



Miami 2020

Ana Amaral

Population

Florida has the 4th largest population in the United States at 19.3 million, just behind New York at 19.5 million.

Florida will surpass New York in 2014 to become the 3rd most populous state in the United States.

Miami has a population 2.6 million people, a 3.2% growth from 2012.

Total Visitors

Miami has 14.2 million visitors annually.
A record 7.1 million international visitors.

Hotel Stays

Hotel occupancy has held at nearly 80 percent year to date.
There are 12.5 million hotel rooms booked each year.

International Visitors

Miami is the second top destination in the USA for international tourists. Miami has consistently ranked among the top five for international tourists since the 1990s, just behind New York City.

Miami International Airport

Serves more than 39 million passengers annually – the second leading gateway to the U.S. following JFK Airport.

Largest International freight airport in the U.S.

Airlines

Aeroflot
Avior Airlines
IBC Airways
Aerolineas Argentinas
Bahamasair
Iberia
Aeromexico
BoA
Insel Air
Airberlin
British Airways
Insel Air Aruba
Air Europa
Caribbean Airlines
Interjet
Air France

Cayman Airways
LAN Airlines
Alitalia
COPA Airlines
Lufthansa
American Airlines
Delta Airlines
Miami Air
ArkeFly
GOL
Qatar
Avinca
Jetairfly
Santa Barbara Airlines

Sun Country
World Atlantic
Surinam Airways
XL Airways France
Swiss International
TAM Brazilian Airlines
TAP Portugal
Transaero
United Airlines
US Airways
Virgin Atlantic
West Jet

Panama Canal Expansion

In preparation for the Panama Canal Expansion, Miami was one of the first cities in the U.S. to receive funding and federal approvals to begin a \$220 million dredge that will deepen the harbor to 50 feet.

The dredge combined with a \$2 billion infrastructure upgrade will make Miami one of the first and only U.S. ports capable of housing the larger “Post-Panamax” ships that carry two to three times the load of standard freighters.

Port of Miami

The Port of Miami is the world's busiest cruise port, with 4 million passengers per year.

The world's largest cruise lines are based in Miami.

International Financial Headquarters

Largest concentration of international banks and financial institutions in the US.

Latin American HQ for 1400 Multinational Corporations

The Epicenter U.S. Latin American TV Production

The epicenter U.S. Latin American TV Production Home of:

ABC News

CNN Latino

Fusion

MegaTV

Mundo Fox

Telemundo Studios

TV Azteca

Univision

Miami Leads the Nation...

In cash transactions, with 68% (national average is 24%)

This is mostly due to the high volume of international buyers, with 90% of international buyers.

Miami also saw home sale prices increase by 10.3% from 2013 to 2014
Only city in US that currently has year-over-year double digit gains, with national average gain at 4.8%

Sales

Average sales price in Miami Dade County during 3Q 2014:

Single-family homes \$438,431

Up 14.9% from Q3 2014

Condominiums \$341,927

Up 3.8% from Q3 2014

Record Rental Growth

Monthly condo rental rates in Miami have increased by 4% annually since 2009, reaching record highs of \$1,239 per unit and \$1.38 per sq. ft. as of Q3 2014.

This is not growth is a result not only of the population growth but also due to the tight lending requirements from lending institutions

