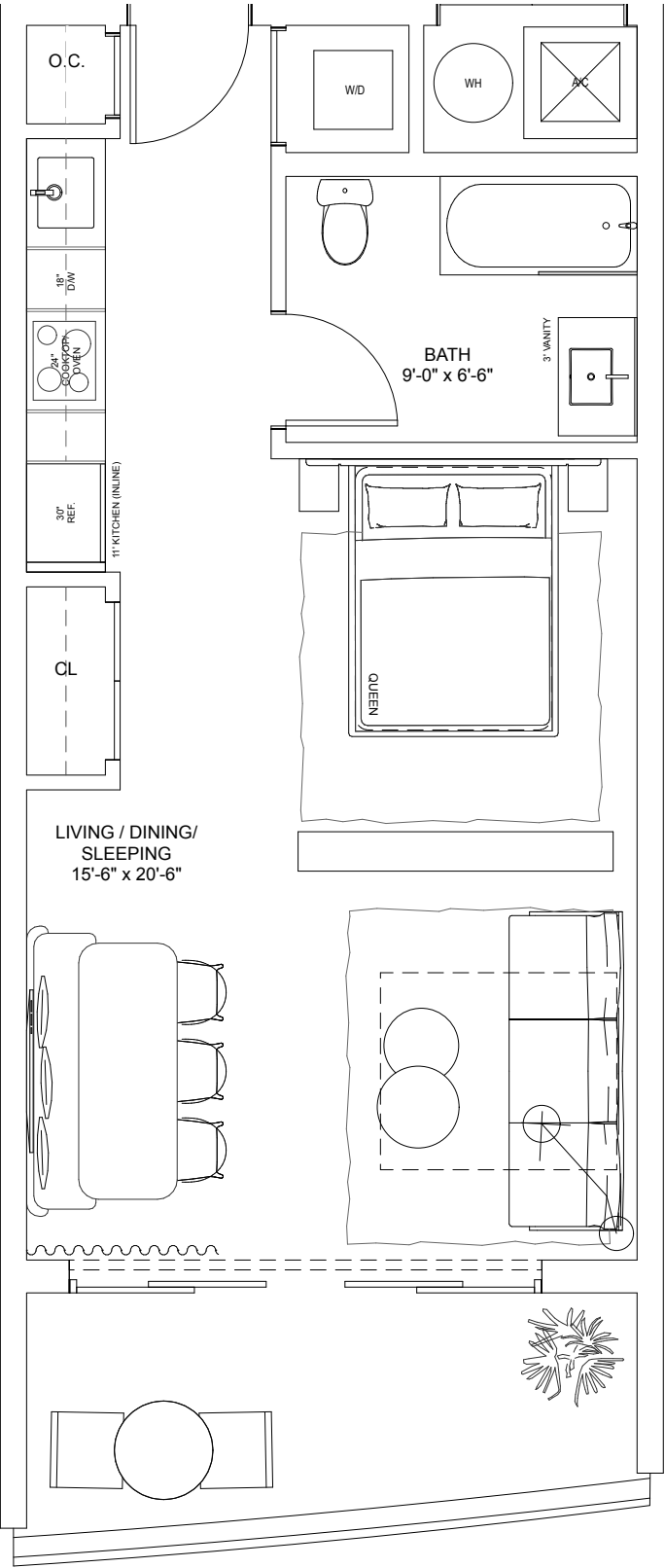
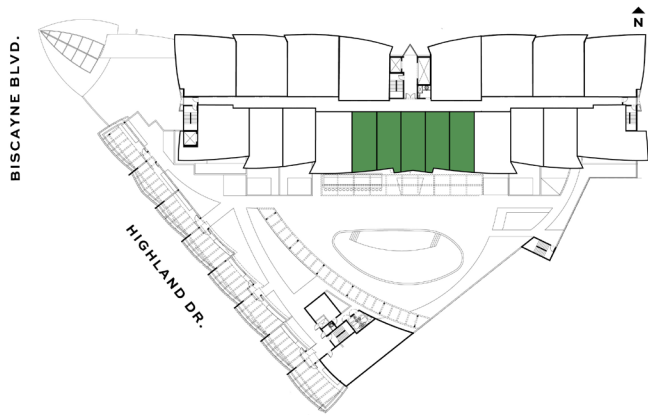


Residence P

STUDIO
Levels 6 thru 15

| | | |
|----------|----------|-----------|
| INTERIOR | 525 S.F. | 48.8 S.M. |
| TERRACE | 107 S.F. | 9.9 S.M. |
| TOTAL | 632 S.F. | 58.7 S.M. |



NEXO
RESIDENCES
NORTH MIAMI BEACH

DEVELOPED BY

FORTUNE
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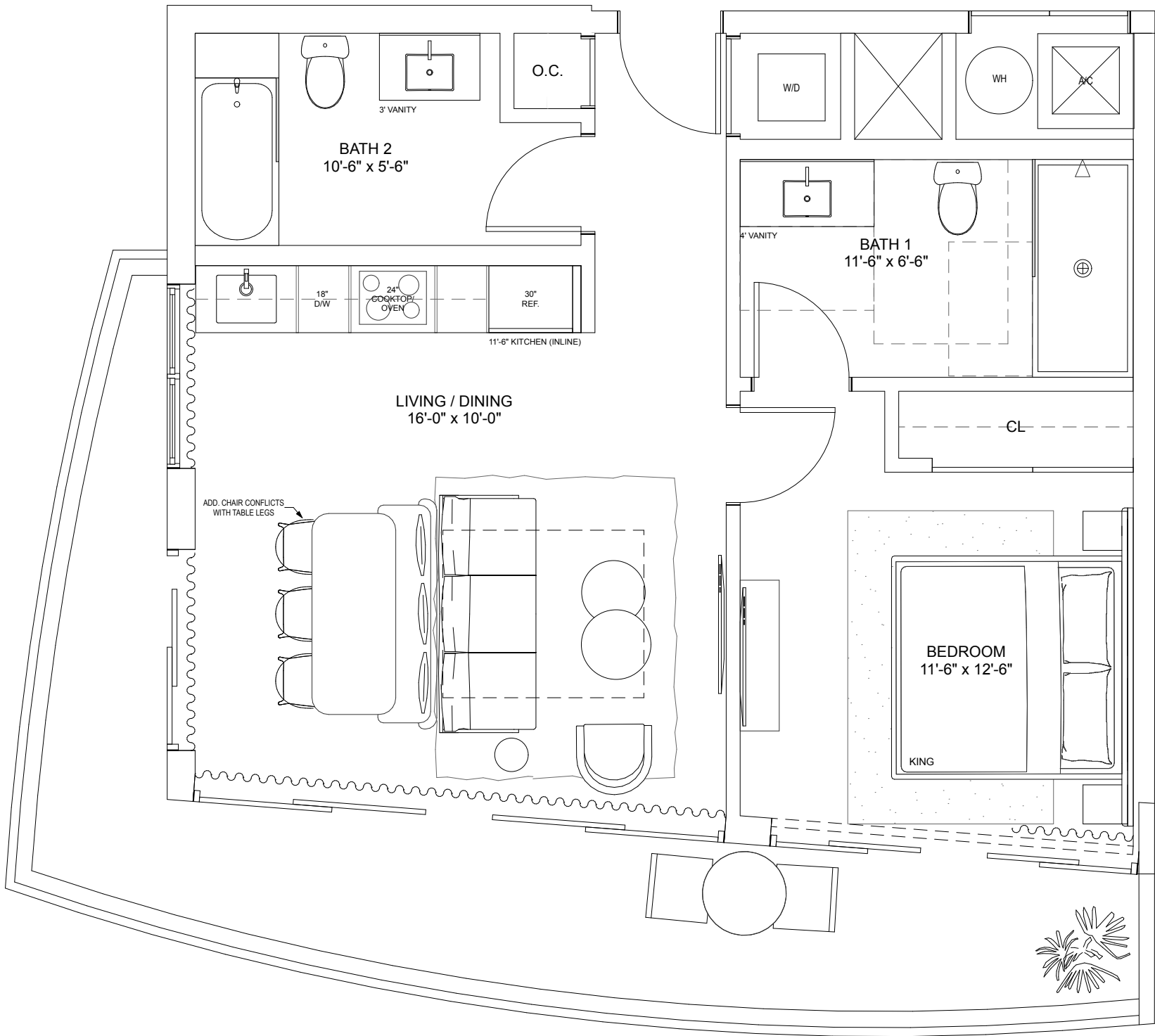
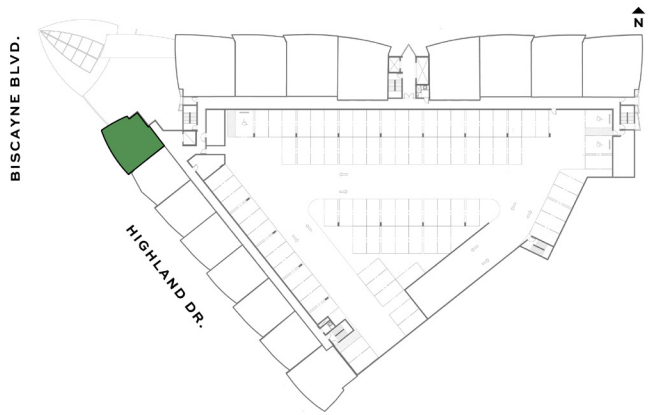


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Residence E

ONE-BEDROOM / TWO-BATHROOMS
Levels 3 & 4

| | | |
|----------|----------|-----------|
| INTERIOR | 715 S.F. | 66.4 S.M. |
| TERRACE | 224 S.F. | 20.8 S.M. |
| TOTAL | 939 S.F. | 87.2 S.M. |



NEXO
RESIDENCES
NORTH MIAMI BEACH

DEVELOPED BY

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INTERNATIONAL
GROUP



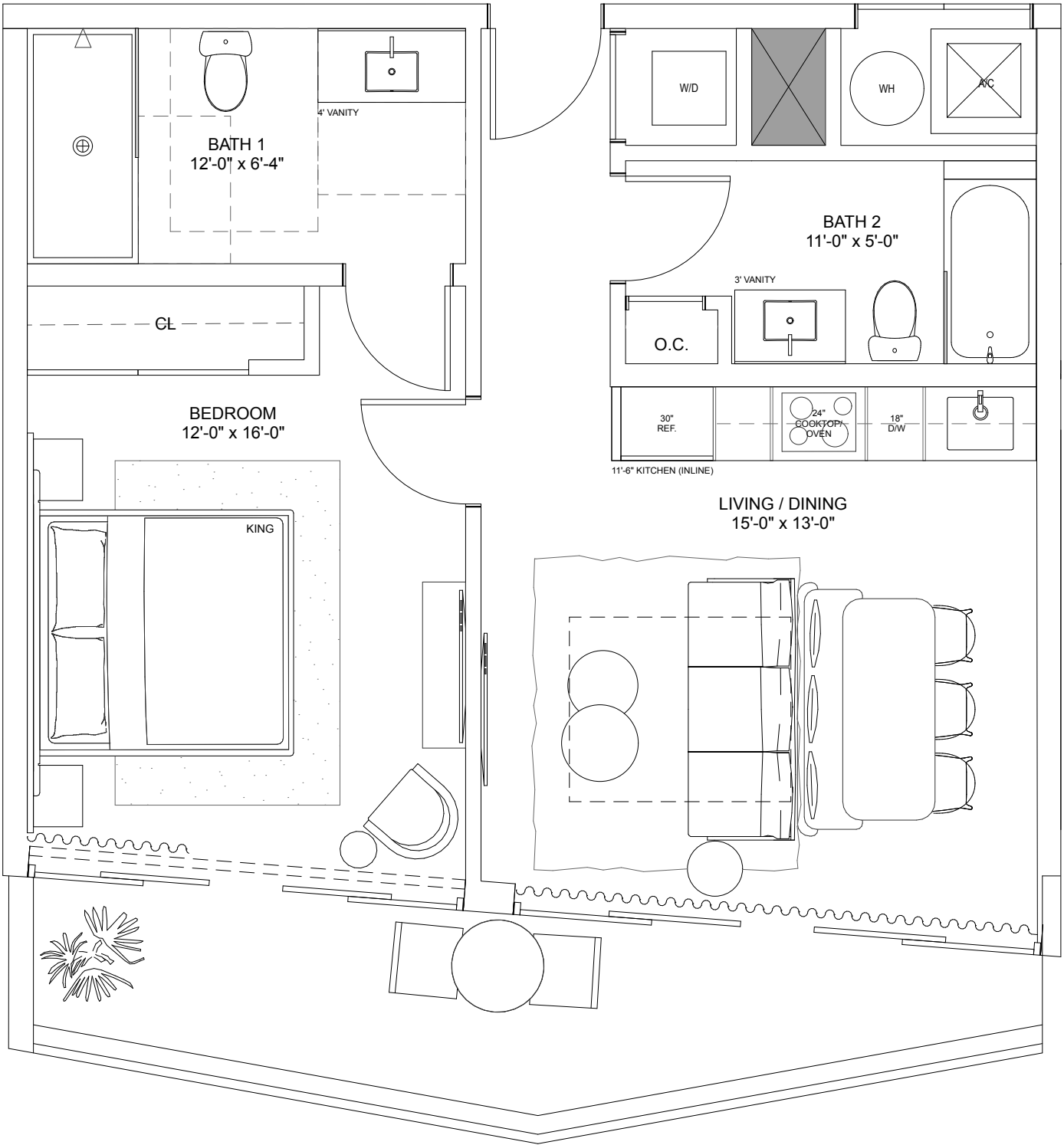
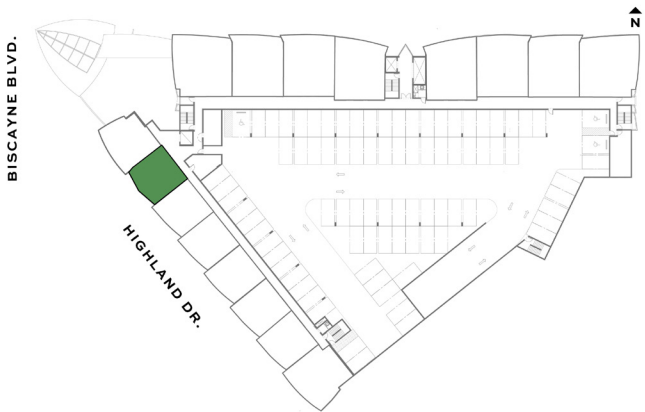
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Residence F

