



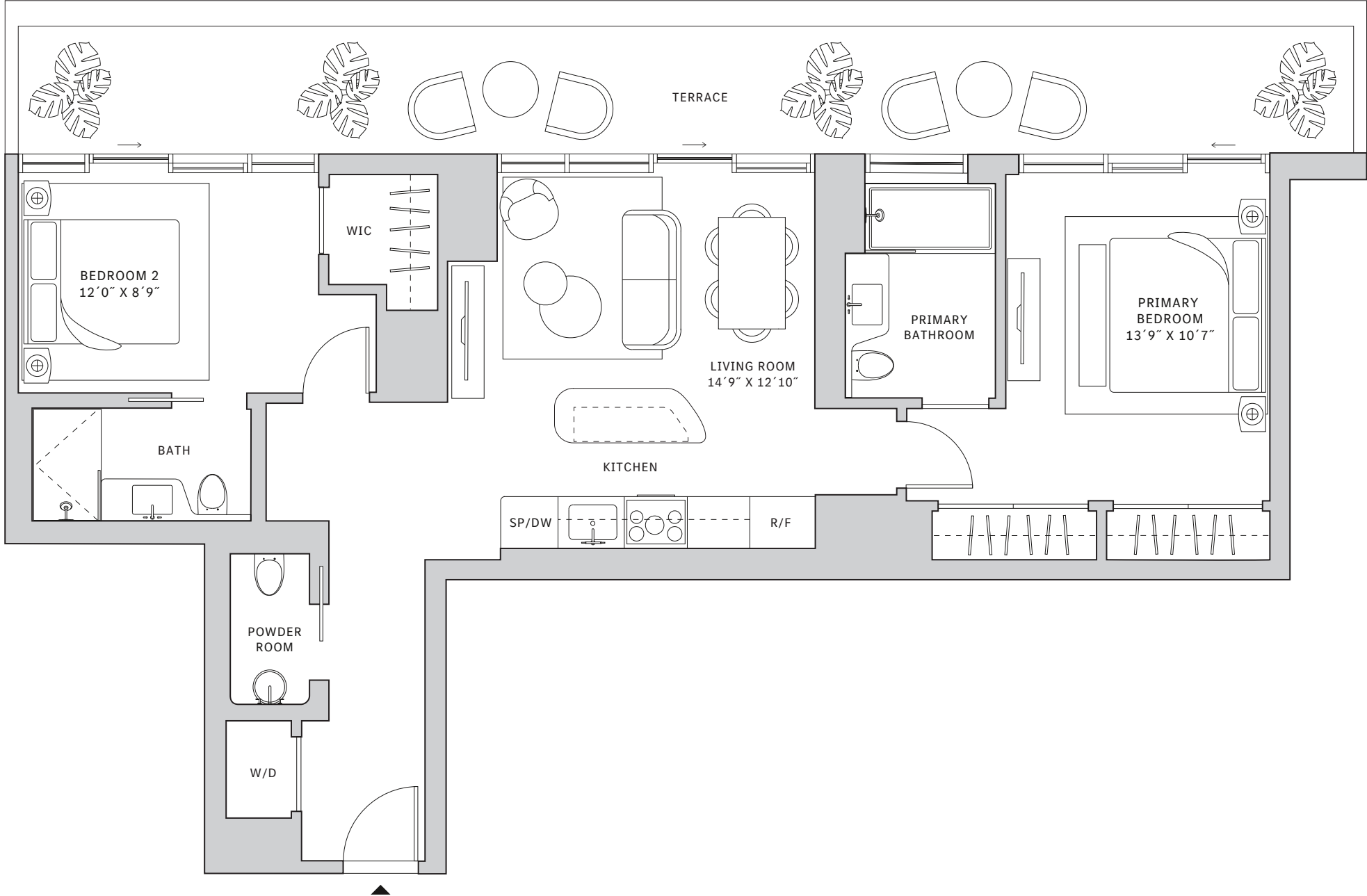
# Residence 02

FLOORS 42-51

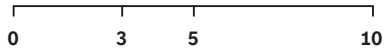
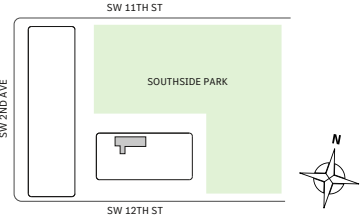
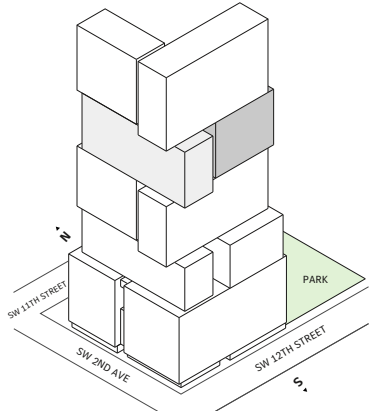
- South tower
- 2 Bedrooms
- 2 Bathrooms
- 1 Powder Room
- Interior: 1,091 sq ft | 101.36 m<sup>2</sup>
- Terrace: 295 sq ft | 27.41 m<sup>2</sup>

### FEATURES

- Two-bedroom residence with North exposure overlooking Southside Park
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



Developed by JDS DEVELOPMENT GROUP

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS SET FORTH IN EXHIBIT 3 TO THE DECLARATION OF THE CONDOMINIUM. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THIS ADVERTISEMENT IS MADE PURSUANT TO COOPERATIVE POLICY STATEMENT #12, FILE NO. CP24-0025, ISSUED BY THE NEW YORK STATE DEPARTMENT OF LAW. THE COMPLETE OFFERING TERMS ARE IN A PROSPECTUS AVAILABLE FROM OFFEROR. OFFEROR: 191 SW 12 OWNER LLC, 120 NE 27TH STREET, STE. 200, MIAMI, FL 33137.



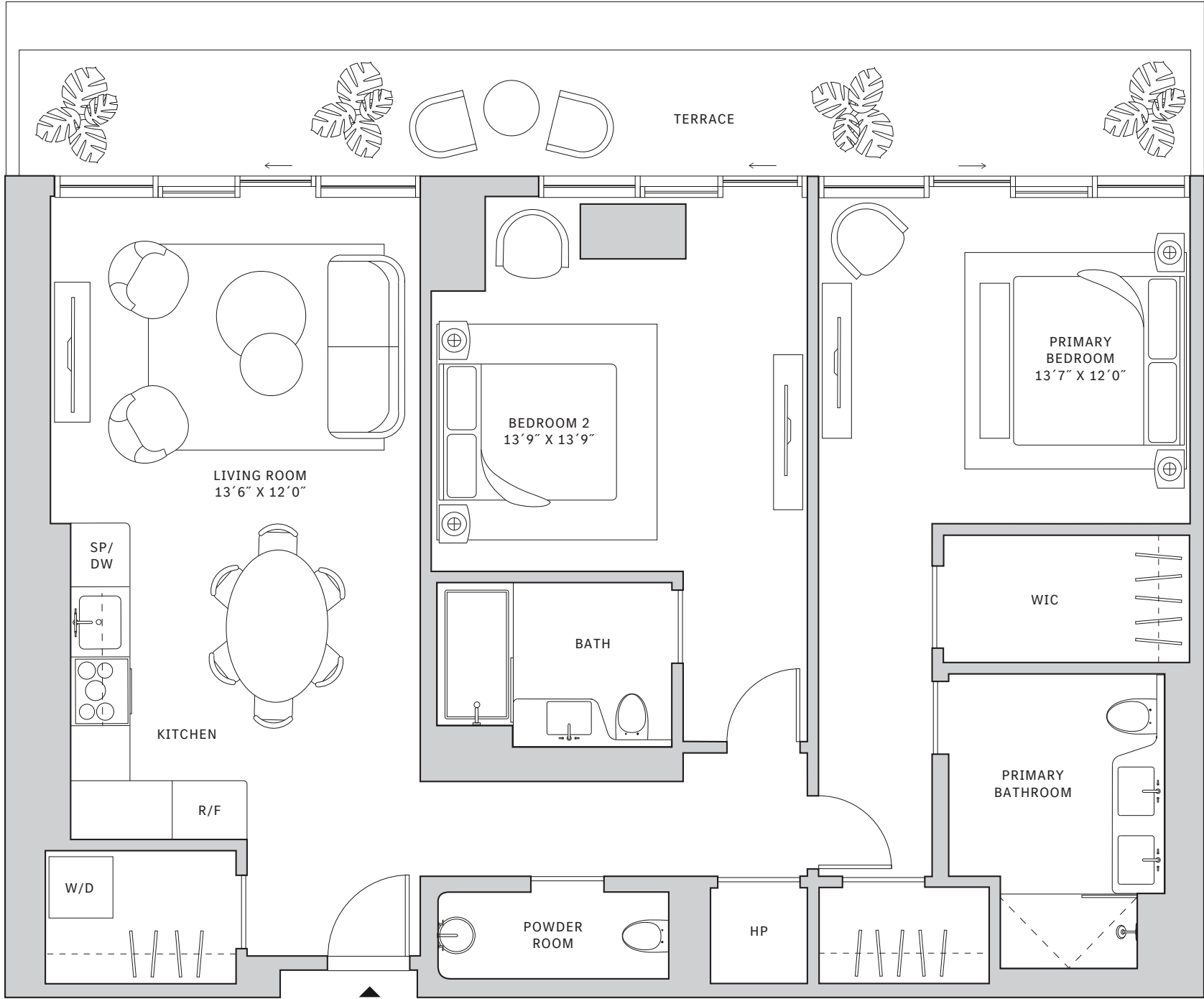
# Residence 02

## FLOOR 53

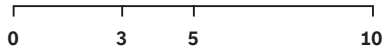
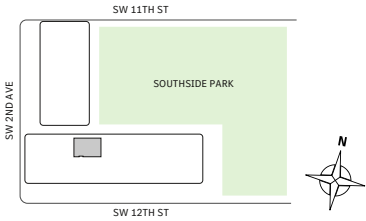
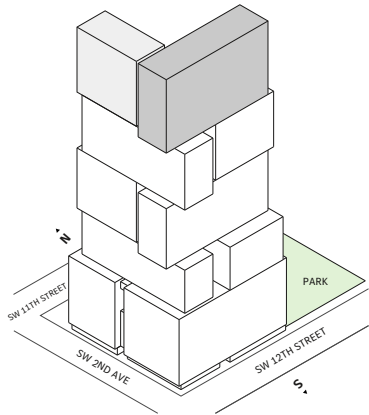
- South tower
- 2 Bedrooms
- 2 Bathrooms
- 1 Powder Room
- Interior: 1,332 sq ft | 123.75 m<sup>2</sup>
- Terrace: 245 sq ft | 22.76 m<sup>2</sup>

### FEATURES

- Two-bedroom residence with North exposure overlooking Southside Park
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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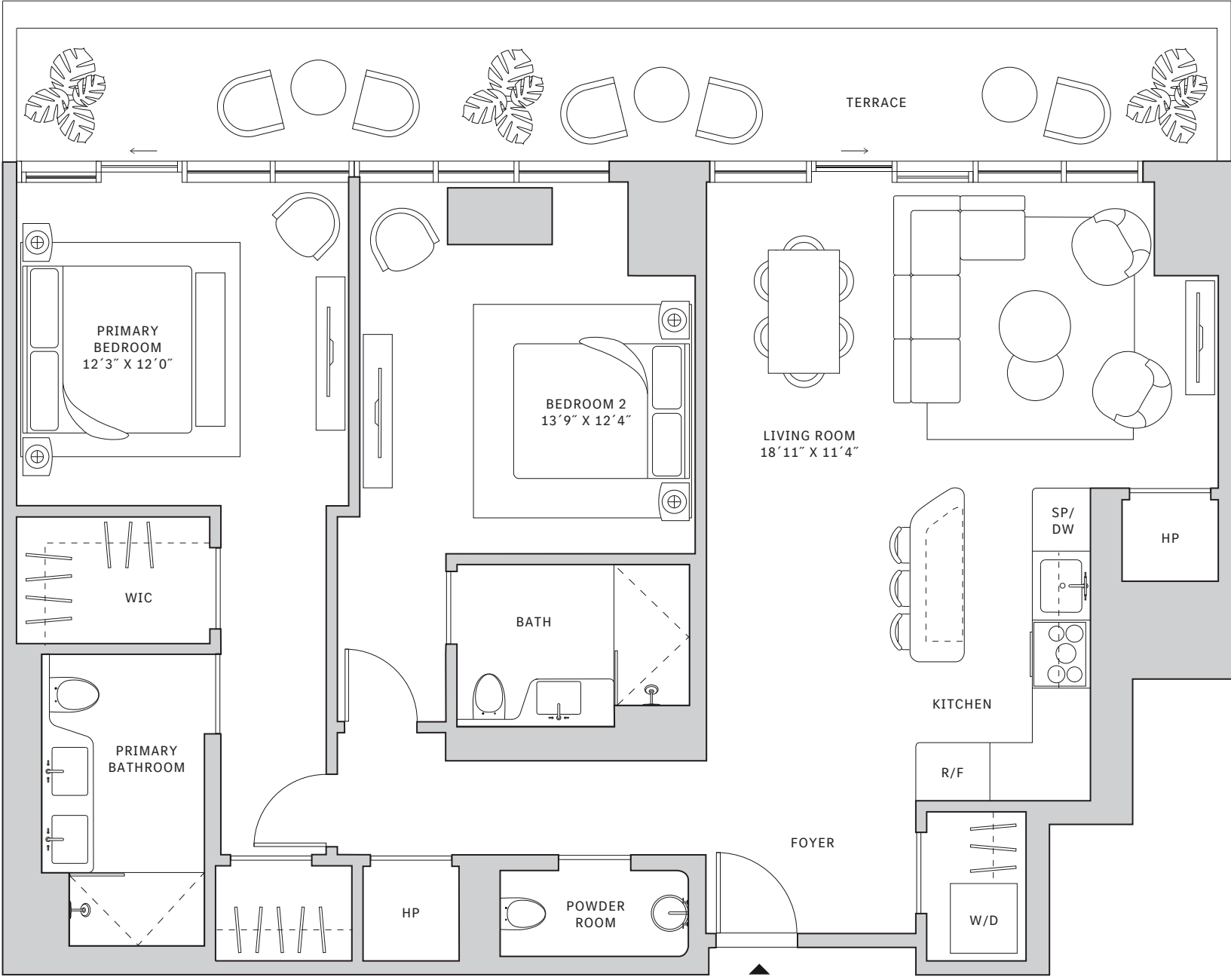
# Residence 03

