

NEXO

RESIDENCES
NORTH MIAMI BEACH

PROJECT
OVERVIEW

FORTUNE
INTERNATIONAL
GROUP



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1 · INTRODUCTION

INTRODUCTION

EXECUTIVE SUMMARY

- Nexo Residences consists of a 15-story residential building containing 254 units, to be distributed among townhouses, studios, and 1-, 2-, and 3-bedroom units. Short-term rentals will be permitted in the Project to allow unit owners to generate positive cashflow when they are not occupying their units. To accommodate that, units will be fully finished and furnished. The Project has been designed by world-renowned architect Carlos Ott.
- The Project is located at 13899 Biscayne Boulevard in the City of North Miami Beach, a short drive away from South Florida's famous beaches, as well as an abundance of retailers and restaurants, including two of the most renowned shopping centers in South Florida: Aventura Mall and Bal Harbour Shops.
- Nexo is utilizing EB-5 investment funds to partially finance the Project, effectively lowering the cost of capital for the Project. Foreign investors will receive a visa in exchange for making their investment in the Project.
- The Project is currently ~60% sold and construction is expected to commence in the first quarter of 2024. The Project is expected to be completed in the second quarter of 2026, at which point, all capital invested will be returned to investors. EB-5 closings are expected to take place from then until the fourth quarter of 2028, at which point, all profits will have been distributed.
- Nexo is being developed by a joint venture formed by Fortune International Group & Blue Road. These two firms have a proven track-record developing luxury condominiums in South Florida, with over 65 years of combined experience, and over 4 million square feet developed to date. Fortune International Group is a fully-integrated real estate powerhouse and leader in the industry with a long list of successful residential developments, such as Jade Signature, Jade Ocean, Jade Beach and Ritz Carlton Residences Sunny Isles, among many others.

2 · THE PROPERTY

THE PROPERTY

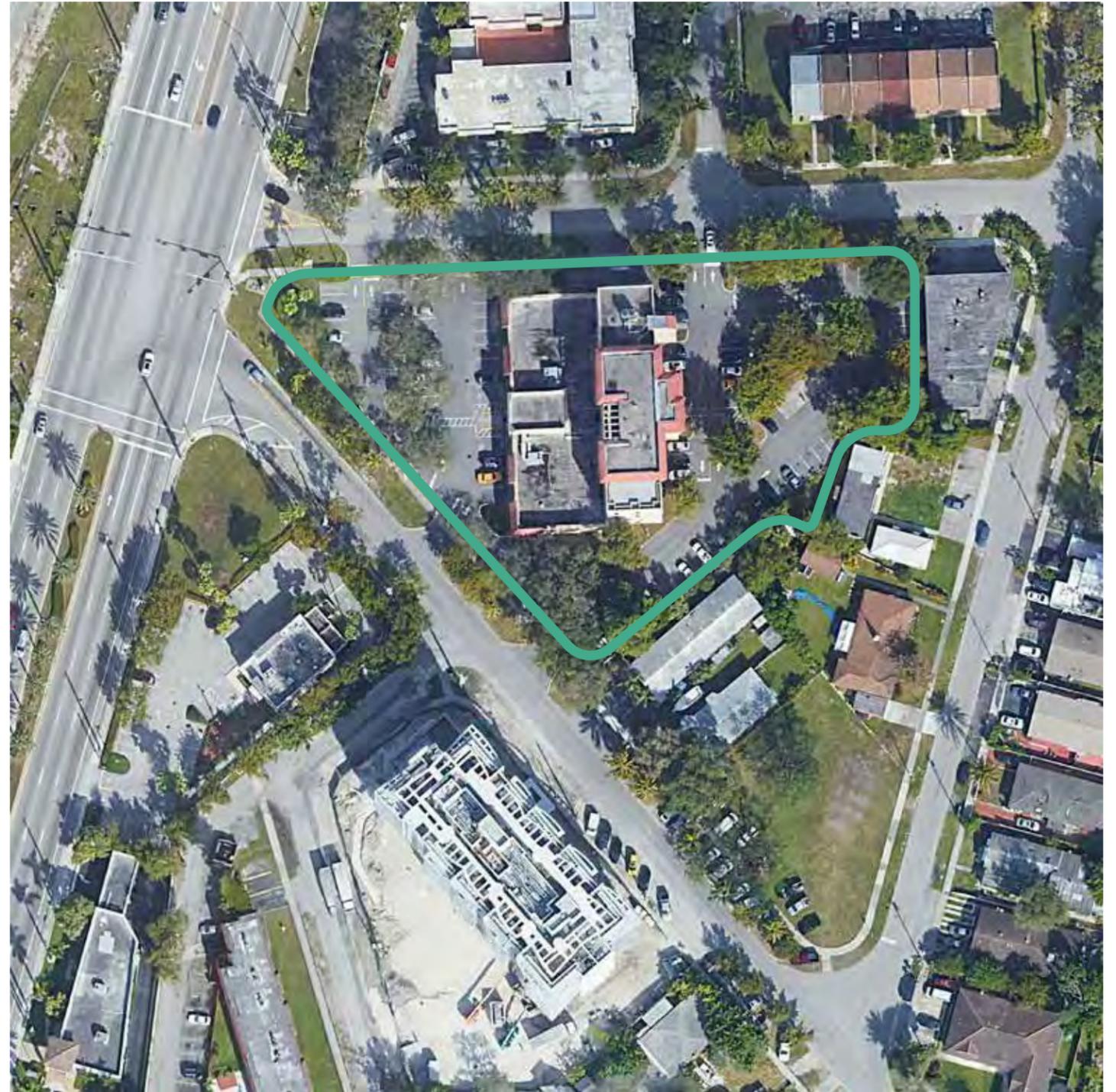
LOCATION

The Property is located at 13899 Biscayne Boulevard in the City of North Miami Beach, a very appealing address given its close proximity to an abundant supply of retailers and restaurants, including two of the most renown shopping centers in South Florida: Aventura Mall and Bal Harbour Shops.

The Property is also easily accessed by travelers as it is equidistant from both of South Florida's most prominent airports (MIA and FLL).

