



SAGEWOOD

CORPORATION

OUR TRAJECTORY EXPLAINS how we got here



Miami
Operations kick-off

Development Opportunities

Meridian

ONE By Tross



\$44M
in estimated value

\$32M
secured



SAGEWOOD International

Brazil Operations

Office in **Rio de Janeiro**
Quinta Das Amoras

2000s

Start in **New York**

Interiors Specialization

Reputation and Consolidation

2015



2016

2018

Fasano hotel
5th Avenue

323 E 52ND ST

951 Flying Point
Hamptons

2019



2020

IQ Concept

Meta B Fund

2021



2024

SAGEWOOD
CORPORATION IN
numbers

US\$ 620M+
total value built

99%
of projects based
on referrals

560K SF
total area built
(6.24 soccer fields)

360+
projects



3
Offices
(Miami, NYC and
Rio de Janeiro)



+350
Collaborators
(50 *direct* and +300 *indirect*)



25
ongoing projects

COMPLETED



Fasano 5th Avenue

815 5th Ave, New York



Building construction



15 floors



Designer:
Thierry Despond



One of **Manhattan's** main addresses



In front of **Central Park**



Sagewood Corporation, the first Brazilian company that built in 5th Avenue



Only company to build between 58th and 96th, in the last 100 years



Flying Point Hamptons, NY

951 Flying Point, New York



Building construction



9 Beds | 14 Baths | 11,000 SF | 3 Acre Lot



Listed for **USD \$30M**

Architect: Barnes Coy Architects



Located in the Hamptons



Waterfront views



Stone hand-selected and imported from Italy

Interior designer: Massimo Castagna



Private Tennis Court, 4-stop Elevator and
360-degree water view rooftop





MERIDIAN Miami Beach

538 Meridian Ave, Miami Beach



Building construction



18,300 SF



5 Floors | 12 Units



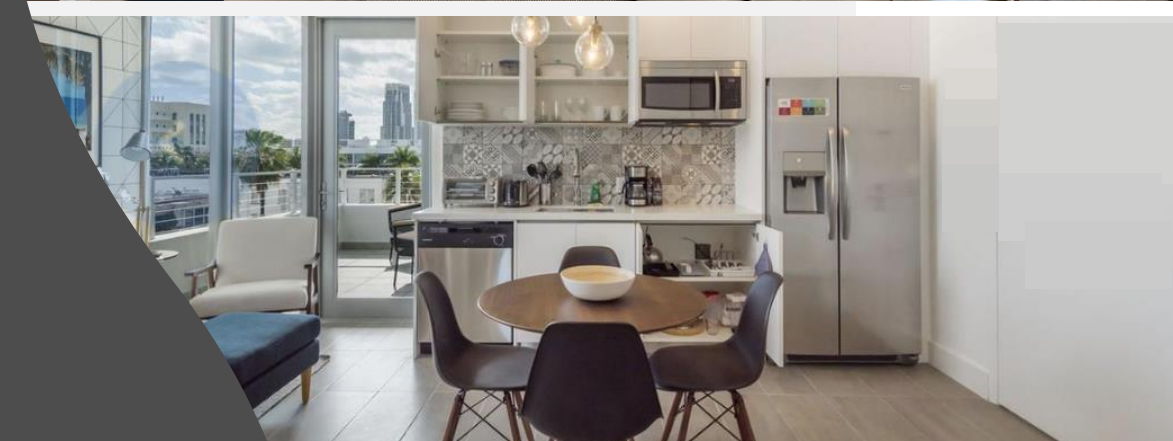
Located in the heart of Miami Beach



Short-term rental units



Project Completed



ONE by Tross Bay Harbor Islands

1150 101st St, Bay Harbor Islands



Building construction



22,100 SF



7 Floors | 17 Units



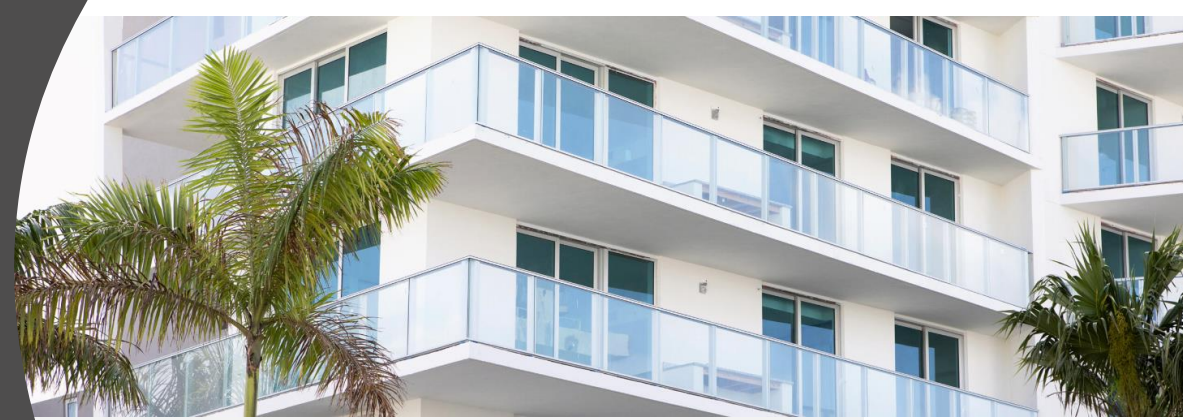
Exclusive location on Bay Harbor Islands



5 minutes from Bal Harbour Beach



Project Completed



9525 BHI Bay Harbor Islands

9525 Broadview Dr, Bay Harbor Islands



Building Construction



16,988 SF



2 Floors | 5 Beds | 10 Baths



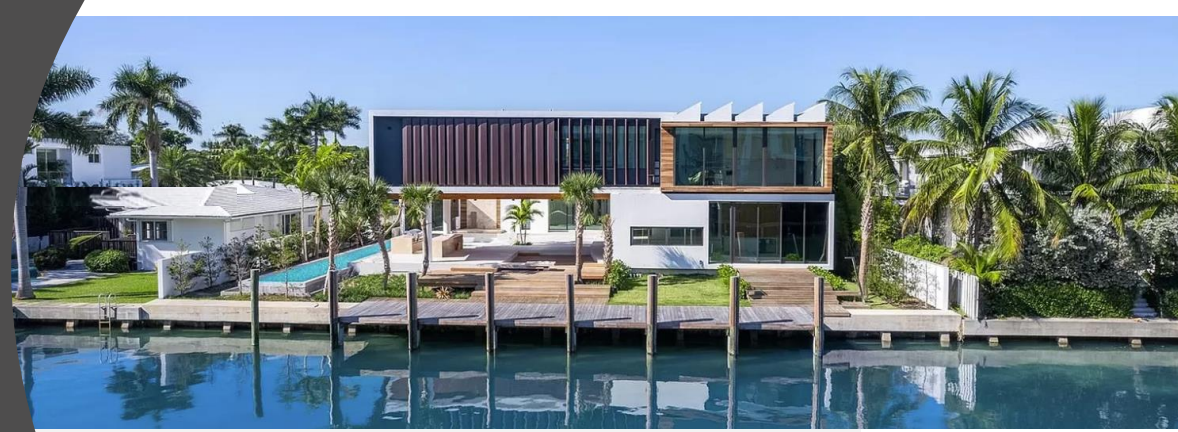
Exclusive location on Bay Harbor Islands