## FLOOR 53

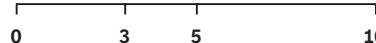
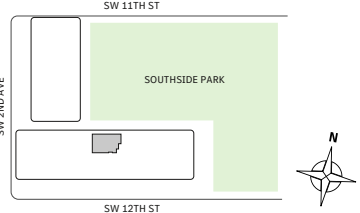
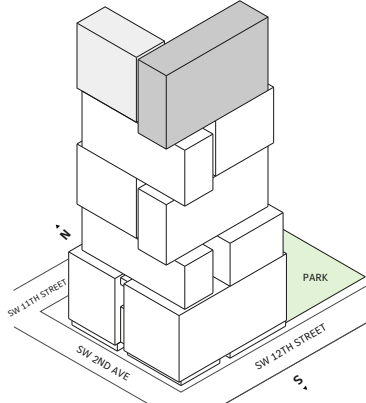
- South tower
- 2 Bedrooms
- 2 Bathrooms
- 1 Powder Room
- Interior: 1,278 sq ft | 118.73 m<sup>2</sup>
- Terrace: 247 sq ft | 22.95 m<sup>2</sup>

### FEATURES

- Two-bedroom residence with North exposure overlooking Southside Park
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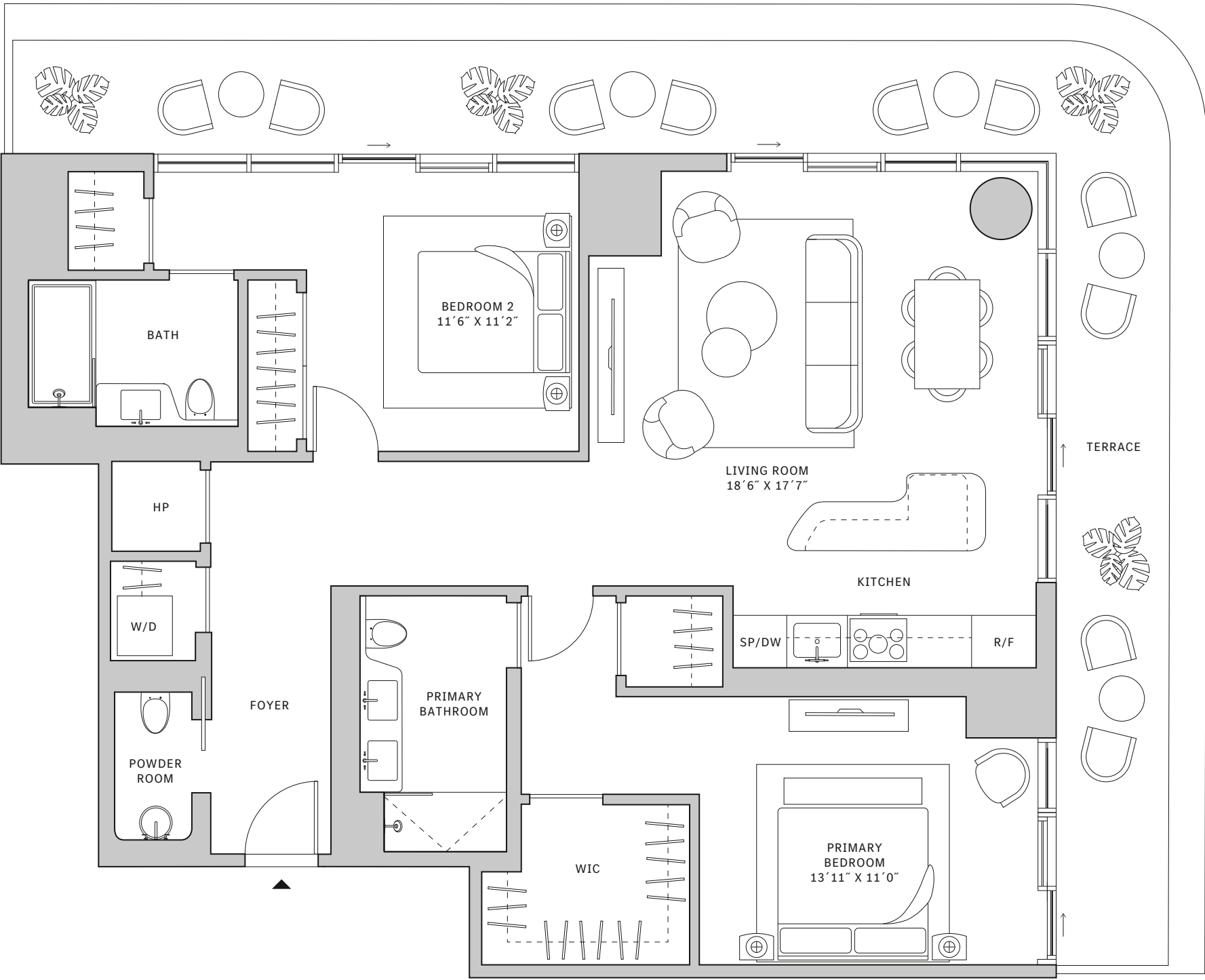
# Residence 04

**FLOOR 42**

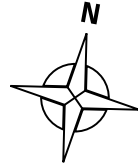
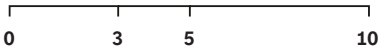
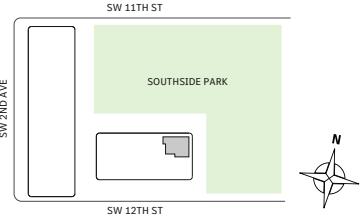
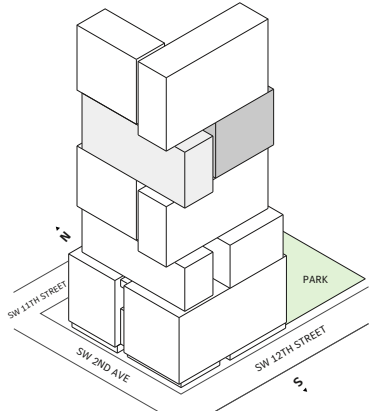
- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ 1 Powder Room
- ▲ Interior: 1,307 sq ft | 121.42 m<sup>2</sup>
- ▲ Terrace: 445 sq ft | 41.34 m<sup>2</sup>

**FEATURES**

- ▲ Corner two-bedroom residence with North and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



NORTH



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# Residence 04

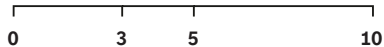
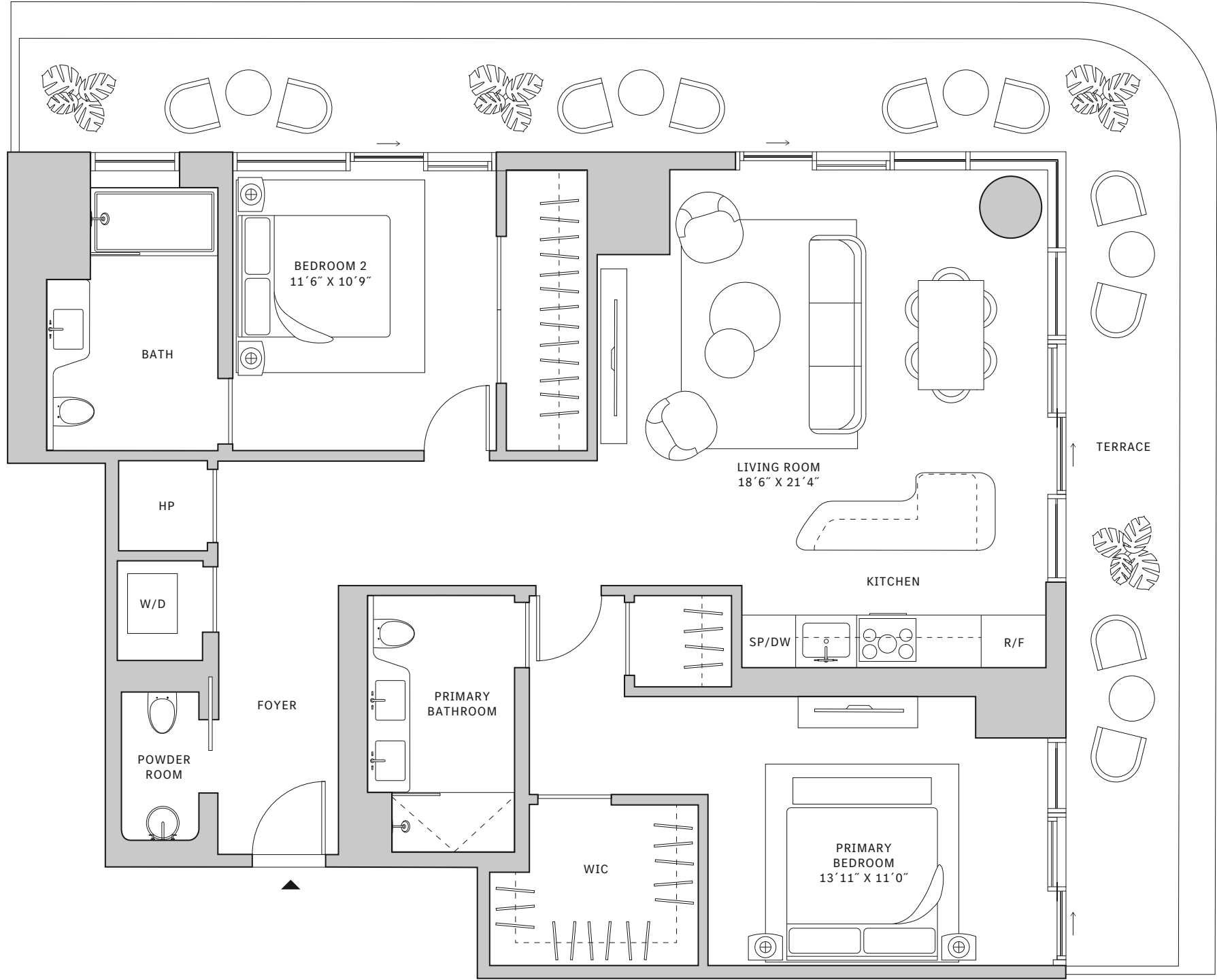
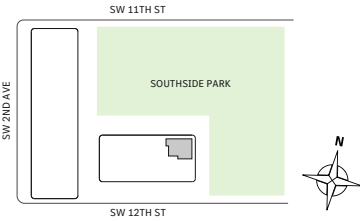
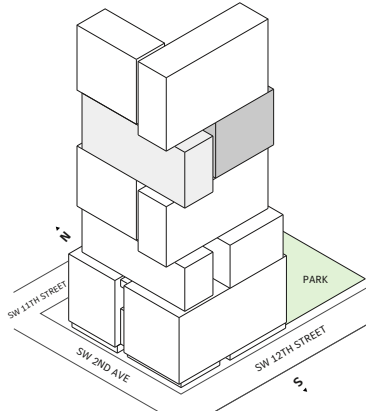
FLOORS 43-50

- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ 1 Powder Room
- ▲ Interior: 1,307 sq ft | 121.42 m<sup>2</sup>
- ▲ Terrace: 445 sq ft | 41.34 m<sup>2</sup>

**FEATURES**

- ▲ Corner two-bedroom residence with North and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace

NORTH



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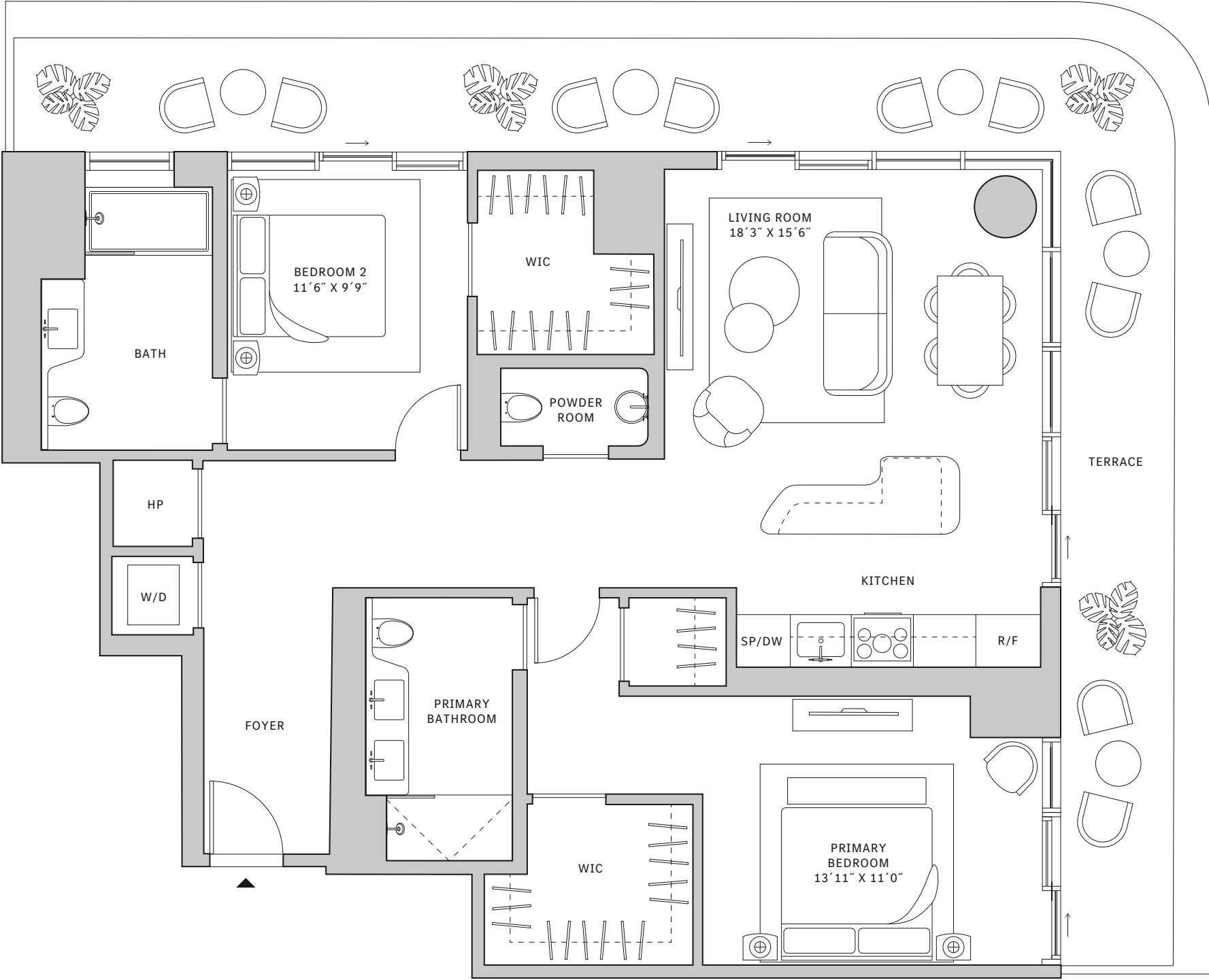
# Residence 04

