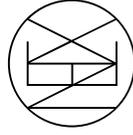


Townhome A

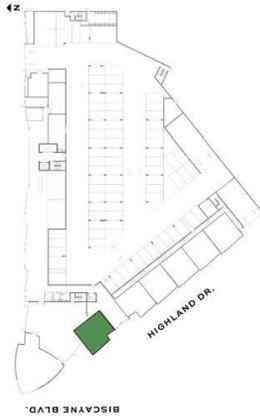
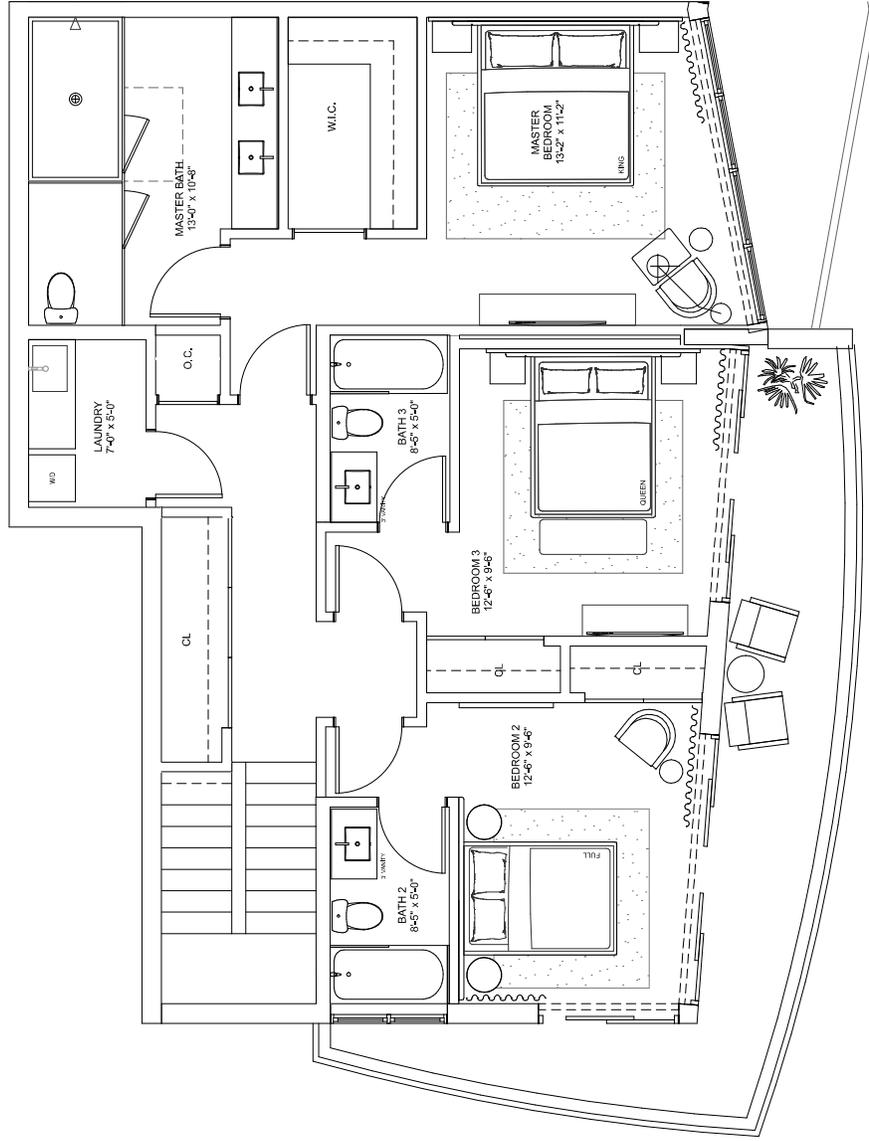
FOUR-BEDROOMS / FOUR-BATHROOMS

Level 2

INTERIOR	1,951 S.F.	181.3 S.M.
TERRACE	395 S.F.	36.7 S.M.
TOTAL	2,346 S.F.	218 S.M.



