

INTRODUCING DAYTONA



DAYTONA BEACH

Total Available Developer Inventory for New Condominiums Built From 2004-2010 [As of September 30, 2011]

Sources: Integrated Realty Information System (IRIS); Miami-Dade County Property Appraiser; Multiple Listing Service (MLS); Florida Division of Corporations; Google Map and Streets; Internet; project specific Developer owned websites; on-site sales staff (if available) and field visits to each building or site.

DOWNTOWN MIAMI & BRICKELL

Available Developer Inventory of Condos built from 2005-2009
As of September 30, 2011



THE MIAMI BEACHES

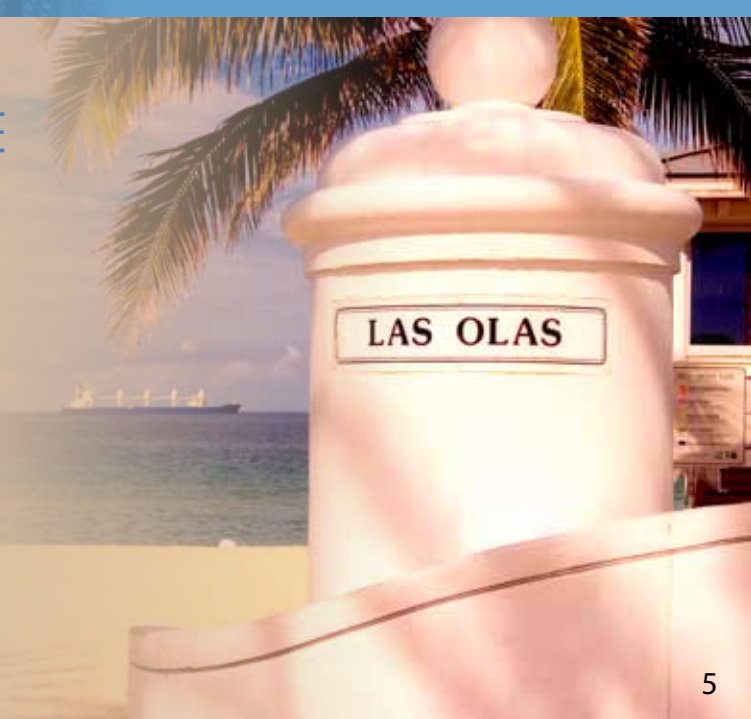
(South Beach, Miami Beach, Bal Harbour, Sunny Isles, Aventura, Hallandale/Hollywood Beach)

Available Developer Inventory of Condos built from 2005-2009
As of September 30, 2011



GREATER FORT LAUDERDALE

Available Developer Inventory of Condos built from 2005-2009
As of September 30, 2011



M I A M I 2 0 2 0

DOWNTOWN MIAMI: \$ 10 BILLION NEW DEVELOPMENT IN 20 BLOCKS

- CITICENTRE(SWIRE)**
4.6 million sq.ft
Office, Retail, Hotel
\$700 Million
- MET**
JW Marriott Hotel
Beaux Arts Hotel
MET Square- 4 Story
Retail, Silverscreen
Cinema, Whole
Foods
- ONE BAYFRONT PLAZA (FECR)**
4.2 million sq. ft
72 Story Tower
Mixed-use, Office,
Hotel, Retail
\$2 Billion
- BISCAYNE BOULEVARD BEAUTIFICATION**
Grand Boulevard
Landscaping &
Baywalk Links
Streets
Parks and Bay
2010-2015
- VIZCAYNE**
Two 40 Story Towers
849 Condos
55,000 s.f. Retail
\$250 Million
- Port of Miami Tunnel**
Connects I-395 and
Watson Island to
Port
\$607 Million
- Miami World Center (Falcone)**
12 Million sq. ft.
Hotel, Retail, Civic
Space, Office, Resi-
dential
\$4 Billion
- Museum Park**
29 acres
Miami Art Museum
Miami Science
Museum
Cultural Center
\$500 Million
- Miami Entertainment Complex**
48,000 sq ft
Film Production
Studio
\$13.6 Billion
- Resorts World Miami (Genting)**
14 acres
Destination Resort
Hotels & Residences
\$3 Billion
- Omni (Genting)**
1.5 million sq.ft.
Hilton Hotel, Office,
Retail & Potential
Casino
\$400 Million