Rental Growth Along I-95

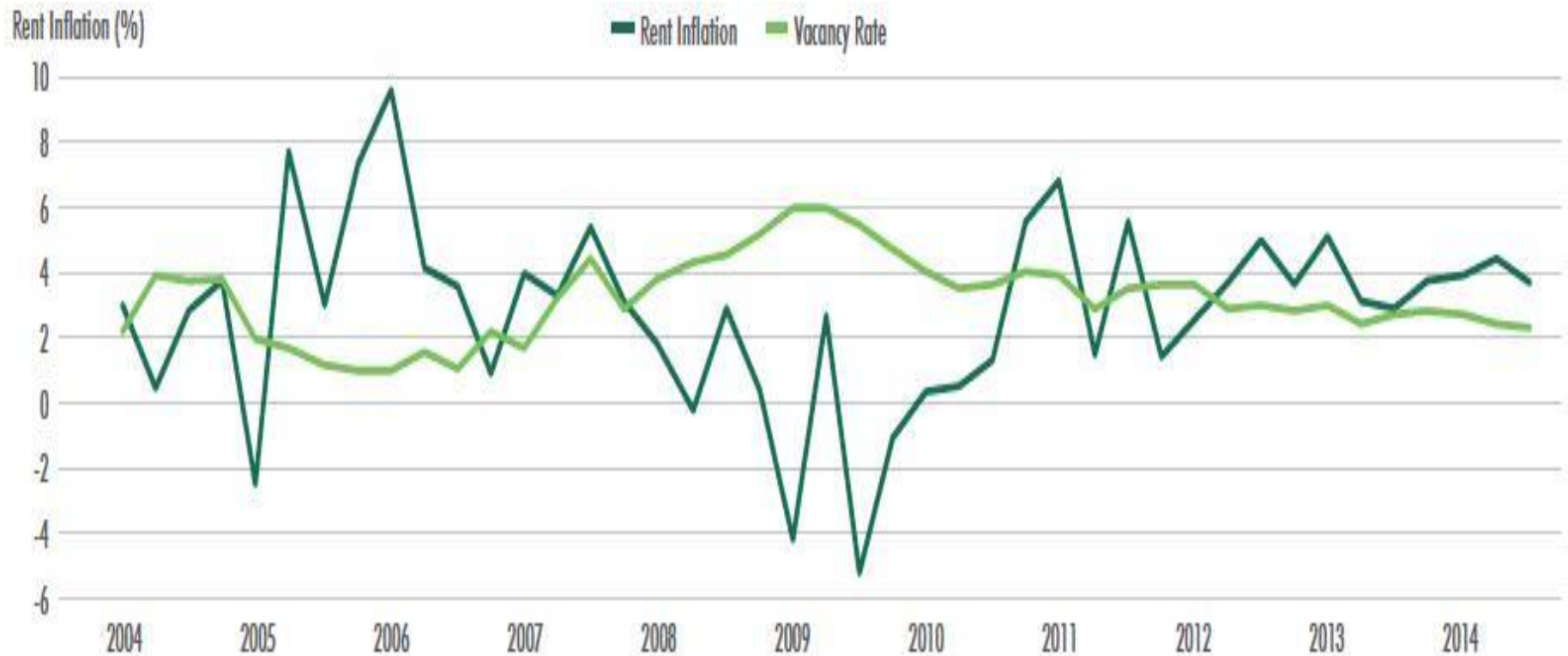
Rental rates have increased by 24.3% East of I-95 since 2010, while West of I-95 rents have increased 17.7%.

Absorption Rate

Since 2008, Miami's net absorption has averaged more than 2,500 units per year, exceeding annual completions of 1,500 units.

As a result Miami's already low vacancy rates continue to decline, from a high of 5.6% in 2009 to 2.4% in Q3 2014.

Miami Rent Inflation vs Vacancy Rate



Source: CBRE Econometric Advisors, Q3 2014.