## FLOOR 51

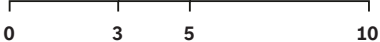
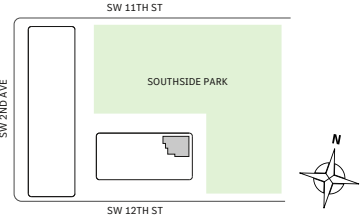
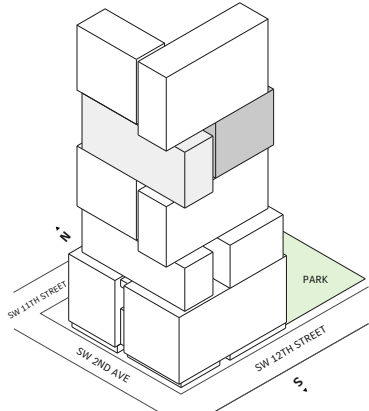
- South tower
- 2 Bedrooms
- 2 Bathrooms
- 1 Powder Room
- Interior: 1,273 sq ft | 118.27 m<sup>2</sup>
- Terrace: 445 sq ft | 41.34 m<sup>2</sup>

### FEATURES

- Corner two-bedroom residence with North and East exposure overlooking Southside Park
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



NORTH



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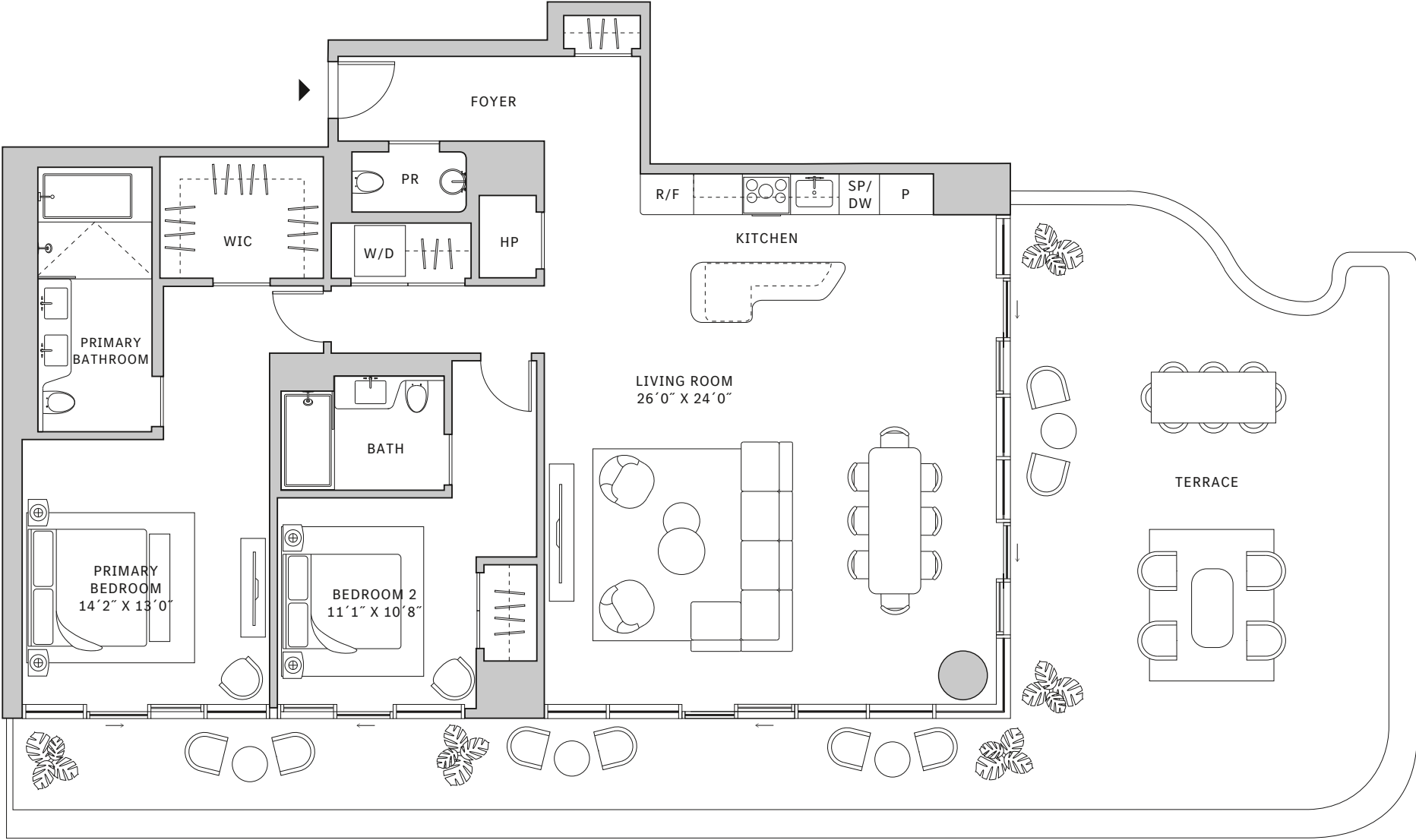
# Residence 06

## FLOOR 52

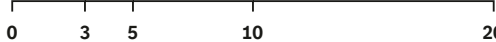
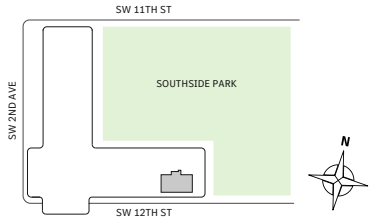
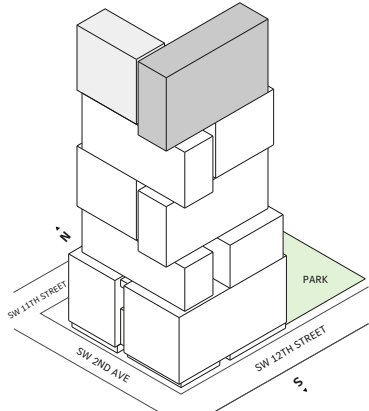
- ^ South tower
- ^ 2 Bedrooms
- ^ 2 Bathrooms
- ^ 1 Powder Room
- ^ Interior: 1,713 sq ft | 159.14 m<sup>2</sup>
- ^ Terrace: 1,013 sq ft | 94.11 m<sup>2</sup>

### FEATURES

- ^ Corner two-bedroom residence with South and East exposure overlooking Southside Park
- ^ 10' floor-to ceiling windows and sliding glass doors with direct access to an expansive wrap-around terrace



NORTH



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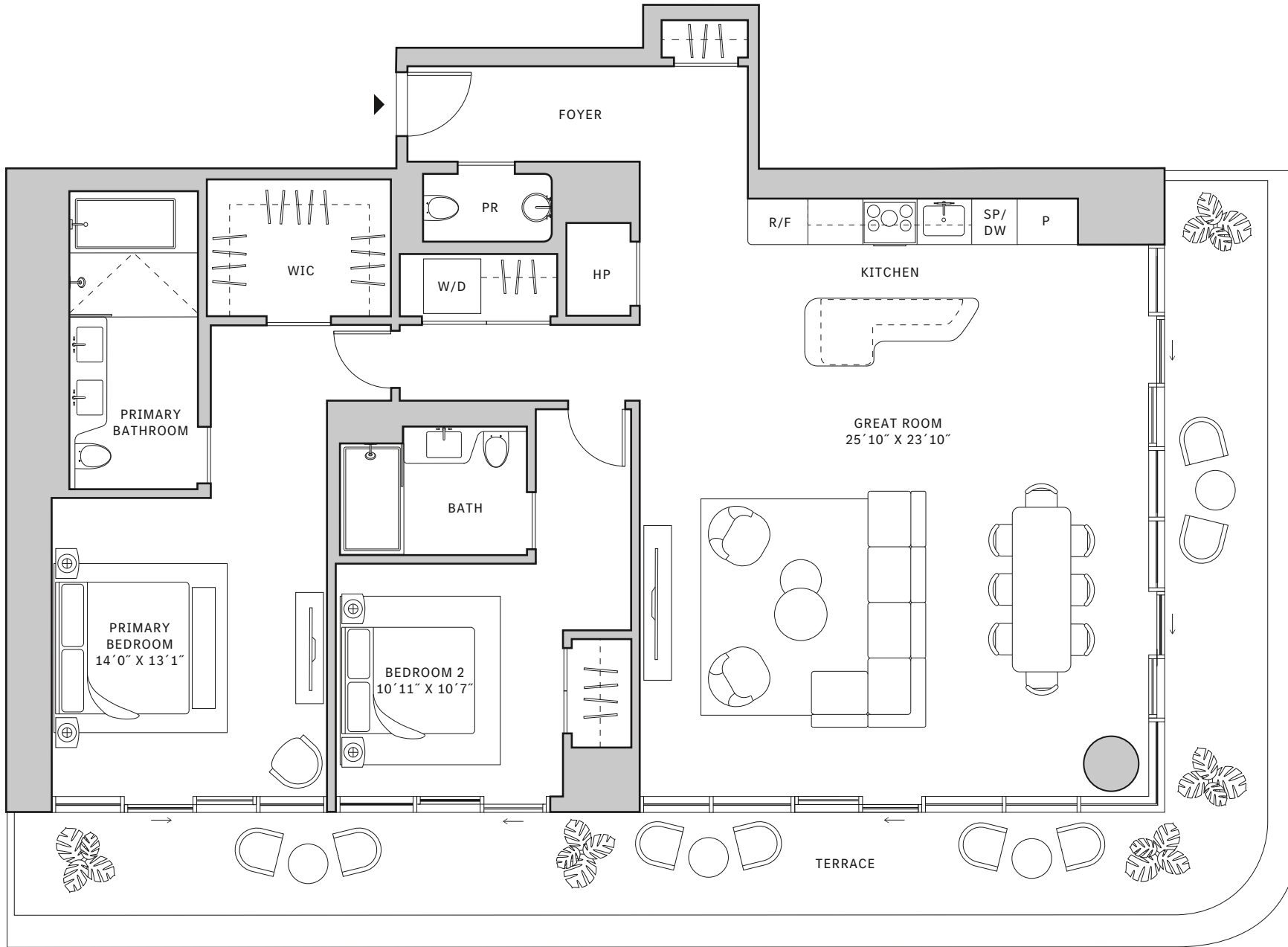
# Residence 06

## FLOOR 53

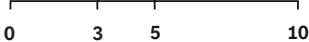
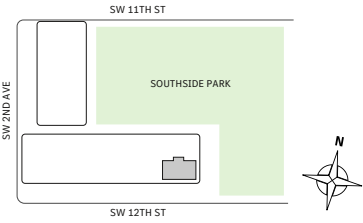
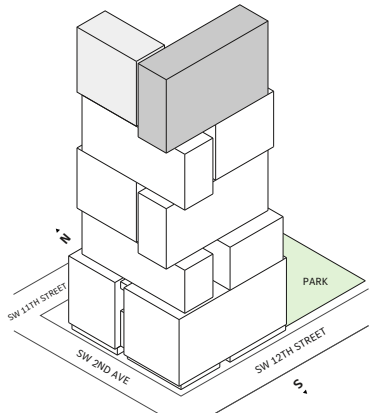
- ^ South tower
- ^ 2 Bedrooms
- ^ 2 Bathrooms
- ^ 1 Powder Room
- ^ Interior: 1,707 sq ft | 158.59 m<sup>2</sup>
- ^ Terrace: 474 sq ft | 44.04 m<sup>2</sup>

### FEATURES

- ^ Corner two-bedroom residence with South and East exposure overlooking Southside Park
- ^ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



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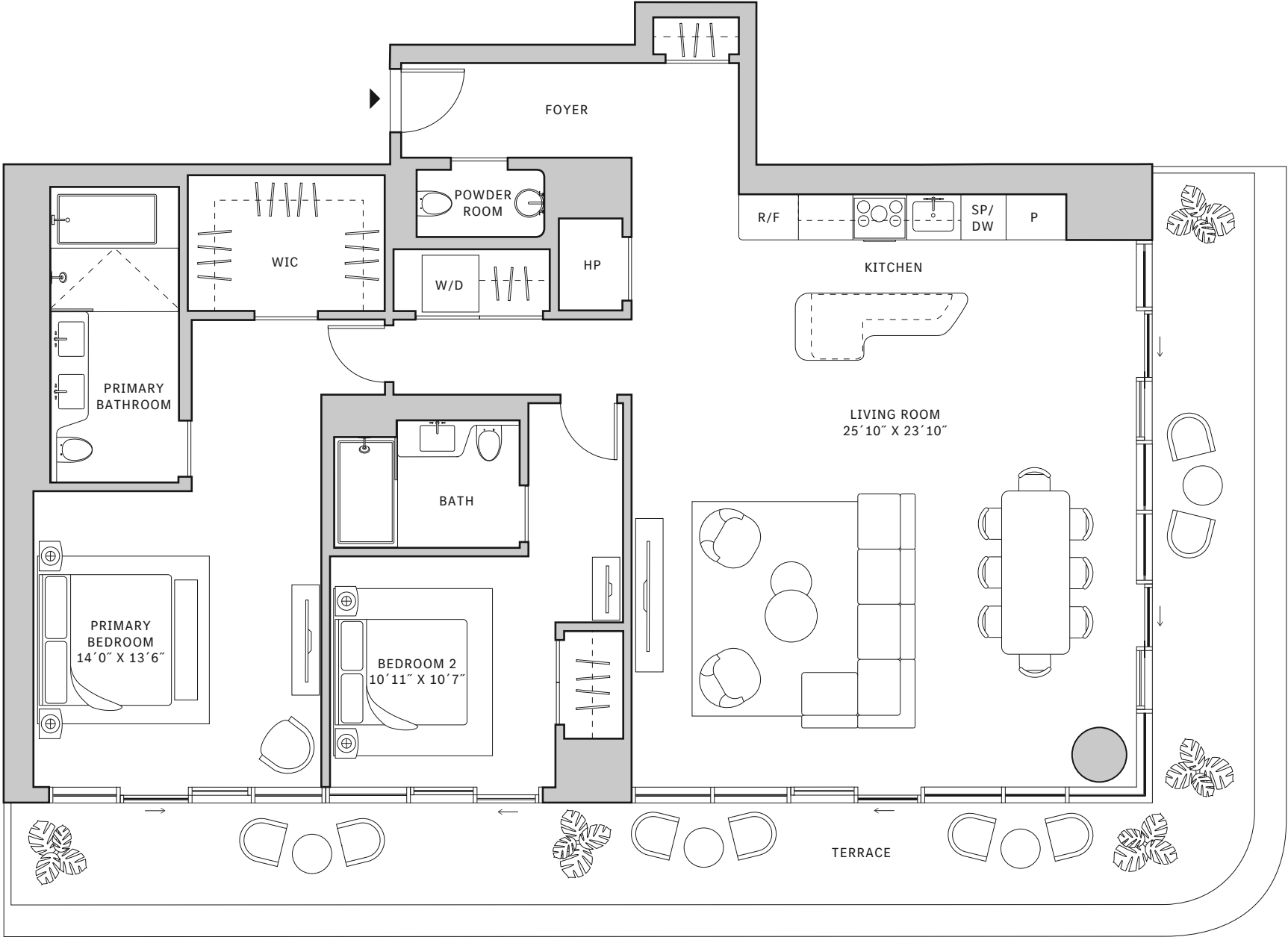
# Residence 06

