

**SOCIETY**

*Residences Miami*



## PROPERTY MARKETS GROUP

Property Markets Group (PMG) is a national real estate development firm with offices in Miami, specializing in exceptional new construction commercial and residential projects. For nearly 30 years, PMG has led the acquisition, financing, development, construction and marketing for 85 residential buildings and over 150 real estate projects. Our energetic team is relentlessly dedicated to making bold improvements to skylines and streetscapes.

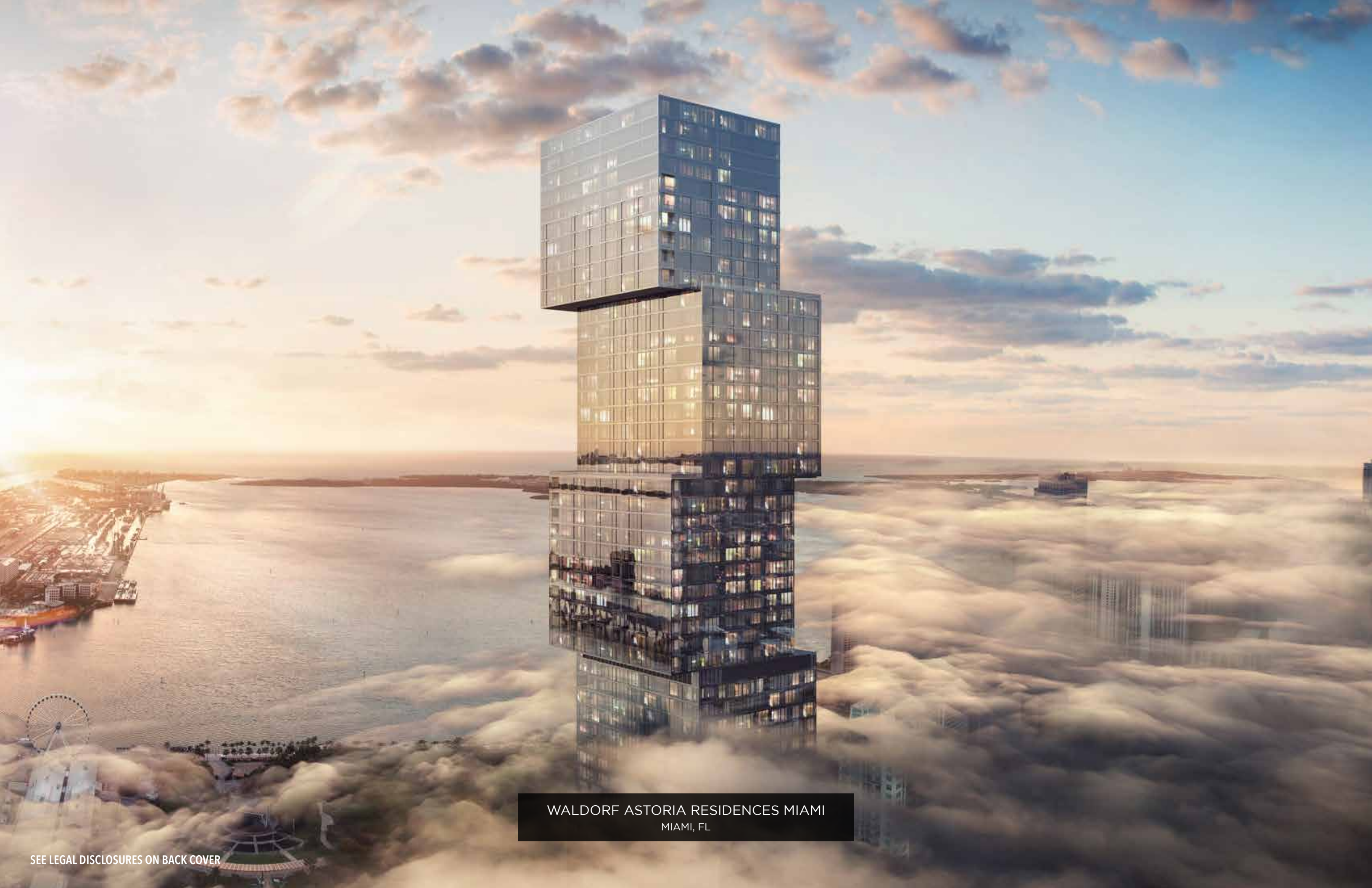
**160+**  
PROJECTS

**30+**  
YEARS

**20+**  
MARKETS

**\$9Bil+**  
IN DEVELOPMENT





WALDORF ASTORIA RESIDENCES MIAMI  
MIAMI, FL

SEE LEGAL DISCLOSURES ON BACK COVER



111 WEST 57TH STREET  
NEW YORK, NY

SEE LEGAL DISCLOSURES ON BACK COVER



ECHO BRICKELL  
MIAMI, FL



10 SULLIVAN  
NEW YORK, NY

SEE LEGAL DISCLOSURES ON BACK COVER



MUSE  
SUNNY ISLES BEACH, FL

SEE LEGAL DISCLOSURES ON BACK COVER



WALKER TOWER  
NEW YORK, NY



1QPS TOWER  
LONG ISLAND CITY, NY

SEE LEGAL DISCLOSURES ON BACK COVER



STELLA TOWER  
NEW YORK, NY



## GREYBROOK PARTNERS

Greybrook is a Toronto-based private equity firm that invests in large-scale real estate development and value-add assets. Over the years, Greybrook has built a strong reputation for its ability to create value for its investors, partners and communities. Ranging from single-family homes, condominiums and purpose-built rental, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes investments in more than 90 projects that represent over 50 million square feet of residential and commercial density in aggregate, with an estimated completion value of \$20 billion.





