

THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

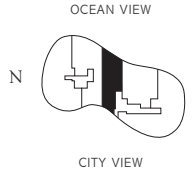
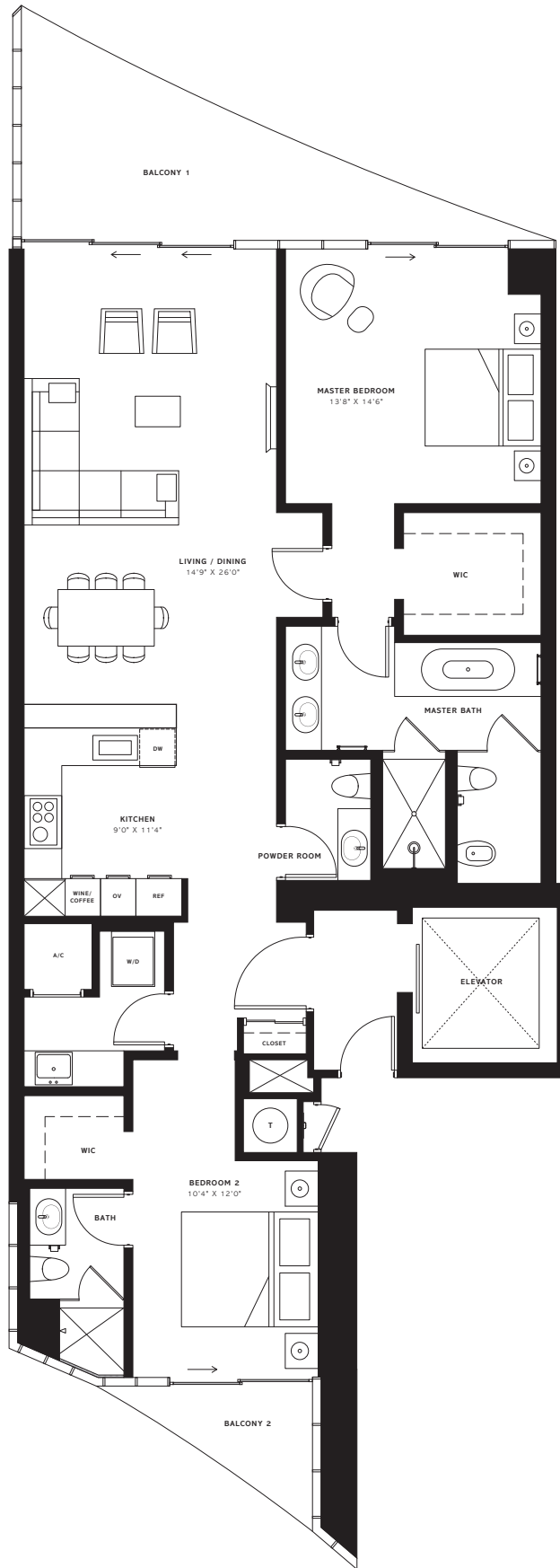
C

2 BEDROOMS
2.5 BATHROOMS

INTERIOR
1,605 SQ FT 149.1 SQ M

EXTERIOR
245 SQ FT 22.8 SQ M

TOTAL
1,850 SQ FT 171.9 SQ M



DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
GROUP

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

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 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.