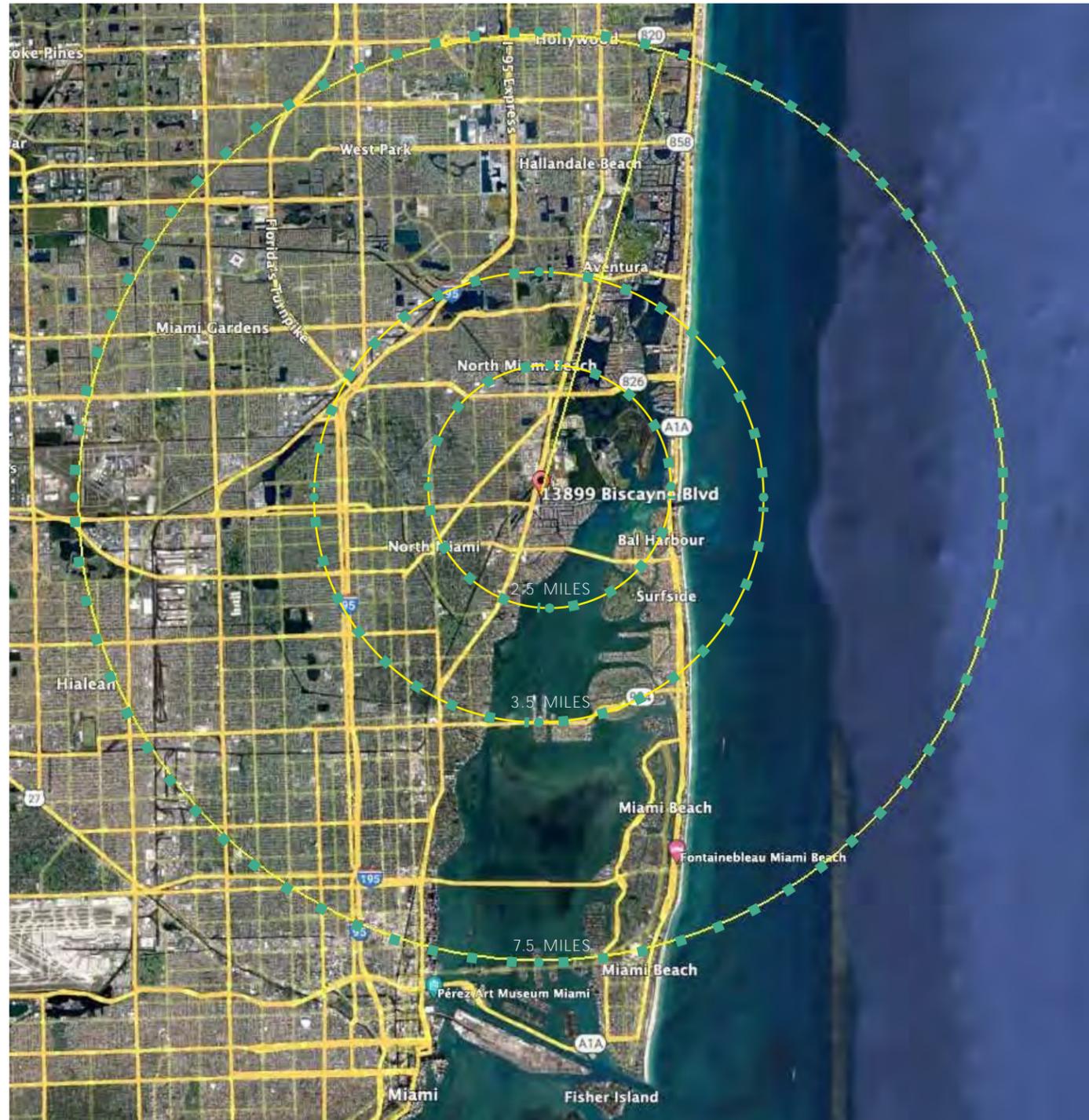
The general neighborhood provides plenty of access to public parks (e.g. Oleta River State Park) and other entertainment options and boat marinas.

In addition, a new state of the art medical facility from the University of Miami Health System will be opened just a few blocks north of the Property in the near future and a number of schools are present in the neighborhood and new schools are planned.



THE PROPERTY LOCATION

WELCOME TO WELL-CONNECTED



THE PROPERTY

KEY DATA

ADDRESS:	13899 Biscayne Blvd. North Miami Beach, FL 33181
ACREAGE:	1.74 acres
CURRENT USE:	1-story Commercial Building
CURRENT ZONING:	RM-23; B-2
FOLIO NUMBERS:	07-2221-002-0590
ACCESS/ FRONTAGE:	Convenient access directly on Biscayne Blvd.

3 · THE PROJECT

THE PROJECT

DESCRIPTION

THE PROJECT IS FULLY ENTITLED

The Project consists of the development of a single residential building containing 254 units, to be distributed among townhouses; studios; and 1-, 2-, and 3-bedroom units. The total sellable square feet of the Project amounts to 231,950 square feet, thereby resulting in a per unit average of 913 square feet. The building will be 15 stories tall with each level having ceiling heights of 9'-4" (concrete-to-concrete).

The Project will allow for the rental of the individual units on a short-term basis by owners or potentially, through an efficient and centrally managed rental operation, thereby allowing unit owners to cover their expenses and potentially earn a return while they are not occupying their units. Therefore, the residential units will be fully finished and furnished.