# SOCIETY LIVING

SEE LEGAL DISCLOSURES ON BACK COVER

# SOCIETY

*Living*

Connect and elevate neighbors through inclusive and inspiring shared living experience. Efficiently designed luxury homes grant access to inspiring shared spaces that host enriching events.



SOCIETY ORLANDO



SOCIETY WYNWOOD



SOCIETY NASHVILLE



SOCIETY ATLANTA

# MIAMI

A global city on the rise

## New Developments / Hotels \$7.5 BILLION

- 1 1400 Biscayne**  
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$5M
- 2 Waldorf Astoria**  
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 3 Nativo Miami**  
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 4 E11EVEN Hotel & Residences Miami**  
PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$225 MIL
- 5 E11EVEN Beyond**  
PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$225 MIL
- 6 The District**  
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 7 Legacy Hotel & Residences**  
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 8 Miami Arena Site at WorldCenter**  
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 9 Downtown 5th**  
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 10 YotelPad Miami**  
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 11 Society Biscayne**  
PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$150M
- 12 Block 45**  
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 13 Block 55**  
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$6M
- 14 Downtown 1st**  
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 15 Grand Central Tower**  
Rovr Development • 240 N Miami Ave • Rental • \$53M
- 16 Nexus Riverside**  
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 17 Miami Station**  
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 18 Old Lynx Site**  
Enrique Manhard • 16 SE 2nd St • \$46M
- 19 501 First Residences**  
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 20 TBD**  
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 21 The Crosby**  
The Related Group/Merrimac • Residential • \$225M

## Commercial \$147 MILLION

- 22 Jewelry Mall**  
Jewelry Mall • \$50M
- 23 Jill & Henry's**  
Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 24 41 East Flagler**  
Moishe Mana • \$27.2M
- 25 Nikola Tesla Innovation Hub**  
Moishe Mana • \$15M
- 26 Publix**  
New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 27 Watson Building**  
Moishe Mana • \$6.825M
- 28 62 Northeast First Street**  
Moishe Mana • Multi-level dining and entertainment venue
- 29 Mana Common**  
Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 30 MiamiCentral**  
Chick-Fil-A • Grand floor MiamiCentral

## Redevelopment \$936 MILLION

- 31 I-395 Signature Bridge**  
Under construction • Scheduled completion for Fall 2024 • \$818M
- 32 Brickell Tunnel**  
In pre-development • \$30M
- 33 Bayside Marketplace**  
Private operator has committed to improvements • \$27M
- 34 Flagler Street Beautification Project**  
Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 35 Miami World Center (new tenants)**  
Restaurateurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 36 Skyviews Miami**  
Construction completed • \$10M
- 33 Scramble Crosswalk**  
Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 37 Solar Tree**  
Installation completed and collecting solar power at Bayfront Park • \$5M

# Downtown Miami's Landscape of the Future

# Over \$10B in investment over the next 5 years



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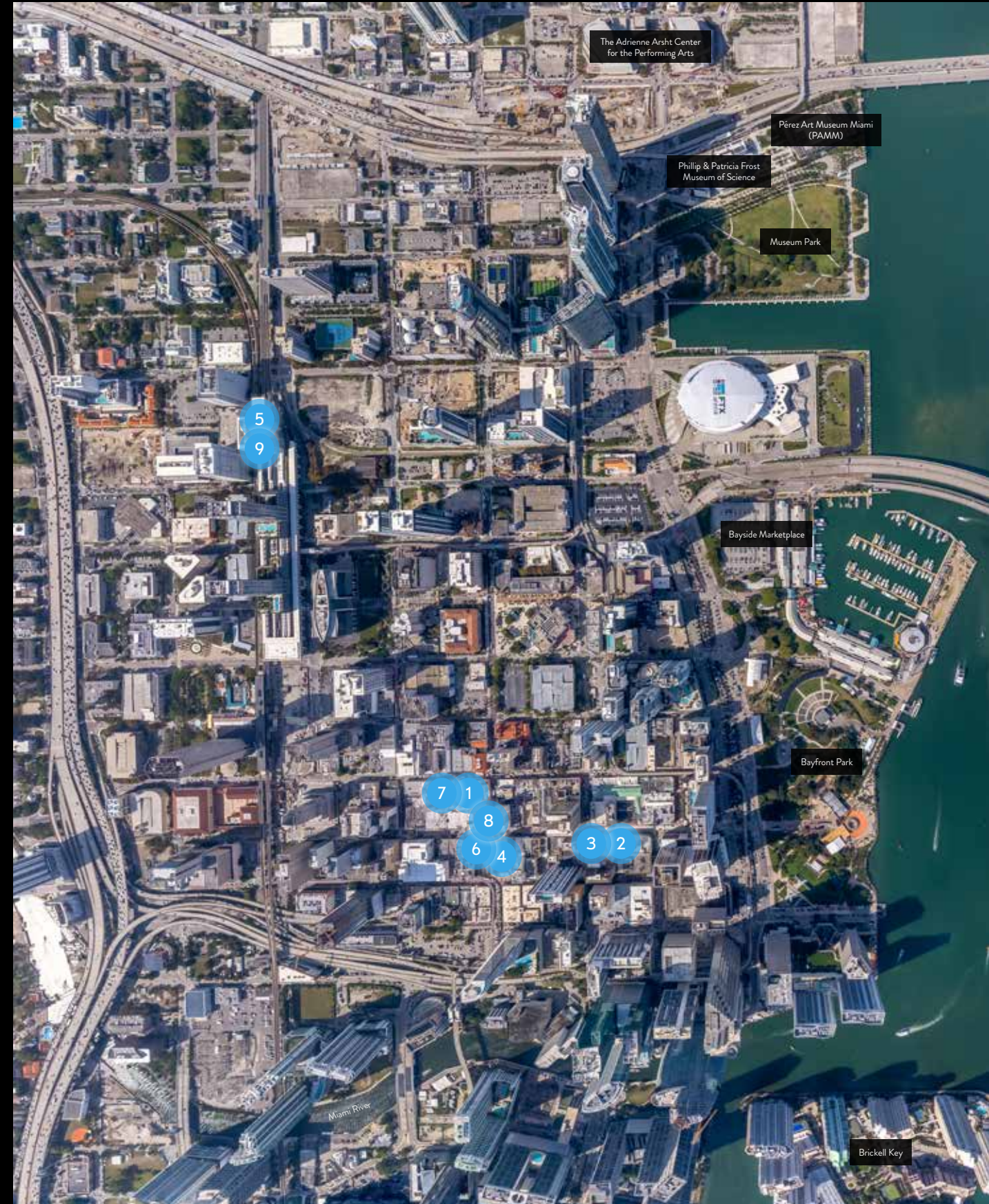
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# Commercial - \$147 MILLION

