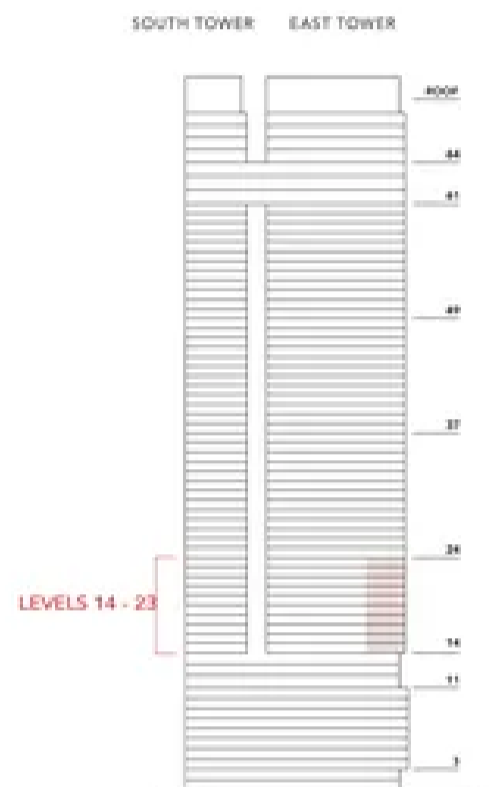
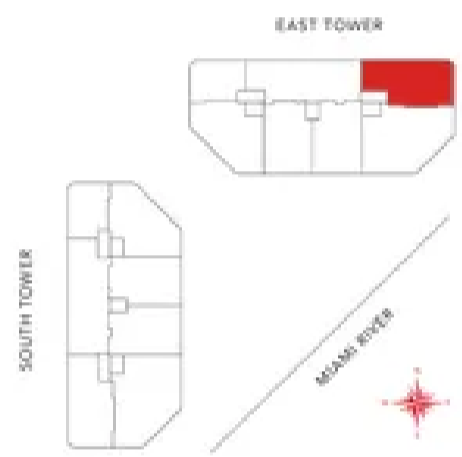
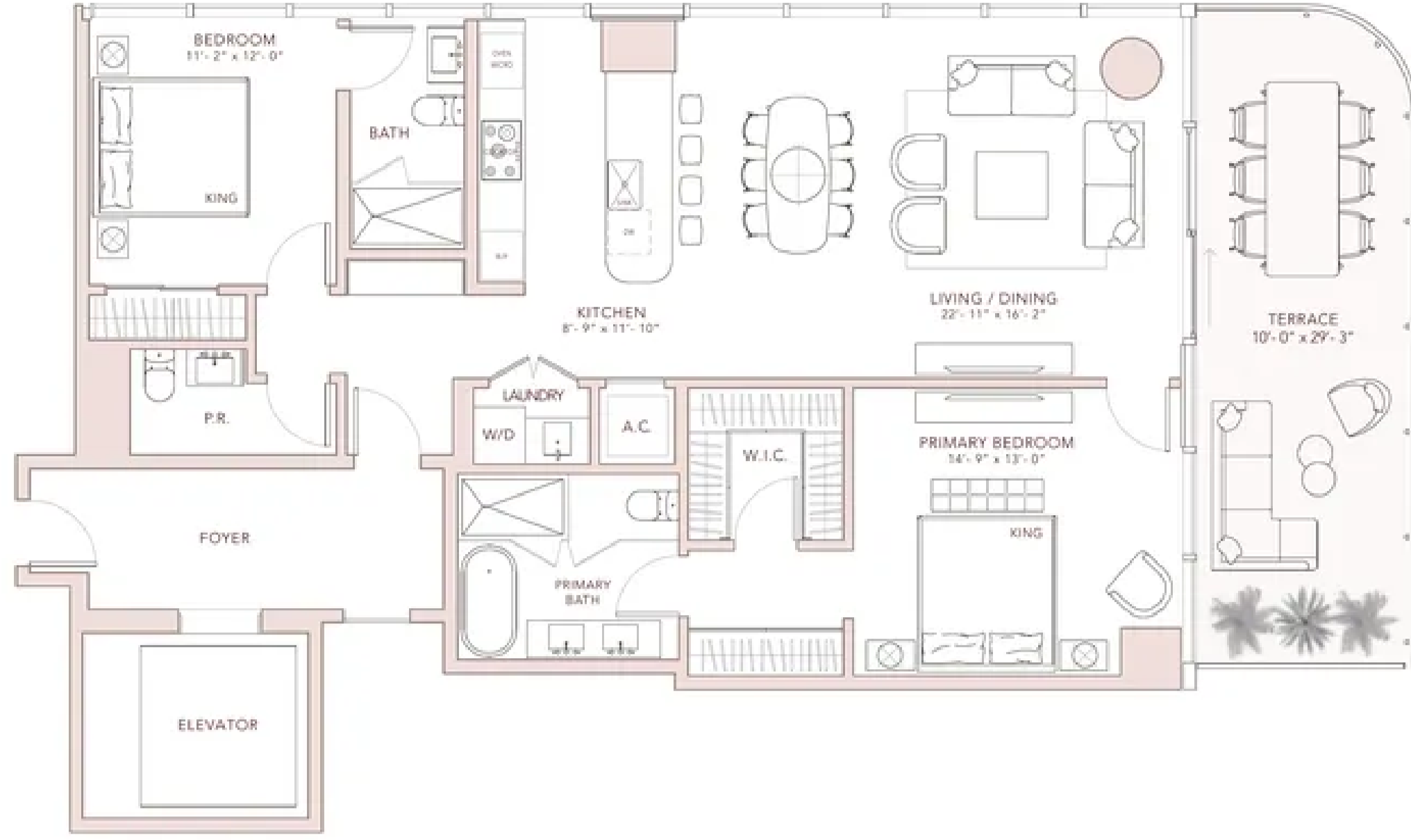


COLLECTION I
EAST
Residence 01
LEVELS 14 - 23

**FAENA
RESIDENCES**
MIAMI

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,384 ft² 129 m²
OUTDOOR: 293 ft² 27 m²
TOTAL LIVING: 1,677 ft² 156 m²



VERBAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 171.05, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"). Neither Fortune International Group, KAR Properties nor Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units in violation of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residence. This offering is made only by the prospectus for the condominium and its statements should be relied upon in their entirety. These materials should not be relied upon as representations, express or implied, of the true details of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of each adjoining corridor or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior volume between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "D" to the Declaration.

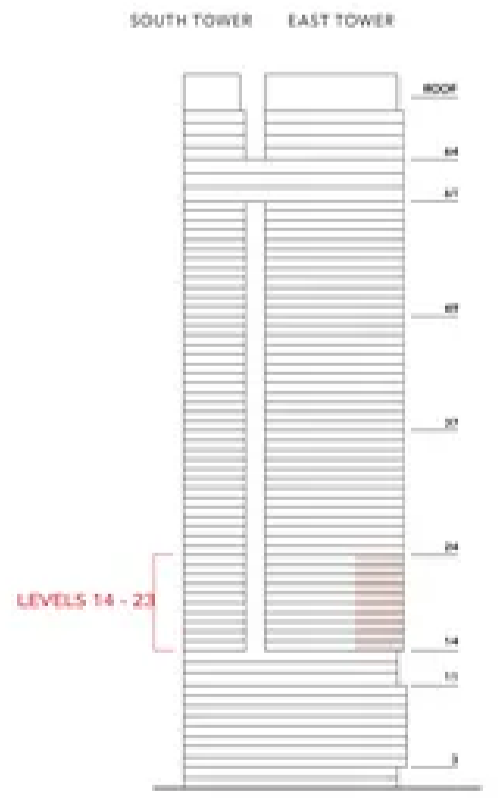
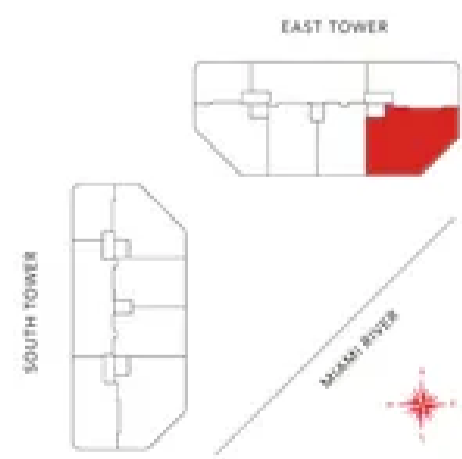
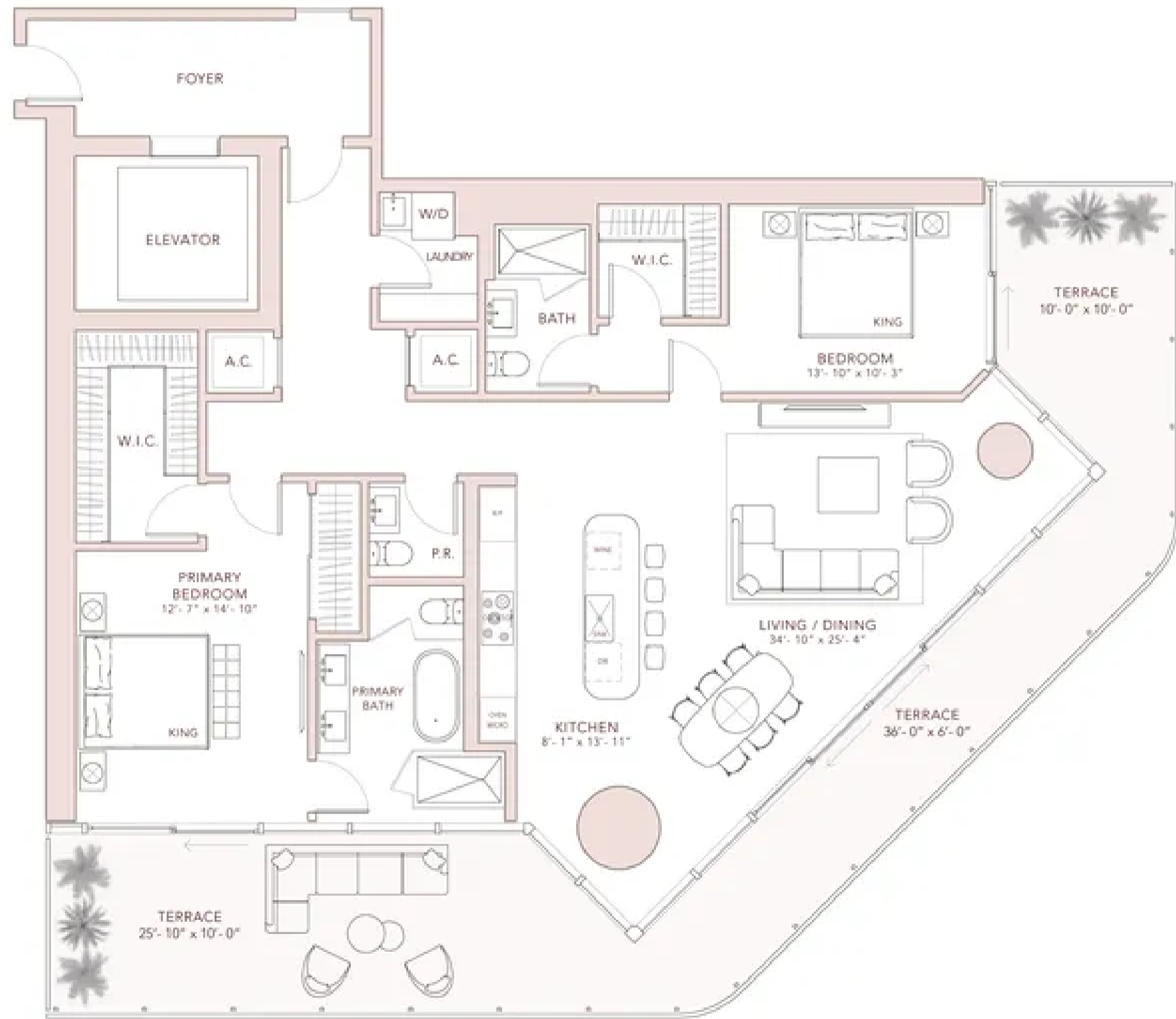
DEVELOPED BY
**FORTUNE
INTERNATIONAL
GROUP** **KAR
PROPERTIES**

COLLECTION I
EAST
Residence 02
LEVELS 14 - 23

**FAENA
RESIDENCES**
MIAMI

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,684 ft² 156 m²
OUTDOOR: 671 ft² 62 m²
TOTAL LIVING: 2,355 ft² 219 m²



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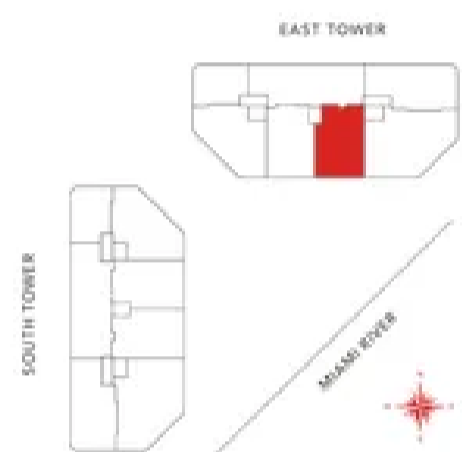
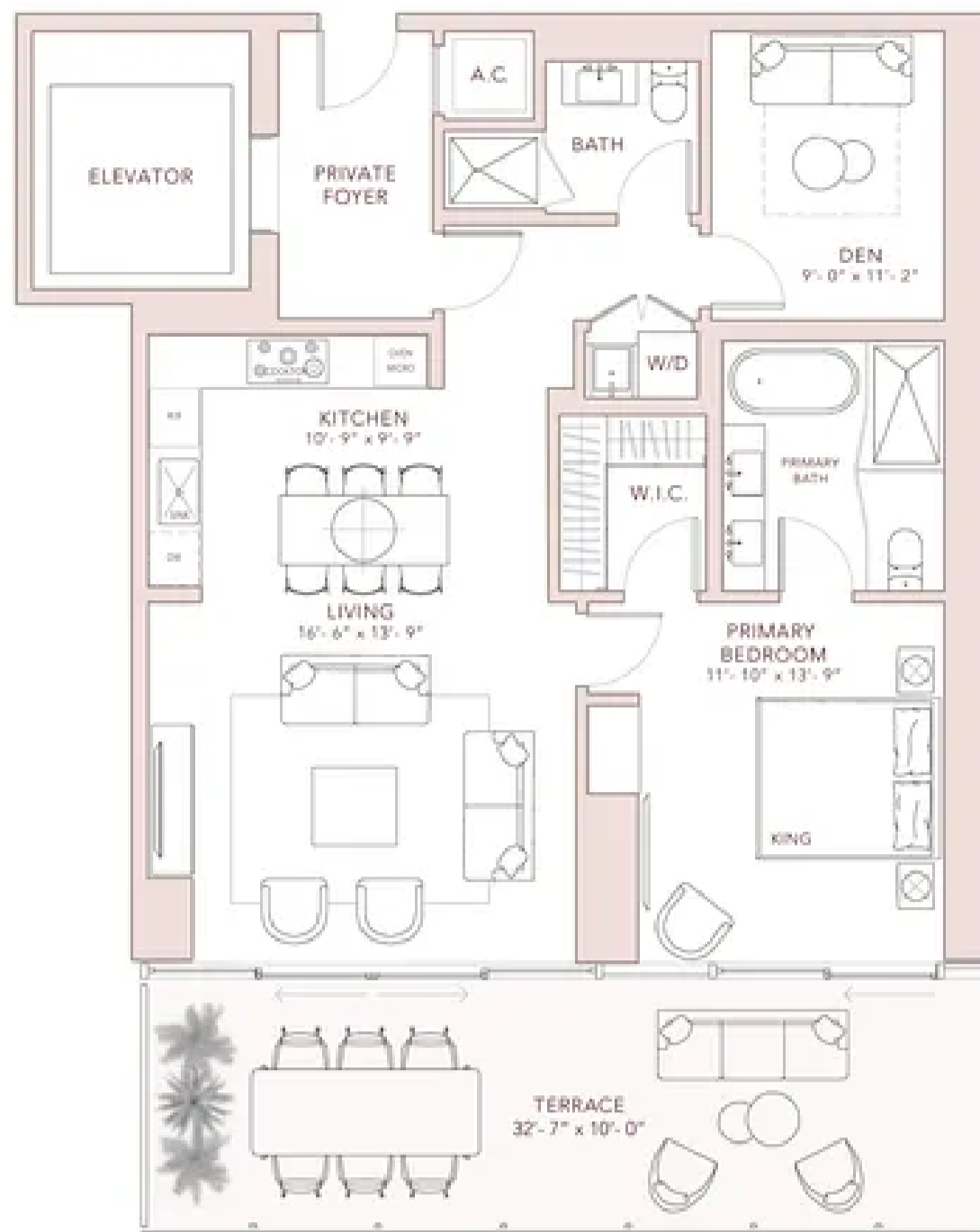
DEVELOPED BY
**FORTUNE
INTERNATIONAL
GROUP** **KAR
PROPERTIES**

COLLECTION I
EAST
Residence 03

LEVELS 14 - 23

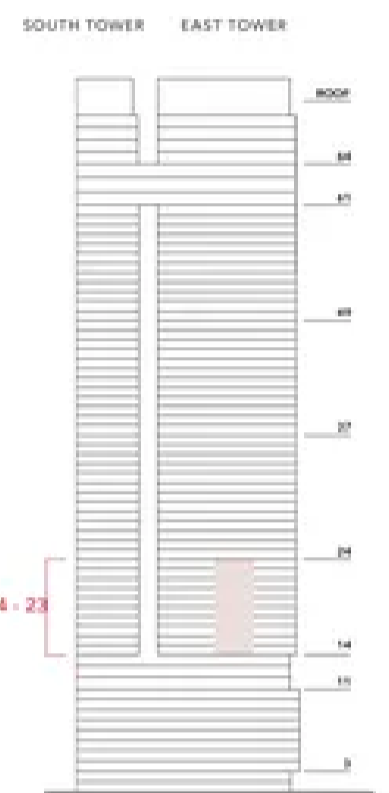
1 BEDROOM + DEN
2 BATHROOMS

INDOOR: 1,166 ft² 108 m²
OUTDOOR: 328 ft² 30 m²
TOTAL LIVING: 1,494 ft² 139 m²



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DEVELOPED BY
FORTUNE
INTERNATIONAL
GROUP

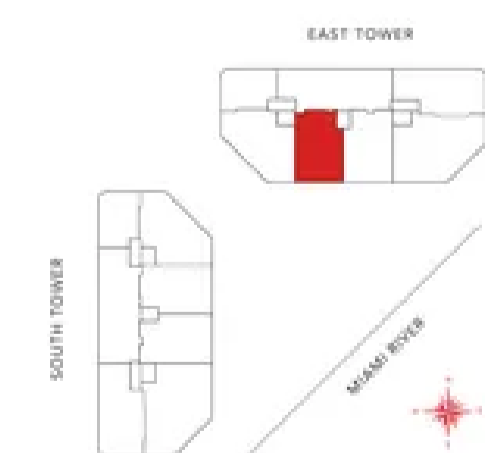
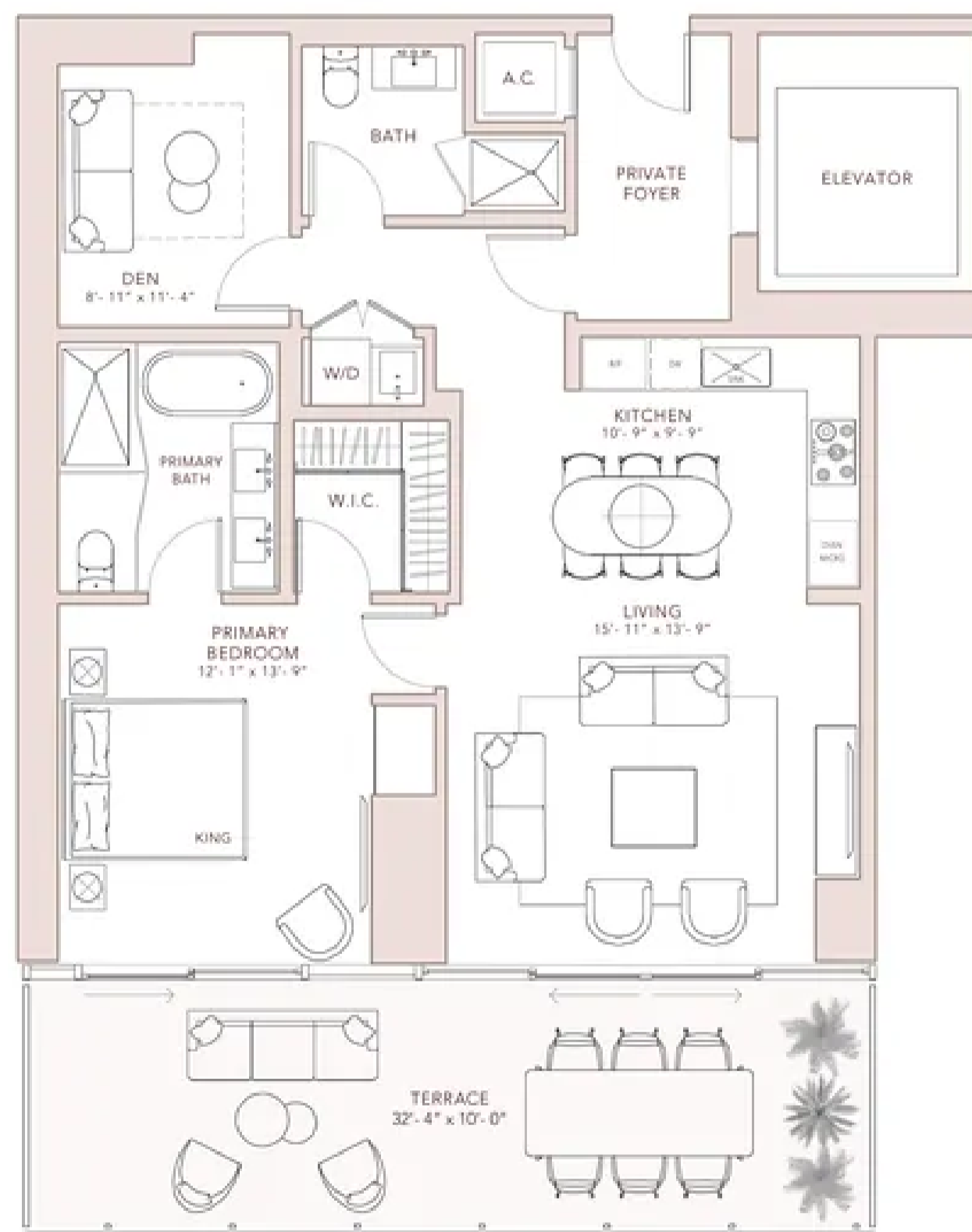


COLLECTION I
EAST
Residence 04

LEVELS 14 - 23

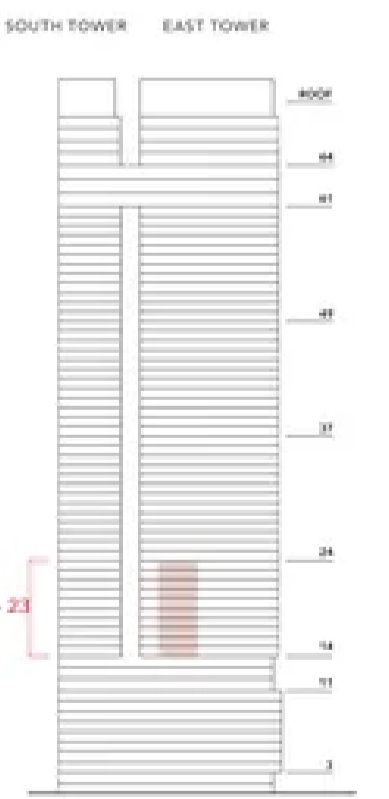
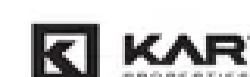
1 BEDROOM + DEN
2 BATHROOMS

INDOOR: 1,151 ft² 107 m²
OUTDOOR: 325 ft² 30 m²
TOTAL LIVING: 1,467 ft² 137 m²



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DEVELOPED BY
FORTUNE
INTERNATIONAL
GROUP



FAENA
RESIDENCES

MIAMI

FAENA
RESIDENCES

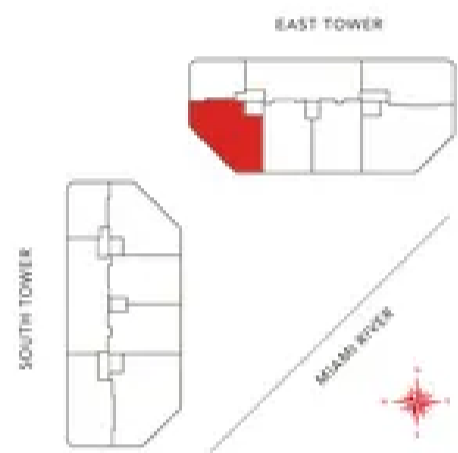
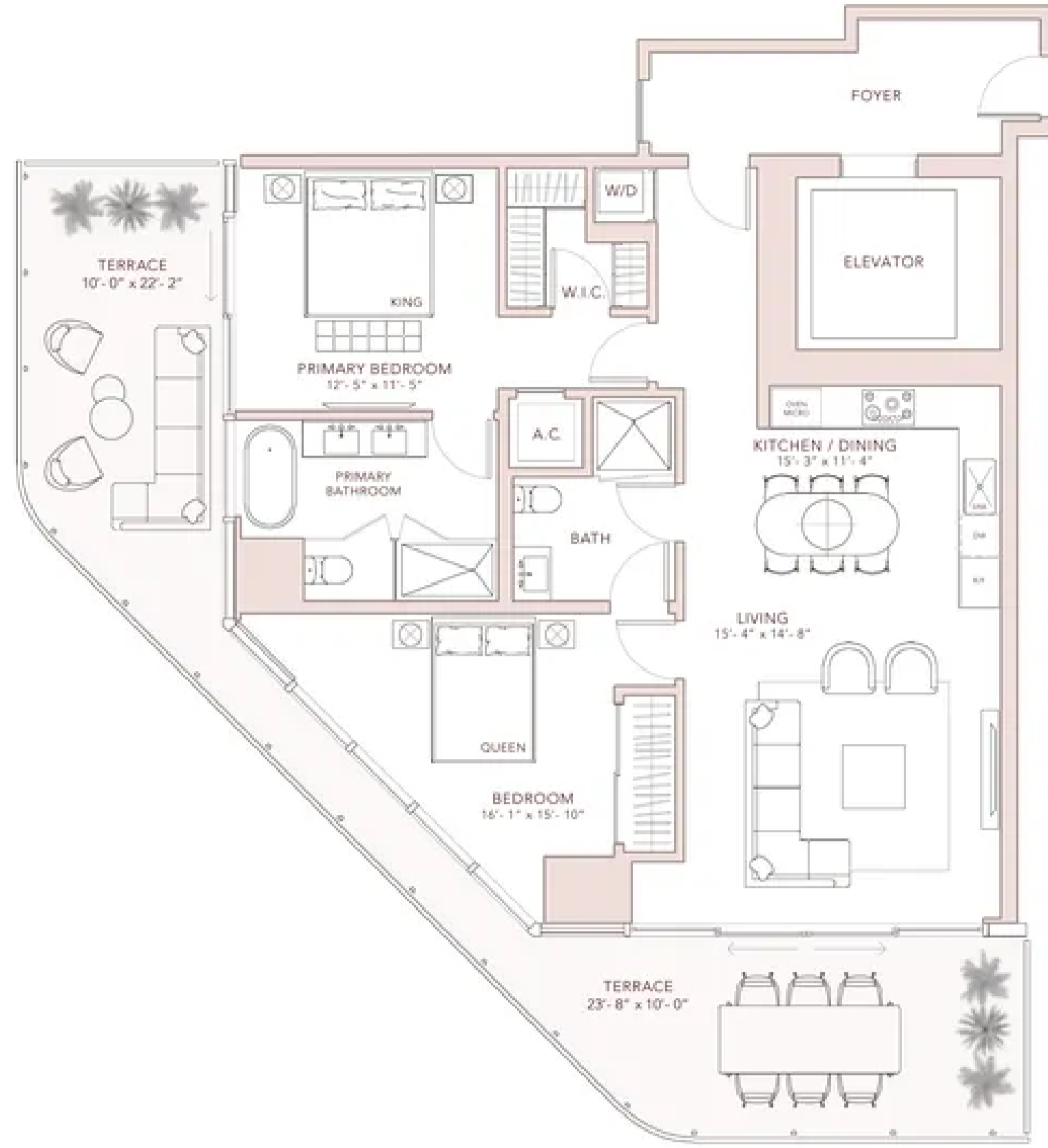
MIAMI

COLLECTION I
EAST
Residence 05

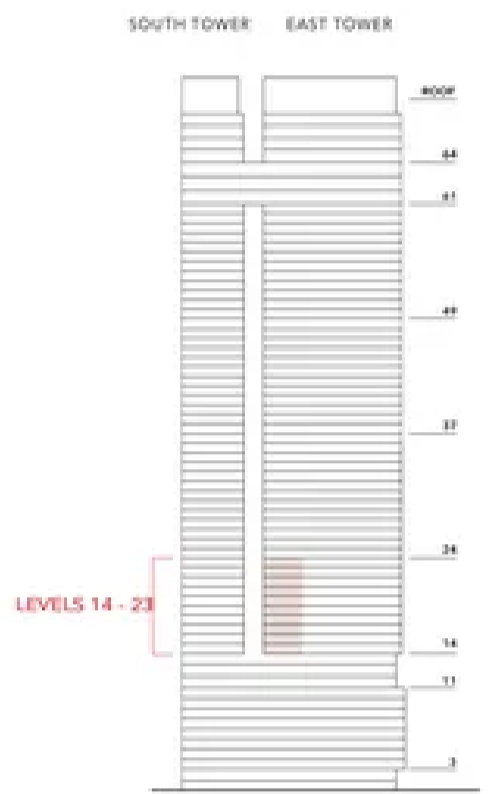
LEVELS 14 - 23

2 BEDROOMS
2 BATHROOMS

INDOOR: 1,230 ft² 114 m²
OUTDOOR: 502 ft² 47 m²
TOTAL LIVING: 1,732 ft² 161 m²



**FAENA
RESIDENCES**
MIAMI



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.05, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"), Neithe Fortune International Group, KAR Properties nor Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units in violation of any jurisdiction where prohibited by law, and your eligibility to purchase will depend upon your state of residence. This offering is made only by the prospectus for the condominium and no statement should be relied upon that is made in the prospectus. These matters should neither be relied upon as representations, express or implied, of the Developer or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior opening walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be required by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that should be determined by using the definition of the Unit set forth in the Declaration set forth in Article 17 to the Declaration. The interior square footage between the perimeter walls and includes structural components. For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Article 17 to the Declaration.

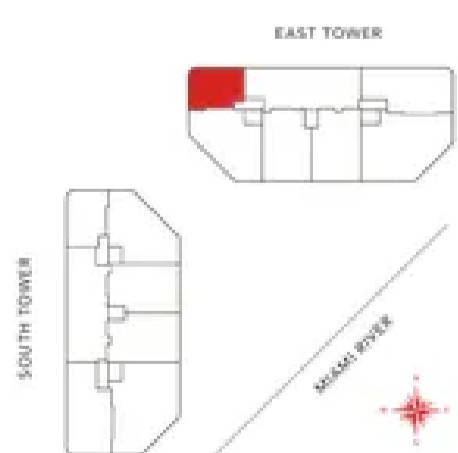
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

COLLECTION I
EAST
Residence 06

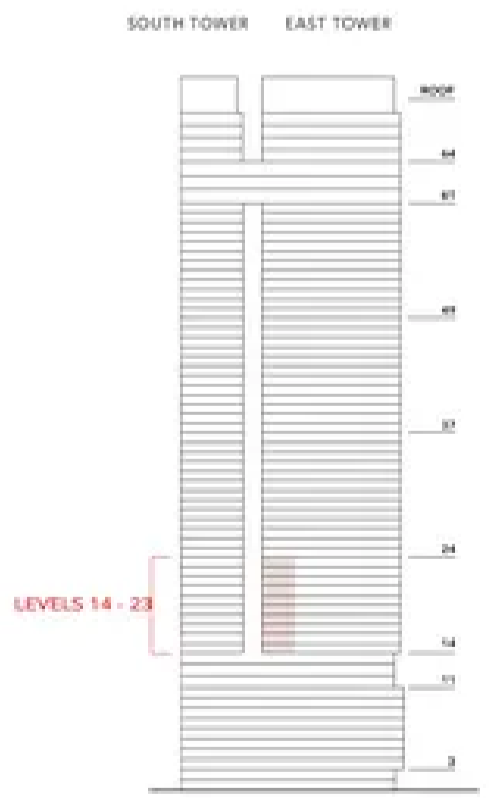
LEVELS 14 - 23

1 BEDROOM
1 BATHROOM

INDOOR: 711 ft² 66 m²
OUTDOOR: 270 ft² 25 m²
TOTAL LIVING: 981 ft² 91 m²



**FAENA
RESIDENCES**
MIAMI



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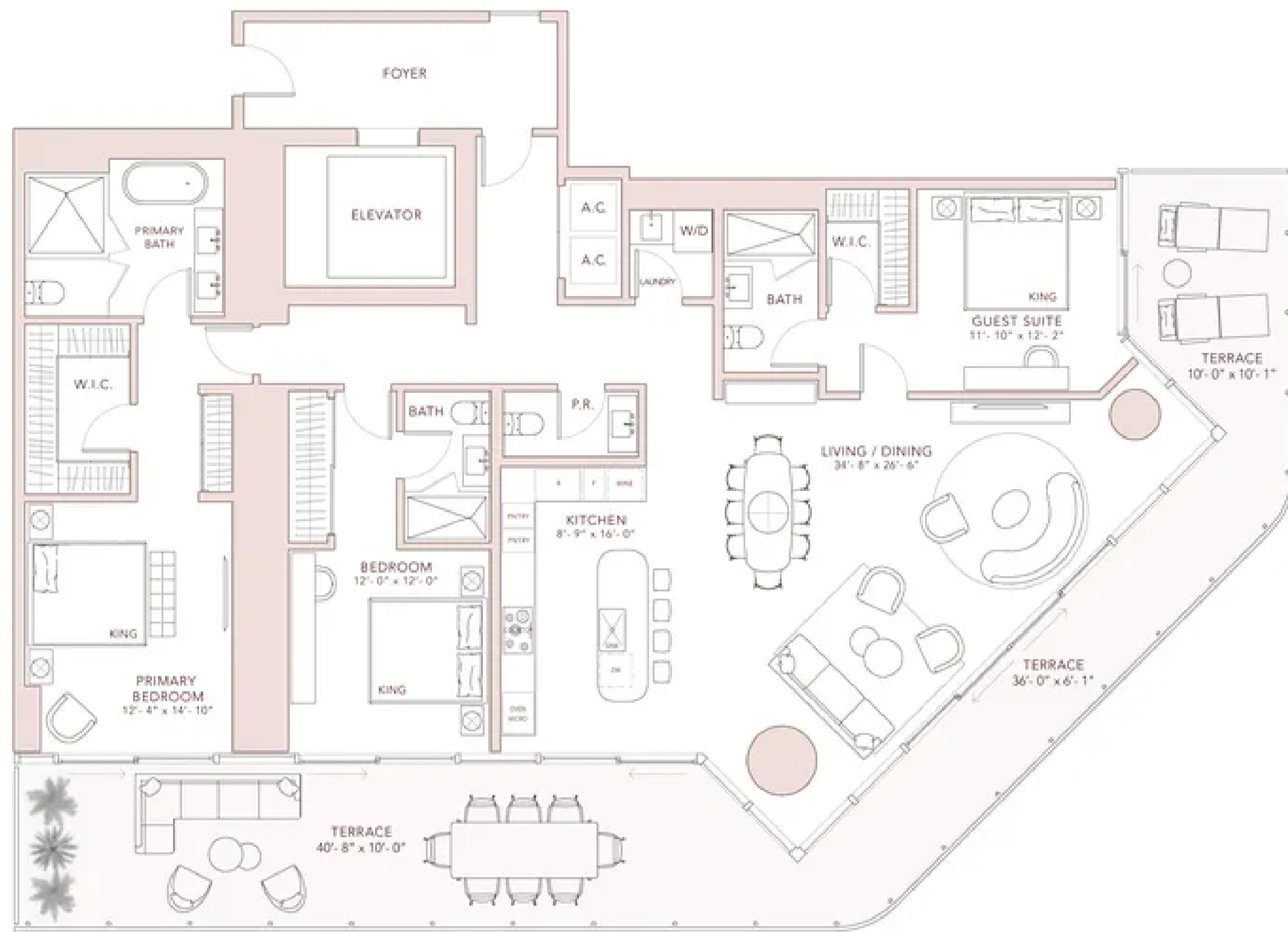
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

COLLECTION II
EAST
Residence 02

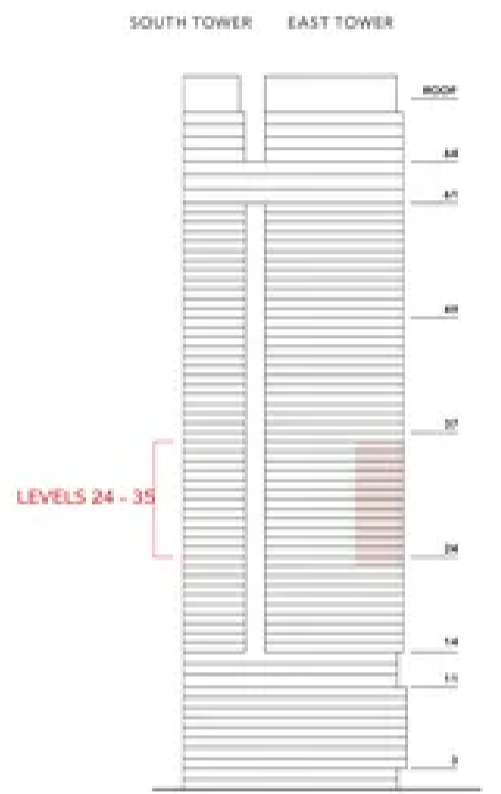
LEVELS 24 - 35

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INDOOR: 2,225 ft² 207 m²
OUTDOOR: 822 ft² 76 m²
TOTAL LIVING: 3,047 ft² 283 m²



