



THE
NEW
WAY
TO
OWN

NATIIVO™ / MIAMI

FLEXIBLE OWNERSHIP FOR THE MODERN-DAY OWNER

**THE FIRST PURPOSEFULLY DESIGNED, BUILT,
AND LICENSED BUILDING FOR HOMESHARING.**

Nativo Miami is a one-of-a-kind ownership experience offering the luxuries, services, and amenities of a hotel – with the added flexibility to list on any homeshare platform as desired.

01 /

SHORT TERM LONG TERM– YOUR TERMS.

**NATIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH
EASE, USING ANY HOMESHARING PLATFORM.**

INCLUDING:

- / Airbnb
- / VRBO.com
- / TripAdvisor
- / Expedia
- / Orbitz
- / Hotels.com
- / Travelocity
- / Booking.com
- / Kayak
- / Priceline
- / FlipKey
- / Tripping
- / Trivago
- / Venere
- / Hotwire
- / Owner Direct Vacation Rentals
- / Beachhouse.com
- / Resort Reservations
- / AllTheRooms
- / Vacation Rental Supermarket
- / Vaystays
- / PerfectPlaces.com
- / VRGuest
- / Vacayhero
- / Abritel.fr
- / HomeAway.at
- / HomeAway.com.au
- / AlugueTemporada.com.br
- / HomeAway.ca
- / HomeAway.ca.fr
- / FeWo-direkt.de
- / HomeAway.dk
- / HomeAway.es
- / HomeAway.fi
- / HomeAway.it
- / HomeAway.com.mx
- / HomeAway.nl
- / HomeAway.no
- / HomeAway.pt
- / HomeAway.se
- / HomeAway.co.uk
- / HomeAway.com
- / Homelidays.com
- / Homelidays.it
- / VacationRentals.com
- / Rental Source
- / RentByOwner
- / Travelprorentals
- / Agoda
- / CoastRentals.com
- / forGetaway.com

TO LIVE
AS A NATIVE
IS TO
EXPERIENCE
THE
FREEDOM OF
EXPLORATION
AND PLACE.



02 /

BUILDING FEATURES

- / 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- / Prime downtown location by Miami World Center
- / Short-term rentals permitted as-of-right
- / Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- / Double-height lobby with floor to ceiling windows
- / 24-hour welcome desk with concierge
- / 24-hour valet parking
- / 24-hour secure access
- / Advanced technology smart-building with high-speed fiber-optic wireless internet access throughout common areas
- / Exclusive Natiivo app
- / Cutting-edge green building technology
- / Six high-speed passenger elevators with access control
- / On-site hospitality management
- / Curated street-front restaurant with outdoor dining









ENTRY - ARTISTS CONCEPT



03 / NATIIVO MANAGED OPTION

A TURNKEY SOLUTION /

-  MASTERHOST
-  HOUSEKEEPING
-  VIP AMENITIES
-  FOOD & BEVERAGE
-  NATIIVO APP

WHAT IS NATIIVO?

STRENGTH /
FREEDOM /
FLEXIBILITY /

NATIIVO COMBINES THE WARMTH OF A HOME WITH AN IMMERSIVE, LOCAL HOSPITALITY EXPERIENCE TO OFFER PEOPLE A UNIQUE WAY TO LIVE AND STAY.

By combining the local atmosphere of a homestay with the service, security, and consistency of a hotel, Natiivo fills a gap in the hospitality landscape by delivering a unique, forward-thinking option for people with a modern, flexible lifestyle.

Resident owners also have the advantage of being able to maximize on their real estate by renting units on a short term basis, when they aren't using their home, on any homesharing platform they prefer.

NATIIVO EMBODIES THE LOCATION

- / Each Natiivo embodies the quintessential character of its location
- / We celebrate each city's makers and doers by including them into the Natiivo experience

NATIIVO DESIGNS FOR DOMESTICITY

Intimate spaces for living, not just staying - with:

- / Full kitchen with oven, dishwasher, refrigerator, range, microwave, flatware, dishes, pots and pans, ect.
- / Owner's closet
- / Washer & dryer in every unit
- / Plenty of room to spread out
- / Expansive balconies

NATIIVO FOSTERS SOCIAL CONNECTION

- / More than a place to stay- a launching pad for local insight, events, and culture
- / Creating spaces to work, play and socialize

NATIIVO'S EVERYDAY LUXURIES

- / Thoughtful amenities-premium bed linens, comfortable robes and slippers
- / Customizable, well-stocked refrigerator



04/ THE HOME SHARE ADVANTAGE

REALTOR.COM:

Miami is #4 on the top 10 most profitable places in the United States to own an Airbnb rental in 2019.

