CONFIDENTIAL DEVELOPMENT OFFERING

SIGNATURE BRIDGE TOWER

1315 NE MIAMI COURT | MIAMI, FL 33132

A Site Plan Approved, 378 Unit High Rise Unobstructed Views Anchored to the Signature Bridge

378
APPROVED MULTIFAMILY UNITS

CASH FLOWING
COVERED LAND

±0.6 AC
GROSS LOT AREA

RTZ
METROMOVER SUBZONE—COUNTY ADMINISTERED

OZ
OPPORTUNITY ZONE

CUSHMAN & WAKEFIELD

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Executive Summary


CLUBSPACE

The Offering

Signature Bridge Tower presents a fully entitled, transit anchored multifamily development opportunity at the doorstep of one of the most consequential public realm transformations underway in the United States: the Signature Bridge and Underdeck Park. Set on a ±0.6 acre gross parcel at 1315 NE Miami Court, the site has received site plan approval for a 50 story, 378 unit residential tower, providing buyers with a clean, executable entitlement and a meaningfully shortened path to vertical construction.

The investment thesis rests on four reinforcing themes. First, the entitlement is in hand and is purely residential. The prior hospitality component has been removed, and the approved program now reflects an all multifamily plan tuned to the demand profile that is currently driving Miami's urban core. Second, the property generates in place income through a fully leased, 35 unit walk up apartment building, delivering carrying revenue during financing, design, and predevelopment. Third, multiple parallel pathways including the Live Local Act preemption, the Omni 500 units per acre overlay, and Transit Oriented Development (TOD) parking incentives give a future developer real optionality to push density, FAR, and unit count beyond the approved baseline if economics support it.

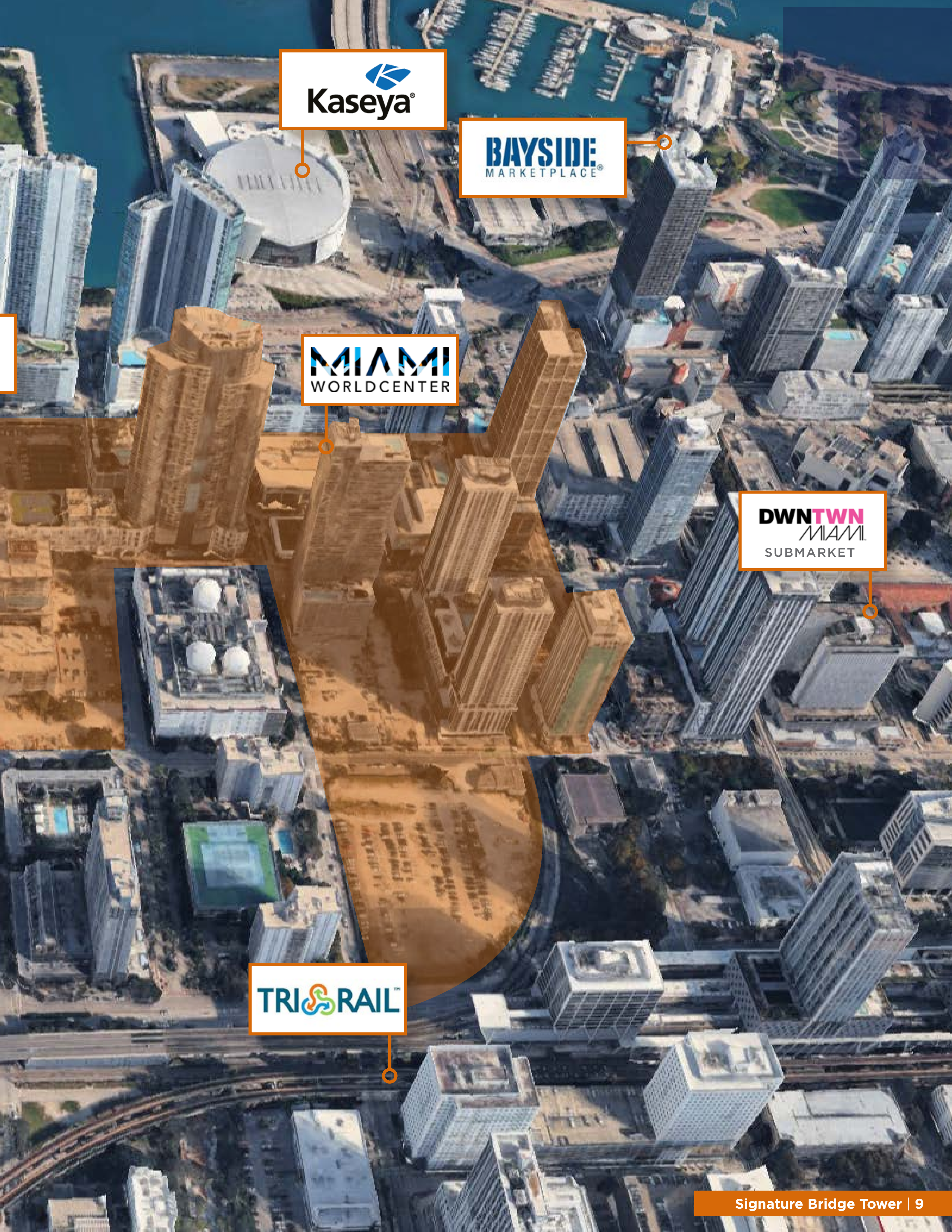
Layered on top of these planning tools is location. Signature Bridge Tower sits one block from the under construction Signature Bridge, an $840 million infrastructure investment whose mile long Underdeck linear park will deliver new green space, programming, and pedestrian connectivity directly across the street. The Adrienne Arsht Center Metromover Station, the Brightline MiamiCentral terminal, the Kaseya Center, the Pérez Art Museum, and the Frost Museum of Science are all within a short walk. Few remaining infill parcels in Greater Downtown Miami combine an executable entitlement, holding income, and proximity to a generational public realm investment in a single offering.

Property Overview

Address	1315 NE Miami Court, Miami, FL 33132
Folio	01-3136-009-1540
Frontage	NE Miami Court & NE 13th Terrace
Net Lot Area	17,993 SF (0.413 acres) — post-dedication
Gross Lot Area	26,356 SF (0.605 acres)
Existing Improvements	Three-story, 35-unit apartment building (17,969 SF), 100% leased
Existing Building Year	1960
Zoning	RTZ Metromover Subzone (Miami-Dade County Code Sec. 33C-15)
Permitted Uses	Multifamily, Mixed Use, Retail, Office
Site Plan Status	Approved: 50 stories / 378 multifamily units
Architect of Record	Behar Font & Partners, P.A.
Workforce Set-Aside	38 units (10%) — condition of approval
Public Benefits	$50,000 + $400,000 Miami Foundation contributions; off-site pedestrian improvements
Sustainability	LEED Silver minimum (USGBC)
Layered Incentives	RTZ, Opportunity Zone, Live Local Act, TOD
FEMA Flood Zone	Zone X (0.2% Annual Chance Flood Hazard)

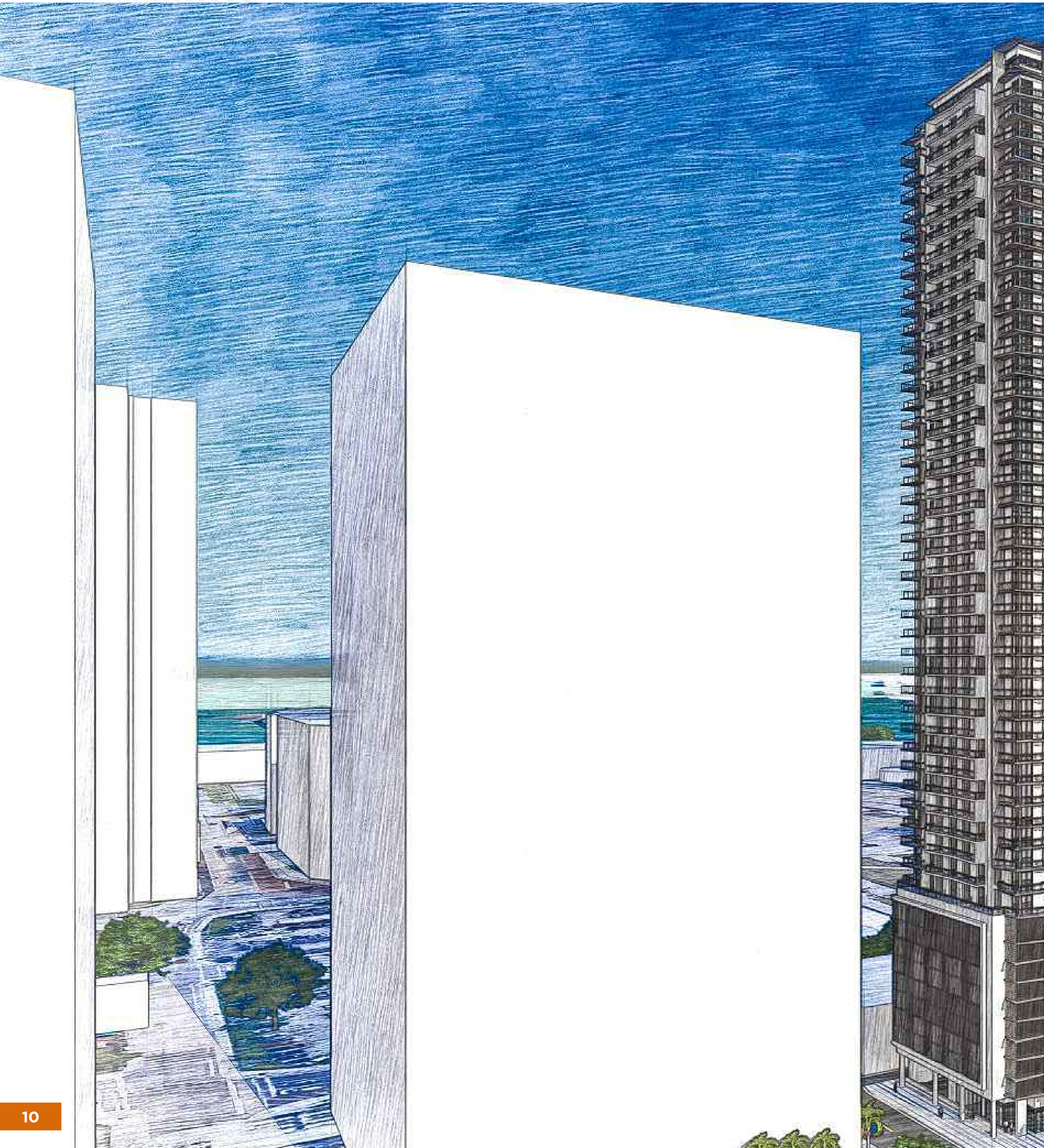

NE 13TH TERRACE
NE MIAMI COURT
NE 1ST AVE
INTERSTATE
395

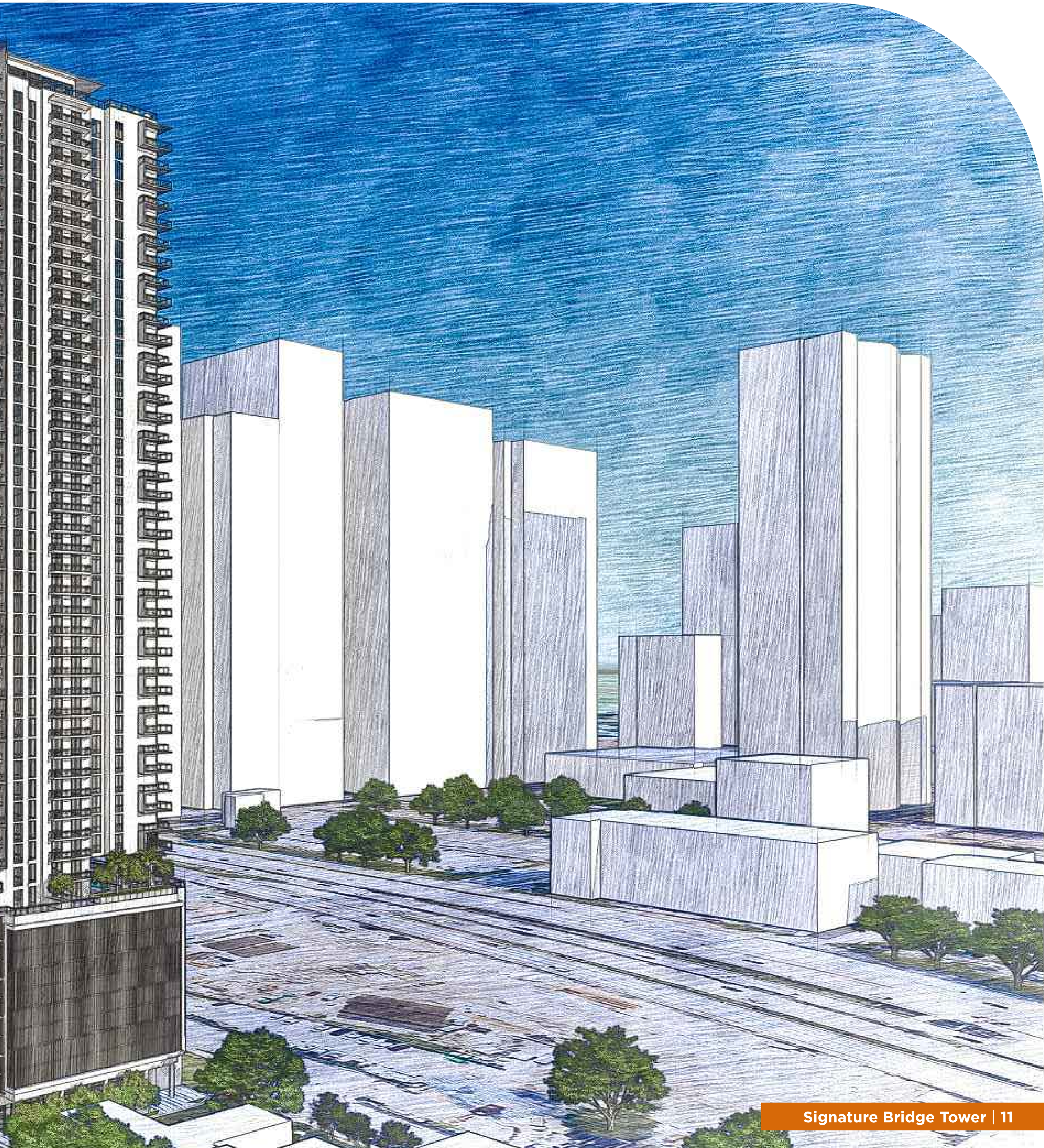
FROST SCIENCE
Adrienne Arsht Center
for the Performing Arts
of Miami-Dade County
METRO MOVER
METRO MOVER
NE 1ST AVE
NE 13TH TERRACE
UNDER DECK
SIGNATURE BRIDGE
SIGNATURE BRIDGE TOWER
NE MIAMI COURT
INTERSTATE
395
N MIAMI AVE