ONE-BEDROOM / TWO-BATHROOMS

Levels 3 & 4

| | | |
|----------|----------|-----------|
| INTERIOR | 682 S.F. | 63.4 S.M. |
| TERRACE | 136 S.F. | 12.6 S.M. |
| TOTAL | 818 S.F. | 76 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

DEVELOPED BY

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INTERNATIONAL
GROUP



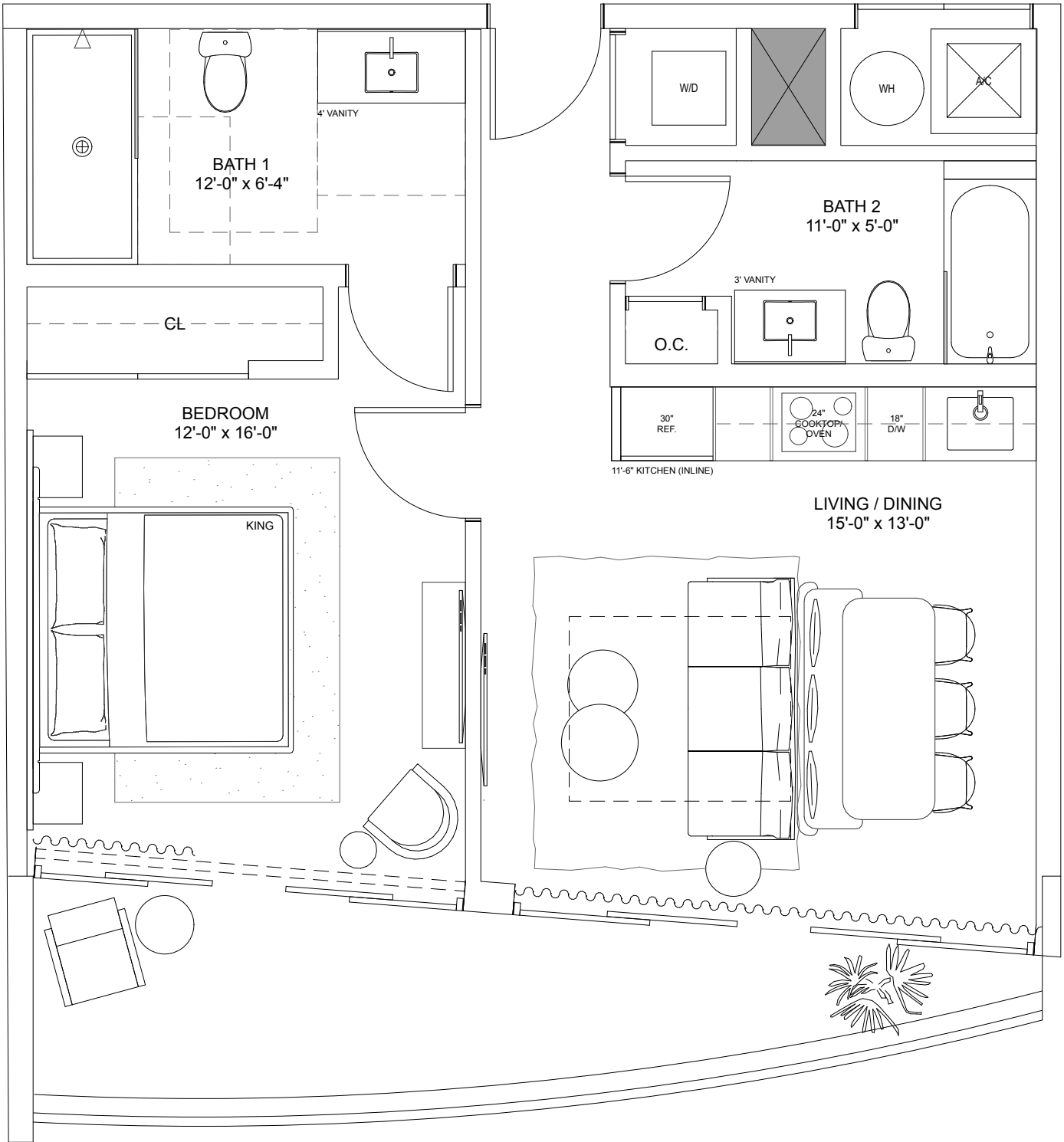
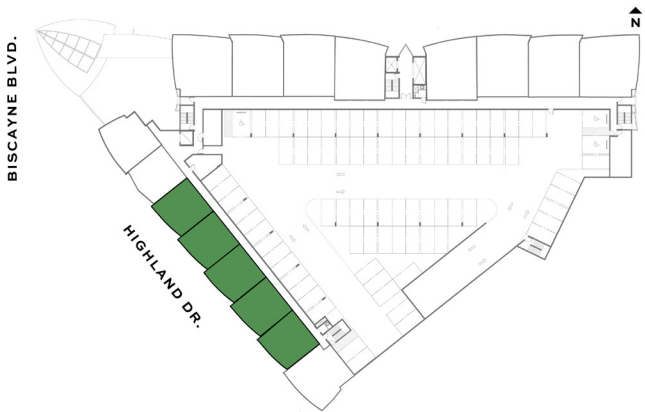
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Residence G

ONE-BEDROOM / TWO-BATHROOMS

Levels 3 & 4

| | | |
|----------|----------|-----------|
| INTERIOR | 682 S.F. | 63.4 S.M. |
| TERRACE | 136 S.F. | 12.6 S.M. |
| TOTAL | 818 S.F. | 76 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

DEVELOPED BY

FORTUNE
INTERNATIONAL
GROUP



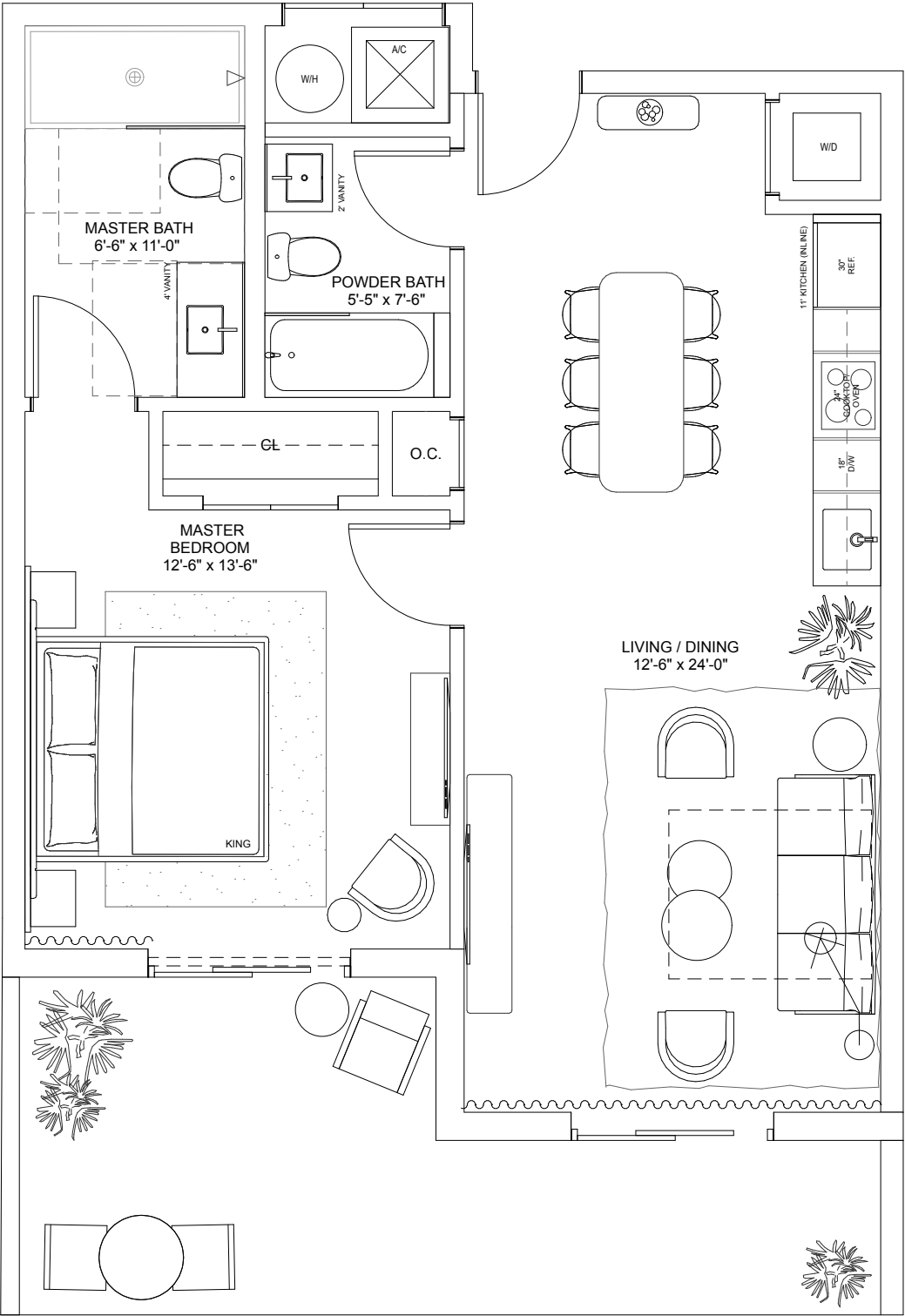
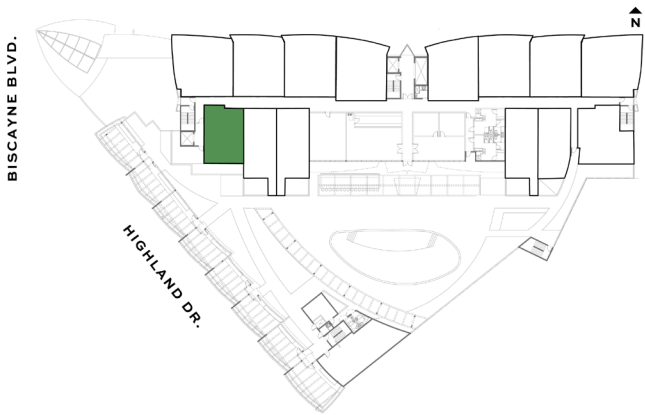
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Residence L

ONE-BEDROOM / TWO-BATHROOMS

Level 5

| | | |
|----------|------------|------------|
| INTERIOR | 780 S.F. | 72.5 S.M. |
| TERRACE | 775 S.F. | 72 S.M. |
| TOTAL | 1,555 S.F. | 144.5 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

DEVELOPED BY

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INTERNATIONAL
GROUP



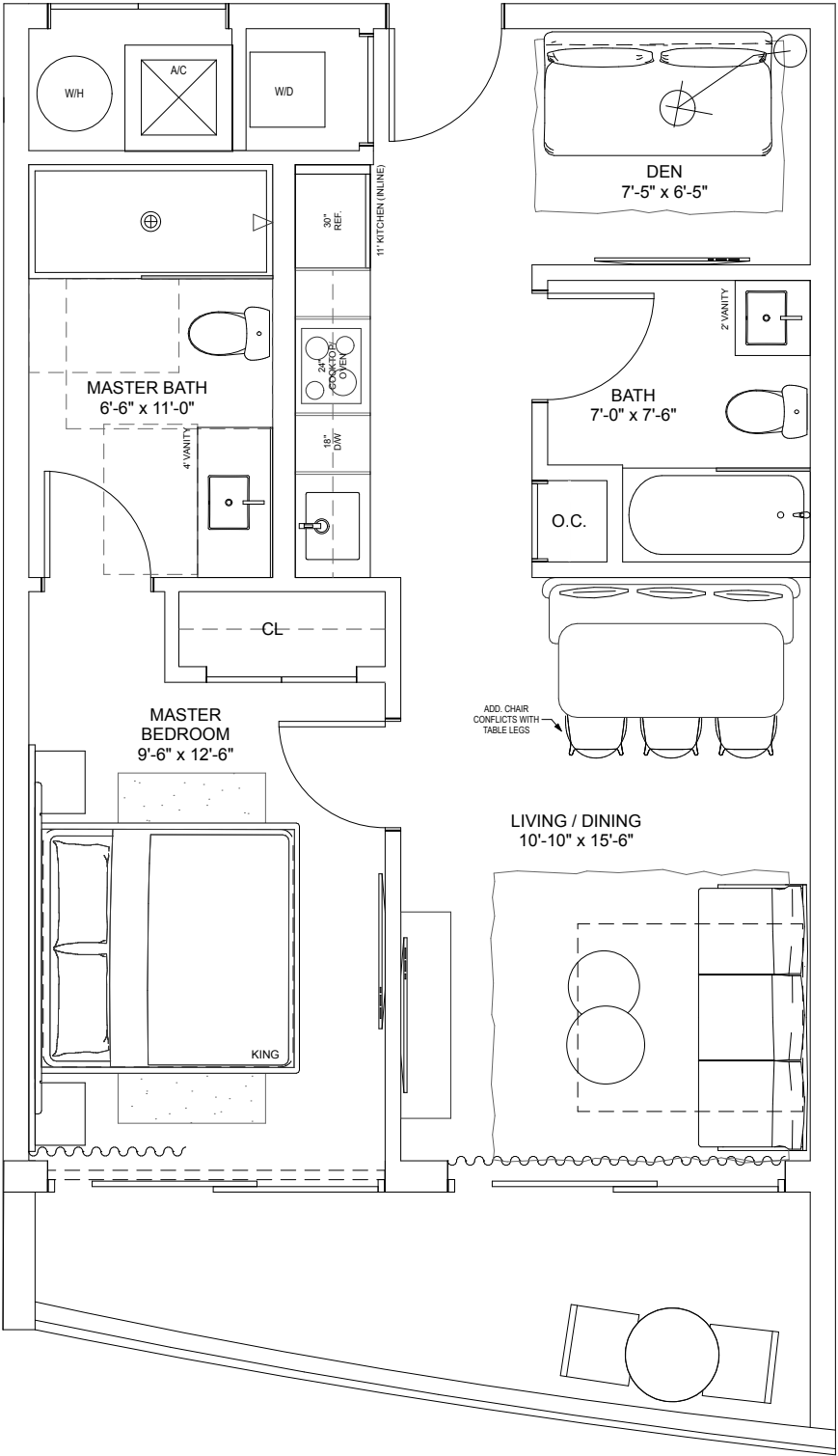
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Residence M

