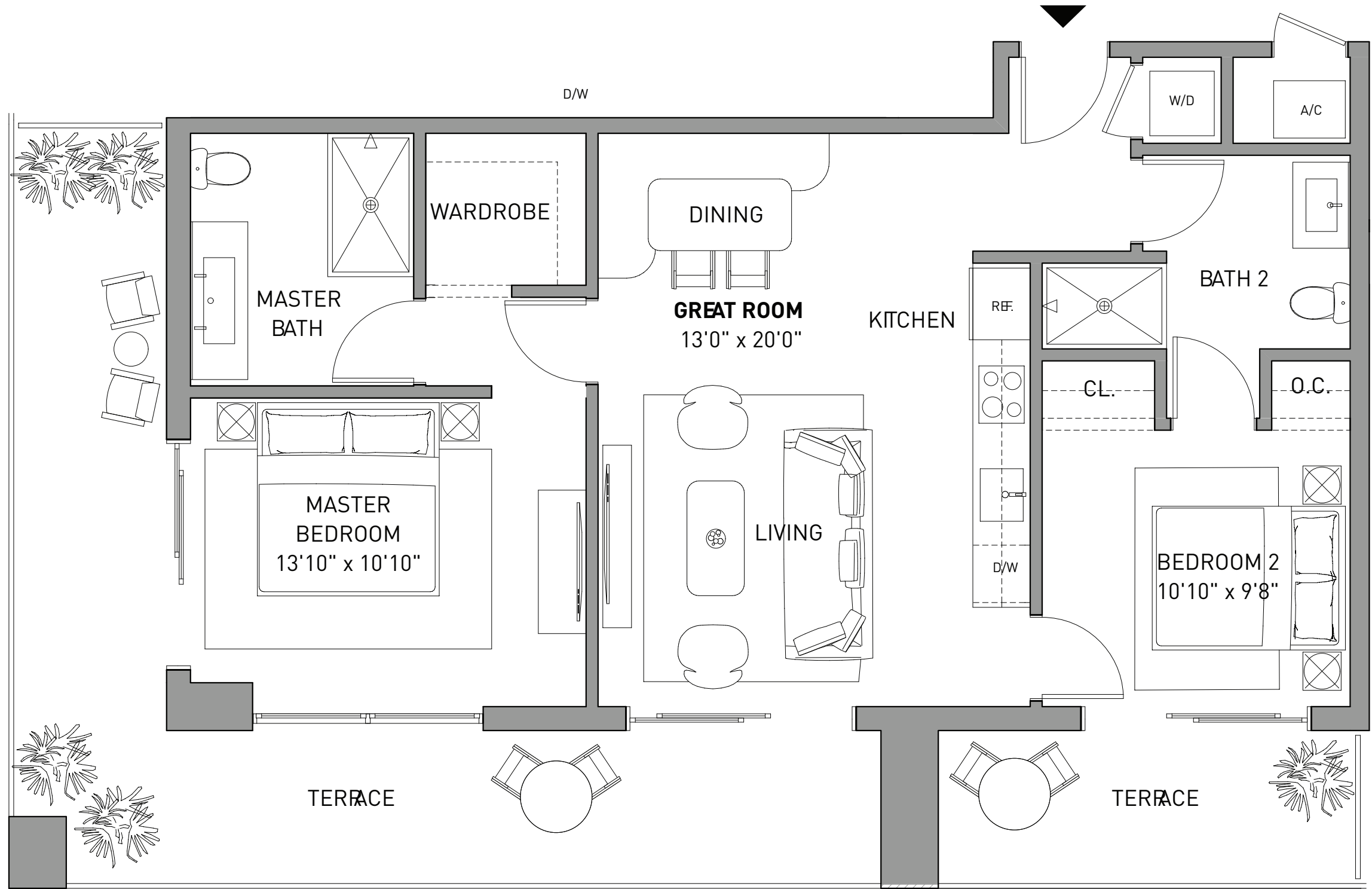


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UNIT A

2 BED/ 2BATH
Line 5

Interior Area	916sq ft / 85 M ²
Terrace Area	375sq ft / 35 M ²
TOTAL AREA	1,291sq ft / 110 M²