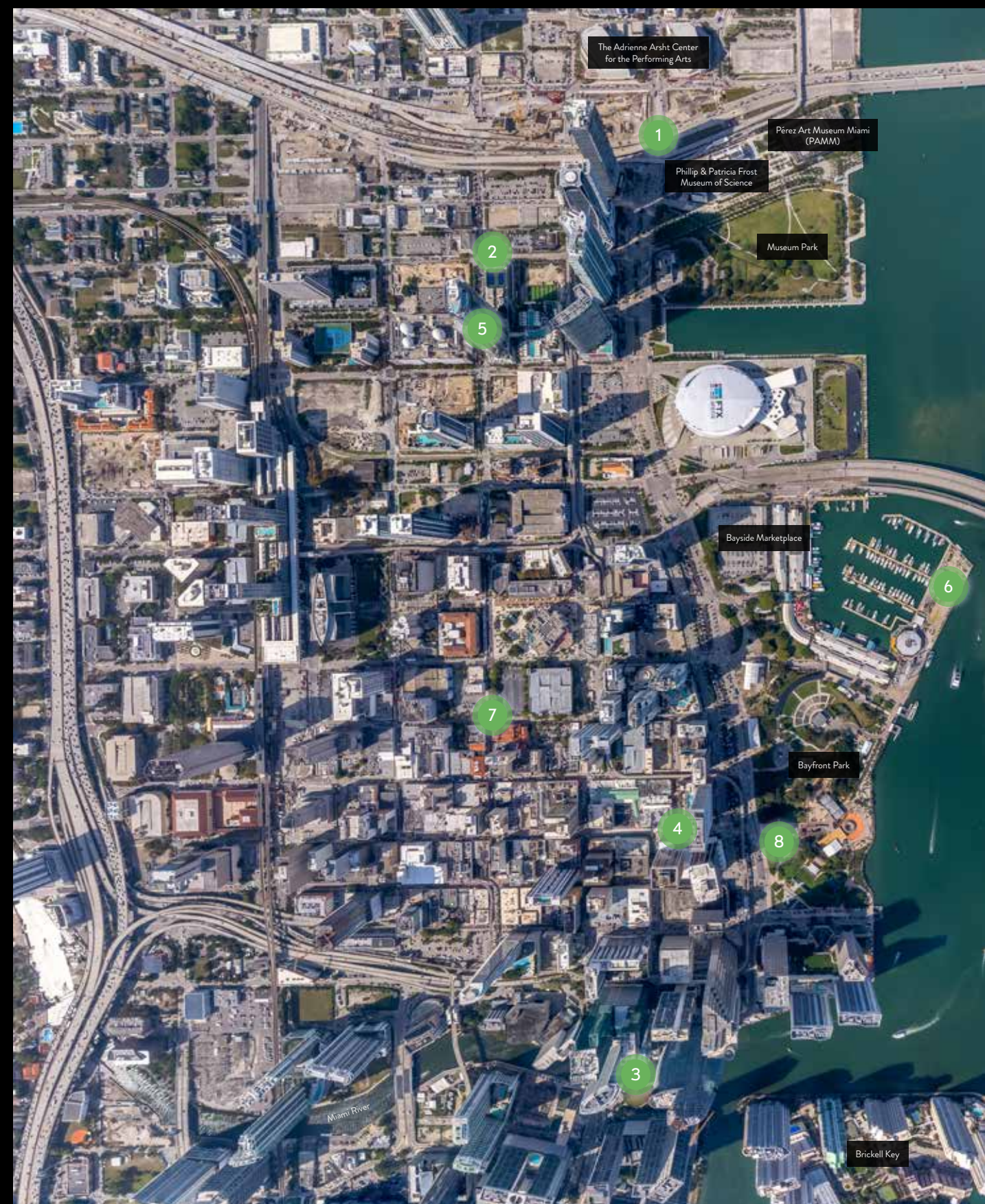
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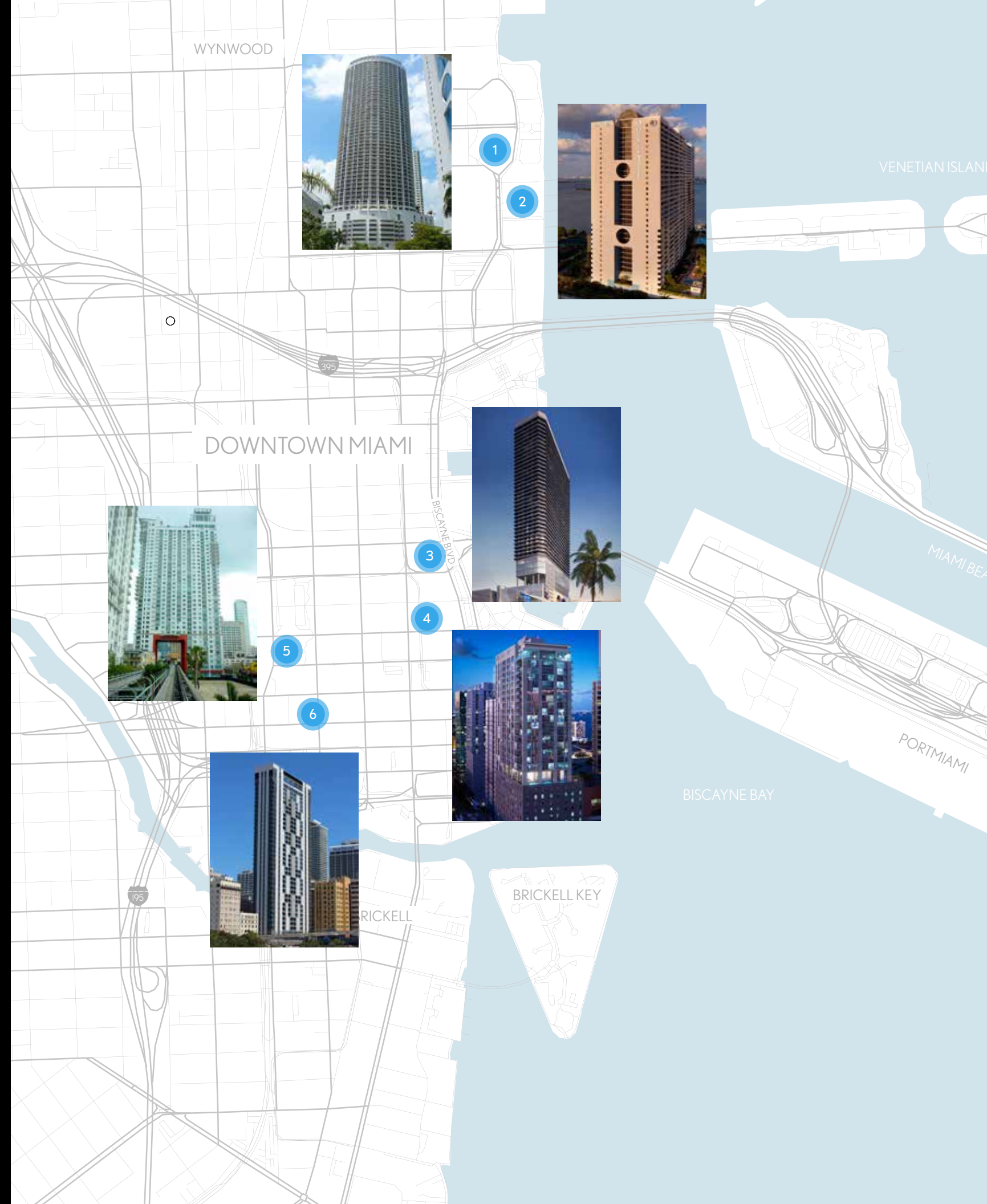