UNIT TYPE	BEDS / BATHS	UNIT AREA RANGE	# of UNITS	LEVELS	AREA PER UNIT TYPE
TOWNHOUSE	4 / 4	275 – 395 sf	2	1 – 2	4,141 sf
TOWNHOUSE	3 / 3	1,486 sf	4	1 – 2	5,944 sf
TOWNHOUSE	3+Den / 3	1,840 sf	1	2 – 3	1,840 sf
LINER	1 / 2	682 – 780 sf	15	3 – 5	10,394 sf
TOWER	STUDIO	525 sf	50	6 – 15	26,250 sf
TOWER	1+Den / 2	679 – 878 sf	65	6 – 15	46,514 sf
TOWER	2 / 2	900 sf	1	4	900 sf
TOWER	2+Den / 2	1,102 sf	44	4 – 15	45,733 sf
TOWER	2+Den / 3	1,230 sf	48	4 – 15	45,733 sf
TOWER	3 / 3.5	1,262 sf	24	4 – 15	30,288 sf
		913 sf	254		231,950 sf

THE PROJECT

AMENITIES

In addition to the residential levels, the Project will contain a full set of common area amenities, including:

GROUND FLOOR

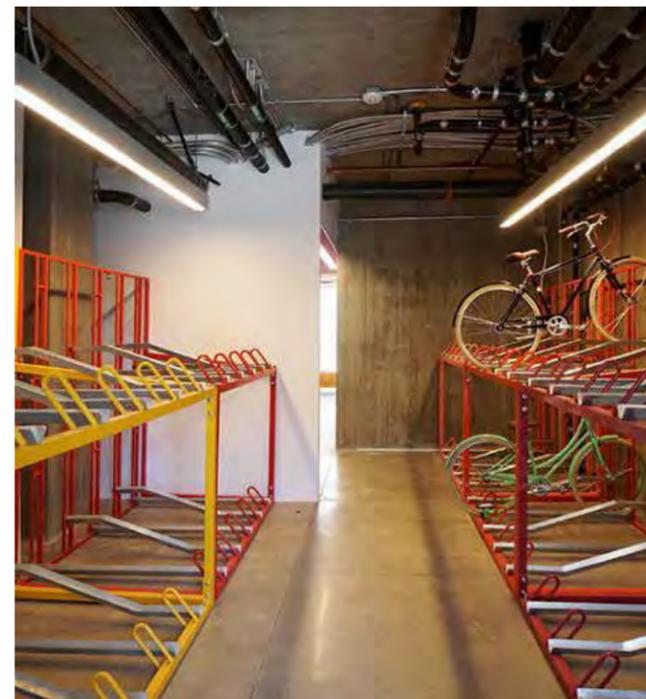
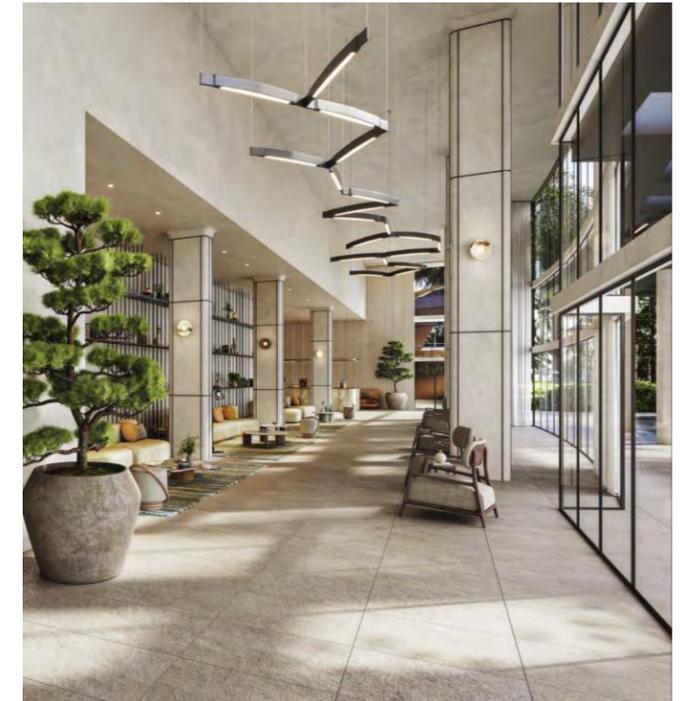
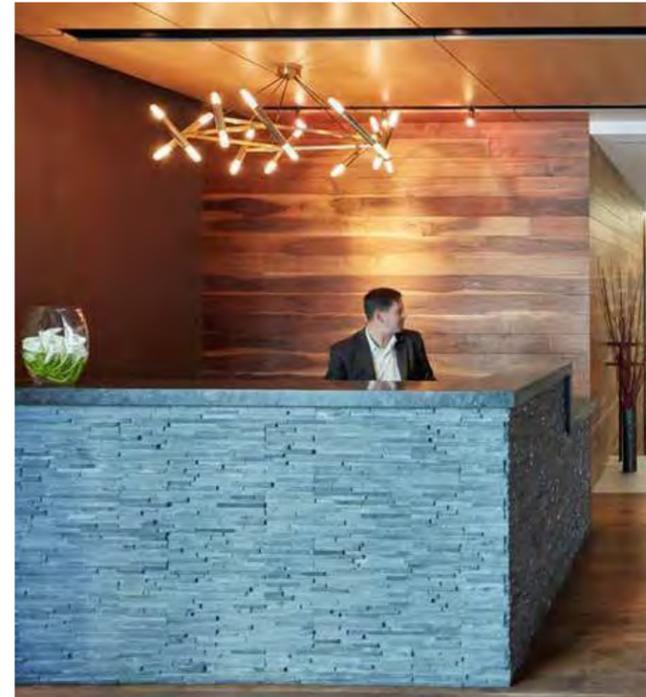
- Porte cochère drop-off and arrival entrance
- Reception & concierge
- Three-story lobby lounge
- Two story Tech Center with café, coworking space, and business center
- Outdoor seating areas
- Plaza playground
- Bike storage
- Smart package system for deliveries
- Electric vehicle charging stations