**FAENA
RESIDENCES**
MIAMI



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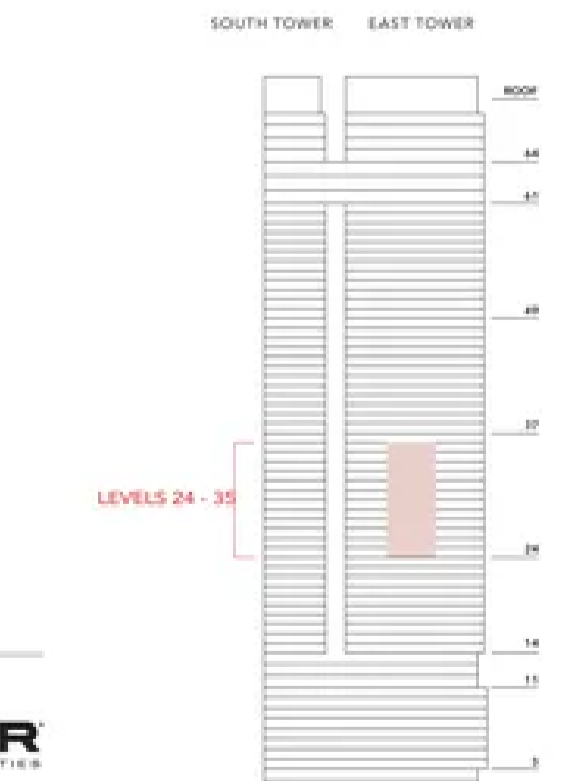
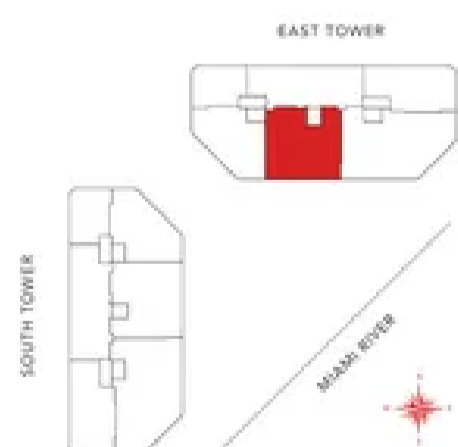
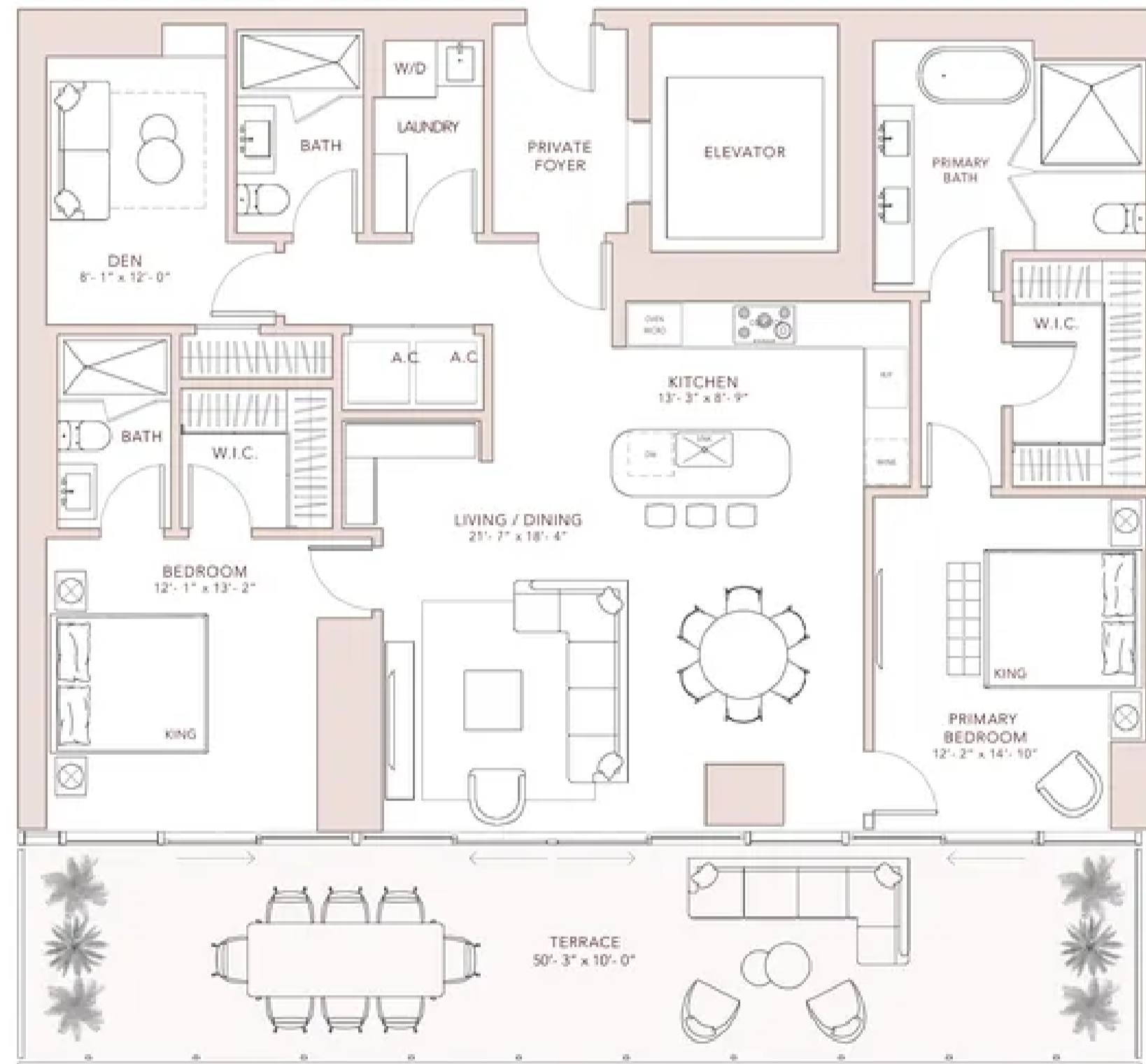
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

COLLECTION II
EAST
Residence 03

LEVELS 24 - 35

2 BEDROOMS + DEN
3 BATHROOMS

INDOOR: 1,782 ft² 166 m²
OUTDOOR: 501 ft² 47 m²
TOTAL LIVING: 2,283 ft² 212 m²



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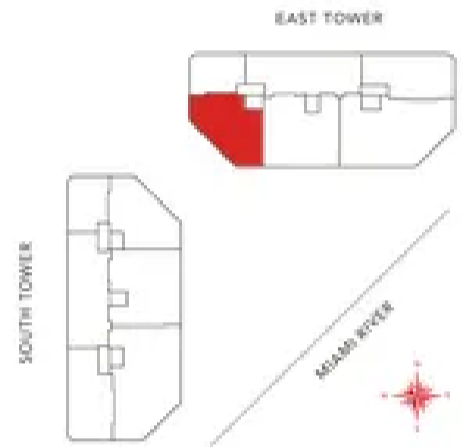
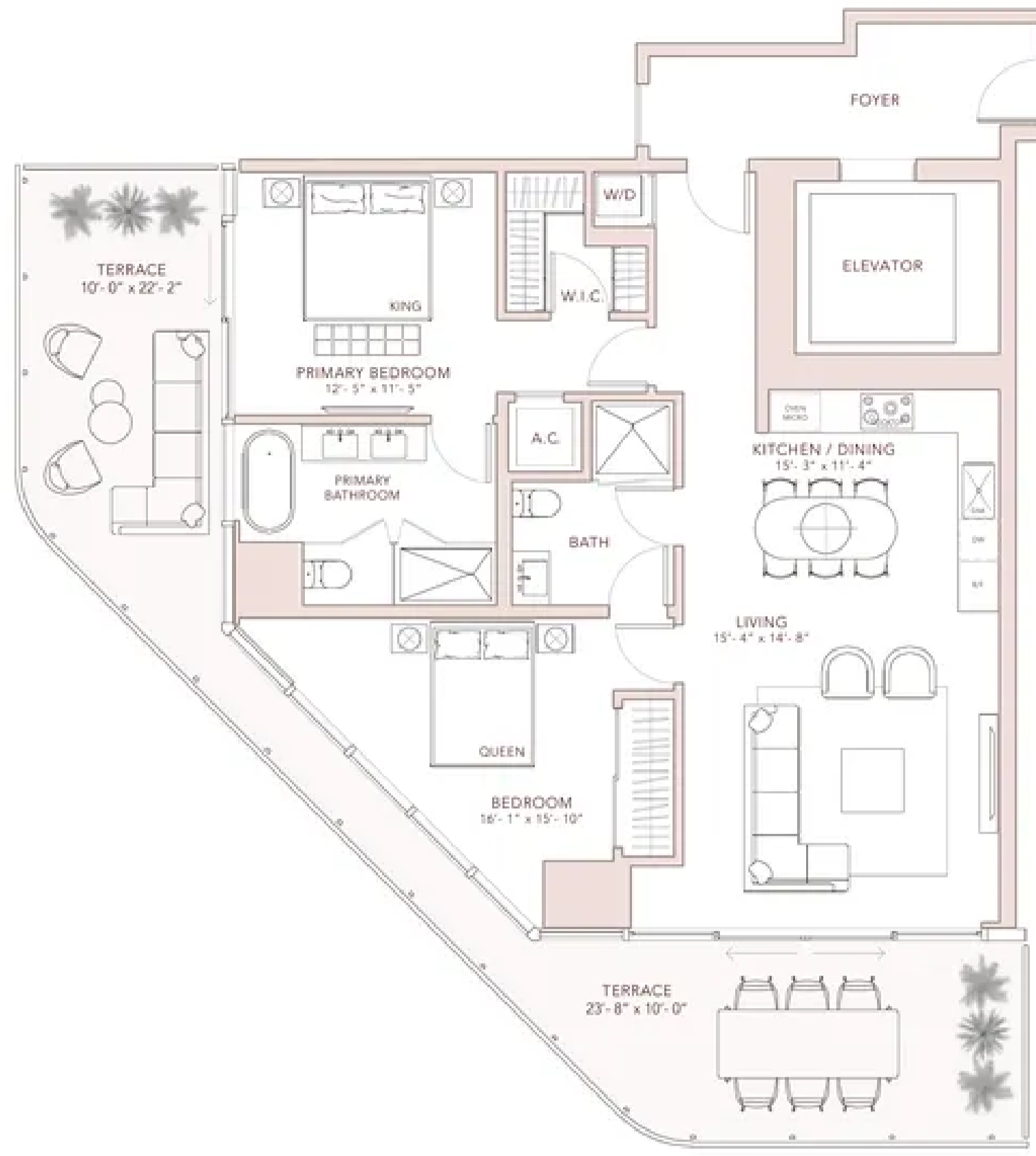
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

COLLECTION II
EAST
Residence 05

LEVELS 24 - 35

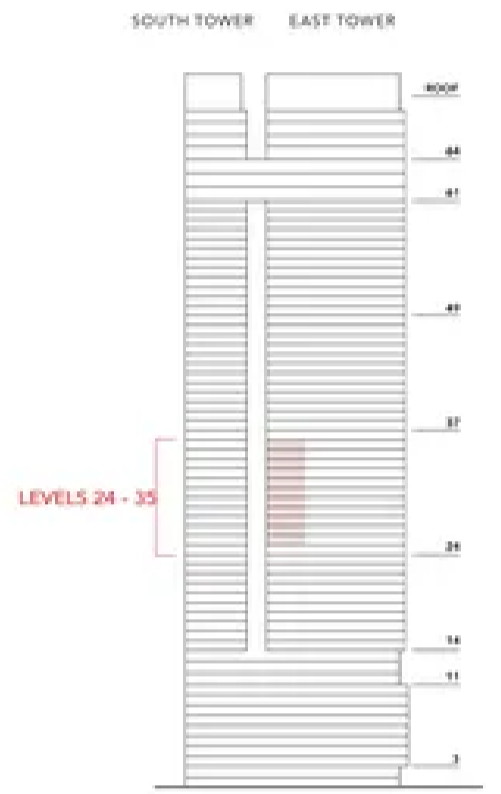
2 BEDROOMS
2 BATHROOMS

INDOOR: 1,230 ft² 114 m²
OUTDOOR: 502 ft² 47 m²
TOTAL LIVING: 1,732 ft² 161 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



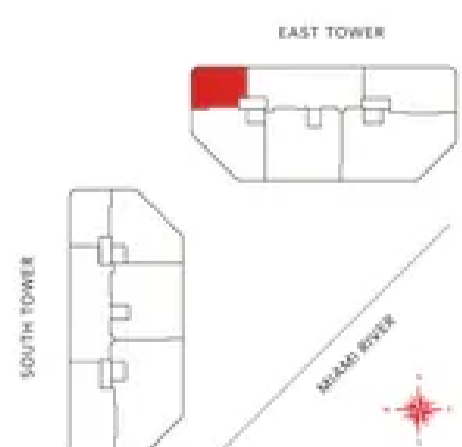
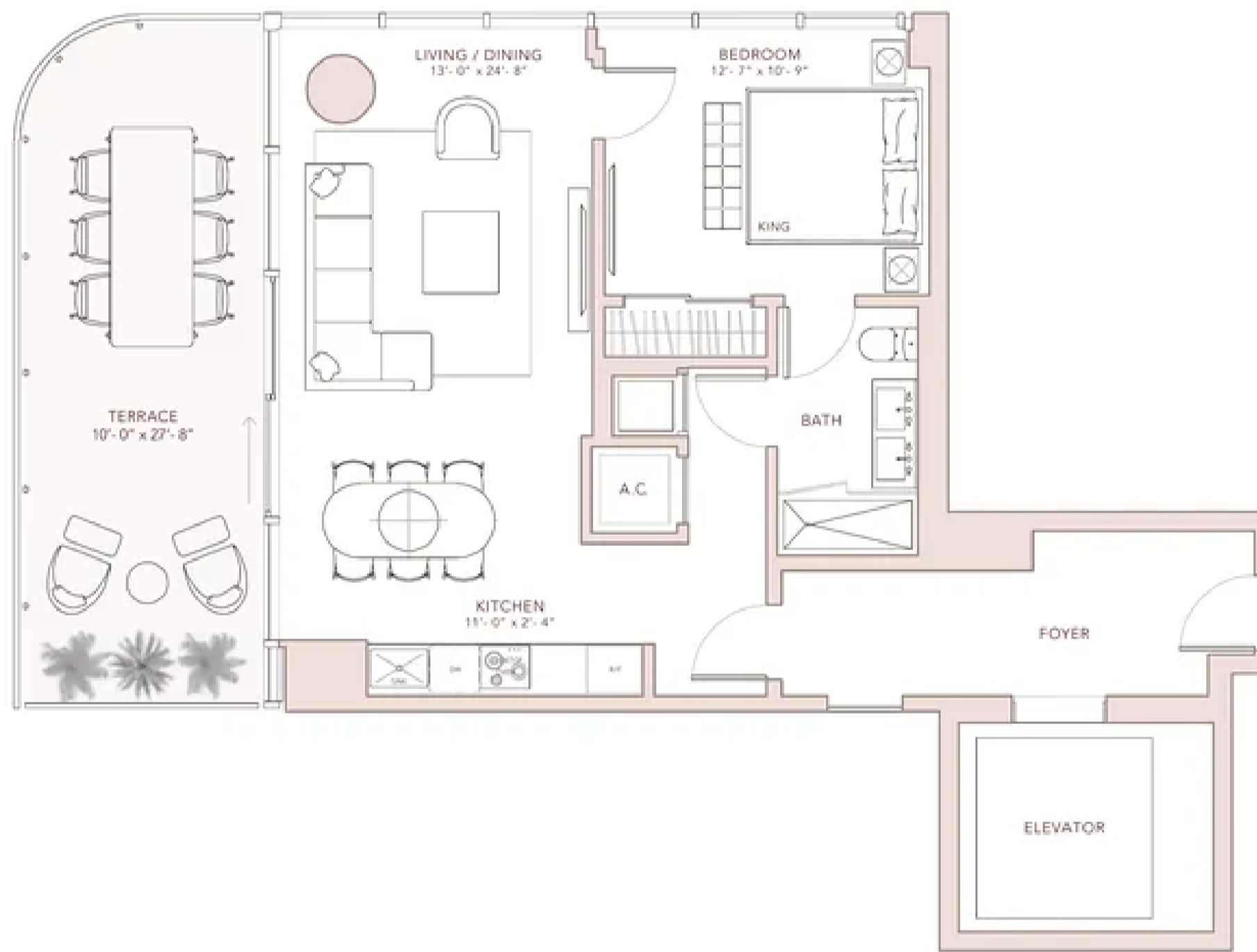
FAENA RESIDENCES
MIAMI

COLLECTION II
EAST
Residence 06

LEVELS 24 - 35

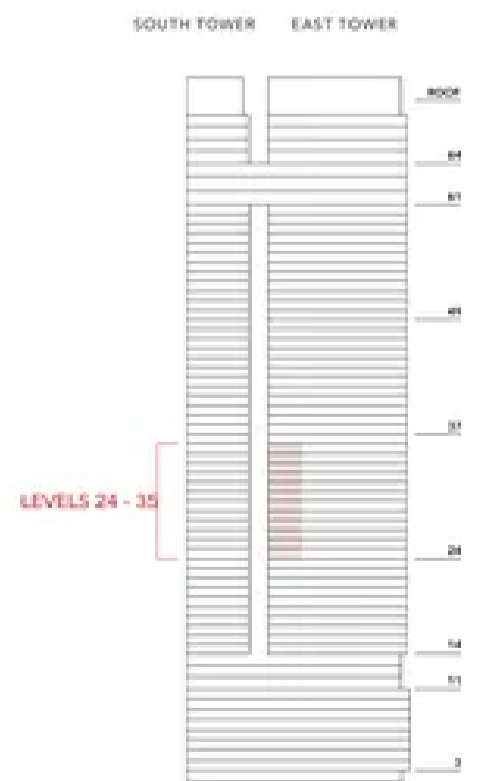
1 BEDROOM
1 BATHROOM

INDOOR: 711 ft² 66 m²
OUTDOOR: 270 ft² 25 m²
TOTAL LIVING: 981 ft² 91 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

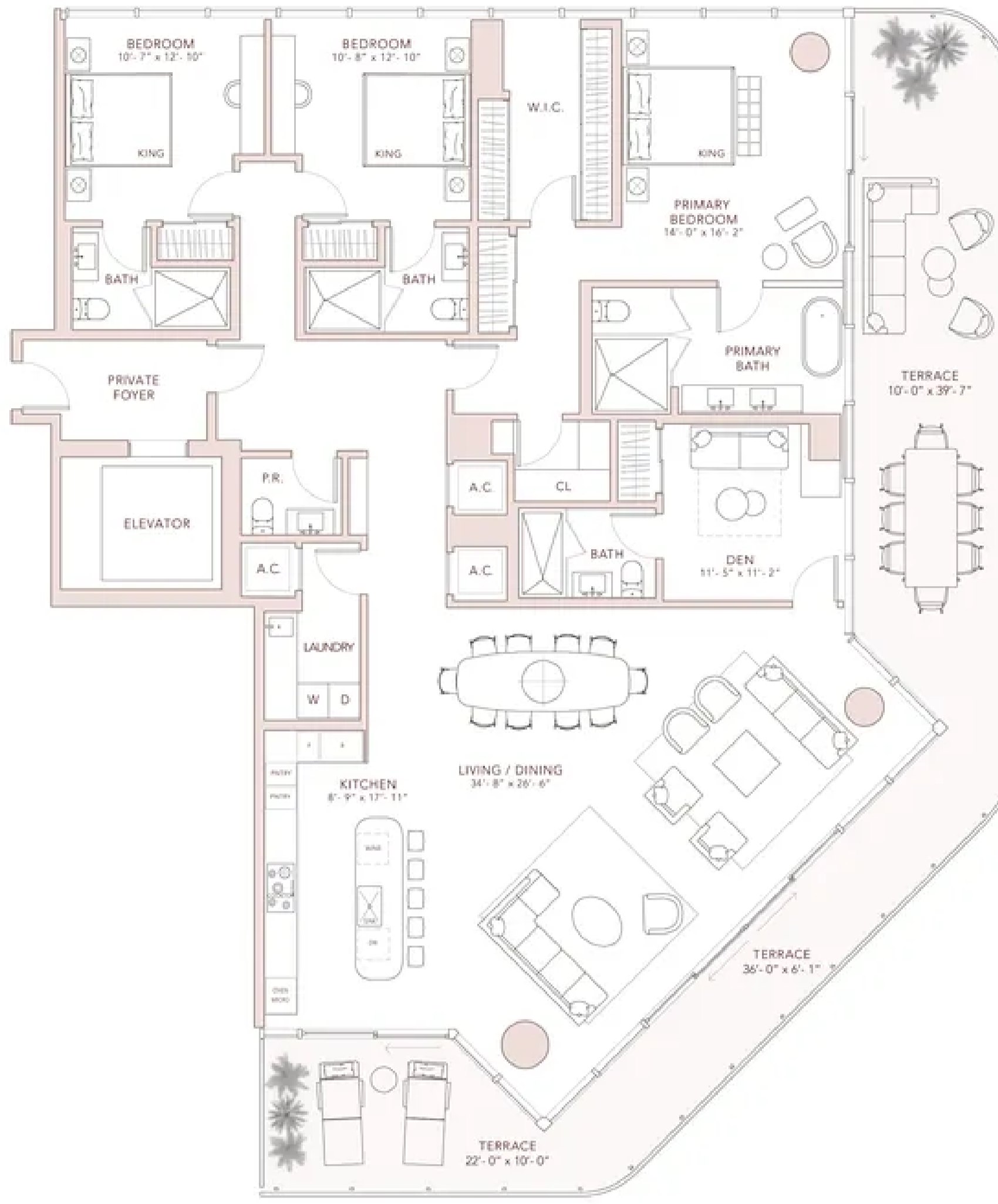
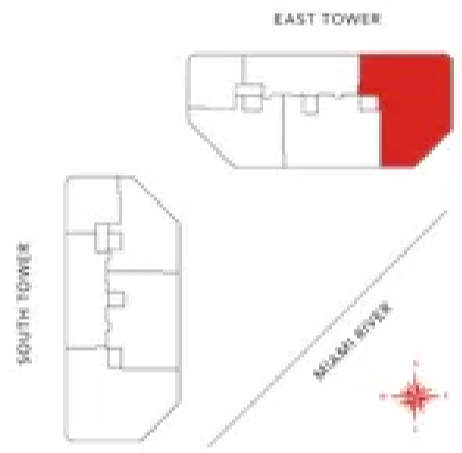


COLLECTION III
EAST
Residence 01

LEVELS 37 - 48

3 BEDROOMS + DEN
4 BATHROOMS
POWDER ROOM

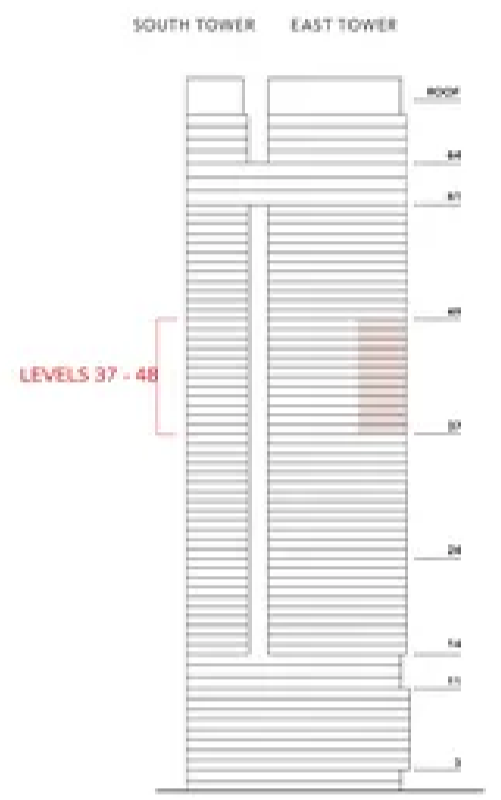
INDOOR: 2,829 ft² 263 m²
OUTDOOR: 826 ft² 77 m²
TOTAL LIVING: 3,655 ft² 340 m²



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.05, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"). Neither Fortune International Group, KAR Properties nor Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility to purchase will depend upon your state of residence. The offering is made only by the prospectus for the condominium and its statements should be read in conjunction with the prospectus. These materials should not be relied upon as representations, express or implied, of the floor plan of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated exterior square footage is measured to the exterior face of exterior walls and to the exterior face of each adjoining common or other exterior element or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the definition and the definition of the line set forth in the Declaration set forth in Exhibit "D" to the Declaration. For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration set forth in Exhibit "D" to the Declaration.

DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

FAENA RESIDENCES
MIAMI

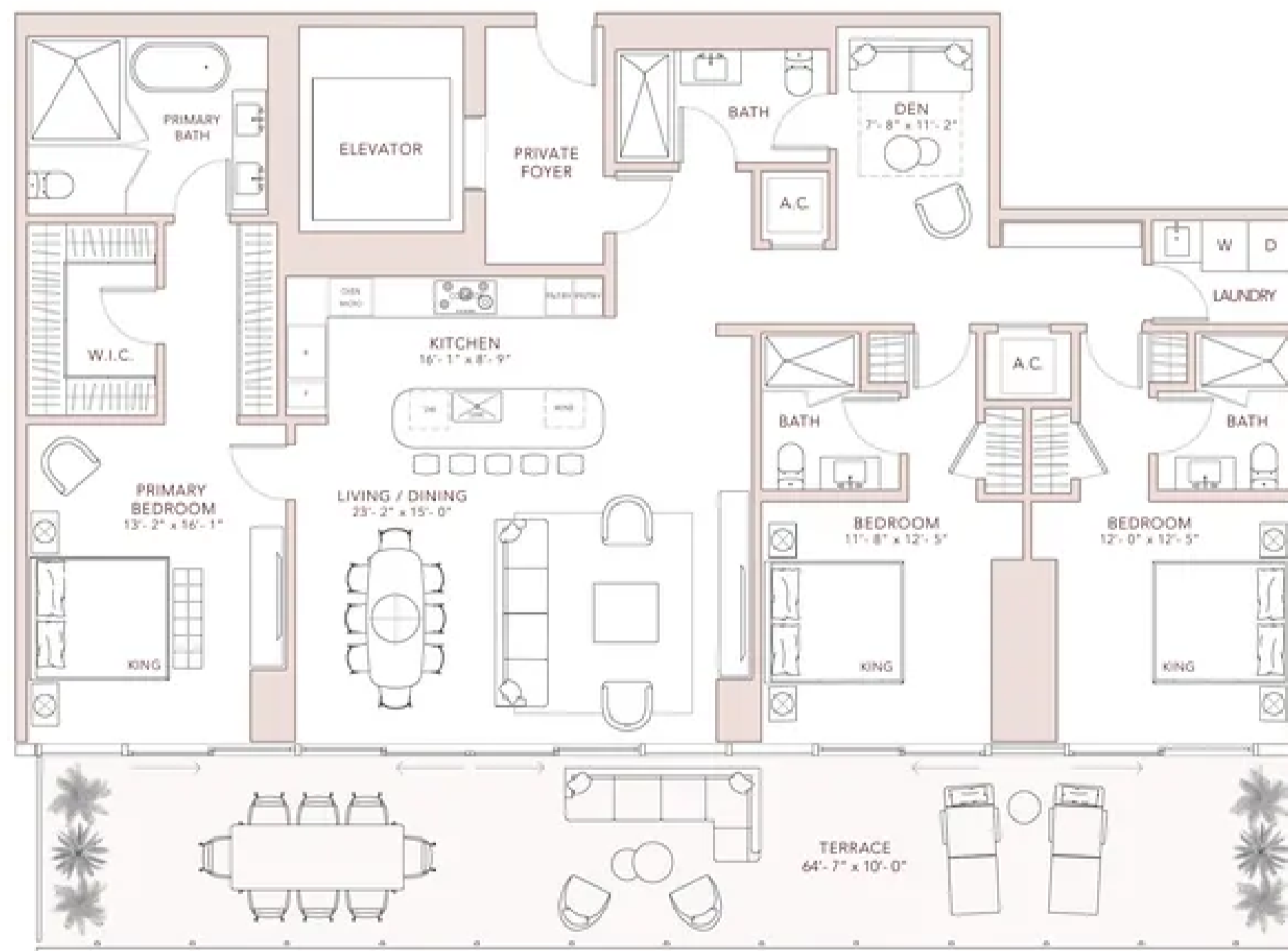
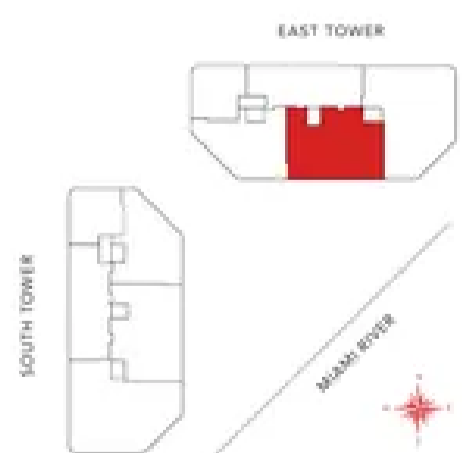


COLLECTION III
EAST
Residence 03

LEVELS 37 - 48

3 BEDROOMS + DEN
4 BATHROOMS

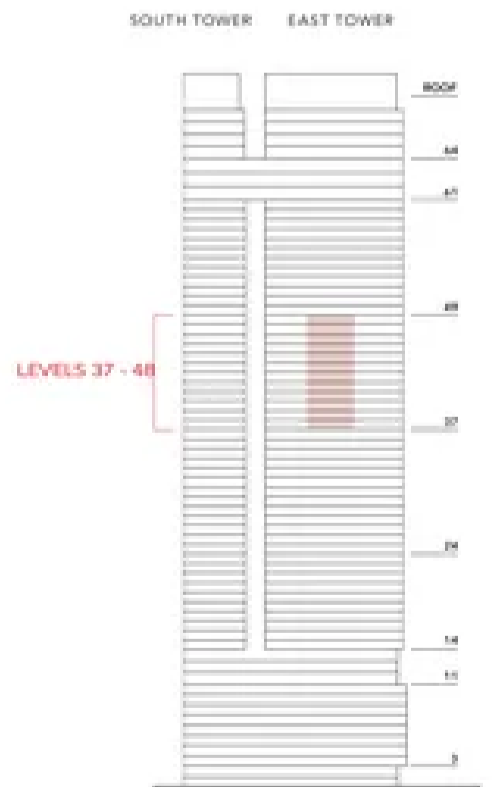
INDOOR: 2,196 ft² 204 m²
OUTDOOR: 639 ft² 59 m²
TOTAL LIVING: 2,835 ft² 263 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

FAENA RESIDENCES
MIAMI

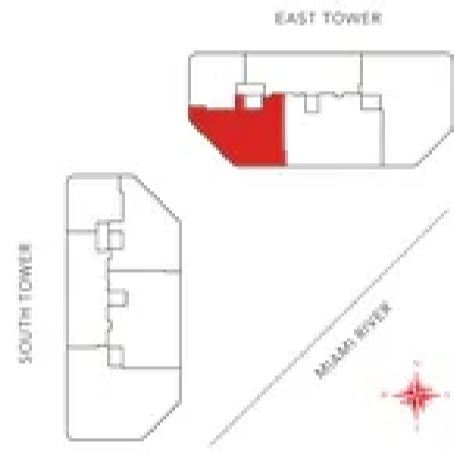
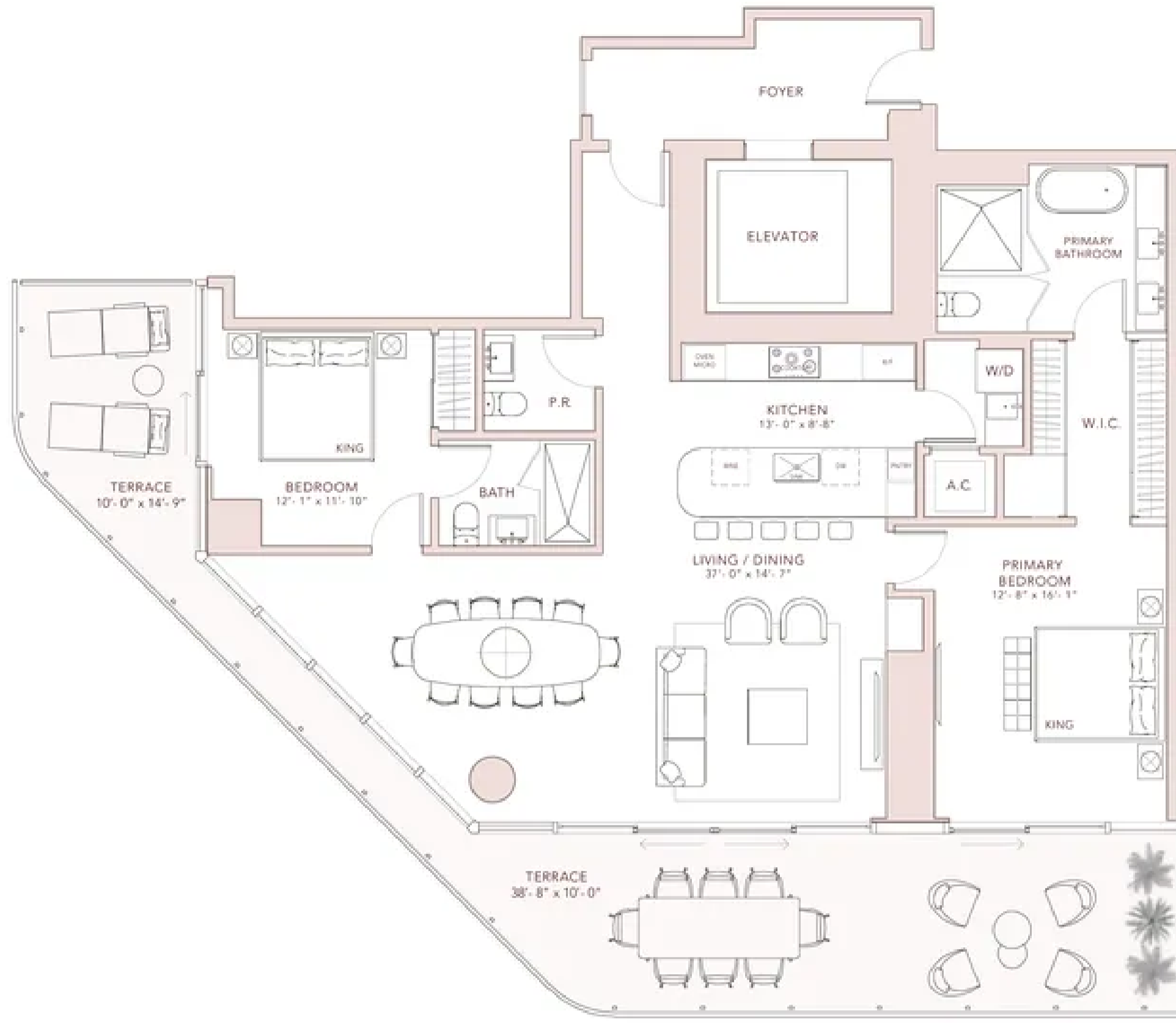


COLLECTION III
EAST
Residence 05

LEVELS 37 - 48

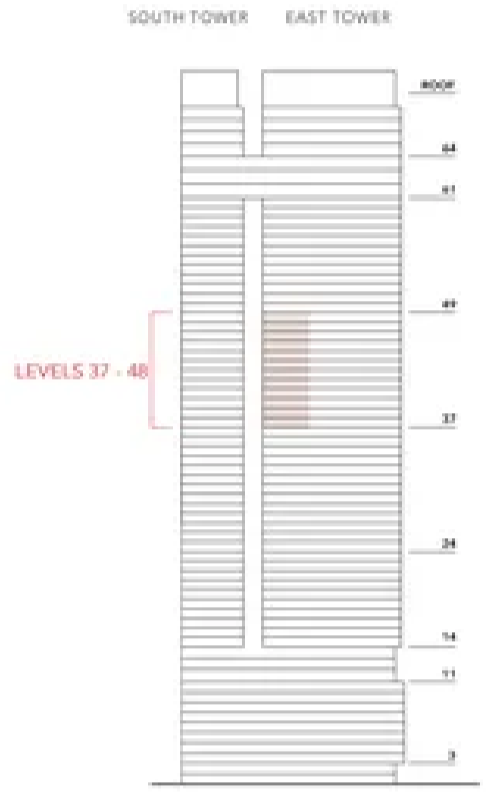
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,565 ft² 145 m²
OUTDOOR: 578 ft² 54 m²
TOTAL LIVING: 2,143 ft² 199 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

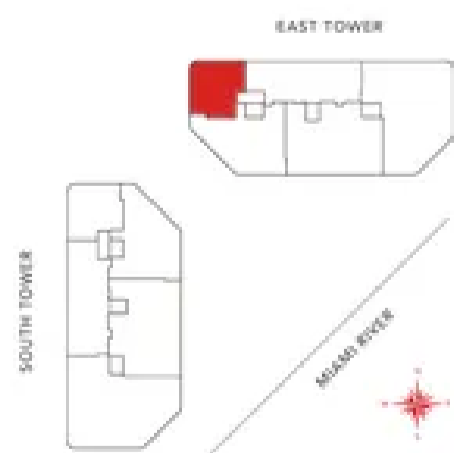
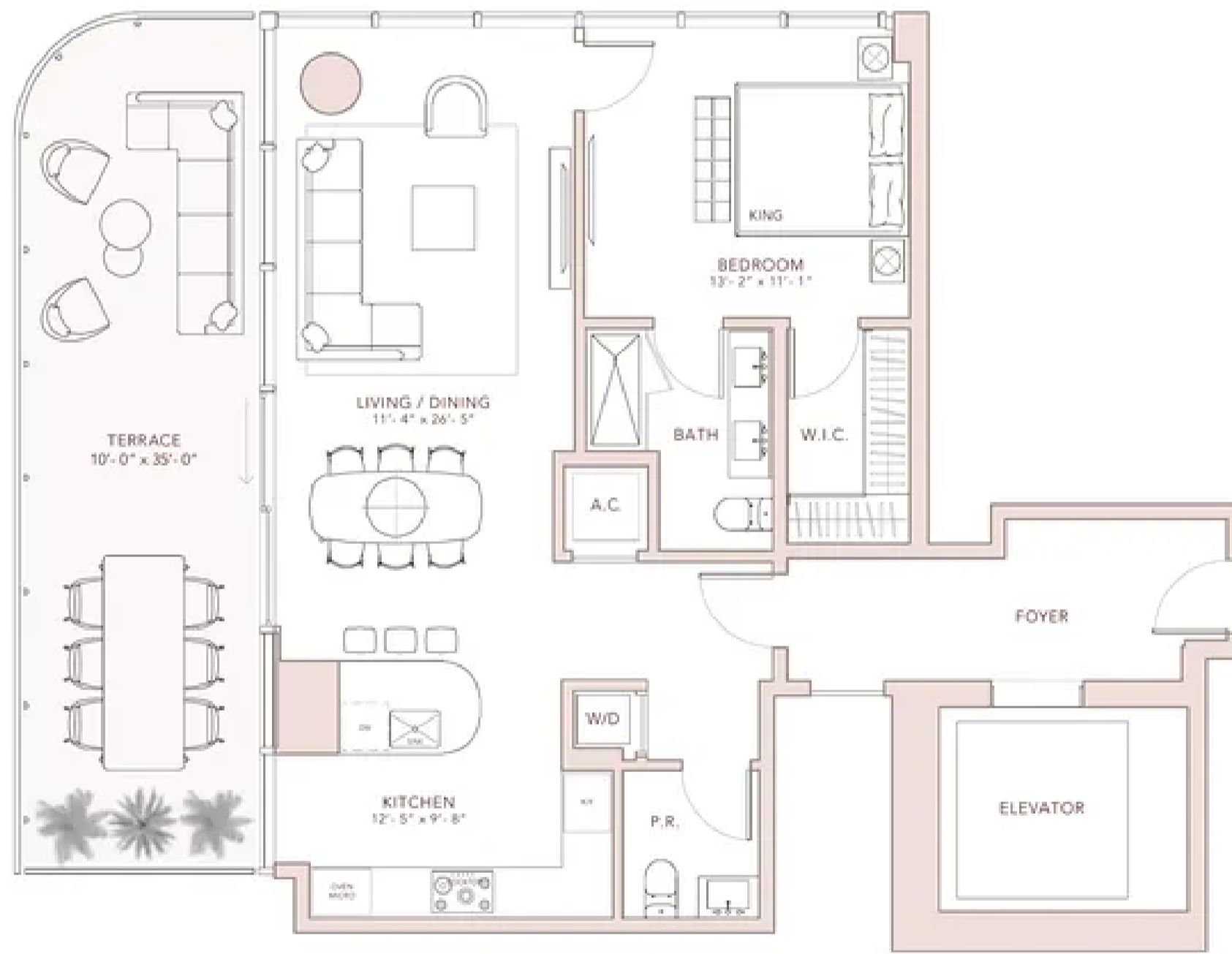