ONE-BEDROOM + DEN / TWO-BATHROOMS

Levels 6 thru 15

| | | |
|----------|----------|-----------|
| INTERIOR | 679 S.F. | 63.1 S.M. |
| TERRACE | 100 S.F. | 9.3 S.M. |
| TOTAL | 779 S.F. | 72.4 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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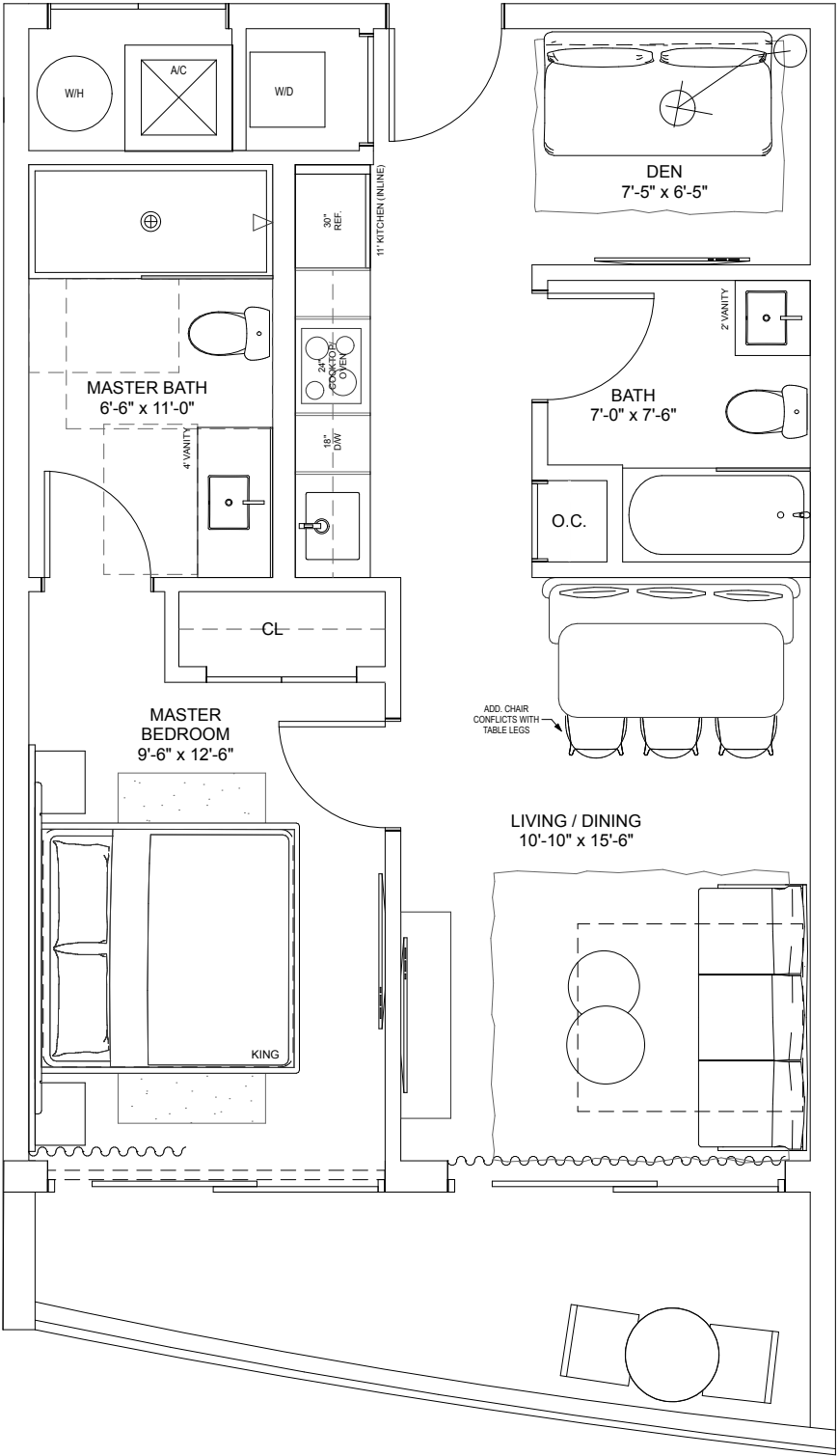
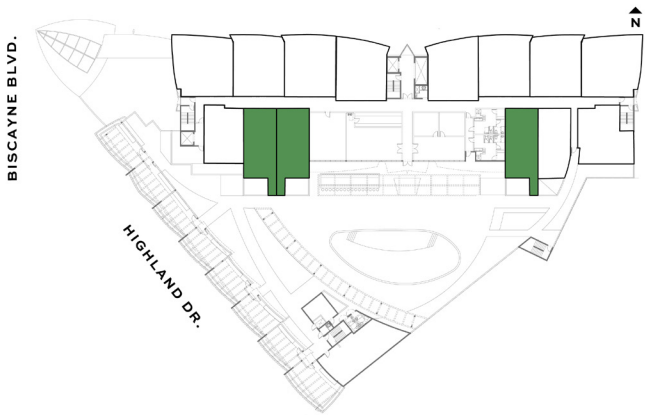
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Residence M1

ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

| | | |
|----------|------------|------------|
| INTERIOR | 679 S.F. | 63.1 S.M. |
| TERRACE | 574 S.F. | 53.3 S.M. |
| TOTAL | 1,253 S.F. | 116.4 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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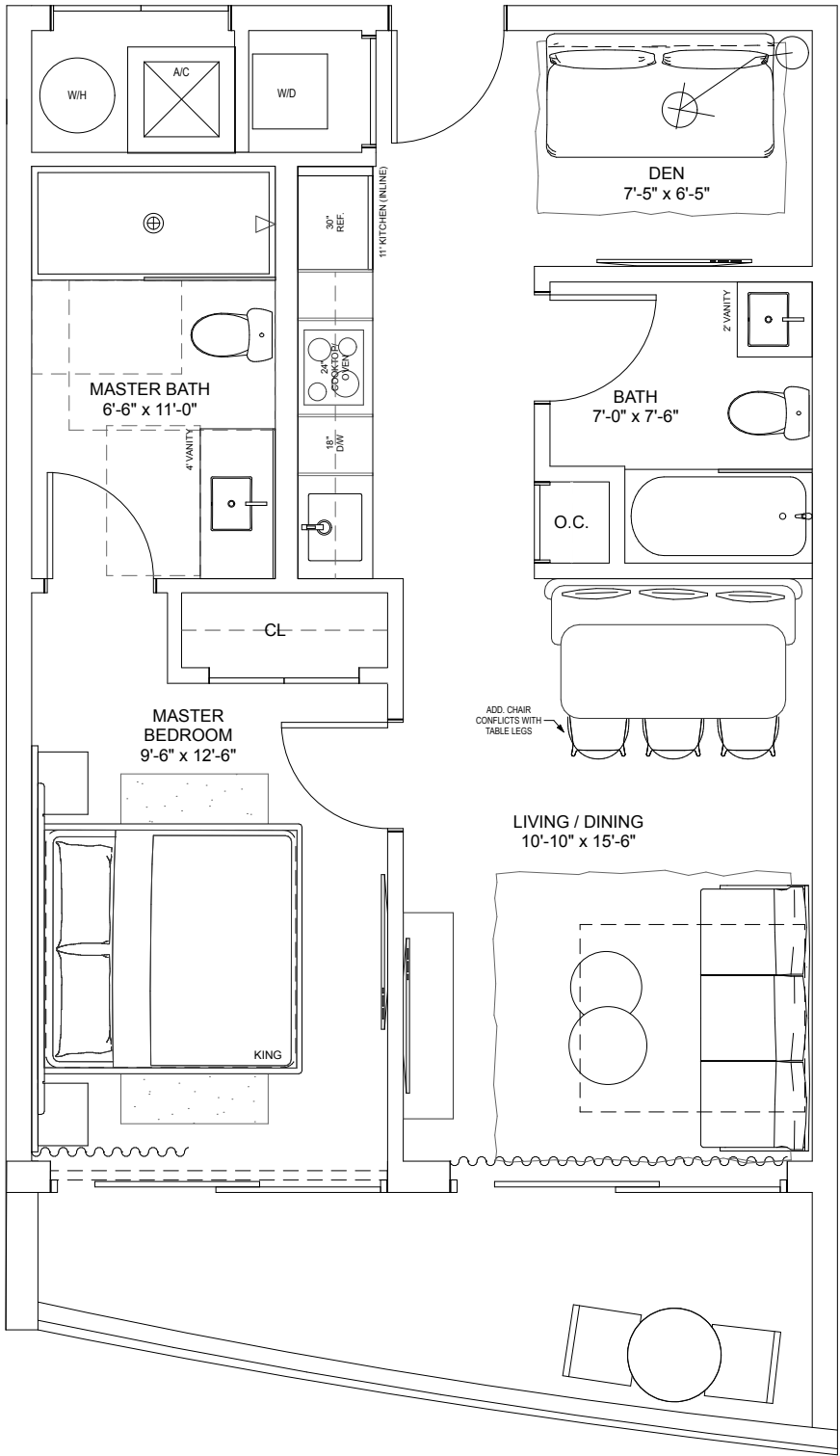
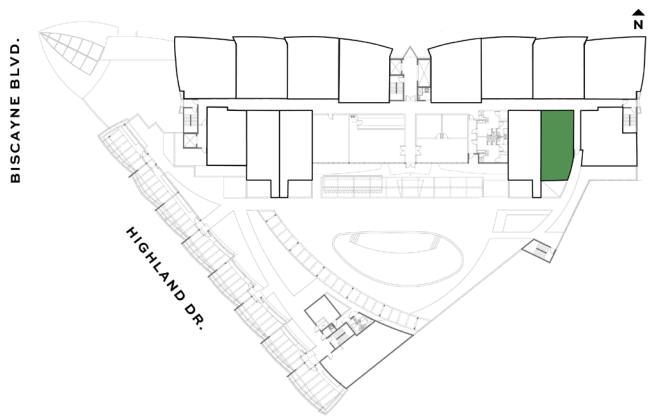


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Residence M2

ONE-BEDROOM + DEN / TWO-BATHROOMS
Level 5

| | | |
|----------|------------|------------|
| INTERIOR | 679 S.F. | 63.1 S.M. |
| TERRACE | 479 S.F. | 44.5 S.M. |
| TOTAL | 1,158 S.F. | 107.6 S.M. |



NEXO
RESIDENCES
NORTH MIAMI BEACH

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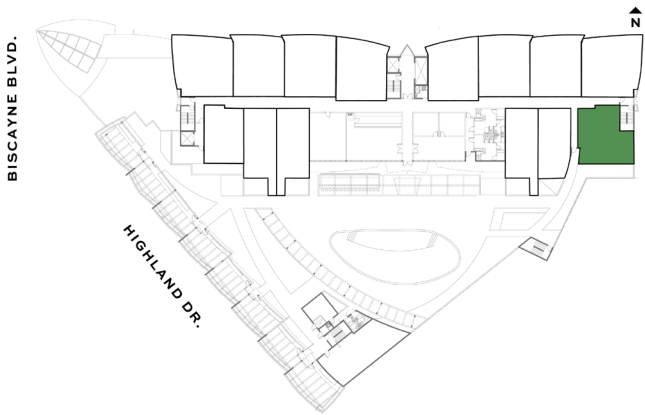
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Residence N

ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

| | | |
|----------|------------|------------|
| INTERIOR | 878 S.F. | 81.6 S.M. |
| TERRACE | 385 S.F. | 35.8 S.M. |
| TOTAL | 1,263 S.F. | 117.4 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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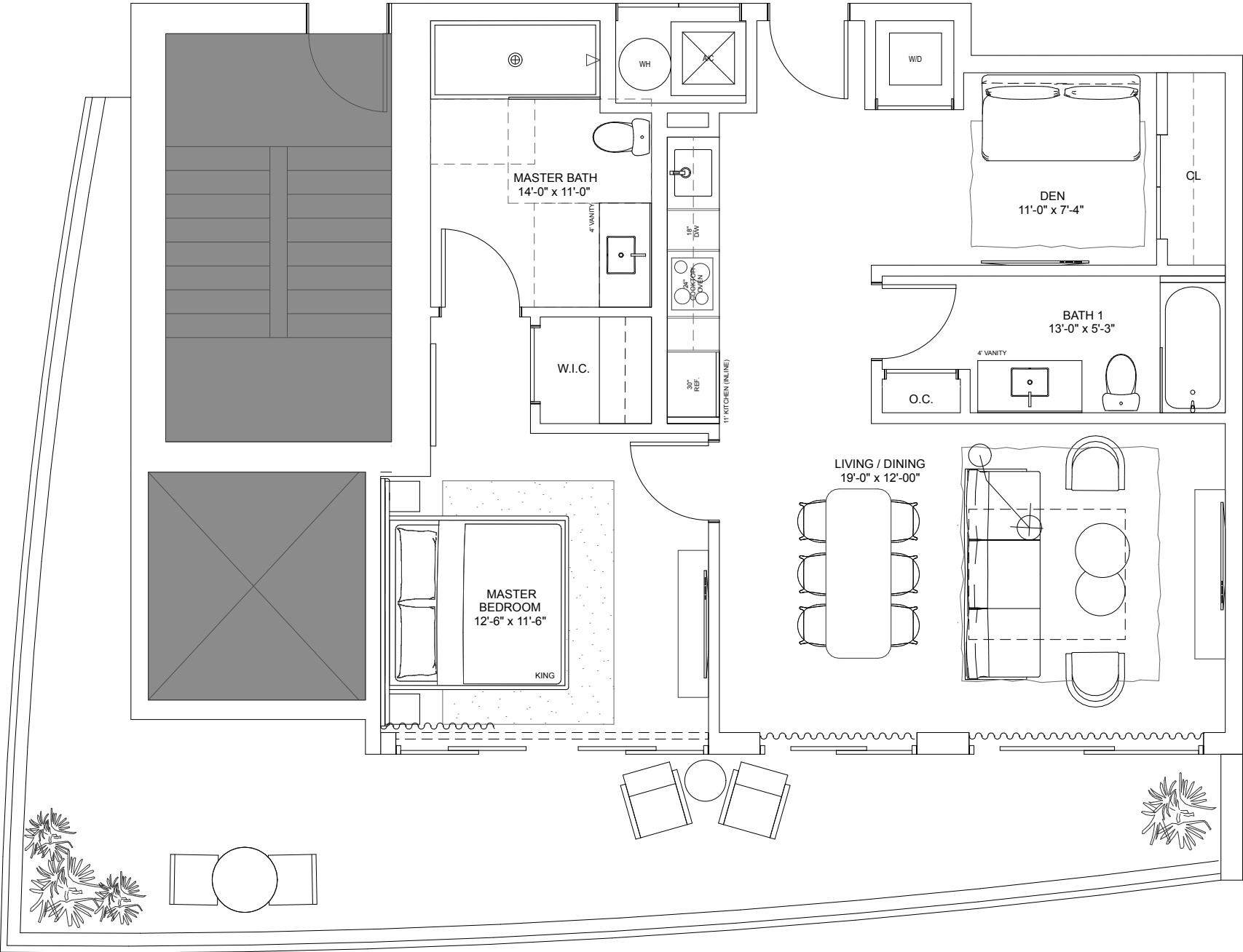
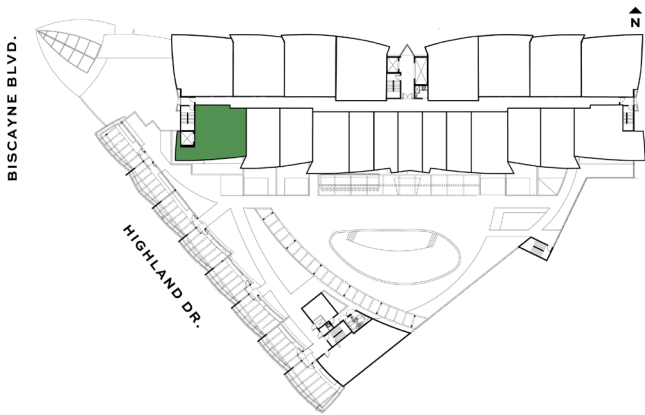
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Residence O

ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 6

| | | |
|----------|------------|------------|
| INTERIOR | 906 S.F. | 84.2 S.M. |
| TERRACE | 379 S.F. | 35.2 S.M. |
| TOTAL | 1,285 S.F. | 119.4 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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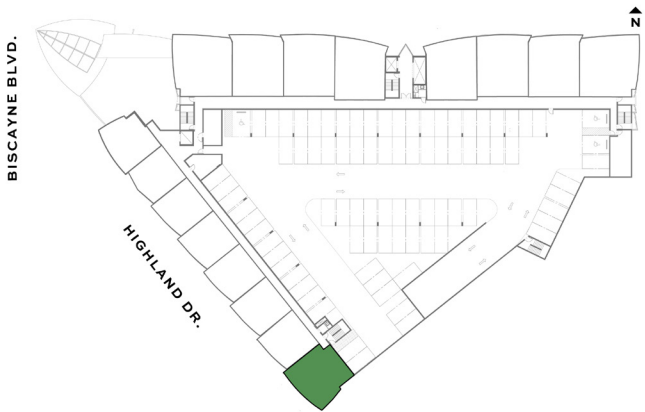
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Residence H

TWO-BEDROOMS / TWO-BATHROOMS

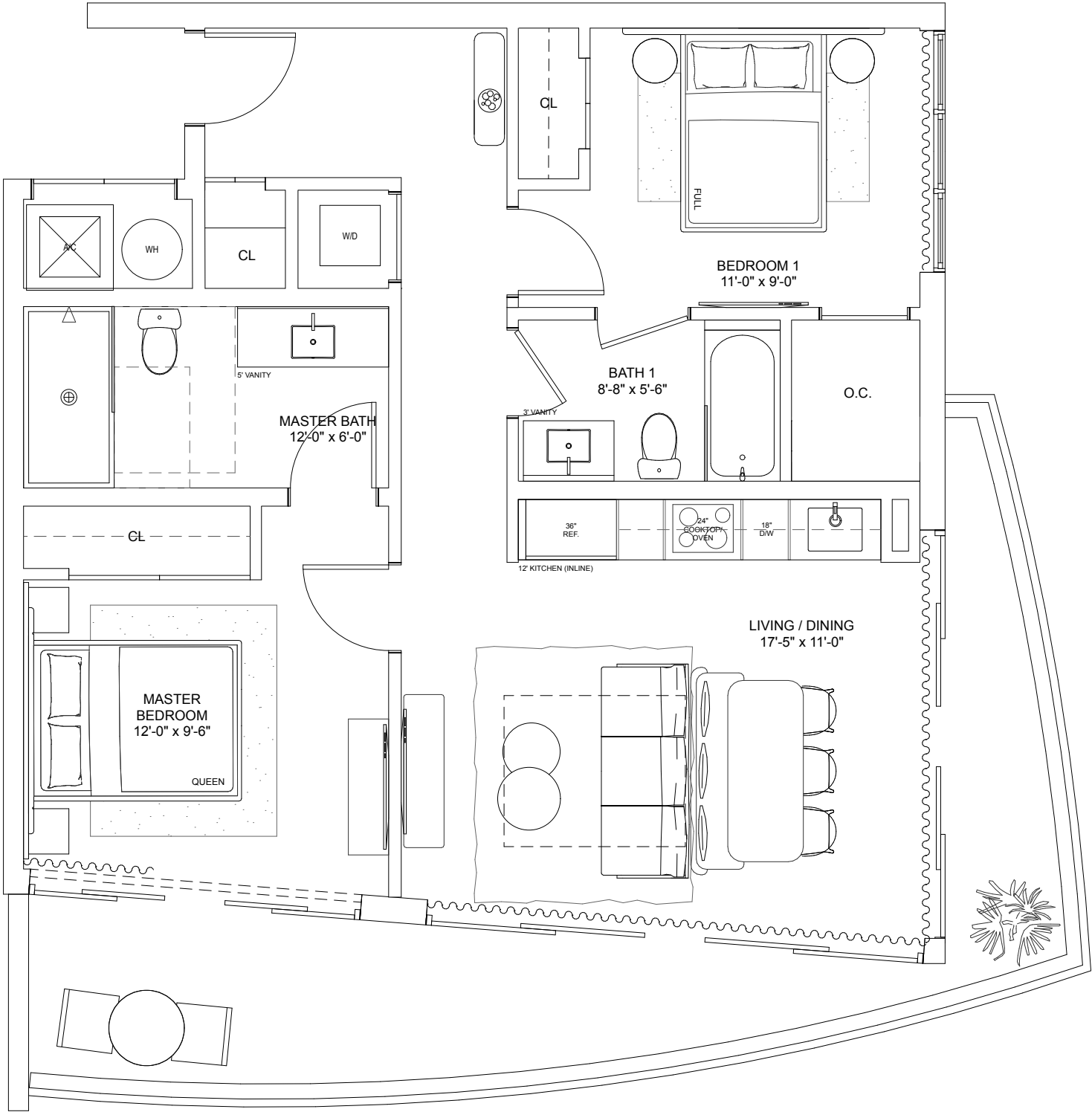
Level 4

| | | |
|----------|------------|------------|
| INTERIOR | 900 S.F. | 83.6 S.M. |
| TERRACE | 228 S.F. | 21.2 S.M. |
| TOTAL | 1,128 S.F. | 104.8 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH



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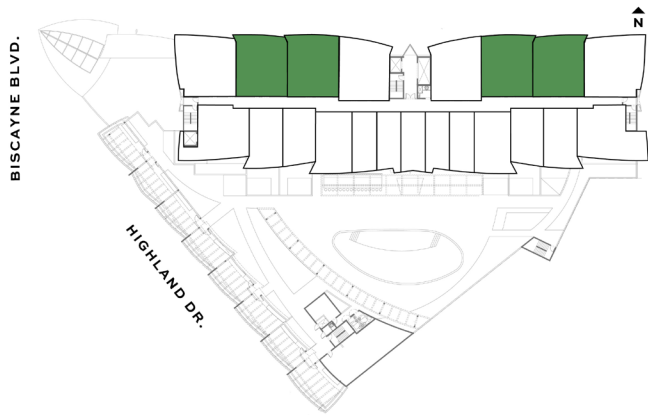


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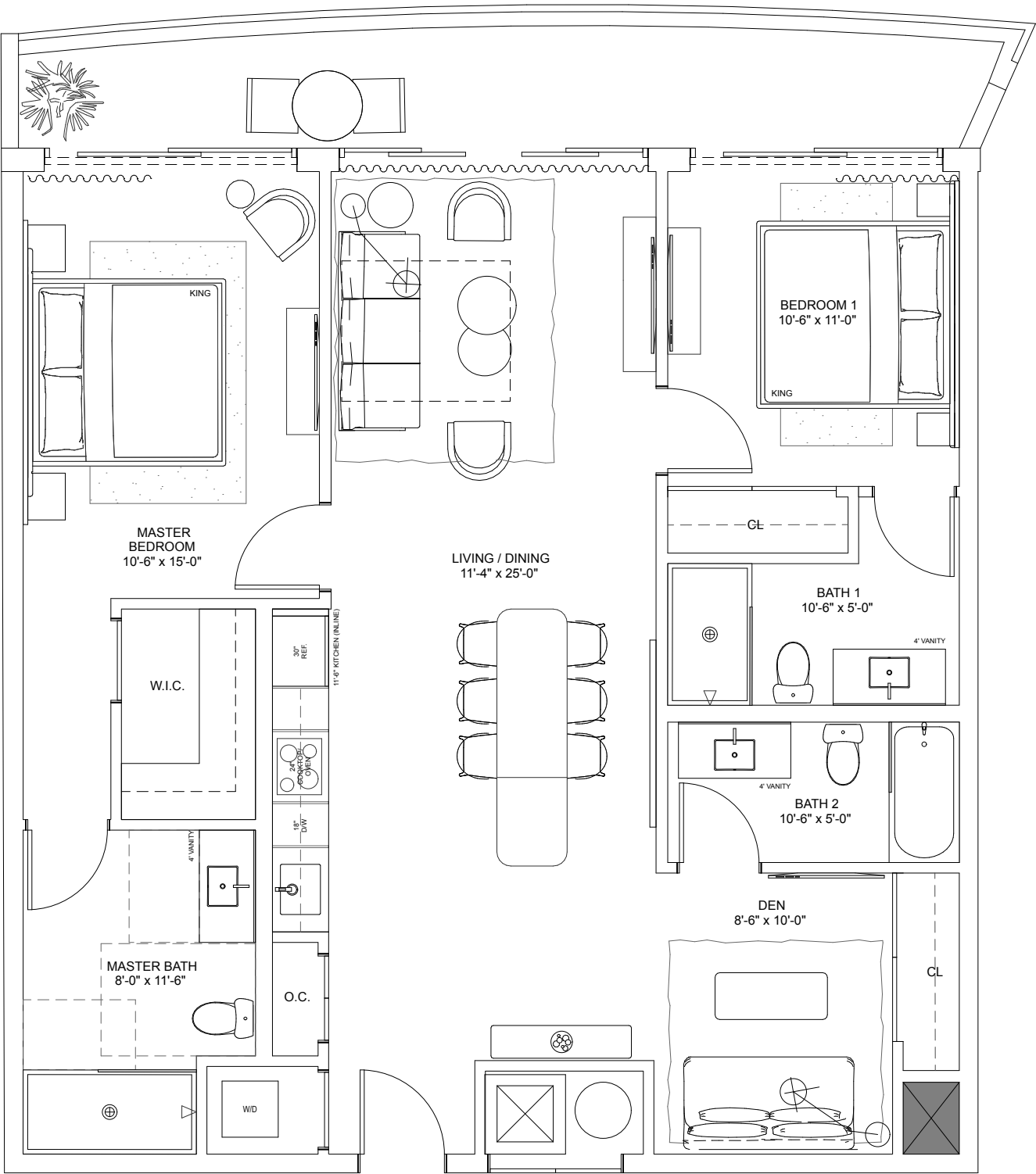
Residence J

TWO-BEDROOMS + DEN / THREE-BATHROOMS
Levels 4 thru 15

| | | |
|----------|------------|------------|
| INTERIOR | 1,230 S.F. | 114.3 S.M. |
| TERRACE | 155 S.F. | 14.4 S.M. |
| TOTAL | 1,385 S.F. | 128.7 S.M. |