5TH FLOOR - Amenities Level

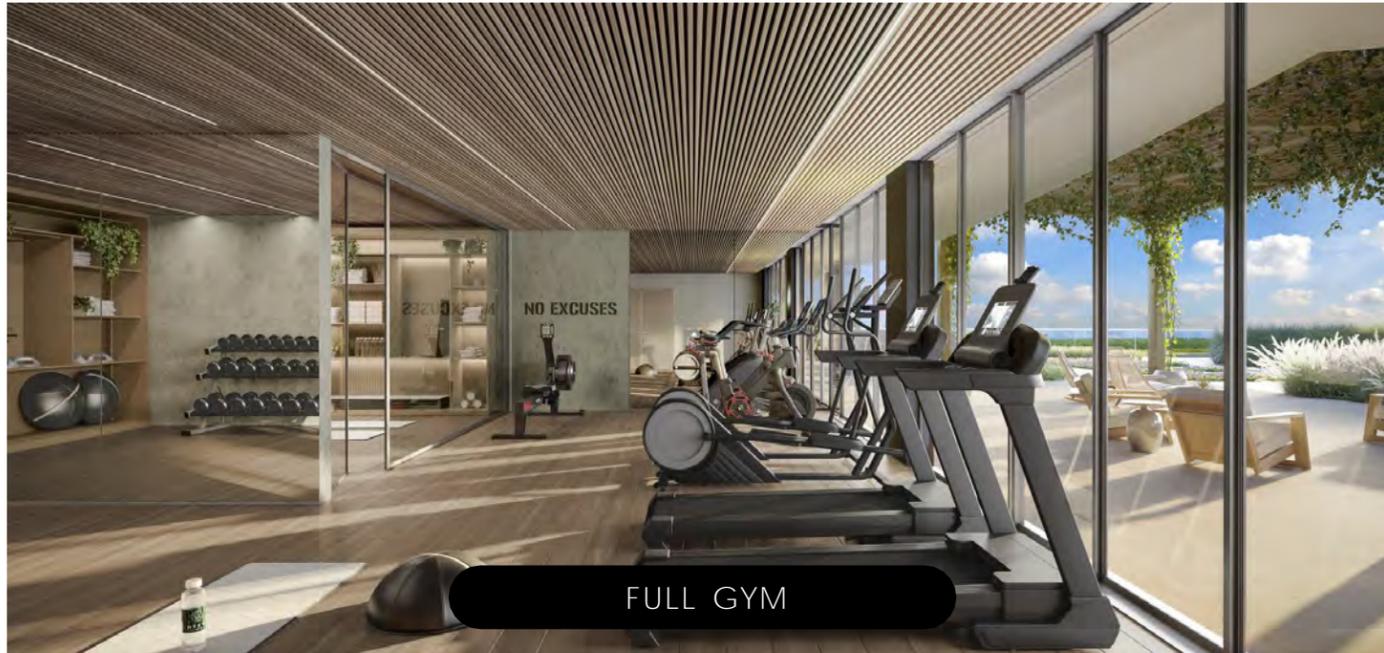
- Multi-purpose Clubroom & private events space
- Outdoor terrace bar
- Fitness center with yoga studio and virtual trainer
- His & her locker rooms
- Resort-style pool with sun shelf and with spa pool
- Covered lounge chairs and seating areas
- Grill & summer kitchens

ROOFTOP

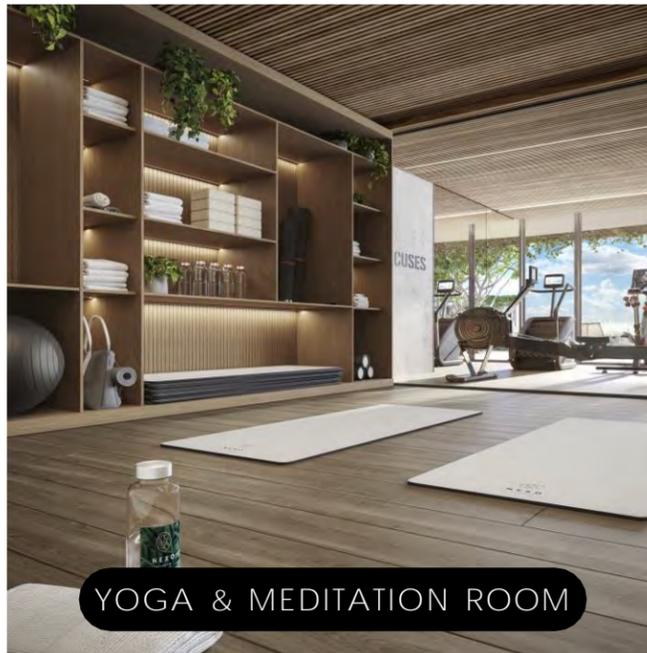
- Observatory deck with panoramic views



THE PROJECT AMENITIES (cont.)