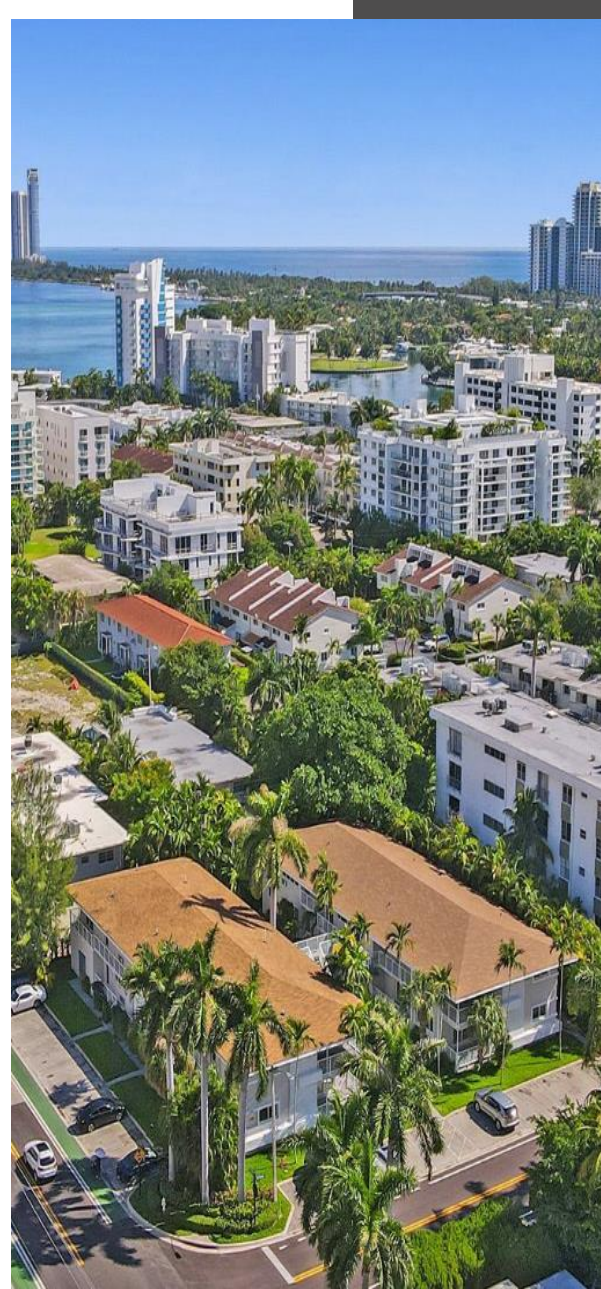


5 minutes from Bal Harbour Beach



Project Completed





INFINITY

Bay Harbor Islands

1175 98th Street, Bay Harbor Islands



Renovation Project



22,215 SF



2 Floors | 20 Units



Exclusive location on Bay Harbor Islands



5 minutes from Bal Harbour Beach



Project Completed



WIDE BAY North Miami

3300 NE 170th St. North Miami Beach



Building construction



8,800 SF | 5 Beds | 6 Baths



Luxury Residential Project
Listed for \$7.5M



Water View/Access in North Miami



Next to Sunny Isles Beach



Project Completed



Galleria Villages Ft Lauderdale

1245 NE 18th Ave, Fort Lauderdale



Building construction



52,00 Total SF | 3-Beds | 3-Baths Units



24 High-end Residential Townhomes



Next to Victoria Park



Each unit has its own Pool



Project Completed



907 FLL Ft Lauderdale

907 NE 16th Ave, Fort Lauderdale



Building construction



6,200 SF | 4 Beds | 4 Baths



2 High-end Residential Townhomes



Next to Victoria Park



Each unit has its own Pool



Project Completed