Kaseya
BAYSIDE MARKETPLACE
MIAMI WORLDCENTER
DWNTWN MIAMI SUBMARKET
TRI RAIL

APPROVED DESIGN
50-STORY MULTIFAMILY TOWER

BEHAR FONT & PARTNERS, P.A. — ARCHITECT OF RECORD





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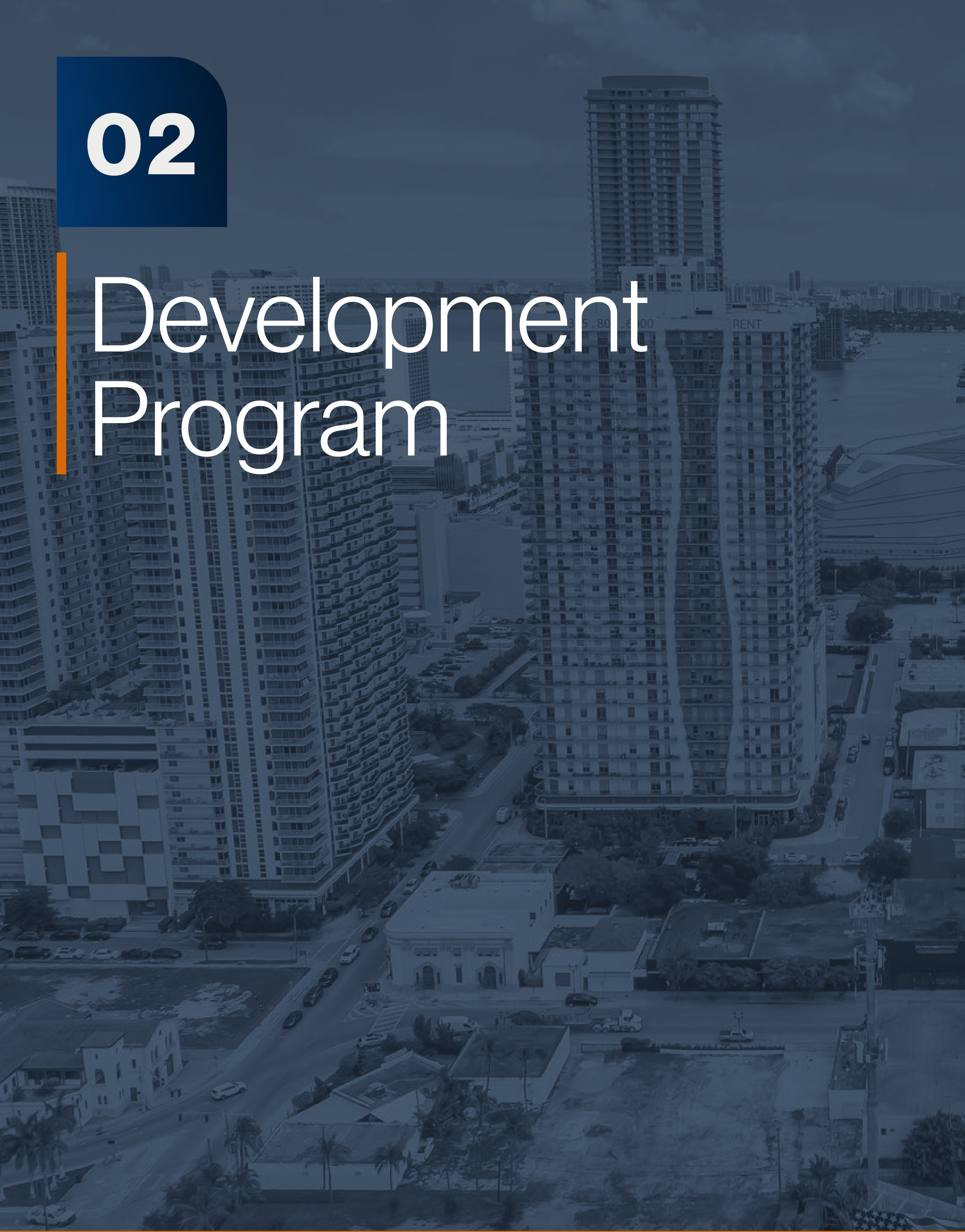
Development Program



APPROVED DEVELOPMENT PROGRAM

The approved site plan, recently revised to reflect an all-residential program, defines a development envelope ready to advance to permitting and vertical construction. The 50-story tower is configured as a 10-story parking and amenity pedestal supporting a 40-story residential tower above. Residential floors begin at Level 11 with an amenity deck and continue through Level 49, capped by a rooftop amenity at Level 50. Ground-floor uses include a residential lobby, leasing office, and approximately 1,060 SF of street-activating retail along NE Miami Court.

Tower Height	50 stories (10-story pedestal + 40-story tower)
Approved Units	378 multifamily units
Unit Mix	38 Studios (10%) / 184 1BR (49%) / 156 2BR (41%)
Gross Buildable Area	558,940 SF (FAR not limited under RTZ)
Density	302 du by-right + 76 du workforce bonus = 378 du
Residential Levels	Levels 11 – 49
Amenity Levels	Level 11 (6,324 SF) + Level 50 rooftop (5,251 SF)
Ground Floor	Lobby, leasing, ±1,060 SF retail / F&B
Parking Podium	Levels 2 – 10
Parking	321 spaces (8 ADA) provided; 0 required under RTZ
Bicycle Parking	12 spaces
Workforce Housing	38 units (10%)
Sustainability	LEED Silver minimum
Total Open Space	14,667 SF (55.6%)

Why This Approval Matters

- Speed to Market. An approved site plan compresses the predevelopment timeline by 12 to 24 months relative to a raw entitlement, materially reducing carry risk and capital exposure.
- Optionality Preserved. The approval establishes a baseline, but RTZ, Live Local, and the Omni overlay all remain available to push yield further if a buyer underwrites for greater density.
- Institutional-Grade Entitlements. The site's RTZ subzone designation, combined with completed Special Exception and ASPR approvals, represents a highly sophisticated entitlement framework that is difficult to replicate in Miami-Dade County and particularly attractive to institutional and high-density developers.

APPROVED SITE PLAN

The approved site plan organizes the tower around two street-facing frontages on NE Miami Court and NE 13th Terrace, with vehicle and service access from the existing 10-foot rear alley. Ground-floor uses front the public realm; loading and trash operations are tucked behind.

- Residential lobby and leasing on NE Miami Court
- ±1,060 SF ground-floor retail / F&B
- Three loading and service bays via the 10-ft alley
- Parking garage entry / exit — alley-side, screened
- 12 bicycle parking spaces at ground level
- 20-ft right-of-way dedication along NE 13th Terrace
- Open space across three levels — 14,667 SF total (55.6% of lot)

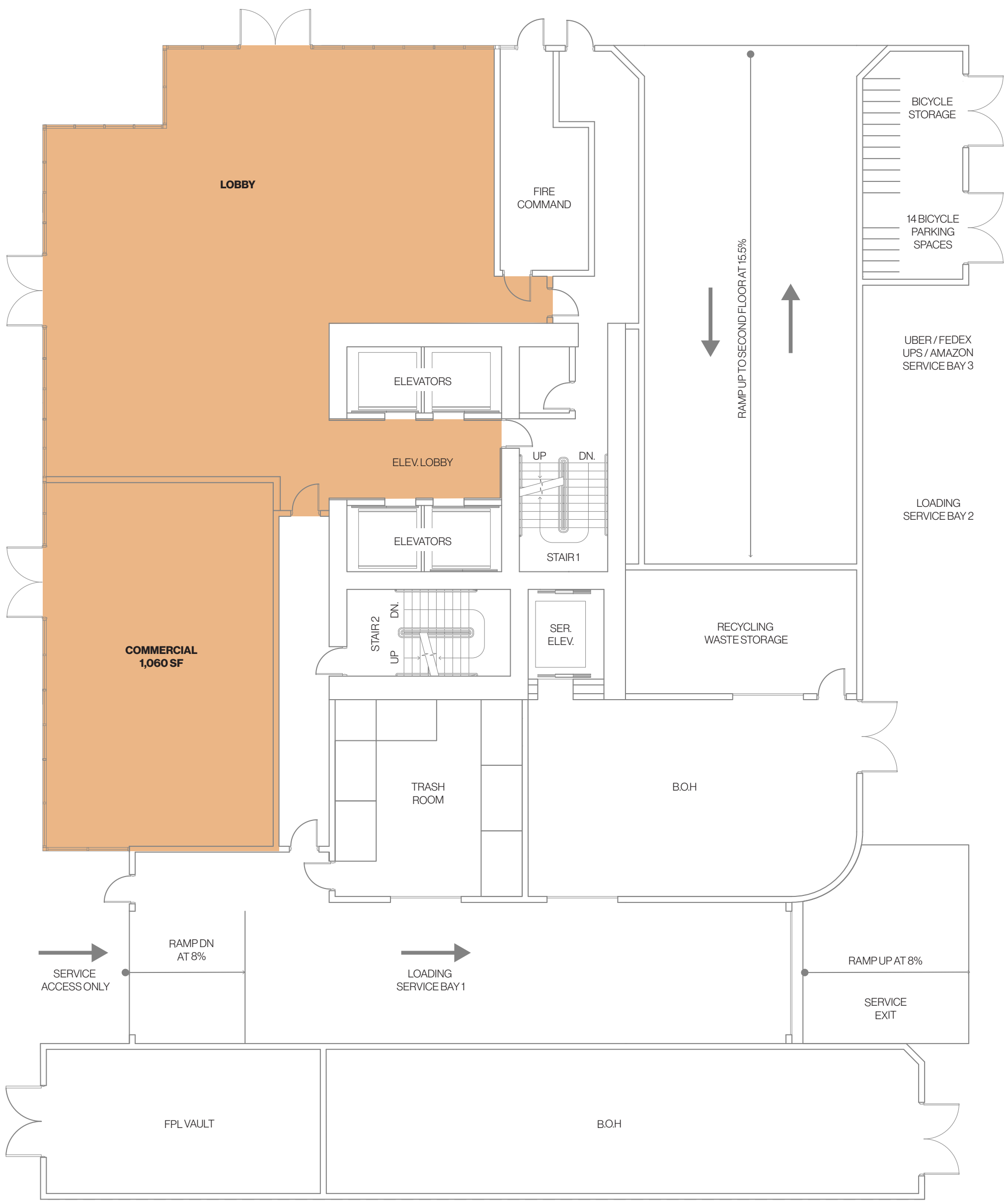
APPROVED FLOOR PLANS

The approved site plan organizes the tower around two street-facing frontages on NE Miami Court and NE 13th Terrace, with vehicle and service access from the existing 10-foot rear alley. Ground-floor uses front the public realm; loading and trash operations are tucked behind.

Unit Type	Count	% of Program	Notes
Studio	38	10%	Concentrated on lower residential floors
1-Bedroom	184	49%	Five per typical floor
2-Bedroom	156	41%	Four per typical floor
Total	378	100%	Includes 10% workforce set-aside

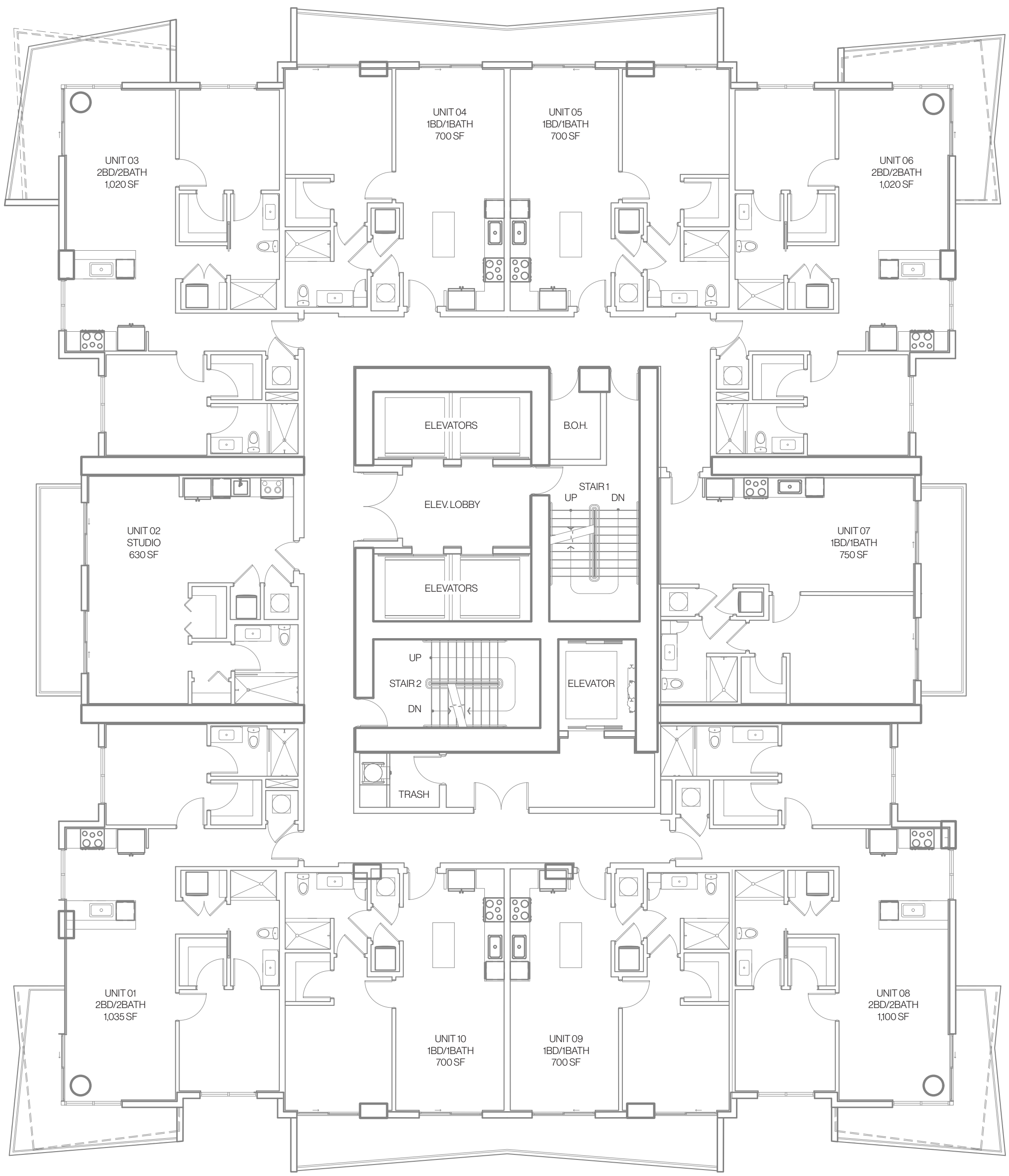
GROUND FLOOR

Lobby, leasing, ±1,060 SF commercial, back-of-house, loading, parking entry, bicycle storage.