COLLECTION III
EAST
Residence 06

LEVELS 37 - 48

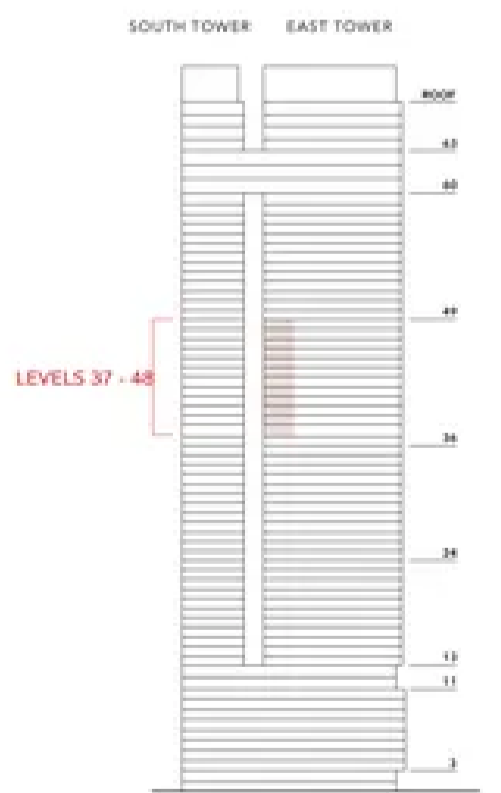
1 BEDROOM
1 BATHROOM
POWDER ROOM

INDOOR: 910 ft² 85 m²
OUTDOOR: 345 ft² 32 m²
TOTAL LIVING: 1,255 ft² 117 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



FAENA RESIDENCES

MIAMI

FAENA RESIDENCES

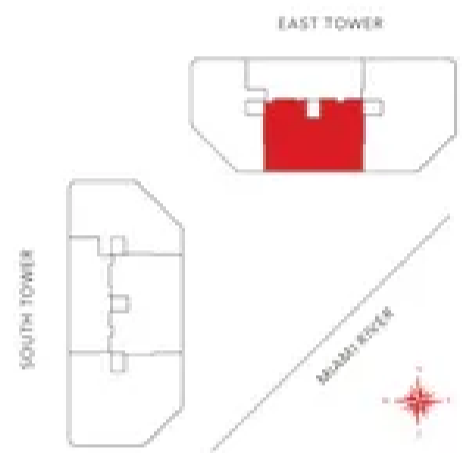
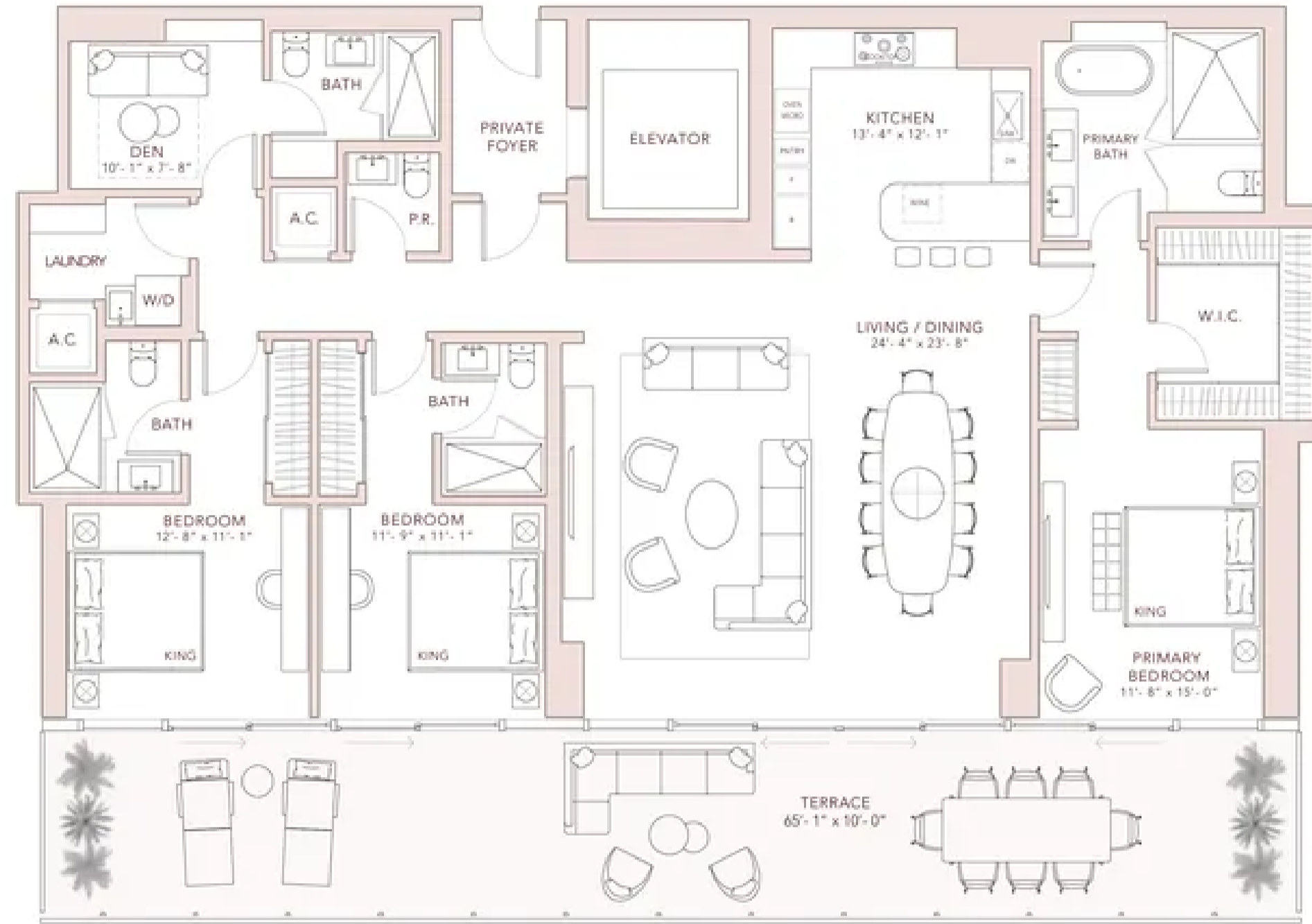
MIAMI

COLLECTION IV
EAST
Residence 03

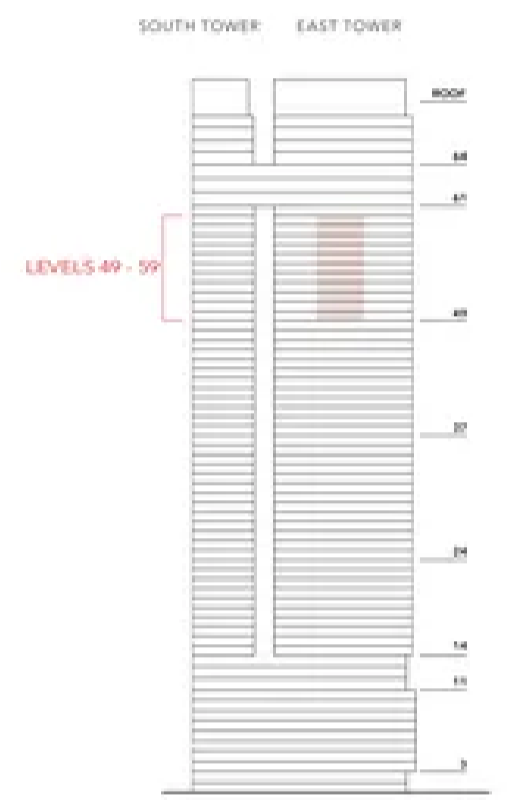
LEVELS 49 - 59

3 BEDROOMS + DEN
4 BATHROOMS
POWDER ROOM

INDOOR: 2,383 ft² 221 m²
OUTDOOR: 653 ft² 61 m²
TOTAL LIVING: 3,036 ft² 282 m²



**FAENA
RESIDENCES**
MIAMI



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.06, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"). Neither Fortune International Group, KAR Properties nor Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility to purchase will depend upon your state of residence. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. These items should not be relied upon as representations, express or implied, of the floor plan of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the exterior face of each adjoining corridor or other common element or shared facility without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the unit set forth in the Declaration set forth in Article 17 to the Declaration. The interior square between the perimeter walls and excludes structural components. For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Article 17 to the Declaration.

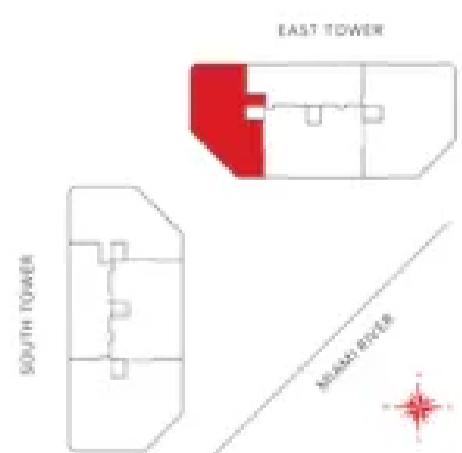
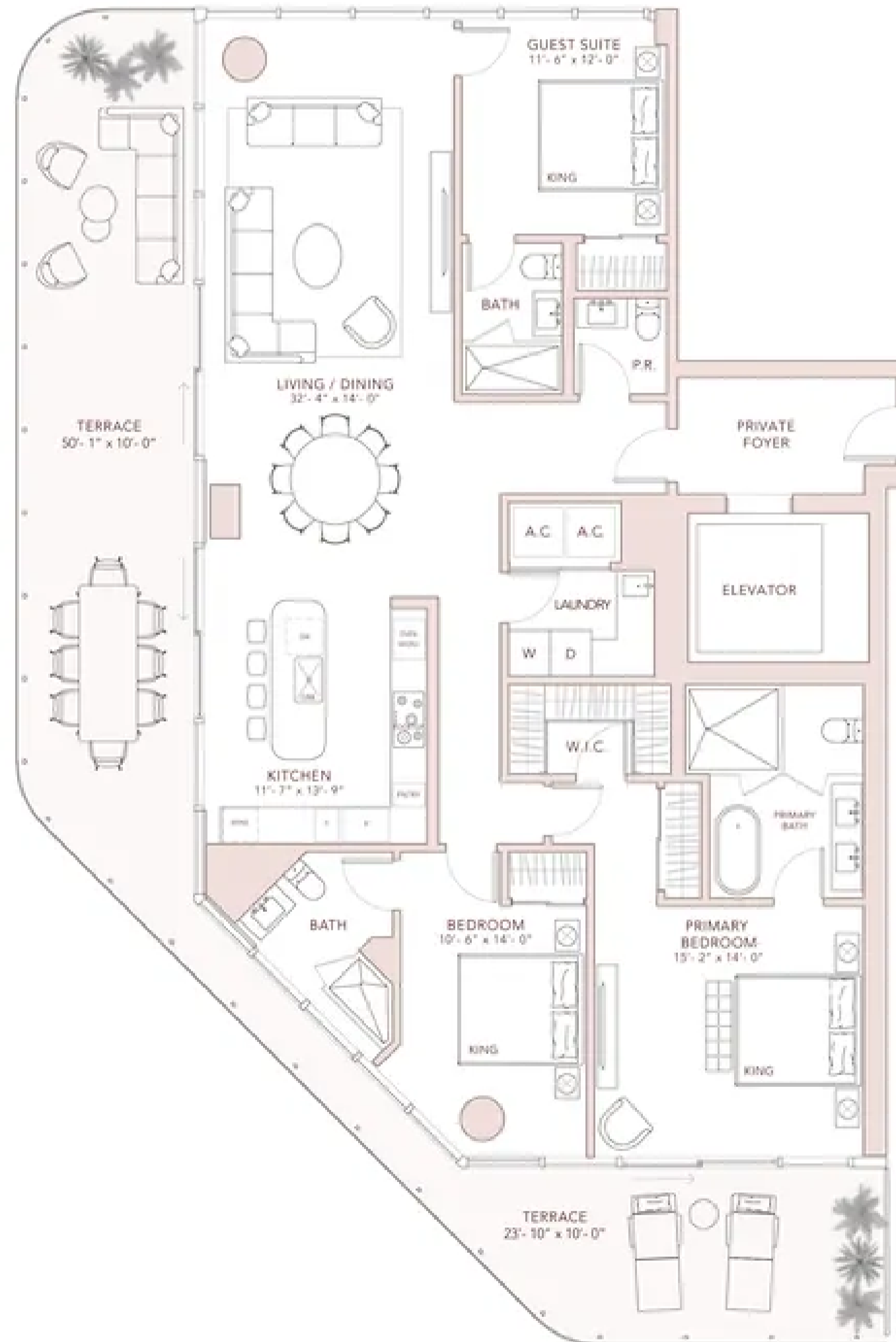
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

COLLECTION IV
EAST
Residence 05

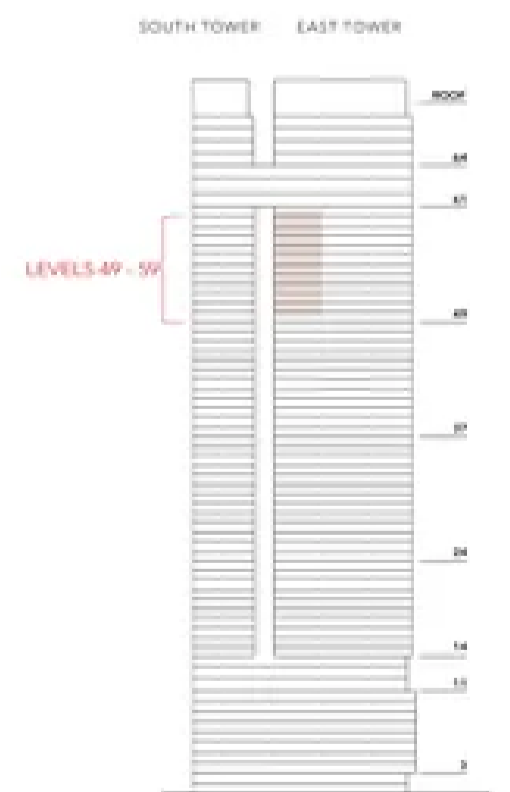
LEVELS 49 - 59

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INDOOR: 2,063 ft² 192 m²
OUTDOOR: 770 ft² 72 m²
TOTAL LIVING: 2,833 ft² 263 m²



**FAENA
RESIDENCES**
MIAMI



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.06, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"). Neither Fortune International Group, KAR Properties nor Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility to purchase will depend upon your state of residence. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. These items should not be relied upon as representations, express or implied, of the floor plan of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the exterior face of each adjoining corridor or other common element or shared facility without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the unit set forth in the Declaration set forth in Article 17 to the Declaration. The interior square between the perimeter walls and excludes structural components. For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Article 17 to the Declaration.

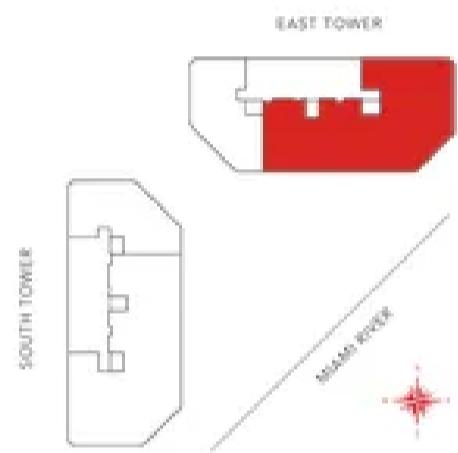
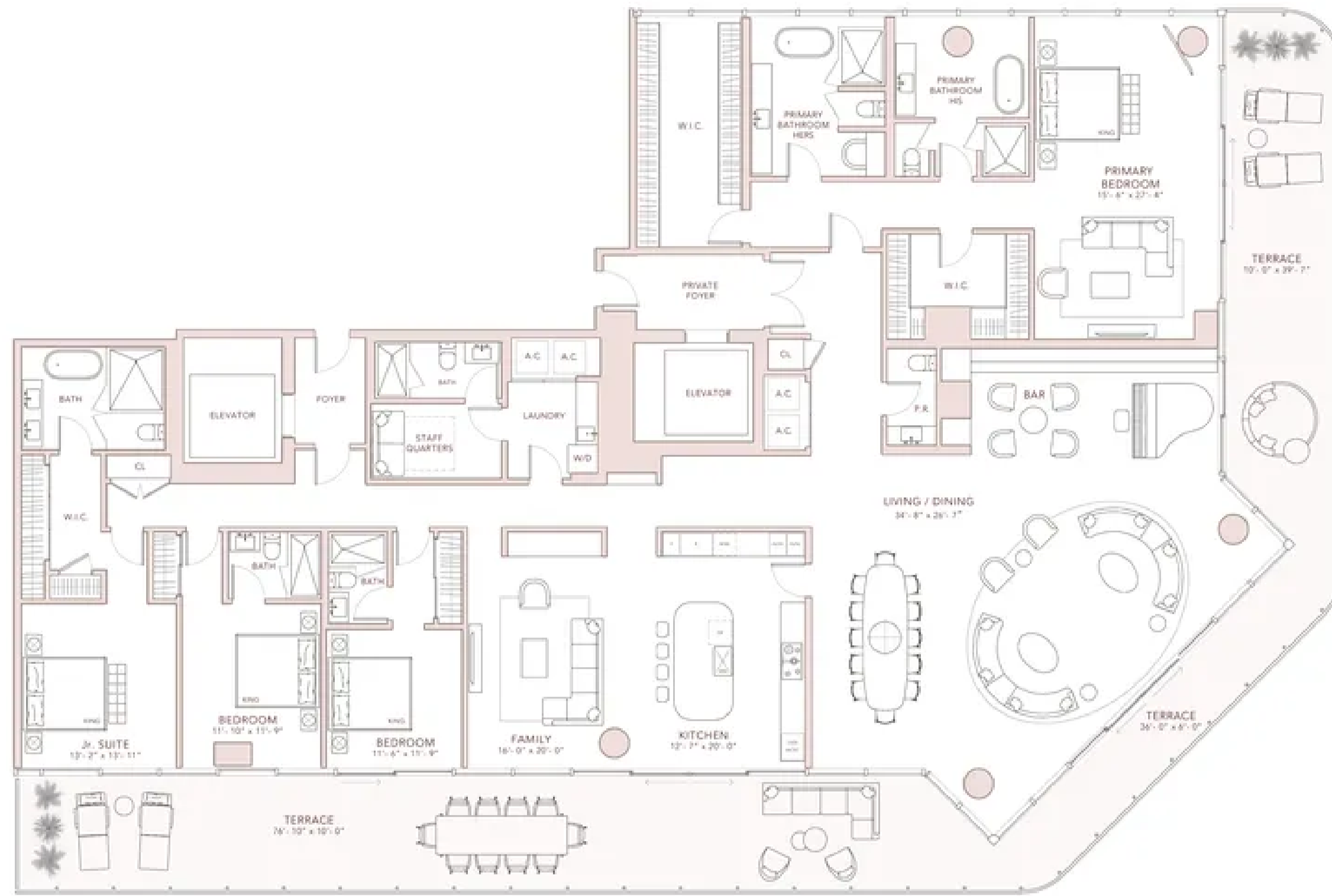
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

EAST

Penthouse 6501

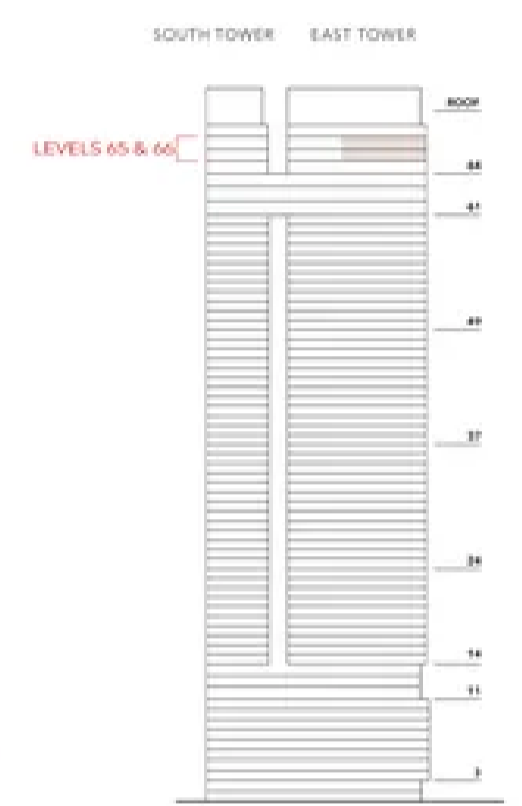
4 BEDROOMS
6 BATHROOMS
POWDER ROOM

INDOOR: 5,041 ft² 468 m²
OUTDOOR: 1,465 ft² 136 m²
TOTAL LIVING: 6,506 ft² 604 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

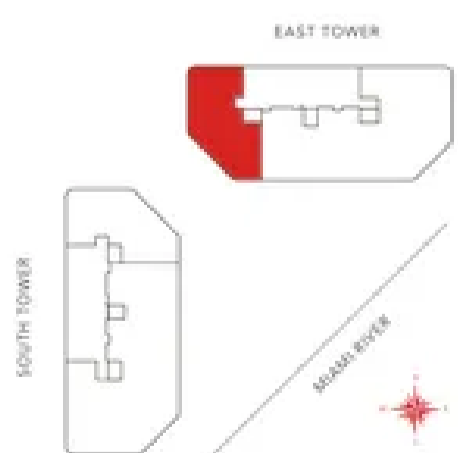
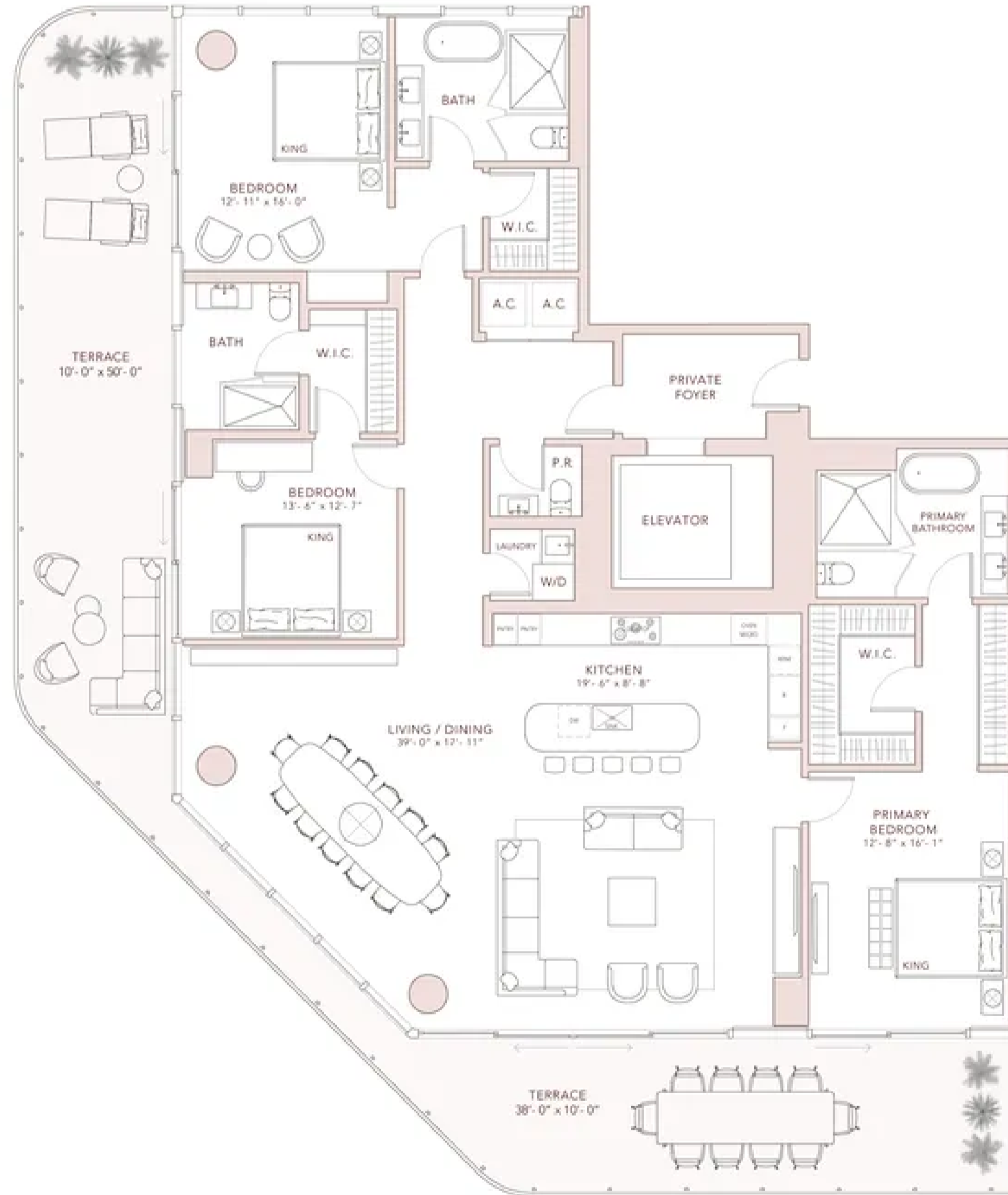


EAST

Penthouse 6505

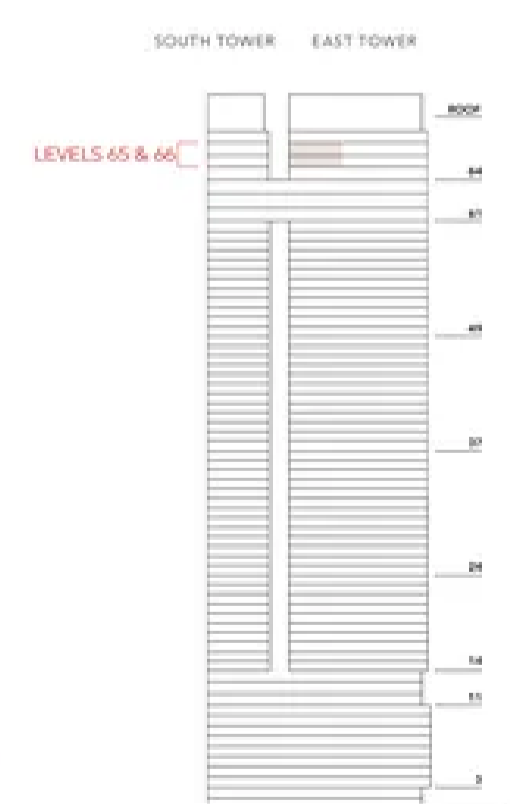
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INDOOR: 2,586 ft² 240 m²
OUTDOOR: 922 ft² 86 m²
TOTAL LIVING: 3,508 ft² 326 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



FAENA RESIDENCES MIAMI

EAST

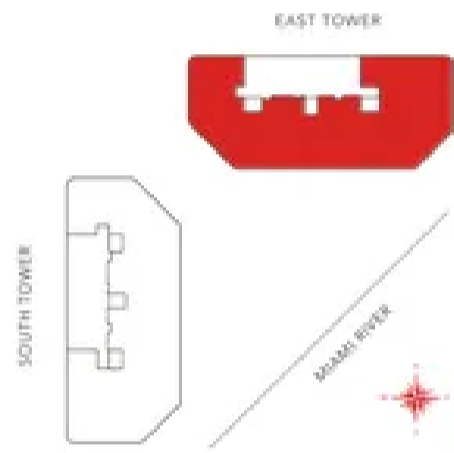
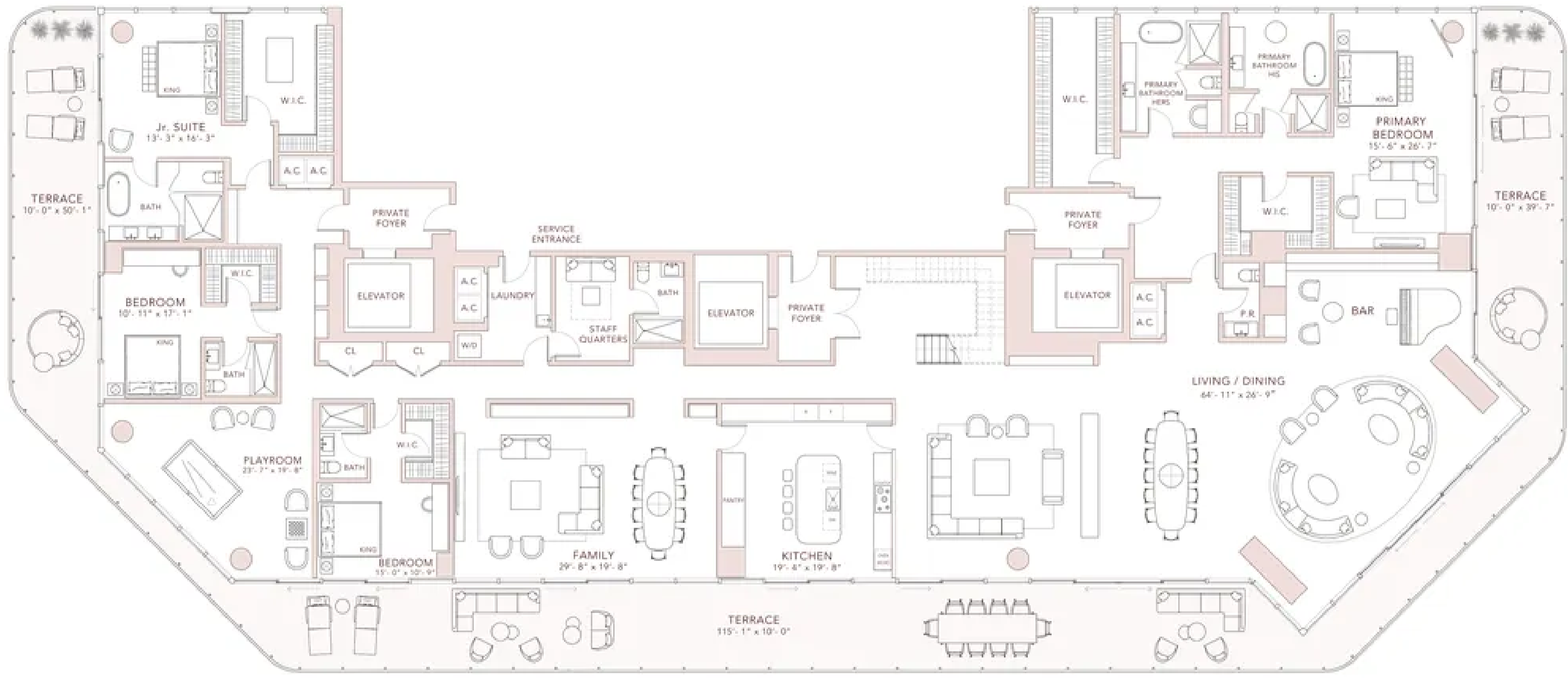
Upper Penthouse

LEVEL 67

4 BEDROOMS	INDOOR:	8,184 ft ²	760 m ²
6 BATHROOMS	OUTDOOR:	6,952 ft ²	646 m ²
POWDER ROOM	TOTAL LIVING:	15,136 ft ²	1,406 m ²
ROOFTOP			

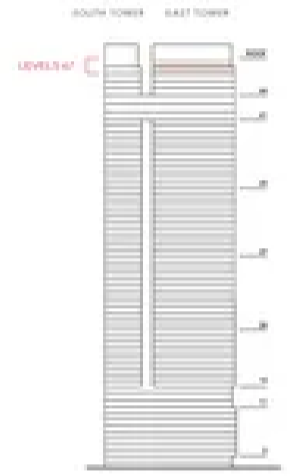
FAENA RESIDENCES

MIAMI



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



EAST

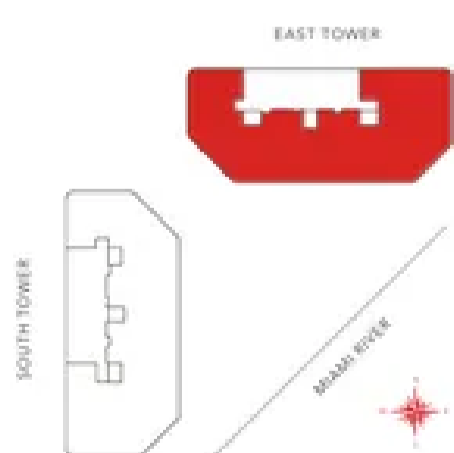
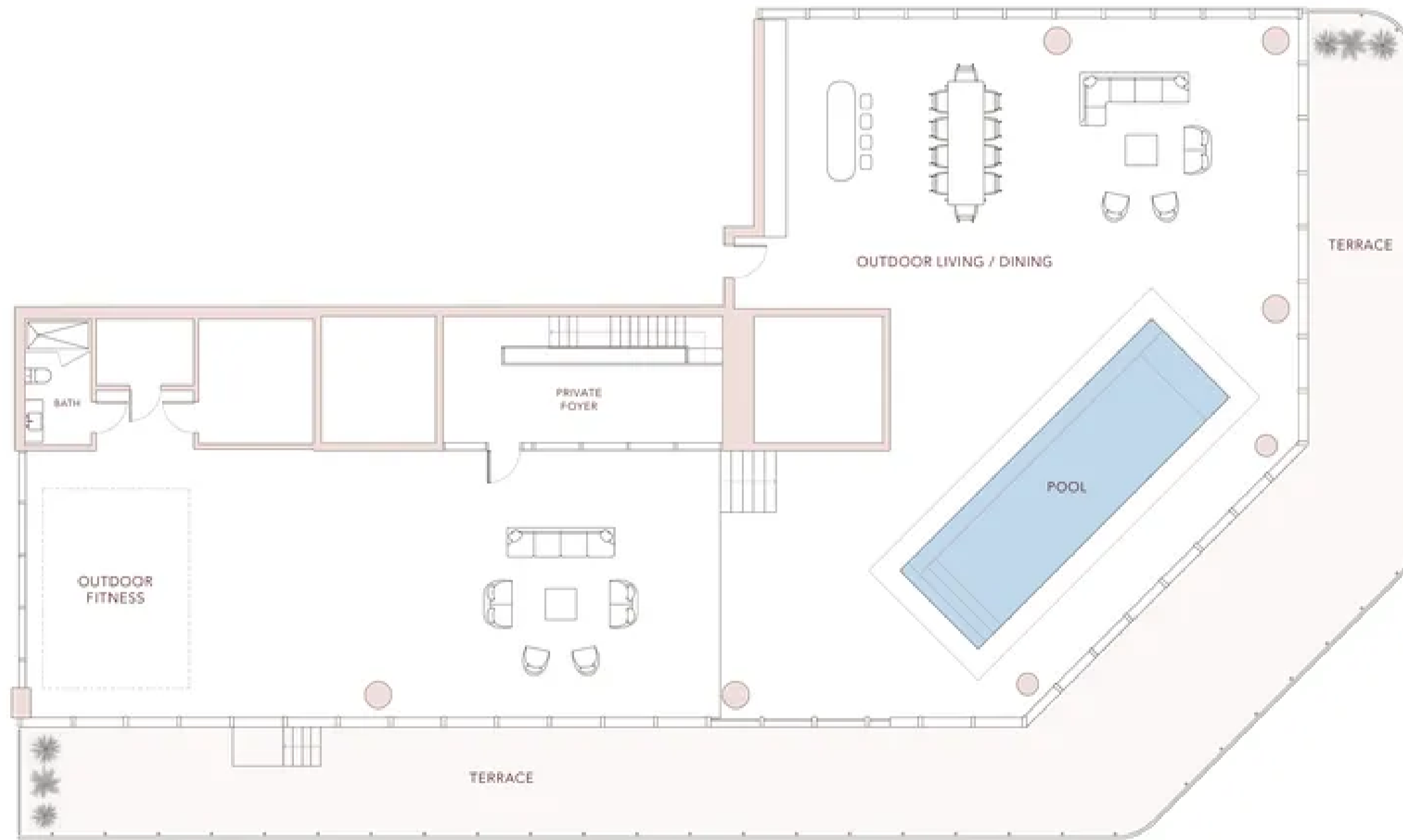
Upper Penthouse

ROOFTOP

4 BEDROOMS	INDOOR:	8,184 ft ²	760 m ²
6 BATHROOMS	OUTDOOR:	6,952 ft ²	646 m ²
POWDER ROOM	TOTAL LIVING:	15,136 ft ²	1,406 m ²
ROOFTOP			

