

SOCIETY
Residences Miami

PROPERTY MARKETS GROUP

Property Markets Group (PMG) is a national real estate development firm with offices in Miami, specializing in exceptional new construction commercial and residential projects. For nearly 30 years, PMG has led the acquisition, financing, development, construction and marketing for 85 residential buildings and over 150 real estate projects. Our energetic team is relentlessly dedicated to making bold improvements to skylines and streetscapes.

160+
PROJECTS

30+
YEARS

20+
MARKETS

\$9Bil+
IN DEVELOPMENT





WALDORF ASTORIA RESIDENCES MIAMI
MIAMI, FL

SEE LEGAL DISCLOSURES ON BACK COVER



111 WEST 57TH STREET
NEW YORK, NY

SEE LEGAL DISCLOSURES ON BACK COVER



ECHO BRICKELL
MIAMI, FL



10 SULLIVAN
NEW YORK, NY



MUSE
SUNNY ISLES BEACH, FL

SEE LEGAL DISCLOSURES ON BACK COVER



WALKER TOWER
NEW YORK, NY



1QPS TOWER
LONG ISLAND CITY, NY

SEE LEGAL DISCLOSURES ON BACK COVER



STELLA TOWER
NEW YORK, NY

GREYBROOK PARTNERS

Greybrook is a Toronto-based private equity firm that invests in large-scale real estate development and value-add assets. Over the years, Greybrook has built a strong reputation for its ability to create value for its investors, partners and communities. Ranging from single-family homes, condominiums and purpose-built rental, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes investments in more than 90 projects that represent over 50 million square feet of residential and commercial density in aggregate, with an estimated completion value of \$20 billion.





SOCIETY LIVING

SEE LEGAL DISCLOSURES ON BACK COVER

SOCIETY

Living

Connect and elevate neighbors through inclusive and inspiring shared living experience. Efficiently designed luxury homes grant access to inspiring shared spaces that host enriching events.



