

RESIDENCE 05

2 Bedrooms
Den
2 Bathrooms
1 Powder Room

LEVEL 19-36

Interior: 1,384 FT² | 129 M²

Terrace: 833 FT² | 77 M²

LEVEL 38-54

Interior: 1,400 FT² | 130 M²

Terrace: 832 FT² | 77 M²

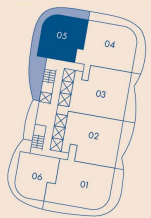
LEVEL 55-61

Interior: 1,391 FT² | 129 M²

Terrace: 858 FT² | 80 M²



BRICKELL SKYLINE



BISCAYNE BAY

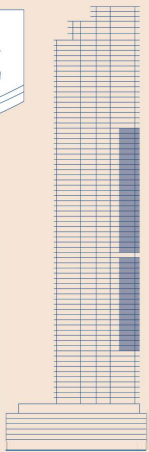
SIMPSON PARK



NOT TO SCALE

MAST
CAPITAL

Setback requirements and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and is four feet 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 spaces between the perimeter walls and excludes all exterior structural components and other common elements). This method is generally used to verify materials and is provided to allow a prospective buyer to compare the Unit with units in other condominium projects that utilize the same method for their reference. As with all Units, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth as Exhibit "D" to the Declaration. Measurements of units set forth on this floor plan are generally taken at the farther points of each given room (as the room when a perfect rectangle), without regard for any columns 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 reflect the final plans and specifications for the development. All depictions of appliances, fixtures, cabinetry, lighting, floor coverings and other features of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY: This complete offering home sale is a CIPRIANI application available from the office, FIA NO. CIPRIANI-00069. Warning: The California Department of Real Estate has not inspected, approved, or qualified the offering. Registration certificate File NO. 1794398C-00069. This indentment is a solicitation for the sale of units in 1425 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-2003. CIPRIANI & REYES PLLC shall not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall CIPRIANI & REYES PLLC be liable for any claims, third-party, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.