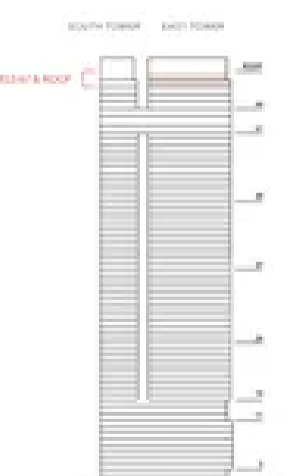
FAENA RESIDENCES

MIAMI



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

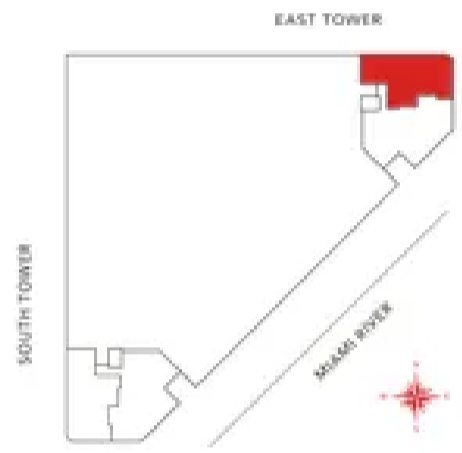
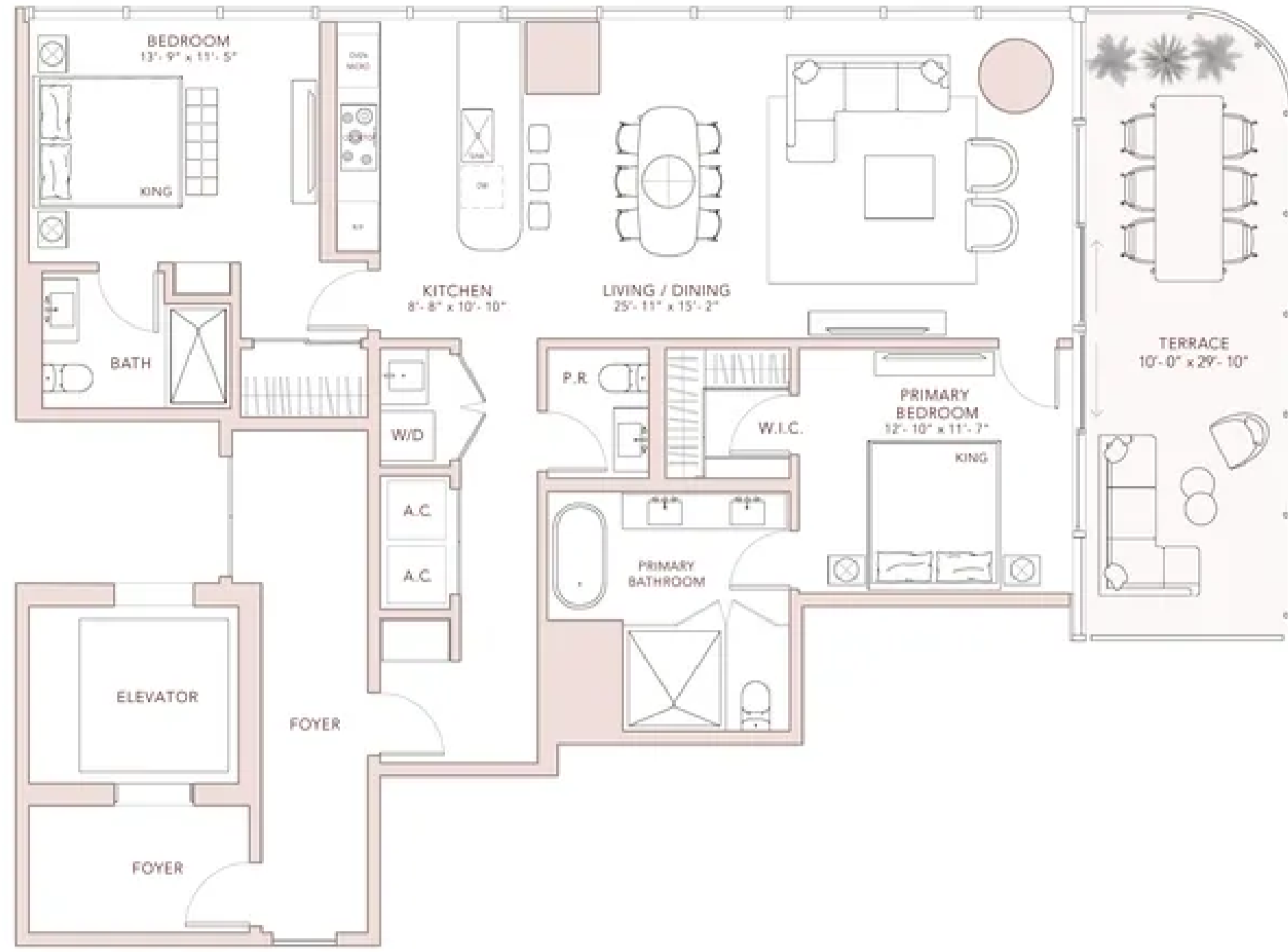


RIVER LOFTS
EAST
River Loft 1

LEVELS 6 - 7 & 9

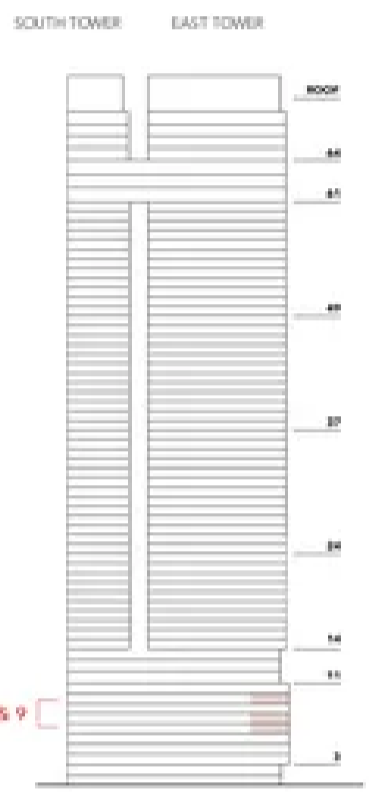
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,429 ft² 133 m²
OUTDOOR: 292 ft² 27 m²
TOTAL LIVING: 1,721 ft² 160 m²



ALL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 171.05, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"), Neithe Fortune International Group, KMP Properties nor Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units in violation of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residence. This offering is made only by the prospectus for the condominium and its statements should be read upon in conjunction with the prospectus. These materials should not be relied upon as representations, express or implied, of the floor detail of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of each adjoining common or other common element or shared facilities without excluding areas that may be required by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior volume between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "D" to the Declaration.

DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

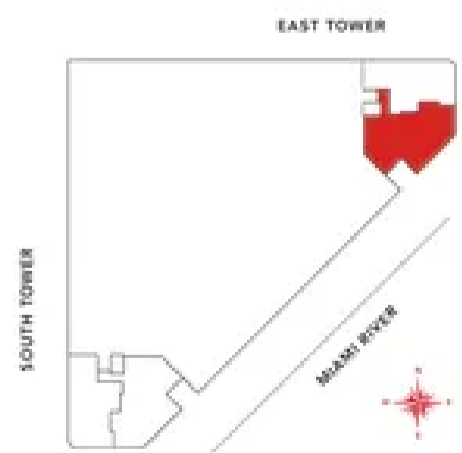
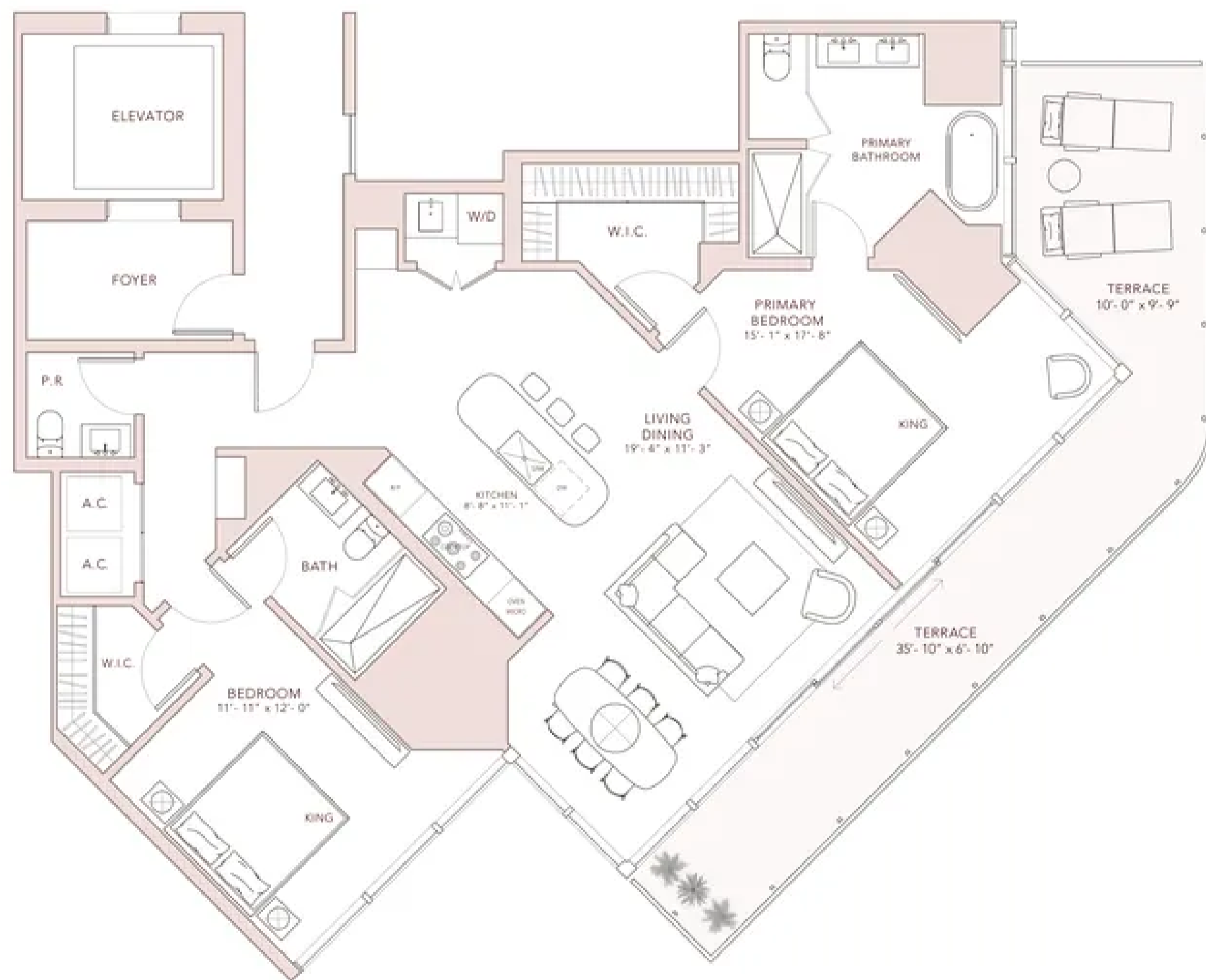


RIVER LOFTS
EAST
River Loft 2

LEVELS 6 - 7 & 9

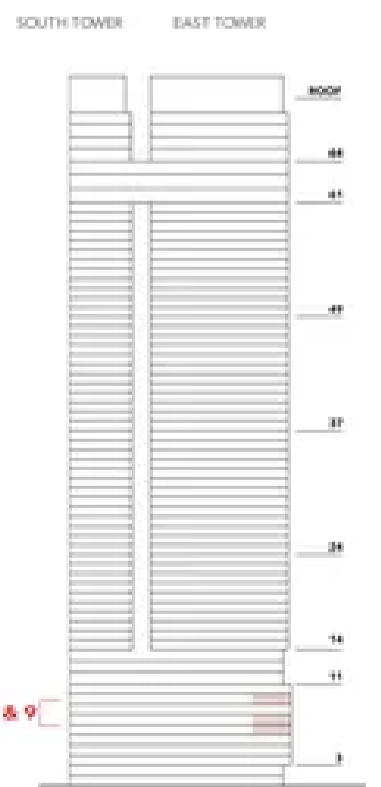
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,540 ft² 143 m²
OUTDOOR: 363 ft² 34 m²
TOTAL LIVING: 1,903 ft² 177 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

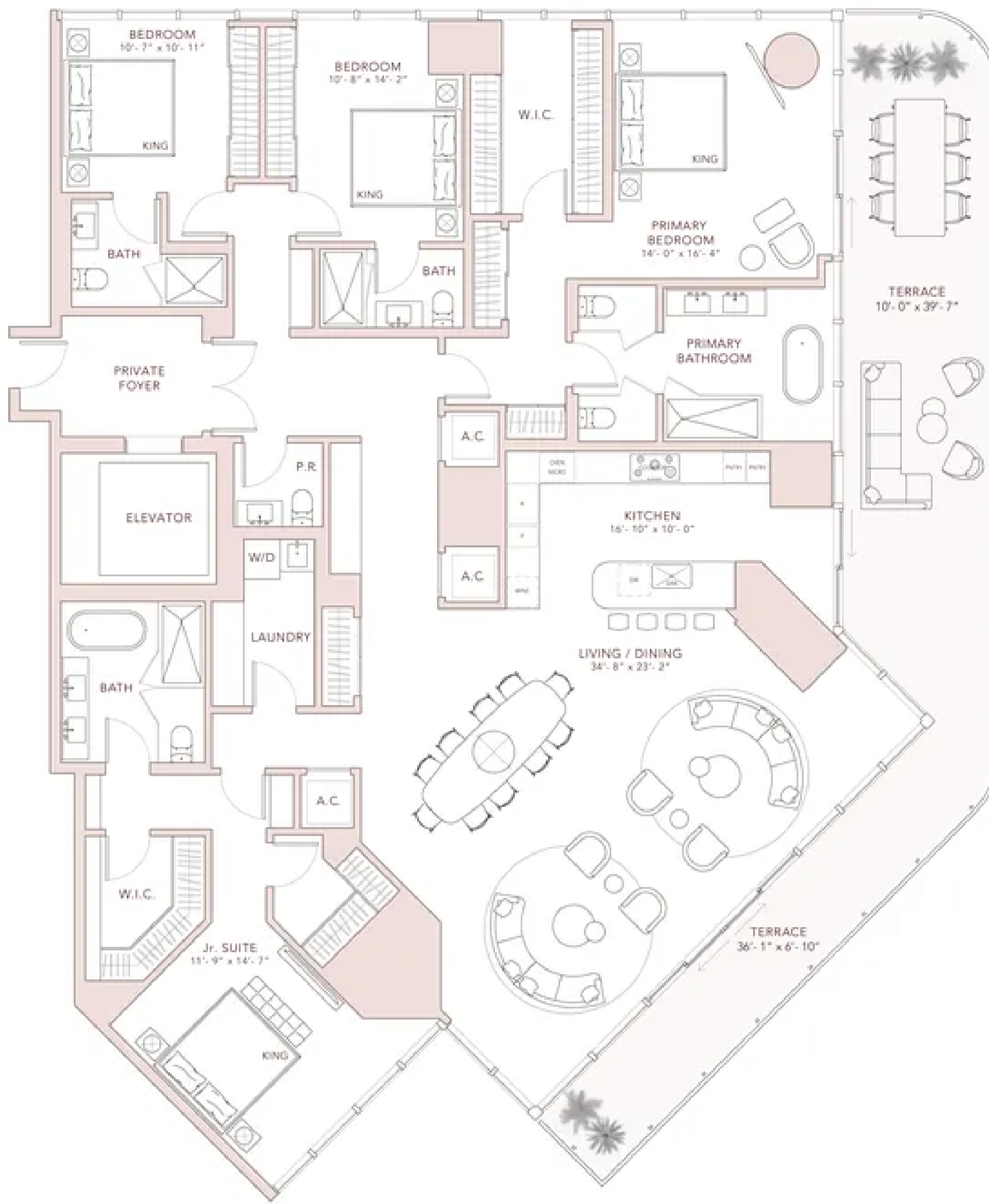


FAENA RESIDENCES
MIAMI

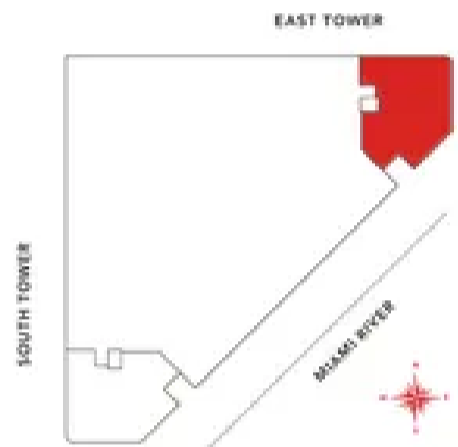
RIVER LOFTS
EAST
River Loft 3B
LEVEL 10

4 BEDROOMS
4 BATHROOMS
POWDER ROOM

INDOOR: 3,304 ft² 307 m²
OUTDOOR: 655 ft² 61 m²
TOTAL LIVING: 3,959 ft² 368 m²

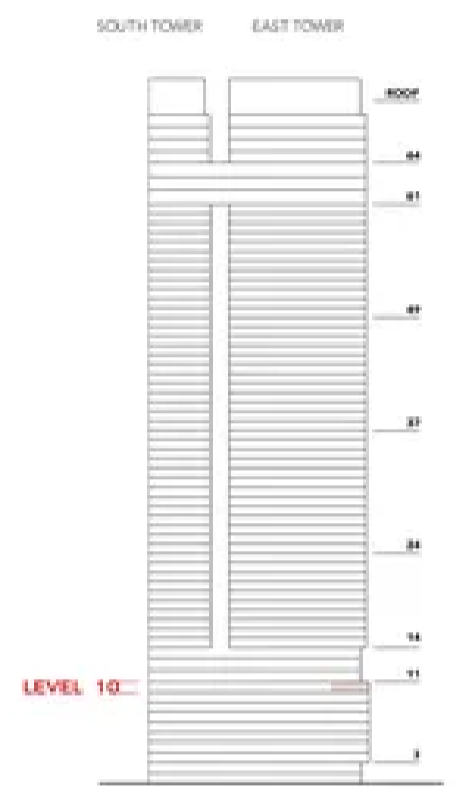


**FAENA
RESIDENCES**
MIAMI



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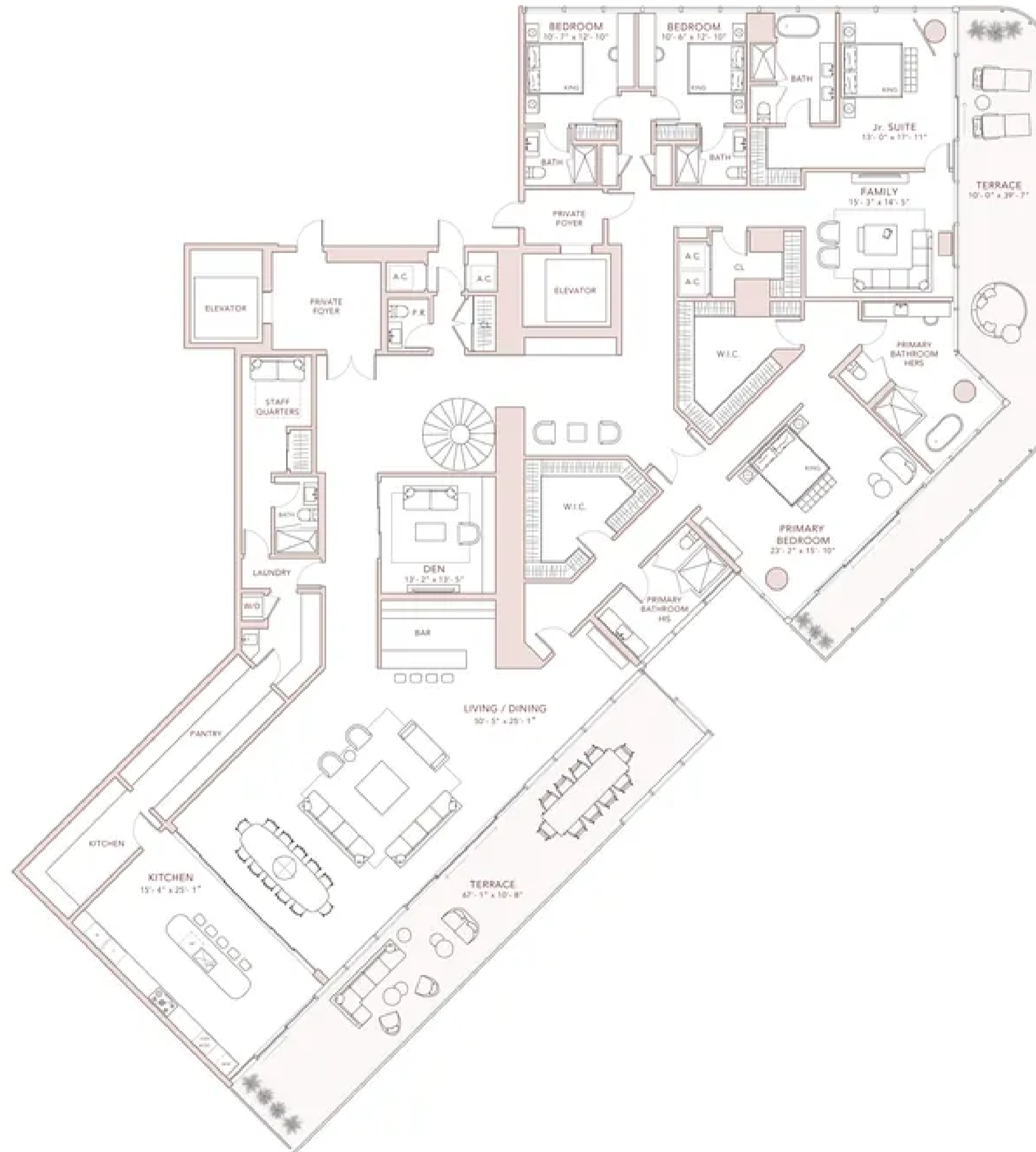
DEVELOPED BY
**FORTUNE
INTERNATIONAL
GROUP** **KAR
PROPERTIES**



EAST
Sky Loft 6301

4 BEDROOMS
6 BATHROOMS
POWDER ROOM

INDOOR: 6,652 ft² 618 m²
OUTDOOR: 1,335 ft² 124 m²
TOTAL LIVING: 7,987 ft² 742 m²

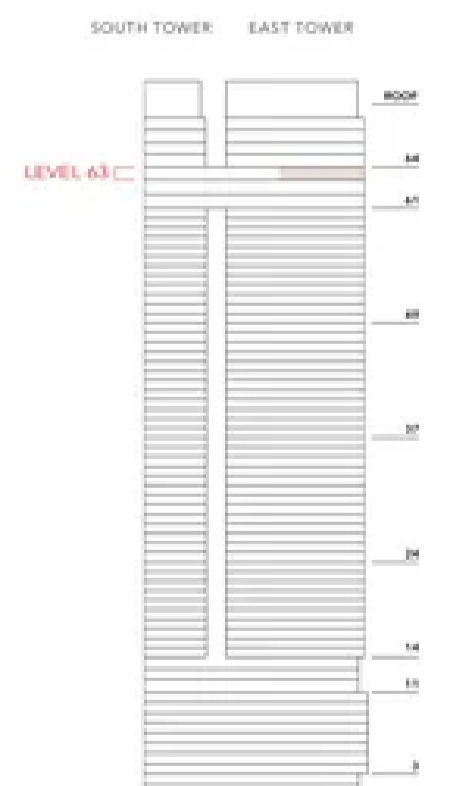


**FAENA
RESIDENCES**
MIAMI



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DEVELOPED BY
**FORTUNE
INTERNATIONAL
GROUP** **KAR
PROPERTIES**

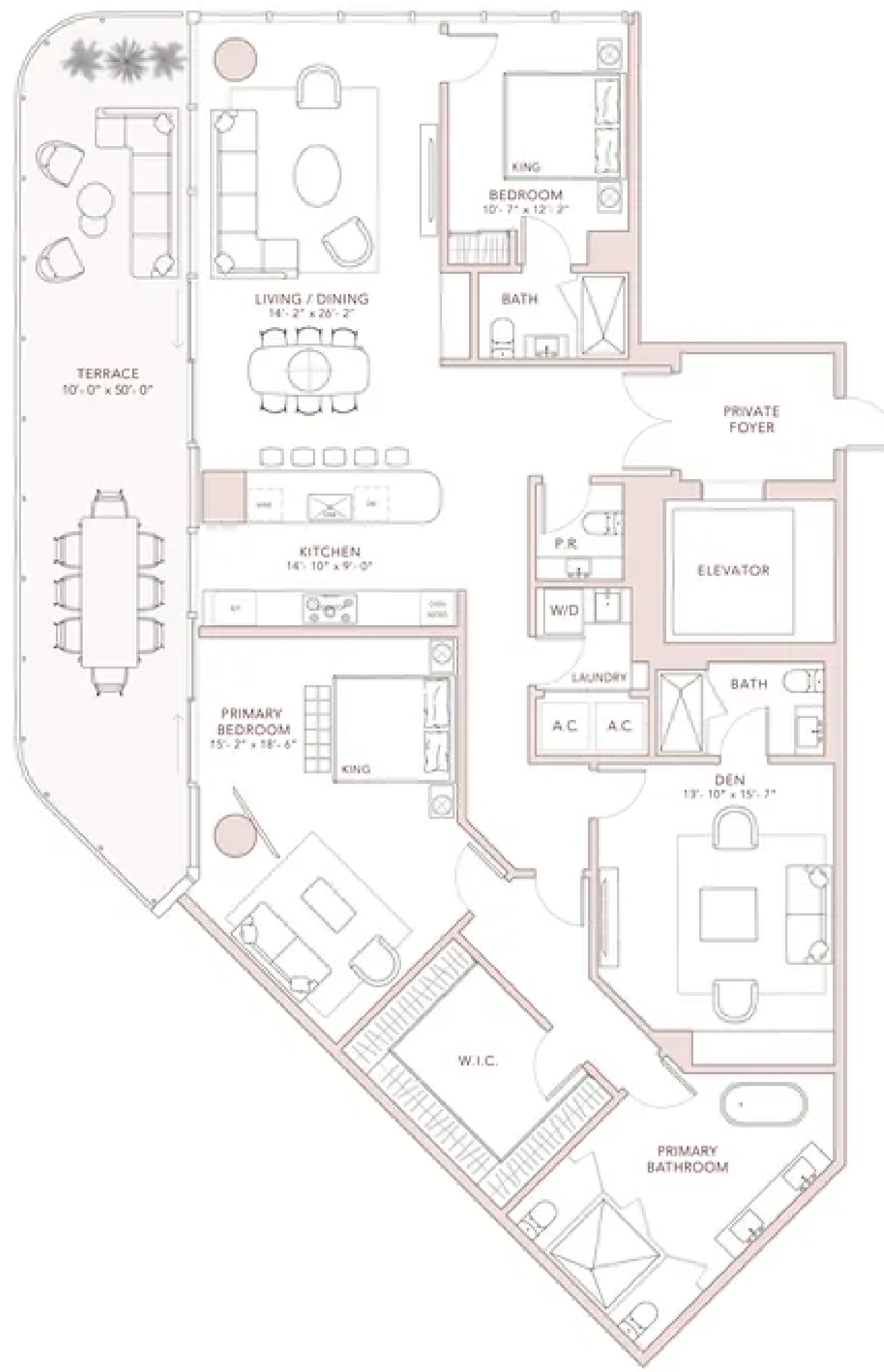
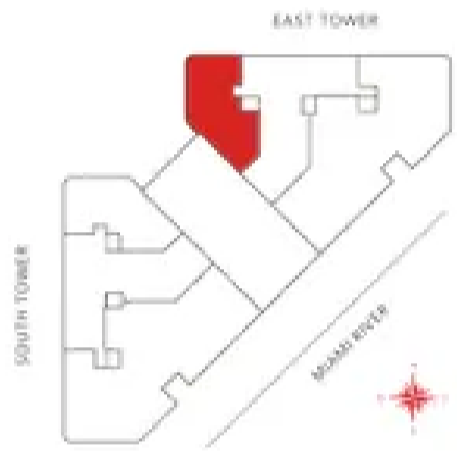


EAST

Sky Loft 6305

2 BEDROOMS + DEN
3 BATHROOMS
POWDER ROOM

INDOOR: 2,266 ft² 211 m²
OUTDOOR: 483 ft² 45 m²
TOTAL LIVING: 2,749 ft² 255 m²

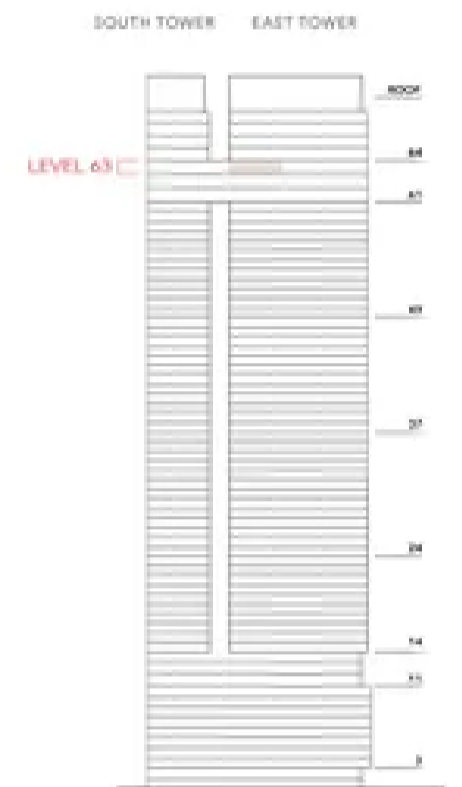


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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

FAENA RESIDENCES

MIAMI



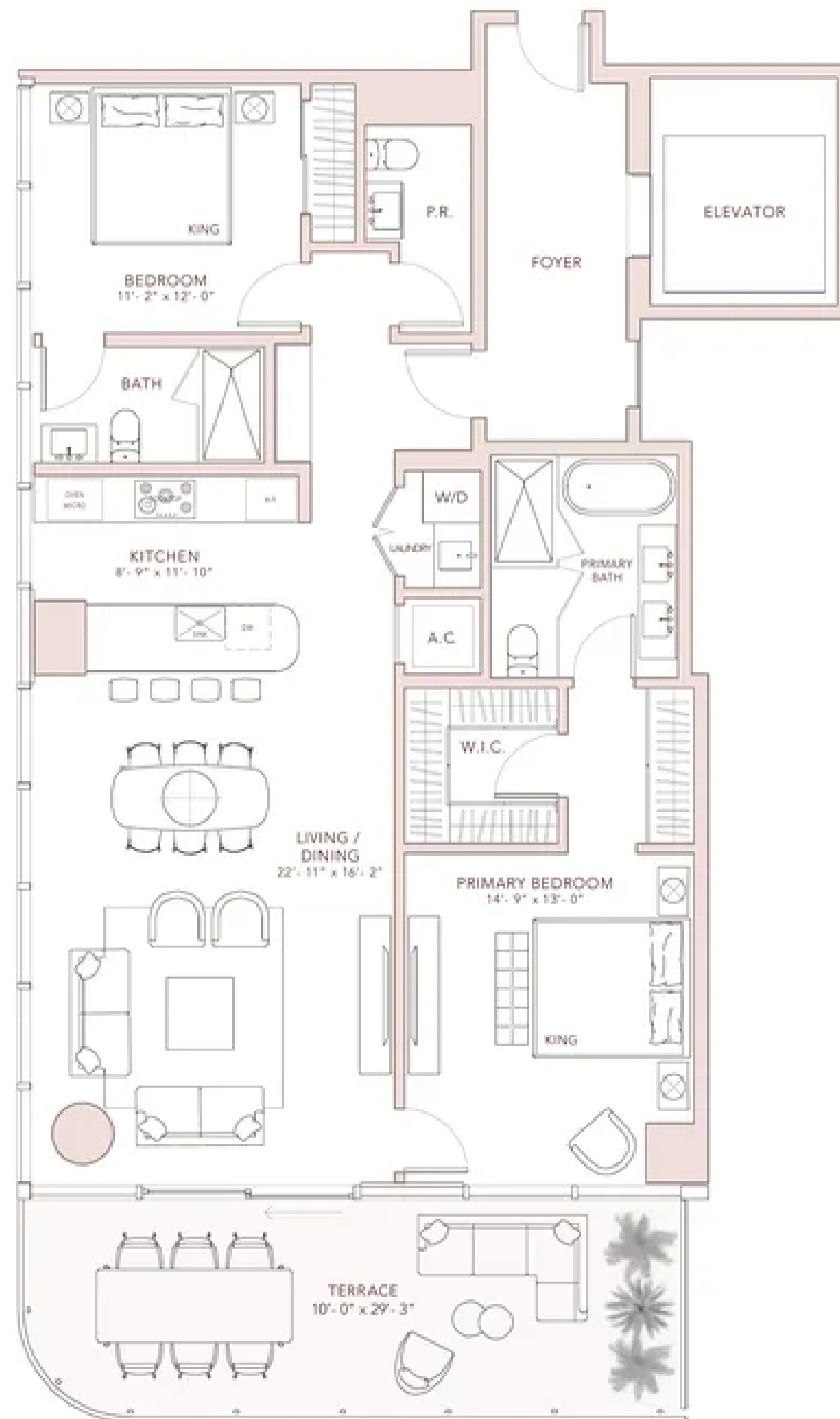
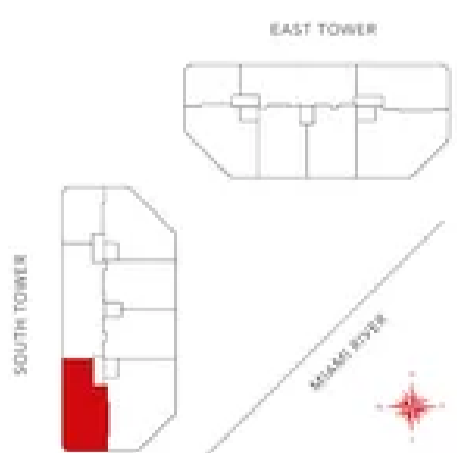
COLLECTION I
SOUTH

Residence 01

LEVELS 14 - 23

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,384 ft² 129 m²
OUTDOOR: 293 ft² 27 m²
TOTAL LIVING: 1,677 ft² 156 m²

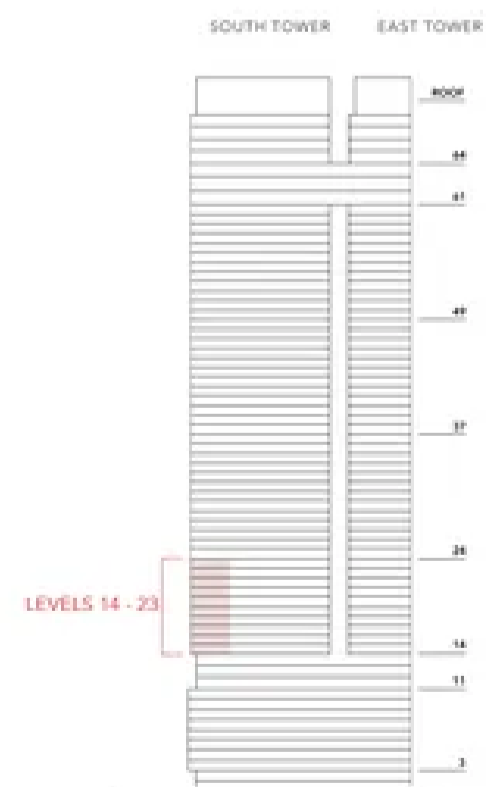


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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

FAENA RESIDENCES

MIAMI

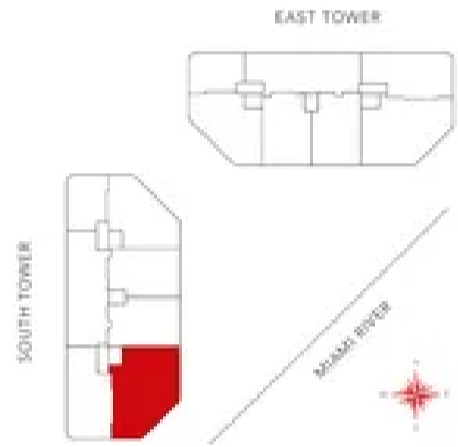
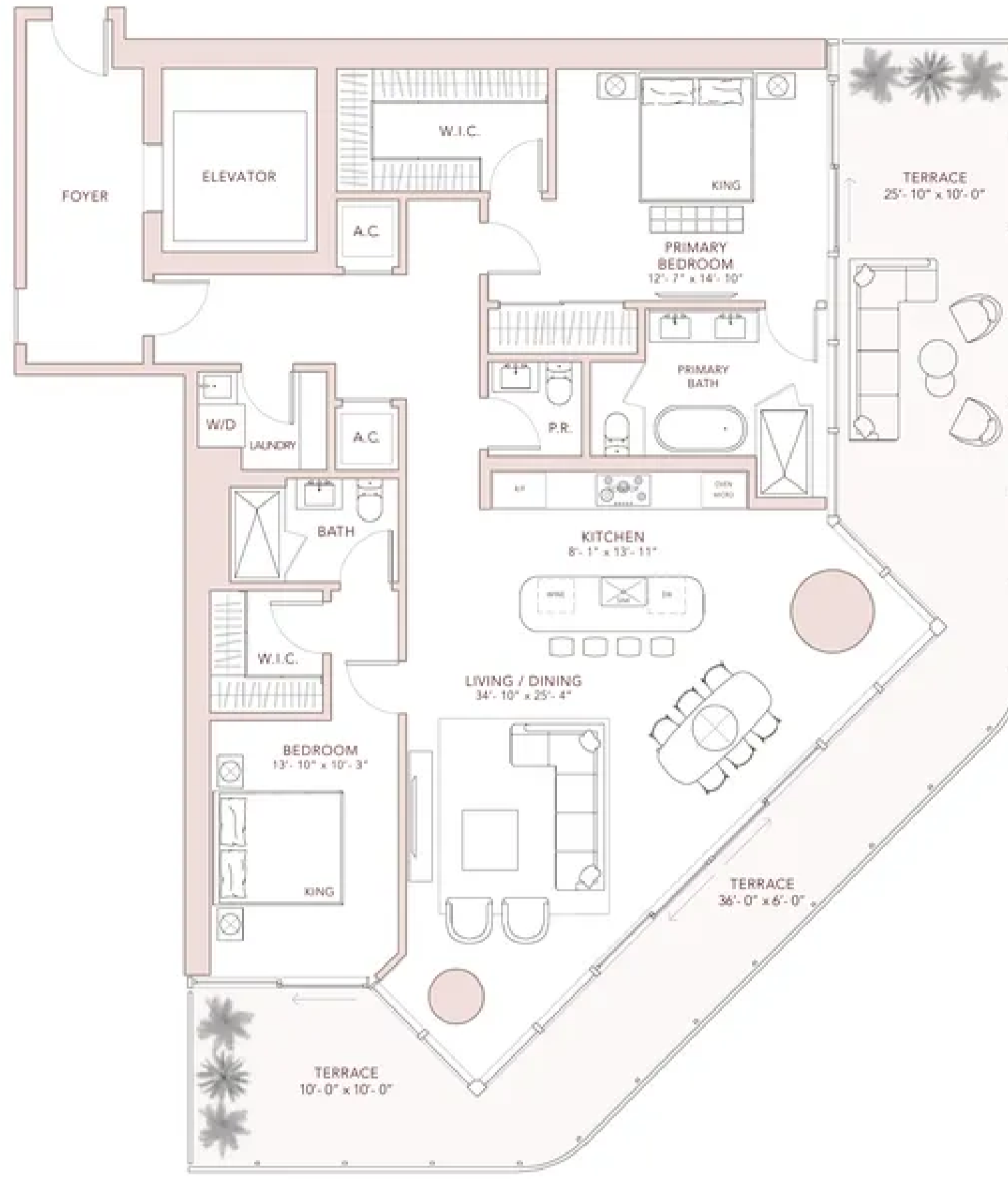


