

This is a Great Opportunity in Brickell City Centre!



Brickell City Centre: The Next Opportunity You've Been Waiting For

www.realmiamibeach.com

Current Incentive for Clients: 2 Years of Maintenance Fees & 10% Cash Back Rebate

Let's take Residences Reach 1404, Rise 1712, and Rise 2602 as examples (3 bedrooms, 3.5 bathrooms; Reach 1404 also has a large, spacious, square, enclosable den) as examples:

3 Bedrooms / 3.5 Bathrooms + DEN

192 Square Meters TOTAL = Interior + Exterior (2069 SF Total)
--166 Square Meters INTERIOR under AC (1782 SF)
+ 26 Square Meters EXTERIOR BALCONY (287 SF of Balcony)

10%: US \$110,000
\$1472 * 24 months = US \$35,328
Total Incentive: US \$145,328

As a percentage of US \$1,100,000 = 13.21%

Net Purchase Price: US \$954,672
Net Price per Square Foot: US \$536 per square foot

3 Bedrooms / 3.5 Bathrooms

Residence Reach 1404:
US \$1,100,000
Maintenance:
US \$1,472/month

202 Square Meters TOTAL Interior + Exterior (2173 SF Total)
--171 Square Meters under AC (1835 SF under AC)
+ 31 Square Meters of BALCONY (338 SF of Balcony)

10%: US \$119,500
\$1,399 * 24 months = US \$33,576
Total Incentive: US \$153,076

As a percentage of US \$1,195,000 = 12.81% Total Incentive

Net Purchase Price = US \$1,041,924
Net Price per Square Foot = US \$567.80 per SF

3 Bedrooms / 3.5 Bathrooms

Residence 1712:
US \$1,195,000
Maintenance:
US \$1,399/month

214 Square Meters TOTAL Interior + Exterior (2303 SF Total)
--172 Square Meters under AC (1853 SF under Air)
+ 42 Square Meters of BALCONY (450 SF of Balcony)

10%: US \$132,900
\$1,425 * 24 months = US \$34,200
Total Incentive: US \$167,100