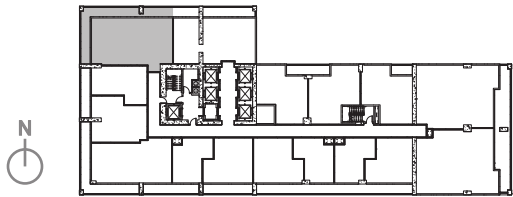
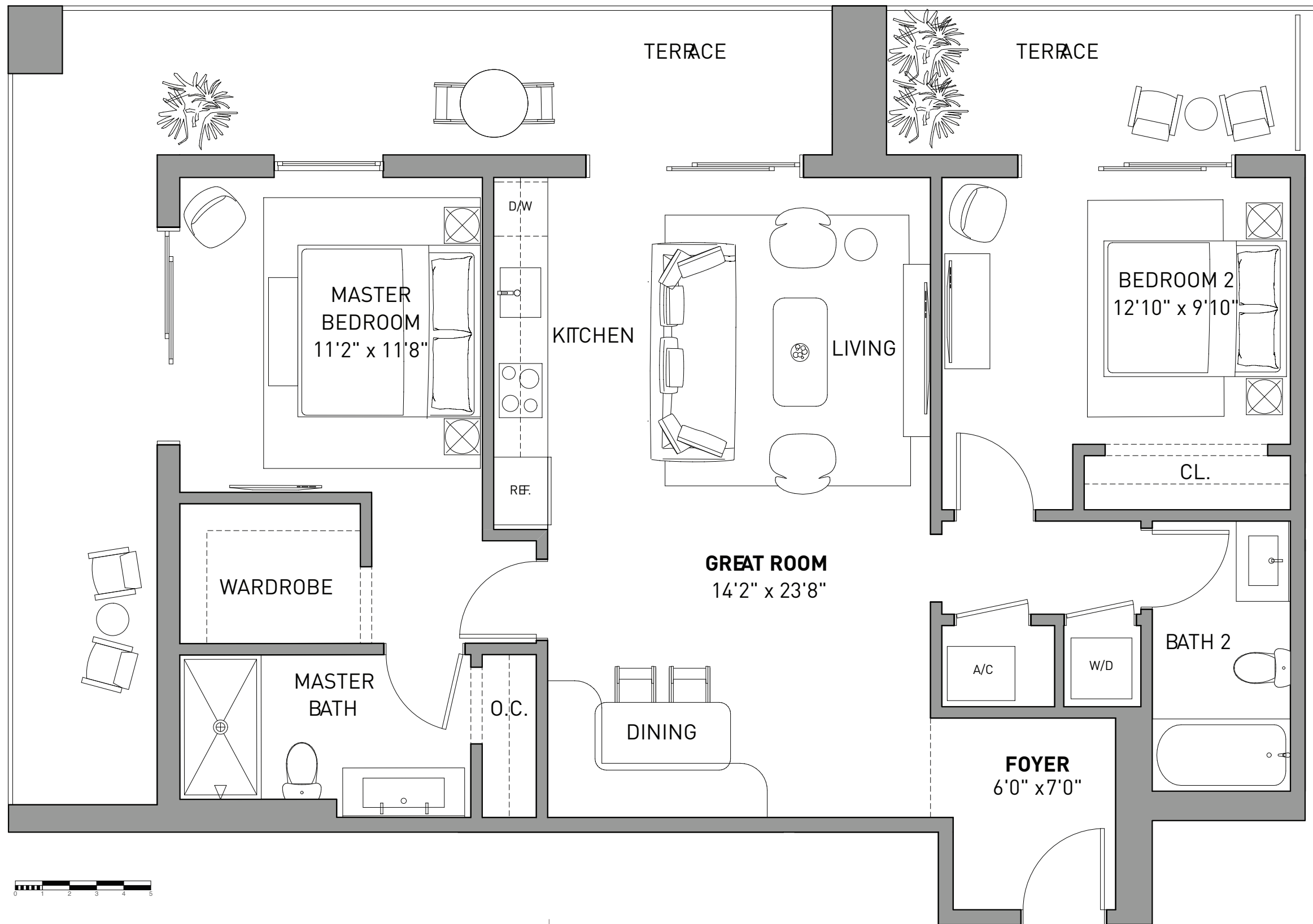
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Stated square footages are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "interior". Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications, location and sizes of windows and doors, and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.