COLLECTION I
SOUTH
Residence 02

LEVELS 14 - 23

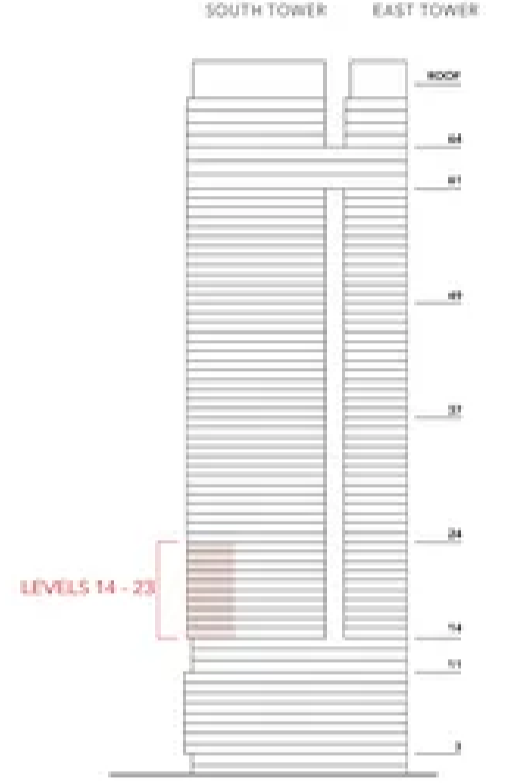
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,684 ft² 156 m²
OUTDOOR: 671 ft² 62 m²
TOTAL LIVING: 2,355 ft² 219 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

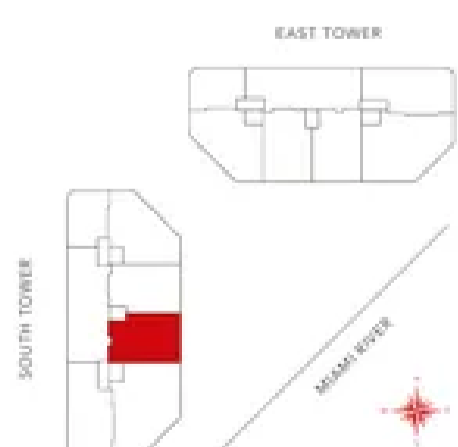
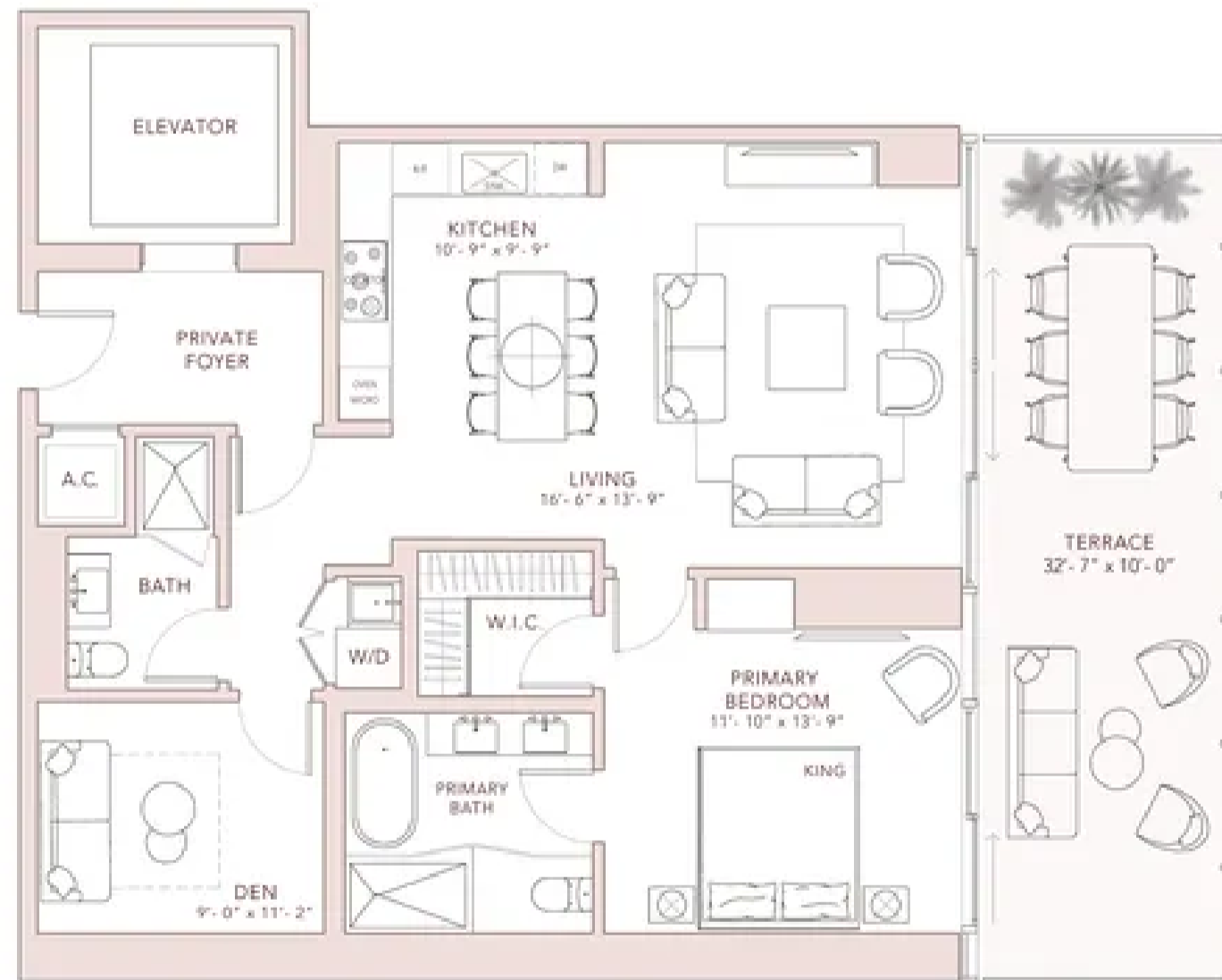


COLLECTION I
SOUTH
Residence 03

LEVELS 14 - 23

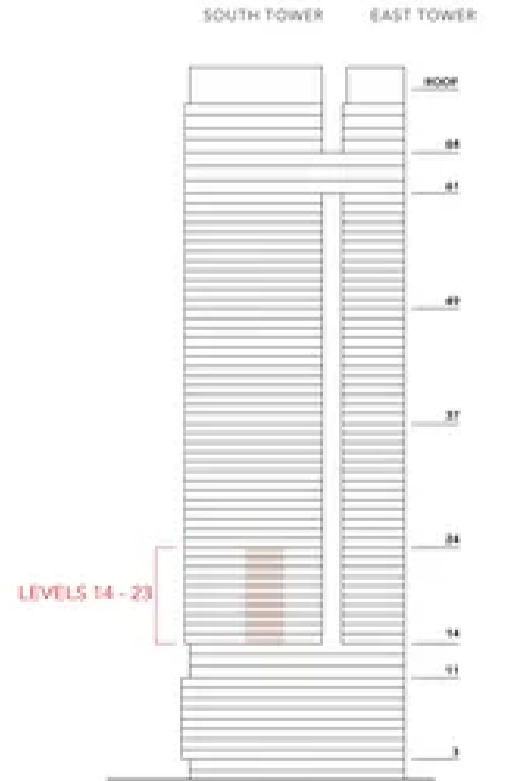
1 BEDROOM + DEN
2 BATHROOMS

INDOOR: 1,166 ft² 108 m²
OUTDOOR: 328 ft² 30 m²
TOTAL LIVING: 1,494 ft² 139 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



FAENA RESIDENCES
MIAMI

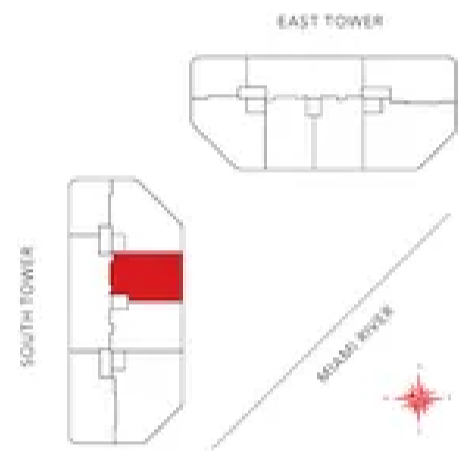
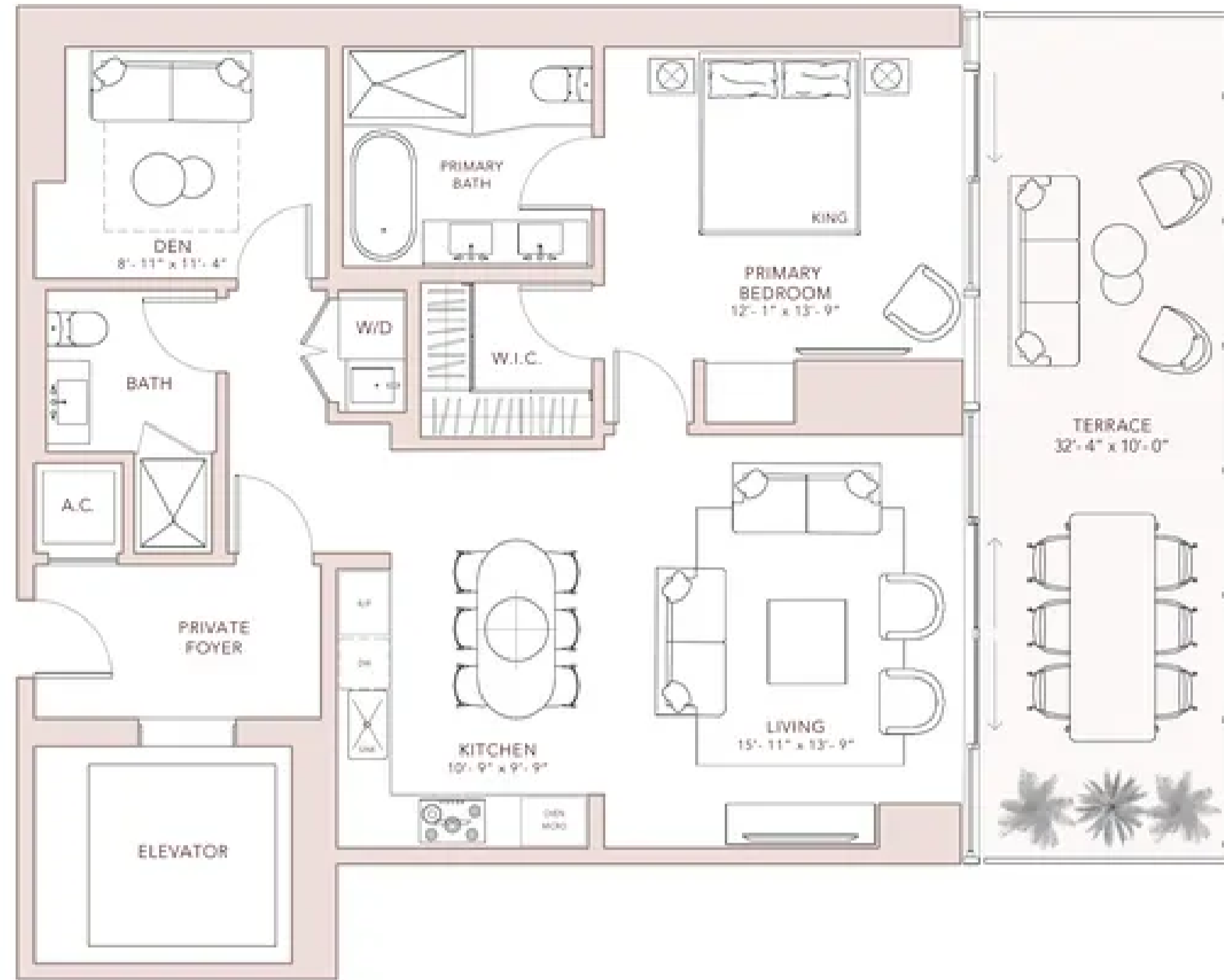
FAENA RESIDENCES
MIAMI

COLLECTION I
SOUTH
Residence 04

LEVELS 14 - 23

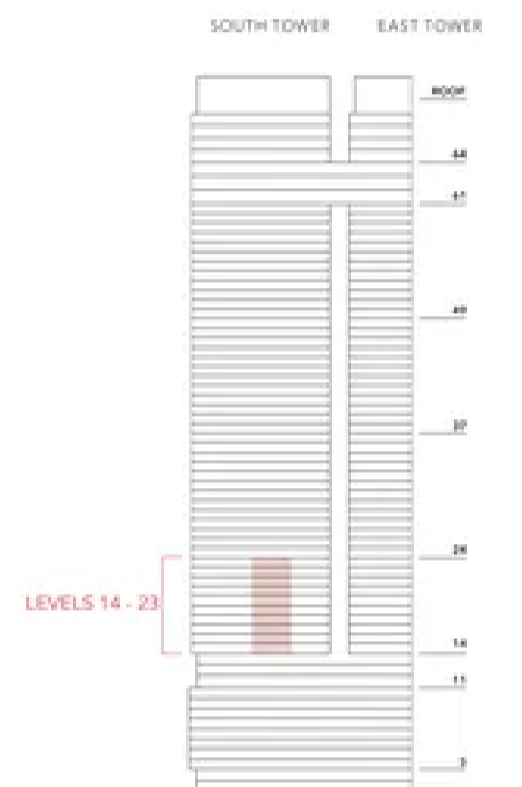
1 BEDROOM + DEN
2 BATHROOMS

INDOOR: 1,151 Sq/Ft 107 m²
OUTDOOR: 325 Sq/Ft 30 m²
TOTAL LIVING: 1,476 Sq/Ft 137 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

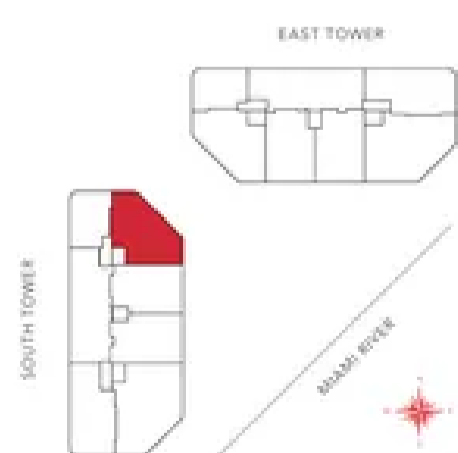
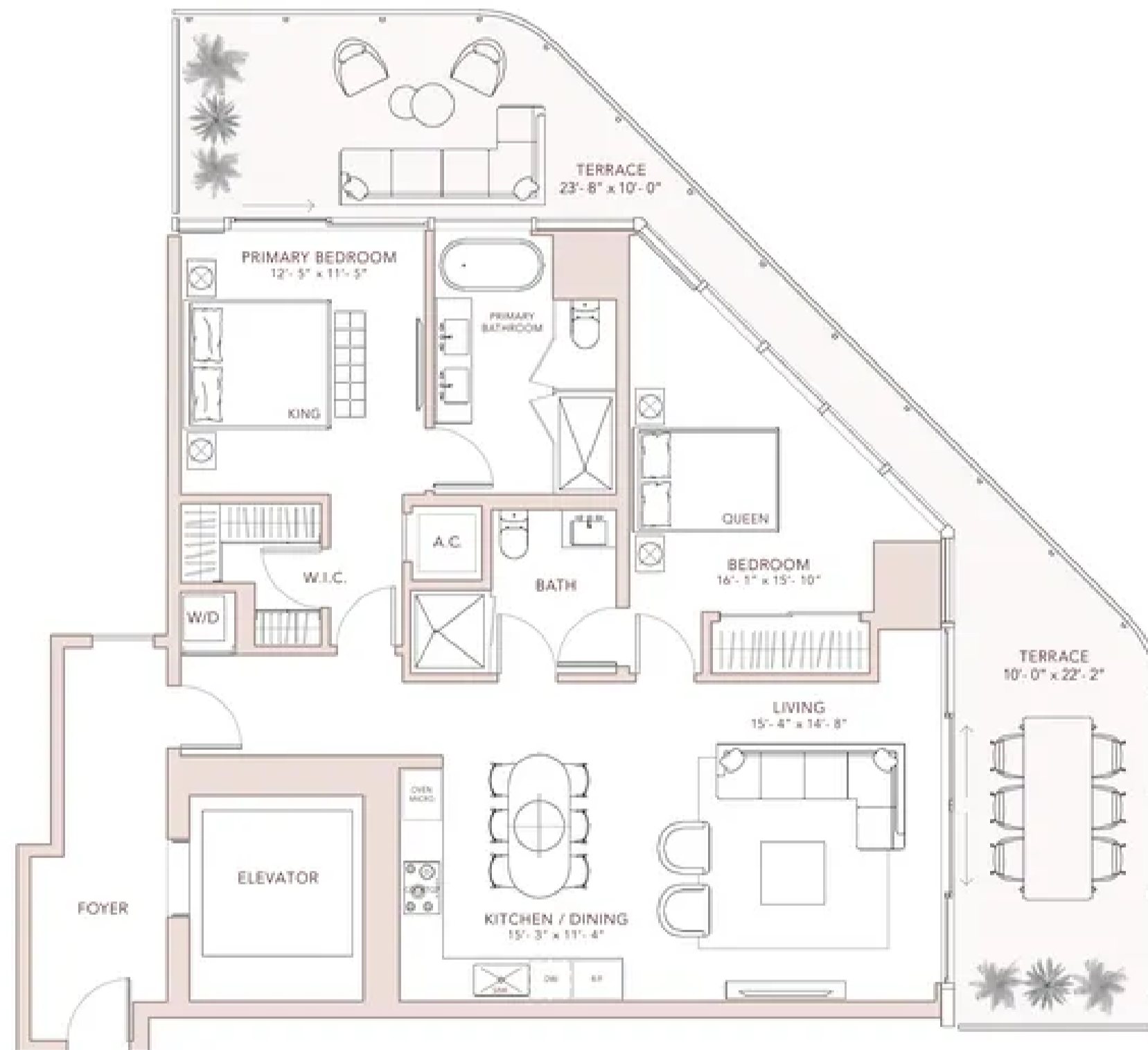


COLLECTION I
SOUTH
Residence 05

LEVELS 14 - 23

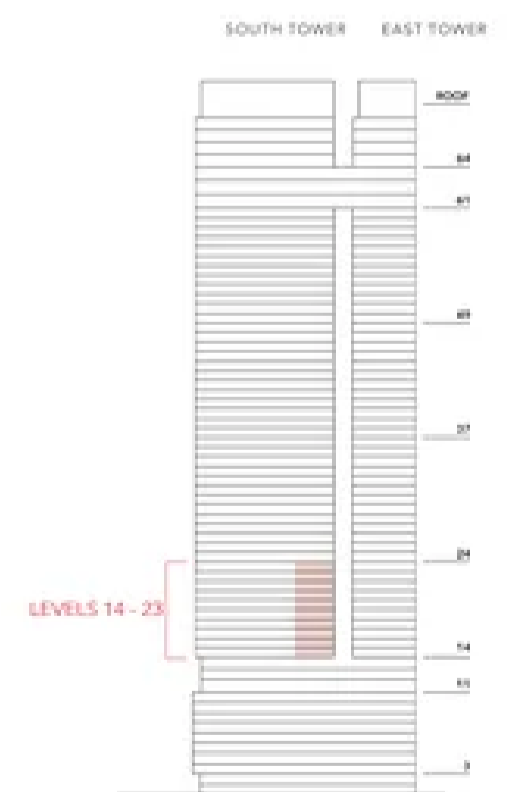
2 BEDROOMS
2 BATHROOMS

INDOOR: 1,230 Sq/Ft 114 m²
OUTDOOR: 502 Sq/Ft 47 m²
TOTAL LIVING: 1,732 Sq/Ft 161 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

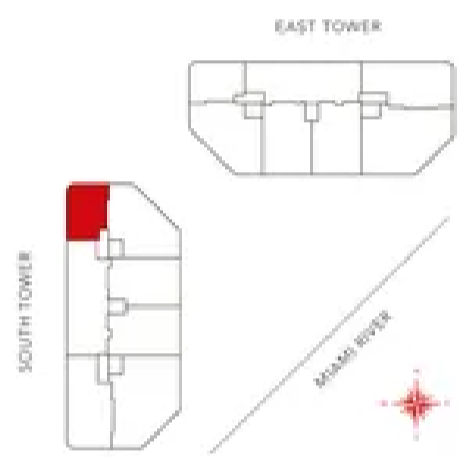


FAENA RESIDENCES
MIAMI

COLLECTION I
SOUTH
Residence 06
LEVELS 14 - 23

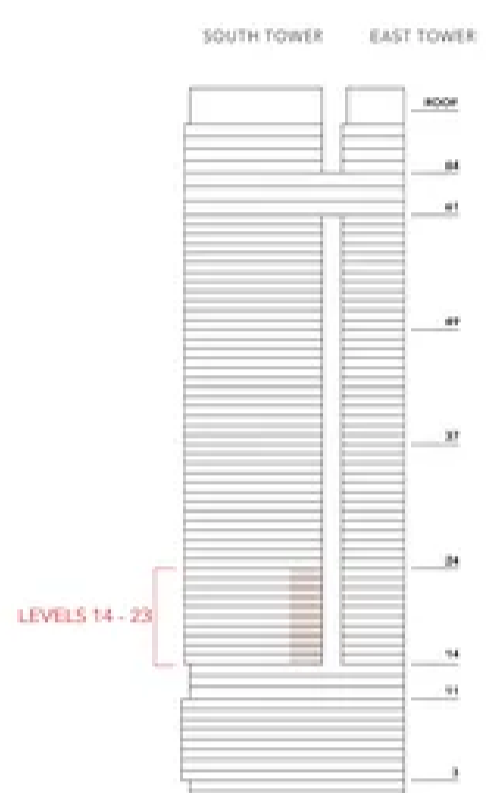
1 BEDROOM
1 BATHROOM

INDOOR: 711 ft² 66 m²
OUTDOOR: 270 ft² 25 m²
TOTAL LIVING: 981 ft² 91 m²



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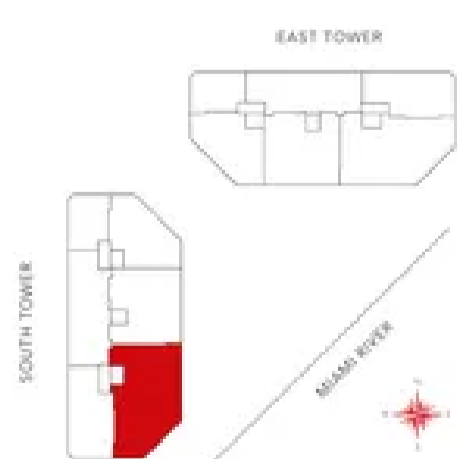
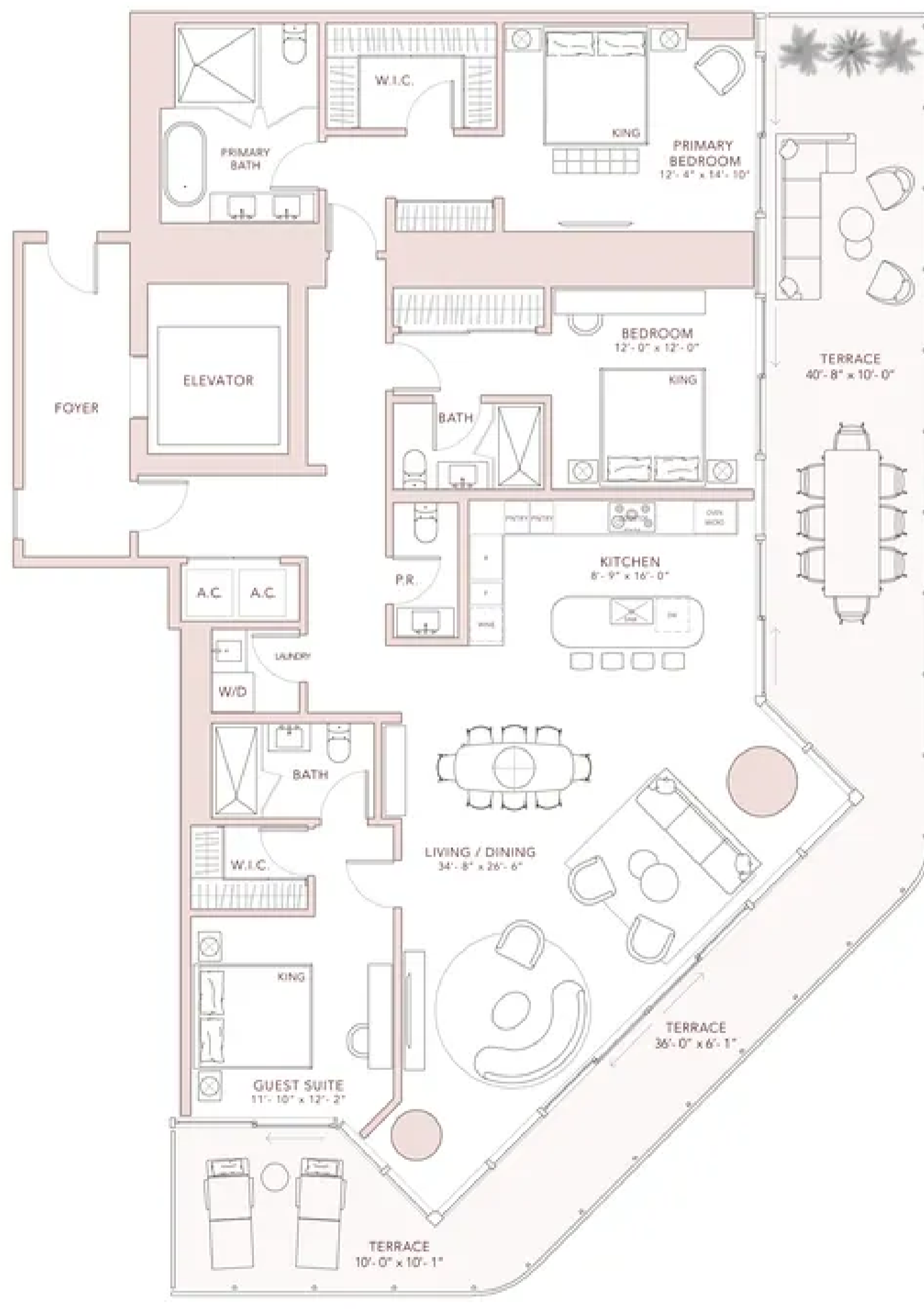
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



COLLECTION II
SOUTH
Residence 02
LEVELS 24 - 35

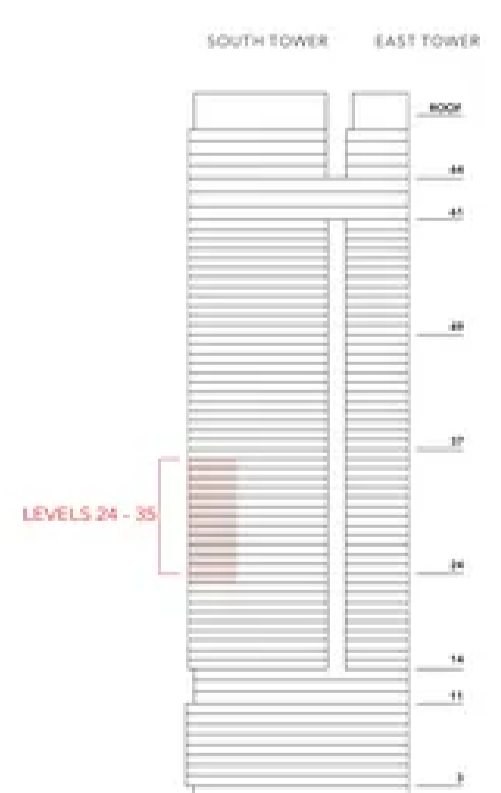
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INDOOR: 2,225 ft² 207 m²
OUTDOOR: 822 ft² 76 m²
TOTAL LIVING: 3,047 ft² 283 m²



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.05(3) FLORIDA STATUTES. TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"), Neighbor Fortune International Group, KMP Properties and Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility to purchase will depend upon your state of residence. The offering is made only by the prospectus for the condominium and no statement should be relied upon made in the prospectus. These materials should not be relied upon as representations, express or implied, of the floor plan of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the interior face of exterior walls and to the centerline of interior demising walls or to the exterior face of each adjoining corridor or other common element or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement opens from, and is larger than, the dimensions that would be determined by using the abbreviation and the definition of the Unit set forth in the Declaration (which generally only includes the interior volume between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "D" to the Declaration.

DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



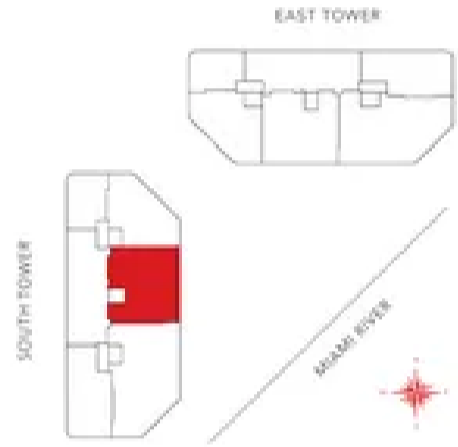
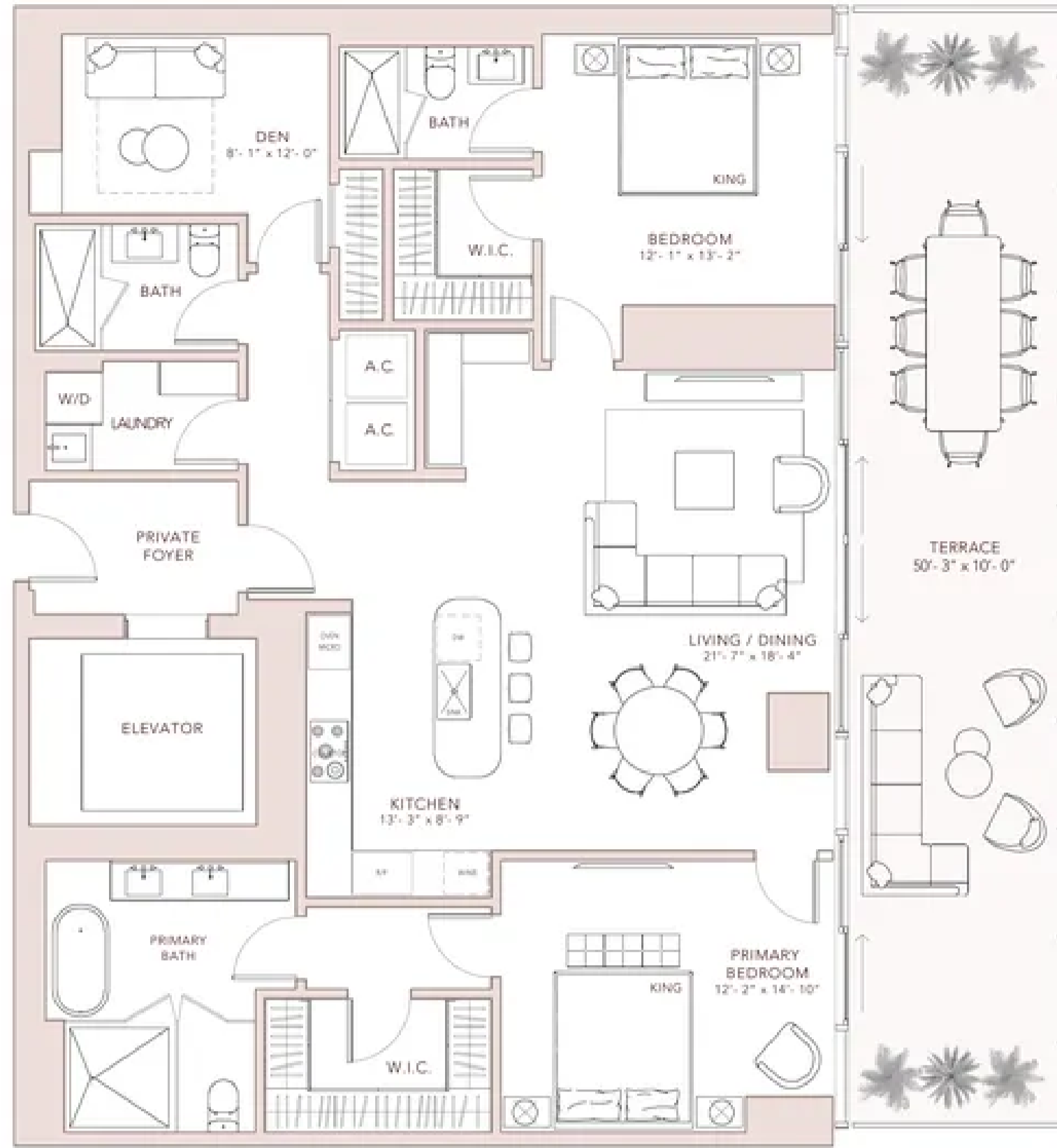
FAENA RESIDENCES
MIAMI

COLLECTION II
SOUTH
Residence 03

LEVELS 24 - 35

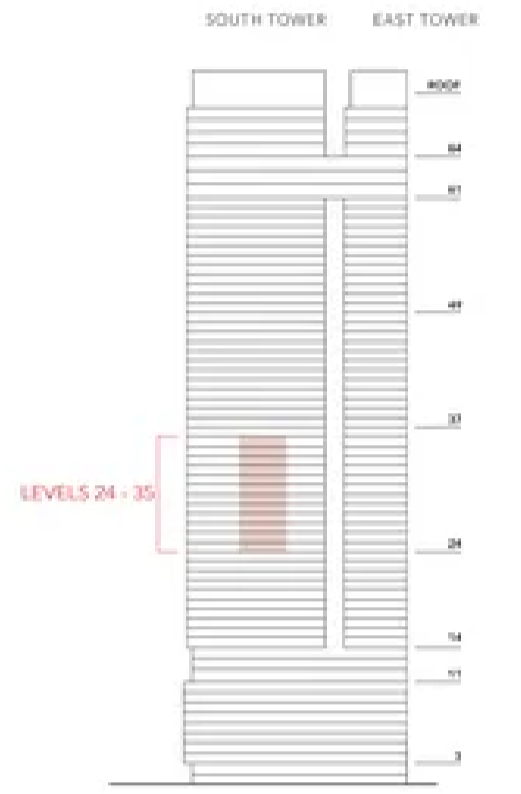
2 BEDROOMS + DEN
3 BATHROOMS

INDOOR: 1,782 ft² 166 m²
OUTDOOR: 501 ft² 47 m²
TOTAL LIVING: 2,283 ft² 212 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



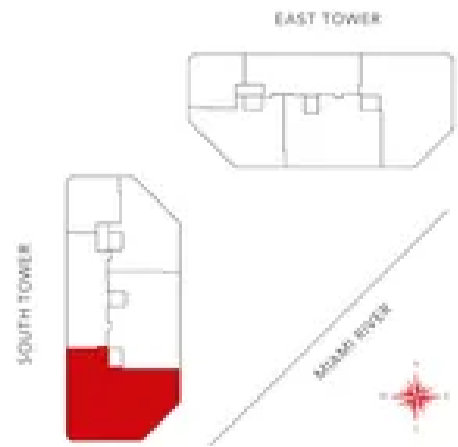
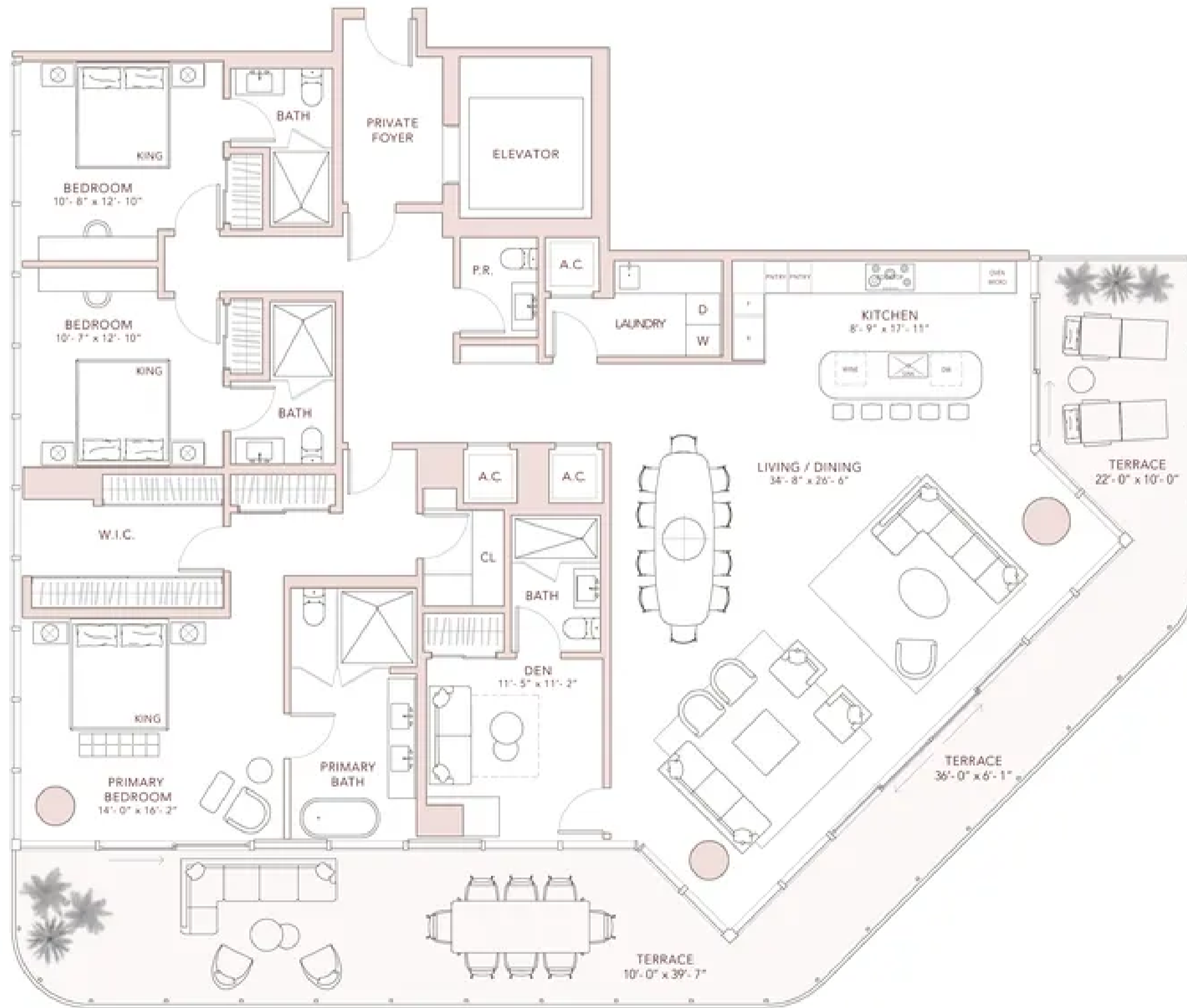
FAENA RESIDENCES
MIAMI