Kosushi MIAMI BEACH

801 South Pointe Dr, Miami Beach



Building construction



Michelin Star Restaurant



Architect:
Arthur Casas



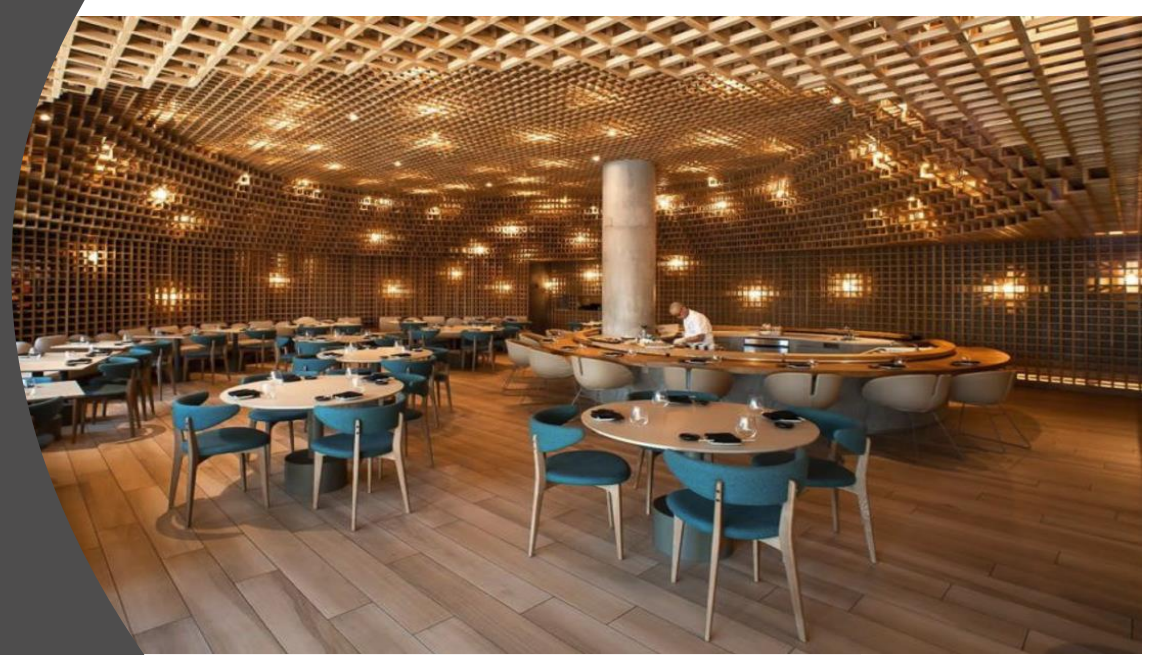
One of **Miami Beach's** main locations



Located at **South of Fifth**



Modern and original **Wood Structure** ceiling



UNDER CONSTRUCTION





2320 LHP Lighthouse Point

2320 NE 49th St, Lighthouse Point



Building construction



6,200 SF | 5 Beds | 5 Baths



Luxury Residential Project



Water View/Access



Next to Hillsboro Beach



Currently Under Construction





Fasano Miami Beach

2445 Collins Ave, Miami Beach



Building construction



9 floors



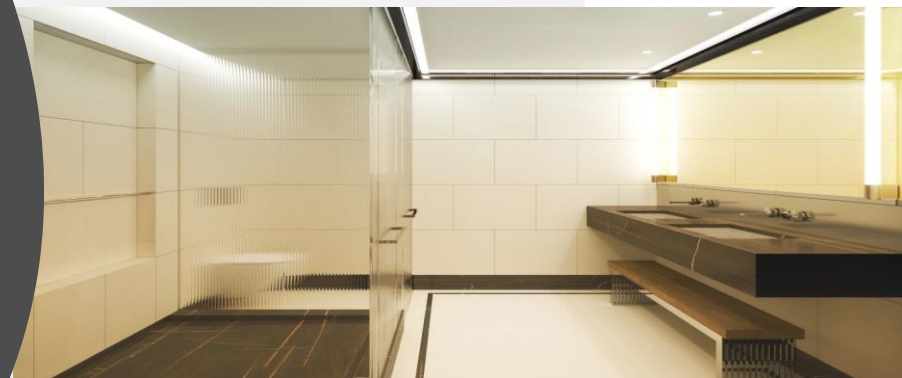
Designer:
Thierry Despond



Currently **Under Construction**



Prime Location at Ocean Drive in front of
Miami Beach



VENEZIA

Goulds, Miami

11995 SW 216th St, Miami



Building construction



4 floors | 24 Units | 44,801 SF



Affordable Multifamily Housing Project



Close to **US-1**



Close to **Miami MetroZoo**



Currently Under Construction



MILAN Coral Gables