TYPICAL RESIDENTIAL FLOOR (LEVELS 12 – 49)

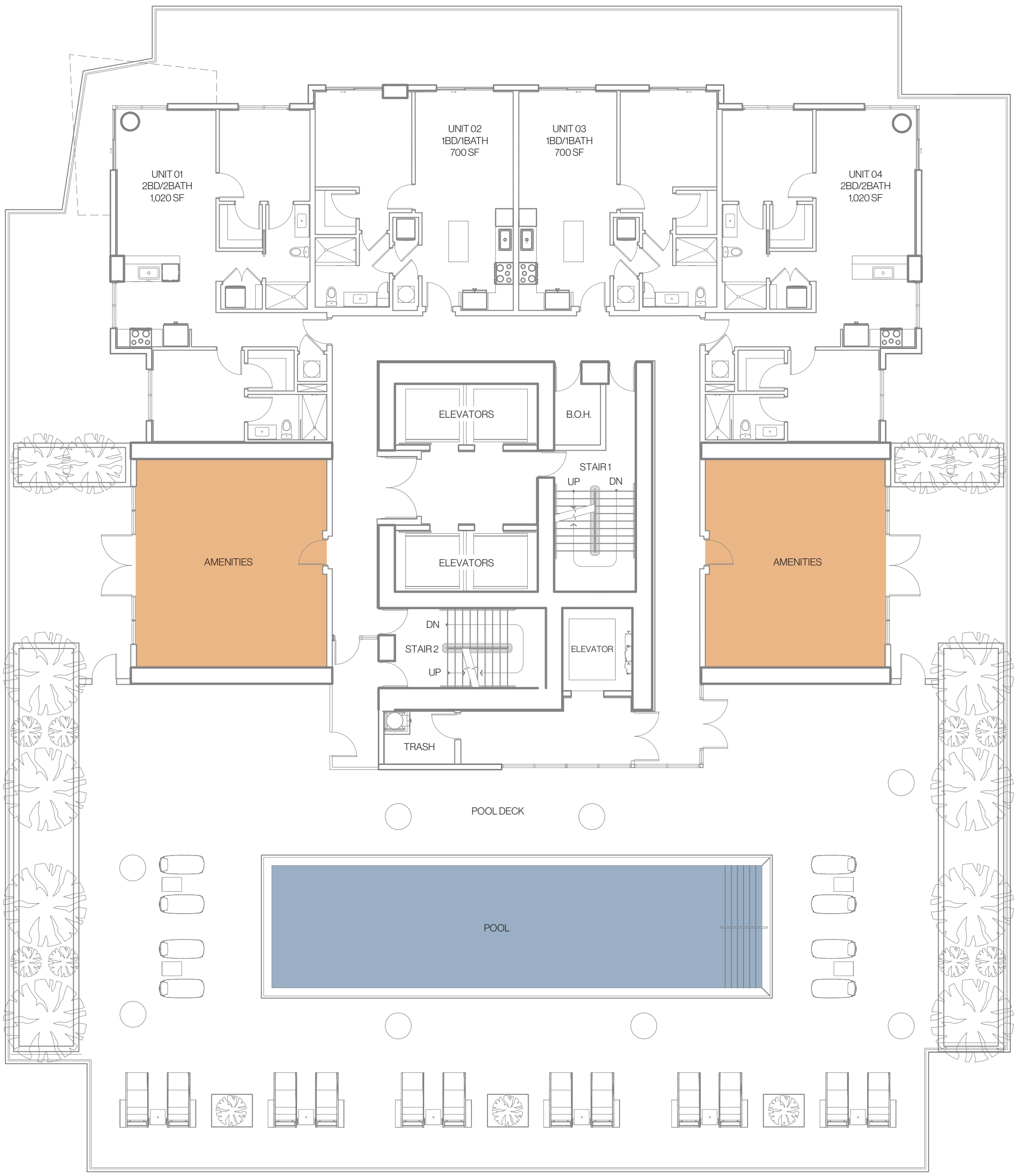
Mix of one- and two-bedroom units around a central core. Studios concentrated on selected lower floors.



APPROVED ELEVATIONS

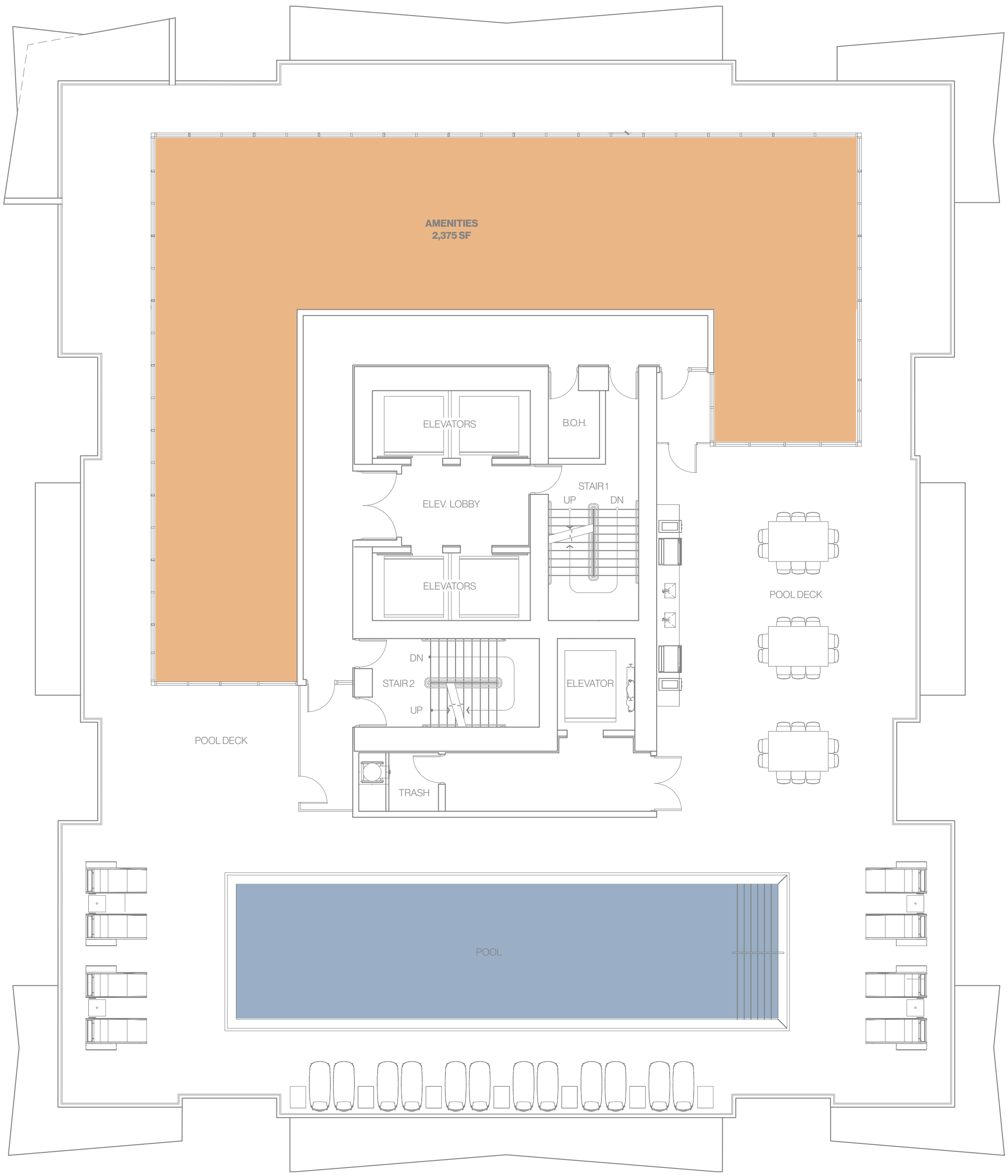
LEVEL 11 — AMENITY DECK

Pool, fitness, club room, co-working, and outdoor terraces. 6,324 SF of programmed open space.



LEVEL 50 — ROOFTOP

Rooftop pool, lounge, and panoramic terraces. 5,251 SF of programmed open space.



APPROVED ELEVATIONS

The approved elevations express a clear pedestal-and-tower massing: a textured 10-story podium for parking and amenity, capped by a 40-story residential tower with continuous balconies and a rooftop amenity volume. The podium's metal-and-glass screen satisfies RTZ requirements for architectural treatment of multi-story parking structures fronting public rights-of-way.

NORTH ELEVATION

NE 13th Terrace frontage, addressing the Signature Bridge corridor and Underdeck Park

North Elevation - En

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION

Adjacent property line, with stepped tower setback at upper floors

South Elevation -

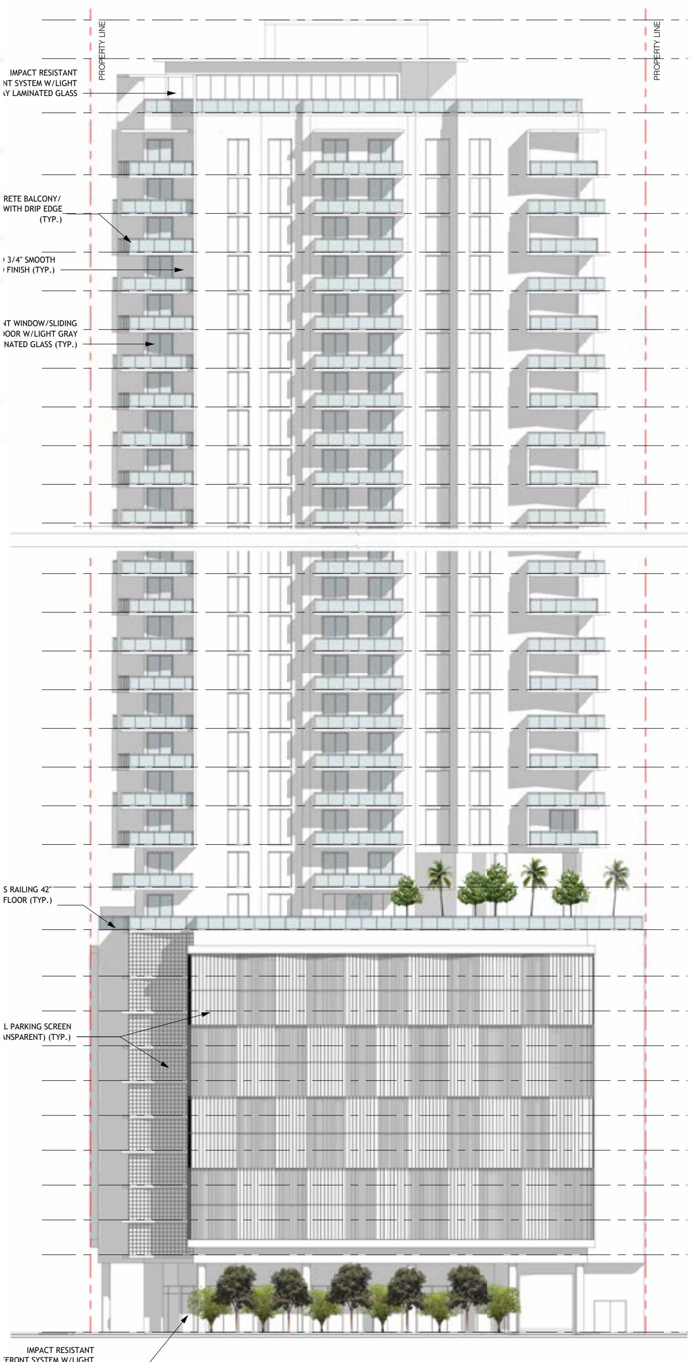
SCALE: 1/16" = 1'-0"

EAST ELEVATION

Facing the I-395 corridor; most visible from the new Signature Bridge approaches

WEST ELEVATION

Primary residential frontage on NE Miami Court



West Elevation
SCALE: 1/16" = 1'-0"

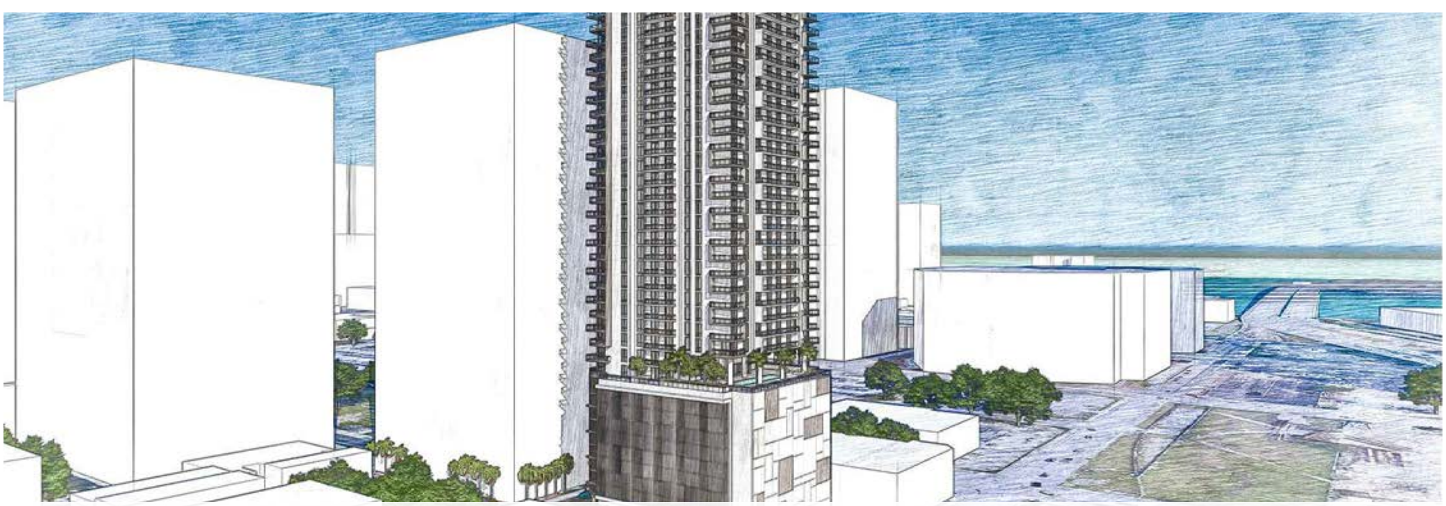
East Elevation - Enlarge

RENDERINGS GALLERY

Architectural design by Behar Font & Partners, P.A. Renderings dated August 29, 2025; subject to refinement through construction documents.