SOCIETY ORLANDO



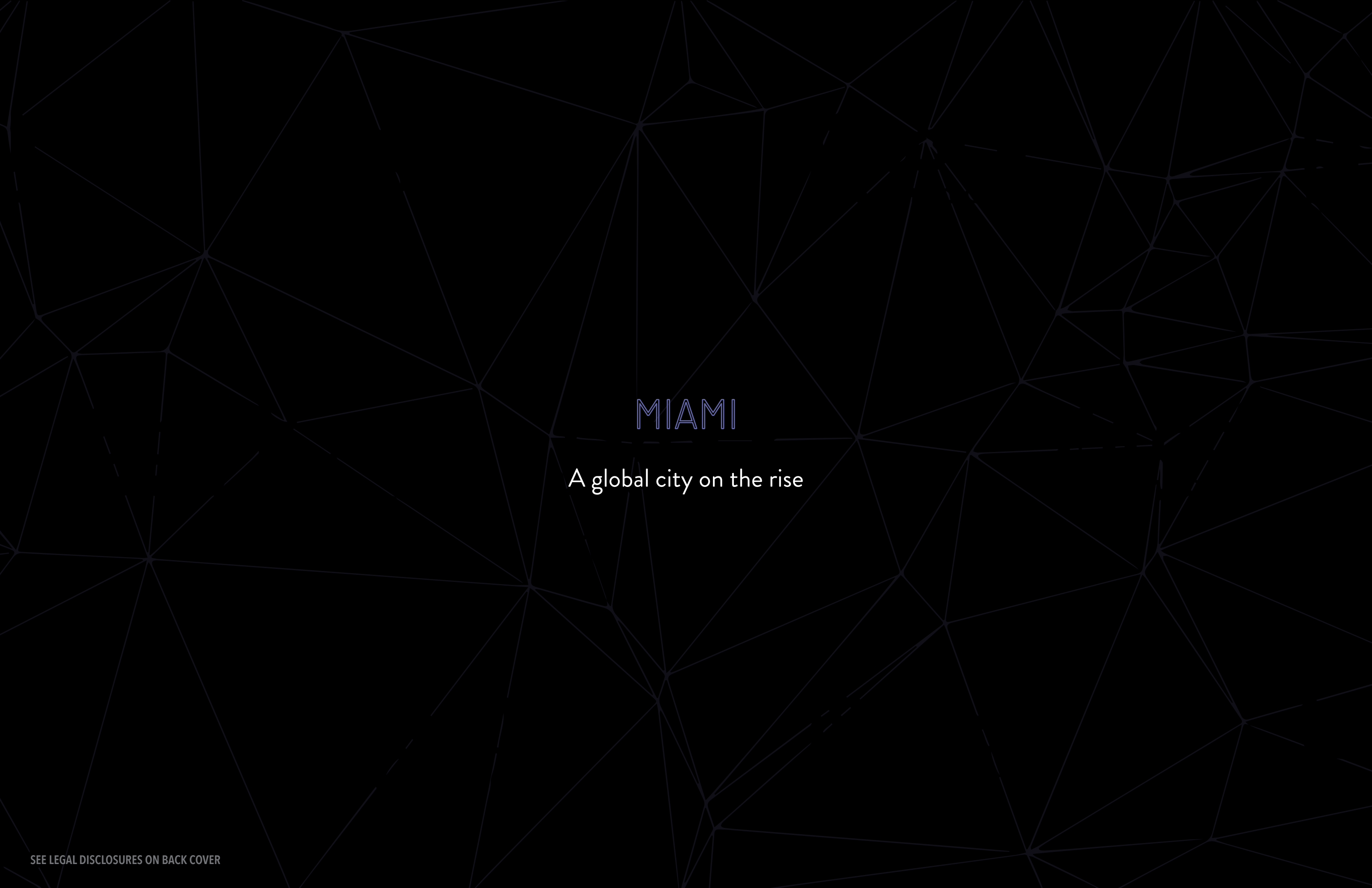
SOCIETY WYNWOOD



SOCIETY NASHVILLE



SOCIETY ATLANTA



MIAMI

A global city on the rise

New Developments / Hotels
\$7.5 BILLION

- 1

1400 Biscayne

The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$5M
- 2

Waldorf Astoria

PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 3

Nativo Miami

Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 4

E11EVEN Hotel & Residences Miami

PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$225 MIL
- 5

E11EVEN Beyond

PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$225 MIL
- 6

The District

The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 7

Legacy Hotel & Residences

Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 8

Miami Arena Site at WorldCenter

Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 9

Downtown 5th

Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 10

YotelPad Miami

Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 11

Society Biscayne

PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$150M
- 12

Block 45

Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 13

Block 55

Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$6M
- 14

Downtown 1st

Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 15

Grand Central Tower

Rovr Development • 240 N Miami Avet • Rental • \$53M
- 16

Nexus Riverside

Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 17

Miami Station

The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 18

Old Lynx Site

Enrique Manhard • 16 SE 2nd St • \$46M
- 19

501First Residences

Aria Development • 501NE 1st Ave • Residential • \$100M
- 20

TBD

Moishe Mana • 491NW 1st St • Residential • \$12.3M
- 21

The Crosby

The Related Group/Merrimac • Residential • \$225M

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SEE LEGAL DISCLOSURES ON BACK COVER

Commercial
\$147 MILLION

- 22

Jewelry Mall

Jewelry Mall • \$50M
- 23

Jill & Henry's

Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 24

41 East Flagler

Moishe Mana • \$27.2M
- 25

Nikola Tesla Innovation Hub

Moishe Mana • \$15M
- 26

Publix

New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 27

Watson Building

Moishe Mana • \$6.825M
- 28

62 Northeast First Street

Moishe Mana • Multi-level dining and entertainment venue
- 29

Mana Common

Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 30

MiamiCentral

Chick-Fil-A • Grand floor MiamiCentral

Redevelopment
\$936 MILLION

- 31

I-395 Signature Bridge

Under construction • Scheduled completion for Fall 2024 • \$818M
- 32

Brickell Tunnel

In pre-development • \$30M
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Bayside Marketplace

Private operator has committed to improvements • \$27M
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Flagler Street Beautification Project

Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 35

Miami World Center (new tenants)

Restauteurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 36

Skyviews Miami

Construction completed • \$10M
- 33

Scramble Crosswalk

Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 37

Solar Tree

Installation completed and collecting solar power at Bayfront Park • \$5M

Downtown Miami’s
Landscape of the Future

Over \$10B in investment
over the next 5 years



New Developments / Hotels - \$7.5 BILLION

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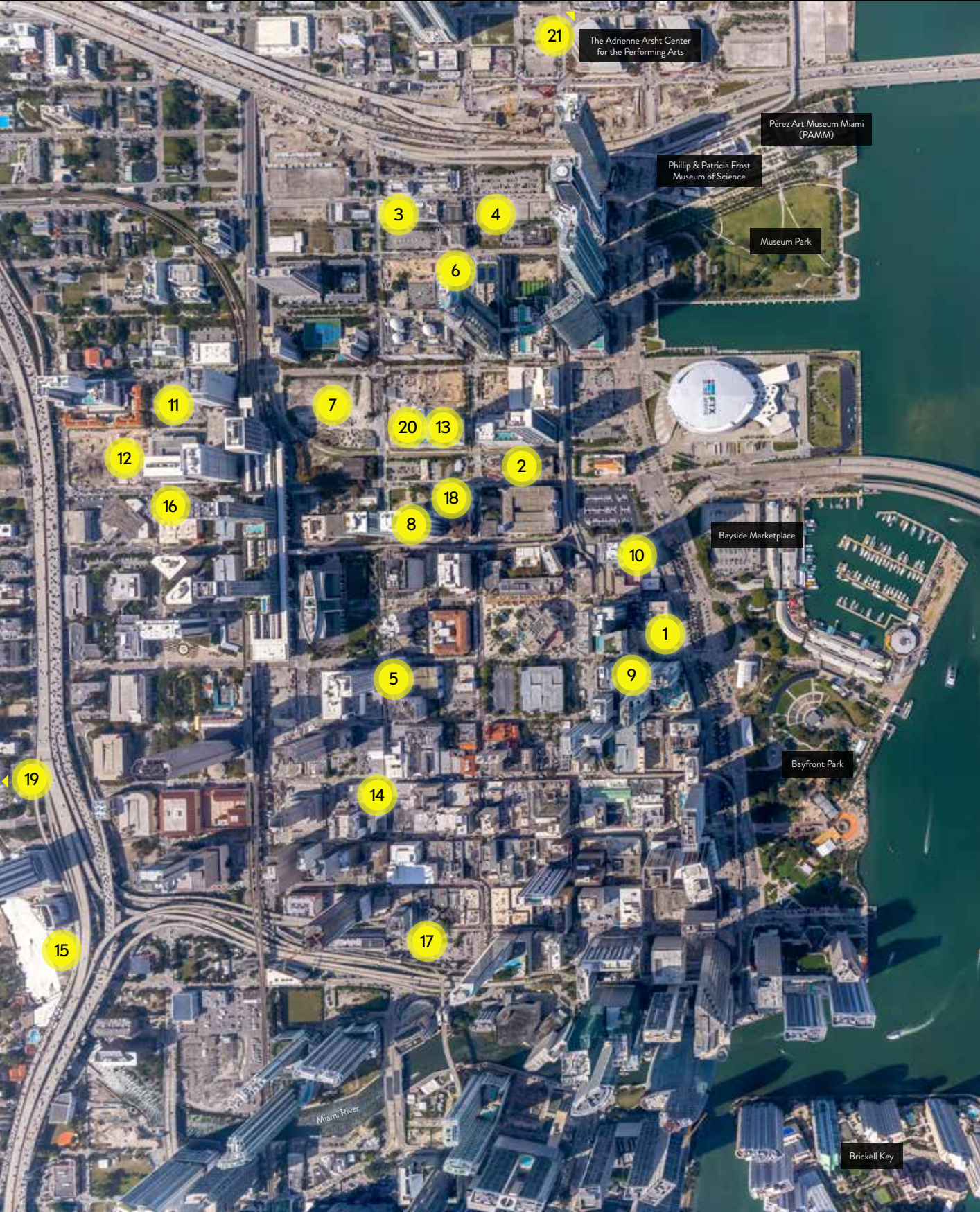
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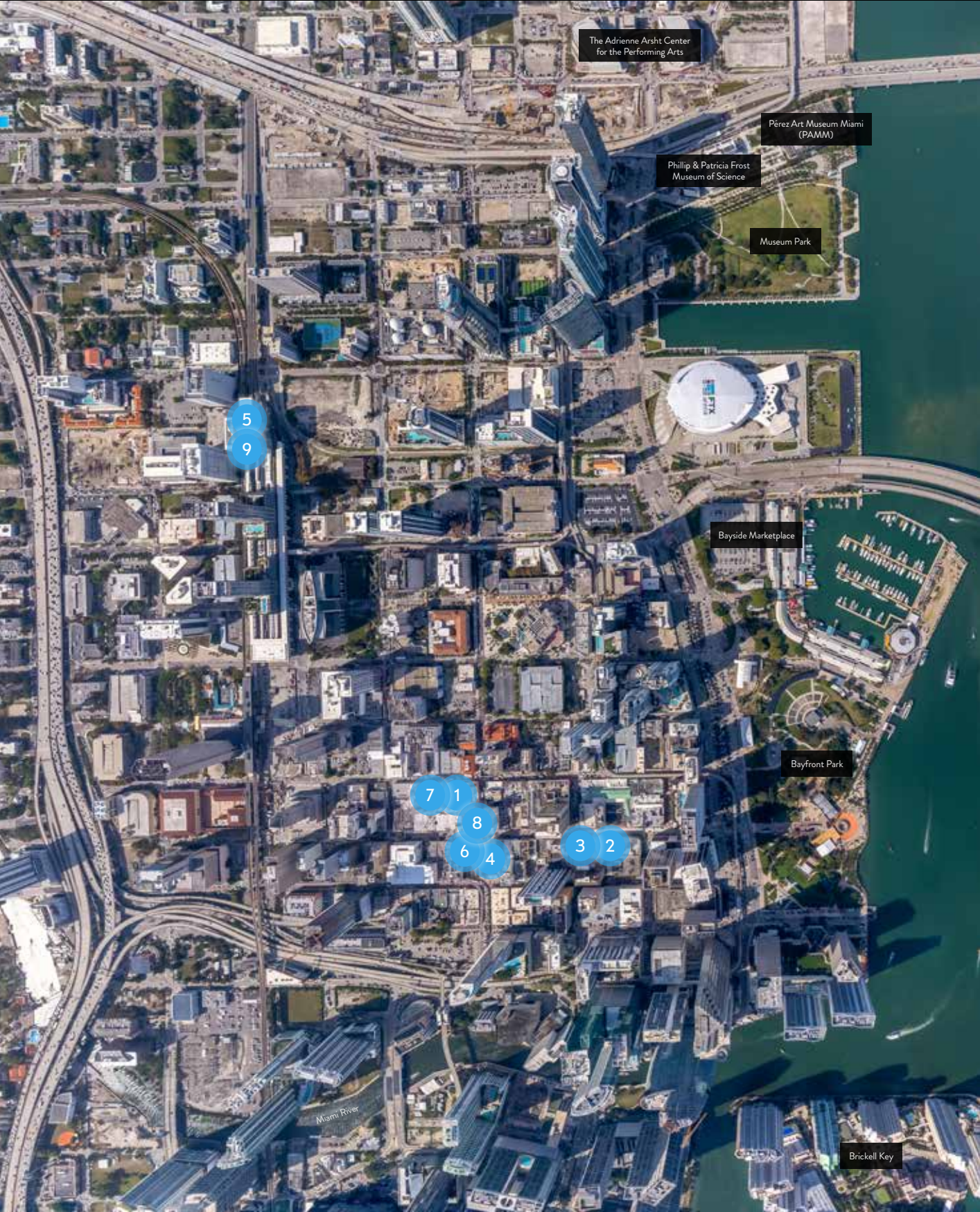
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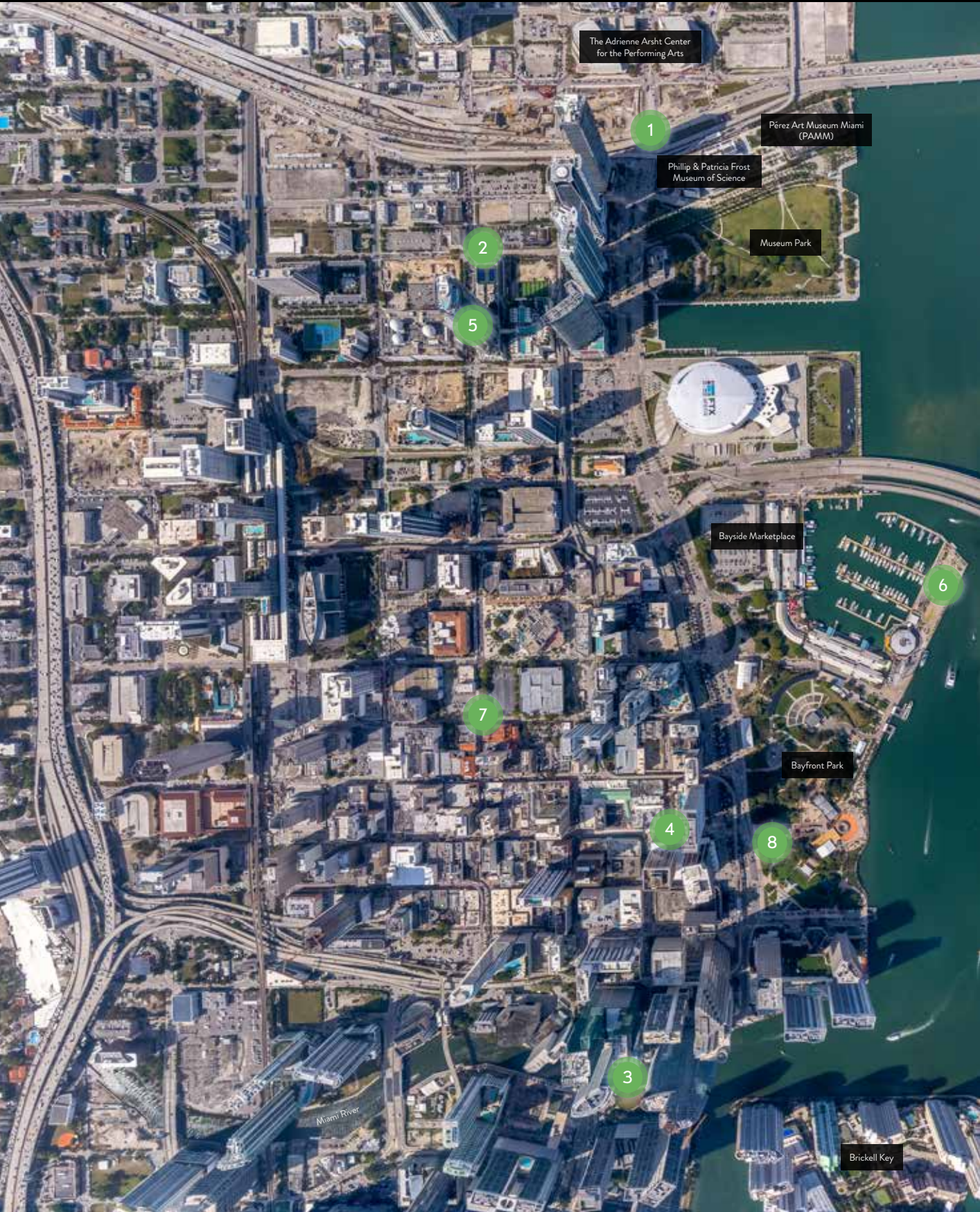
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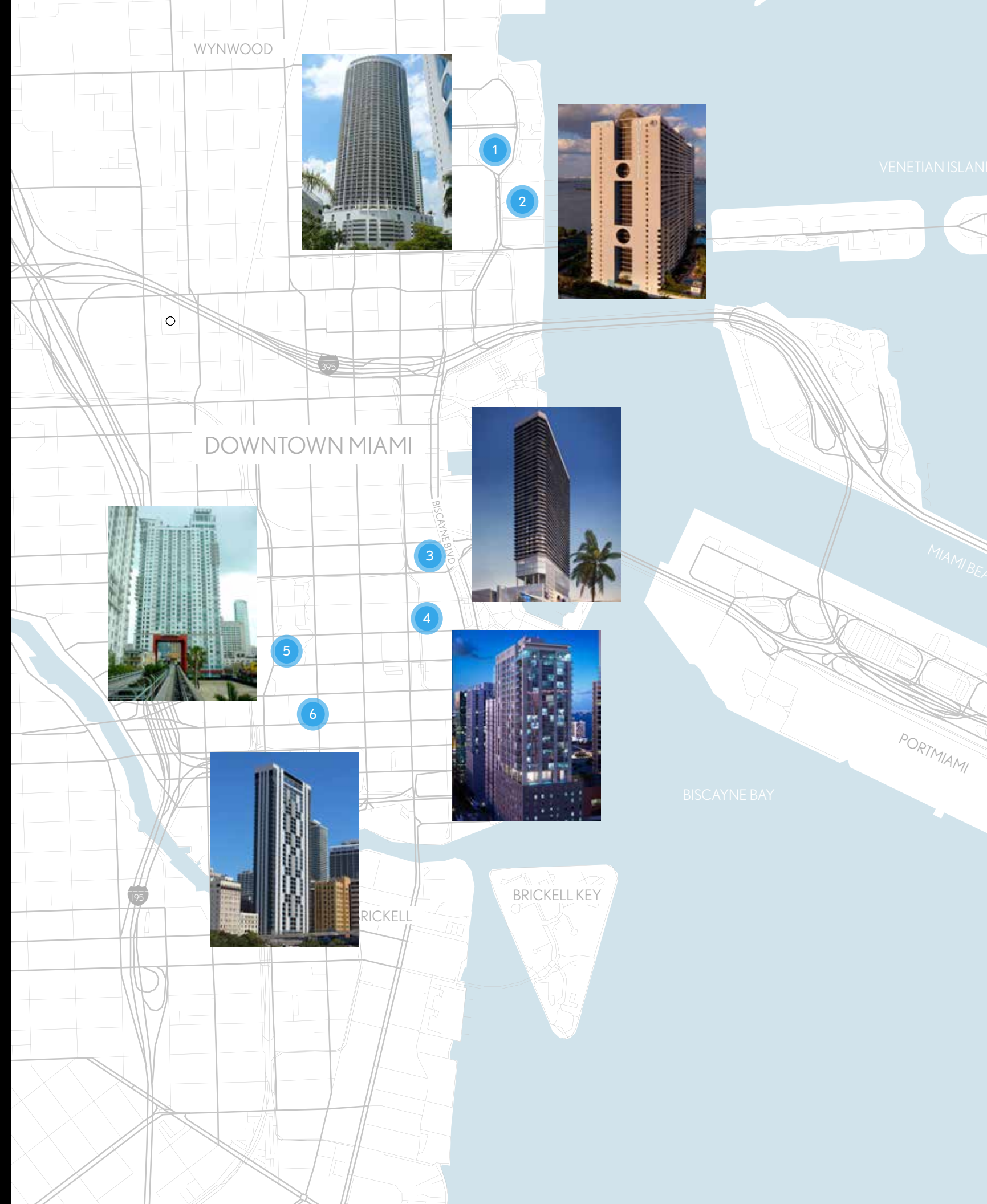
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How many building in Downtown Miami allow Short Term Rentals?