FULL GYM



YOGA & MEDITATION ROOM

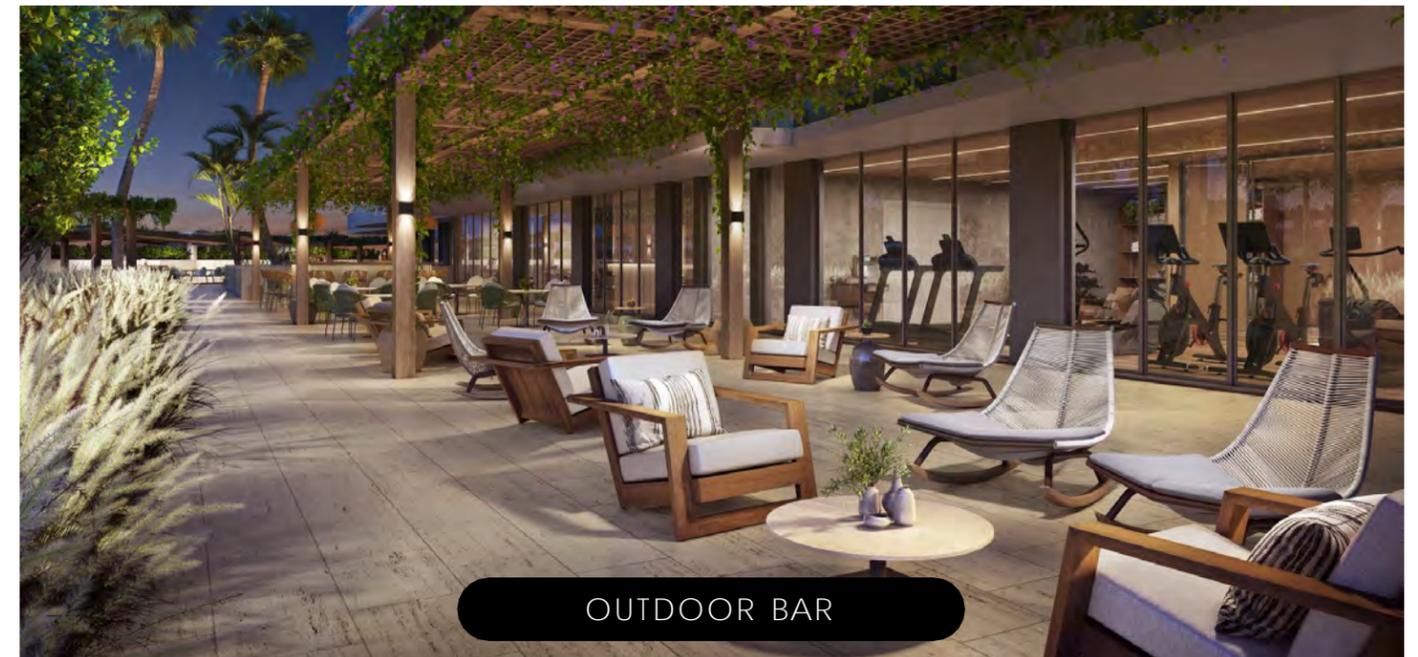
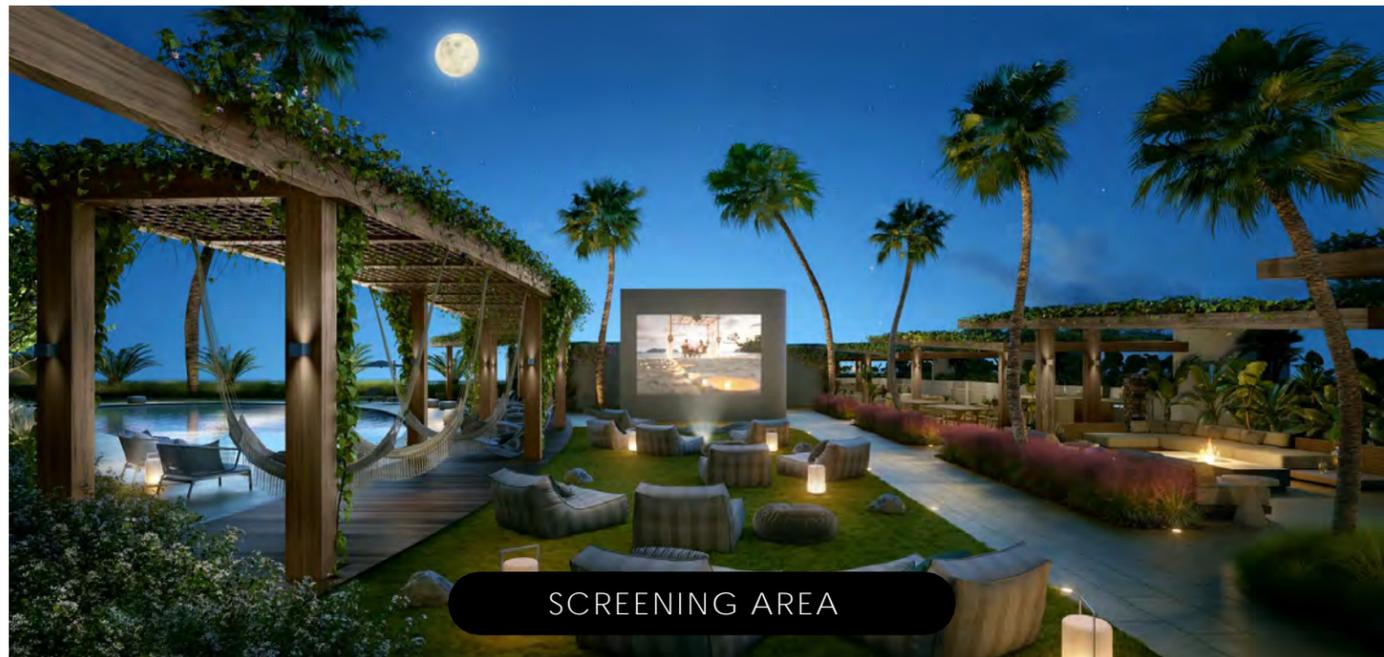


TECH CENTER UPPER LEVEL



TECH CENTER

THE PROJECT AMENITIES (cont.)



THE PROJECT

RENDERINGS



THE PROJECT RENDERINGS (cont.)



THE PROJECT RENDERINGS (cont.)



THE PROJECT RENDERINGS (cont.)



THE PROJECT

THE DESIGN CONCEPT

The Project's Design Concept was proposed by the architect Carlos Ott, a world-renown designer and very close friend to the Sponsor, whose distinguishing and iconic buildings around the world have earned him multiple awards and the unquestionable respect of his peers.

Dedicated to design and large-scale projects in the fields of architecture, interior design and urban planning, Carlos Ott brings more than forty years of outstanding experience to an international design practice.

Founded in Toronto in 1983, his name-sake firm, Carlos Ott Architects has developed an extensive portfolio of acclaimed projects throughout North America, Europe, the Middle East, Asia and South America. The firm's mission is to ensure that each project is of the highest possible quality, creating buildings that are architecturally iconic while adhering to clients' functional, financial and schedule requirements.



ARTECH RESIDENCES,
AVENTURA



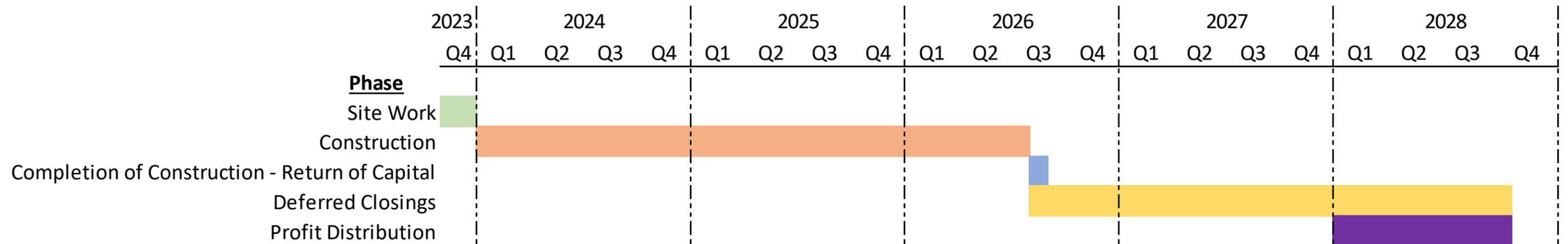
JADE BEACH, SUNNY ISLES BEACH



JADE OCEAN, SUNNY ISLES BEACH

THE PROJECT

TIMELINE



Note: The above is for projection, hypothetical, or forecast purposes and all forward looking statements are inherently susceptible to risks, uncertainties, changes in circumstances, and contingencies outside of the Developer's control. The recipient of this information should understand that forward looking projections are only estimates and shall not rely or depend on such estimates. The Developer is hereby not making any representations as it relates to the information's accuracy or reliability.