NEXO
RESIDENCES
NORTH MIAMI BEACH



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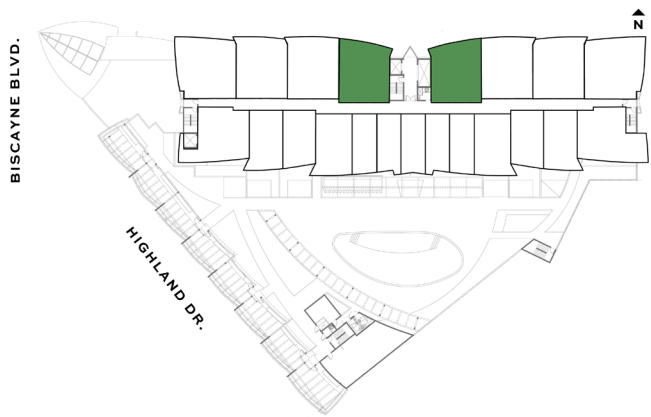


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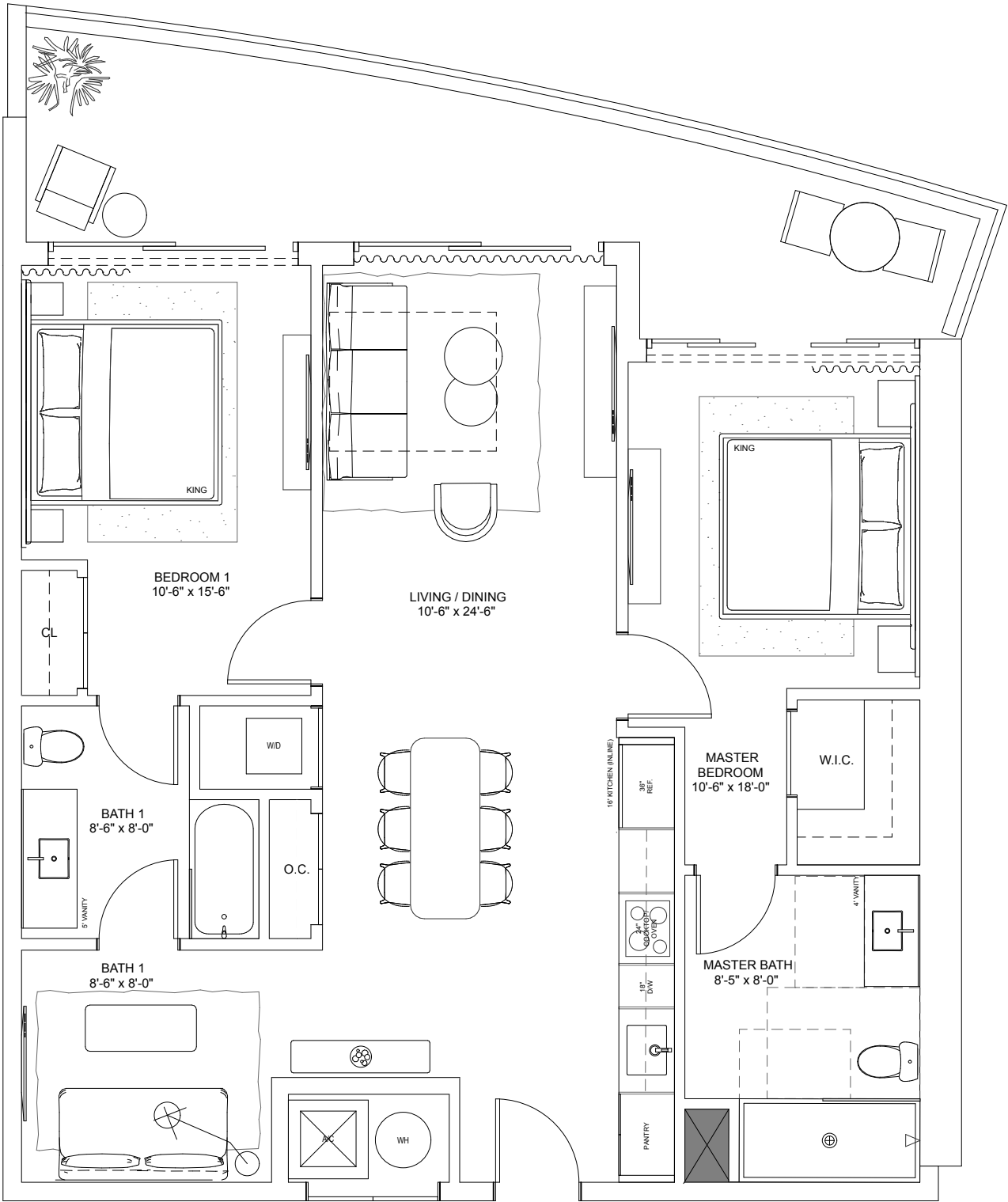
Residence K

TWO-BEDROOMS + DEN / TWO-BATHROOMS
Levels 4 thru 15

| | | |
|----------|------------|------------|
| INTERIOR | 1,102 S.F. | 102.4 S.M. |
| TERRACE | 238 S.F. | 22.1 S.M. |
| TOTAL | 1,340 S.F. | 124.5 S.M. |



NEXO
RESIDENCES
NORTH MIAMI BEACH



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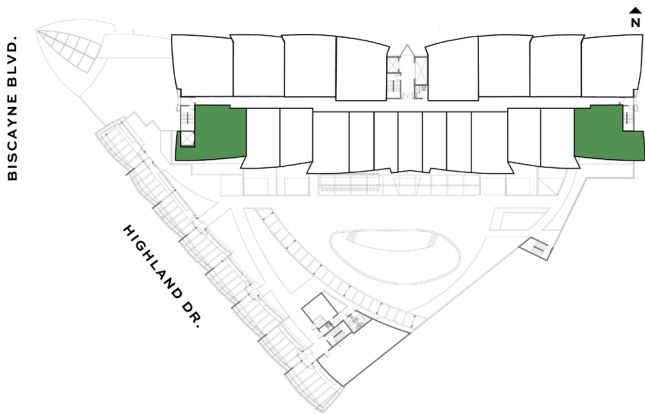
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Residence R

TWO-BEDROOMS + DEN / TWO-BATHROOMS

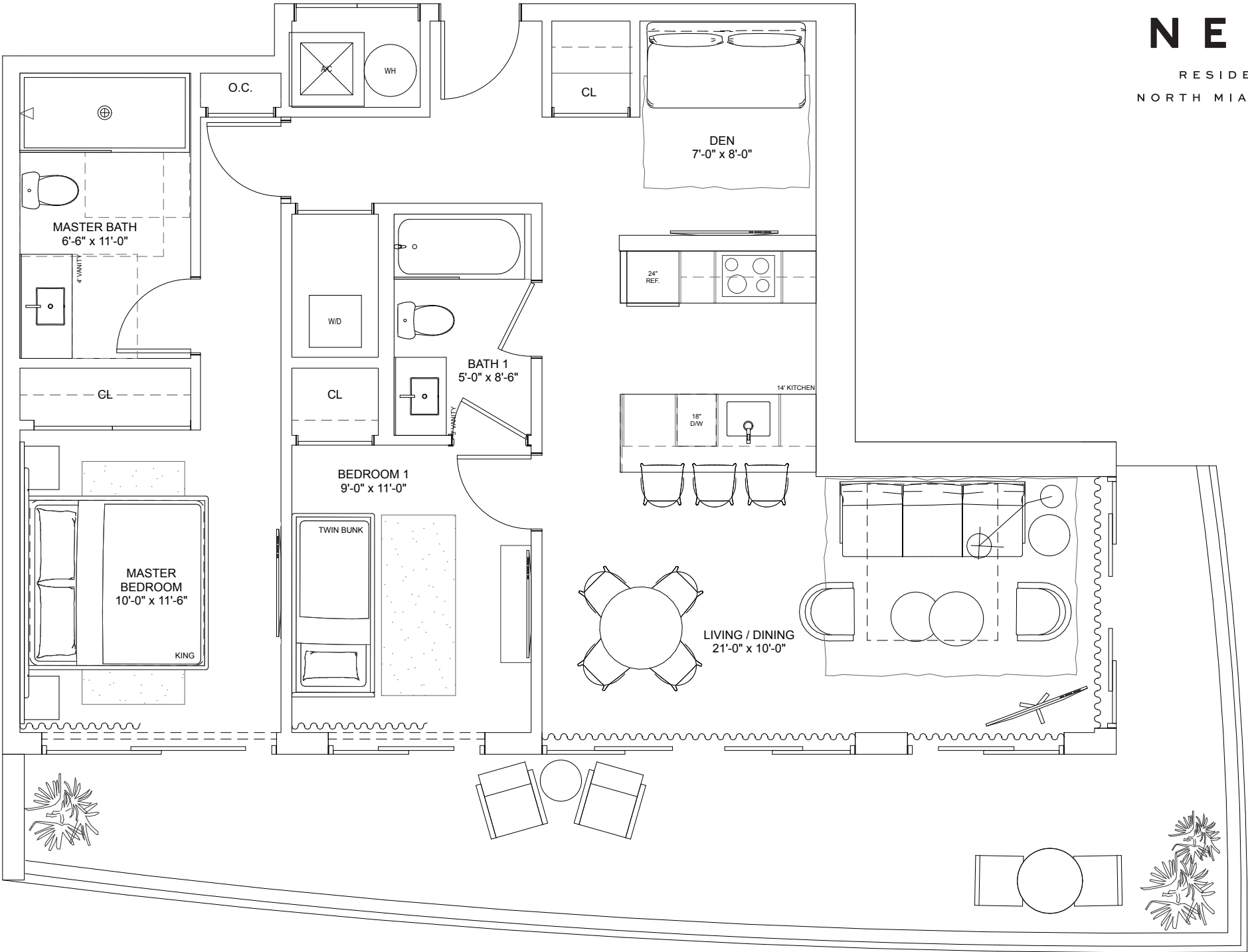
Levels 6 thru 15

| | | |
|----------|------------|------------|
| INTERIOR | 1,015 S.F. | 94.3 S.M. |
| TERRACE | 368 S.F. | 34.2 S.M. |
| TOTAL | 1,383 S.F. | 128.5 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH



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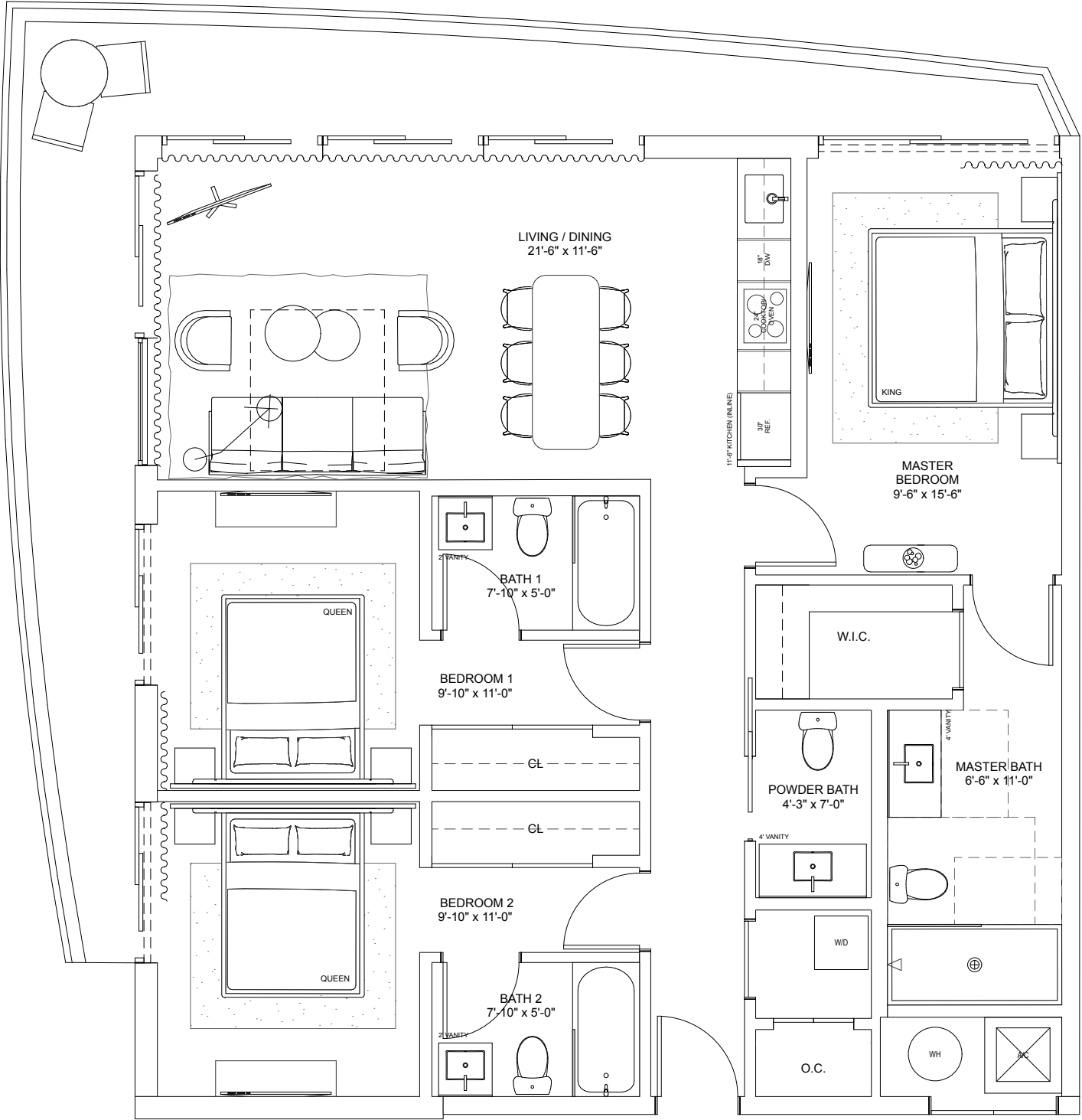
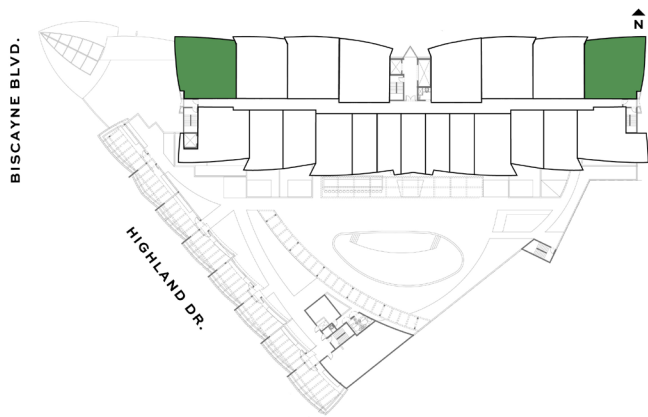