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# How many building in Downtown Miami allow Short Term Rentals?

- 1 Opera House
- 2 The Grand
- 3 Society Biscayne
- 4 YotelPad
- 5 Loft 2
- 6 Centro



**SOCIETY**

*Residences Miami*

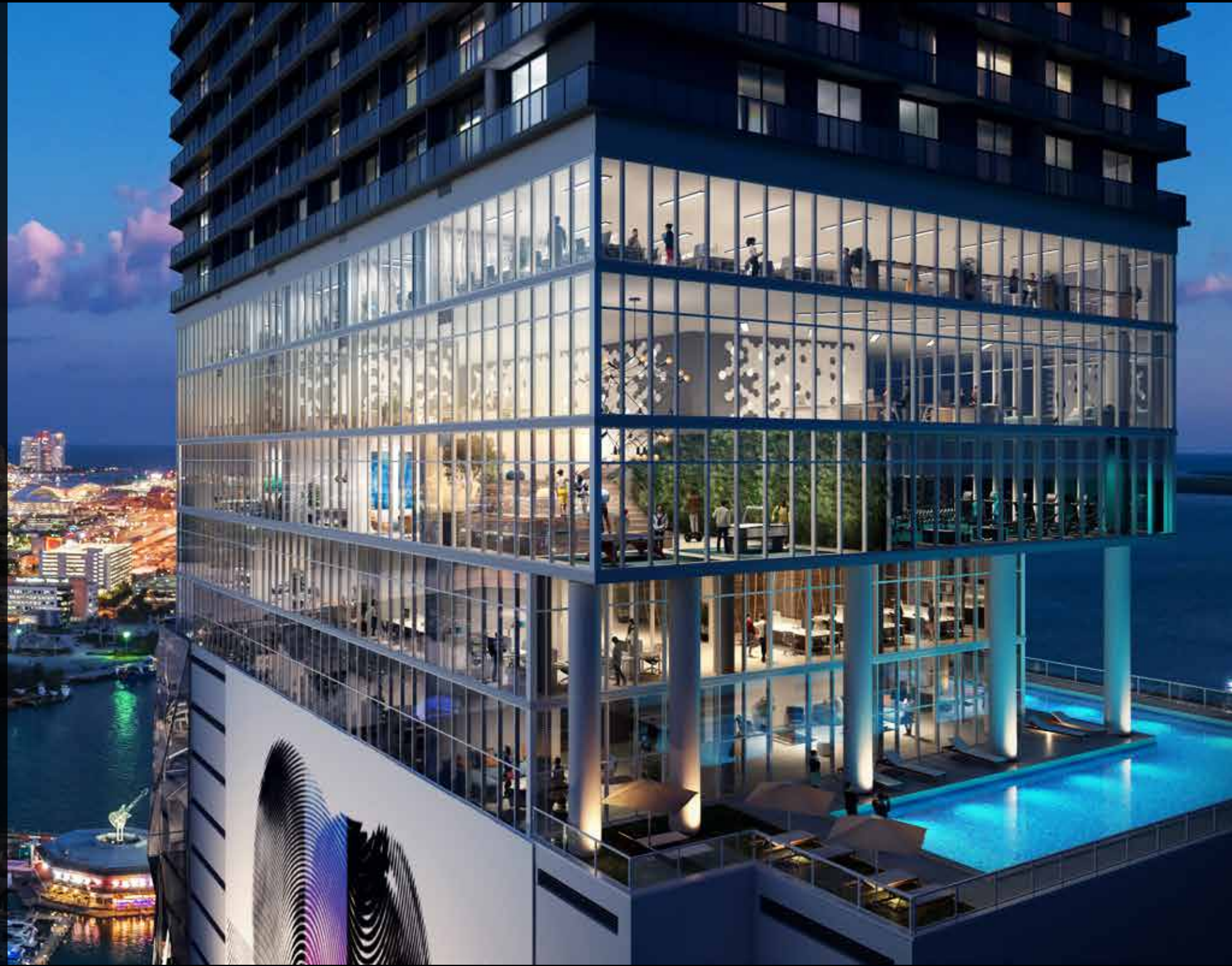
PROJECT OVERVIEW





## BRIGHT CONSIDERED INSPIRING

Positioned in Miami's most magnetic locale, Downtown Miami offers a vibrant and rich community fueled by culture, glamour and wellness. Society Residences will create an atmosphere where residents experience an abundance of live, work and play amenities. Enjoy an effortless cosmopolitan lifestyle with convenient access to the variety of experiences this exciting metropolis has to offer.