4 · FINANCIAL & SALES ANALYSIS

FINANCIAL & SALES ANALYSIS

DEVELOPMENT PROFORMA

	Aggregate (\$)	\$ Per Unit	\$ Per Sell SF	% of Rev	% of Cost
Total Revenue	\$ 220,590,026	\$ 868,465	\$ 942	100%	108%
Total Costs	\$ 205,173,046	\$ 807,768	\$ 876	93%	100%
GROSS PROFIT	\$ 15,416,980	\$ 60,696.77	\$ 66	7%	8%
Developer Success Fee*	\$ 4,625,094	\$ 18,209	\$ 20	2%	2%
PROFIT TO EQUITY	\$ 10,791,886	\$ 42,488	\$ 46	5%	5%

SOURCES OF FUNDS

Source	Total (\$)	% of Total Cost	% of Rev.	\$ Per SF
Equity	12,000,000	6.2%	6%	\$ 54
EB-5 Financing	63,773,872	31%	29%	272
Total Equity	\$ 75,773,872	37%	34%	\$ 324
Deferred Sales Costs	5,243,549	3%	2%	\$ 22
Use of Buyer Deposits	72,446,620	35%	33%	\$ 309
Construction Loan	\$51,709,006	25%	23%	\$ 221
Total Sources	205,173,046	100%	93%	\$ 876

*Developer Success Fee is equal to 30% of Project Gross Profit.

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FINANCIAL & SALES ANALYSIS

COMPARABLE SALES ANALYSIS – NEW CONSTRUCTION SHORT-TERM RENTALS



Project Name	Diesel Wynwood 28	The Standard	Lofty	Nomad
Address	148 NW 28 Street	3100 NE 1st Avenue	99 SW 7 Street	2700 NW 2nd Avenue
General Location	Wynwood	Midtown	Brickell / Miami River	Wynwood
Developer	Bel Invest	Carlos Rosso / Alex Vadia	Newgard Development	Related Group / Tricap
Number of Units	159	228	380	329
Development Status	Presales - Contracts	Presales - Contracts	Presales - Contracts	Presales - Contracts
Expected Completion Date	2025	2025	2026	2025
Avg. Price / SF (last sales)	\$1,050	\$1,100	\$1,250	\$1,200

Note: The above is based upon reasonable inquiry and information that is publicly available. It is merely being used for comparison purposes and the Developer has not verified such data. Furthermore, all information is inherently susceptible to inaccuracy or change. The recipient of this information shall not rely or depend on such estimates. The Developer is hereby not making any representations as it relates to the information's accuracy or reliability.

FINANCIAL & SALES ANALYSIS

COMPARABLE SALES ANALYSIS – NEW CONSTRUCTION SHORT-TERM RENTALS



Project Name	The Crosby	E11even (second tower)	OKAN	Ora
Address	601 N Miami Avenue	80 NE 11th Street	555 N Miami Avenue	1210 Brickell Avenue
General Location	Downtown / Arts District	Downtown / Arts District	Downtown / Arts District	Brickell
Developer	Related Group	PMG / Marc Roberts / Michael Simkins	Okan Group	Fortune International Group
Number of Units	450	461	362	540
Development Status	Presales - Contracts	Presales - Contracts	Presales - Contracts	Presales - Contracts
Expected Completion Date	2025	2024	2026	2027
Avg. Price / SF (last sales)	\$900	\$1,300	\$1,150	\$1,750

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5 · SPONSORSHIP

FORTUNE
INTERNATIONAL
— GROUP —

SPONSORSHIP FORTUNE INTERNATIONAL GROUP

WHY FORTUNE



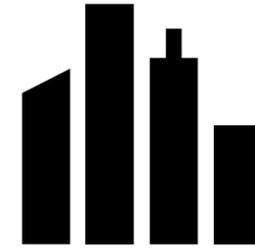
+ 40 YEARS

OF EXPERIENCE IN
FLORIDA'S REAL ESTATE
MARKET.



+ \$1 BILLION

IN ACQUISITIONS.



+ \$1 BILLION

IN EQUITY
RAISED &
MANAGED.



+ \$2 BILLION

IN DEBT
CLOSED & REPAID.



+ 10MM SF

IN COMPLETED PROJECTS
+ 3.7 MM SF IN DEVELOPMENT.



3,000 UNITS

COMPLETED PROJECTS
+ 1K IN DEVELOPMENT.



\$1BB - \$ 2BB PER YEAR

IN EXCLUSIVE SALES &
GENERAL BROKERAGE.