RESIDENCE 04

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

Interior: 1,846 FT² | 171 M²

Terrace: 515 FT² | 48 M²

LEVEL 38-54

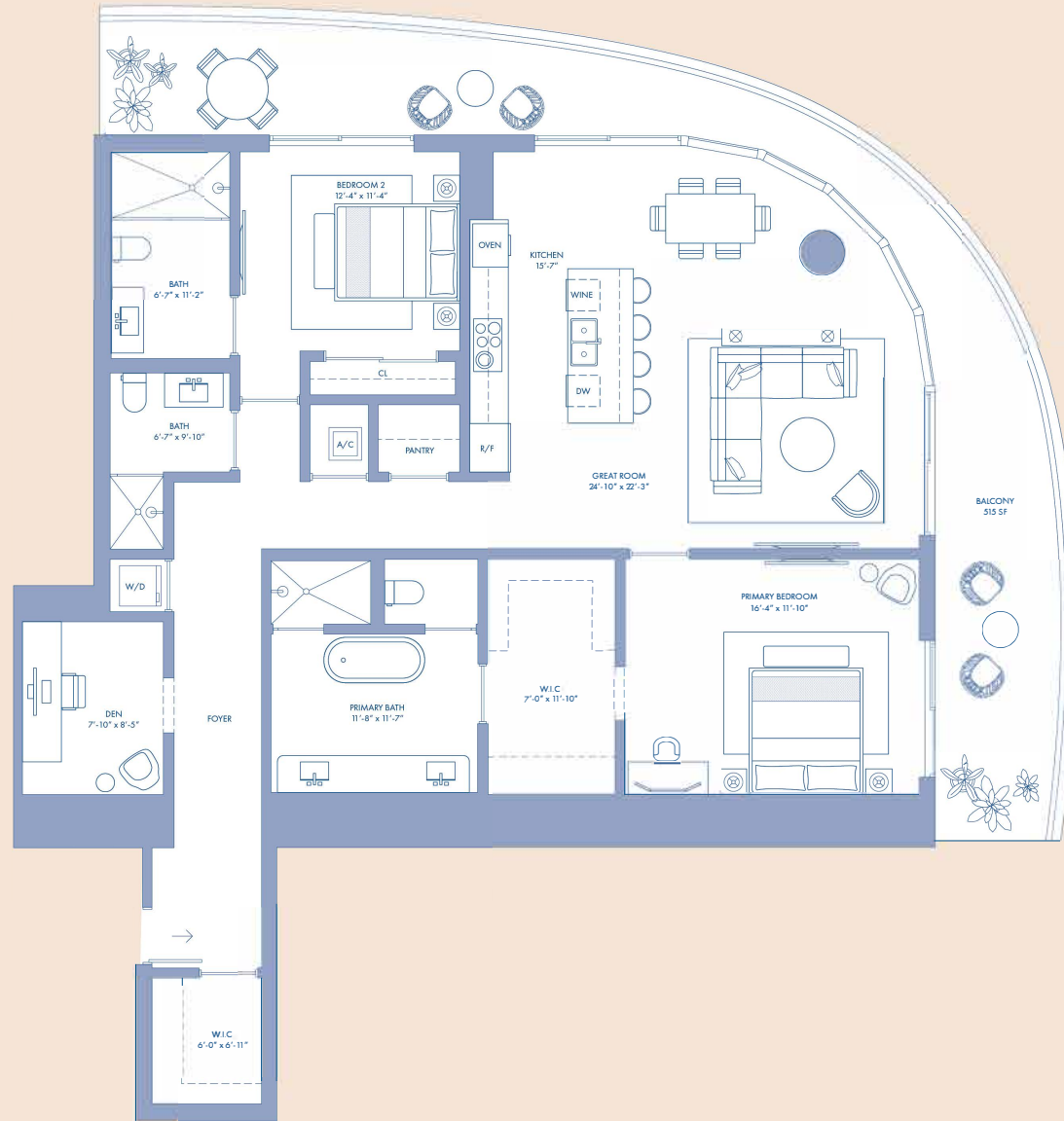
Interior: 1,872 FT² | 174 M²

Terrace: 515 FT² | 48 M²

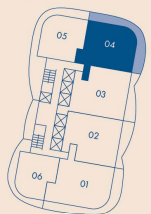
LEVEL 55-61

Interior: 1,861 FT² | 173 M²

Terrace: 515 FT² | 48 M²



BRICKELL SKYLINE



BISCAYNE BAY

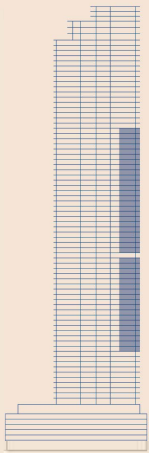
SIMPSON PARK



NOT TO SCALE

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Setback requires footage and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and is four feet 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 spaces between the perimeter walls and excludes all exterior structural components and other common elements). This method is generally used to make materials and is provided to allow a prospective buyer to compare the Unit's net area to other comparable projects that utilize the same method for their reference. The area of the Unit, as determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of areas set forth on this floor plan are generally taken at the farther points of each given room (as if the room were a perfect rectangle), without regard for any columns or recessions. 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 reflect the final plans and specifications for the development. All depiction of appliances, fixtures, cabinetry, lighting, floor coverings and other aspects of detail, including, without limitation, items of finish and decoration, are illustrative only and are not necessarily included in each Unit. EQUAL OPPORTUNITY NOTICE: This complex offering herein sets a CIPRIANI application available from the offering. FIA NO CIP23-0069. Warning: The California Department of Real Estate has not inspected, approved, or qualified this offering. Registration certificate file NO. 1794398C-00088. This instrument is a solicitation for the sale of units in 1420 31. Mast Avenue Condominium & N.J. Registration NO. 24-04-2005. Contact & Reyes PLLC shall not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Mast Capital & Reyes PLLC be liable for any claims, third-party, incidental, special, or consequential damages arising out of any failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.