COLLECTION III
SOUTH
Residence 01

LEVELS 37 - 48

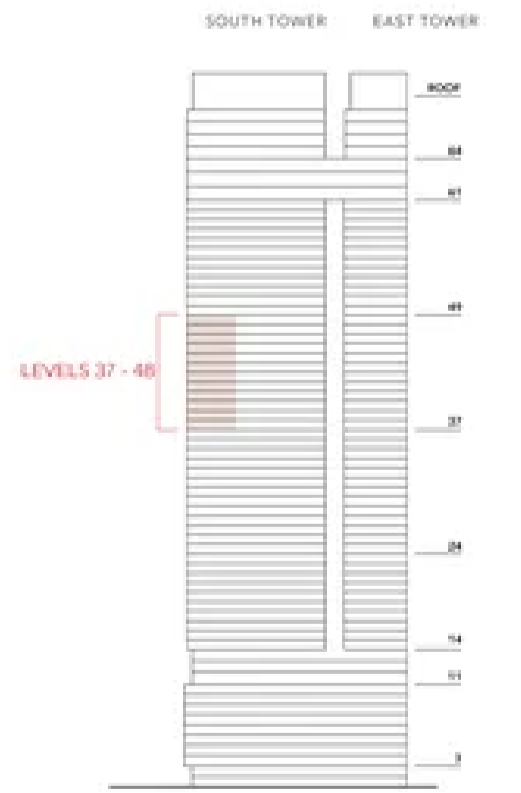
3 BEDROOMS + DEN
4 BATHROOMS
POWDER ROOM

INDOOR: 2,829 ft² 263 m²
OUTDOOR: 826 ft² 77 m²
TOTAL LIVING: 3,655 ft² 340 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

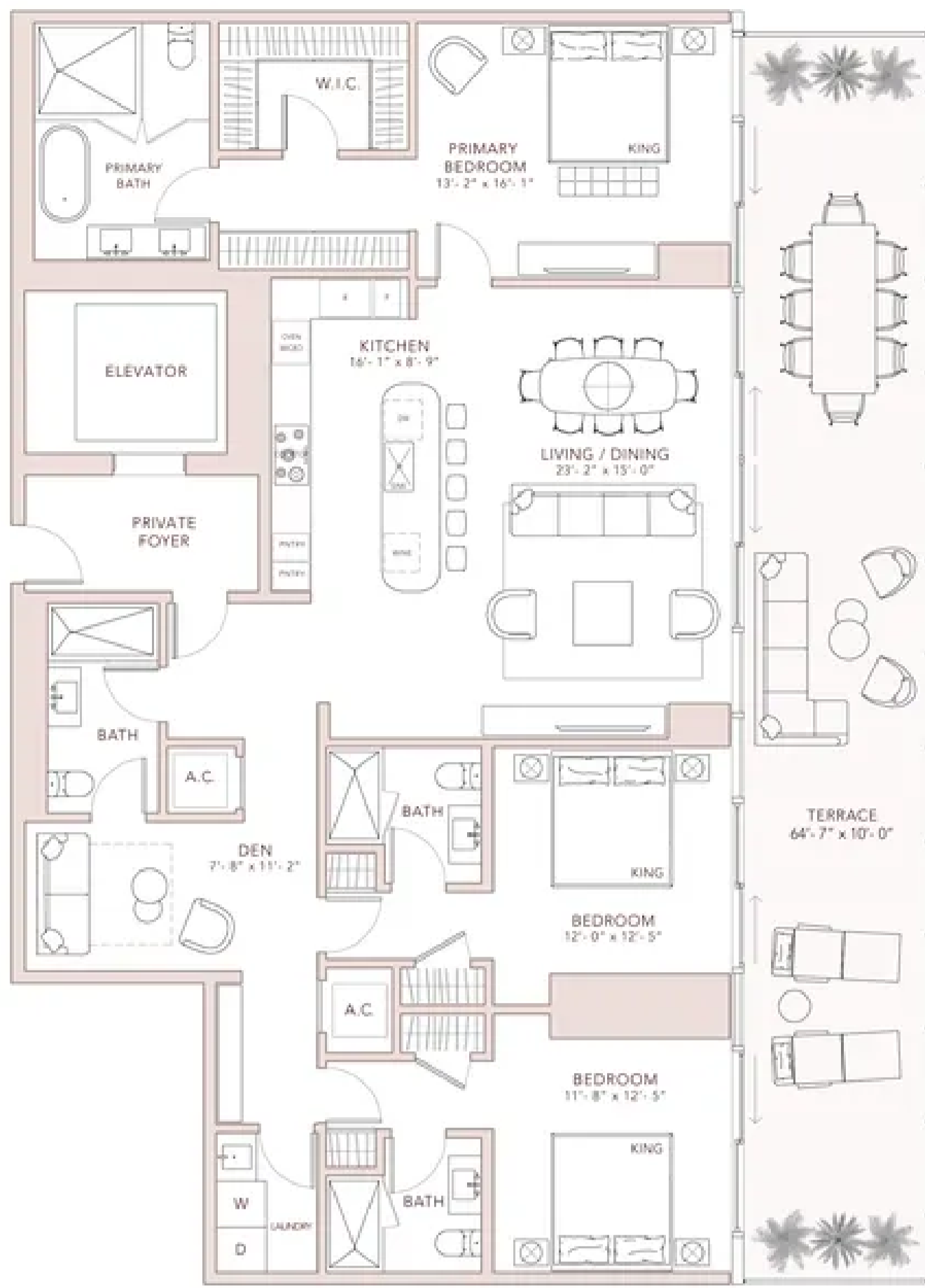
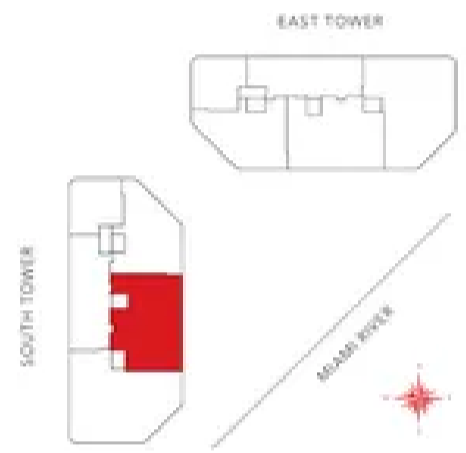


COLLECTION III
SOUTH
Residence 03

LEVELS 37 - 48

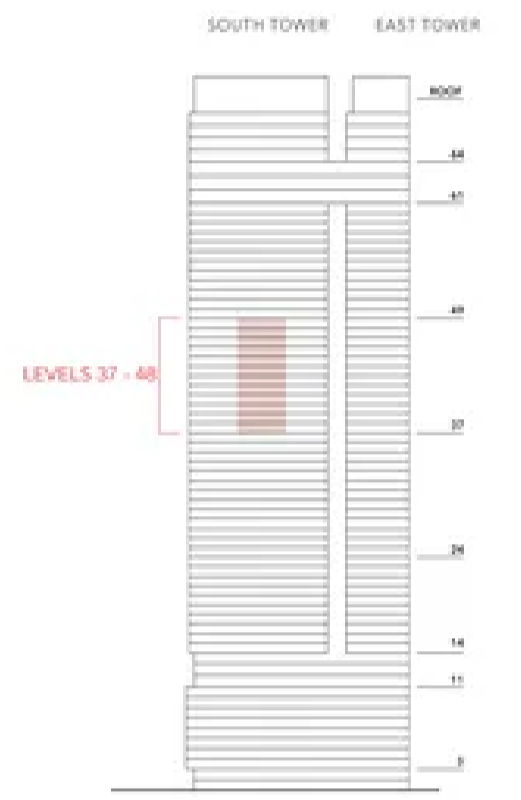
3 BEDROOMS + DEN
4 BATHROOMS

INDOOR: 2,196 ft² 204 m²
OUTDOOR: 639 ft² 59 m²
TOTAL LIVING: 2,835 ft² 263 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



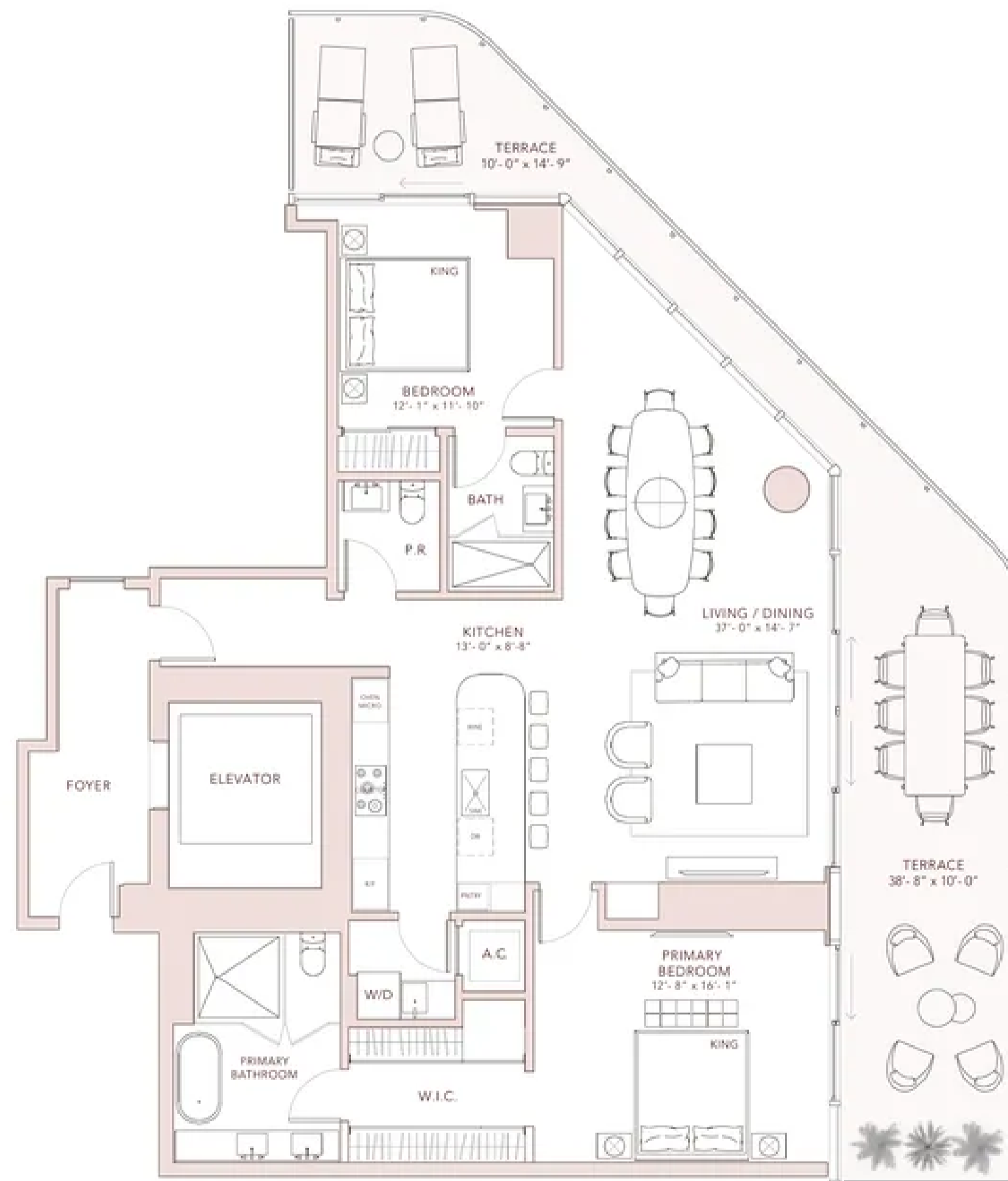
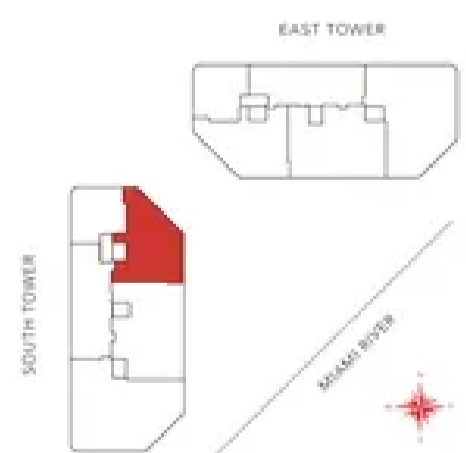
FAENA RESIDENCES
MIAMI

COLLECTION III
SOUTH
Residence 05

LEVELS 37 - 48

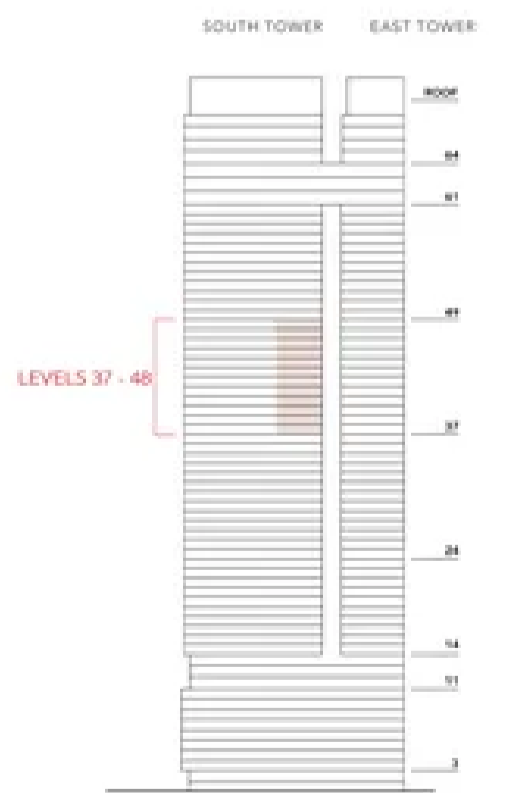
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,565 ft² 145 m²
OUTDOOR: 578 ft² 54 m²
TOTAL LIVING: 2,143 ft² 199 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

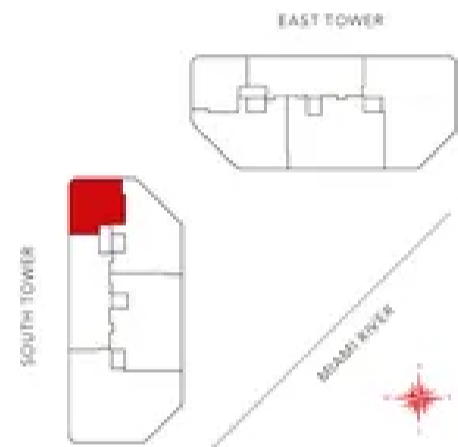
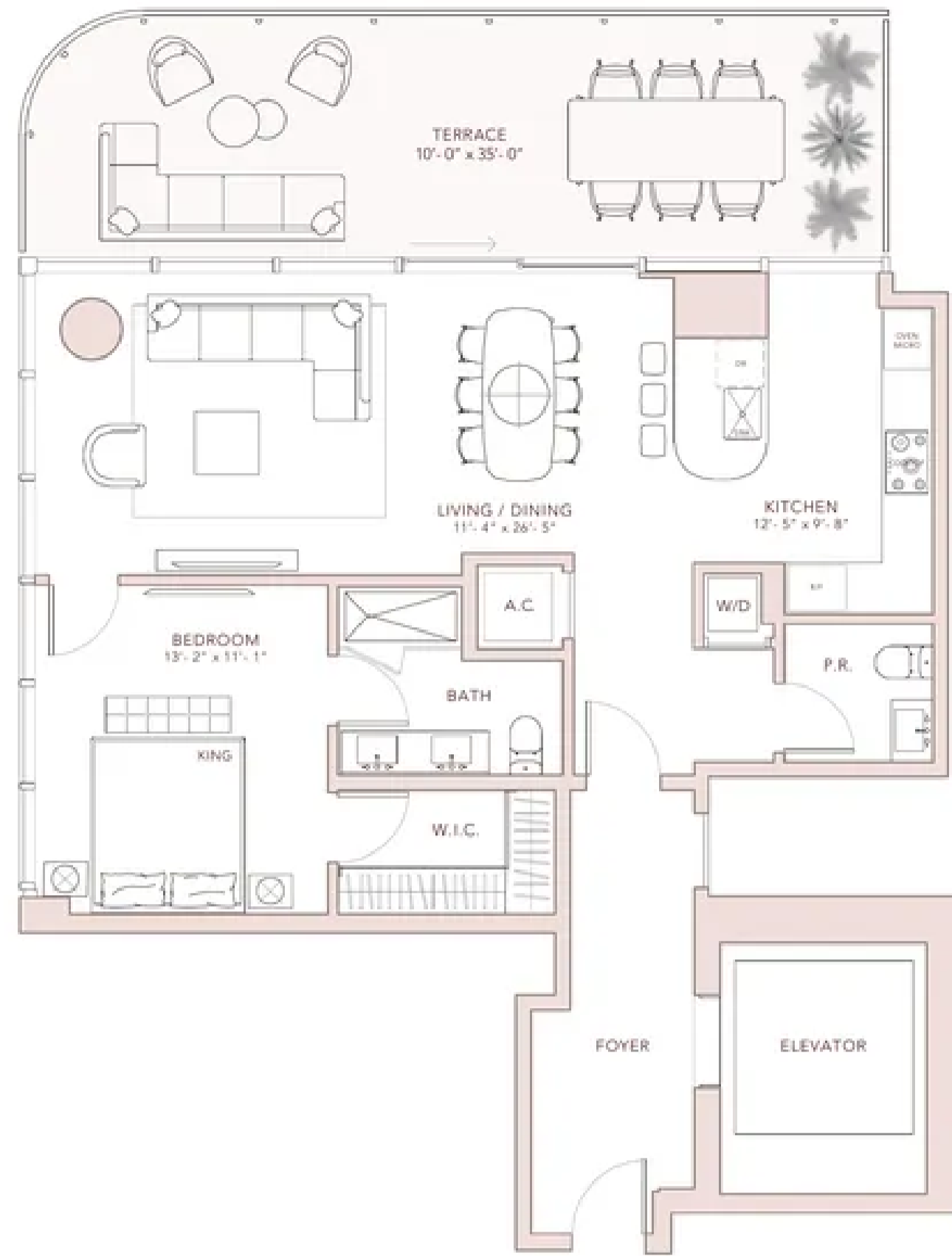


COLLECTION III
SOUTH
Residence 06

LEVELS 37 - 48

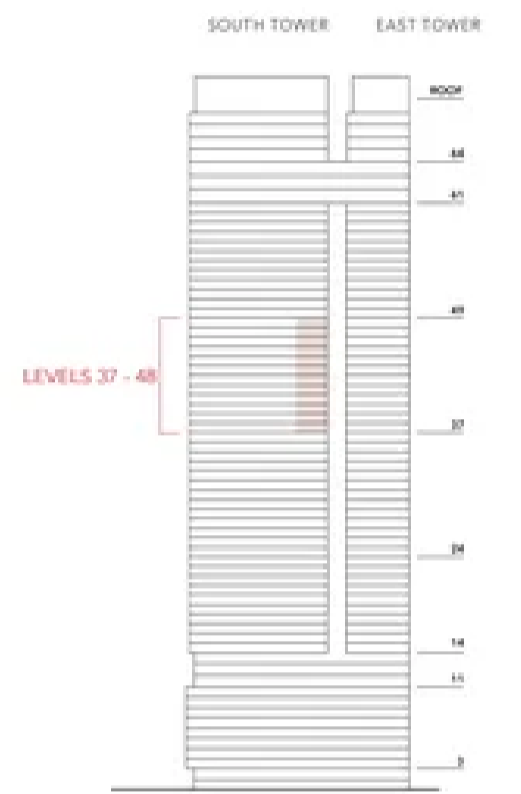
1 BEDROOM
1 BATHROOM
POWDER ROOM

INDOOR: 910 ft² 85 m²
OUTDOOR: 345 ft² 32 m²
TOTAL LIVING: 1,255 ft² 117 m²



VERBAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.05, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FIM Associates LLC, a Florida limited liability company (the "Developer"), Neighbor Fortune International Group, KMP Properties and Faena are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units in violation of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residence. The offerings are made only by the prospectus for the condominium and no statements should be relied upon that are made in the prospectus. These materials should not be relied upon as representations, express or implied, of the floor plan of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior dividing walls or to the exterior face of each adjoining corridor or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration which generally only includes the interior ambience between the perimeter walls and excludes structural components. For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "D" to the Declaration.

DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

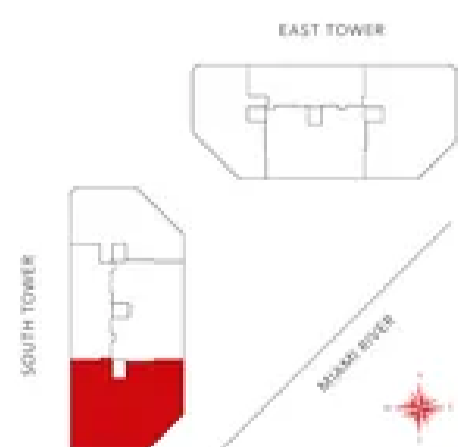
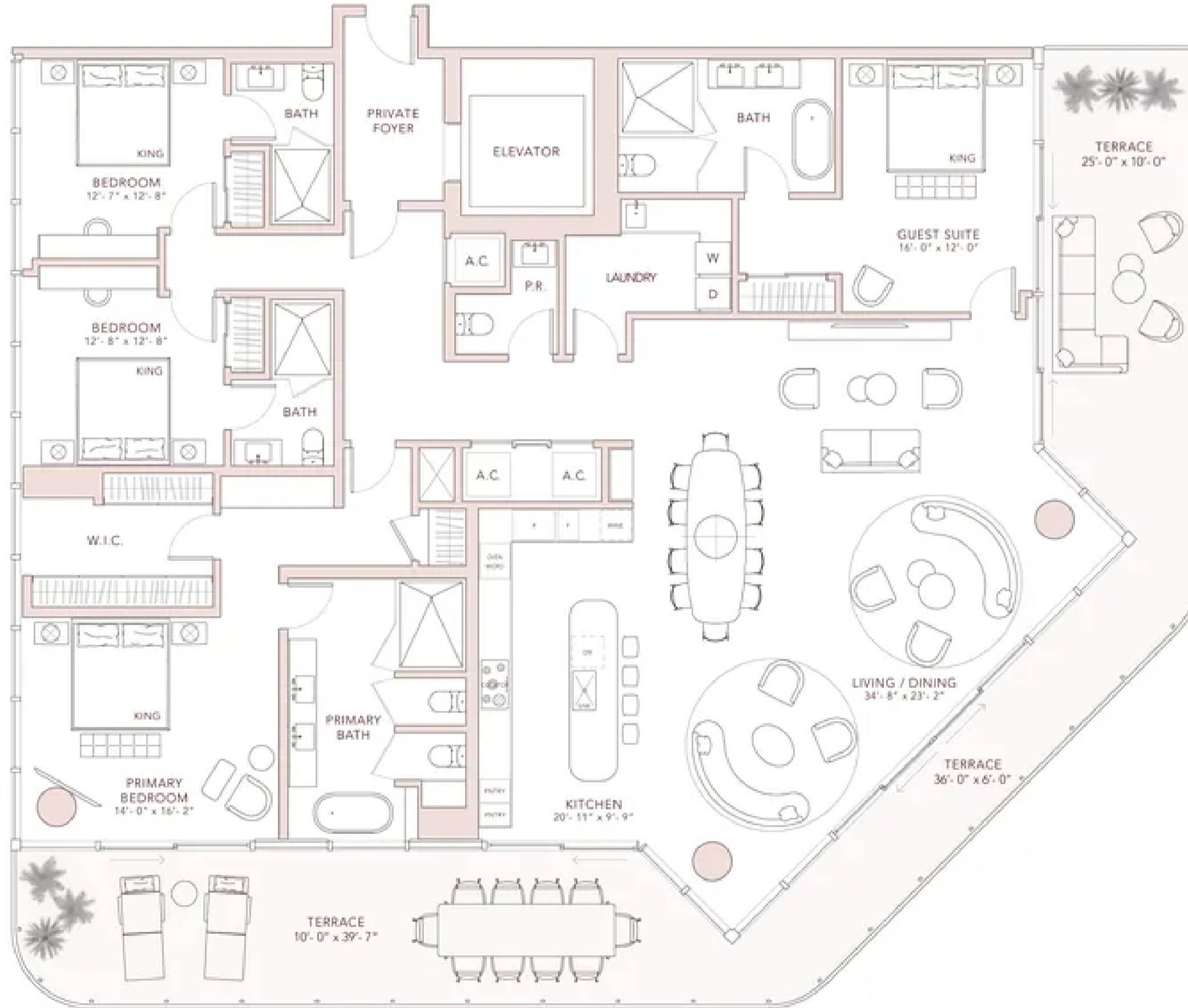


COLLECTION IV
SOUTH
Residence 01

LEVELS 49 - 59

4 BEDROOMS
4 BATHROOMS
POWDER ROOM

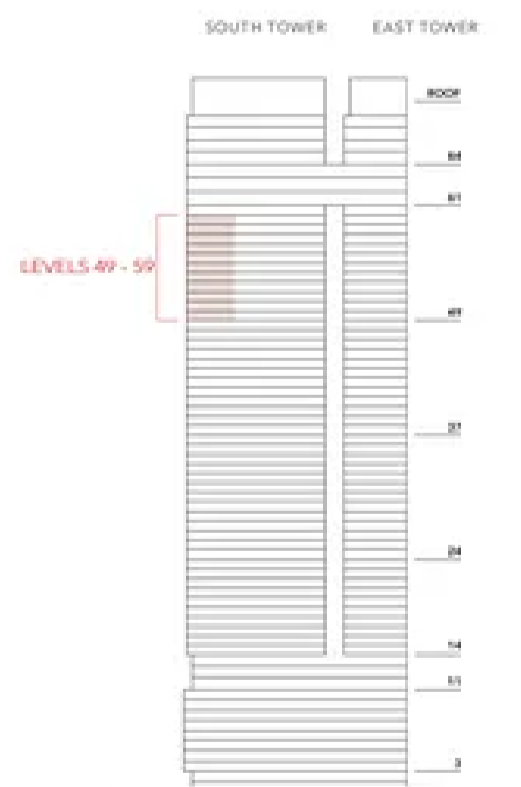
INDOOR: 3,181 ft² 296 m²
OUTDOOR: 966 ft² 90 m²
TOTAL LIVING: 4,147 ft² 385 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

FAENA RESIDENCES
MIAMI

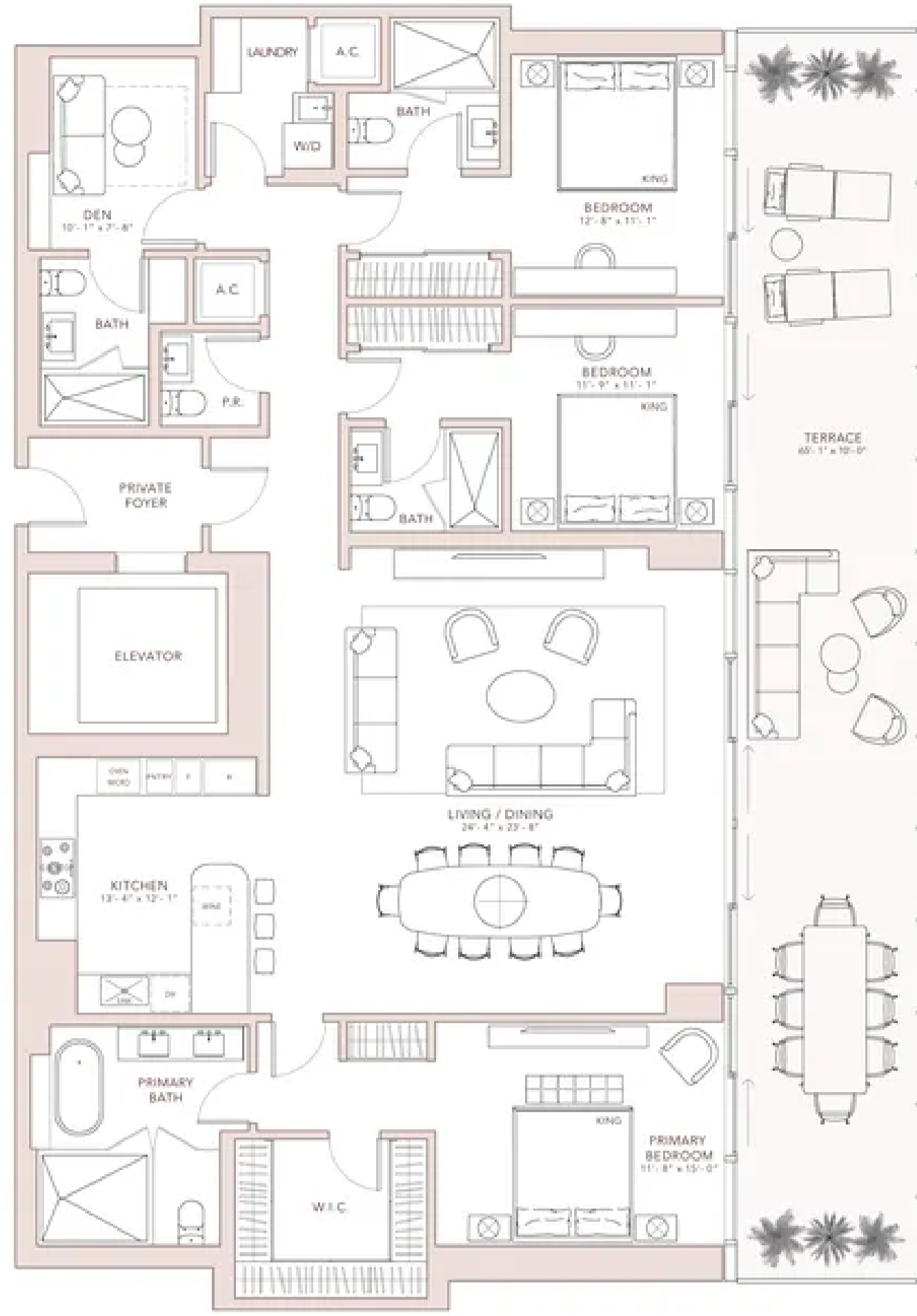
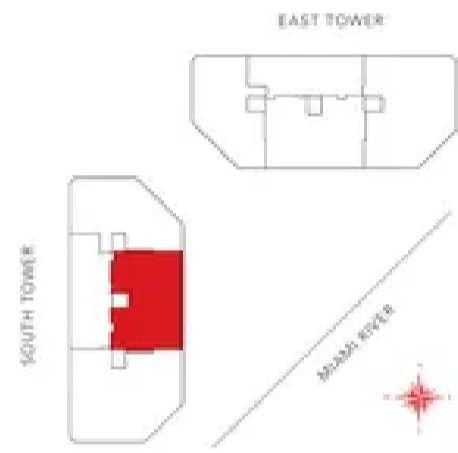


COLLECTION IV
SOUTH
Residence 03

LEVELS 49 - 59

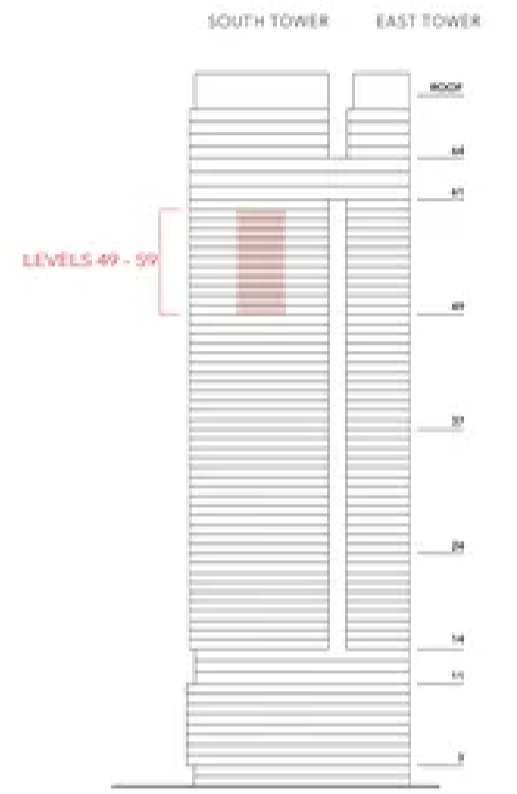
3 BEDROOMS + DEN
4 BATHROOMS
POWDER ROOM

INDOOR: 2,383 ft² 221 m²
OUTDOOR: 653 ft² 61 m²
TOTAL LIVING: 3,036 ft² 282 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



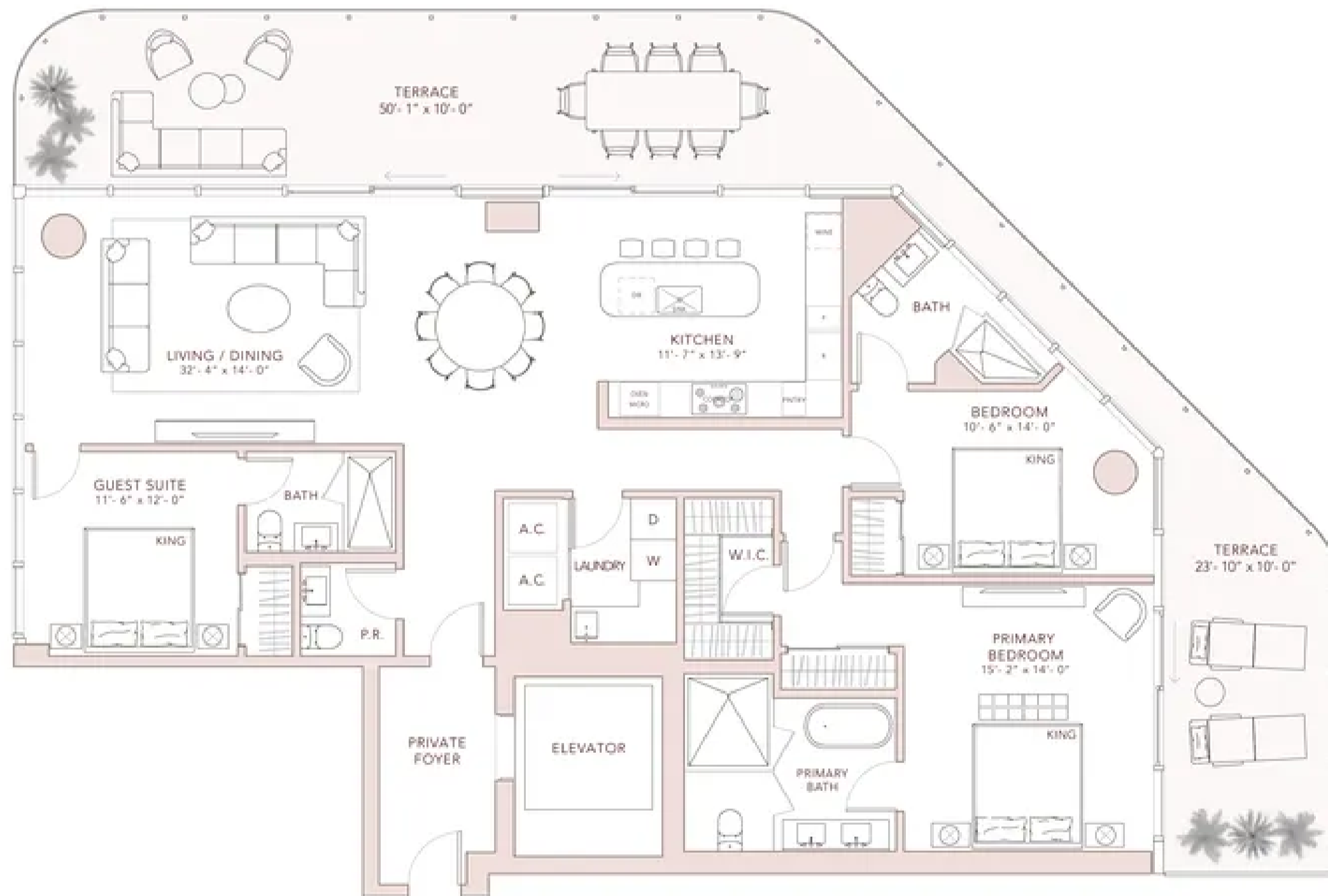
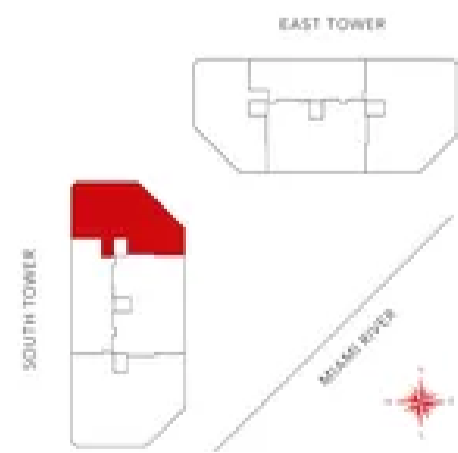
FAENA RESIDENCES
MIAMI