14 - 47: Residences

11, 12 & 13: Commercial Spaces  
Gym Level 2 + Spa Level 10

Coworking Space Level 2 & 3

Pool Deck: Grilling Terrace (8 BBQ)  
Deck, Lawn, Yoga, Skybar + Gym Level 1

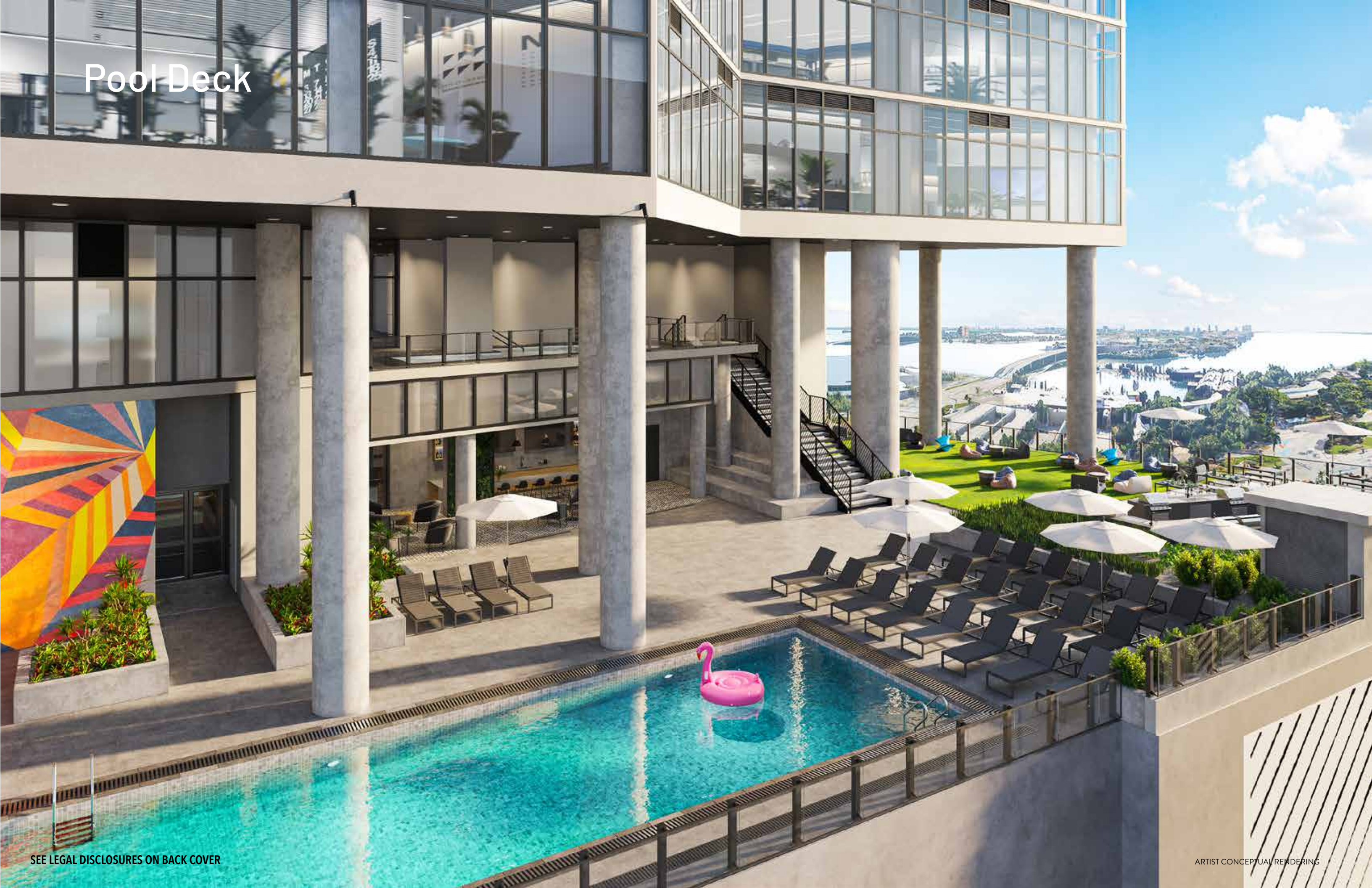
Cafe Domino Level 1

## PROJECT OVERVIEW

- Launching Summer 2022
- 49-story tower located in Downtown Miami
- Designed by architecture firm Sieger Suarez
- 646 luxury residences:
  - Atelier Collection (Floors 14 - 20)
  - Bohème Collection (Floors 21 - 36)
  - Haute Collection (Floors 37 - 46)
  - Penthouses (Floor 47)
- Unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern Residential Lobby with 24/7 Concierge
- Electric Vehicle Charging Stations
- Latest Smart Building Technology
- Destination Controlled Elevator Dispatch
- Smart Package Lockers
- Custom Society Residences app, linking residents to concierge services and building amenities:
  - Digital Key
  - Guest Access
  - Payments
  - Package Deliveries
  - Messages from Management
- Dry Cleaning & Laundry Service Lockers
- Access-controlled entry points throughout
- Valet Parking