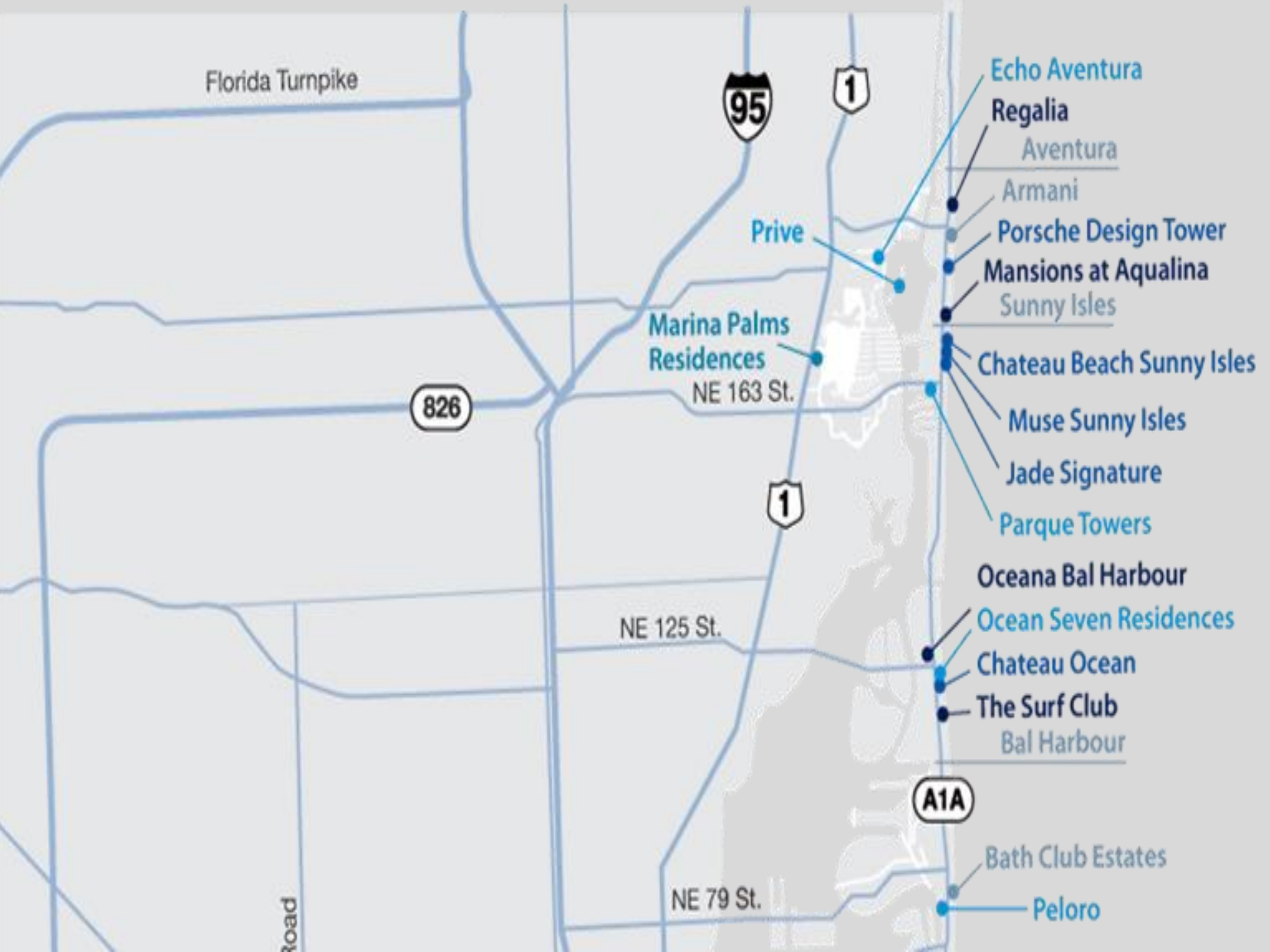
Historical and current multifamily vacancy and rent data are provided by RealPage Inc.'s MPF Research division.