NEXO
RESIDENCES
NORTH MIAMI BEACH



DEVELOPED BY

FORTUNE
INTERNATIONAL
GROUP



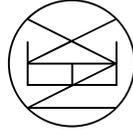
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.003, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS 13999 Biscayne Associates, LLC, which has a right to use the trademark names and logos of Fortune International Group and Blue Road, LLC, in an offer to sell or publication of offers to sell, in states where such offer or publication is not made. Stated square footages and dimensions are measured to the exterior walls and the centerline of interior demarcations. Measurements are not intended to be used for any other purpose. Buyer should verify the accuracy of the measurements and dimensions of the actual room and area by measuring the room and area themselves. 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). Measurements of areas set forth on this floor plan are generally taken at the farthest points of each given area (as if the area were a perfect rectangle). All dimensions, areas, and other measurements are conceptual only and are not necessarily included in each Unit.

Townhome B

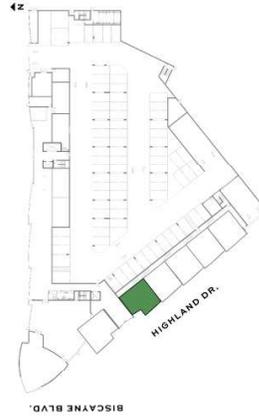
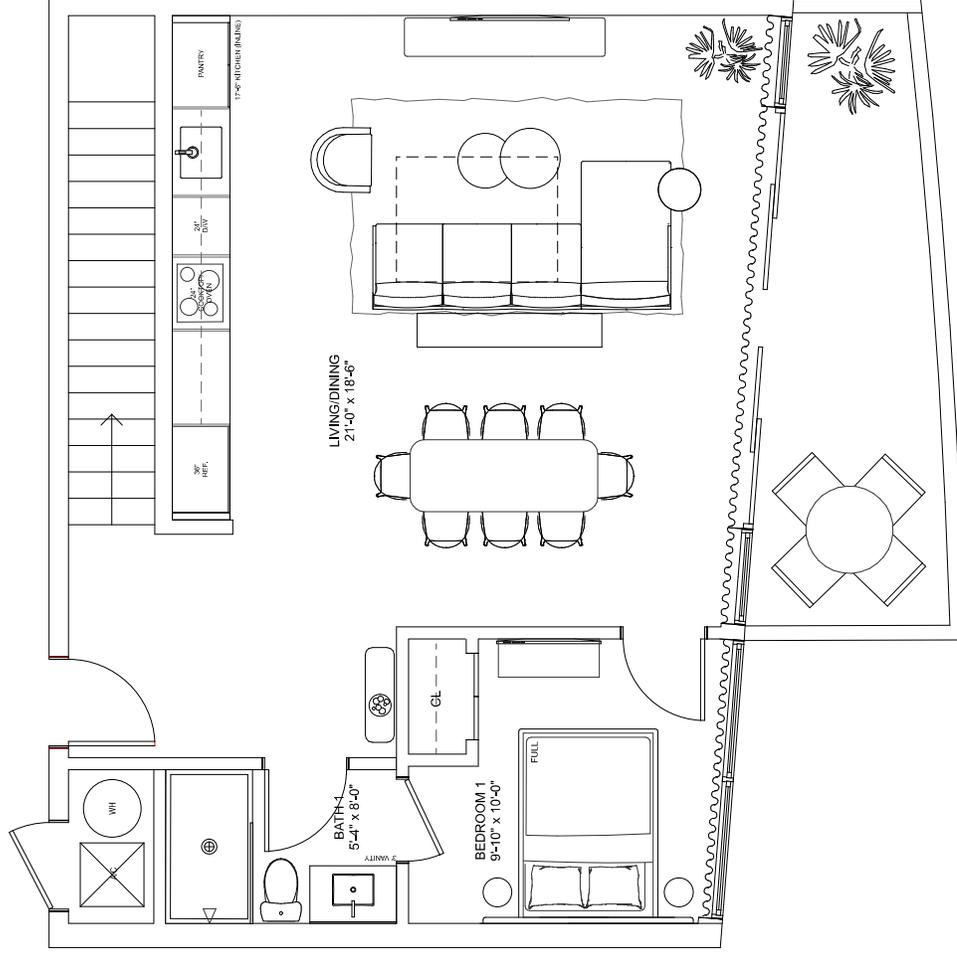
FOUR-BEDROOMS / FOUR-BATHROOMS

Ground Floor

INTERIOR	2,190 S.F.	203.5 S.M.
TERRACE	274 S.F.	25.5 S.M.
TOTAL	2,464 S.F.	229 S.M.