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Residence I

THREE-BEDROOMS / THREE + HALF-BATHROOMS
Levels 4 thru 15

| | | |
|----------|------------|------------|
| INTERIOR | 1,262 S.F. | 117.2 S.M. |
| TERRACE | 297 S.F. | 27.6 S.M. |
| TOTAL | 1,559 S.F. | 144.8 S.M. |



NEXO
RESIDENCES
NORTH MIAMI BEACH

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Townhome C

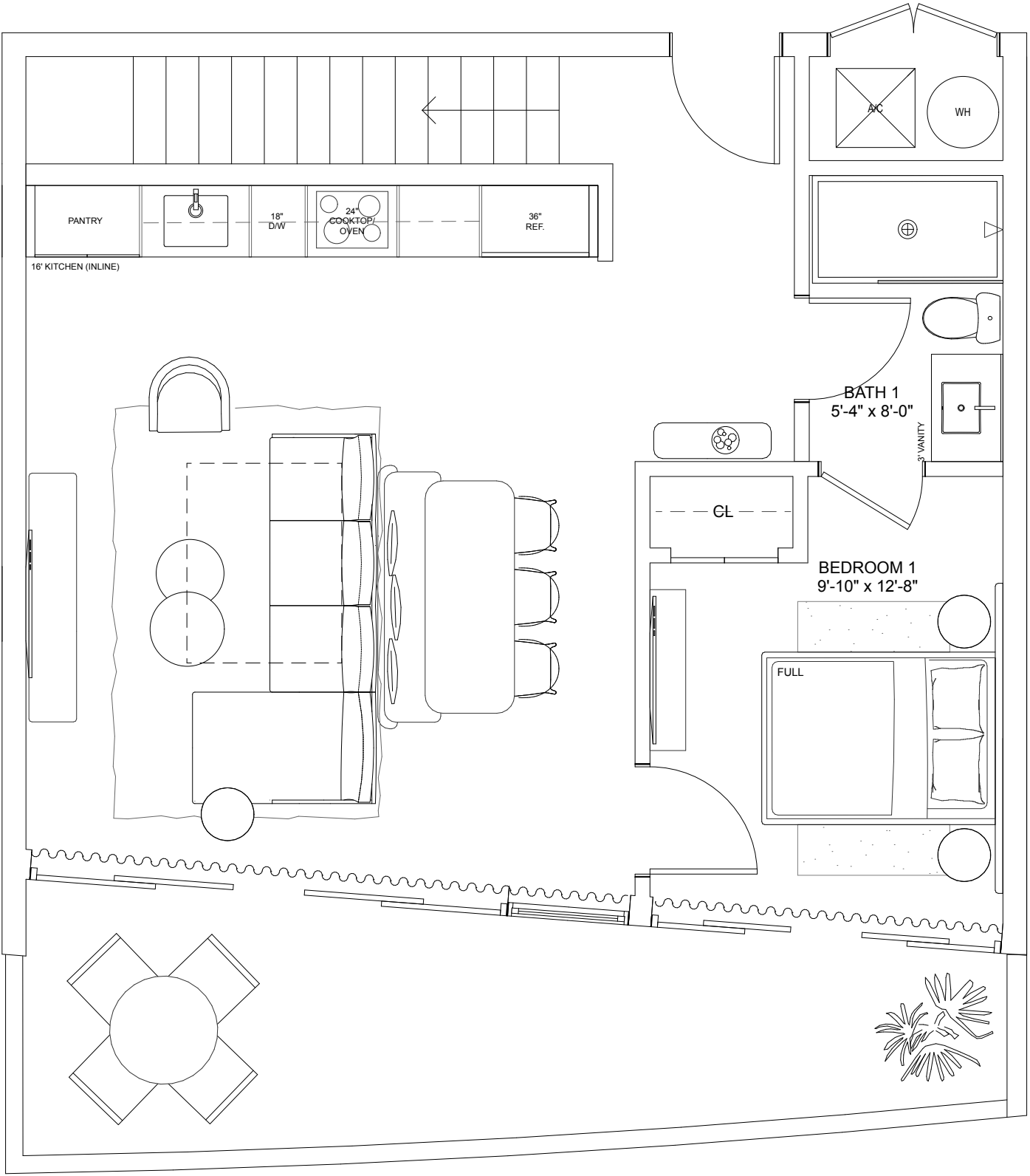
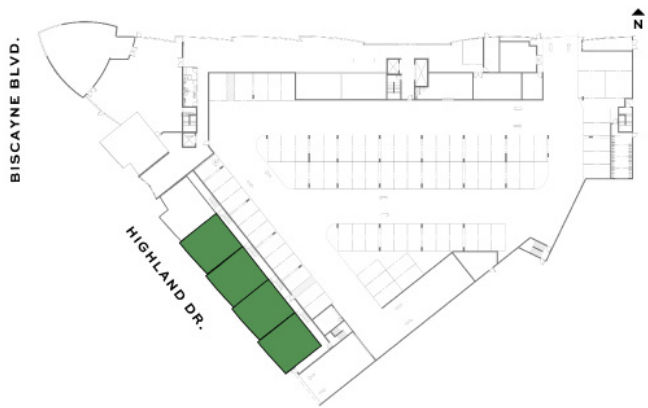
THREE-BEDROOMS / THREE-BATHROOMS

Ground Floor

INTERIOR 1,486 S.F. 138.1 S.M.

TERRACE 320 S.F. 29.7 S.M.

TOTAL 1,806 S.F. 167.8 S.M.



NEXO

RESIDENCES
NORTH MIAMI BEACH

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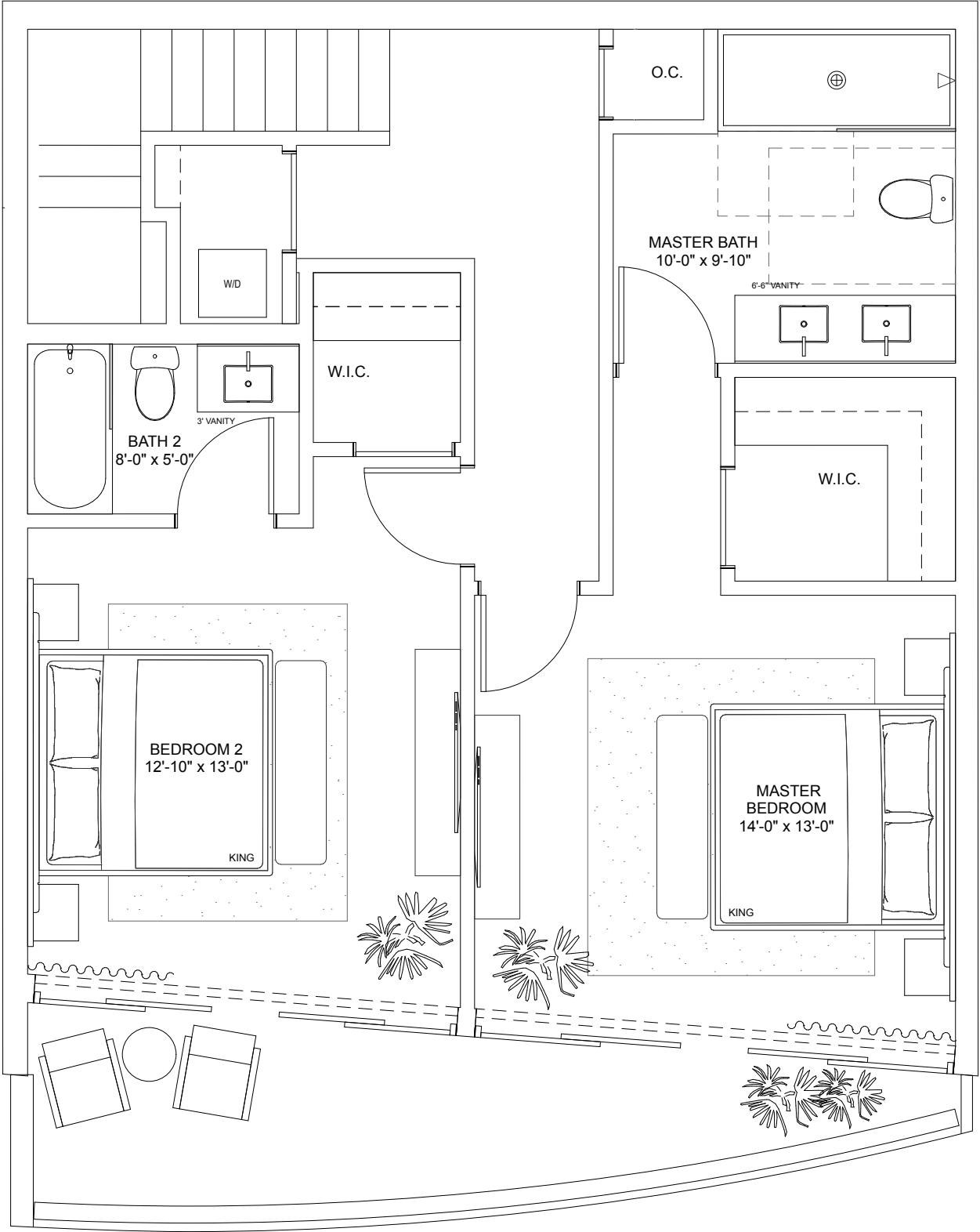
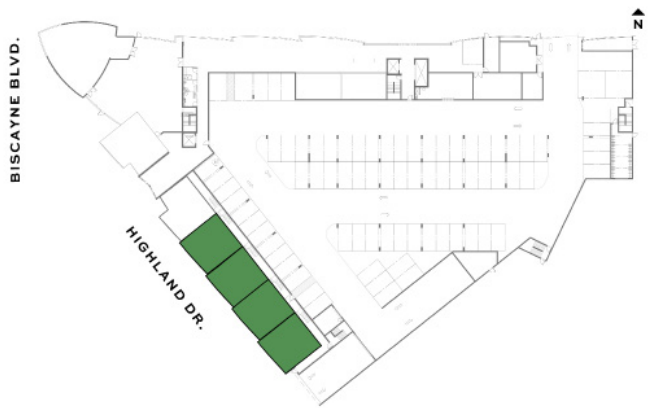
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Townhome C

THREE-BEDROOMS / THREE-BATHROOMS

Level 2

| | | |
|----------|------------|------------|
| INTERIOR | 1,486 S.F. | 138.1 S.M. |
| TERRACE | 320 S.F. | 29.7 S.M. |
| TOTAL | 1,806 S.F. | 167.8 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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Townhome D

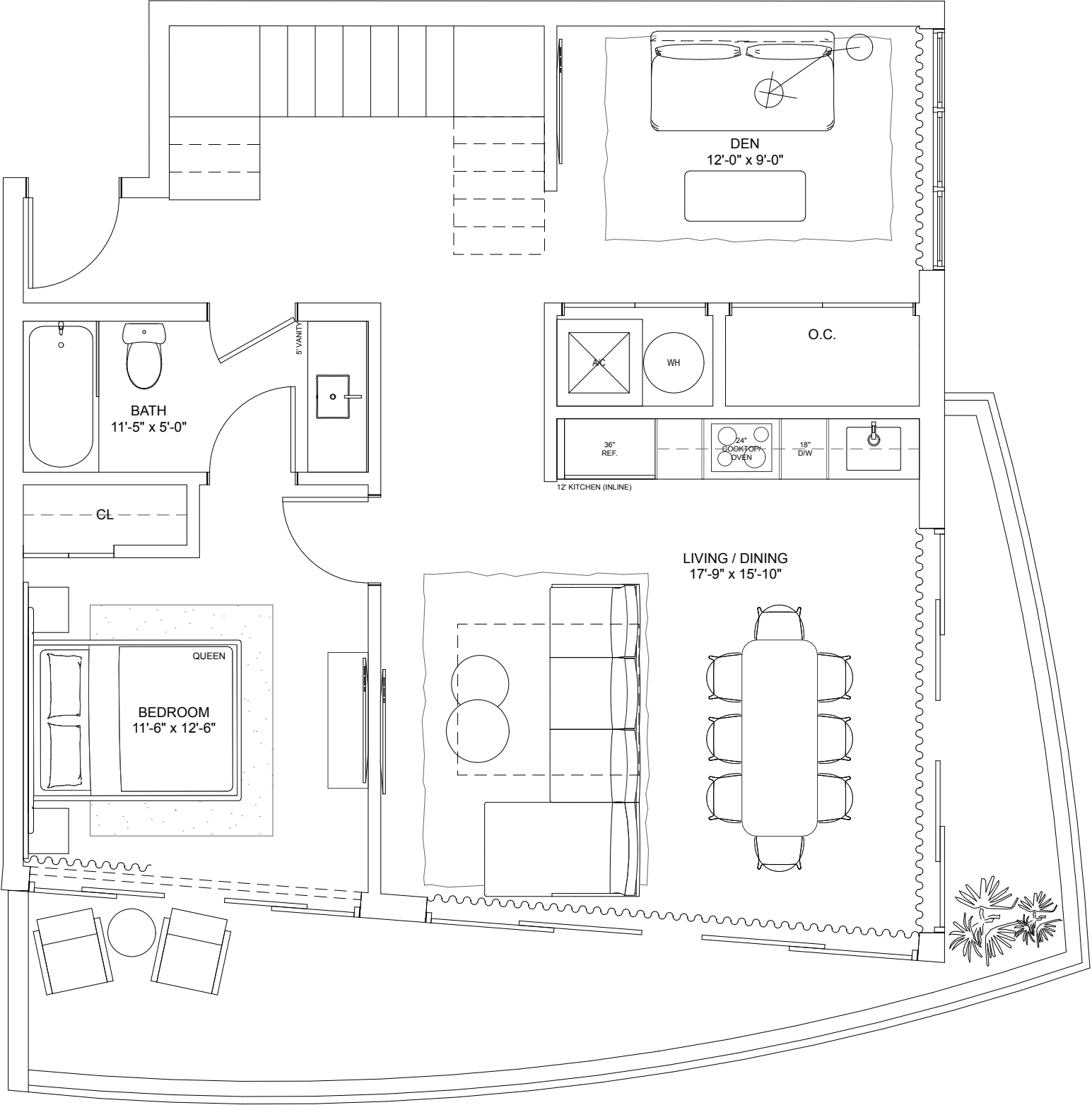
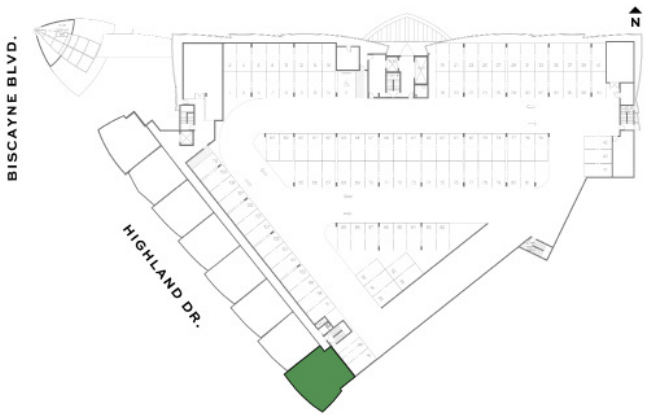
THREE-BEDROOMS + DEN / THREE-BATHROOMS