As a percentage of US \$1,329,000 = 12.57% Total Incentive

Net Purchase Price = US \$1,161,900
Net Price per Square Foot = US \$627 per SF

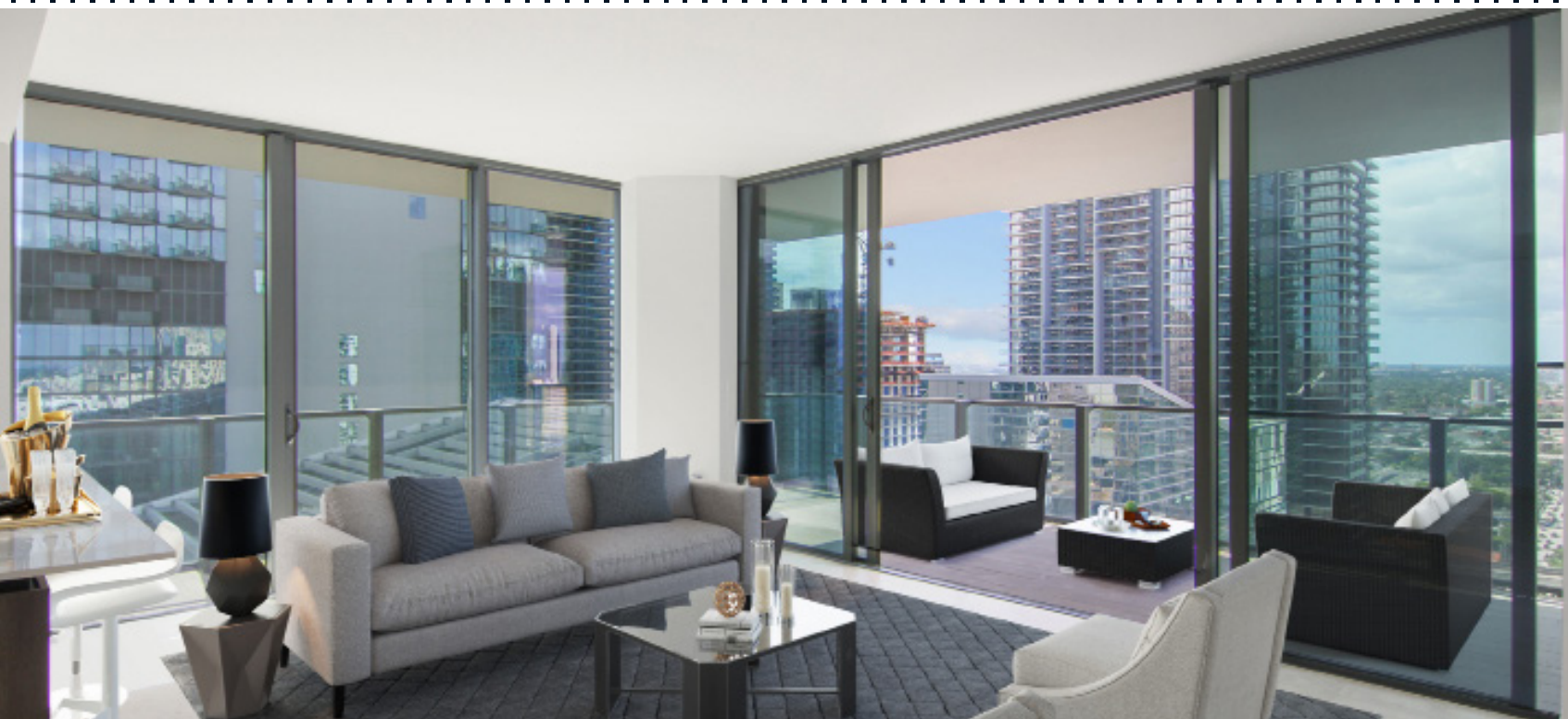
Residence 2602:
US \$1,329,000
Maintenance:
US \$1,425/month

We look forward to working with you & your referrals.

Madeleine Romanello Group
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Available Now in Miami



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Do You Love to Shop?

Half a million square feet of fashion and five levels of the world's best designer stores creates the ultimate shopper's paradise.

Enjoy the Finer Things in Life?

Live like royalty with biometric technology elevators, floor-to-ceiling windows, pre-wired modern Italian kitchens, quartz stone counter and imported marble floors.



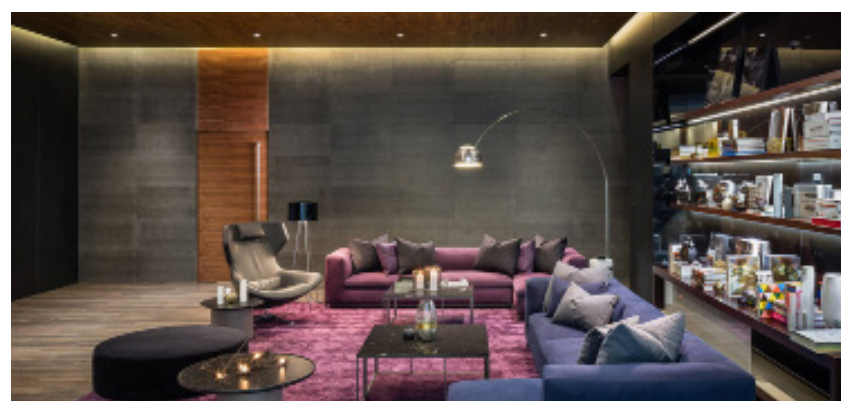
Do You Care About the Environment?

Brickell City Centre's Climate Ribbon is a dynamic, artistic element that harnesses the natural environment improving the microclimate of the space using passive energy design strategies.



Work Hard & Play Hard?

Urban location for an easy commute to work & unwind on the weekend on the expansive amenities deck or enjoy a night out dining in one of the world-class restaurants right at your fingertips.



Covet Privacy?

Exclusive living is sought by many, attained by few. This spacious unit will be your private retreat when you crave a quiet night at home with those who mean the most to you.

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