NEXO
RESIDENCES
NORTH MIAMI BEACH



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GROUP



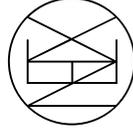
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Townhome B

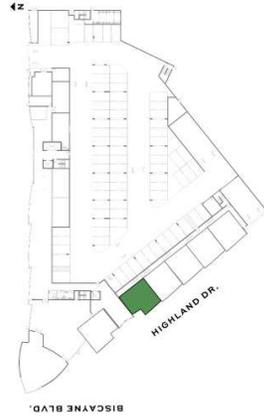
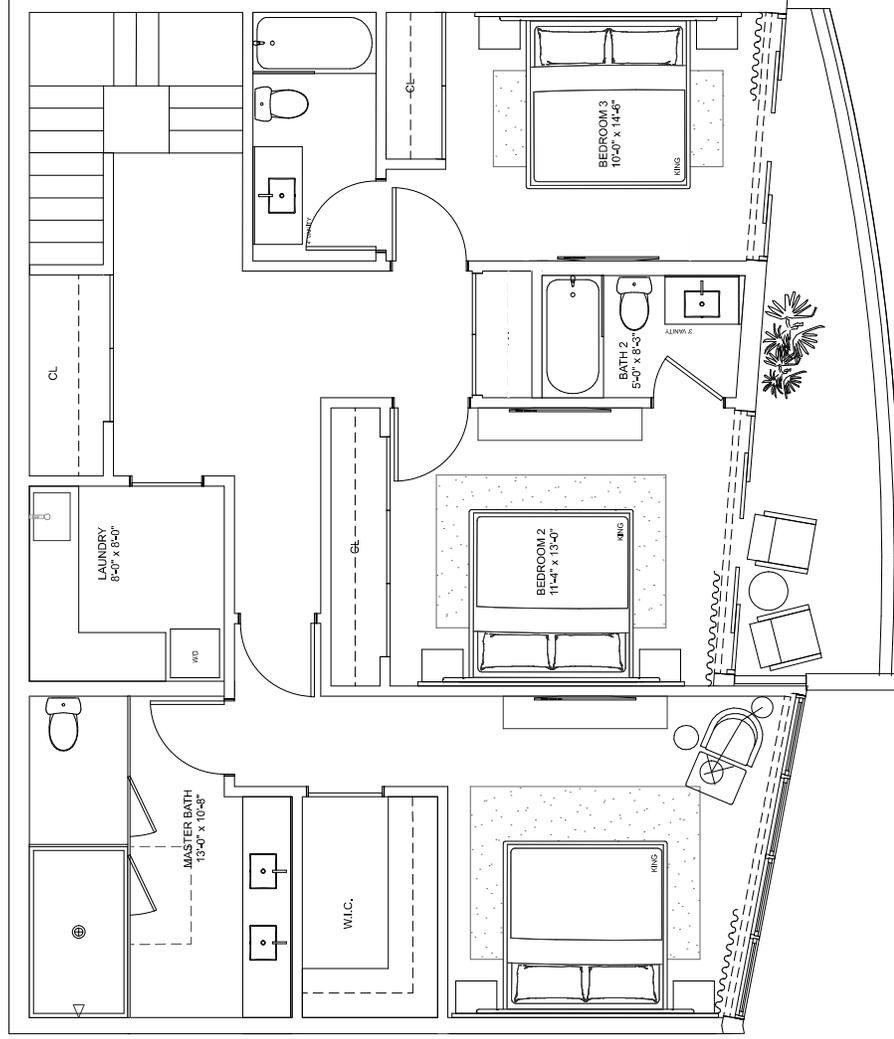
FOUR-BEDROOMS / FOUR-BATHROOMS

Level 2

INTERIOR	2,190 S.F.	203.5 S.M.
TERRACE	274 S.F.	25.5 S.M.
TOTAL	2,464 S.F.	229 S.M.



NEXO
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