- 1 Opera House
- 2 The Grand
- 3 Society Biscayne
- 4 YotelPad
- 5 Loft 2
- 6 Centro



SOCIETY

Residences Miami

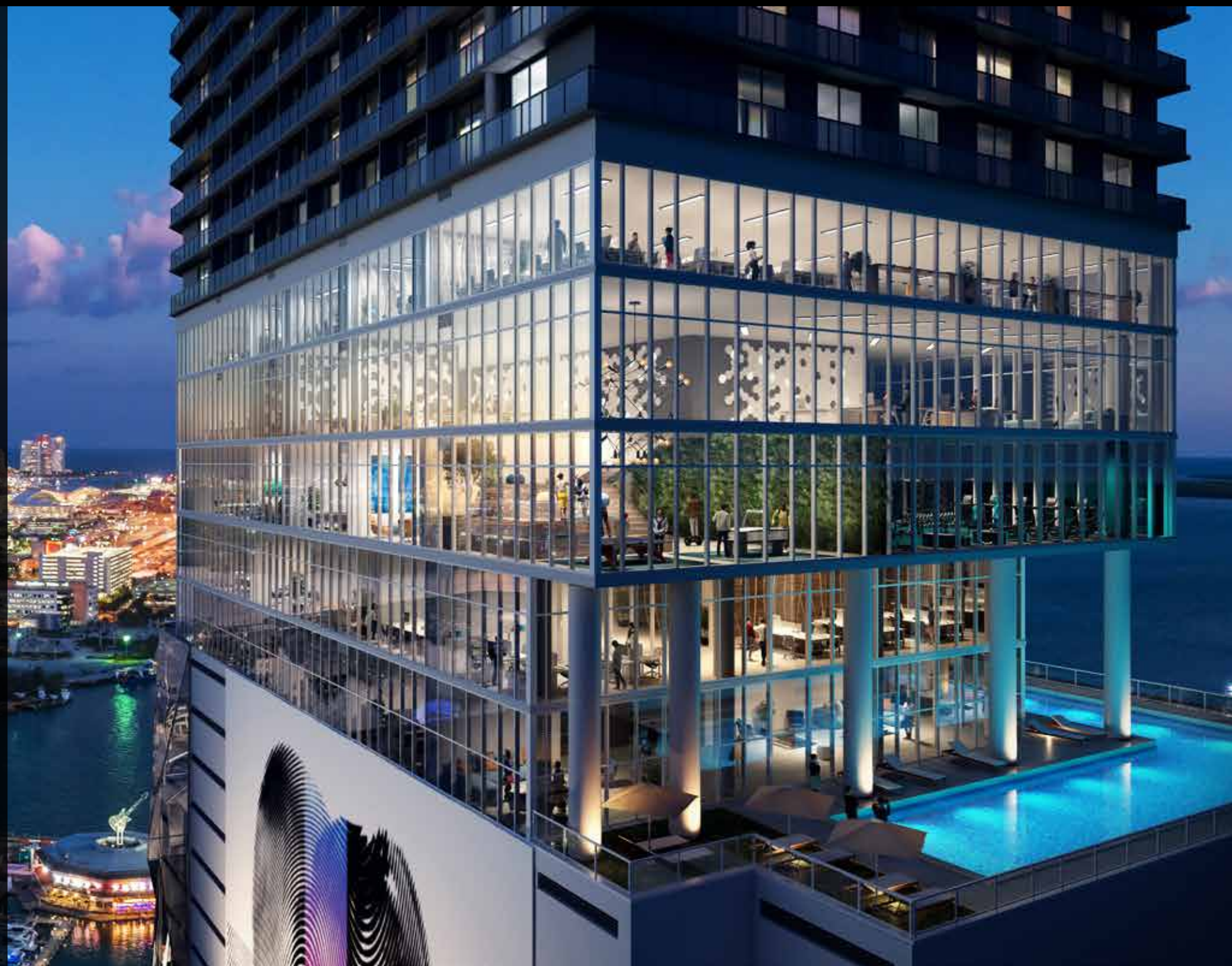
PROJECT OVERVIEW





BRIGHT CONSIDERED INSPIRING

Positioned in Miami's most magnetic locale, Downtown Miami offers a vibrant and rich community fueled by culture, glamour and wellness. Society Residences will create an atmosphere where residents experience an abundance of live, work and play amenities. Enjoy an effortless cosmopolitan lifestyle with convenient access to the variety of experiences this exciting metropolis has to offer.