COLLECTION IV
SOUTH
Residence 05

LEVELS 49 - 59

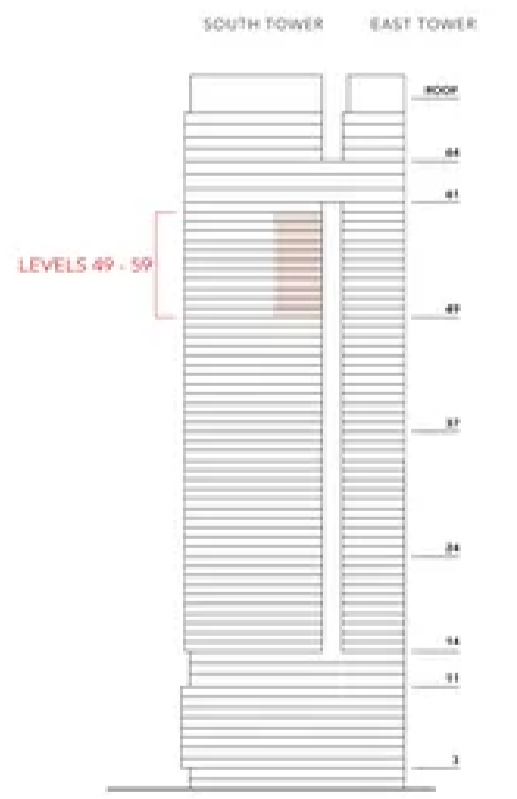
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INDOOR: 2,063 ft² 192 m²
OUTDOOR: 770 ft² 72 m²
TOTAL LIVING: 2,833 ft² 263 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

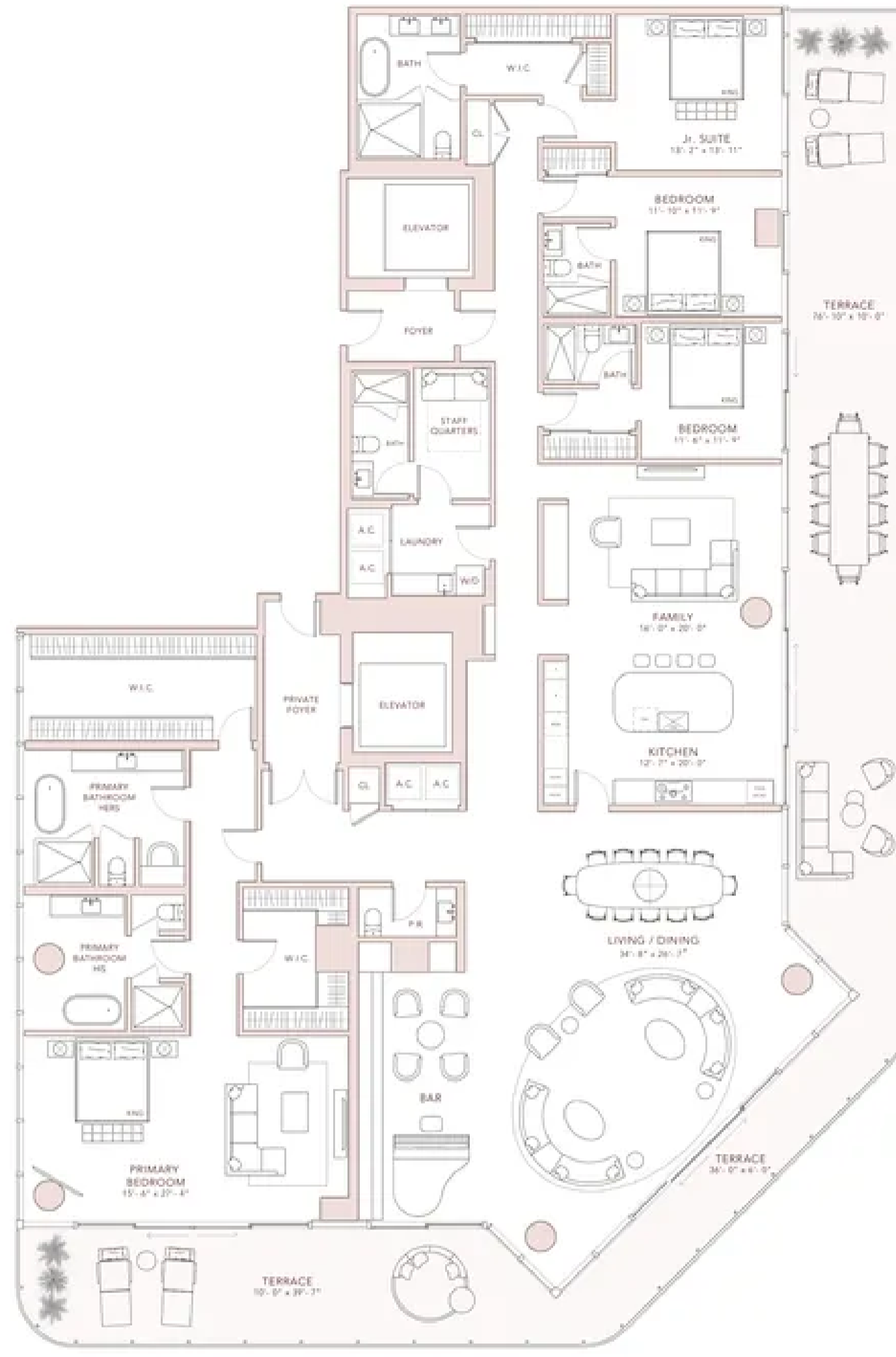


SOUTH

Penthouse 6501

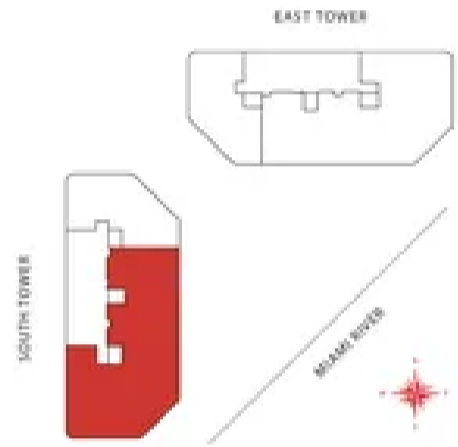
4 BEDROOMS
6 BATHROOMS
POWDER ROOM

INDOOR: 5,041 ft² 468 m²
OUTDOOR: 1,465 ft² 136 m²
TOTAL LIVING: 6,506 ft² 604 m²



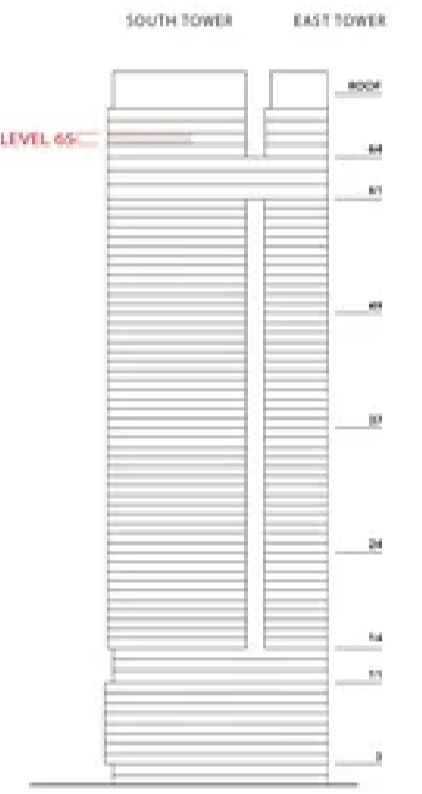
FAENA RESIDENCES

MIAMI



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP
KAR PROPERTIES

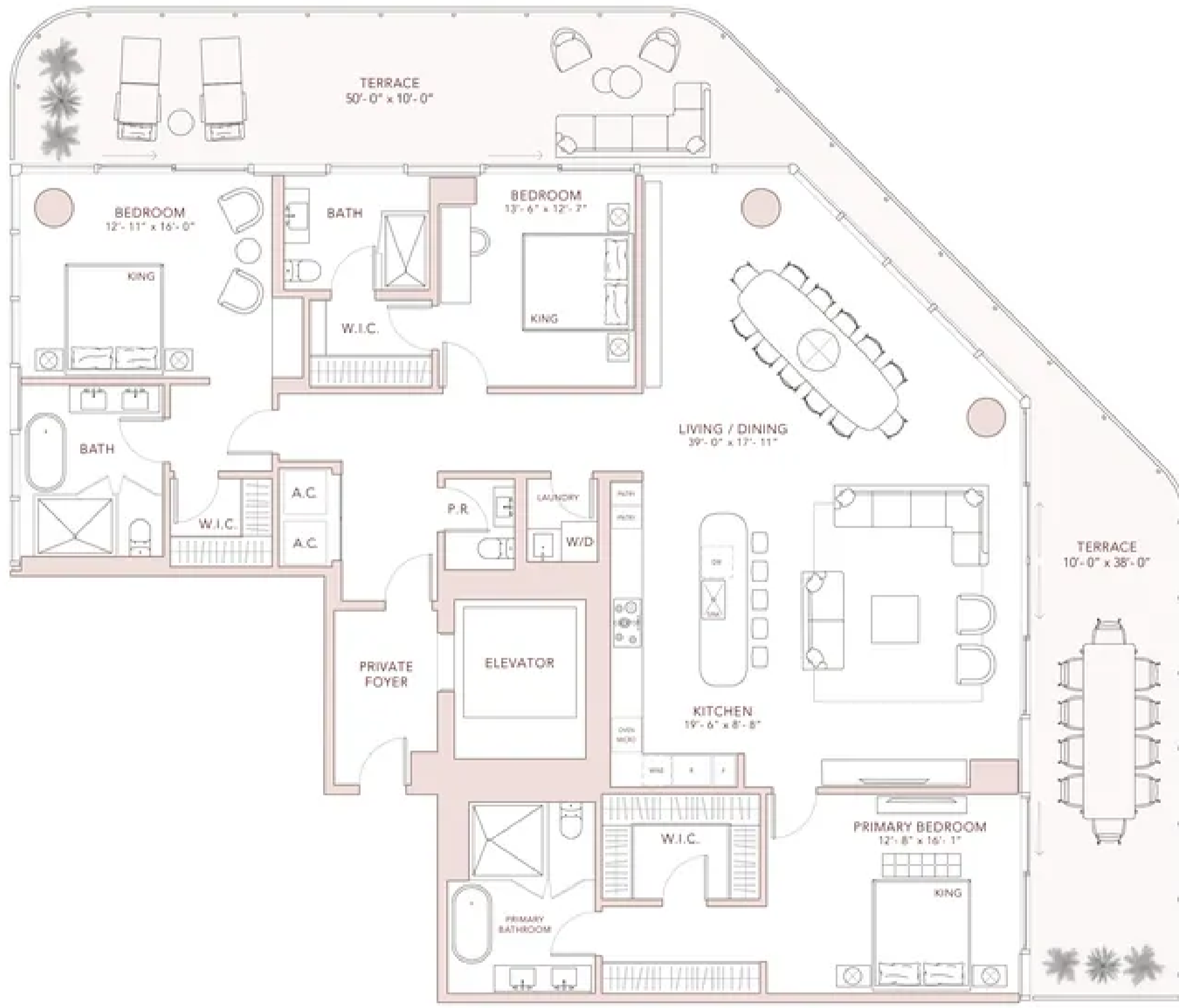


EAST

Penthouse 6505

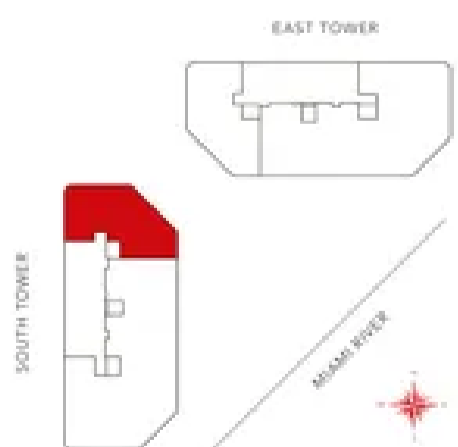
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INDOOR: 2,586 ft² 240 m²
OUTDOOR: 922 ft² 86 m²
TOTAL LIVING: 3,508 ft² 326 m²



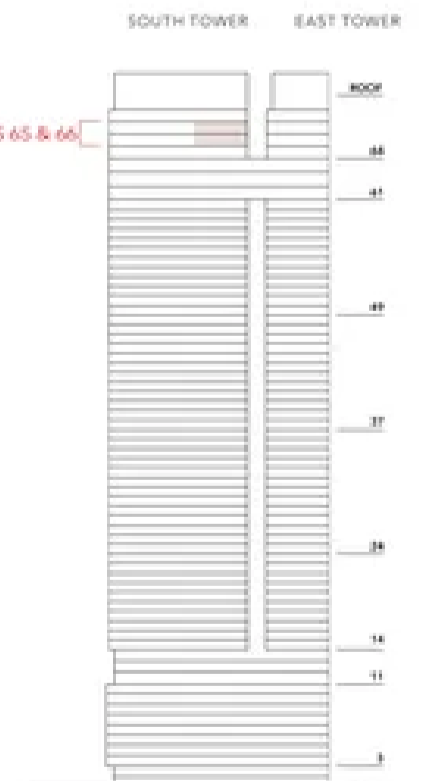
FAENA RESIDENCES

MIAMI



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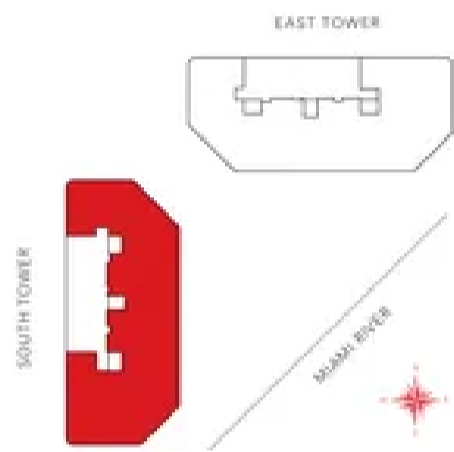
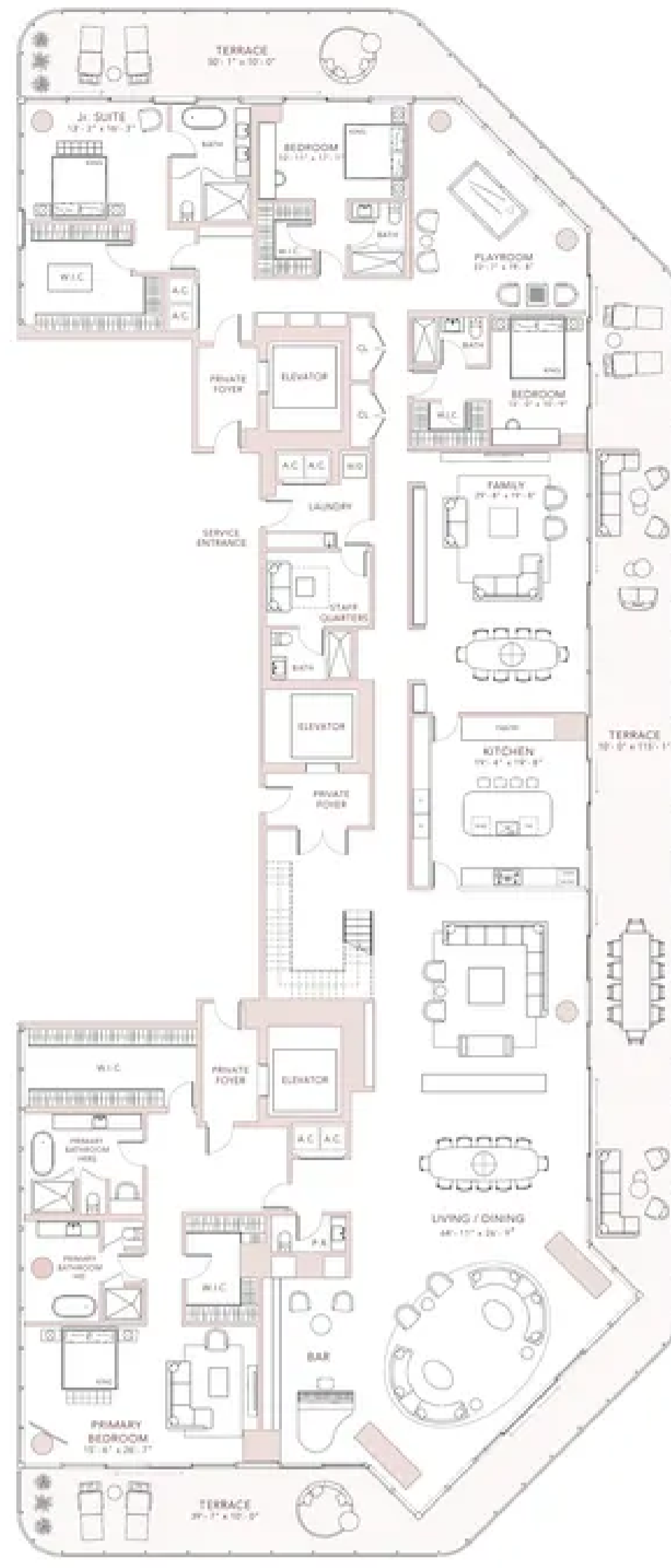
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP
KAR PROPERTIES



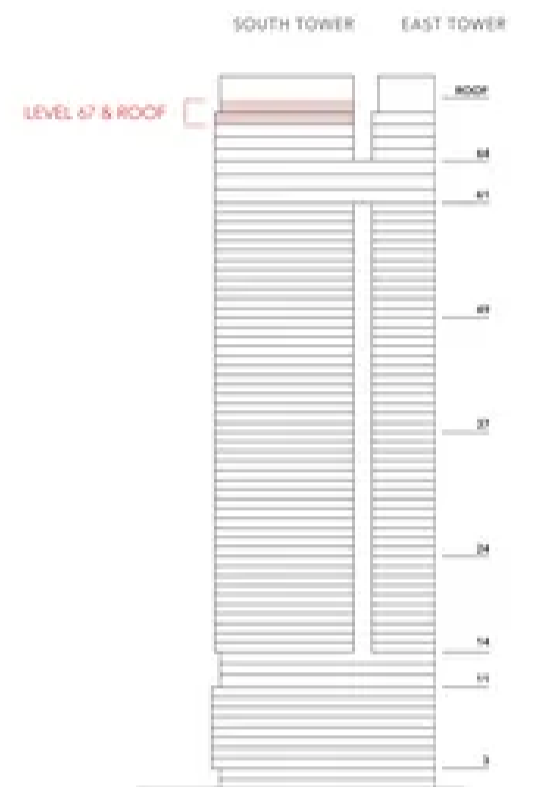
PENTHOUSES
SOUTH
Penthouse A

LEVELS 67 & ROOF

4 BEDROOMS + ROOF 6.5 BATHROOMS	INDOOR:	7,631 Sq/Ft	709 m ²
	OUTDOOR:	2,322 Sq/Ft	215 m ²
	TOTAL LIVING:	9,953 Sq/Ft	924 m ²



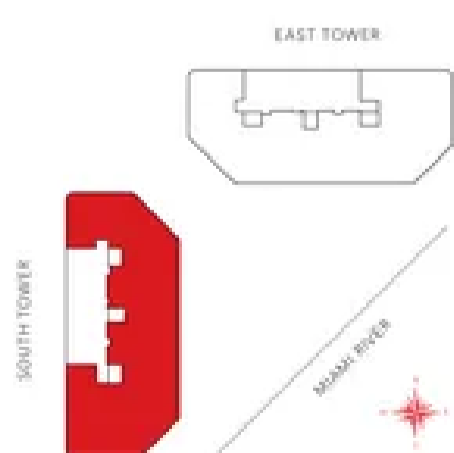
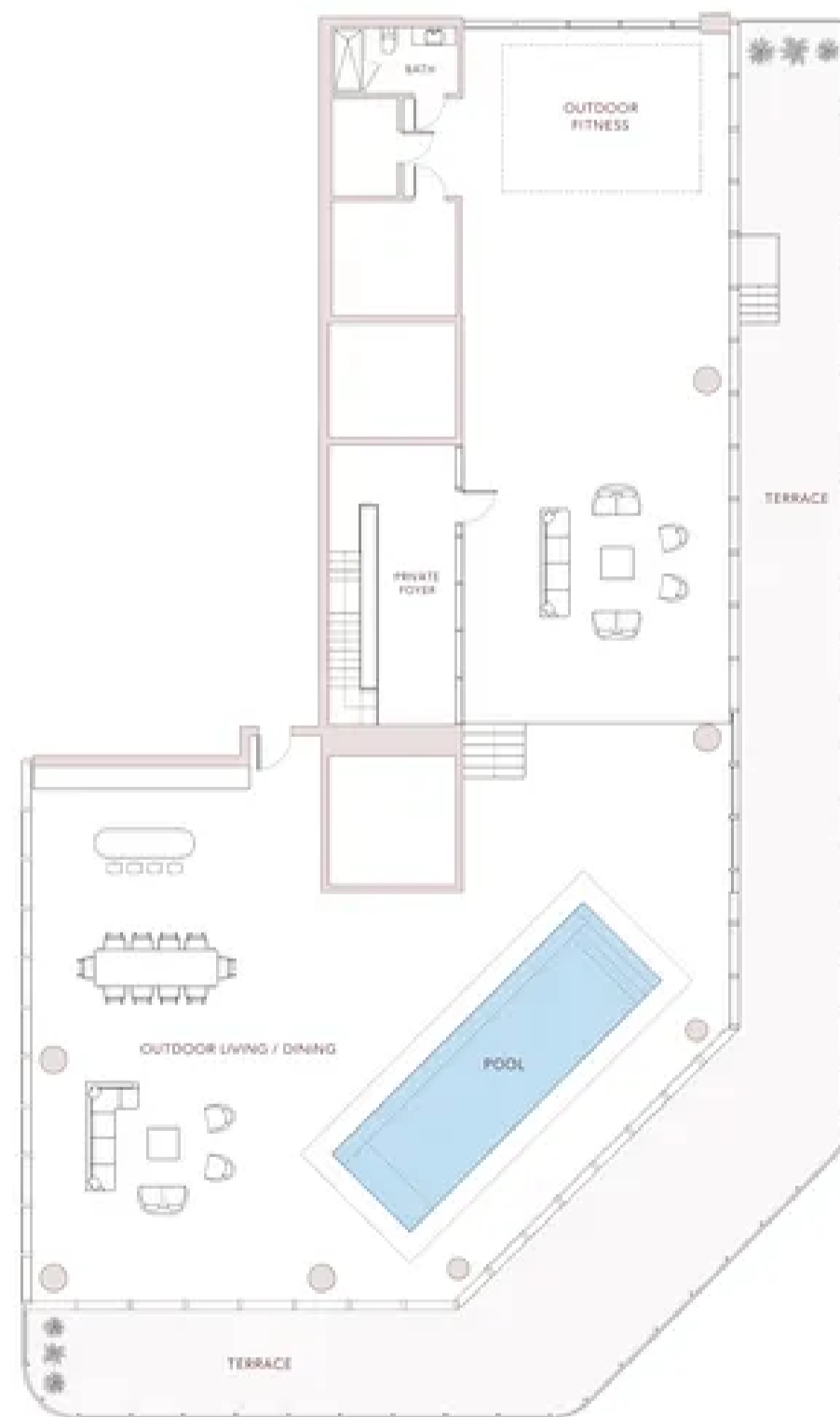
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.06 FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This Condominium is being developed by FRM Associates LLC, a Florida limited liability company (the "Developer"), Neimar Future International Group, K&M Properties and Farris are the Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only for the convenience of the condominium and its contents should be relied upon if not made in the prospectus. These materials should not be relied upon as representations, express or implied, of the floor plan of the residence or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without including areas that may be occupied by columns or other structural components. The method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration which generally only include the interior angles between the perimeter walls and exclude structural components. For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "D" to the Declaration.



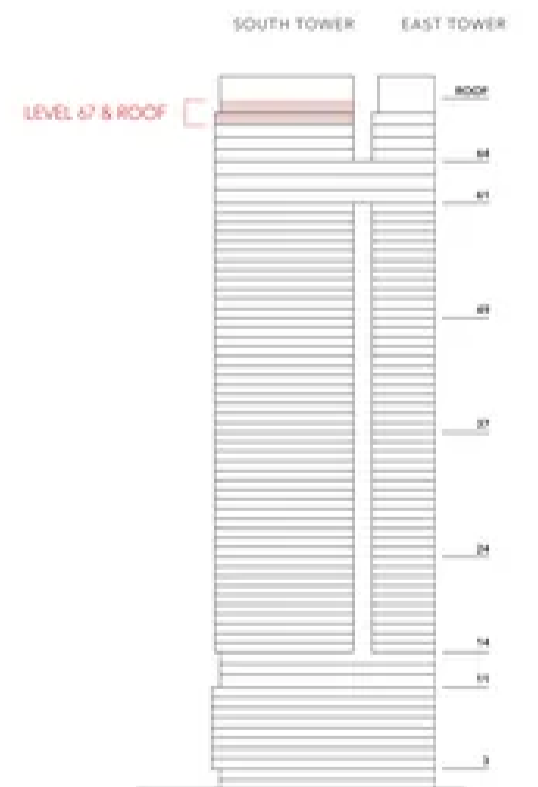
PENTHOUSES
SOUTH
Penthouse A

LEVELS 67 & ROOF

4 BEDROOMS + ROOF 6.5 BATHROOMS	INDOOR:	7,631 Sq/Ft	709 m ²
	OUTDOOR:	2,322 Sq/Ft	215 m ²
	TOTAL LIVING:	9,953 Sq/Ft	924 m ²



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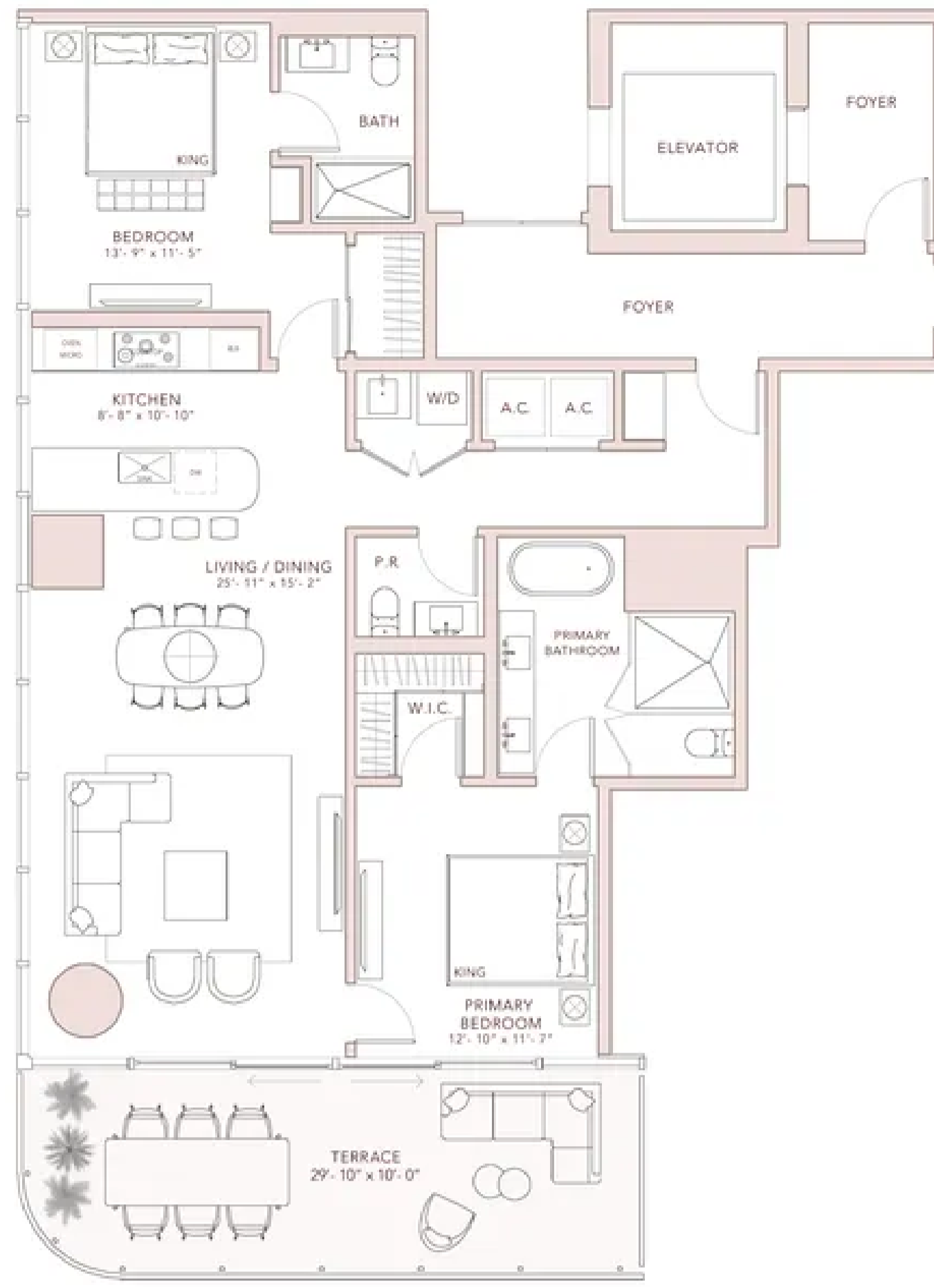
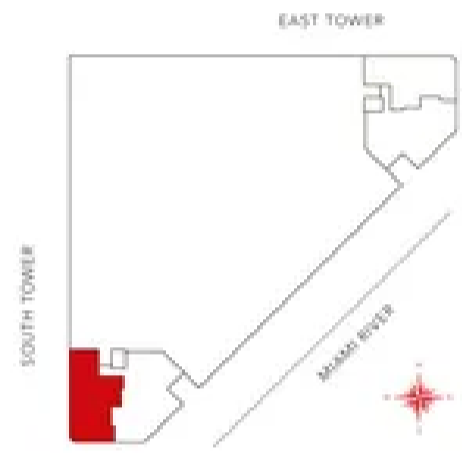


RIVER LOFTS
SOUTH
River Loft 1

LEVEL 3

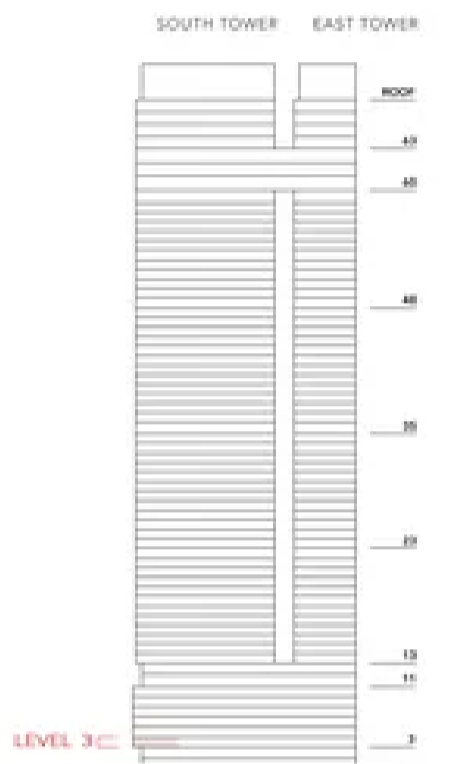
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,429 ft² 133 m²
OUTDOOR: 292 ft² 27 m²
TOTAL LIVING: 1,721 ft² 160 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**



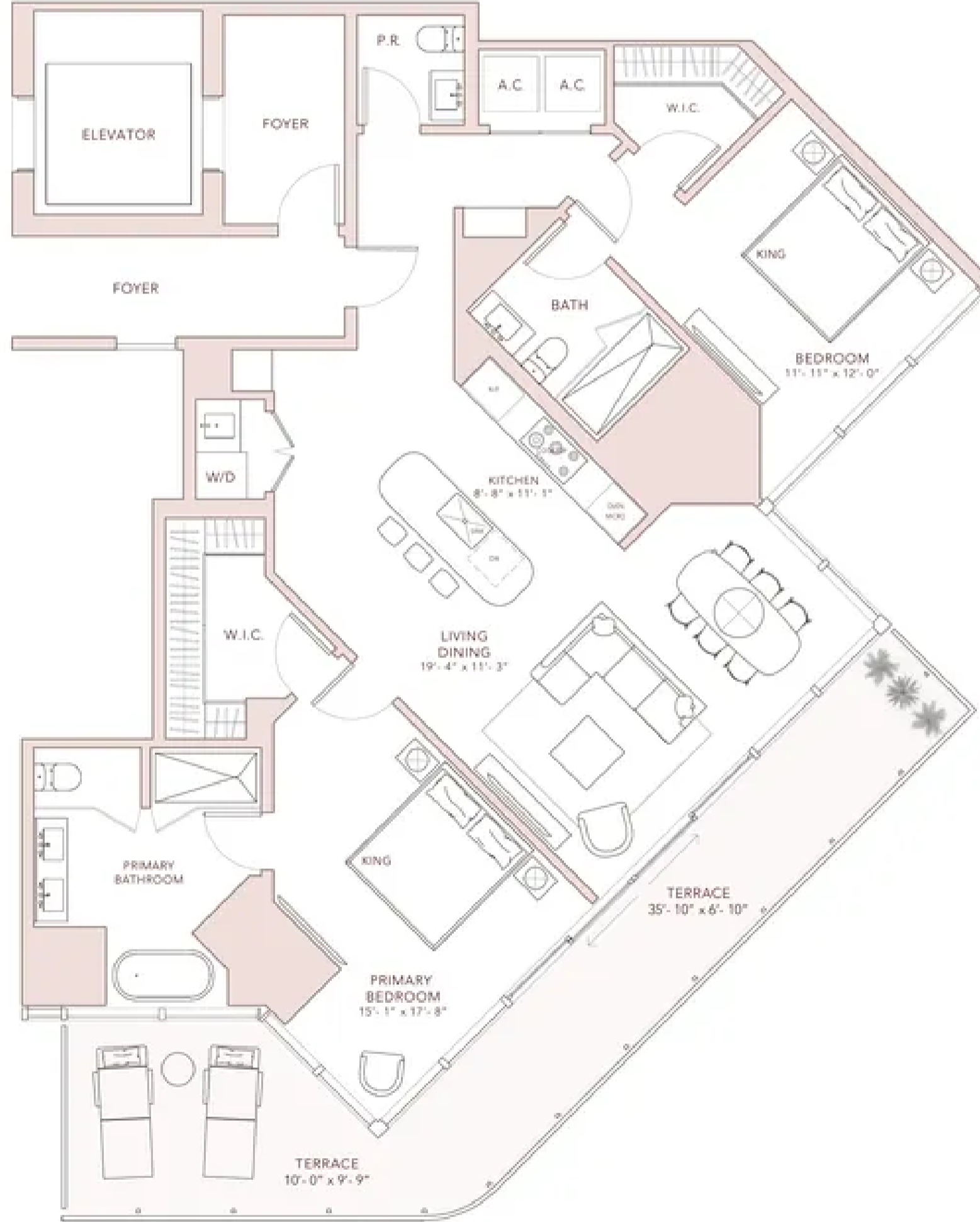
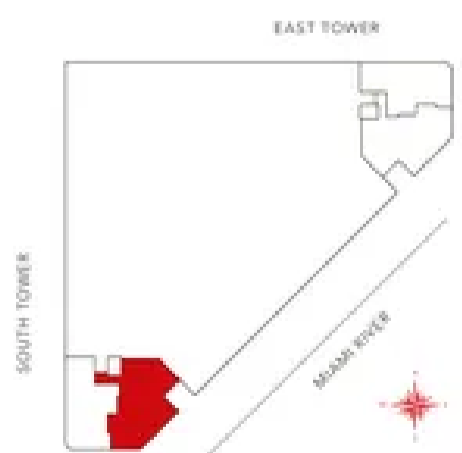
FAENA RESIDENCES
MIAMI

RIVER LOFTS
SOUTH
River Loft 2

LEVEL 3

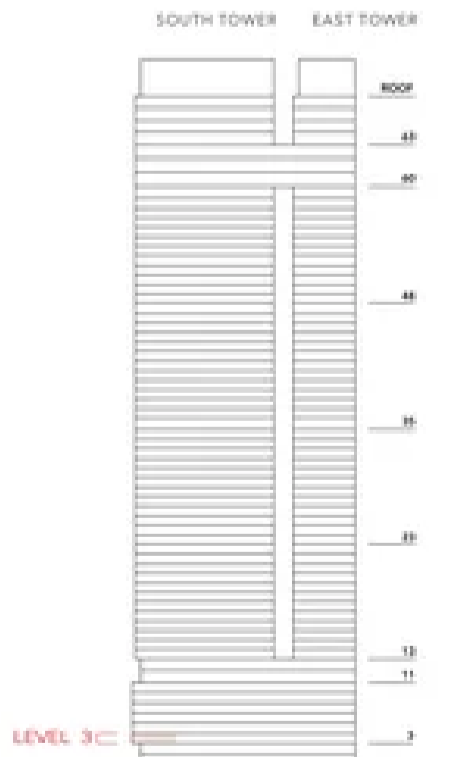
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

INDOOR: 1,540 ft² 143 m²
OUTDOOR: 363 ft² 34 m²
TOTAL LIVING: 1,903 ft² 177 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