FLOORS 54-63

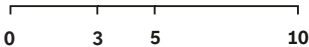
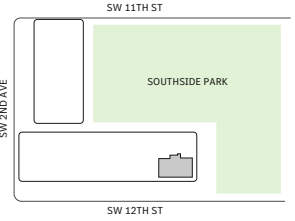
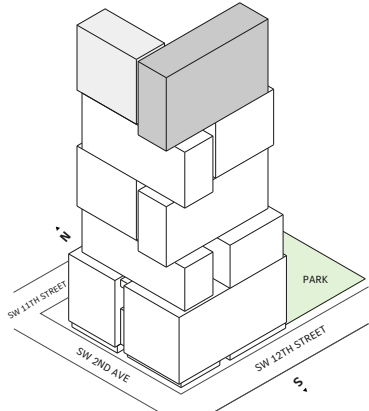
- ^ South tower
- ^ 2 Bedrooms
- ^ 2 Bathrooms
- ^ 1 Powder Room
- ^ Interior: 1,718 sq ft | 159.61 m<sup>2</sup>
- ^ Terrace: 477 sq ft | 44.31 m<sup>2</sup>

### FEATURES

- ^ Corner two-bedroom residence with South and East exposure overlooking Southside Park
- ^ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



NORTH



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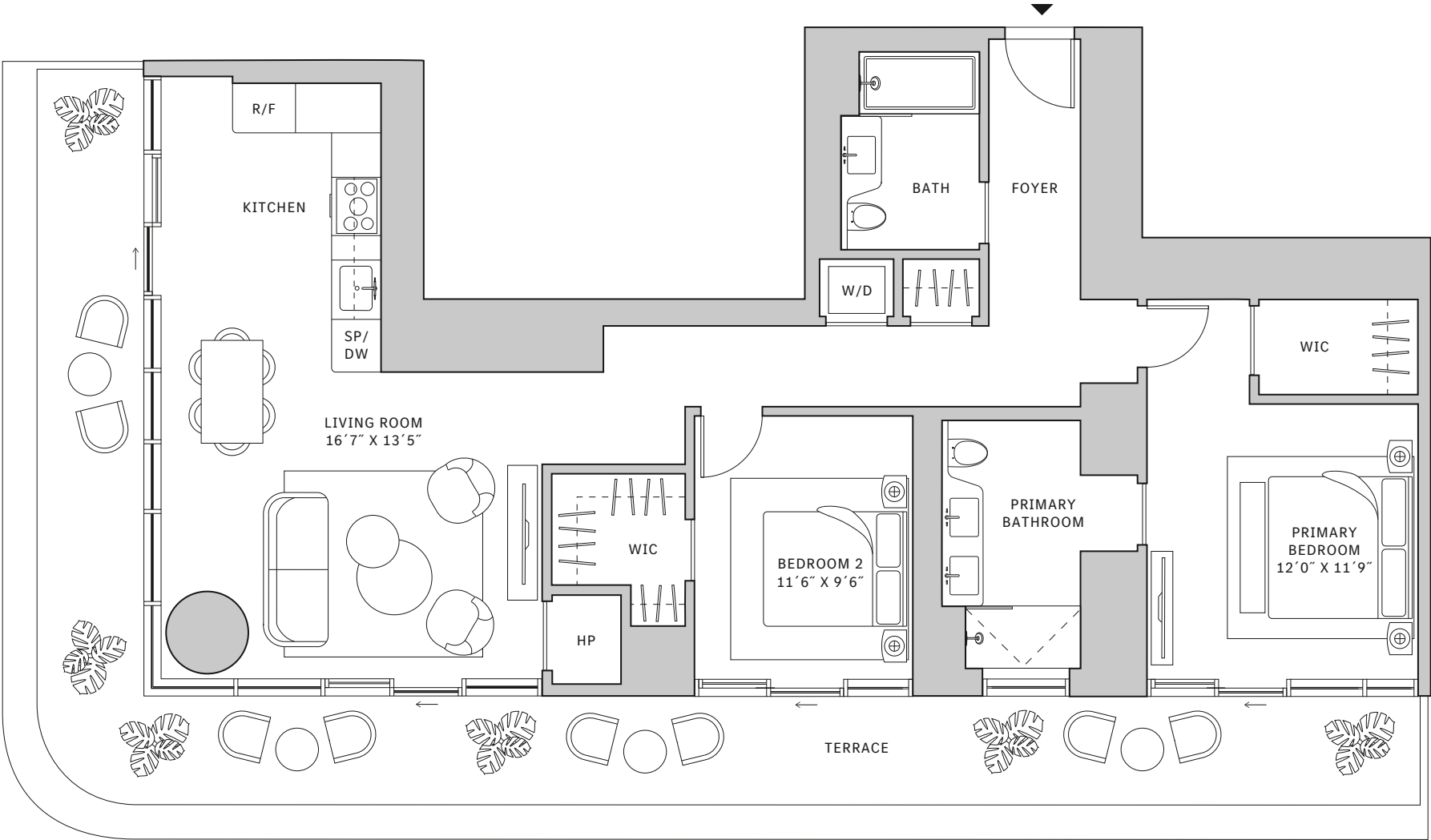
# Residence 07

FLOORS 42-50

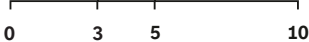
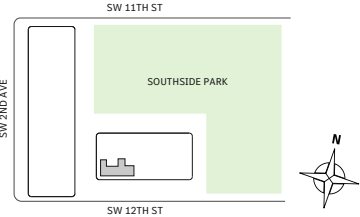
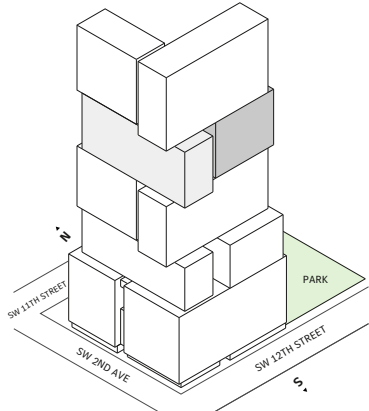
- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,279 sq ft | 118.82 m<sup>2</sup>
- Terrace: 480 sq ft | 44.49 m<sup>2</sup>

### FEATURES

- Corner two-bedroom residence with South and West exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



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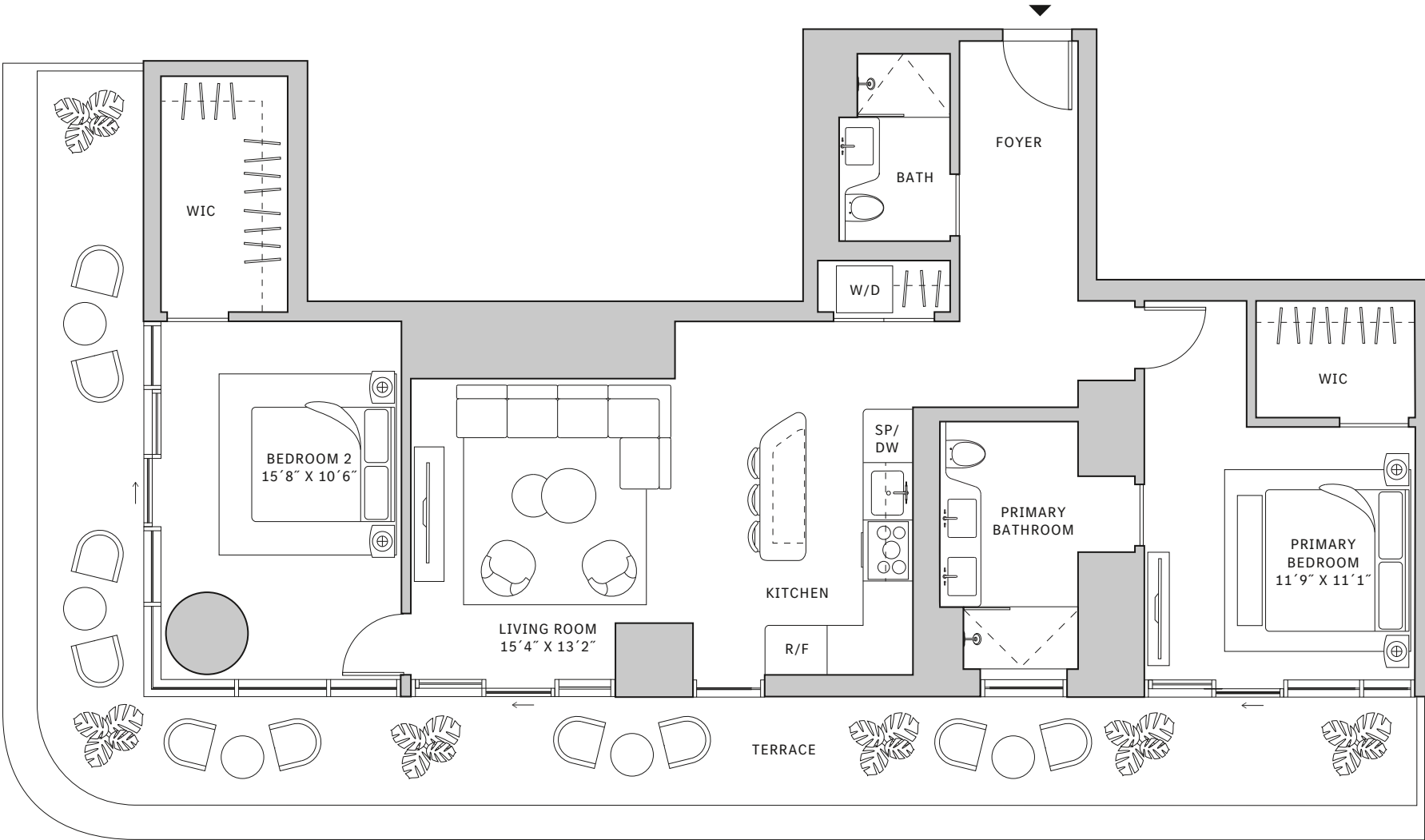
# Residence 07

## FLOOR 51

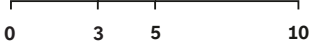
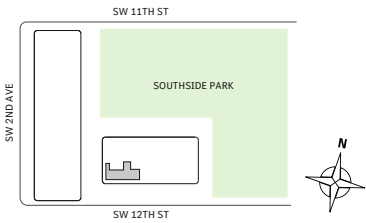
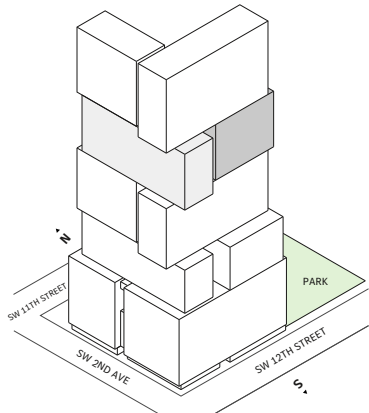
- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,229 sq ft | 114.18 m<sup>2</sup>
- Terrace: 480 sq ft | 44.59 m<sup>2</sup>

### FEATURES

- Corner two-bedroom residence with South and West exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



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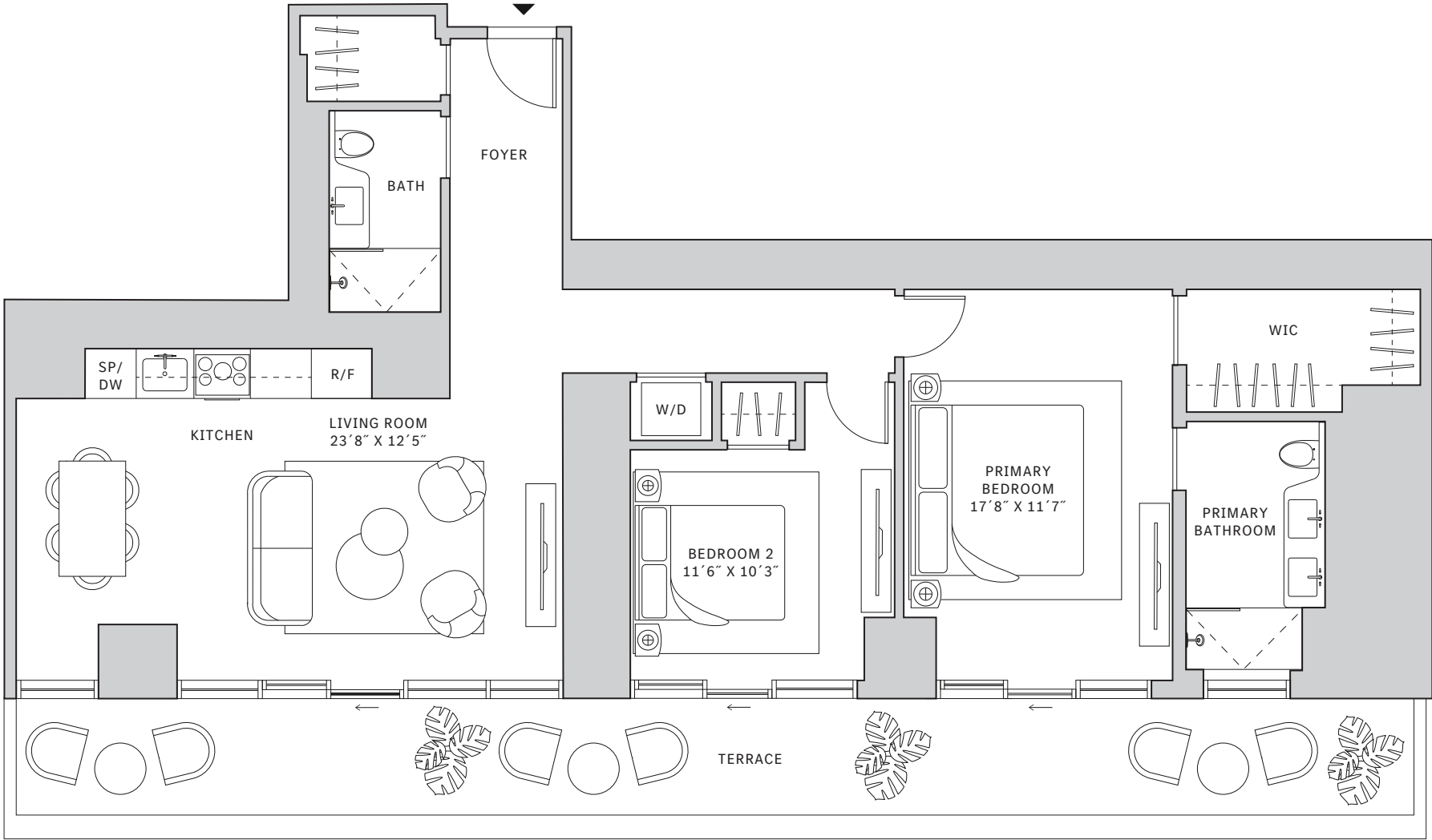
# Residence 07