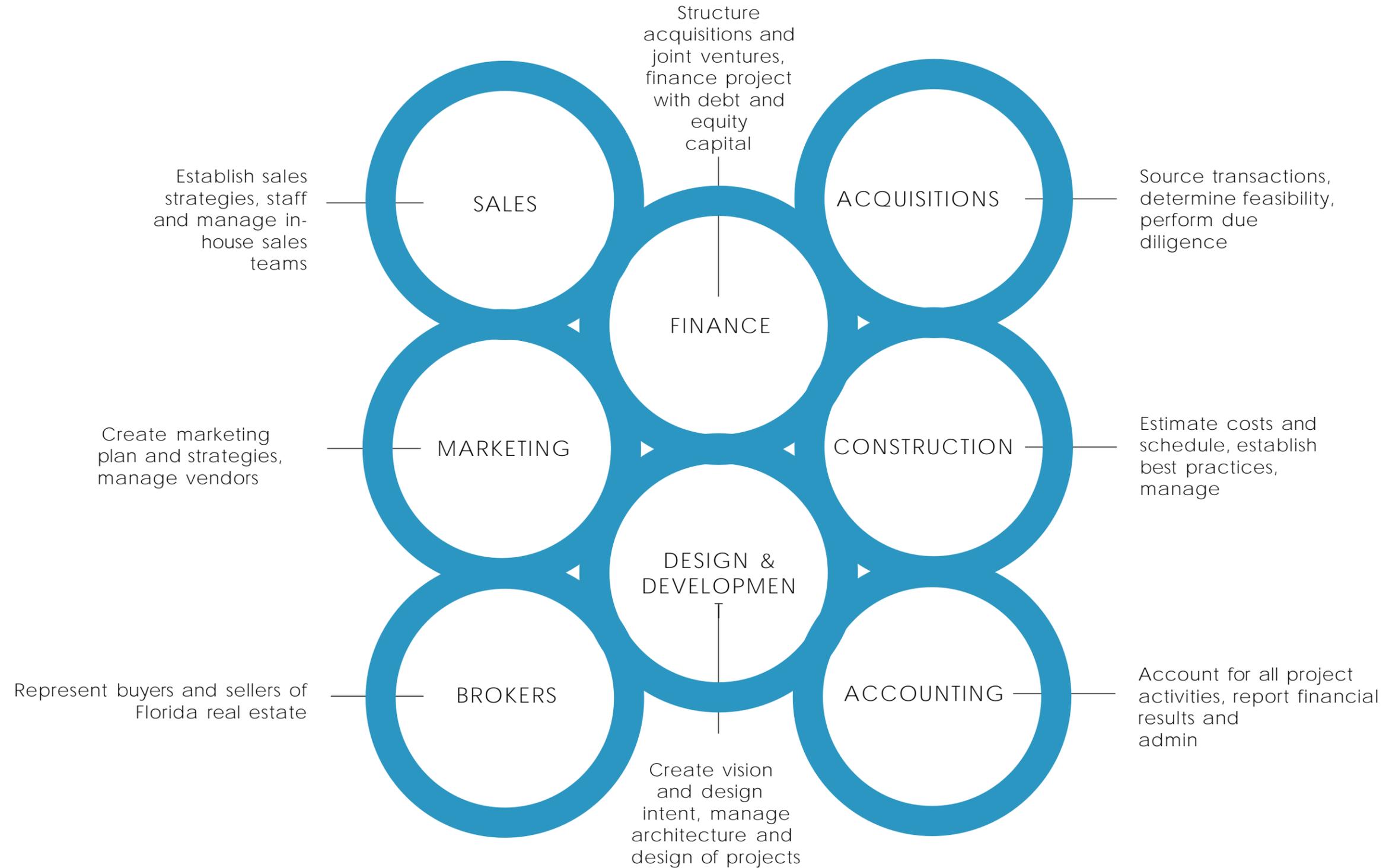


+ 22,000 UNITS

EXCLUSIVE SALES IN
88 RESIDENTIAL DEVELOPMENTS.

SPONSORSHIP FORTUNE INTERNATIONAL GROUP

FULL Y INTEGRATED DEVELOPER



SPONSORSHIP FORTUNE INTERNATIONAL GROUP

JADE RESIDENCES COLLECTION



JADE BRICKELL

Miami, FL



JADE BEACH

Sunny Isles Beach, FL



JADE OCEAN

Sunny Isles Beach, FL



JADE PARK

Asunción, Paraguay

SPONSORSHIP FORTUNE INTERNATIONAL GROUP

JADE SIGNATURE



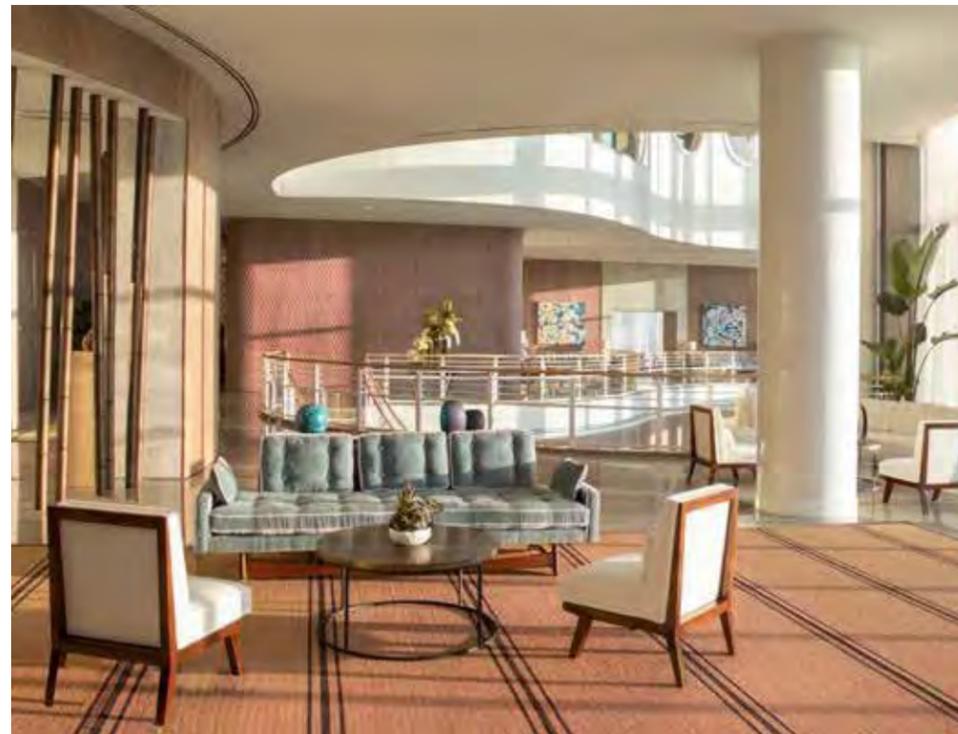
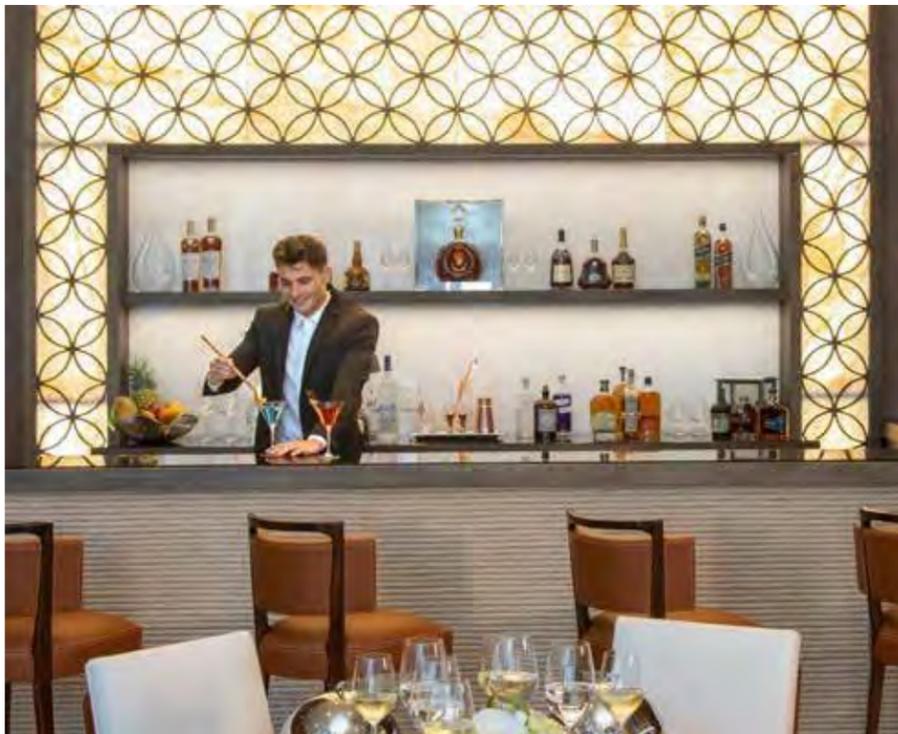
SPONSORSHIP FORTUNE INTERNATIONAL GROUP