BRICKELL

1. 500 Brickell East - 500 Brickell Ave.
2. 500 Brickell West - 55 SE 6 St.
3. 1060 Brickell - 1050 Brickell Ave.
4. 1050 Brickell - 1060 Brickell Ave.
5. Asia Brickell Key - 900 Brickell Key Blvd.
6. Axis South - 79 SW 12 St.
7. Axis North - 1111 SW 1st Ave.
8. Brickell on the River North - 31 SE 5th St.
9. Brickell on the River South - 41 SE 5th St.
10. Brickell Station Villas - 100 SW 10th St.
11. Brickell View West - 1723 SW 2nd Ave.
12. Habitat One - 1701 SW 2nd Ave.
13. Icon Brickell Tower I - 465 Brickell Ave.
14. Icon Brickell Tower II - 495 Brickell Ave.
15. Infinity on Brickell Condo - 60 SW 13th St.
16. Latitude on the River - 185 SW 7th St.
17. Lofts on Brickell I - 1528 Brickell Ave.
18. Lofts on Brickell II - 1650 Biscayne Blvd.
19. Los Suenos De Brickell - 145 SW 11th St.
20. Neo Vertika - 690 SW 1st Ct.
21. One Plaza West Brickell - 1800 SW 1st Ave.
22. Park View Towers - 115 SW 11 St.
23. Plaza on Brickell North - 950 Brickell Bay Dr.