## FLOOR 52

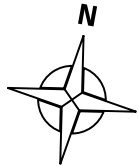
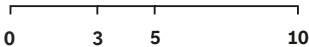
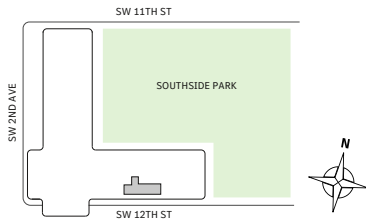
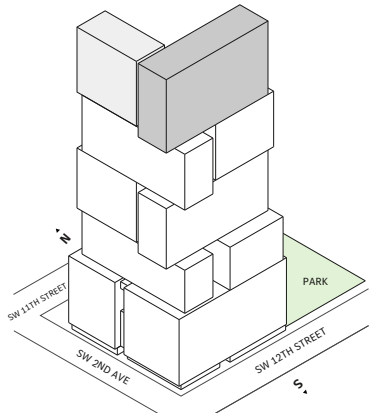
- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,325 sq ft | 123.1 m<sup>2</sup>
- Terrace: 335 sq ft | 31.12 m<sup>2</sup>

### FEATURES

- Two-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terraces



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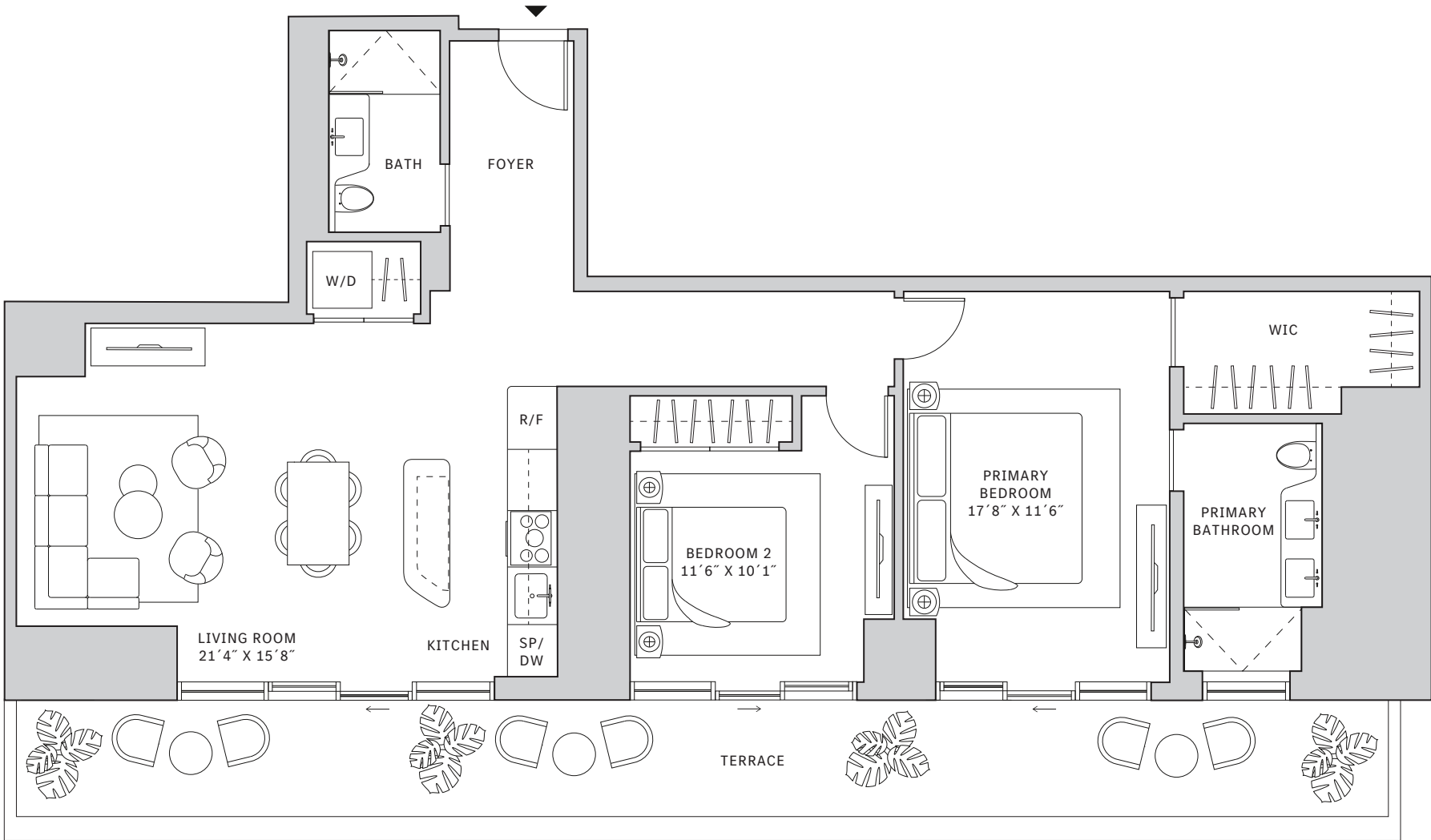
# Residence 07

**FLOORS 53**

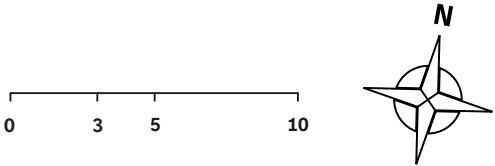
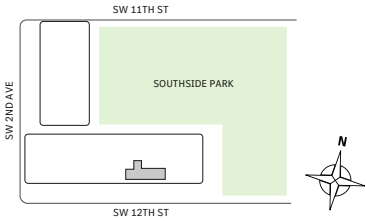
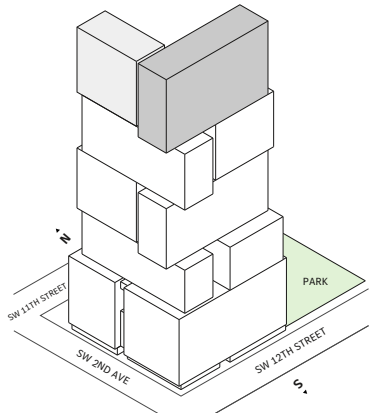
- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,332 sq ft | 123.75 m<sup>2</sup>
- ▲ Terrace: 337 sq ft | 31.31 m<sup>2</sup>

**FEATURES**

- ▲ Two-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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# Residence 08

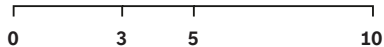
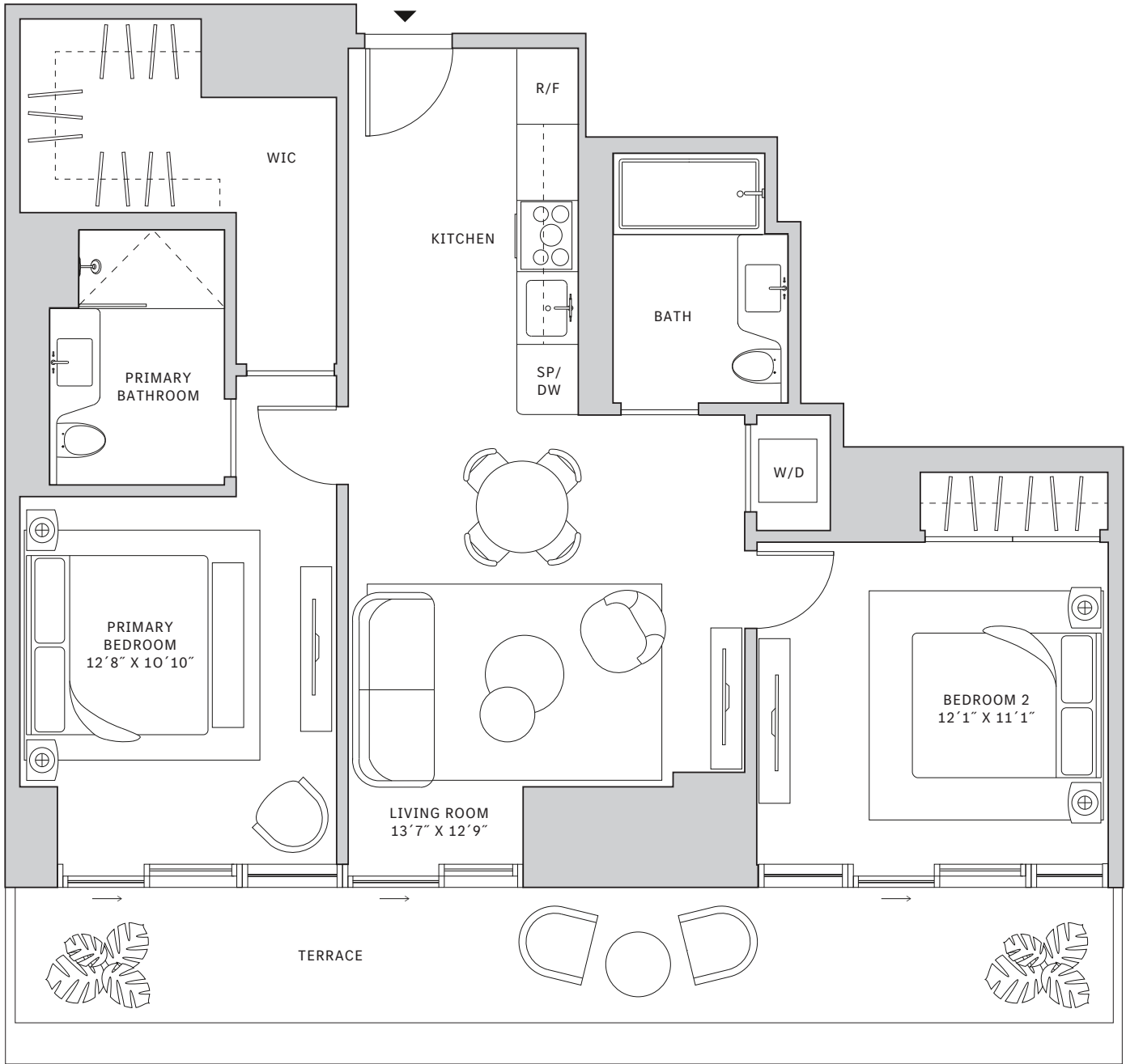
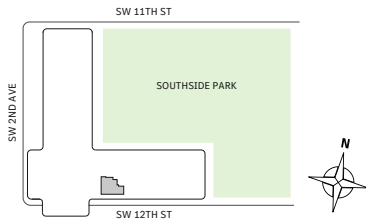
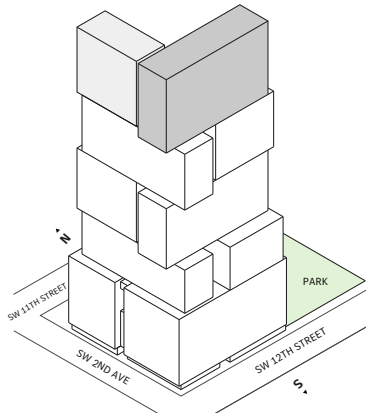
## FLOOR 52

- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,004 sq ft | 93.27 m<sup>2</sup>
- Terrace: 207 sq ft | 19.23 m<sup>2</sup>