Pool Deck: Grilling Terrace (8 BBQ)
Deck, Lawn, Yoga, Skybar + Gym Level 1

Cafe Domino Level 1

14 - 47: Residences

11, 12 & 13: Commercial Spaces
Gym Level 2 + Spa Level 10

Coworking Space Level 2 & 3

PROJECT OVERVIEW

- Launching Summer 2022
- 49-story tower located in Downtown Miami
- Designed by architecture firm Sieger Suarez
- 646 luxury residences:
 - Atelier Collection (Floors 14 - 20)
 - Bohème Collection (Floors 21 - 36)
 - Haute Collection (Floors 37 - 46)
 - Penthouses (Floor 47)
- Unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern Residential Lobby with 24/7 Concierge
- Electric Vehicle Charging Stations
- Latest Smart Building Technology
- Destination Controlled Elevator Dispatch
- Smart Package Lockers
- Custom Society Residences app, linking residents to concierge services and building amenities:
 - Digital Key
 - Guest Access
 - Payments
 - Package Deliveries
 - Messages from Management
- Dry Cleaning & Laundry Service Lockers
- Access-controlled entry points throughout
- Valet Parking

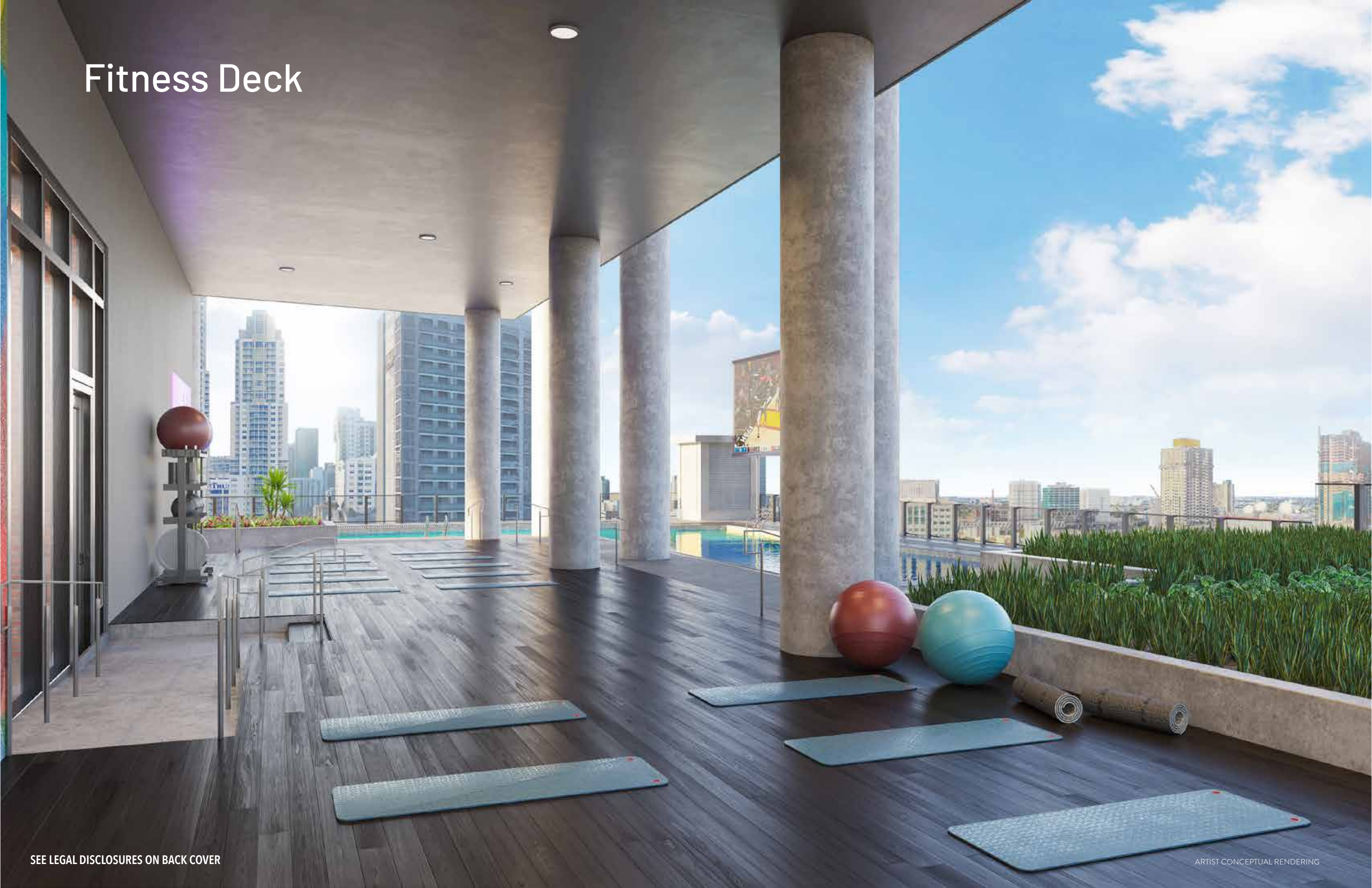
Pool Deck



Yoga Lawn



Fitness Deck



Fitness Center



Fitness Center



Fitness Center



Lobby



Coffee Shop



RESIDENCES

















NORTH



EAST



SOUTH



WEST



SOCIETY

Residences Miami

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM /
(Levels 14-19)
2 BEDROOM
(Levels 20-47)



BISCAYNE BAY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNITS AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.