UNIT C
2 BED/ 2BATH
Line 2

Interior Area	1,072sq ft / 100 M²
Terrace Area	400sq ft / 37 M²
TOTAL AREA	1,472sq ft / 137 M²

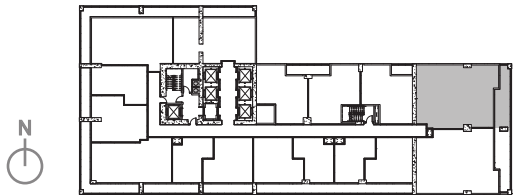
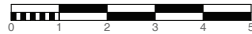
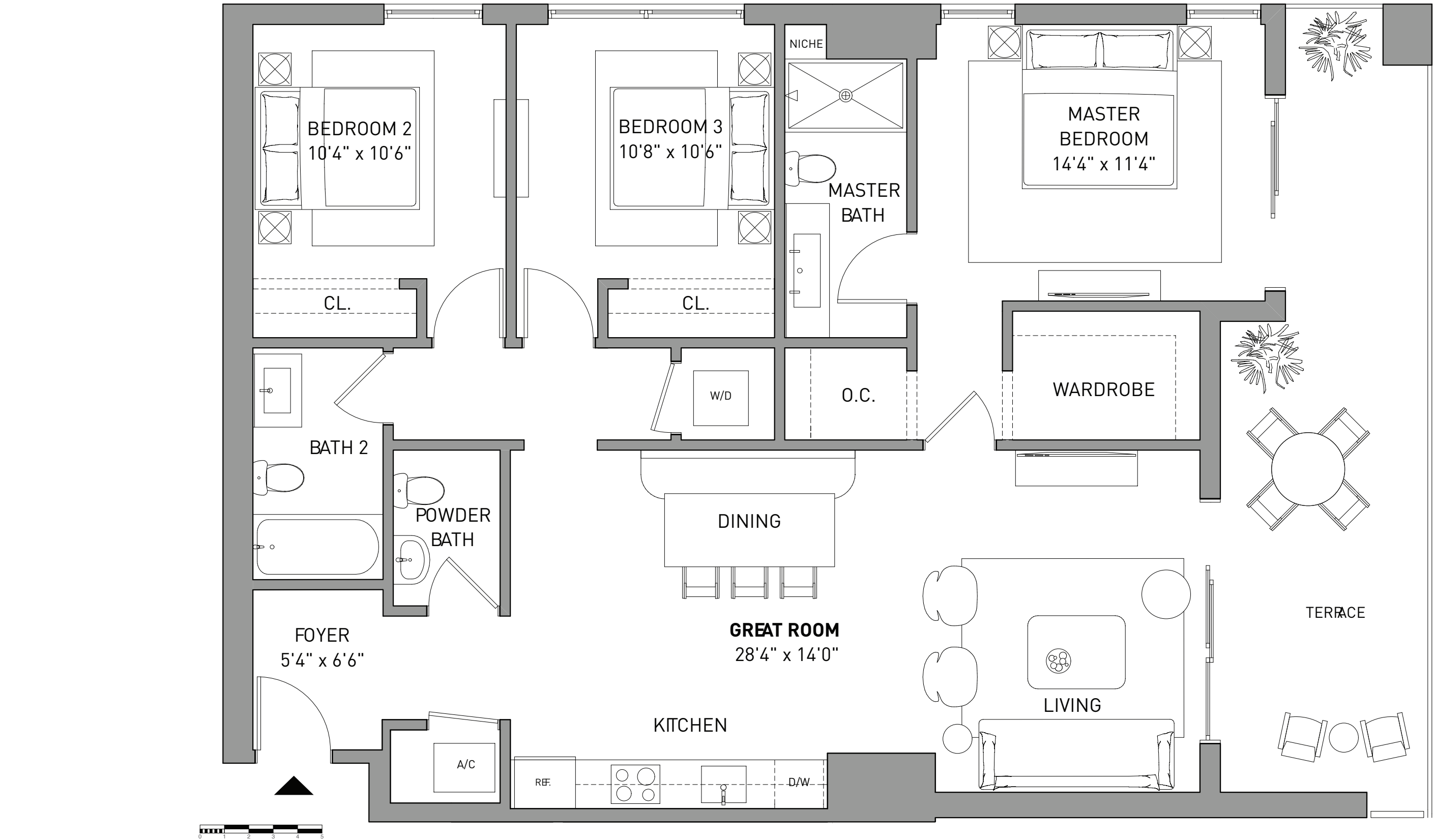


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UNIT B
3 BED / 2.5 BATH
Line 15

Interior Area	1,373sq ft / 128 M ²
Terrace Area	248sq ft / 23 M ²
TOTAL AREA	1,621sq ft / 151 M²