IPROPERTYMANAGEMENT.COM:

- / \$57.7 billion: projected vacation rental revenue for 2019
- / 297.2 M: total vacation rental users worldwide
- / Vacation rentals are expected to topple the hotel industry by year 2020
- / Millennials are predicted to spend \$1.4 trillion on travel each year by 2020. They are more likely to choose short-term rentals over hotels for their stays

THE MIAMI TIMES:

Miami Short Term Rental Activity by Market reports Downtown Miami as highest in guest arrivals, Media Nightly Price (ADR) and Average trip (Days).



1 IN 4 AMERICANS

Report engaging with short-term rental platforms (23%), up 277% from 6%, over a ten year period



71% OF TRAVELERS WITH CHILDREN

Said access to cooking their own meals was a major reason they chose a vacation rental



GLOBAL SHORT-TERM RENTAL SALES

Projected to reach \$132.5 billion and 10 million listings by 2022, nearly triple what they were in 2012

HOMES DESIGNED FOR HOMESHARING

05/

RESIDENCE FEATURES

- / Urban luxury residences with modern open layouts from 410 to 2,200 SF
- / Studio, one-, two-, three-, and four-bedroom units
- / All residences are delivered fully-finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic ocean, Biscayne Bay, and Miami skyline views
- / Owner closets in every residence

KITCHEN:

- / Imported European cabinets with premium hardware and drawer pulls
- / Contemporary under-mounted sink
- / Bronze high-arc gourmet faucet with integral sprayer
- / Flatware, dishes, pots and pans, etc.

MASTER BATHROOM:

- / Imported European cabinets with premium hardware and drawer pulls
- / Elegant imported stone counter-tops
- / Rectangular trough porcelain sinks with dual faucets
- / Custom-finished floors and walls in wet areas
- / Frame-less glass shower enclosures
- / Premium European-style fixtures and accessories



BATHROOM - ARTISTS CONCEPT



BATHROOM - ARTISTS CONCEPT



LOBBY - ARTISTS CONCEPT



RESIDENCE - ARTISTS CONCEPT



KITCHEN - ARTISTS CONCEPT

06 /

NATIVO SOCIAL /

A PRIVATE SOCIAL CLUB FOR NATIVO OWNERS & GUESTS,
CREATIVE HQ OWNERS & TENANTS, AND MEMBERS

THREE FLOORS WITH 70,000 SF OF EXCLUSIVE AMENITIES

THE WORK:

- / Co-Working Spaces
- / Private Offices
- / Flexible Office Arrangements
- / Video Capable Conference Rooms
- / Quiet Rooms
- / Phone Booths
- / Cutting Edge Technology & Connectivity
- / Office Host
- / Coffee & Juice Bar
- / Amphitheater
- / Meeting / Presentation Rooms

THE SOCIAL:

- / Specialty Restaurant & Bar
- / Dining Terrace
- / Social Area with Full-Service
Cafe & Cocktail Bar
- / Drink. Dine. Work. Lounge Areas
- / Media Lounge
- / Live show & Events Lounge
- / The Porch
- / Speakeasy
- / DJ & Live Performances
- / Programed Events

THE SPLASH:

- / Resort-Style Pool
- / Pool Cabanas
- / Sun Deck
- / Poolside Food and Beverage
Service
- / Native Tropical Landscaping
- / Cabana Bar
- / Pool Towel Service

THE FIT:

- / Juice Bar
- / Yoga / Pilates Studio
- / Boxing Ring with Punching Bags
- / Peloton Equipment
- / Weight Station
- / Cross-Training / Crossfit
- / Spa / Treatment Rooms
- / Sauna / Steam Rooms
- / Locker Rooms
- / Outdoor Terrace / Training
- / The Fit Boutique