## FEATURES

- Two-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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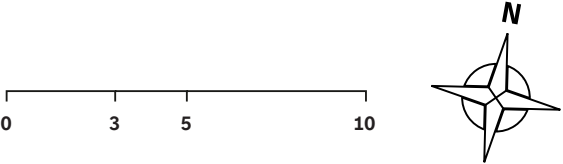
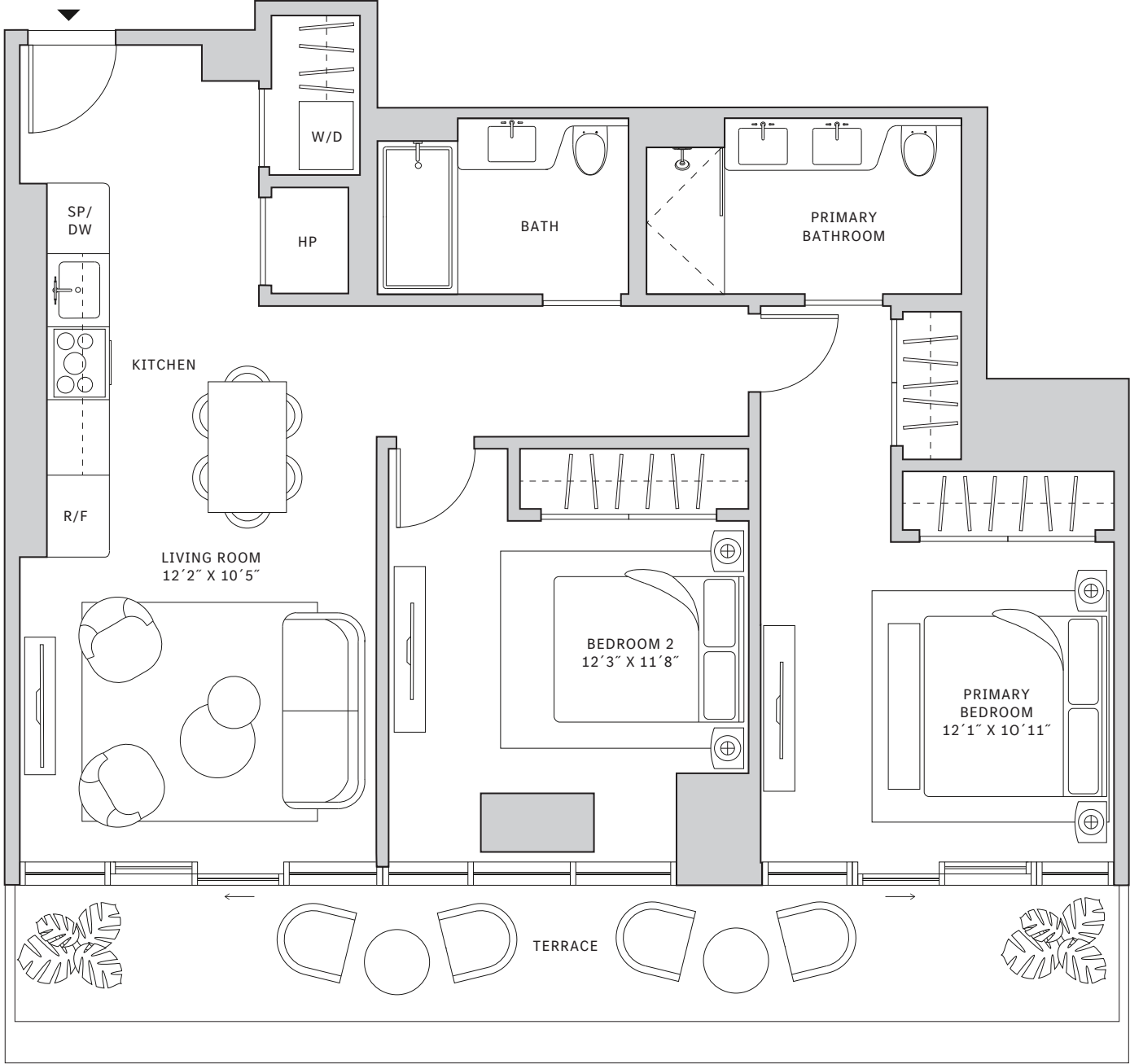
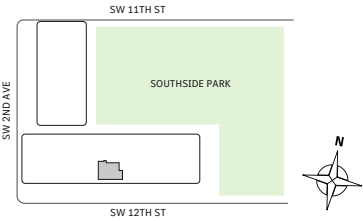
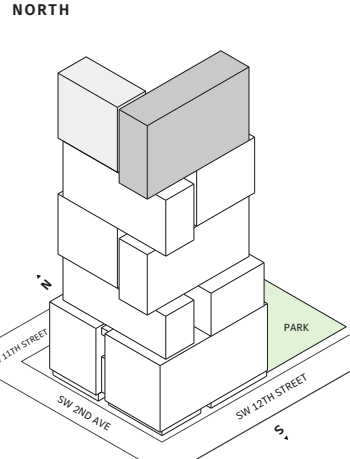
# Residence 08

**FLOOR 53**

- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,067 sq ft | 99.13 m<sup>2</sup>
- ▲ Terrace: 207 sq ft | 19.23 m<sup>2</sup>

**FEATURES**

- ▲ Two-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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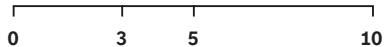
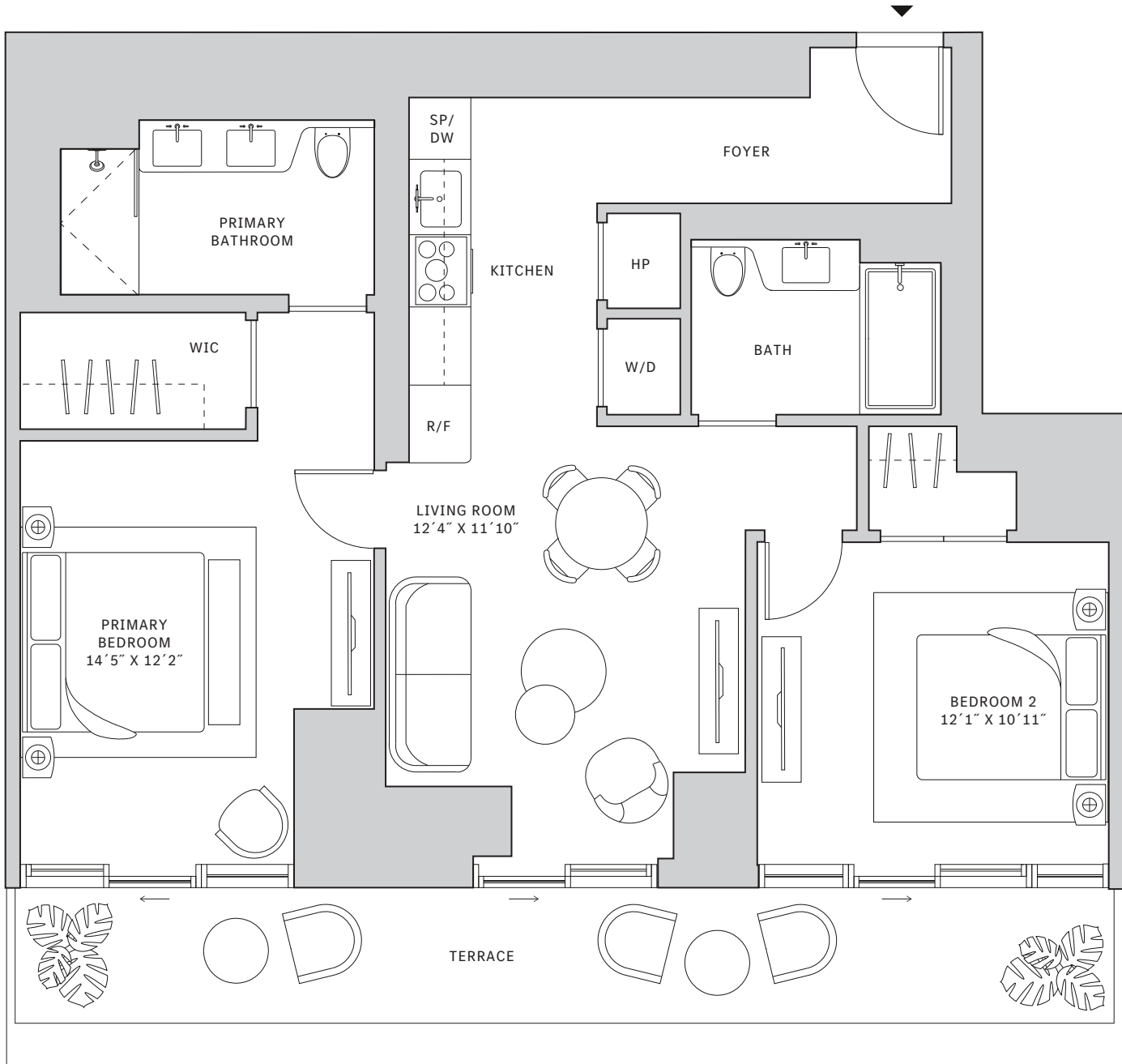
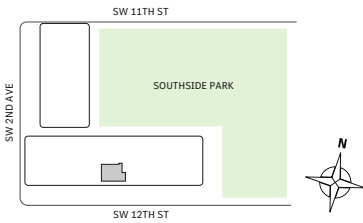
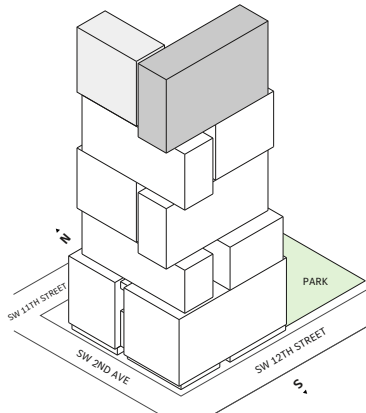
## FLOOR 54

- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,067 sq ft | 99.13 m<sup>2</sup>
- Terrace: 207 sq ft | 19.23 m<sup>2</sup>

## FEATURES

- Two-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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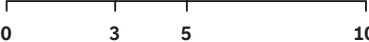
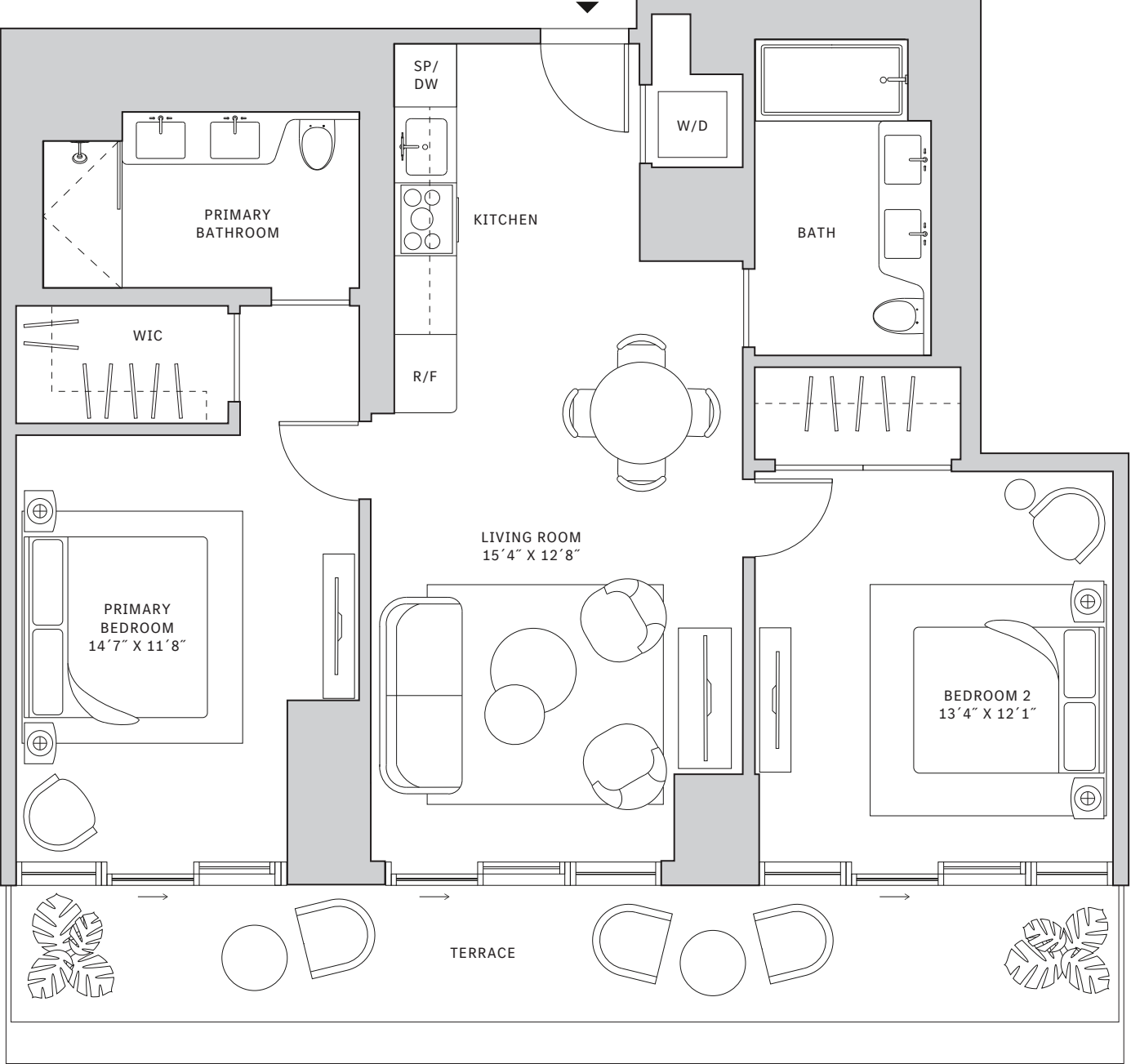
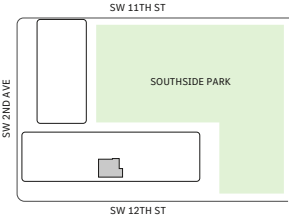
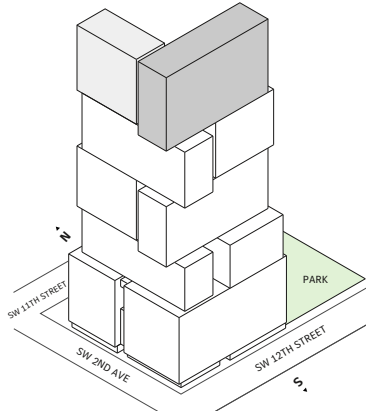
FLOORS 55-66

- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,067 sq ft | 99.13 m<sup>2</sup>
- Terrace: 207 sq ft | 19.23 m<sup>2</sup>