# Pool Deck

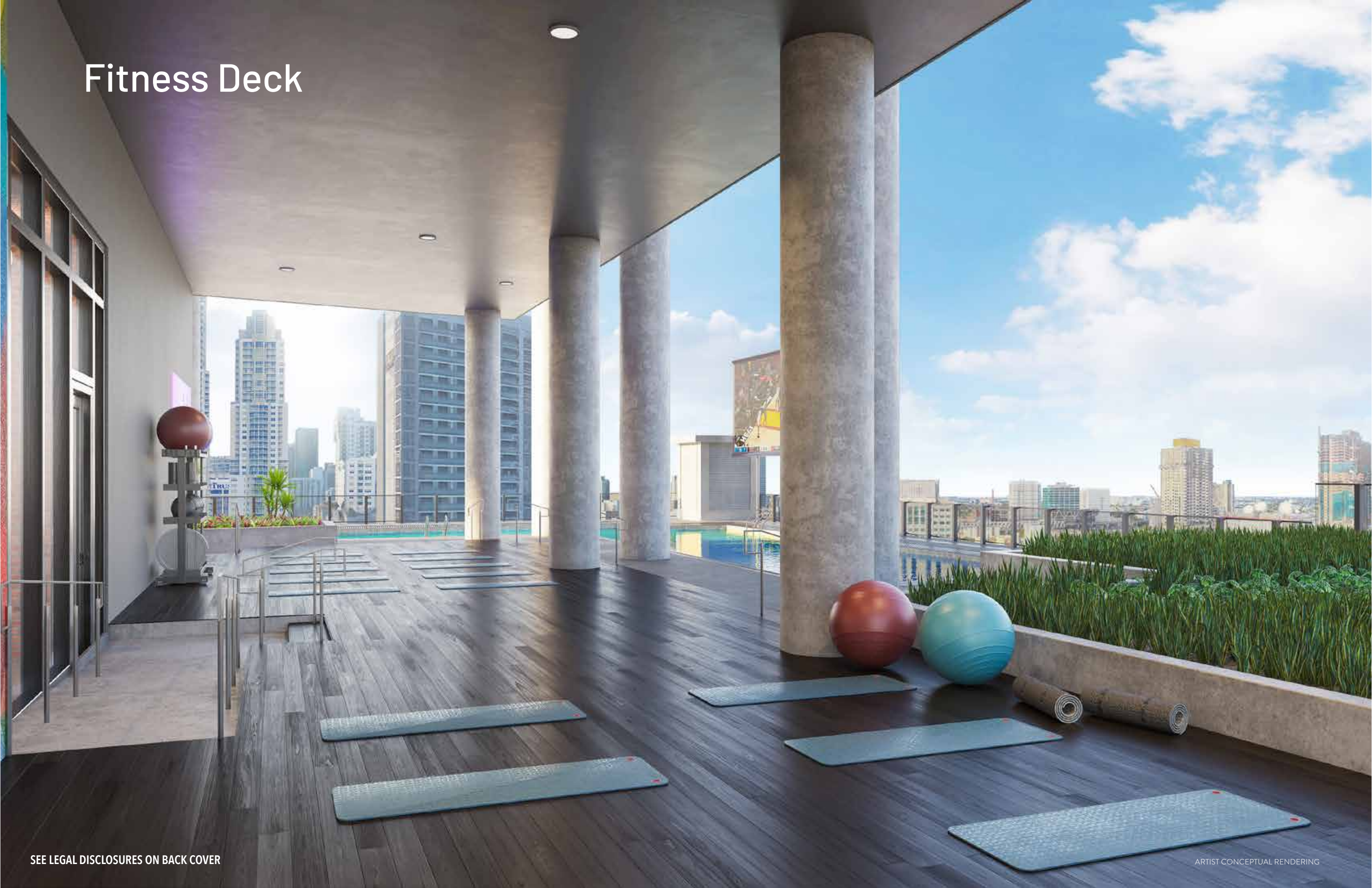




# - Yoga Lawn



# Fitness Deck



# Fitness Center



# Fitness Center



# Fitness Center



# Lobby



# Coffee Shop



















SEE LEGAL DISCLOSURES ON BACK COVER









NORTH



EAST



# SOUTH



# WEST





# SOCIETY

*Residences Miami*

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM /  
(Levels 14-19)  
2 BEDROOM  
(Levels 20-47)



BISCAYNE BAY

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# SOCIETY

*Residences Miami*