Worm's-eye view of the tower from NE Miami Court, showing balcony rhythm and screened parking podium.

Ground-level view of the completed tower in context, with the I-395 corridor at the base.



Mid-distance view of the pedestal-and-tower composition against the Downtown skyline and Biscayne Bay.

Aerial three-quarter view in full urban context.

Pedestal detail at street level: colonnade, ground-floor commercial, parking screen.

Level 11 amenity deck with pool and tower-edge planting.

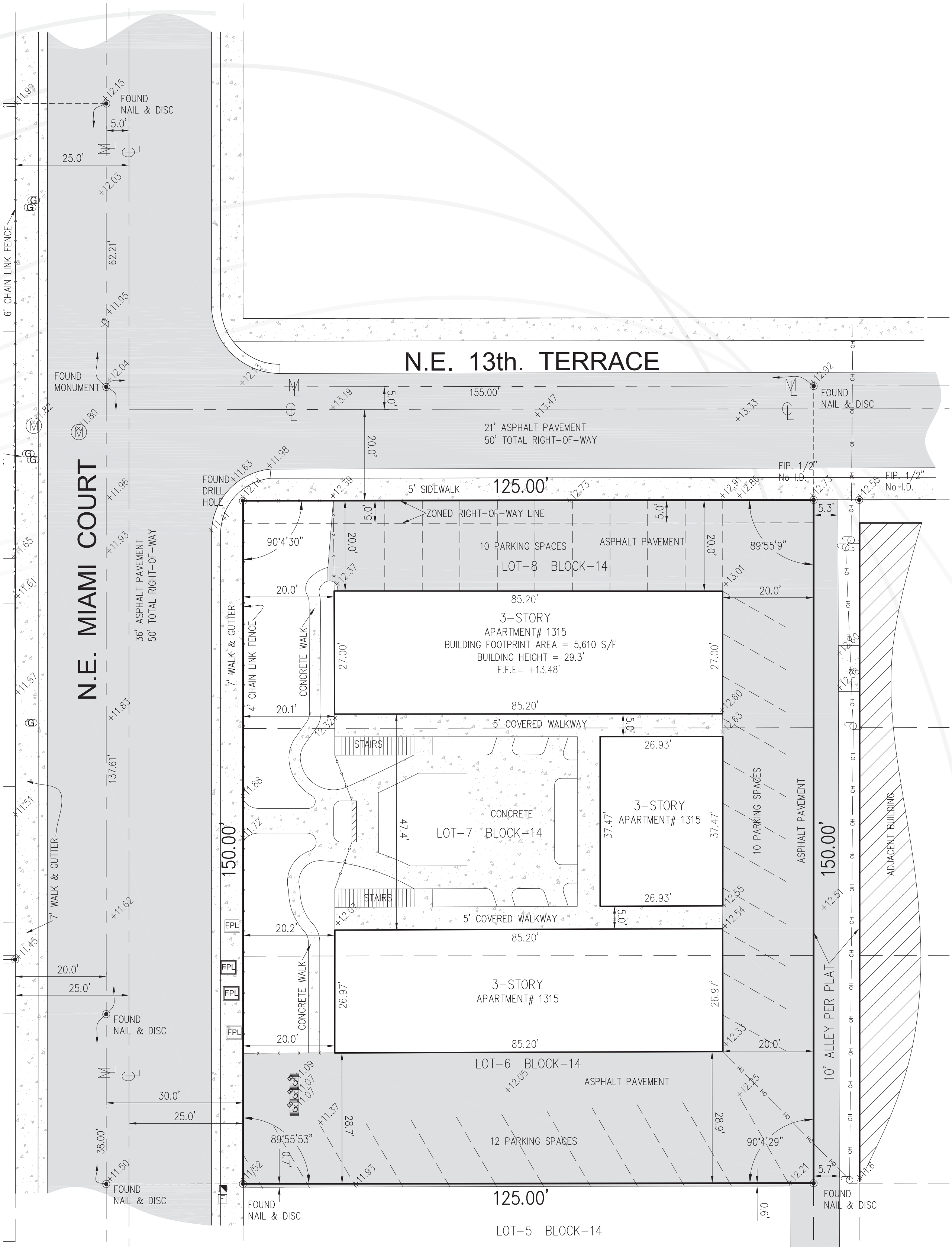
RENDERINGS GALLERY

Transition from pedestal to residential tower with amenity deck integration.

Upper-floor balcony and fenestration detail.

Level 50 rooftop amenity with pool, lounge, and bay views.

SURVEY


N.E. 13th. TERRACE
N.E. MIAMI COURT
21' ASPHALT PAVEMENT
50' TOTAL RIGHT-OF-WAY
36' ASPHALT PAVEMENT
50' TOTAL RIGHT-OF-WAY
FOUND NAIL & DISC
FOUND MONUMENT
FOUND DRILL HOLE
6' CHAIN LINK FENCE
7' WALK & GUTTER
4' CHAIN LINK FENCE
5' SIDEWALK
ZONED RIGHT-OF-WAY LINE
FIP. 1/2" No I.D.
10 PARKING SPACES
ASPHALT PAVEMENT
LOT-8 BLOCK-14
3-STORY
APARTMENT# 1315
BUILDING FOOTPRINT AREA = 5,610 S/F
BUILDING HEIGHT = 29.3'
F.F.E= +13.48'
CONCRETE WALK
5' COVERED WALKWAY
STAIRS
CONCRETE
LOT-7 BLOCK-14
3-STORY
APARTMENT# 1315
10 PARKING SPACES
ASPHALT PAVEMENT
3-STORY
APARTMENT# 1315
LOT-6 BLOCK-14
ASPHALT PAVEMENT
12 PARKING SPACES
10' ALLEY PER PLAT
ADJACENT BUILDING
LOT-5 BLOCK-14
125.00'
150.00'
155.00'
85.20'
90°4'30"
89°55'9"
89°55'53"
90°4'29"

INVESTMENT HIGHLIGHTS

APPROVED AND BUILDABLE.

378 multifamily units across 50 stories, with site plan in hand.

CASH FLOWING COVERED LAND.

A 35 unit, fully occupied apartment building generates revenue during predevelopment.

ADJACENT TO A GENERATIONAL PUBLIC ASSET.

The Signature Bridge and Underdeck Park, a mile long, $840M linear park, front the property.

BEST IN CLASS TRANSIT ADDRESS.

Steps from the Adrienne Arsht Metromover Station; minutes from Brightline MiamiCentral and the Metrorail at Government Center.

LAYERED DENSITY PATHWAYS.

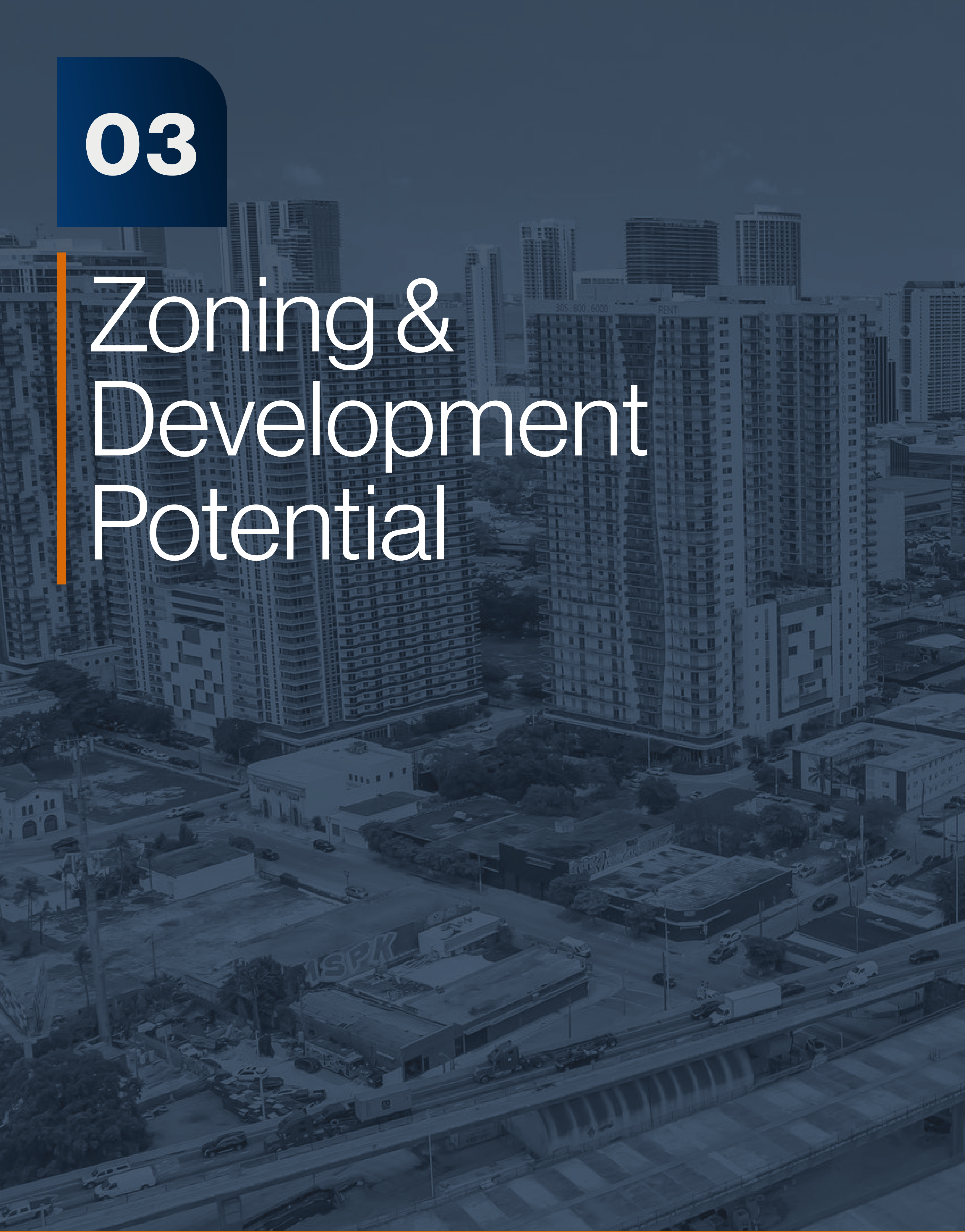
RTZ (uncapped FAR), Live Local (state preemption), Omni 500 du/acre overlay, and TOD parking reductions all stack.

TAX ADVANTAGED CAPITAL STRUCTURE.

Opportunity Zone qualification plus Live Local property tax exemption pathways (75% to 100%) materially enhance long hold returns.

WALKABLE URBAN CONTEXT.

Miami Worldcenter, the Kaseya Center, PAMM, the Frost Museum, Bayside, Wynwood, and the Design District are all in the immediate orbit.



03

Zoning & Development Potential

RTZ METROMOVER SUBZONE: BENEFITS

Signature Bridge Tower is governed by Miami-Dade County's Rapid Transit Zone (RTZ) — Metromover Subzone, a transit-anchored framework administered under Section 33C-15 of the County Code. RTZ preempts City of Miami zoning entirely and replaces it with a County-administered regime purpose-built to deliver dense, transit-oriented vertical development. The benefits below stack and apply by right under RTZ entitlement.

500 Dwelling Units per Acre

RTZ permits residential density of up to 500 dwelling units per gross acre. On the subject's 0.605-acre site this yields 302.5 by-right units, before workforce-housing bonuses that lifted the approved count to 378.

No FAR Ceiling

There is no maximum floor area ratio under RTZ. Massing is governed by site plan review rather than a numeric cap, allowing institutional-scale vertical buildings on small footprints. The approved program delivers 558,940 SF of gross buildable area on a net 17,993 SF lot.

No Minimum Setbacks

RTZ eliminates required setbacks from streets, side and rear property lines, and adjacent park rights-of-way. The full lot is buildable, subject only to compatibility review during site plan approval.

Height Governed by FAA, Not Local Code

RTZ removes municipal height caps. Maximum height is set by the Miami-Dade Aviation Department (MDAD) and the Federal Aviation Administration (FAA), reflecting proximity to Miami International Airport. The approved 50-story program operates well within those ceilings.

Parking Waivers

RTZ permits full parking reductions or waivers for properties within fixed-rail proximity. Off-street parking is not required on this site. The approved program provides 321 spaces by design choice, not by code.