### FEATURES

- Two-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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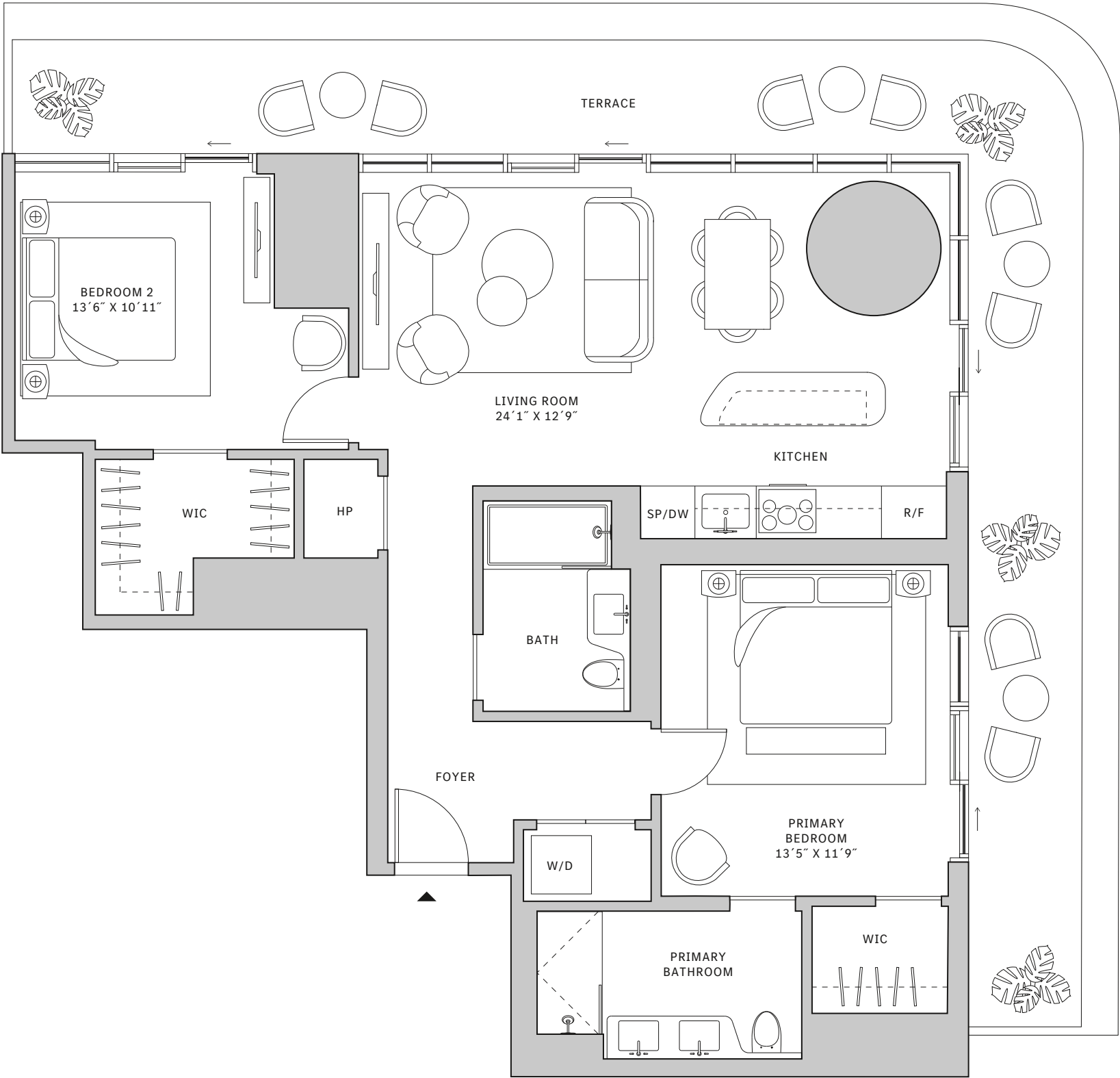
# Residence 09

## FLOOR 32

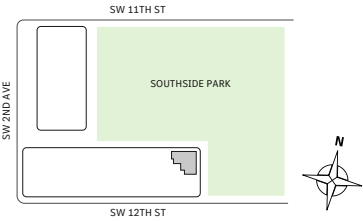
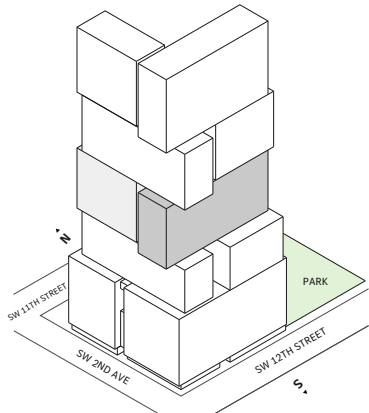
- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,123 sq ft | 104.33 m<sup>2</sup>
- Terrace: 447 sq ft | 41.53 m<sup>2</sup>

### FEATURES

- Corner two-bedroom residence with North and East exposure overlooking Southside Park
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



NORTH



Developed by JDS DEVELOPMENT GROUP

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS SET FORTH IN EXHIBIT 3 TO THE DECLARATION OF THE CONDOMINIUM. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THIS ADVERTISEMENT IS MADE PURSUANT TO COOPERATIVE POLICY STATEMENT #12, FILE NO. CP24-0025, ISSUED BY THE NEW YORK STATE DEPARTMENT OF LAW. THE COMPLETE OFFERING TERMS ARE IN A PROSPECTUS AVAILABLE FROM OFFEROR. OFFEROR: 191 SW 12 OWNER LLC, 120 NE 27TH STREET, STE. 200, MIAMI, FL 33137.



# Residence 09

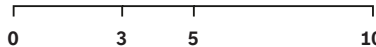
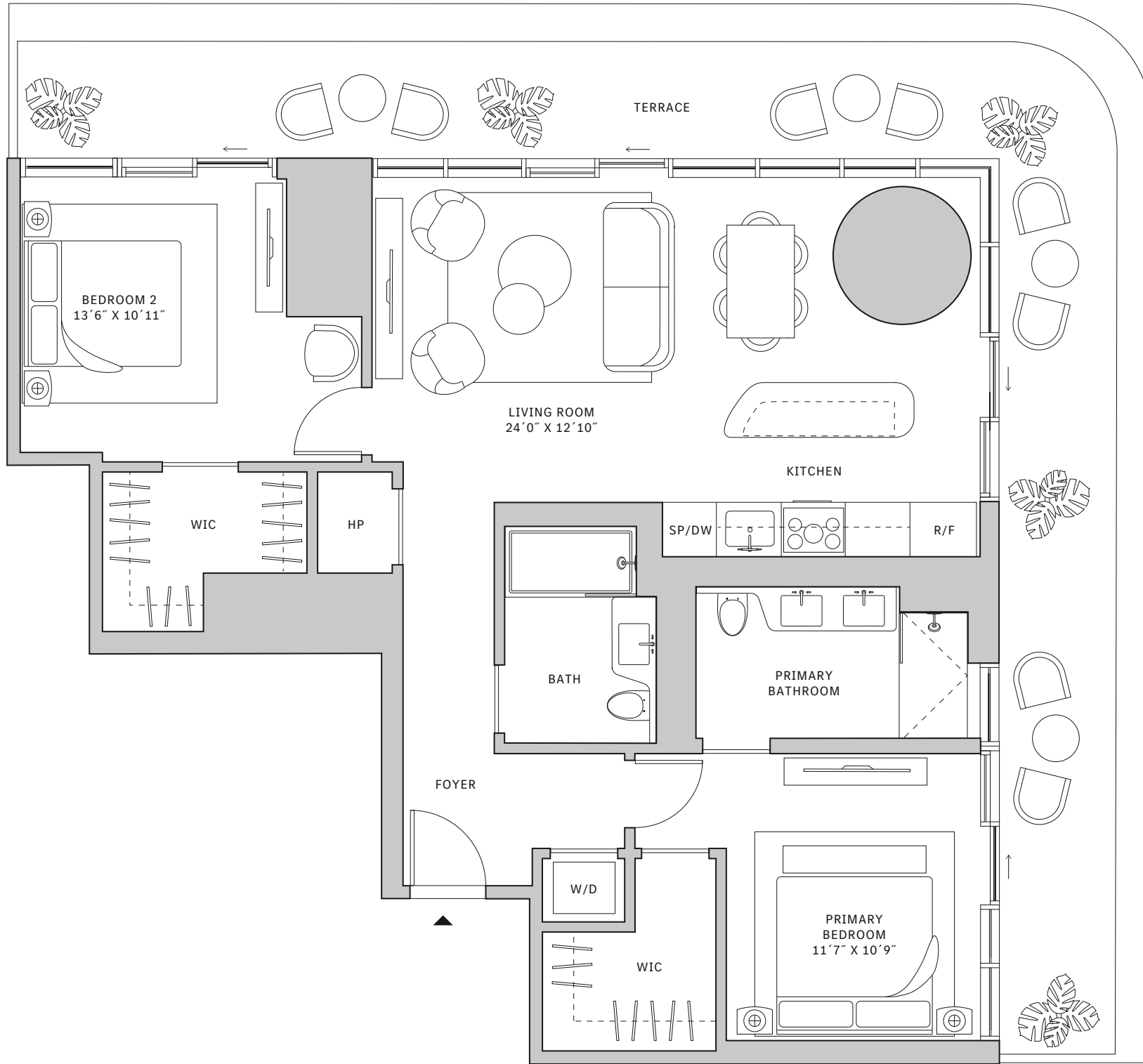
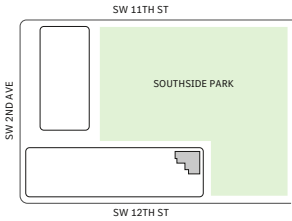
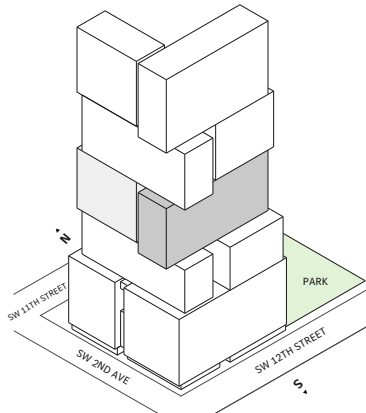
FLOORS 33-39

- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,123 sq ft | 104.33 m<sup>2</sup>
- ▲ Terrace: 447 sq ft | 41.53 m<sup>2</sup>

### FEATURES

- ▲ Corner two-bedroom residence with North and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace

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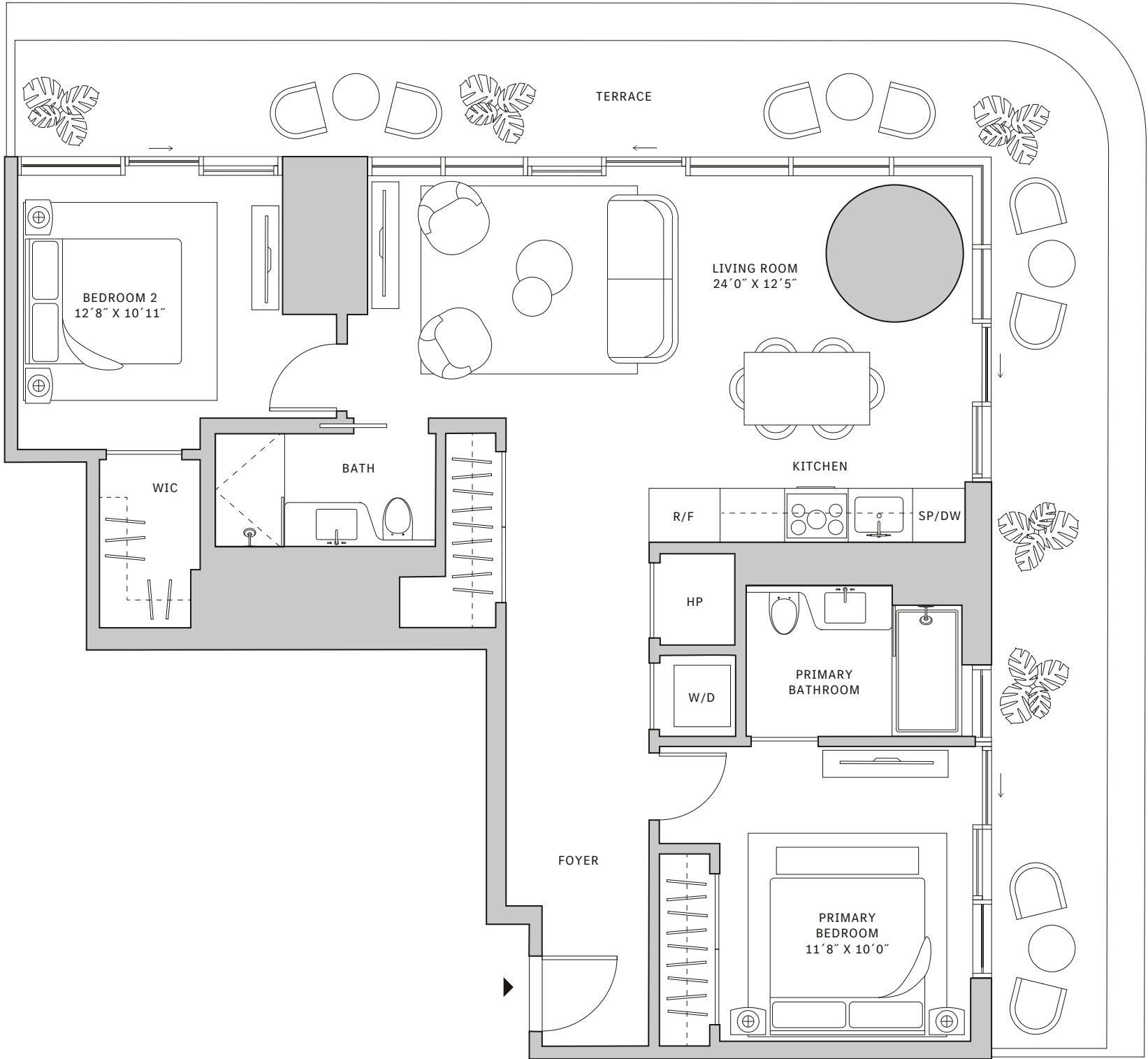
# Residence 09

**FLOOR 40**

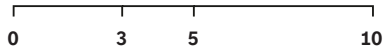
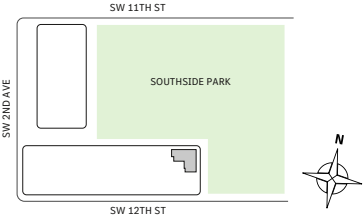
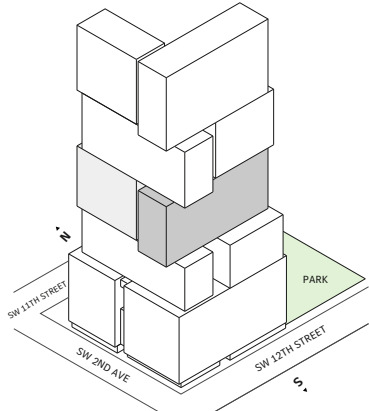
- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,036 sq ft | 96.25 m<sup>2</sup>
- ▲ Terrace: 434 sq ft | 40.32 m<sup>2</sup>

**FEATURES**

- ▲ Corner two-bedroom residence with North and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace



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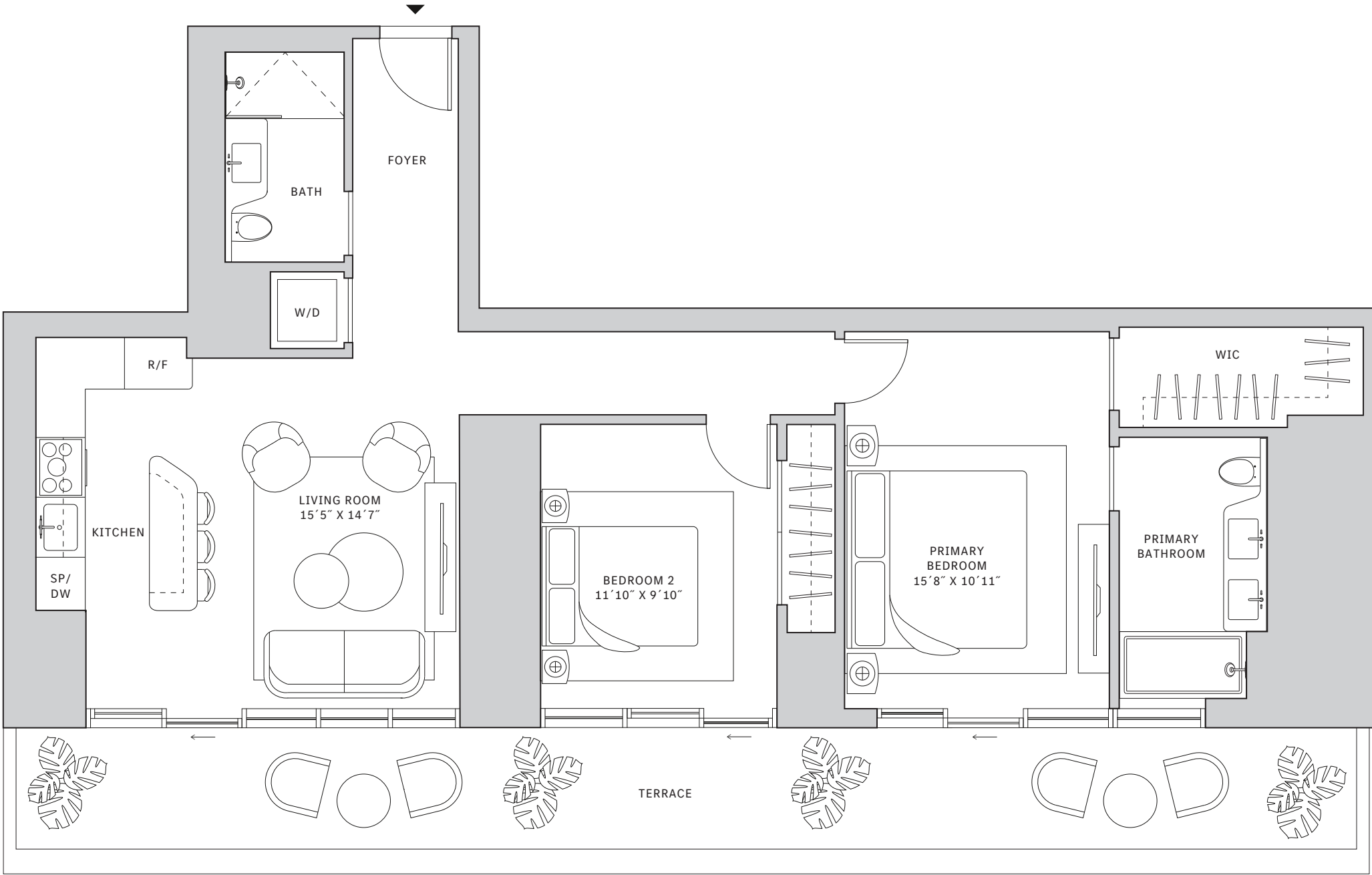
# Residence 12

FLOORS 33-40

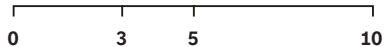
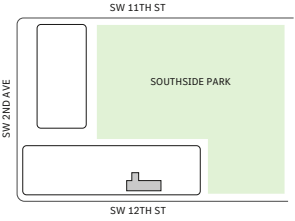
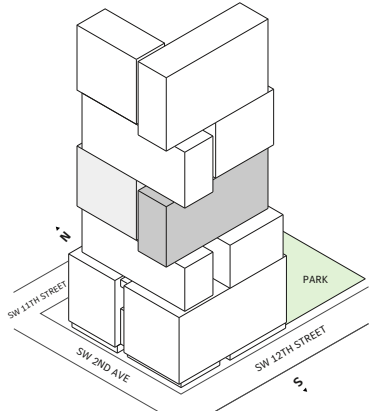
- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,251 sq ft | 116.22 m<sup>2</sup>
- Terrace: 311 sq ft | 28.89 m<sup>2</sup>

### FEATURES

- Two-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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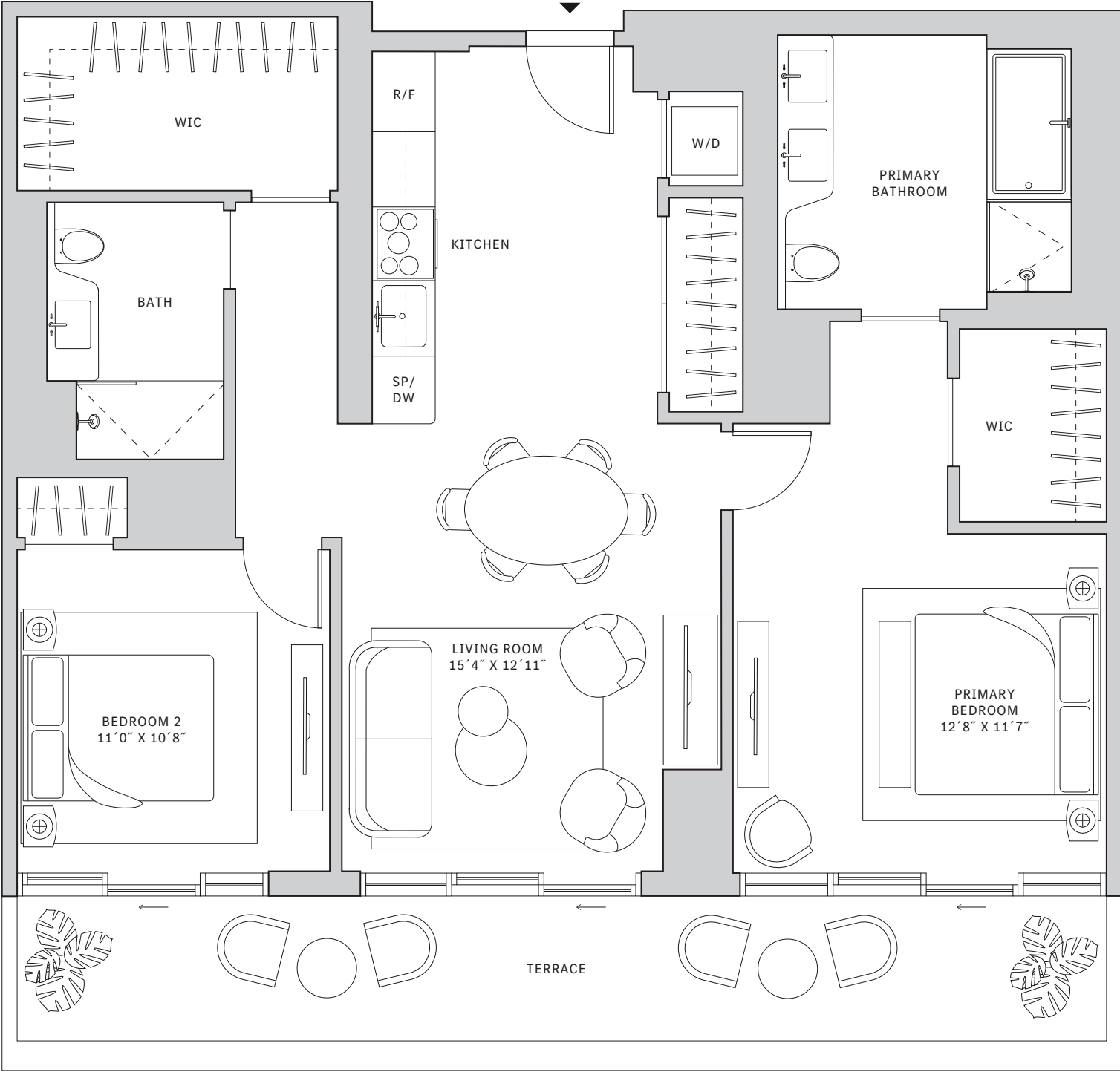
# Residence 14

**FLOOR 32**

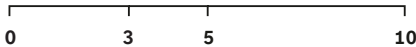
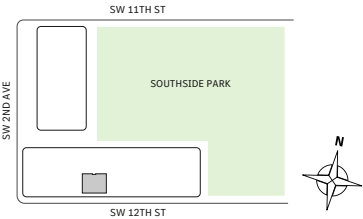
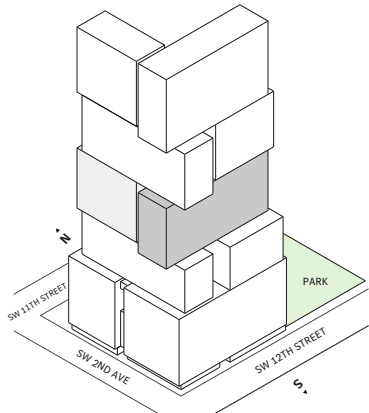
- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,129 sq ft | 104.89 m<sup>2</sup>
- ▲ Terrace: 206 sq ft | 19.14 m<sup>2</sup>

**FEATURES**

- ▲ Two-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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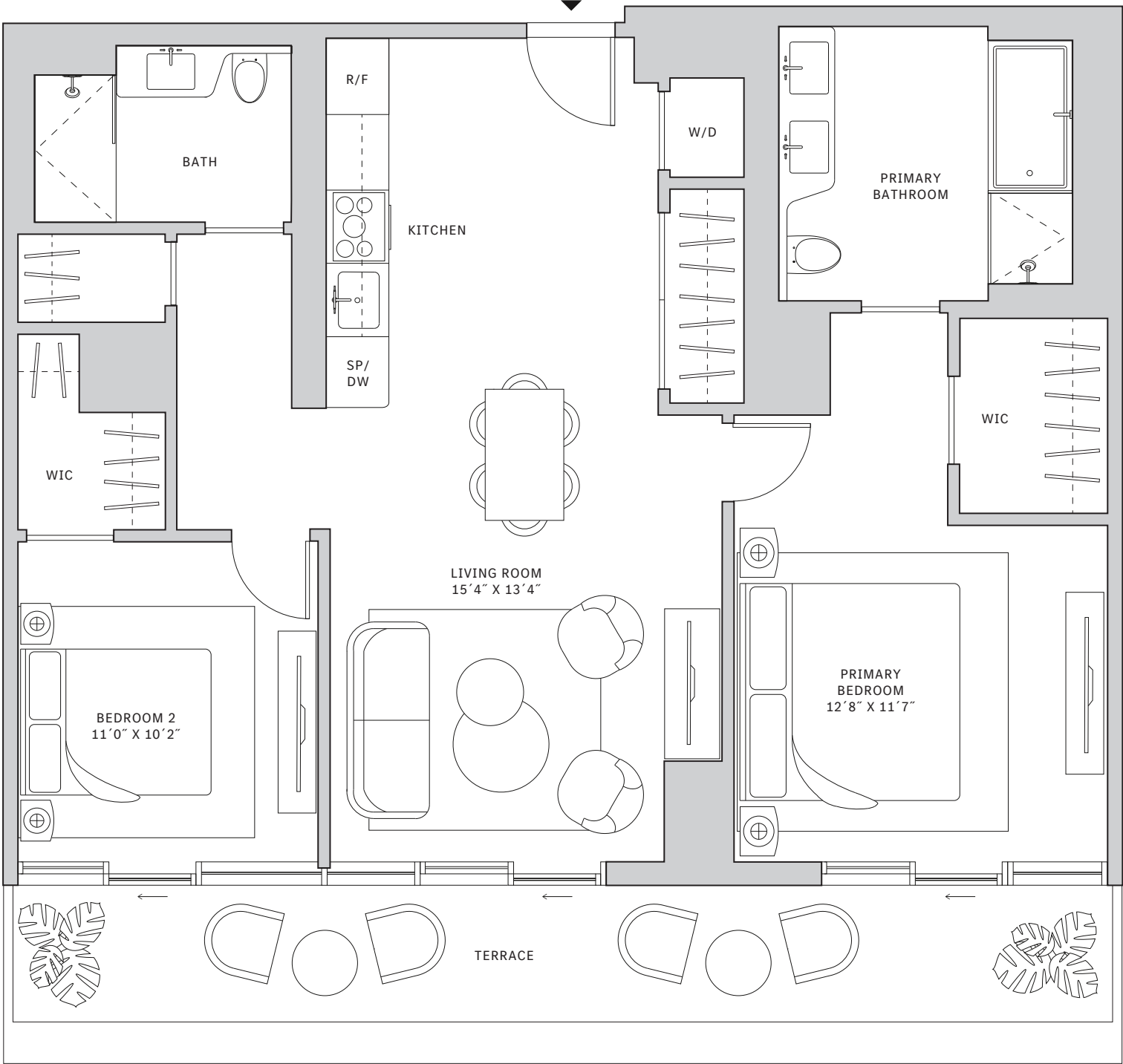
# Residence 14

FLOORS 33-40

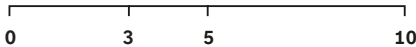
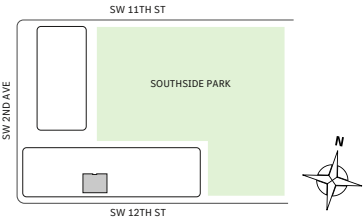
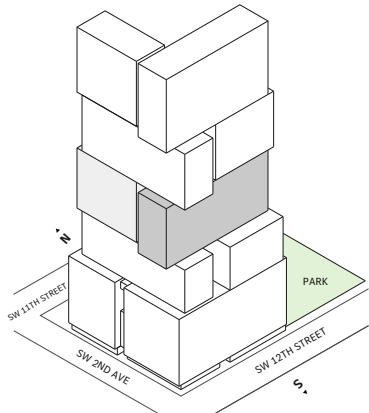
- South tower
- 2 Bedrooms
- 2 Bathrooms
- Interior: 1,129 sq ft | 104.89 m<sup>2</sup>
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