RESIDENCE 03

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

Interior: 2,167 FT² | 201 M²

Terrace: 280 FT² | 26 M²

LEVEL 38-54

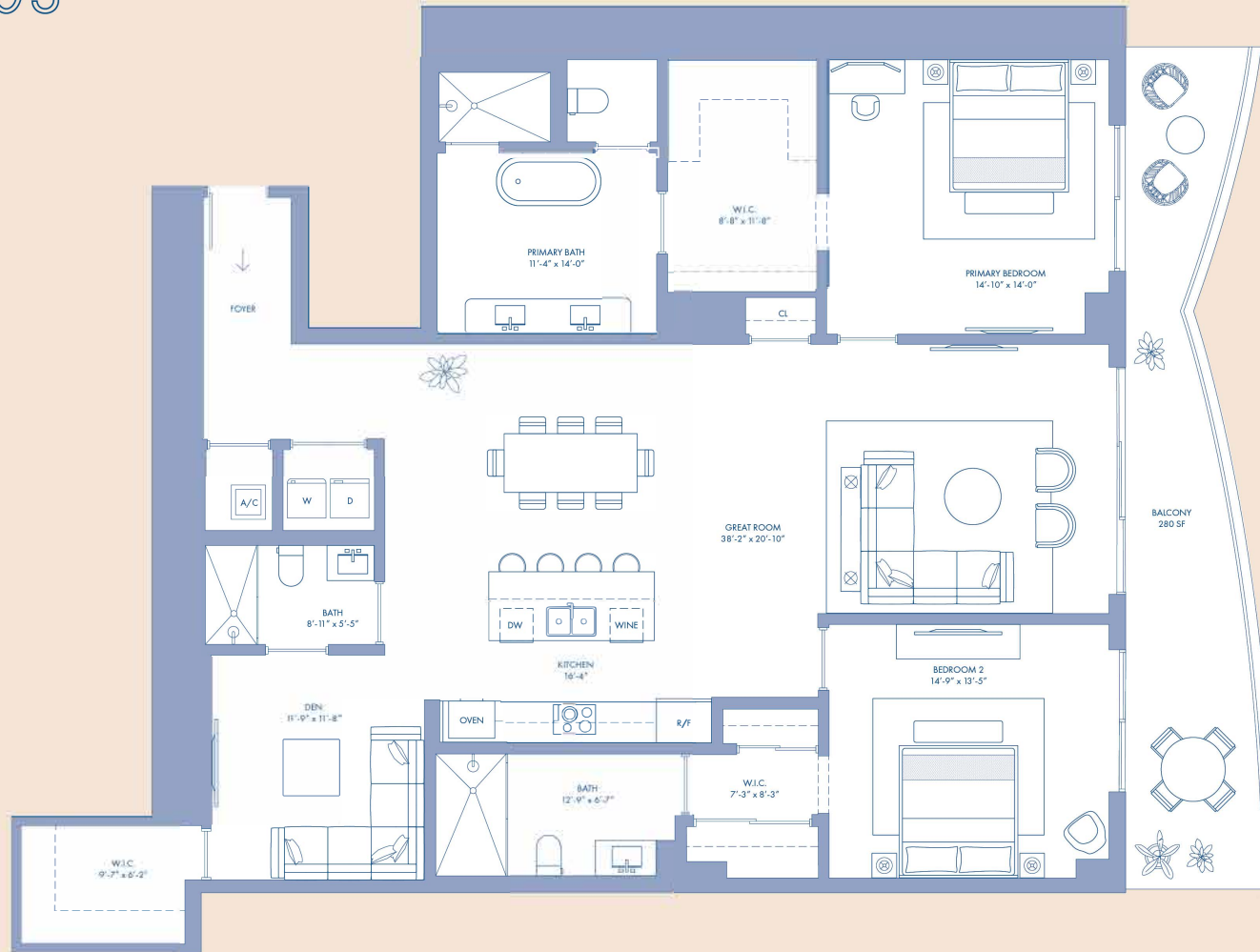
Interior: 2,142 FT² | 199 M²

Terrace: 280 FT² | 26 M²

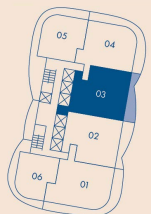
LEVEL 55-61

Interior: 2,151 FT² | 200 M²

Terrace: 280 FT² | 26 M²



BRICKELL SKYLINE



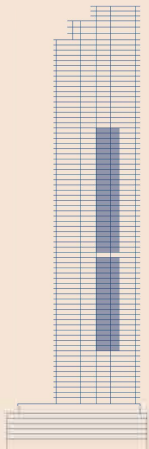
BISCAYNE BAY



NOT TO SCALE

MAST
CAPITAL

Setback requirements and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and is four feet 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 spaces between the perimeter walls and excludes all exterior structural components and other common elements). This method is generally used to estimate materials and is provided to allow a prospective buyer to compare the Unit with units in other developments. Plans that differ from the same method for your reference. All areas are subject to the Declaration. Measurements of units 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 columns 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 necessarily reflect the final plans and specifications for the development. All depiction of appliances, cabinets, walls, floor coverings and other matters of detail, including, without limitation, type of finish and dimensions, are conceptual only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY: This complete offering memorandum is a CD, if applicable, and is subject to the offer. FIA NO. CPE23-0069. Warning: The California Department of Real Estate has not inspected, approved, or qualified this offering. Registration certificate No. 1794399C-DC088. This advertisement is a solicitation for the sale of units in 1412 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-20038. Conrail & Reyes PLLC shall not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Conrail & Reyes PLLC be liable for any claims, third-party, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.