## TYPICAL STUDIO

### RESIDENCE 05

STUDIO | 1 BATH  
LEVELS 14 - 47

LIVING AREA	492 SQ FT	45.70 M <sup>2</sup>
BALCONY	40 SQ FT	3.71 M <sup>2</sup>
TOTAL	532 SQ FT	49.42 M <sup>2</sup>



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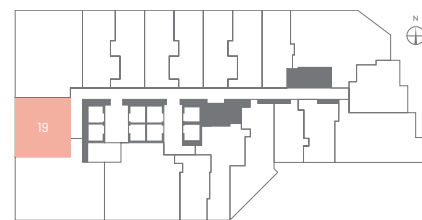
*Residences Miami*

## TYPICAL 1-BEDROOM

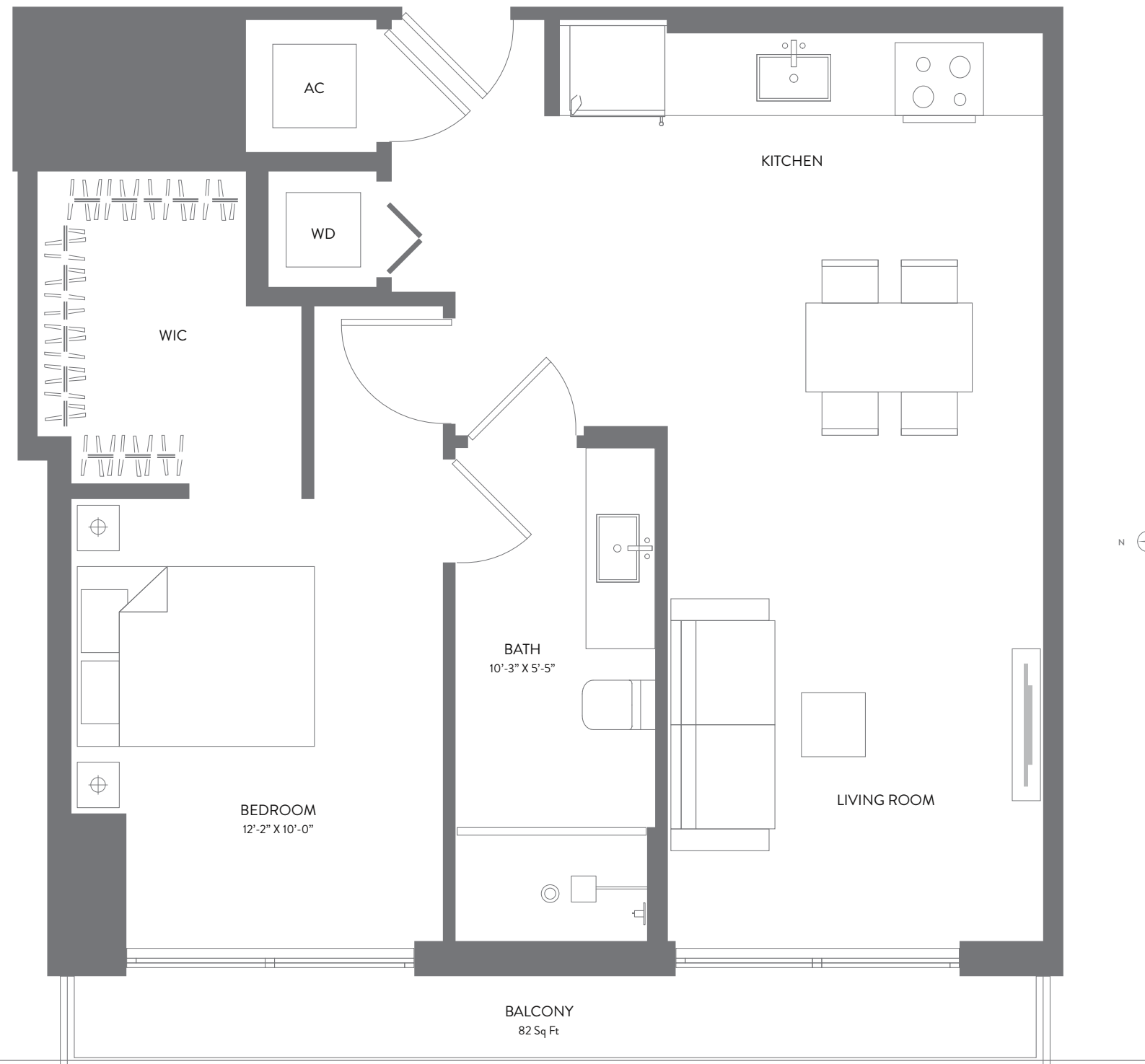
### RESIDENCE 19

1 BEDROOM | 1 BATH  
LEVELS 14 - 47

LIVING AREA	687 SQ FT	63.82 M <sup>2</sup>
BALCONY	82 SQ FT	7.61 M <sup>2</sup>
TOTAL	769 SQ FT	71.44 M <sup>2</sup>