Pre-Constructions

Currently 84 pre-construction condos are selling in Miami-Dade. Of those:

- 68% are pre-sold
- 20 projects are sold out
- Minimum Mean Price Per Square Foot For Pre-sold Units is \$855

SWIRE
RELATED



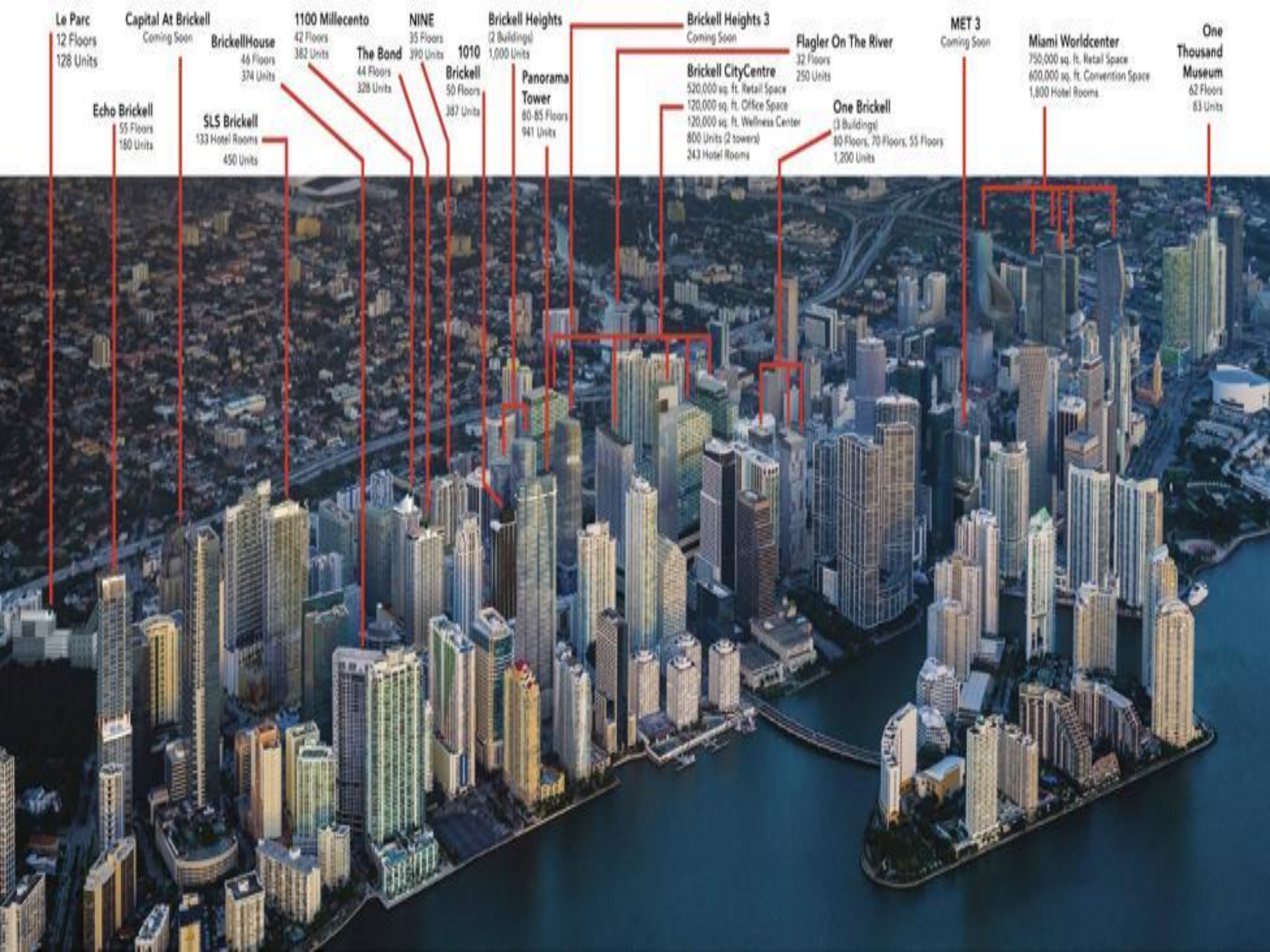


Under or \$500/sq.ft.

\$500 - \$1,000/sq.ft.

\$1,000 - \$1,500/sq.ft.