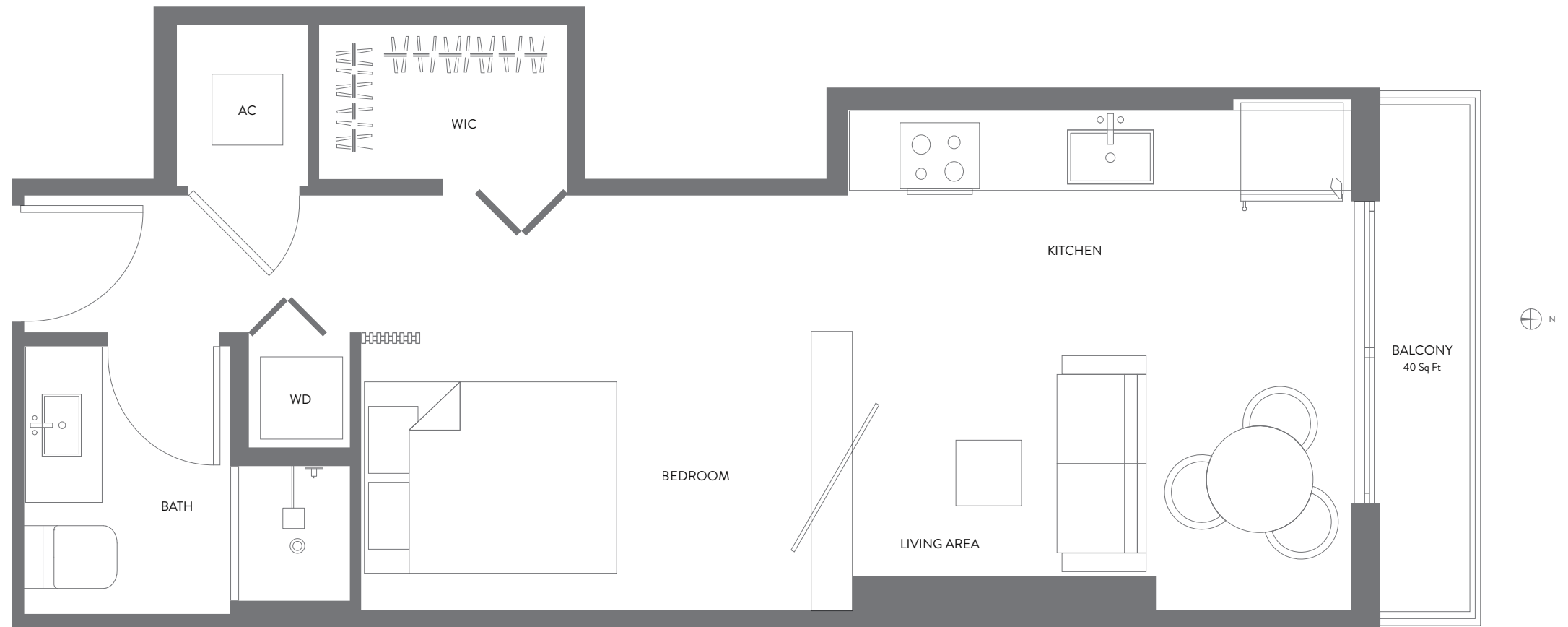
SEE LEGAL DISCLOSURES ON BACK COVER

TYPICAL STUDIO

RESIDENCE 05

STUDIO | 1 BATH
LEVELS 14 - 47

LIVING AREA	492 SQ FT	45.70 M ²
BALCONY	40 SQ FT	3.71 M ²
TOTAL	532 SQ FT	49.42 M ²



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TYPICAL 1-BEDROOM

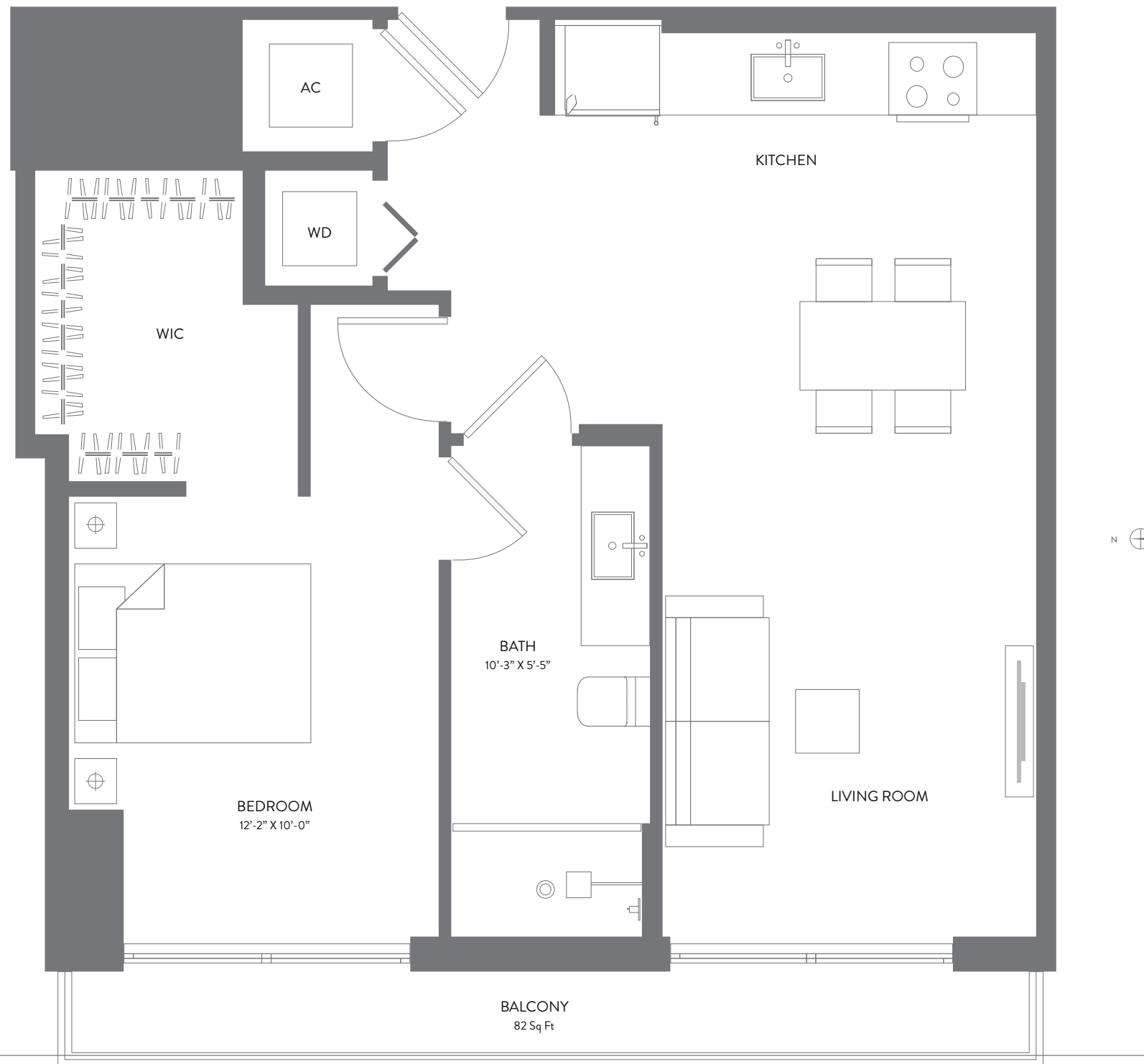
RESIDENCE 19

1 BEDROOM | 1 BATH
LEVELS 14 - 47

LIVING AREA	687 SQ FT	63.82 M ²
BALCONY	82 SQ FT	7.61 M ²
TOTAL	769 SQ FT	71.44 M ²



