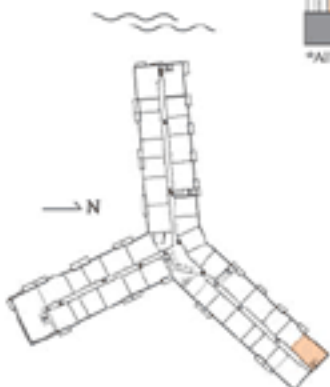
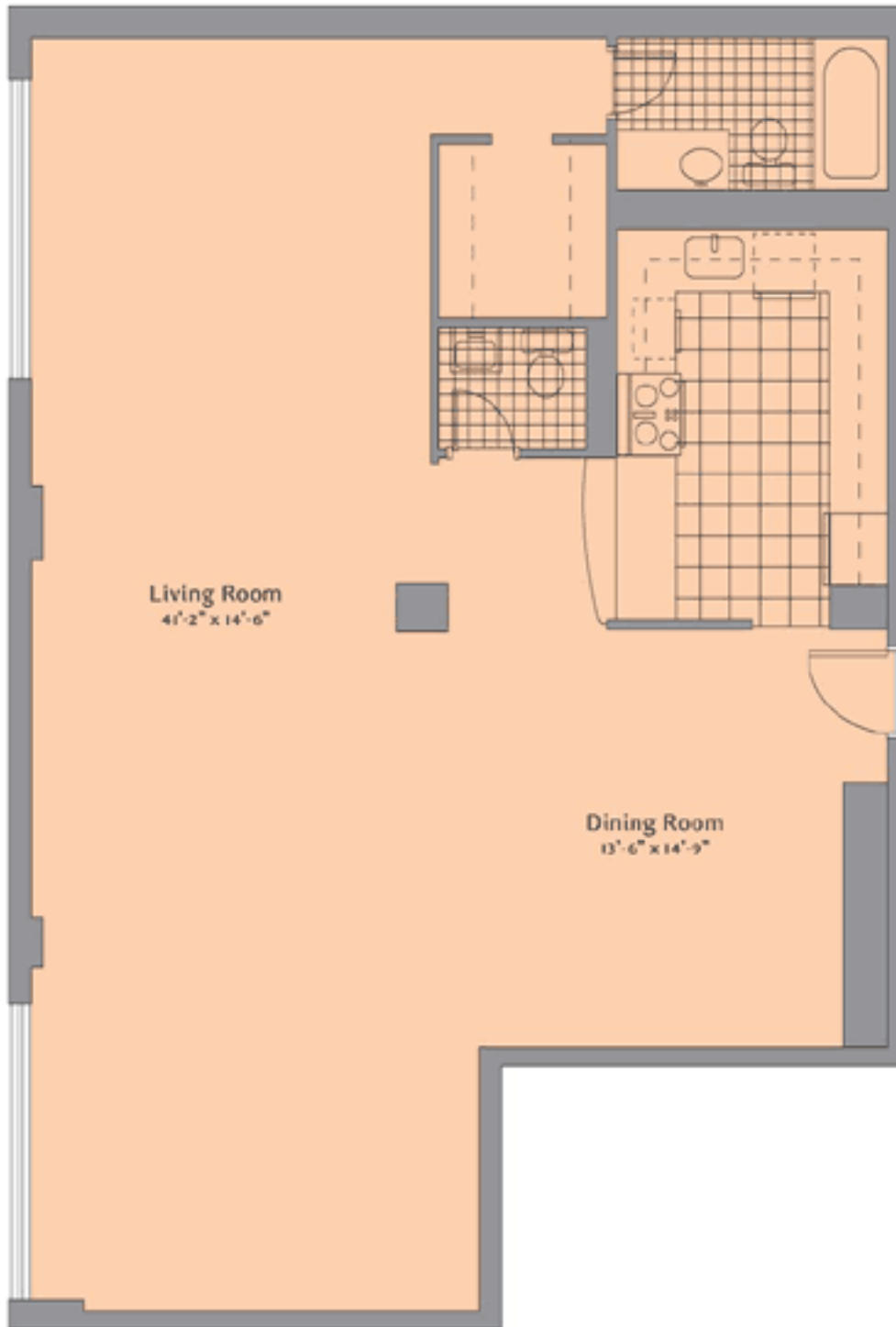


DREXEL F
Studio | 1.5 Bath

SOUTH TOWER
1,020-1,363 total interior sq ft*



FLAMINGO | SOUTH BEACH

1500 Bay Road Miami Beach, Florida 33139

Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the purchase agreement and to the documents required by section 718.503 Florida Statutes, to be furnished by a developer to a buyer or lessee. Buyer or Lessee should obtain the Property Report required by Federal Law and read it before signing anything. No Federal agency judged the merits or value, if any, of this property report. Not an offer where prohibited by State statutes. All renderings are artist's conception. All dimensions are approximate and all floorplans, improvements and development plans are proposed and subject to change by the developer.