\$1,500/sq.ft. and above



Le Parc
12 Floors
128 Units

Capital At Brickell
Coming Soon

BrickellHouse
46 Floors
374 Units

1100 Millecento
42 Floors
382 Units

The Bond
44 Floors
328 Units

NINE
35 Floors
390 Units

1010
50 Floors
387 Units

Brickell Heights
(2 Buildings)
1,000 Units

Panorama Tower
80-85 Floors
941 Units

Brickell Heights 3
Coming Soon

Brickell CityCentre
520,000 sq. ft. Retail Space
120,000 sq. ft. Office Space
120,000 sq. ft. Wellness Center
800 Units (2 towers)
243 Hotel Rooms

Flagler On The River
32 Floors
250 Units

One Brickell
(3 Buildings)
80 Floors, 70 Floors, 55 Floors
1,200 Units

MET 3
Coming Soon

Miami Worldcenter
750,000 sq. ft. Retail Space
600,000 sq. ft. Convention Space
1,800 Hotel Rooms

One Thousand Museum
62 Floors
83 Units

Echo Brickell
55 Floors
180 Units

SLS Brickell
133 Hotel Rooms
450 Units

Miami Downtown

Has nearly doubled since 2000 to 80,000 in 2014. Expected to reach 92,000 by 2019.

46% of those are between the ages of 25-44, as compared to 29% in the rest of Miami.

A majority (58 percent) of downtown residents age 25 and up have a college degree compared to the county average of 35.9 percent, and the median household income is \$65,311, compared to a countywide average of \$41,400.

JACKSONVILLE

ORLANDO

TAMPA

WEST PALM BEACH

FORT LAUDERDALE

MIAMI

ALL ABOARD FLORIDA

ALL ABOARD FLORIDA's roots trace back to Florida trailblazer Henry Flagler, founder of the Florida East Coast Railway and the descendant companies that have provided rail service for over a century.

100% PRIVATE

This privately owned, operated and maintained passenger rail service will be running in 2014, at no risk to Florida taxpayers



6,000 CONSTRUCTION JOBS FOR FLORIDIANS

An additional 1,000 jobs will be needed to operate the rail service



50 MILLION TRAVELERS

The number of annual passengers who can benefit from rail service to travel between South Florida and Orlando in approximately three hours



\$6+ BILLION*

The amount of money traffic congestion costs Florida travelers each year due to 274 million hours in travel delays and 216 million excess gallons of fuel consumed

*2009 annual figures from Texas Transport Institute's 2010 Urban Mobility Report



3 MILLION CARS OFF THE ROAD

Less highway use means taxpayer savings on reduced highway maintenance and repair



Frequent, regularly scheduled round trips daily



Gourmet meals and beverage service



Reserved business- and coach-service seating



Wi-Fi availability



Access to major international airports, seaports and existing commuter rail systems like Metrorail and SunRail

All Aboard Florida

All Aboard Florida will break ground on a \$2.5 billion project to build a privately run passenger train between Miami and Orlando.