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TYPICAL 2-BEDROOM

RESIDENCE 17

2 BEDROOMS | 3 BATHS + DEN
LEVELS 20 - 47

LIVING AREA	1,149 SQ FT	106.74 M ²
BALCONY	105 SQ FT	9.75 M ²
TOTAL	1,254 SQ FT	116.50 M ²



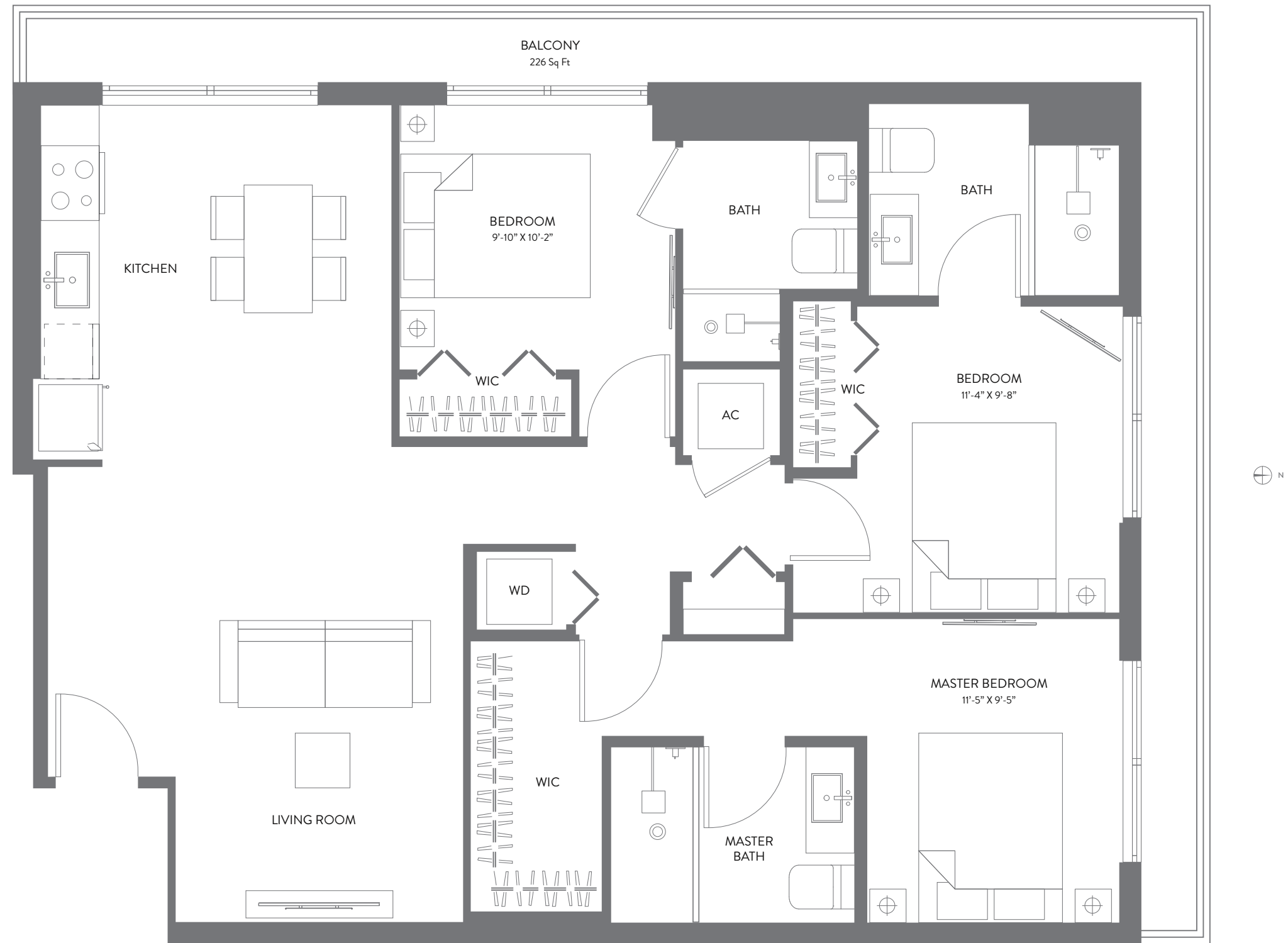
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TYPICAL 3-BEDROOM

RESIDENCE 01

3 BEDROOMS | 3 BATHS
LEVELS 14 - 47

LIVING AREA	1,307 SQ FT	121.42 M ²
BALCONY	226 SQ FT	20.99 M ²
TOTAL	1,533 SQ FT	142.42 M ²



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