916 Milan Avenue, Coral Gables



Building construction



2 floors | 4 Beds | 4 Baths



13,512 Lot SF | 4,375 Net SF



Currently **Under Construction**



Prime Location at Coral Gables, walking distance from Granada Golf Course



MAGGIORE Coral Gables

5730 Maggiore St, Coral Gables



Building construction



2 floors | 4 Beds | 4 Baths



12,500 Lot SF | 4,227 Net SF



Currently **Under Construction**



Prime Location at Coral Gables, walking distance from Granada Golf Course



Bay Road Miami Beach

1445 Bay Road, Miami Beach



Building construction



4 floors | 2 Townhomes



6,000 Lot SF | 7,800 Net SF



Currently **Under Construction**



Prime Location in Miami Beach, close to Flamingo Park



San Marino Miami Beach

301 West San Marino Drive, Miami Beach



Building construction



2 Stories | 4 Beds



5,867 Lot SF | 2,882 Net SF



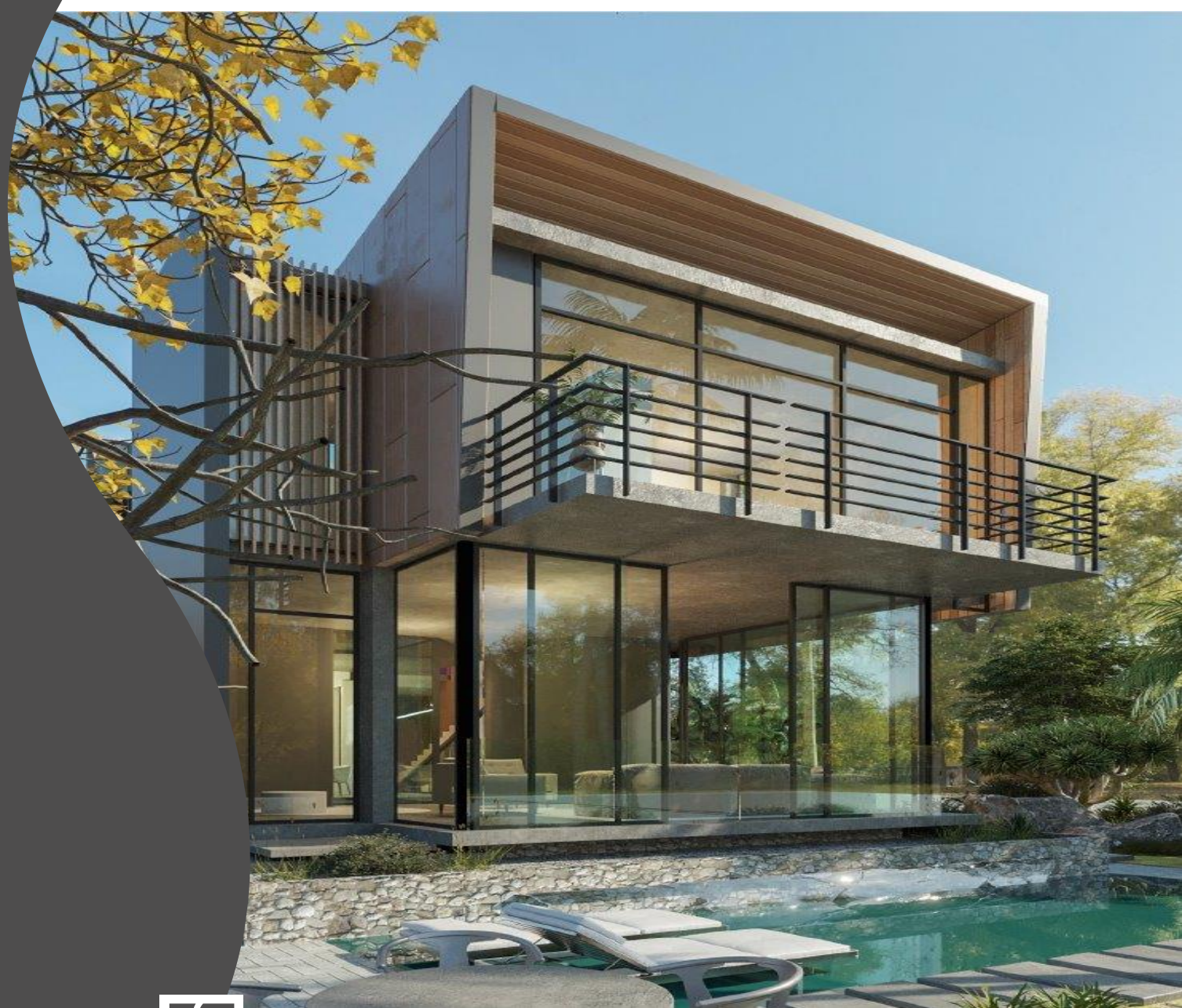
San Marino Island



Close to **South Beach**



Currently Under Construction



Quinta Das Amoras Teresopolis

Vale Alpino, Teresópolis – RJ, Brasil



Building construction