24. Plaza on Brickell South - 951 Brickell Bay Ave.
25. Solaris Condo Brickell Miami - 186 SE 12th Terr.
26. The Emerald Condo Brickell - 218 SE 14th St.
27. The Sail on Brickell - 170 SE 14th St.
28. Viceroy Icon Brickell - 485 Brickell Ave.

CENTRAL BUSINESS DISTRICT

29. 50 Biscayne - 50 Biscayne Blvd.
30. Capital Lofts - 117 NE 2nd St.
31. Epic West - 200 Biscayne Way
32. Vizcayne South - 253 NE 2nd St.
33. Vizcayne North - 244 Biscayne Blvd.
34. Flagler First Condo - 101 E. Flagler St.
35. Ivy Miami Condo - 90 SW 3rd St.
36. Met One Condo - 300 S. Biscayne Blvd.
37. Mint Condo - 92 SW 3rd St.
38. The Loft Downtown II - 133 NE 2nd Ave.
39. Wind by Neo - 350 S. Miami Ave.

MEDIA & ENTERTAINMENT

40. City 24 - 350 NE 24th St.
41. Opera Tower - 1750 N. Bayshore Dr.

PARK WEST

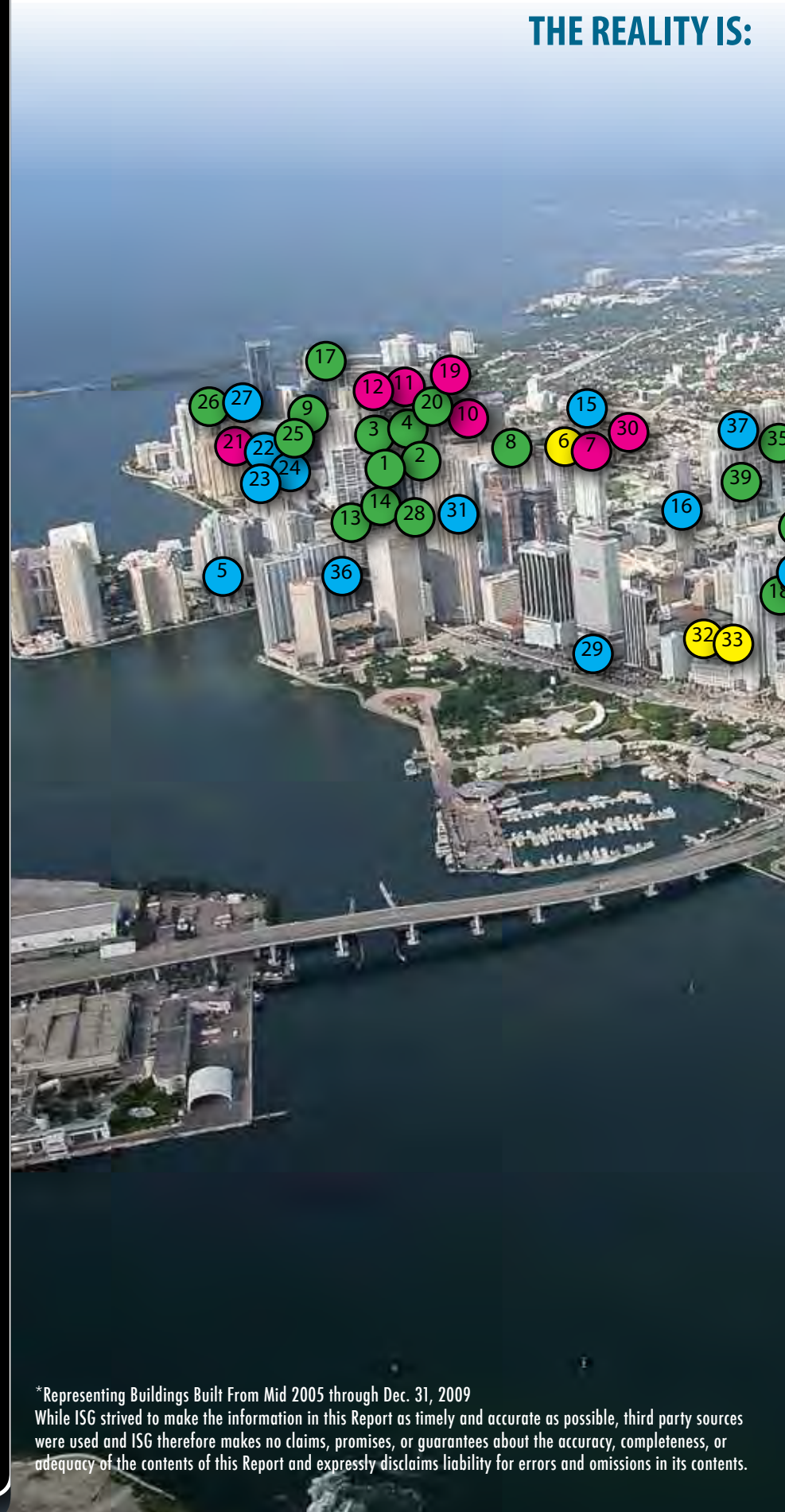
42. 900 Biscayne - 900 Biscayne Blvd.
43. Marina Blue - 888 Biscayne Blvd.
44. Marquis Condo - 1100 Biscayne Blvd.
45. Ten Museum Park - 1040 Biscayne Blvd.