County Administrative Review

RTZ shifts review authority from City of Miami discretionary approvals to County administrative review under DTPW. The path to entitlement and future modifications is faster, more predictable, and insulated from City-level political process.

Workforce Housing Bonus

RTZ supports density bonuses tied to workforce-housing participation. A 25% density bonus on top of the 500 du/acre baseline is what carried the approved program from 302.5 du to 378 du, in exchange for a 38-unit (10%) workforce-housing set-aside.

LIVE LOCAL ACT

State Level Preemption for Density, Height, and FAR

Florida Senate Bill 102 (2023), known as the Live Local Act, and its 2024 amendments under SB 328, established a state level zoning preemption that allows qualifying residential and mixed use projects to override local limits on density, height, and floor area ratio through administrative approval. The Act was passed to spur attainable and workforce housing supply, and it pairs zoning preemption with substantial property tax exemptions to enhance long term project economics.

KEY ENTITLEMENT BENEFITS

» **Density.** A project may achieve density equal to the highest residential density permitted anywhere in the municipality.

» **FAR.** Permits FAR up to 150% of the highest FAR allowed in the municipality.

» **Height.** May be set to the highest height allowed or built within a one mile radius of the site, subject to FAA limits and adjacency rules.

» **Parking.** Reductions or eliminations available near transit corridors.

» **For Sale Component.** Up to 60% of units may be condominiums, expanding capital and exit pathways.

» **Process.** Administrative approval, bypassing discretionary review.

AFFORDABILITY AND COMPLIANCE REQUIREMENTS

Affordability Set Aside	Minimum 40% of units rent restricted at 120% AMI or below for 30 years
Use Mix	Non residential uses capped at 35% of total program
Standards	Setbacks, open space, frontage, and other base controls remain applicable
Approval Pathway	Administrative; no discretionary hearings required when criteria are met

PROPERTY TAX EXEMPTIONS

In addition to entitlement bonuses, Live Local provides ad valorem tax exemptions on qualifying units that can materially improve operating economics over a project's hold period:

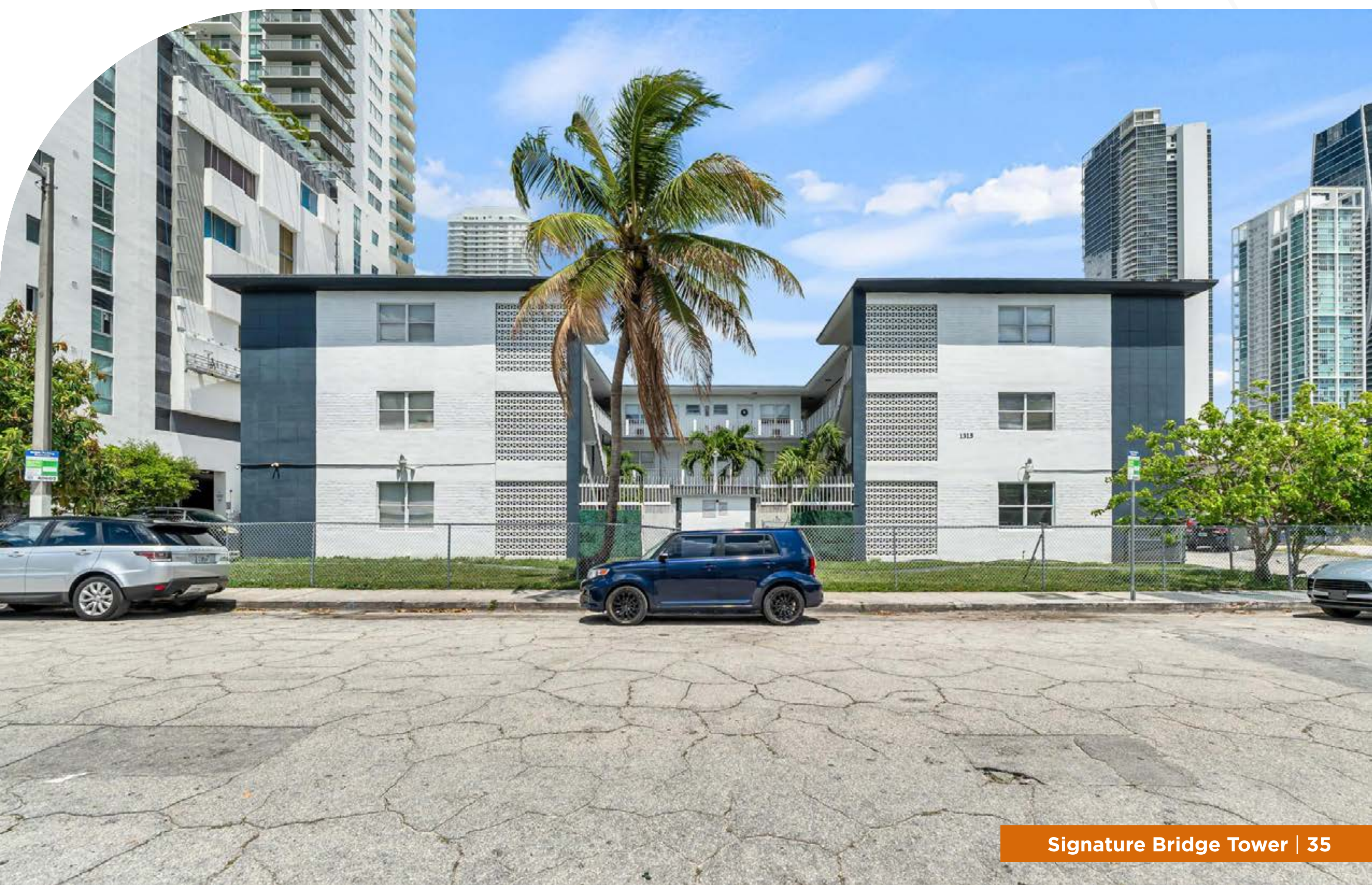
» **75% Exemption.** Available where a minimum of 71 units are rented at the lower of 120% AMI or 90% of market rate, with household income up to 120% AMI.

» **100% Exemption.** Available on the affordable portion of the qualifying 71 units rented at the lower of 80% AMI or 90% of market rate, with household income up to 80% AMI.

» **Sunset.** Exemptions apply to the 2024 tax roll forward and sunset December 31, 2059.

» **Opt Out.** Not available in the Miami Dade, Broward, Palm Beach, or Monroe County MSAs, meaning the exemption is durable in this market.

For a buyer modeling a long hold institutional investment, Live Local layered onto RTZ and the by right approval offers a uniquely favorable underwriting profile.



TRANSIT ORIENTED DEVELOPMENT (TOD)

Beyond RTZ, Signature Bridge Tower sits firmly inside Miami 21's Transit Oriented Development radius, a zoning and planning framework that rewards higher density, mixed use projects within roughly half a mile of major transit stations. TOD designation can be combined with by right zoning, RTZ, or Live Local to compound benefits.

PARKING REDUCTIONS

Projects within a half mile radius of a TOD area can qualify for parking ratio reductions of approximately 30% under administrative waivers. Within roughly 1,000 feet of a fixed rail station, residential uses in higher intensity zones (T6-24, T6-36) may carry no minimum parking requirement. Live Local layers an additional 15% reduction on top, and certain mixed use formats may reach full parking elimination. Each reduction translates directly into lower hard costs, smaller podiums, and more revenue generating square footage above grade.

DENSITY AND FLOOR AREA BONUSES

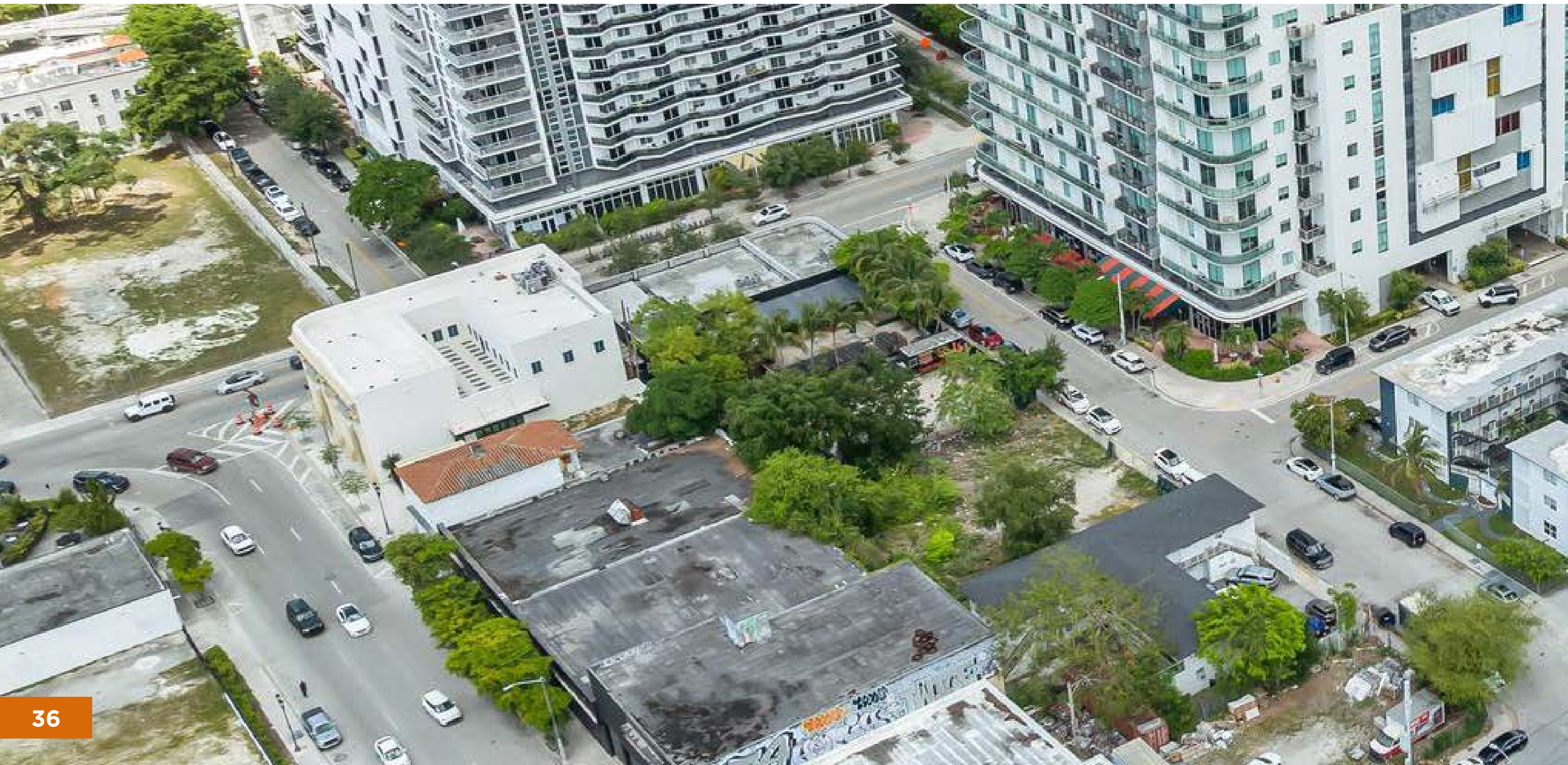
TOD designated areas typically permit higher residential density and increased FAR than standard zoning districts. Transit Station Neighborhood Development (TSND) bonuses can provide additional height and floor area allowances stacked on top of base zoning.

STREAMLINED REVIEW

Projects compliant with TOD design standards generally enjoy a more predictable entitlement process, with fewer discretionary approvals and exemptions from certain urban design board requirements. The result is shorter approval timelines, lower soft costs, and reduced entitlement risk.

AFFORDABLE HOUSING AND IMPACT FEE INCENTIVES

TOD projects incorporating affordable or workforce components, particularly within a quarter to half mile of transit, are commonly eligible for additional density bonuses, impact fee reductions, or fee deferrals. These programs further enhance feasibility for mixed income and mixed use development.



OPPORTUNITY ZONE

Signature Bridge Tower sits within a designated Qualified Opportunity Zone established under the 2017 Tax Cuts and Jobs Act. The OZ program rewards long duration, place based capital with progressively favorable tax treatment, structured around a 10 year holding period.

INVESTOR TAX TREATMENT BY HOLD PERIOD

Holding Period	Tax Treatment
Less than 5 years	Deferral of recognized capital gain reinvested into a Qualified Opportunity Fund
5 to 6 years	10% basis step up, reducing the deferred gain by 10%
7 to 9 years	Cumulative 15% basis step up on the deferred gain
10+ years	Permanent exclusion of all appreciation on the OZ investment from federal capital gains tax

The OZ structure is particularly well aligned with ground up development plays of this scale, where the bulk of value creation accrues during construction and lease up and is harvested at sale or recapitalization on a longer time horizon.

LOCATION

Few addresses in Miami sit at a more meaningful crossroads than 1315 NE Miami Court. The site is bordered by the Arts and Entertainment District to the south, Edgewater to the east, Wynwood to the west, and the Design District to the north, a position that captures the gravitational pull of Miami's most active cultural, residential, and commercial submarkets.