204,393 m2 | 406 lot units



Architect:
Duda Porto Arquitetura



Less than 90km from Rio de Janeiro



Pool, Sauna, Lounge, Tennis court,
Playground



Architecture harmoniously integrated with
the natural beauty of the landscape



VIEW POINTE

Las Olas

534 Hendricks Isle, Fort Lauderdale



Building construction



6 floors | 6 Units | 27,700 SF
Units listed at \$2.2M to \$6.2M



Luxury Residential Project



Located in **Las Olas**



Unobstructed **Water View/Access & Boat Slips**



Currently Under Construction



PRE-DEVELOPMENT



IQ Mix Aventura

18050 W Dixie Hwy, Miami



Building construction



20 floors | 125 Units | 385,600 SF



Architect:
Arquitectonica



Close to **Aventura Mall** and **Brightline Station**



Close to **Greynolds Park**



Mixed-use building



Canal by IQ Ojus/Aventura

18550 NE 23rd Ct, Miami



Building construction



6 floors | 34 Units | 51,904 SF



Gym, Sauna, BBQ Area, Canal Access



Close to **Aventura Mall** and **Brightline Station**



Close to **Greynolds Park**



Residential | Short-Term Rental



IQ Lofts Ojus/Aventura

2530 NE 192nd St | 2595 NE 182nd Ter
2560 NE 192nd St | NE 187th St , Miami



Building construction



4 Buildings | 198 Units | 302,230 SF



Close to **Aventura Mall** and **Brightline Station**



Close to **Greynolds Park**



Multifamily Buildings



IQ Diamond | 64 Apartments



IQ Ruby | 90 Apartments



IQ Emerald | 26 Apartments



IQ Pearl | 18 Apartments

NMB Place

North Miami Beach

1959 NE 164th St, North Miami Beach



Building construction



23 floors | 700 Units | 626,423 SF



Architect:
Bermello Ajamil & Partners



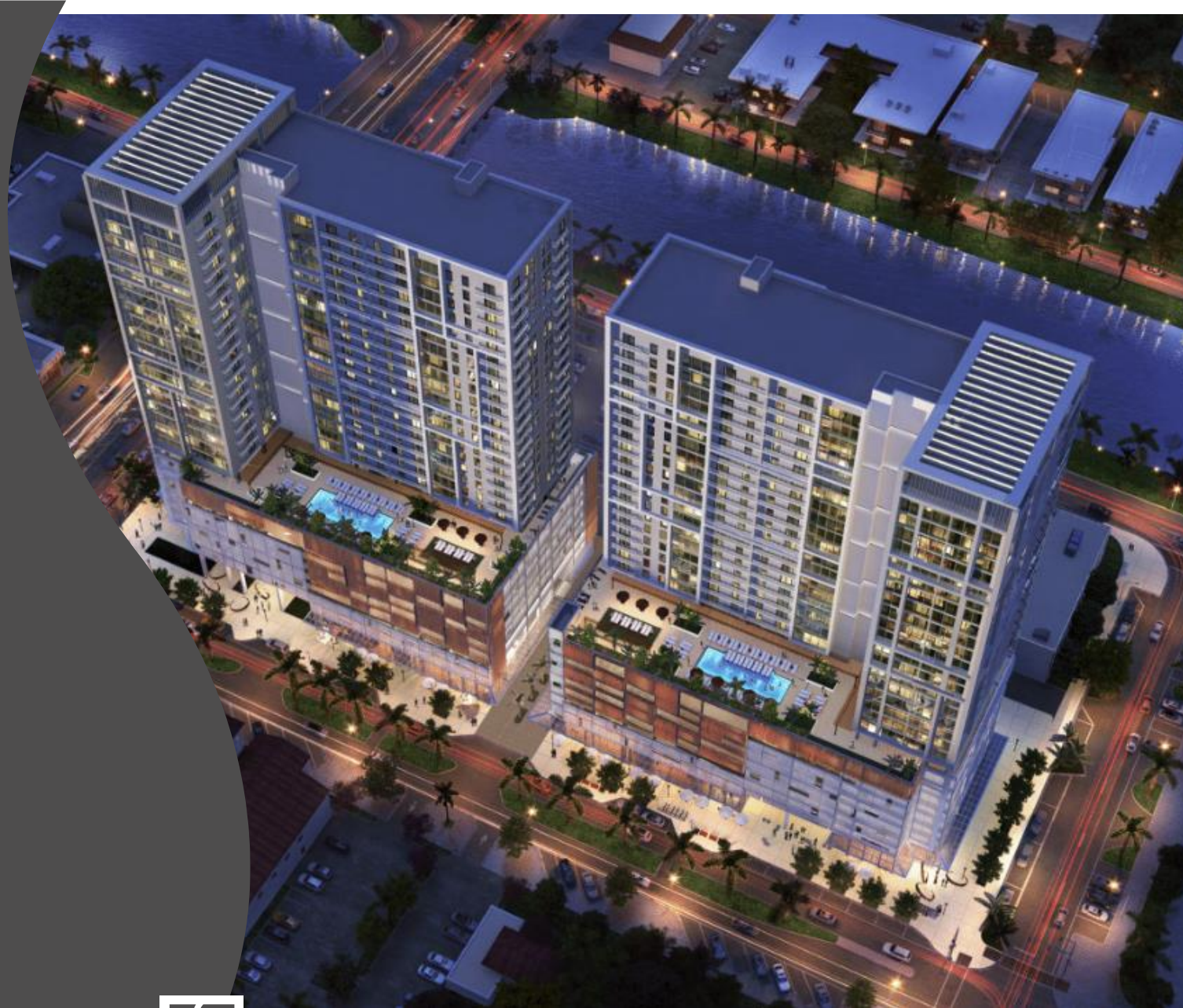
Close to **Aventura Mall**, **Greynolds Park**
and **Brightline Station**



Close to **Sunny Isles Beach**



Mixed-use Multifamily building



NANA School Hallandale Beach

116 SE 4TH Ave, Hallandale Beach



Building construction



7 floors | 80 Units | 55,079 SF



Preschool on the first floor



Close to **Gulfstream Park** and **Aventura Mall**



Close to **Golden Beach**



Mixed-use Multifamily building





SAGEWOOD
CORPORATION

WELCOME HOME.