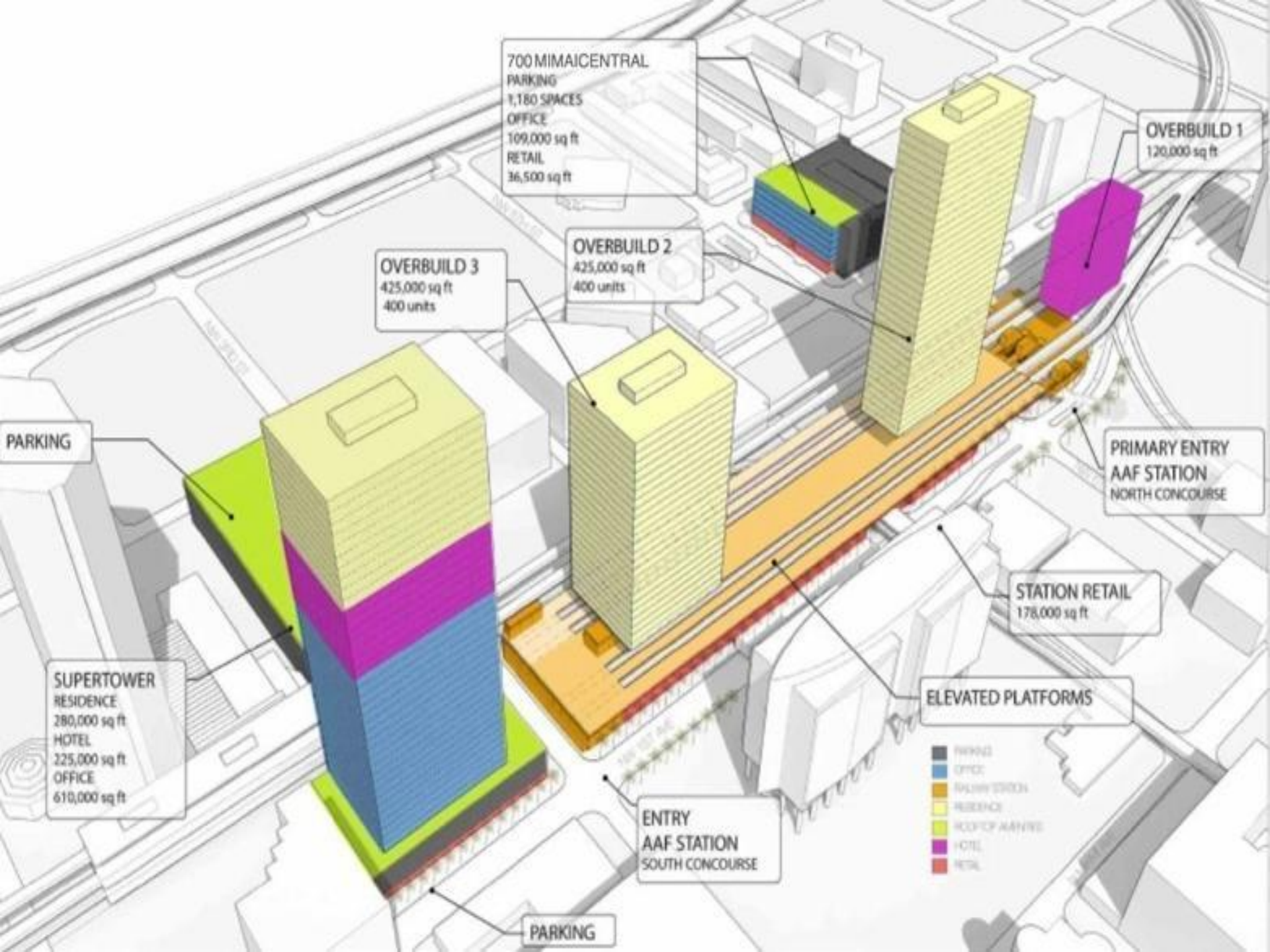
Will beginning operations in 2016.

5 million people are expected to ride All Aboard Florida during its first year of operation.



Miami Central

Intersection of the Metromover, Tri Rail, and All Aboard Florida Miami Station.
Will have an estimated 12 million commuters.
To include retail, commercial, residential, and hotel space.
Project will be completed December 2016.



**700 MIMA CENTRAL
PARKING**
1,180 SPACES
OFFICE
109,000 sq ft
RETAIL
36,500 sq ft

OVERBUILD 1
120,000 sq ft

OVERBUILD 2
425,000 sq ft
400 units

OVERBUILD 3
425,000 sq ft
400 units

**PRIMARY ENTRY
AAF STATION
NORTH CONCOURSE**

PARKING

STATION RETAIL
178,000 sq ft

ELEVATED PLATFORMS

SUPERTOWER
RESIDENCE
280,000 sq ft
HOTEL
225,000 sq ft
OFFICE
610,000 sq ft

**ENTRY
AAF STATION
SOUTH CONCOURSE**

PARKING

- PARKING
- OFFICE
- RAILWAY STATION
- RESIDENCE
- ROOFTOP AIRSIDE
- HOTEL
- RETAIL



Miami World Center

20-acre mixed-use development

11 Million Square Feet planned

Plans include retail, residential, hotel, commercial, and office space.