Level 2

INTERIOR 1,840 S.F. 170.9 S.M.

TERRACE 455 S.F. 42.3 S.M.

TOTAL 2,295 S.F. 213.2 S.M.



NEXO

RESIDENCES
NORTH MIAMI BEACH

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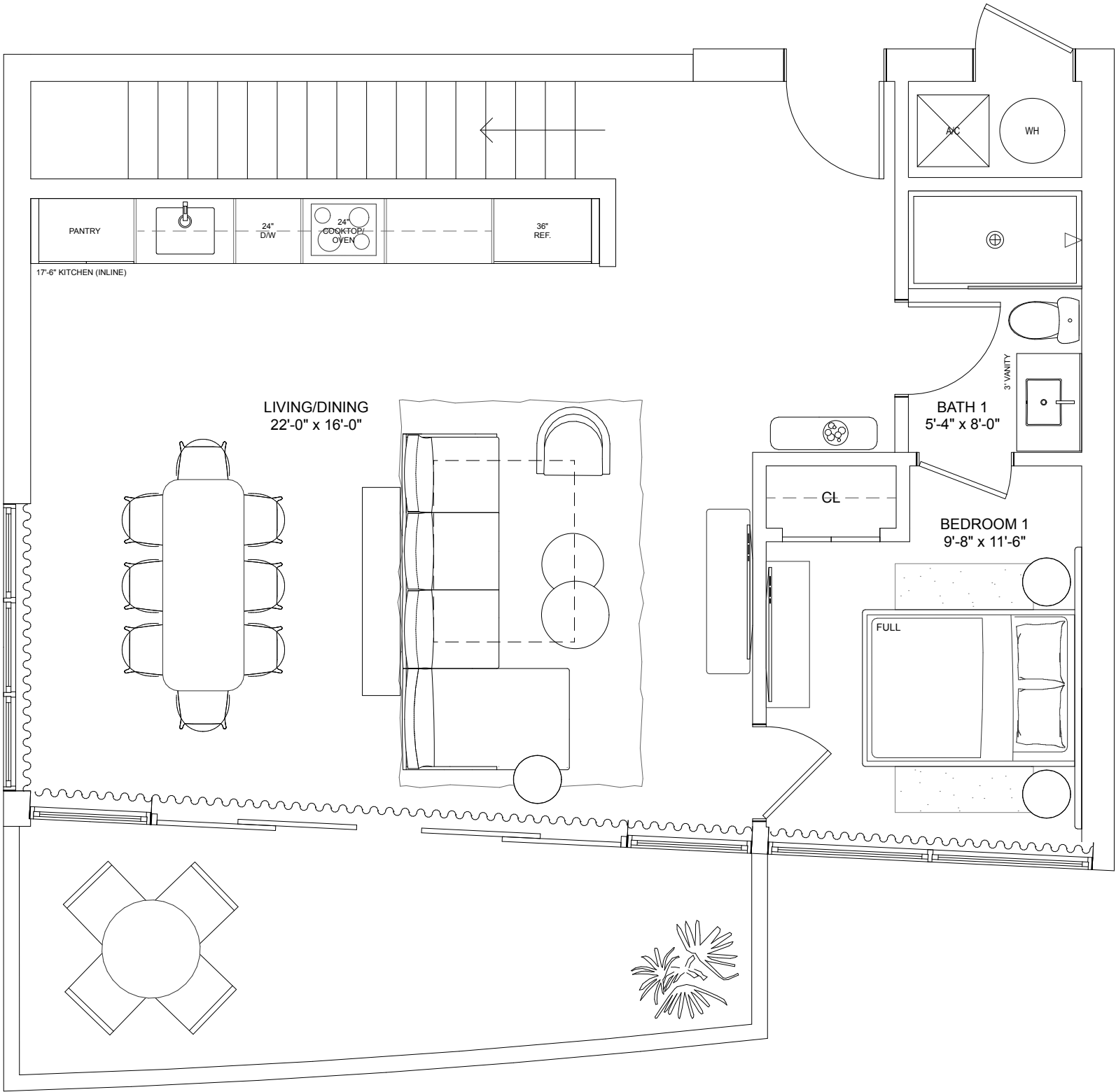
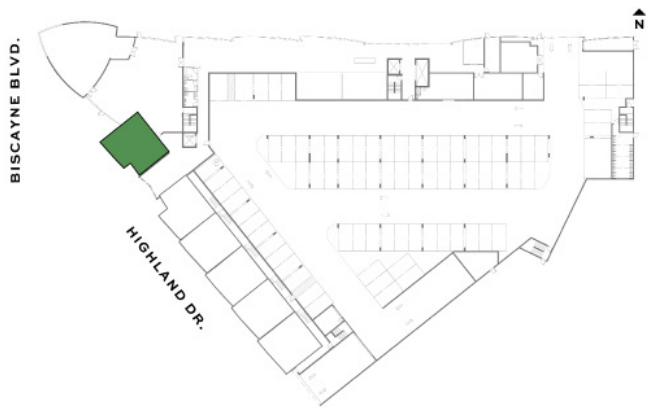
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Townhome A

FOUR-BEDROOMS / FOUR-BATHROOMS

Ground Floor

| | | |
|----------|------------|------------|
| INTERIOR | 1,951 S.F. | 181.3 S.M. |
| TERRACE | 395 S.F. | 36.7 S.M. |
| TOTAL | 2,346 S.F. | 218 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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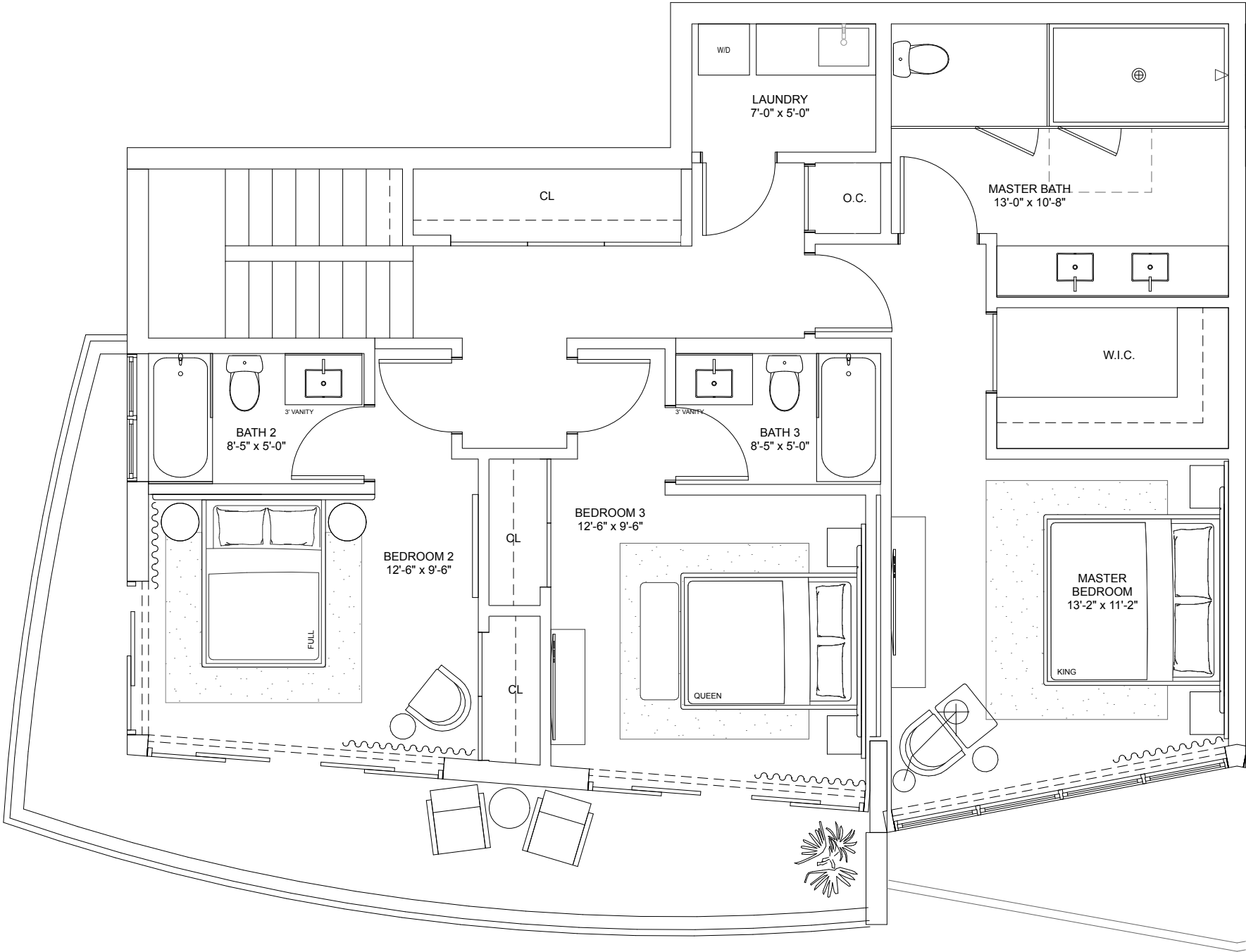
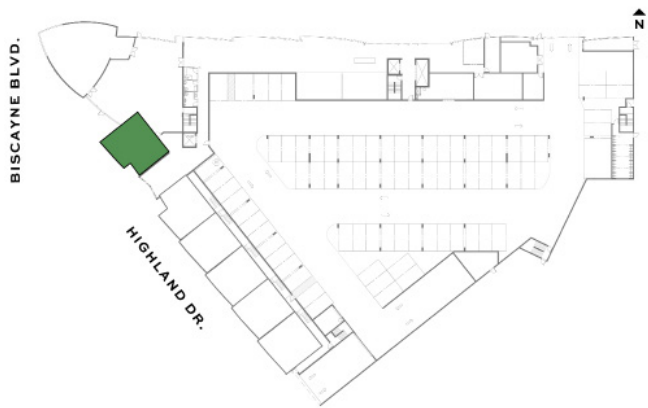
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Townhome A