THE RITZ-CARLTON RESIDENCES SUNNY ISLES BEACH



SPONSORSHIP FORTUNE INTERNATIONAL GROUP

THE RITZ-CARLTON RESIDENCES SUNNY ISLES BEACH



SPONSORSHIP FORTUNE INTERNATIONAL GROUP

AUBERGE BEACH RESIDENCES & SPA FORT LAUDERDALE



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AUBERGE BEACH RESIDENCES & SPA FORT LAUDERDALE



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ARTECH RESIDENCES AVENTURA



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SELECTION OF OTHER PROJECTS

HOSPITALITY



HYDE RESORT
Hollywood, FL



MARENAS RESORT
Sunny Isles Beach, FL

OFFICE



1200 BRICKELL AVE
Miami, FL



1110 BRICKELL AVE
Miami, FL



SPONSORSHIP

BLUE ROAD

Blue Road was founded in 1995 and since then, its management team has participated in numerous successful property acquisitions, as well as marketing and management of the company's own projects.

It currently manages properties with a total value of more than US\$ 600 million. This includes approximately 1,000 remodeled units located in leading Miami Beach hotels such as the Riviere South Beach Hotel, Greenview Hotel, Flamingo Resort, Berkeley Hotel, Sadigo Hotel, Casa Hotel, Aqua Hotel, Ocean Reef Suites, Crest Hotel, 18 Hotel, Lorraine Hotel, Stiles Hotel and the Redbury Hotel. These properties have been renovated to maximize income, with sales and occupancy rates above the market average.

Over its 25 years in the real estate market, Blue Road has also constructed and developed hundreds of thousands of square feet in residential and commercial projects over South Florida, such as Blue Bay Tower, The Club, The Palms and The Highlands.

RESIDENTIAL PROJECTS



HOSPITALITY PROJECTS



COMMERCIAL PROJECTS



SPONSORSHIP BLUE ROAD

MANAGEMENT

The management team specializes in developing corporate strategy, coordinating and executing each phase of the project from property acquisition to coordination and supervision of contractors and suppliers in the construction phase, as well as launch and ongoing operations.

Blue Road has wide-ranging experience managing hotels, construction and real estate development in southern Florida, especially in the Miami area.

The company guarantees customer satisfaction in every step of the process and uses its vast experience and achievements to improve and surpass its own expectations.

THE MANAGEMENT TEAM WILL BE RESPONSIBLE FOR THE FOLLOWING:



Property acquisition



Company financing



Project start-up, construction and business management



Representation of the company in legal affairs with all levels of government, financial institutions and third parties involved



Daily operations of executive management



Development of growth initiatives and alternative income sources



Exit strategy development

SPONSORSHIP BLUE ROAD

RESIDENTIAL PROJECTS



THE CLUB BAY HARBOR ISLANDS



BLUE BAY TOWER NORTH BAY



THE PALMS BAY HARBOR ISLANDS



THE HIGHLANDS NORTH MIAMI BEACH



SIXTY2 MIMO DISTRICT



ONYX NAPLES



KELLY PLANTATION DESTIN



CAPRI TOWER NORTH MIAMI BEACH



EMBLEM NORTH MIAMI



SCUBA CLUB WEST PALM BEACH



LAKE ROCHELLE HOMES WINTER HAVEN



SINGLE FAMILY HOMES MIAMI BEACH

SPONSORSHIP BLUE ROAD

HOSPITALITY PROJECTS



GREENVIEW HOTEL



OCEAN REEF SUITES SOUTH BEACH



LORRAINE HOTEL SOUTH BEACH



AQUA SOUTH BEACH



HAVEN PARK BRONX, NY



SOBE PARK MIAMI BEACH



BEROSTAR BERKELEY SOUTH BEACH



CASA SOUTH BEACH



BERKELEY PARK SOUTH BEACH



THE REDBURY SOUTH BEACH



DECO HOTEL SOUTH BEACH



RIVIERE HOTEL SOUTH BEACH



REDBURY EXPANSION SOUTH BEACH



CREST HOTEL SOUTH BEACH



FLAMINGO RESORT ORLANDO

SPONSORSHIP BLUE ROAD

COMMERCIAL PROJECTS



RESIDENCES @ NOMI NORTH MIAMI



FLAMINGO POINTE ORLANDO



PIER 7 MIAMI

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