Will include:

The Mall at Miami World Center

The 7th Street Promenade

Three residential towers, with the largest being the Paramount

And more...





O EDIFÍCIO

213 metros
470 Residências
Residências: Andares 10 a 54
Estrutura padrão | Andares 11 a 45
12 Residências por andar

A EQUIPE

Equipe de Incorporador: Daniel Kodsi
Art. Falcone
Nitin Motwani

Arquitetura: ElkusManfredi Architects
Decoração de Interiores: ID & Design International

CARACTERÍSTICAS

- Elevadores privativos
- Pé direito com 3 metros de altura
- Salas de estar externas
- Grande área para entretenimento
- Cozinhas planejadas
- Chuveiros Rain Showers
- Banheiras de spa
- Sala de Lavanderia
- Estúdio com entrada separada (em algumas unidades)
- Aplicativo móvel para as residências do PARAMOUNT

AMENIDADES

- Acesso direto ao The Mall at Miami Worldcenter.
- Comodidades No 9º Andar:
 - Entretenimento
 - Conservatório
 - Sala de recreação
 - Extensão em ambiente aberto
 - Acesso direto ao 3º andar do Mall
- Centro de esportes
 - Equipamentos modernos
 - Boxe
 - Área para atividades aeróbicas
- Spa/Salão
 - Salas para tratamento
 - Cabeleireiro
 - Pedicure/Manicure
 - Área com chuveiros e jardins ao ar livre
- Centro de diversões
 - Salão de jogos para crianças
 - Salão de jogos para videogames
 - Salão de jogos para adultos (sinuca, etc.)
 - Sala de som
 - Estúdio de gravação
- O Roofdeck:
 - Piscina do resort
 - Trilhas para caminhada
 - Áreas para piqueniques e churrascos
- O Yacht Skyview Deck, localizado no topo da torre PARAMOUNT, oferece uma área de 4 níveis com:
 - Lounge
 - Piscina
 - Deck para ioga



Developed by

Forbes and Taubman, who previously developed some of the largest malls in America, such as:

Dolphin Mall - Miami, FL

The Mall at Millenia - Orlando, FL

The Beverly Center - Los Angeles, CA

Somerset Collection - Troy, MI



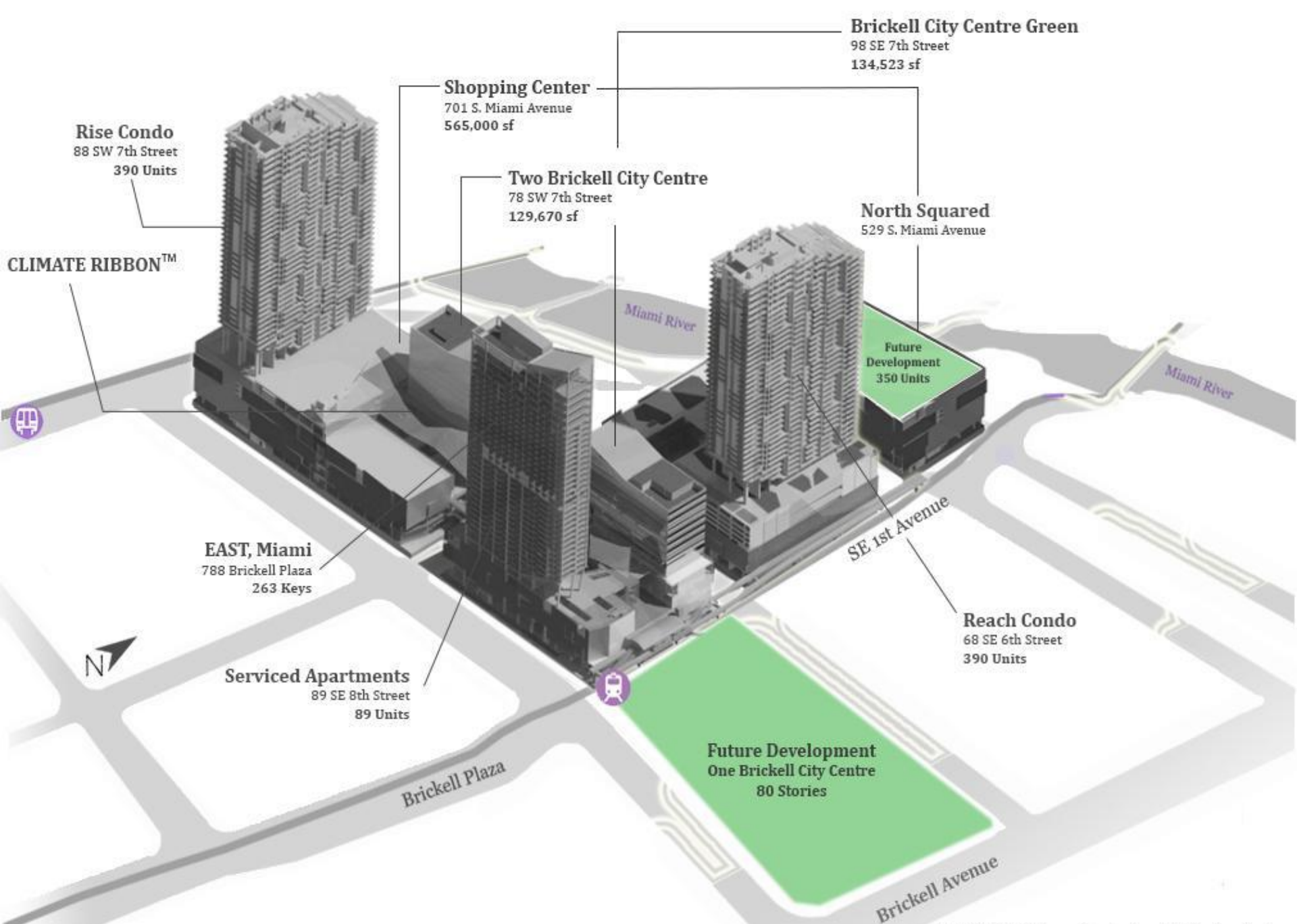


Brickell City Centre

\$1.05 billion Development from Swire Properties that will offer more than:

565,000 square feet of shopping and entertainment
two residential towers
a 263-room hotel
wellness center
office space.

Saks Fifth Avenue was the first retailer to sign on at the project.



Rise Condo
88 SW 7th Street
390 Units

Shopping Center
701 S. Miami Avenue
565,000 sf

Brickell City Centre Green
98 SE 7th Street
134,523 sf

Two Brickell City Centre
78 SW 7th Street
129,670 sf

North Squared
529 S. Miami Avenue

Future Development
350 Units

EAST, Miami
788 Brickell Plaza
263 Keys

Serviced Apartments
89 SE 8th Street
89 Units

Reach Condo
68 SE 6th Street
390 Units

Future Development
One Brickell City Centre
80 Stories

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1000 MUSEUM

by ZAHA HADID



investinmiami.com



1000 Museum

First project in the Western Hemisphere by world-renowned architect Zaha Hadid, who was named one of “The World’s 100 Most Powerful Women” by Forbes, one of “100 People Who Most Affect Our World” by Forbes, and is the first woman to win the Pritzker Prize in Architecture.

Units start at \$4.5 Million.

ativore
GLOBAL INVESTMENTS



Obrigado!

ativore

GLOBAL INVESTMENTS

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