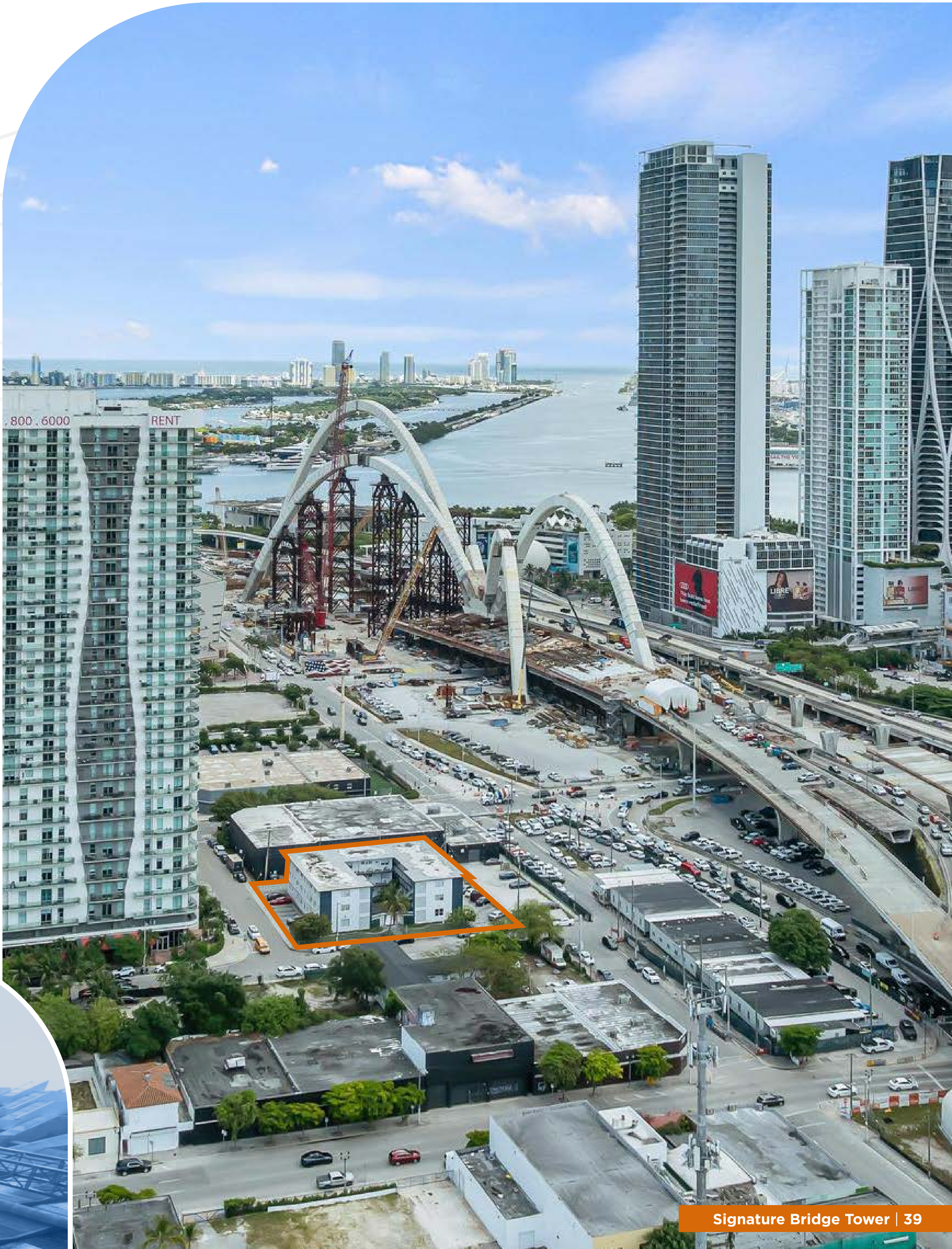
Direct frontage onto the Signature Bridge corridor and the planned Underdeck Park gives the property a public realm relationship that is genuinely uncommon. As the Underdeck delivers, with its mile long ribbon of green space, programming, and pedestrian connectivity beneath the new I-395 viaduct, the site moves from being adjacent to highway infrastructure to being directly adjacent to one of the largest new urban parks in South Florida.

LOCATION HIGHLIGHTS

- One block from the Signature Bridge and the Underdeck Park, an $840M public realm investment
- Steps from the Adrienne Arsht Center Metromover Station, with fare free downtown rail circulation
- Walking distance to Brightline MiamiCentral, providing intercity rail service to Fort Lauderdale, West Palm Beach, Boca Raton, Aventura, and Orlando
- Minutes from the Kaseya Center, PAMM, Frost Museum of Science, Bayside Marketplace, and Maurice A. Ferré Park
- Inside the influence zone of Miami Worldcenter, a $4B, 27 acre master planned mixed use district
- Direct access to I-95, I-395, MacArthur Causeway, Miami International Airport, and PortMiami
- Robust ground floor retail, dining, and fitness amenities established within a 5 minute walk

TRAFFIC COUNTS

Corridor	AADT
Interstate 395	78,000
US Highway 1 (Biscayne Boulevard)	35,000
North Miami Avenue	19,700
NE 15th Street	11,000
NE 2nd Avenue	10,900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04

Market Comparables


Adrienne Arsht Center

MARKET COMPARABLES

Stabilized Apartment Performance

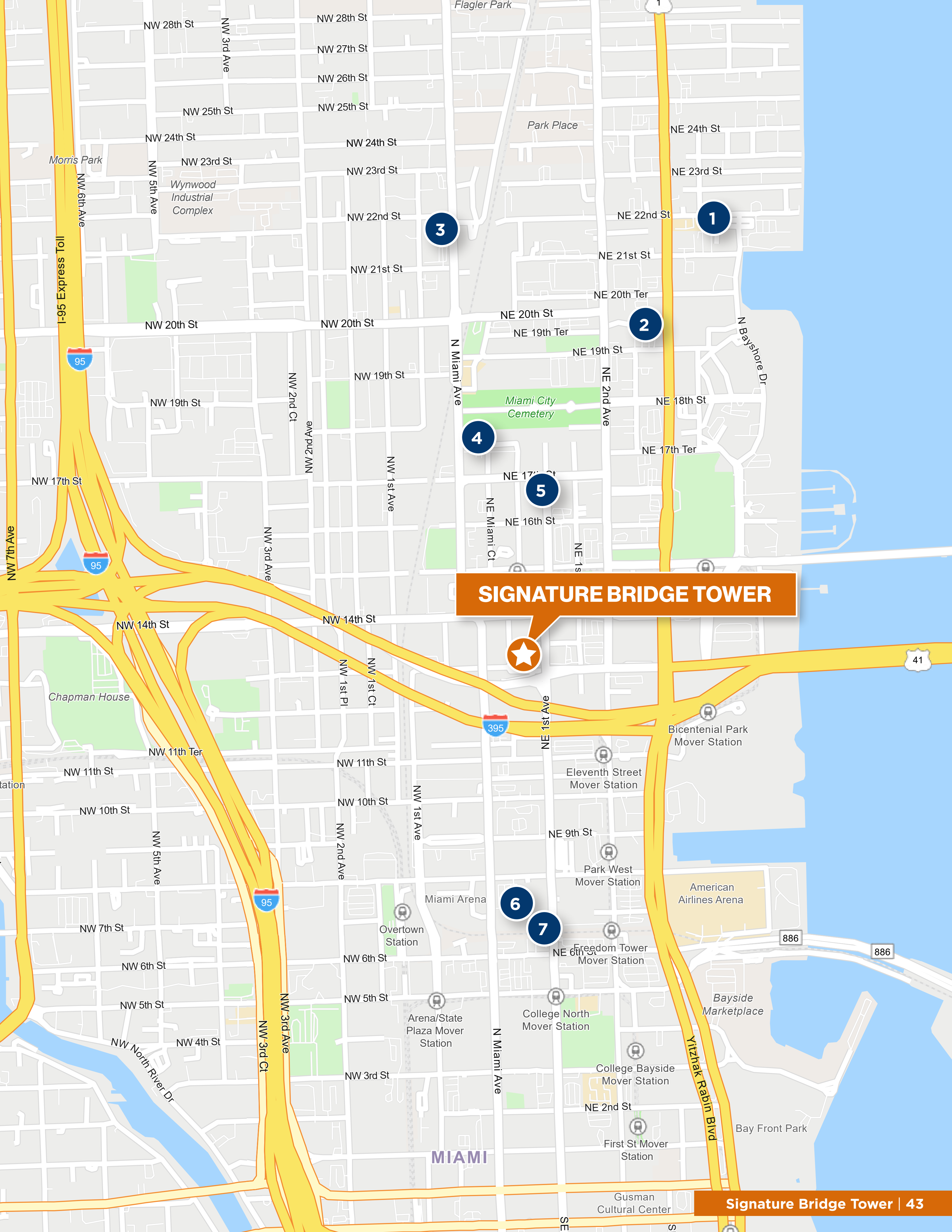
The competitive set for a new high rise rental tower at Signature Bridge Tower spans Edgewater, Downtown, the Arts and Entertainment District, and Wynwood. Newer Class A product across the corridor has stabilized in the $3.70 to $4.30 PSF range, with select assets trading higher on smaller format units.

#	Property	Address	Year	Units	Avg SF	Eff. Rent	Rent / SF
1	**Watermarc at Biscayne Bay**	2150 N Bayshore Dr	2021	296	1,031	$3,823	$3.71
2	**2000 Biscayne I**	251 NE 20th St	2024	420	844	$3,498	$4.14
3	**The Highley House**	2150 N Miami Ave	2024	304	884	$3,240	$3.70
4	**Wynwood Haus**	23 NE 17th Ter	2024	224	724	$3,031	$4.18
5	**Uni Tower**	1642 NE 1st Ave	2024	252	576	$2,476	$4.29
6	**Miami World Tower I**	710 NE 1st Ave	2025	565	1,006	$4,044	$4.02
7	**Flow Miami**	698 NE 1st Ave	2025	411	827	$3,465	$4.19

EFFECTIVE RENT BY BEDROOM COUNT

Unit Type	Avg Unit Size	Avg Eff. Rent	Avg $/SF
Studio	510 SF	$2,479	$4.93
1 Bedroom	800 SF	$3,280	$4.13
2 Bedroom	1,108 SF	$4,162	$3.76
3 Bedroom	1,400 SF	$5,068	$3.61

The unit mix reading reinforces the underwriting case for an efficient, urban format tower. Smaller format units, including studios and 1 bedrooms, are pricing strongest on a $/SF basis (north of $4.10 PSF in stabilized comps), which aligns with the approved program's mix weighted toward studio, 1BR, and 1BR+Den floor plans.


SIGNATURE BRIDGE TOWER
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Flagler Park
Park Place
Morris Park
Wynwood Industrial Complex
Miami City Cemetery
Chapman House
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N Miami Ave
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NE 2nd Ave
N Bayshore Dr
NW North River Dr
Yitzhak Rabin Blvd
I-95 Express Toll
95
395
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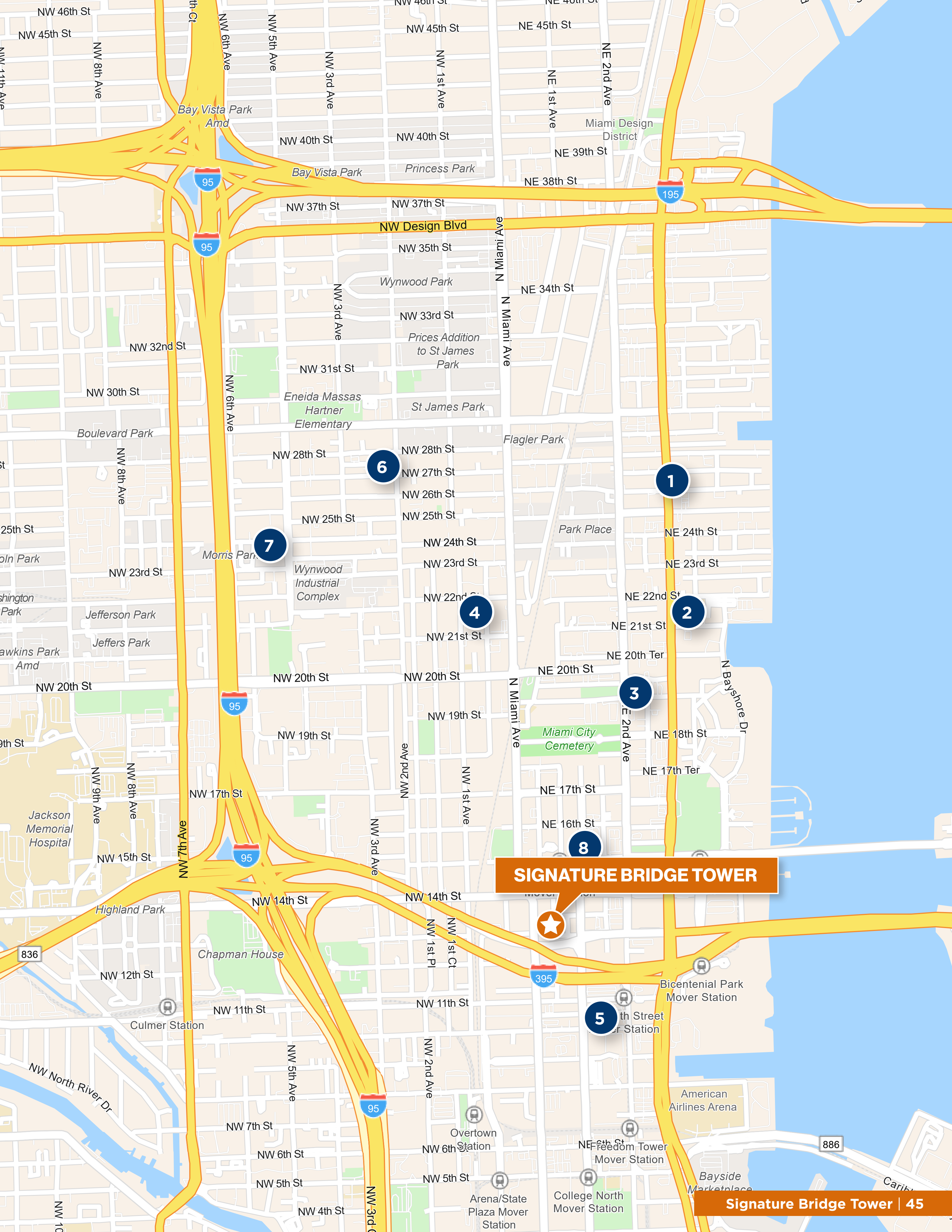
1
Bicentennial Park Mover Station
Eleventh Street Mover Station
Park West Mover Station
Freedom Tower Mover Station
College North Mover Station
College Bayside Mover Station
First St Mover Station
Arena/State Plaza Mover Station
Overtown Station
Miami Arena
American Airlines Arena
Bayside Marketplace
Bay Front Park
Gusman Cultural Center

LAND COMPARABLES

Land Sale Comparables: Near by CBD Land Comps

Underlying dirt pricing across the surrounding submarkets averages roughly ±$30M per acre on recent transactions, with smaller, well located parcels frequently trading at the higher end of the range. As a fully entitled site with site plan approval and an income producing improvement, Signature Bridge Tower is positioned to outperform raw land benchmarks.