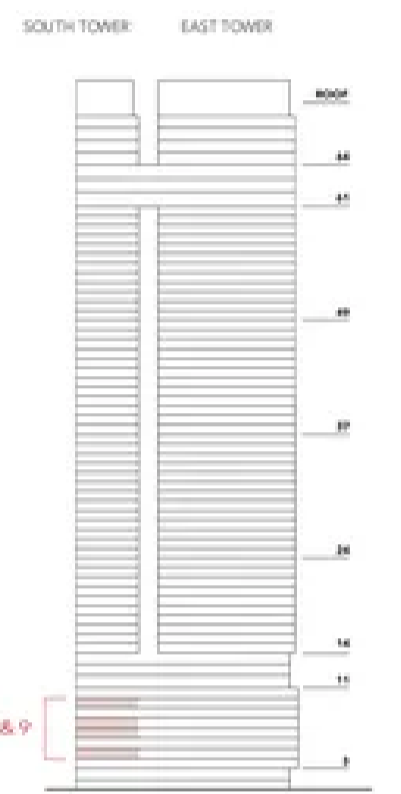
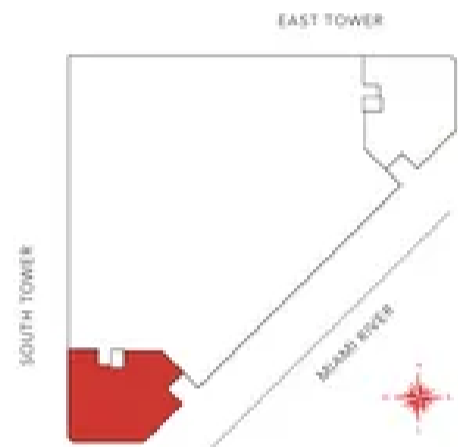
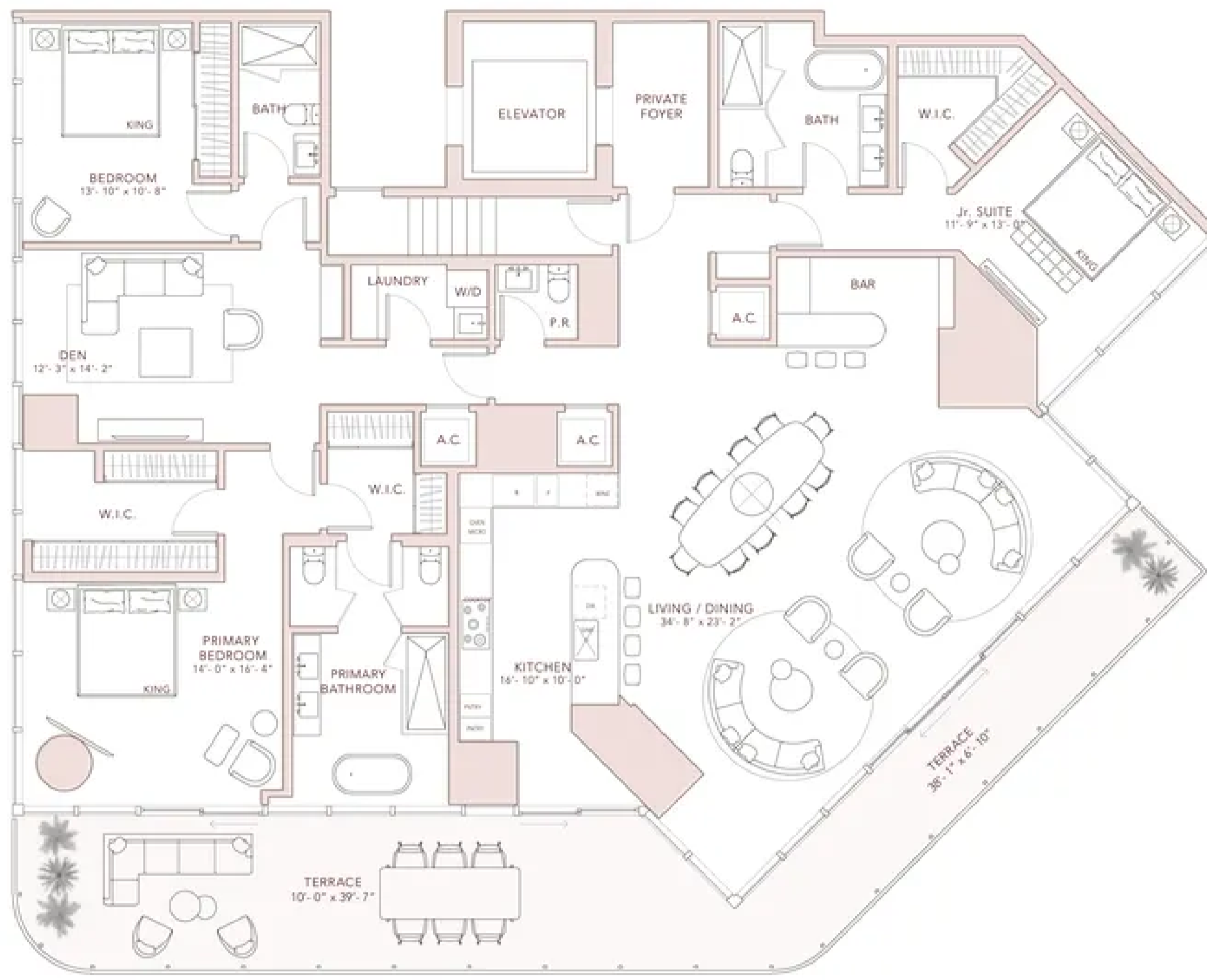


RIVER LOFTS
SOUTH
River Loft 3A

LEVELS 4, 6-7 & 9

3 BEDROOMS + DEN
3 BATHROOMS
POWDER ROOM

INDOOR: 3,200 ft² 297 m²
OUTDOOR: 655 ft² 61 m²
TOTAL LIVING: 3,855 ft² 358 m²



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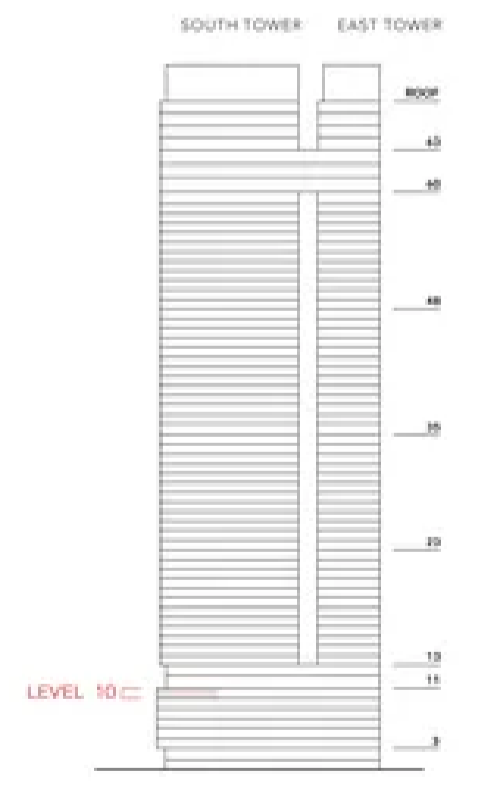
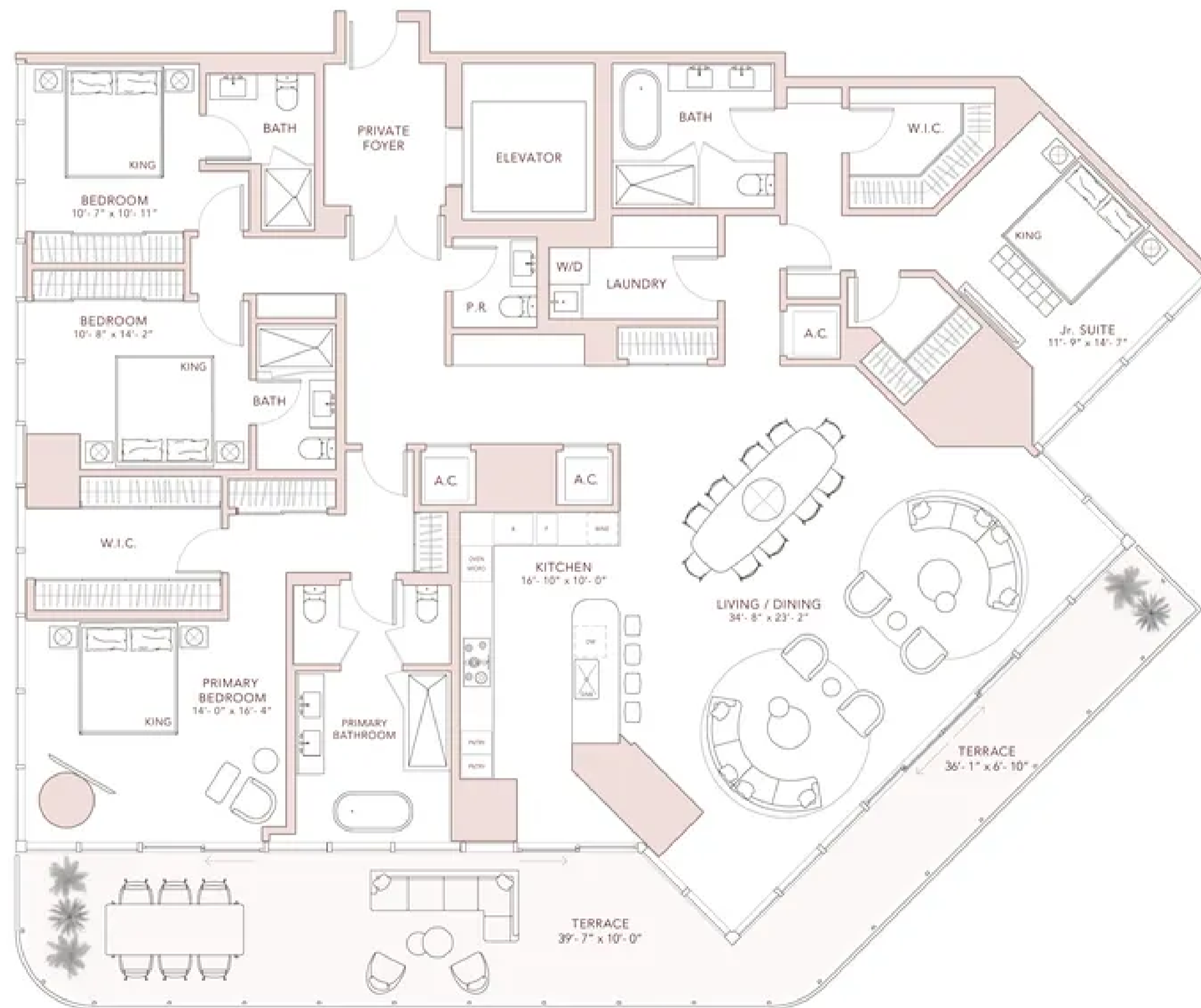
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES** LEVELS 4, 6-7 & 9

RIVER LOFTS
SOUTH
River Loft 3B

LEVEL 10

4 BEDROOMS
4 BATHROOMS
POWDER ROOM

INDOOR: 3,304 ft² 307 m²
OUTDOOR: 655 ft² 61 m²
TOTAL LIVING: 3,959 ft² 368 m²



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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES** LEVEL 10

FAENA RESIDENCES
MIAMI

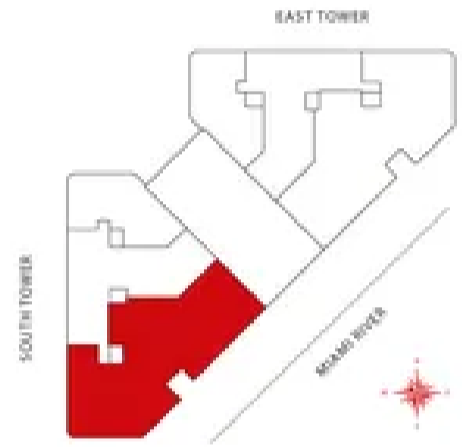
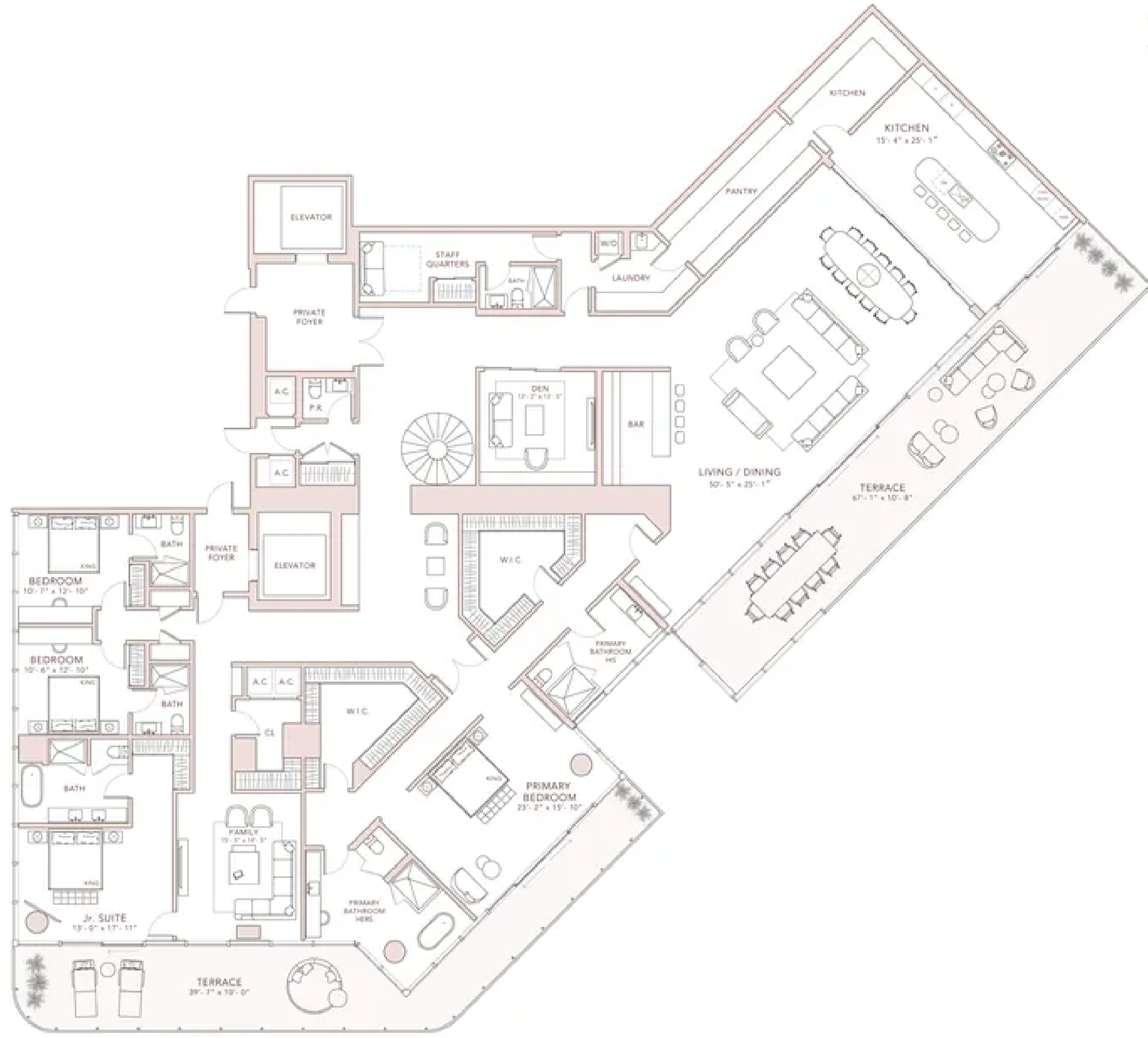
FAENA RESIDENCES
MIAMI

SOUTH

Sky Loft 6301

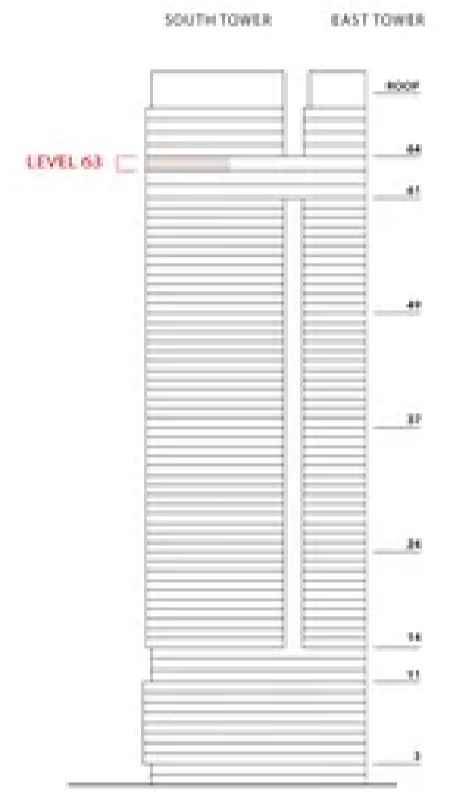
4 BEDROOMS
6 BATHROOMS
POWDER ROOM

INDOOR: 6,652 ft² 618 m²
OUTDOOR: 1,335 ft² 124 m²
TOTAL LIVING: 7,987 ft² 742 m²



FAENA RESIDENCES

MIAMI



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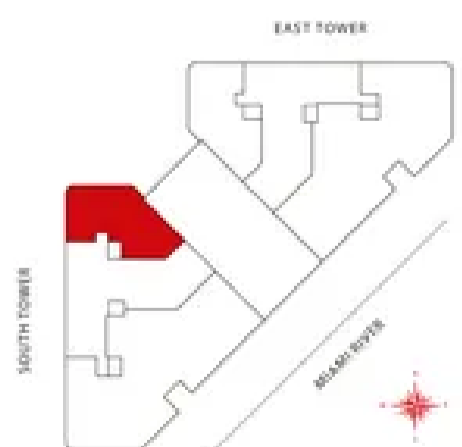
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

SOUTH

Sky Loft 6305

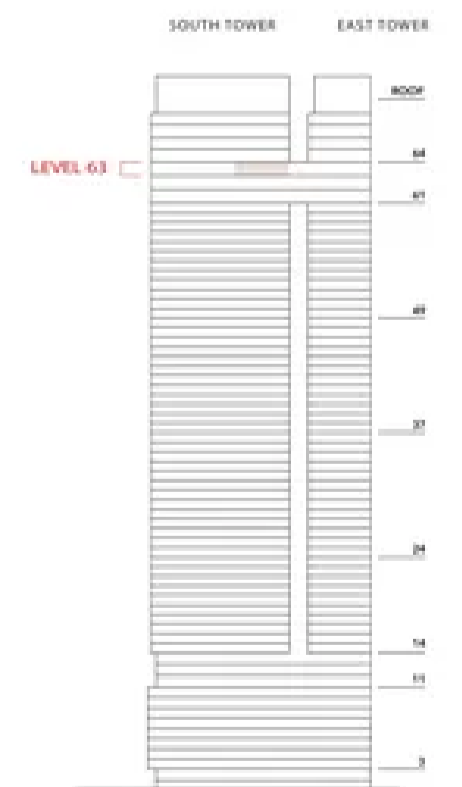
2 BEDROOMS + DEN
3 BATHROOMS
POWDER ROOM

INDOOR: 2,266 ft² 211 m²
OUTDOOR: 483 ft² 45 m²
TOTAL LIVING: 2,749 ft² 255 m²



FAENA RESIDENCES

MIAMI



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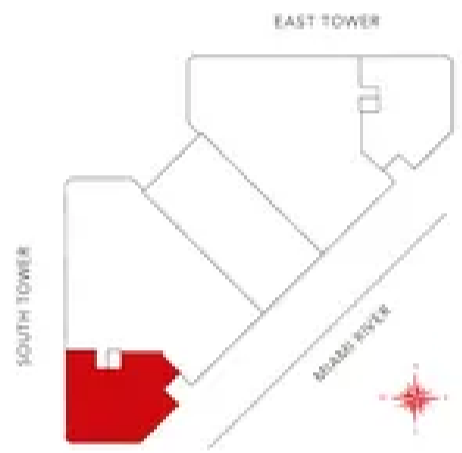
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

SOUTH

Sky Villa 6201

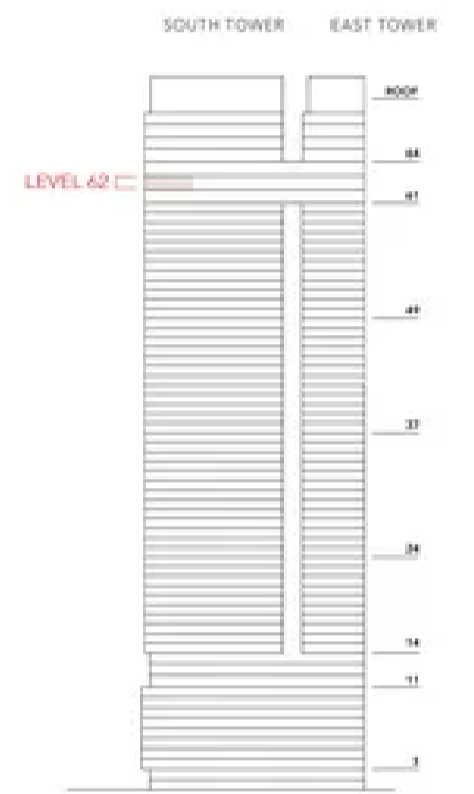
4 BEDROOMS
4 BATHROOMS
POWDER ROOM

INDOOR: 3,308 ft² 307 m²
OUTDOOR: 655 ft² 61 m²
TOTAL LIVING: 3,963 ft² 368 m²



FAENA RESIDENCES

MIAMI



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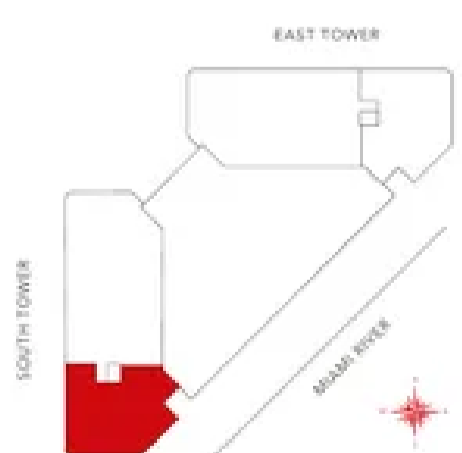
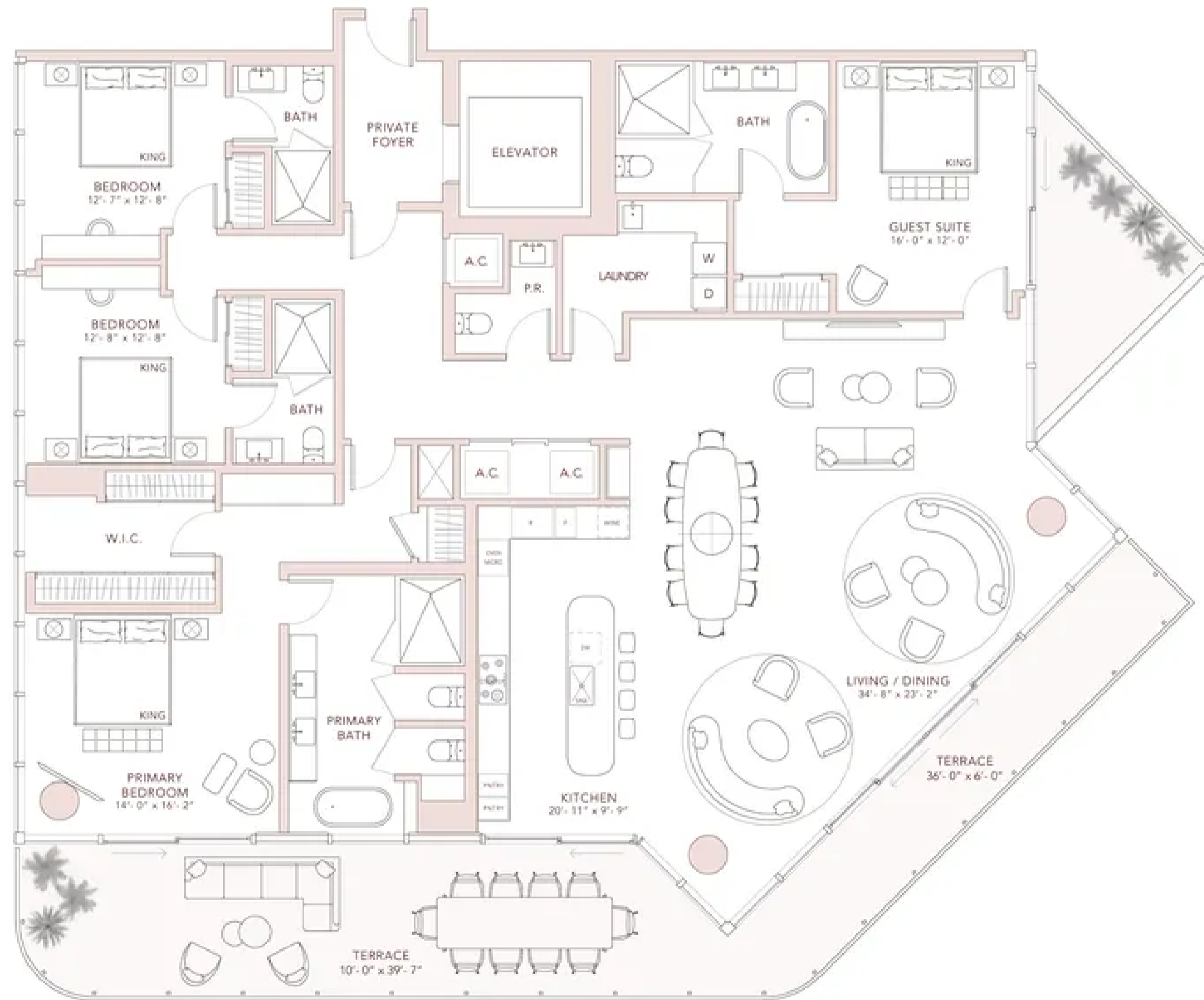
DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

SOUTH

Sky Villa 6401

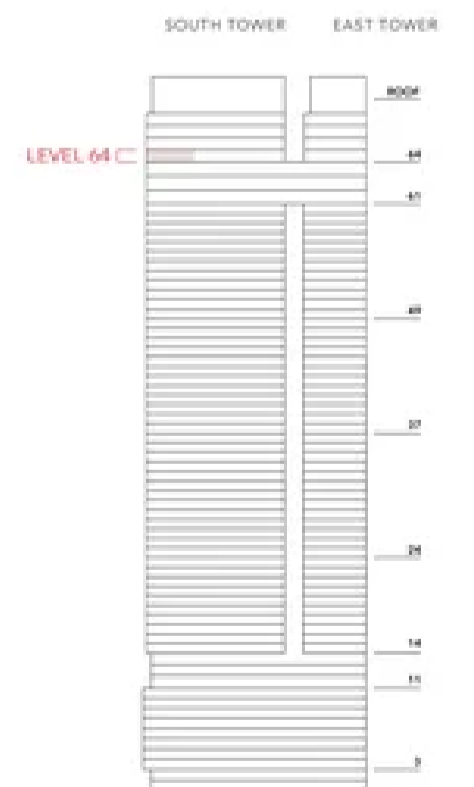
4 BEDROOMS
4 BATHROOMS
POWDER ROOM

INDOOR: 3,091 ft² 287 m²
OUTDOOR: 801 ft² 74 m²
TOTAL LIVING: 3,892 ft² 362 m²



FAENA RESIDENCES

MIAMI



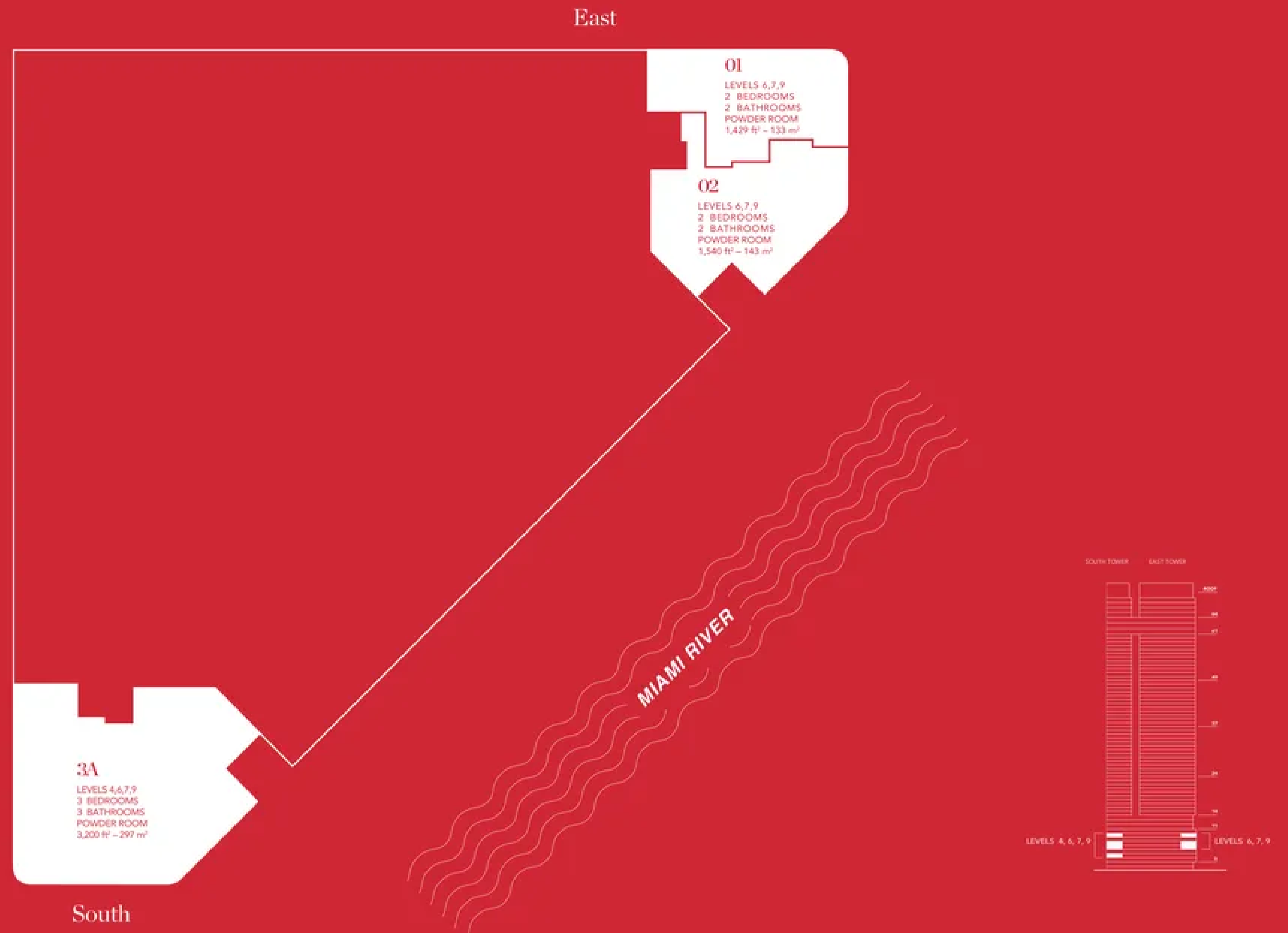
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DEVELOPED BY
FORTUNE INTERNATIONAL GROUP **KAR PROPERTIES**

FAENA RESIDENCES

MIAMI

River Lofts



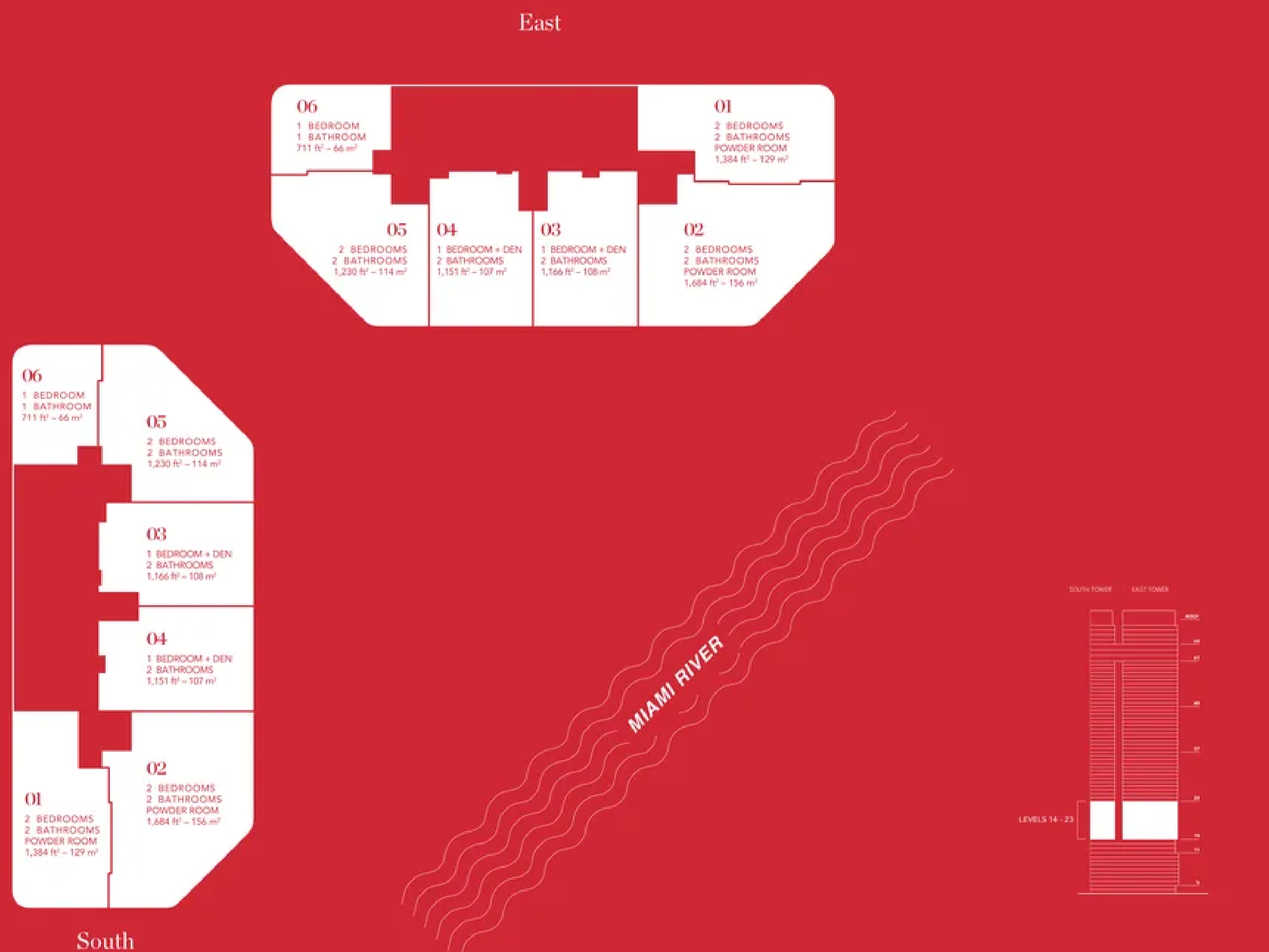
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Collection I Levels 14-23



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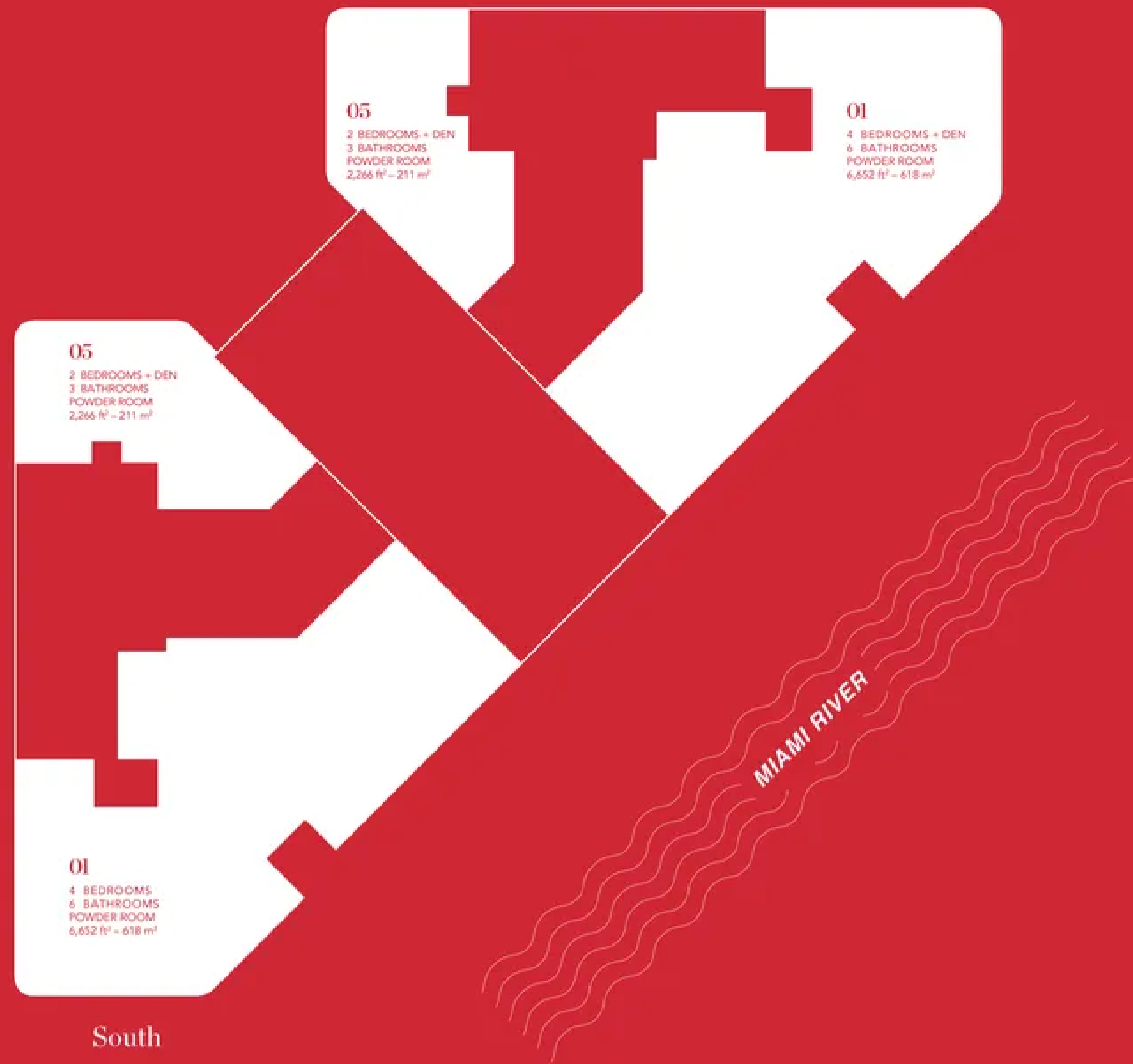
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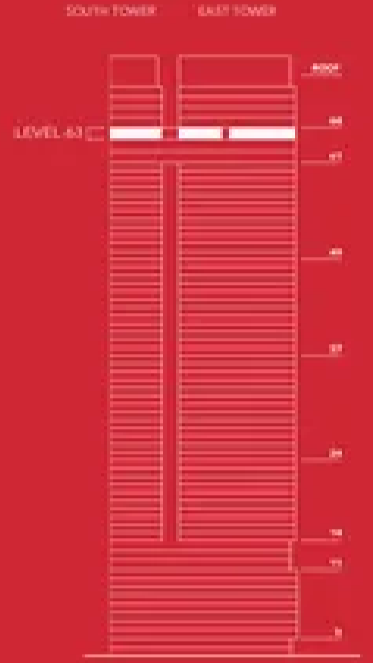
MIAMI

Sky Lofts Level 63

East



South



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