WYNWOOD-EDGEWATER

46. Cynergi - 2700 N. Miami Ave.
47. Edgewater Lofts - 2200 NE 4th Ave.
48. Gallery Art - 333 NE 24th St.
49. Midblock - 3250 NE 1st St.
50. Midtown II (Mid-rise) - 3451 NE 1st Ave.
51. Midtown II (Mews) - 3449 NE 1st Ave.
52. Midtown II (High-rise) - 3470 E. Coast Ave.
53. Midrown III - 3301 NE 1st Ave.
54. Moon bay - 520 NE 29th St.
55. New Wave - 725 NE 22nd St.
56. Onyx on the Bay - 665 NE 25th St.
57. Palermo - 425 NE 30th St.
58. Paramount Bay - 2066 N Bayshore Dr.
59. Platinum - 480 NE 30 St.
60. Quantum on the Bay - 1900 N Bayshore Dr.
61. Star Lofts on the Bay - 712 NE 25th St.
62. The 1800 Club - 1800 N Bayshore Dr.

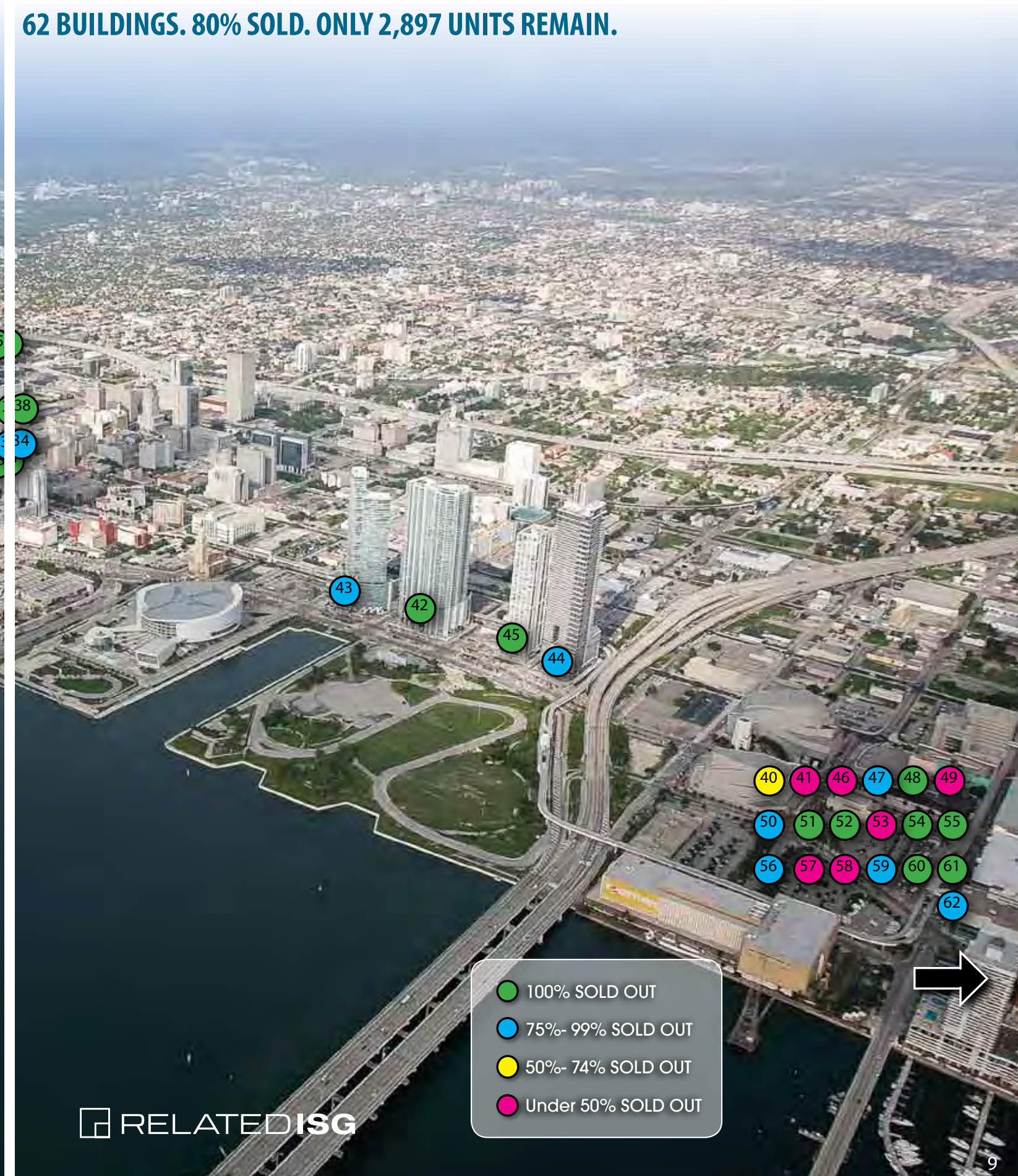
DOWNTOWN MIAMI

THE REALITY IS:



& BRICKELL - BUILDING BY BUILDING

62 BUILDINGS. 80% SOLD. ONLY 2,897 UNITS REMAIN.



- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

*Representing Buildings Built From Mid 2005 through Dec. 31, 2009
 While ISG strived to make the information in this Report as timely and accurate as possible, third party sources were used and ISG therefore makes no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the contents of this Report and expressly disclaims liability for errors and omissions in its contents.