FOUR-BEDROOMS / FOUR-BATHROOMS

Level 2

| | | |
|----------|------------|------------|
| INTERIOR | 1,951 S.F. | 181.3 S.M. |
| TERRACE | 395 S.F. | 36.7 S.M. |
| TOTAL | 2,346 S.F. | 218 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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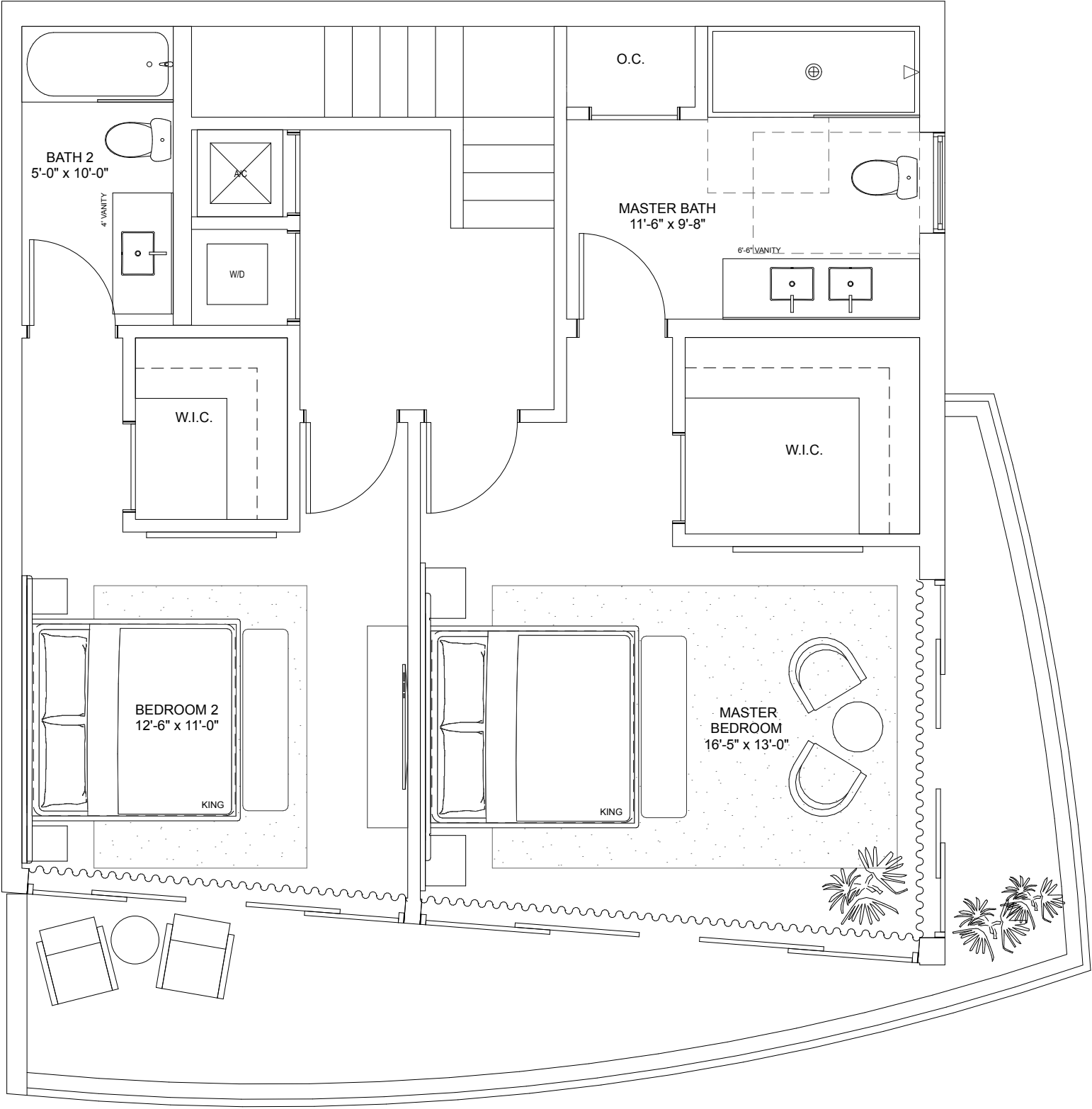
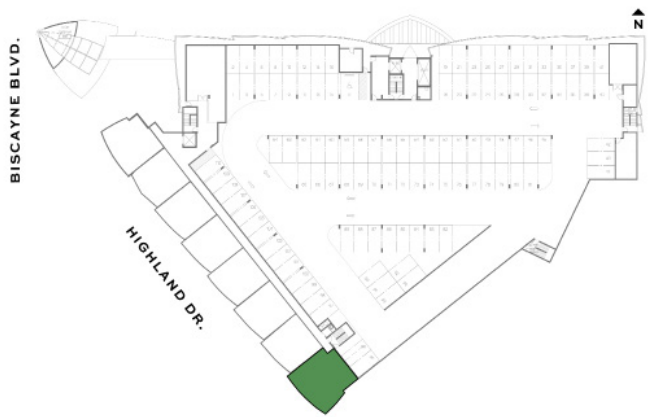
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Townhome D

THREE-BEDROOMS + DEN / THREE-BATHROOMS

Level 3

| | | |
|----------|------------|------------|
| INTERIOR | 1,840 S.F. | 170.9 S.M. |
| TERRACE | 455 S.F. | 42.3 S.M. |
| TOTAL | 2,295 S.F. | 213.2 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

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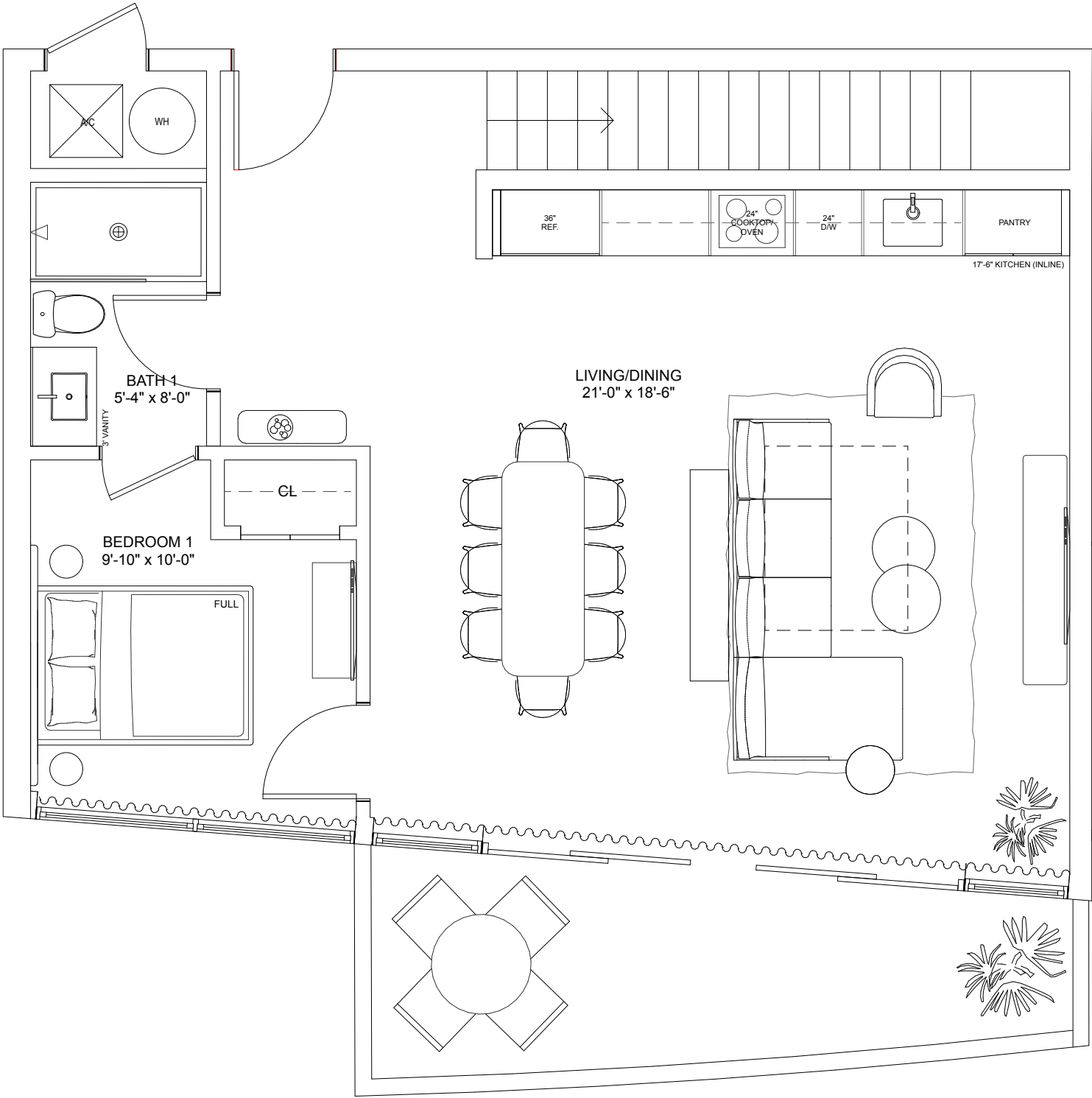
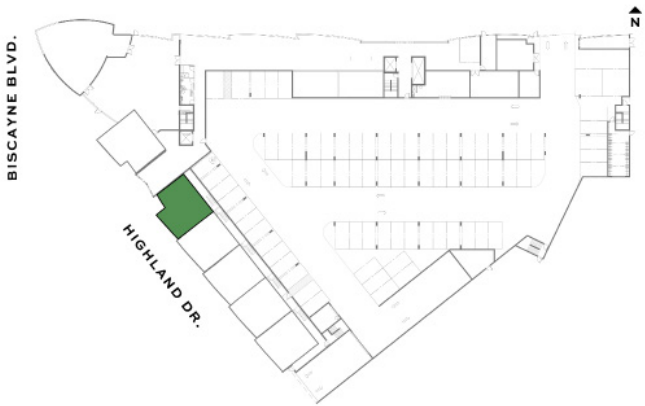
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Townhome B

FOUR-BEDROOMS / FOUR-BATHROOMS

Ground Floor

| | | |
|----------|------------|------------|
| INTERIOR | 2,190 S.F. | 203.5 S.M. |
| TERRACE | 274 S.F. | 25.5 S.M. |
| TOTAL | 2,464 S.F. | 229 S.M. |



NEXO

RESIDENCES
NORTH MIAMI BEACH

DEVELOPED BY

FORTUNE
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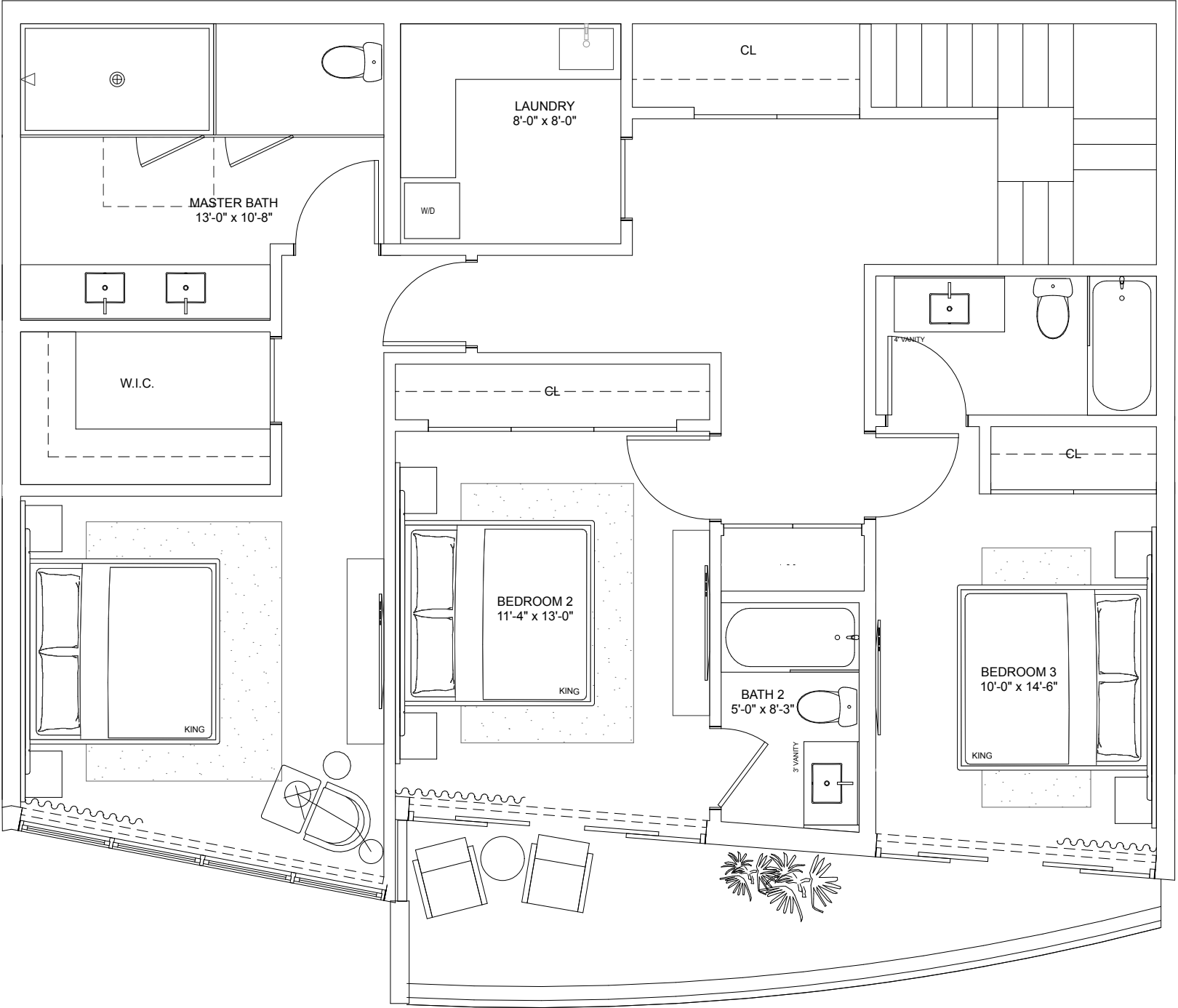
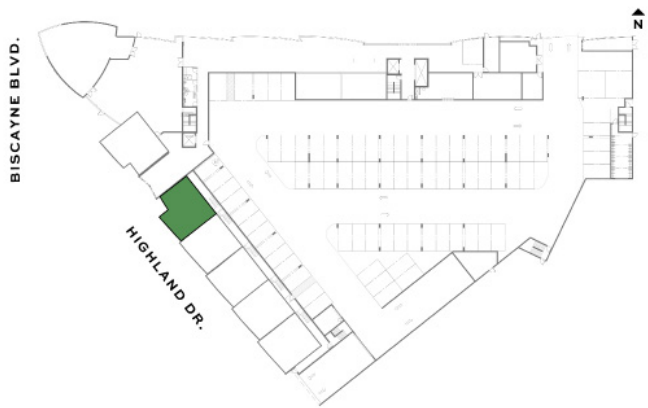
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscayne Associates, 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. Stated square footages and dimensions 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 xxx sq ft. 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 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.

Townhome B

FOUR-BEDROOMS / FOUR-BATHROOMS

Level 2

| | | |
|----------|------------|------------|
| INTERIOR | 2,190 S.F. | 203.5 S.M. |
| TERRACE | 274 S.F. | 25.5 S.M. |
| TOTAL | 2,464 S.F. | 229 S.M. |



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