#	Address	Acres	Land SF	Sale Price	$ / Acre
1	**2501 Biscayne Blvd**	1.10	47,916	$28,500,000	$25,909,091
2	**2121 Biscayne Blvd**	1.00	43,427	$25,000,000	$25,000,000
3	**1925 NE 2nd Ave**	0.49	21,366	$12,000,000	$24,489,796
4	**2150 NW Miami Court**	0.54	23,522	$14,600,000	$27,037,037
5	**155 NE 10th St**	1.41	61,420	$88,750,000	$62,943,262
6	**220 NW 27th St**	1.14	42,800	$31,718,329	$27,823,096
7	**520-594 NW 26th St**	1.92	83,492	$54,000,000	$28,125,000
8	**1502 NE 1st St (6-property portfolio)**	0.82	35,719	$20,900,000	$25,487,805
	Average				**$30,851,886**


SIGNATURE BRIDGE TOWER
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NW 46th St
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Bay Vista Park Amd
Miami Design District
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Bay Vista Park
Princess Park
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NW Design Blvd
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NW 30th St
Eneida Massas Hartner Elementary
St James Park
Boulevard Park
Flagler Park
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NW 27th St
NW 26th St
NW 25th St
Park Place
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NW 24th St
Morris Park
Wynwood Industrial Complex
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Miami City Cemetery
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NW 17th St
NW 1st Ave
Jackson Memorial Hospital
NW 9th Ave
NW 7th Ave
NE 16th St
NW 15th St
NW 3rd Ave
NW 14th St
Highland Park
NW 1st Pl
NW 1st Ct
Chapman House
836
NW 12th St
395
Bicentennial Park Mover Station
NW 11th St
Culmer Station
NW North River Dr
NW 5th Ave
NW 2nd Ave
American Airlines Arena
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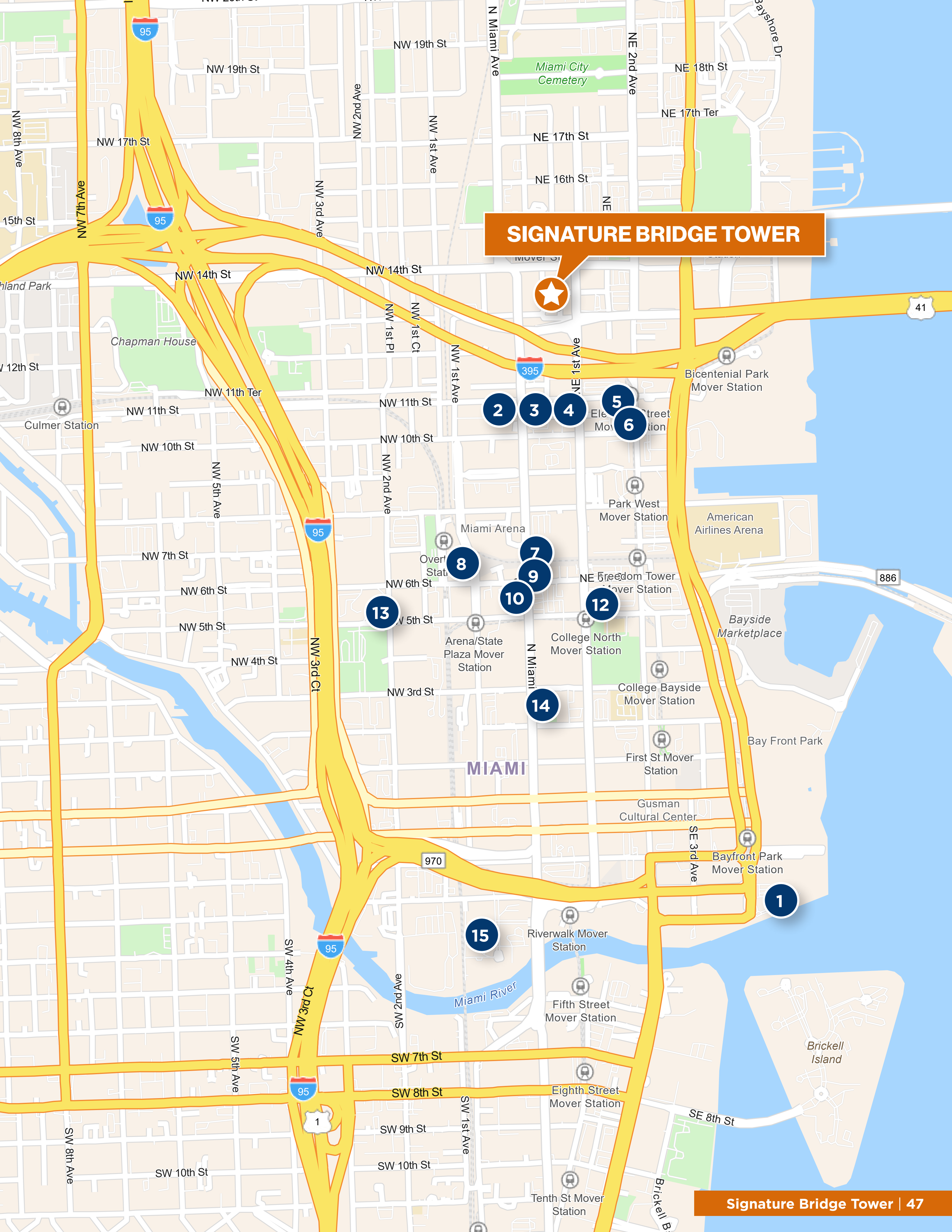
195
886
NW 7th St
Overtown Station
NW 6th St
NE 6th St
Freedom Tower Mover Station
NW 5th St
Arena/State Plaza Mover Station
College North Mover Station
Bayside Marketplace
NW 4th St

CONDO COMPARABLES

Pre-Construction Sales: Downtown Miami / Miami Worldcenter

#	Project	Launch	Completion	Stage	Units	% Sold	PSF
1	**One W12 Residences**	May-24	2027	Contract	372	85%	$1,150
2	**West Eleventh Residences**	Jan-23	2027	Contract	659	99%	$1,400
3	**E11even Hotel & Residences**	Feb-21	2026	Construction	400	100%	$1,070
4	**E11even Residences Beyond**	Nov-21	2027	Construction	550	100%	$1,400
5	**JEM Miami Worldcenter**	Oct-23	2027	Construction	274	40%	$1,350
6	**Legacy Miami Worldcenter**	Nov-19	2026	Construction	310	100%	$960
7	**Flow House**	Oct-24	2025	Construction	466	60%	$930
8	**600 Miami Worldcenter**	Oct-22	2026	Construction	606	100%	$1,060
9	**The Crosby Miami Worldcenter**	Jan-22	2025	Construction	450	100%	$870
10	**Okan Tower**	Nov-21	2027	Construction	399	75%	$1,140
11	**Waldorf Astoria**	Mar-21	2028	Construction	360	95%	$2,100
12	**501 First Residences**	May-21	2025	Construction	476	100%	$830
13	**HUB Miami**	Nov-23	2027	Construction	306	60%	$1,150
14	**District 225**	Jul-21	2025	Construction	343	100%	$800
15	**Faena Residences**	Oct-24	2028	Reservation	220	20%	$1,800
	AVERAGE				**413**	**82%**	**$1,201**



SIGNATURE BRIDGE TOWER
MIAMI
Miami City Cemetery
Chapman House
Culmer Station
Miami Arena
Arena/State Plaza Mover Station
College North Mover Station
College Bayside Mover Station
First St Mover Station
Gusman Cultural Center
Bayfront Park Mover Station
Bay Front Park
Bayside Marketplace
American Airlines Arena
Park West Mover Station
Bicentenial Park Mover Station
Freedom Tower Mover Station
Riverwalk Mover Station
Fifth Street Mover Station
Eighth Street Mover Station
Tenth St Mover Station
Miami River
Brickell Island
NW 19th St
NW 17th St
NW 14th St
NW 11th Ter
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NW 10th St
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NW 6th St
NW 5th St
NW 4th St
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SW 8th Ave
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05

Market Drivers


NO PARKING

MARKET DRIVERS

Signature Bridge Tower sits within a tightly clustered concentration of demand drivers that reinforce its long term residential thesis. Each driver below contributes a distinct piece of the demand picture, including public realm, employment, culture, sport, retail, and intermodal connectivity, and they compound rather than substitute for one another.

SIGNATURE BRIDGE AND UNDERDECK PARK

The reconstruction of the I-395 viaduct, paired with the Signature Bridge and the Underdeck linear park, is the most consequential public realm investment Miami has seen in a generation. The project knits together neighborhoods historically split by elevated highway and introduces nearly a mile of new programmed park space, including recreation, event lawns, plazas, and pedestrian connections, directly across the street from the property. Adjacency to this asset will durably reshape the residential value proposition at Signature Bridge Tower.

MIAMI WORLDCENTER

Miami Worldcenter is a 27 acre, $4 billion master planned district just south of the property, among the largest urban mixed use builds in the country. The development is delivering residential towers, hotels, office space, retail, and entertainment in successive phases, drawing national and international tenants and operators. The footfall, employment, and brand gravity of Worldcenter will continue to elevate residential demand throughout the Arts District and Edgewater for years to come.

KASEYA CENTER

Home to the Miami Heat and one of the busiest concert venues in South Florida, the Kaseya Center hosts more than 80 non basketball events annually, ranging from A list tours to family programming and sporting events. The arena's year round event calendar drives consistent visitor traffic into the Arts and Entertainment District and supports both short term and long term housing demand in the immediate area.

MUSEUM PARK: FROST SCIENCE AND PAMM

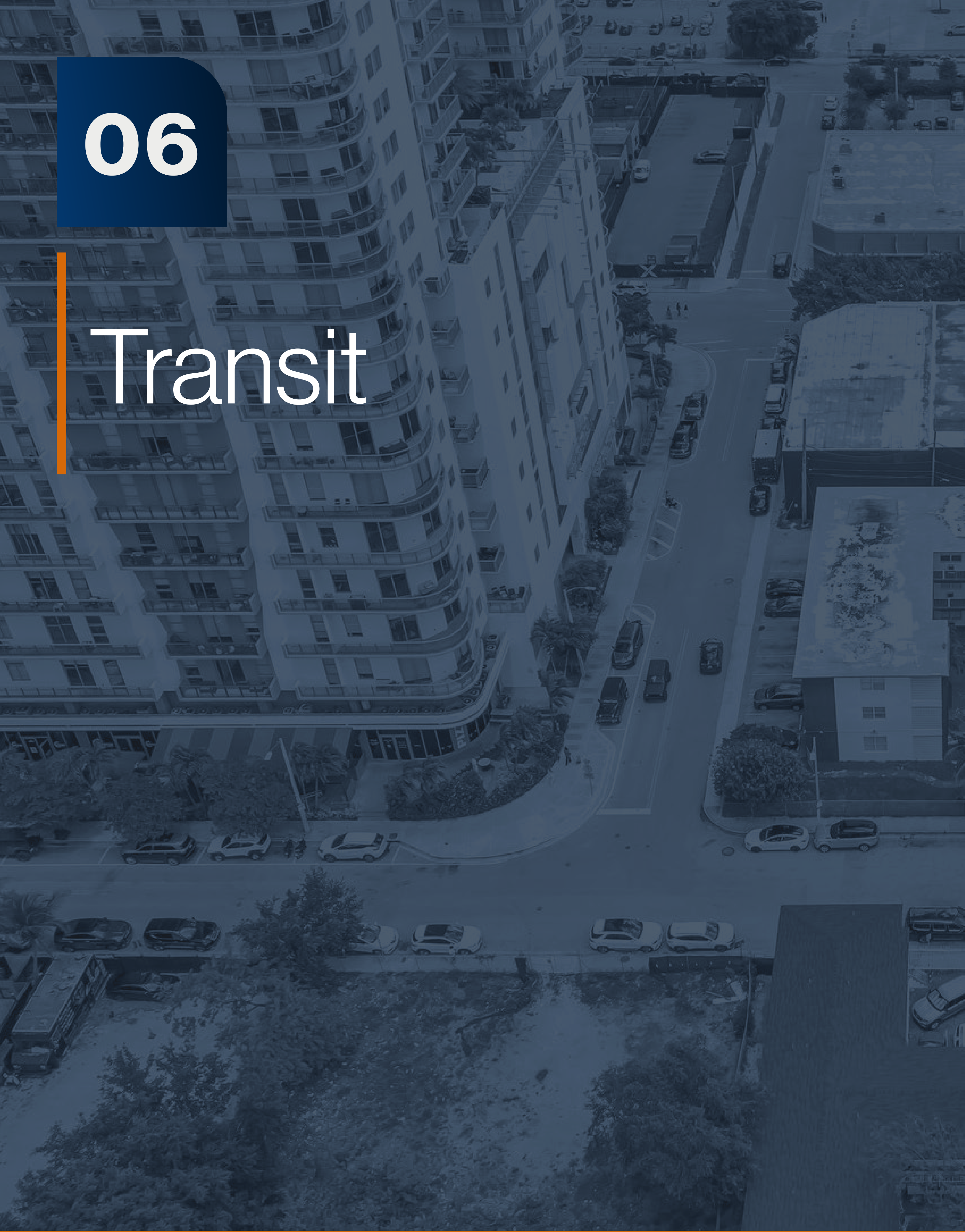
Museum Park anchors the Downtown waterfront with two flagship cultural institutions, the Phillip and Patricia Frost Museum of Science and the Pérez Art Museum Miami. The combination of programming, exhibitions, and a Biscayne Bay waterfront promenade creates an amenity package that supports premium residential pricing and reinforces Miami's positioning as a 24/7 urban environment.

BAYSIDE MARKETPLACE AND BAYFRONT ACTIVATION

Bayside Marketplace continues to draw a mix of residents, locals, and visitors with its waterfront retail, dining, and entertainment offerings. Ongoing investment along the Downtown waterfront, including the Skyrise project and continued Biscayne Boulevard improvements, is reinforcing the corridor's role as a defining piece of Miami's urban identity.