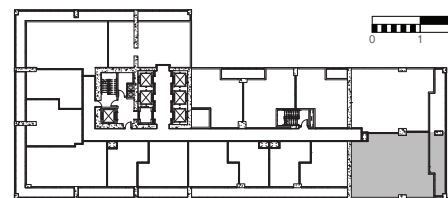
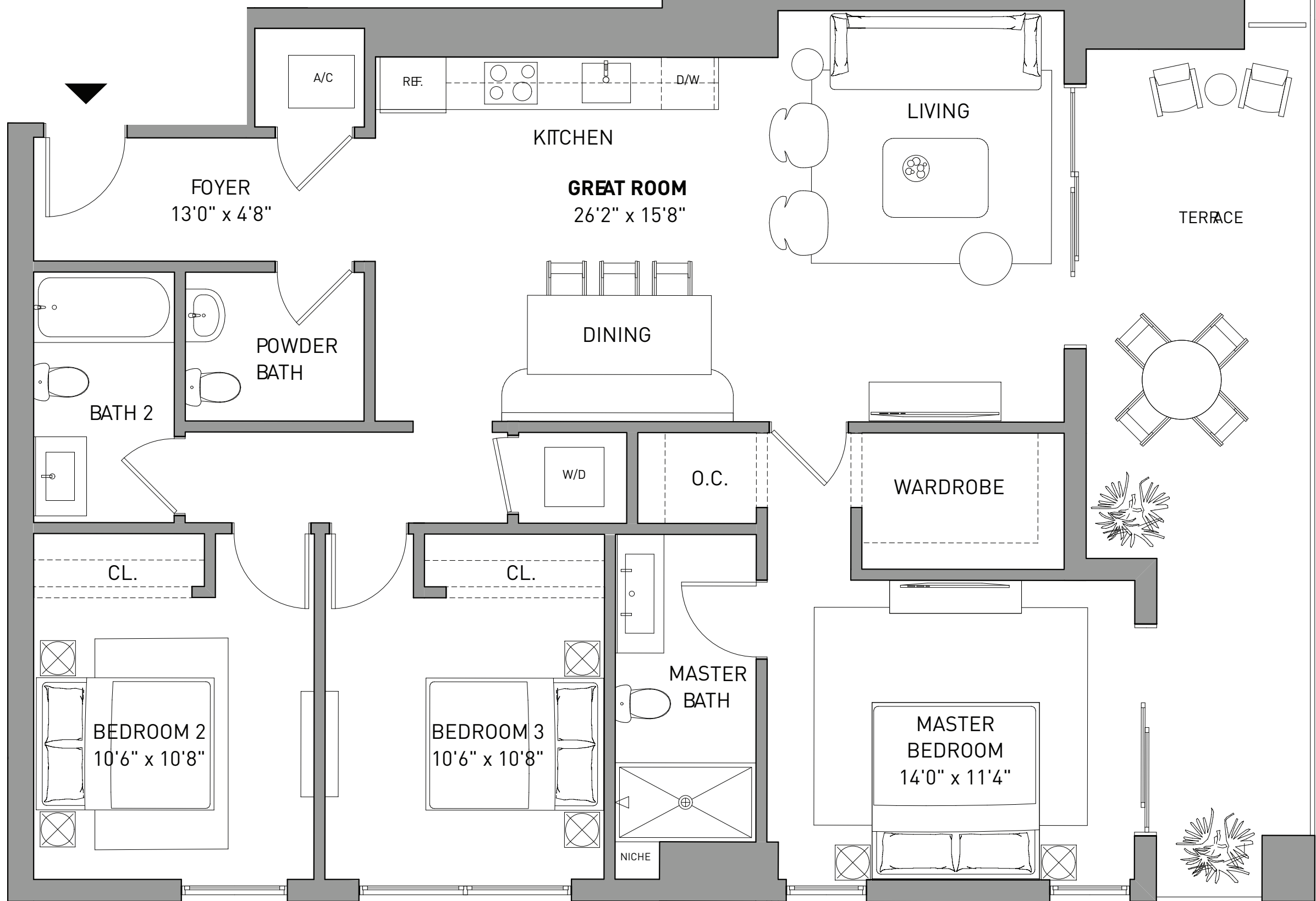


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UNIT B.1
3 BED/ 2.5BATH
Line 16

Interior Area	1,373sq ft / 128 M ²
Terrace Area	260 sq ft / 23 M ²
TOTAL AREA	1633sq ft / 151 M



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VIEW / NORTH



VIEW / SOUTH



VIEW / EAST



VIEW / WEST



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