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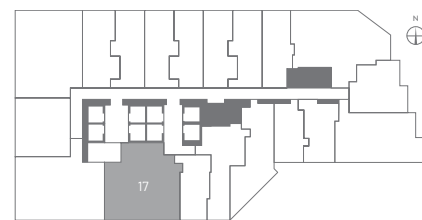
*Residences Miami*

## TYPICAL 2-BEDROOM

### RESIDENCE 17

2 BEDROOMS | 3 BATHS + DEN  
LEVELS 20 - 47

LIVING AREA	1,149 SQ FT	106.74 M <sup>2</sup>
BALCONY	105 SQ FT	9.75 M <sup>2</sup>
TOTAL	1,254 SQ FT	116.50 M <sup>2</sup>



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## TYPICAL 3-BEDROOM

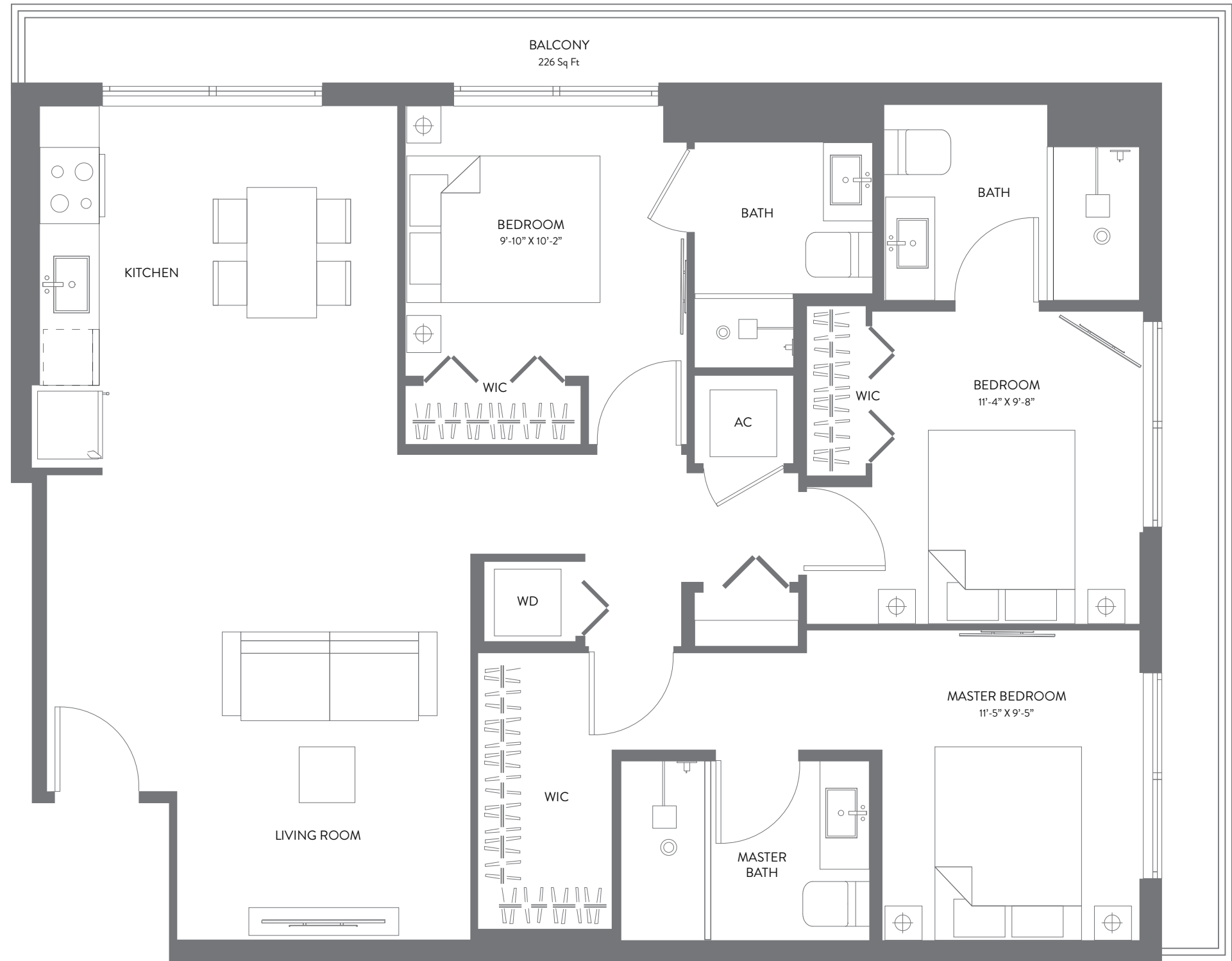
### RESIDENCE 01

3 BEDROOMS | 3 BATHS  
LEVELS 14 - 47

LIVING AREA	1,307 SQ FT	121.42 M <sup>2</sup>
BALCONY	226 SQ FT	20.99 M <sup>2</sup>
TOTAL	1,533 SQ FT	142.42 M <sup>2</sup>



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