WYNWOOD, MIDTOWN, AND THE DESIGN DISTRICT

Just north and west of the property, Wynwood's gallery and creative scene, Midtown's daily needs retail core, and the Design District's luxury hospitality and shopping anchors form a contiguous lifestyle corridor. Residents at Signature Bridge Tower can reach all three on foot or by short ride, giving the property an unusually deep amenity footprint.



06

Transit

REGIONAL TRANSIT

Connectivity is one of the property's defining strengths. Three rail systems, including Brightline (intercity), Metrorail (regional rapid transit), and Metromover (downtown circulator), converge within a short distance, giving the future tower's residents a meaningful alternative to single occupancy vehicles and supporting the parking reductions available under RTZ, TOD, and Live Local.

BRIGHTLINE / MIAMICENTRAL

MiamiCentral is South Florida's primary multimodal hub and the southern terminus of the Brightline intercity rail system. Brightline links Miami to Aventura, Boca Raton, Fort Lauderdale, West Palm Beach, and Orlando, and it integrates directly with Metrorail, Metromover, and Tri Rail at the same complex. Brightline ridership currently exceeds 280,000 monthly riders, with continued year over year growth as Florida's population scales.

ADRIENNE ARSHT CENTER METROMOVER STATION

The Adrienne Arsht Center Metromover Station sits within an easy walk of the property. The Metromover is fare free, runs from 5 AM to midnight, and arrives every 90 seconds to 3 minutes during peak periods, connecting the Arts District to Downtown, Brickell, Government Center, and back to MiamiCentral. The system records over 600,000 monthly boardings, with the highest utilization concentrated at downtown and Brickell stations.

METRORAIL AT GOVERNMENT CENTER

Metrorail's Orange and Green Lines, accessed via transfer at Government Center, link the property to Brickell, the Health District, Coral Gables, South Miami, Kendall, Hialeah, and Miami International Airport. Metrorail moves more than 1.1 million riders per month, with strong weekday utilization driven by commuter demand.

AIR AND SEA CONNECTIVITY

Miami International Airport, one of the busiest international gateways in the United States, is roughly fifteen minutes from the site, while PortMiami, the world's largest cruise terminal, is similarly close via the MacArthur Causeway. For a market with deep international and high net worth resident bases, this combination of access matters.

07

Market & Submarket Overview

MARKET & SUBMARKET OVERVIEW

Miami Multifamily

Miami remains one of the most institutionally followed multifamily markets in the country, supported by structural population growth, ongoing in migration from higher cost coastal markets, and broad based employment expansion across financial services, technology, healthcare, and tourism. The market has matured into a dense, urbanized rental environment with high entry barriers, elevated replacement cost, and persistent renter demand.

Vacancy has ticked higher recently as a concentrated wave of luxury deliveries works through lease up, but underlying absorption has remained positive, and the trend in new starts has slowed materially. As the supply pipeline thins from current peaks, well located, transit anchored urban product is positioned to capture outsized share of stabilizing demand. Sites with executable approvals, like Signature Bridge Tower, are especially well positioned for the next cycle.

Downtown Miami / Edgewater Submarket

Downtown Miami and Edgewater together form one of the most resilient urban rental submarkets in South Florida. Anchored by transit, walkability, and adjacency to Brickell and Wynwood employment, the submarket has consistently captured a disproportionate share of new high rise demand. Although near term vacancy reflects elevated deliveries, rents within the urban core continue to command a premium relative to the broader Miami metro, and limited remaining infill land is structurally constraining future supply. These dynamics support long term pricing power on well located, infill development sites.

Retail

Downtown Miami retail is increasingly powered by residential density, tourism, and daily commuter flow rather than traditional office tenancy. Ground-floor retail integrated into mixed-use towers — particularly food-and-beverage and service-oriented operators — is consistently outperforming standalone retail. The approved 1,060 SF retail allocation at Signature Bridge Tower is sized for a single curated operator, supporting a streetwall presence along NE Miami Court that complements the Underdeck Park frontage and reinforces the residential leasing experience.

DEMOGRAPHICS

The 1 mile catchment around Signature Bridge Tower displays one of the most attractive demographic profiles in South Florida, with high median income, rapid forecasted population growth, and a renter dominant household composition that aligns directly with the demand pool for new Class A rental product.

	1 Mile	3 Miles	5 Miles
Population			
2025 Population	47,456	284,890	527,358
2030 Population	65,984	318,193	564,544
Annual Growth Rate (2024 to 2029)	6.81%	2.24%	1.37%
2025 Daytime Population	51,699	354,234	641,940
Households			
2025 Households	23,541	133,134	235,989
2030 Households	33,613	152,874	258,169
Renter Occupied Share	58.8%	63.6%	58.0%
Income and Value			
2025 Median HH Income	$91,042	$71,359	$67,478
2030 Median HH Income	$103,063	$84,137	$78,781
2025 Per Capita Income	$64,197	$56,223	$51,831
2025 Median Home Value	$617,021	$623,297	$607,366
2025 Median Age	35.3	38.6	40.2

Two figures stand out. First, the 1 mile population is projected to grow at a 6.81% annual rate through 2029, a pace that materially outpaces the broader Miami MSA and reflects the supply of new urban housing units coming online in the surrounding area. Second, the 1 mile renter occupied share of nearly 59% (rising to 63.6% within three miles) reflects a structurally renter dominant market, supportive of long hold institutional rental product with deep absorption pools.


RENT
305 800 6000

INVESTMENT THESIS

Signature Bridge Tower brings together a combination of attributes that the institutional development market actively seeks but rarely finds in a single offering:

APPROVAL IN HAND.

An executable site plan for 378 multifamily units across 50 stories, meaningfully de risked against the typical 12 to 24 month entitlement timeline.

INCOME THROUGH PREDEVELOPMENT.

A fully leased 35 unit walk up generates carry while design, financing, and permitting advance.

YIELD OPTIONALITY.

Live Local, RTZ, the Omni overlay, and TOD parking reductions remain available to a buyer underwriting for greater density.

PUBLIC REALM TAILWIND.

Direct adjacency to the Signature Bridge and Underdeck Park transforms the property's residential value proposition over the hold.

BEST IN CLASS CONNECTIVITY.

Three rail systems within a short walk; minutes to MIA, PortMiami, Miami Beach, and Brickell.

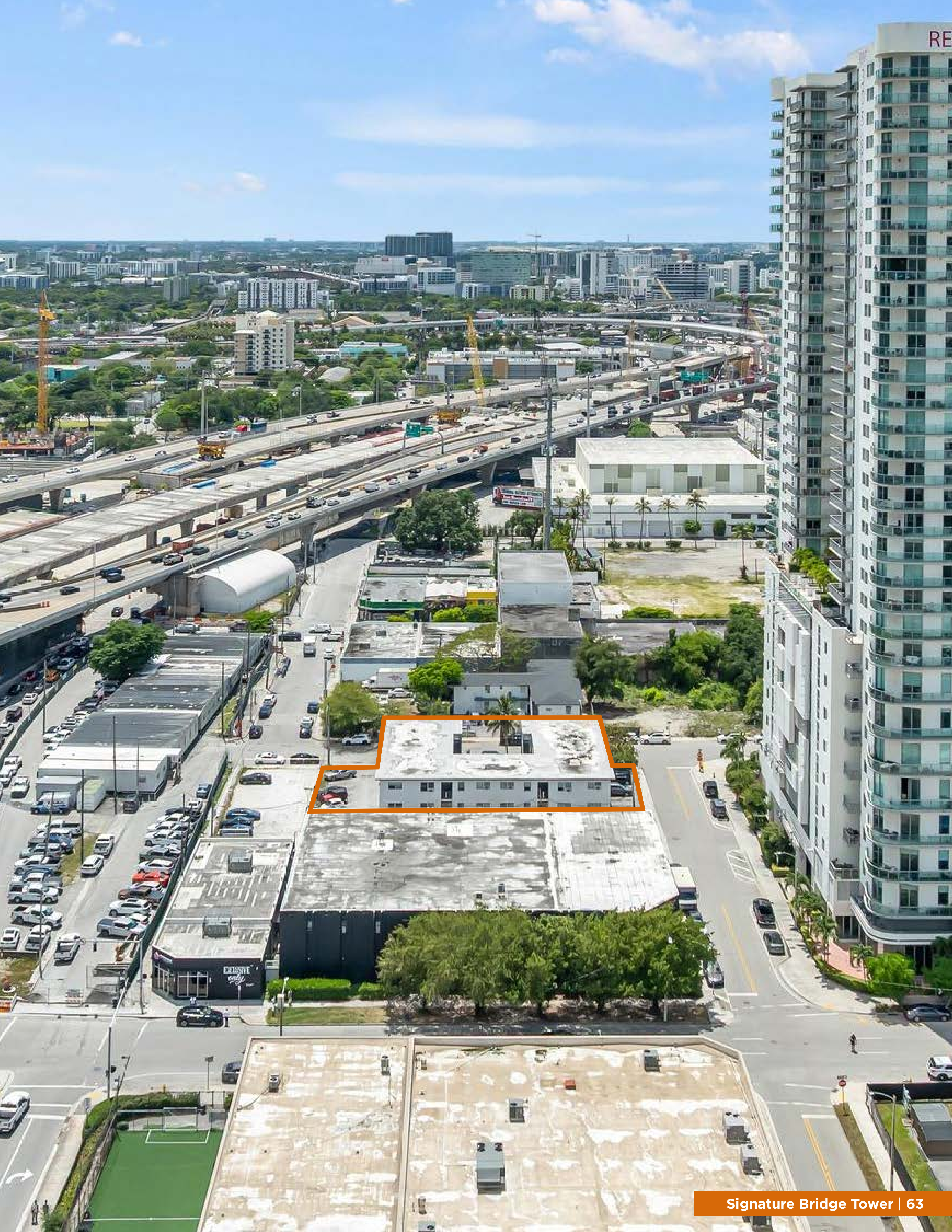
DEMAND ALIGNED DEMOGRAPHICS.

Rapid household formation, rising incomes, and a renter dominant 1 mile catchment.

TAX ADVANTAGED CAPITAL.

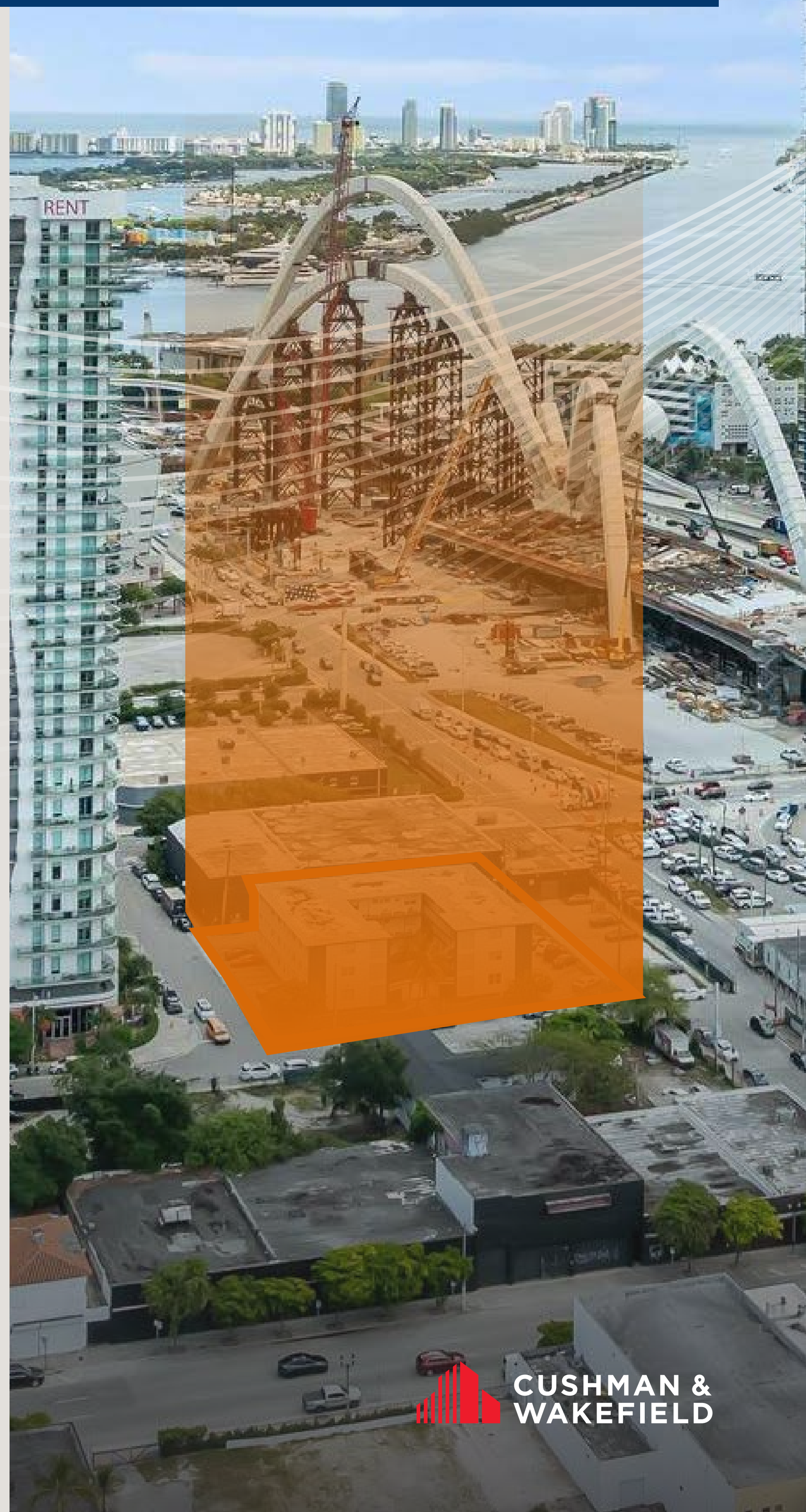
Opportunity Zone exclusion plus Live Local property tax exemption pathways materially enhance long hold IRR.

Together, these attributes position Signature Bridge Tower as one of the most institutionally relevant and executable multifamily development opportunities currently available in Miami's urban core.


EXCLUSIVE
only

SIGNATURE BRIDGE TOWER

1315 NE MIAMI COURT | MIAMI, FL 33132



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CUSHMAN & WAKEFIELD