RESIDENCE 02

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-36

Interior: 2,088 FT² | 194 M²

Terrace: 281 FT² | 26 M²

LEVEL 38-54

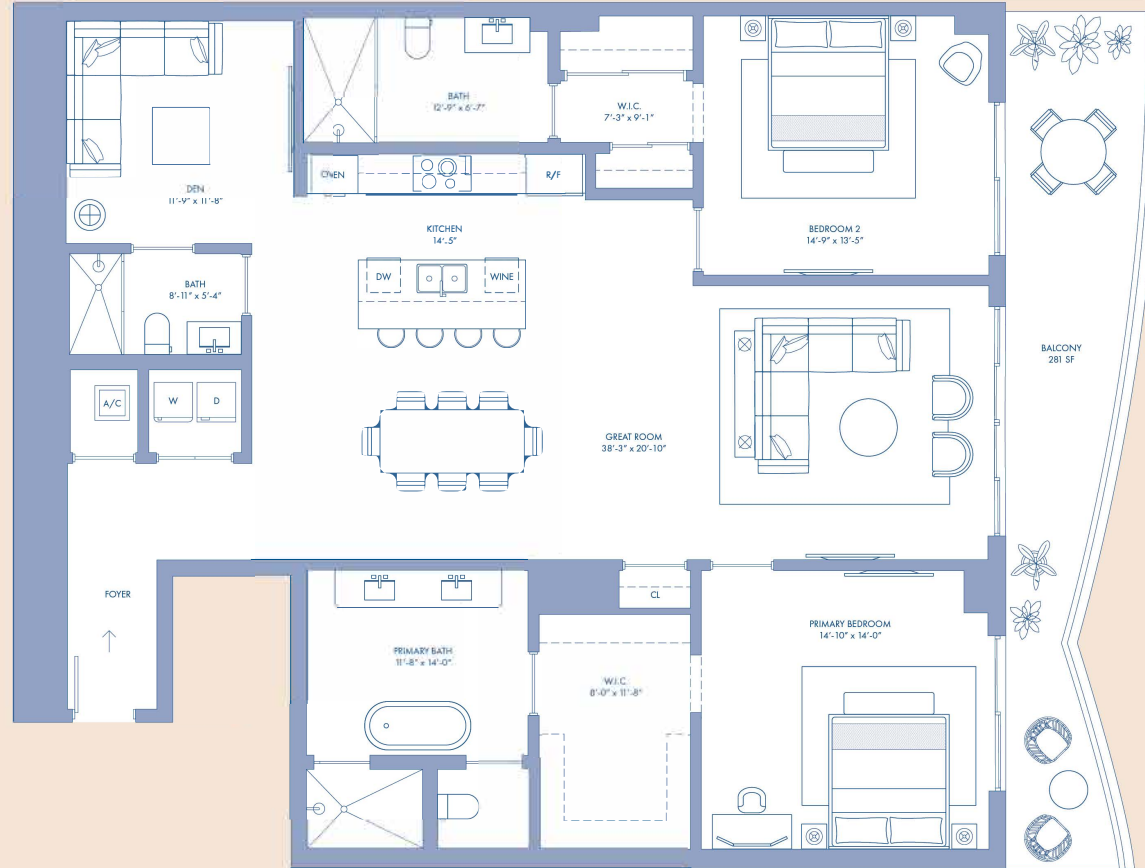
Interior: 2,070 FT² | 192 M²

Terrace: 282 FT² | 26 M²

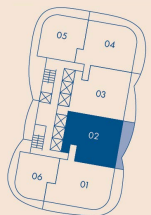
LEVEL 55-61

Interior: 2,079 FT² | 193 M²

Terrace: 282 FT² | 26 M²



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

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Setback square footage and dimensions are measured to the exterior face of the exterior walls and the centerline of interior dividing walls, with a four-foot fire 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 spaces between the perimeter walls and excludes all exterior structural components and other common elements). This method is generally used to assess materials and is provided to allow a prospective buyer to compare the Unit with units in other condominium projects that follow the same method for their reference. As shown on the Unit, determined in accordance with those defined on boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of units set forth on this floor plan are generally taken at the farther points of each given room (as if the room were a perfect rectangle), without regard for any columns 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 floor plans. Specifications and other development plans are subject to change and will not necessarily necessarily reflect the final plans and specifications for the development. All depictions of appliances, fixtures, and other items are for illustrative purposes only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY: This complete offering memorandum is a CD, if applicable, requires the form of offer. FIA NO. CPE23-0069. Warning: the California Department of Real Estate has not inspected, approved, or qualified this offering. Registration certificate No. 1794399C-100580. This investment is a solicitation for the sale of units in 1425 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-20035. Contact & Reyes PLIC shall not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Contact & Reyes PLIC be liable for any claims, third-party, incidental, special, or consequential damages arising out of or from your failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.