SOUTH BEACH & MIAMI BEACH

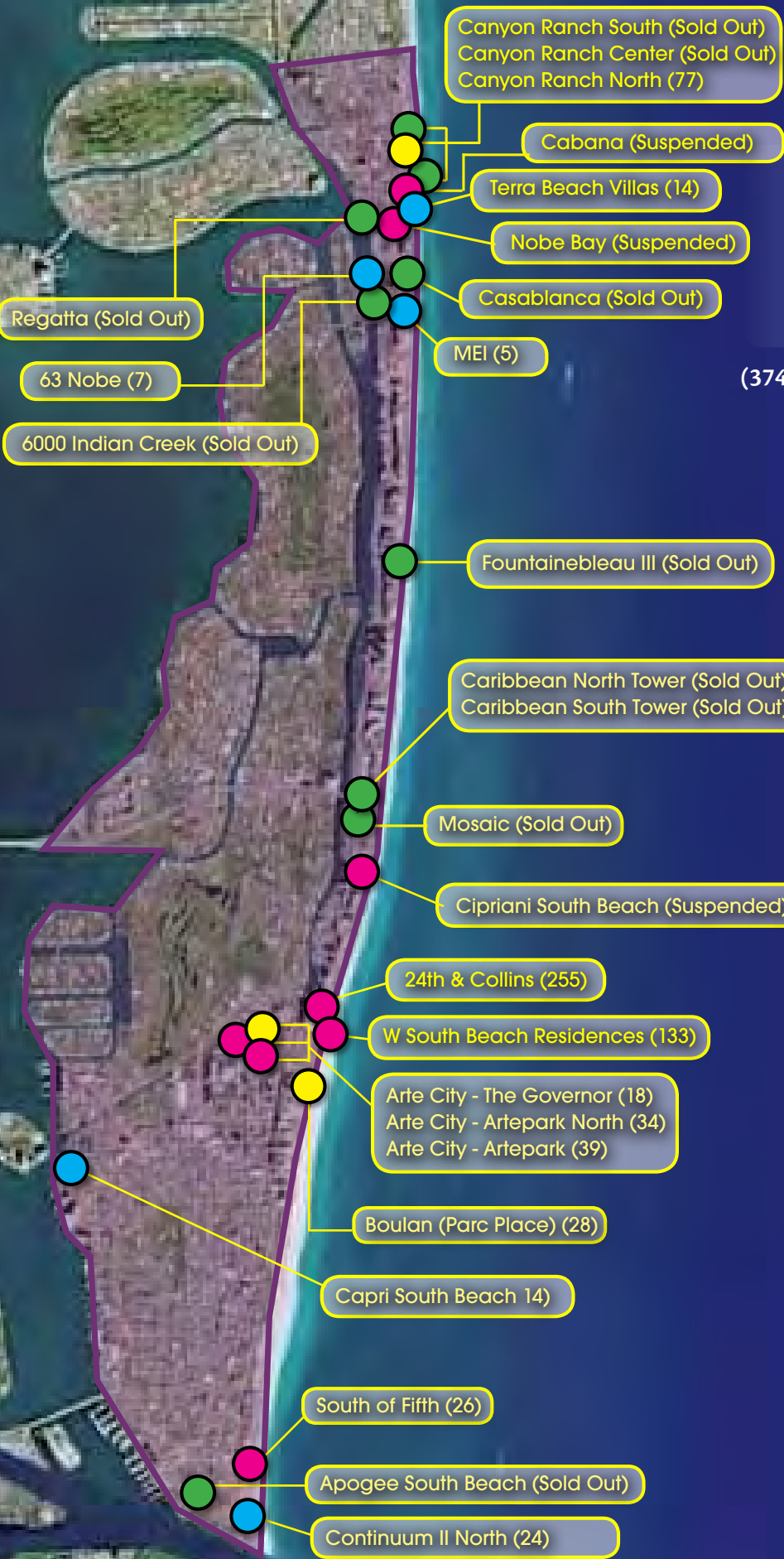
26 Buildings Built

2,572 Units Delivered

1,898 Units Sold

(374 Units On Hold or Construction Suspended)

ONLY 674 UNITS REMAIN



*Representing Buildings Built From Mid 2005 through Dec. 31, 2009

AVENTURA

10 Buildings Built

1,698 Units Delivered

1,591 Units Sold

ONLY 107 UNITS REMAIN



*Representing Buildings Built From Mid 2005 through Dec. 31, 2009

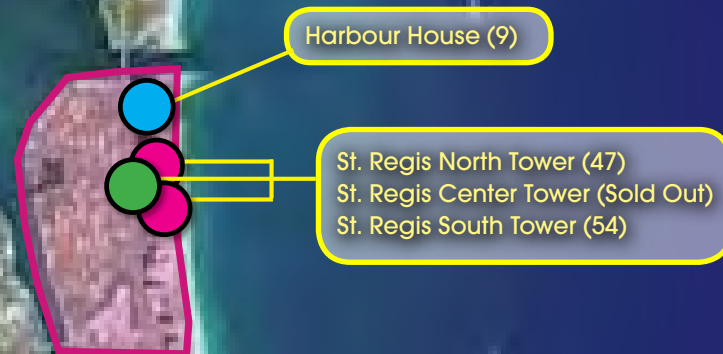
BAL HARBOUR

2 Buildings Built

725 Units Delivered

615 Units Sold

ONLY 110 UNITS REMAIN



- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

*Representing Buildings Built From Mid 2005 through Dec. 31, 2009



SUNNY ISLES

11 Buildings Built

2,264 Units Delivered

2,104 Units Sold

(130 Units On Hold or Construction Suspended)

ONLY 160 UNITS REMAIN



- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

*Representing Buildings Built From Mid 2005 through Dec. 31, 2009

SUNNY ISLES

While ISG strived to make the information in this Report as timely and accurate as possible, third party sources were used and ISG therefore makes no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the contents of this Report and expressly disclaims liability for errors and omissions in its contents.