FLOOR /

08

THE WORK

±10,000 SQ FT OF CO-WORKING, CO-IDEATING, CO-MINGLING SPACE

MEMBER WELCOME CENTER - ARTISTS CONCEPT

FLOOR /

09

THE SOCIAL

24,000 SQ FT OF INVIGORATING FOOD & BEVERAGE OFFERINGS FOCUSED ON LOCAL FARE

OUTDOOR RESTAURANT / LOUNGE - ARTISTS CONCEPT

FLOOR /

09

THE SPLASH

16,000 SQ FT POOLSIDE RETREAT ELEVATED ABOVE THE DOWNTOWN HUM

POOL - ARTISTS CONCEPT

FLOOR /

10

THE FIT

±18,000 SF HEALTH AND FITNESS CENTER, AIMED AT NOURISHING BODY & SOUL

NATIIVO / MIAMI

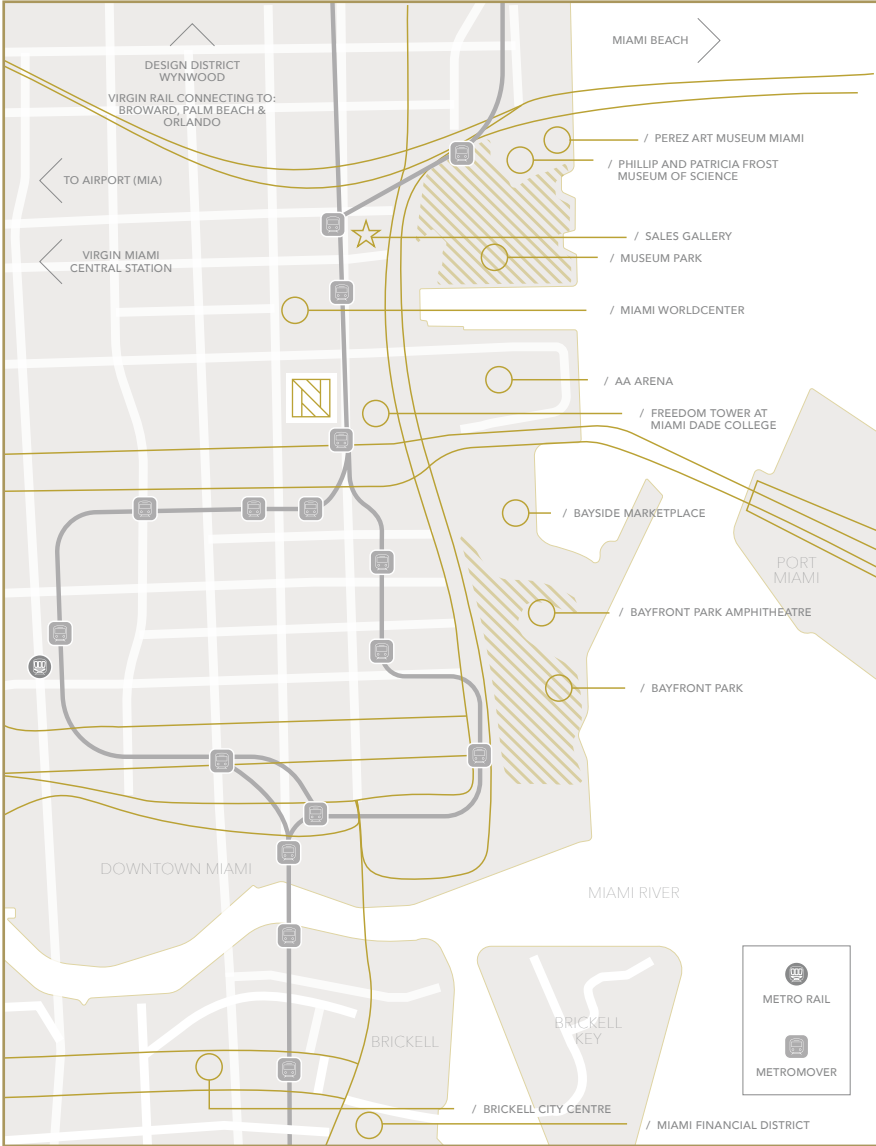
ANYWHERE
YOU
WANT
TO BE /

0 MILES

DOWNTOWN MIAMI

1 MILE

BRICKELL FINANCIAL DISTRICT



3 MILES

DESIGN DISTRICT
& WYNWOOD

3 MILES

PORT MIAMI

6 MILES

MIAMI BEACH

8 MILES

MIAMI
INTERNATIONAL
AIRPORT
(MIA)

SALES CENTER /

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DEVELOPED BY
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SALES & MARKETING
CERVERA
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ARCHITECT
ARQUITECTONICA

INTERIOR & LANDSCAPE DESIGN
URBAN ROBOT ASSOCIATES

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE CONTRACT AND THE DOCUMENTS REFERENCED THEREIN. STATED SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY 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 AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "INTERIOR." MEASUREMENTS OF ROOMS 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 CUTOUTS 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, LOCATION AND SIZES OF WINDOWS AND DOORS, AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THIS PROJECT IS BEING DEVELOPED BY SIXTH STREET MIAMI PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH WAS FORMED SOLELY FOR THIS PURPOSE. NEWGARD IS NOT THE DEVELOPER OF THIS PROJECT. BRAND BY HELIUM CREATIVE.