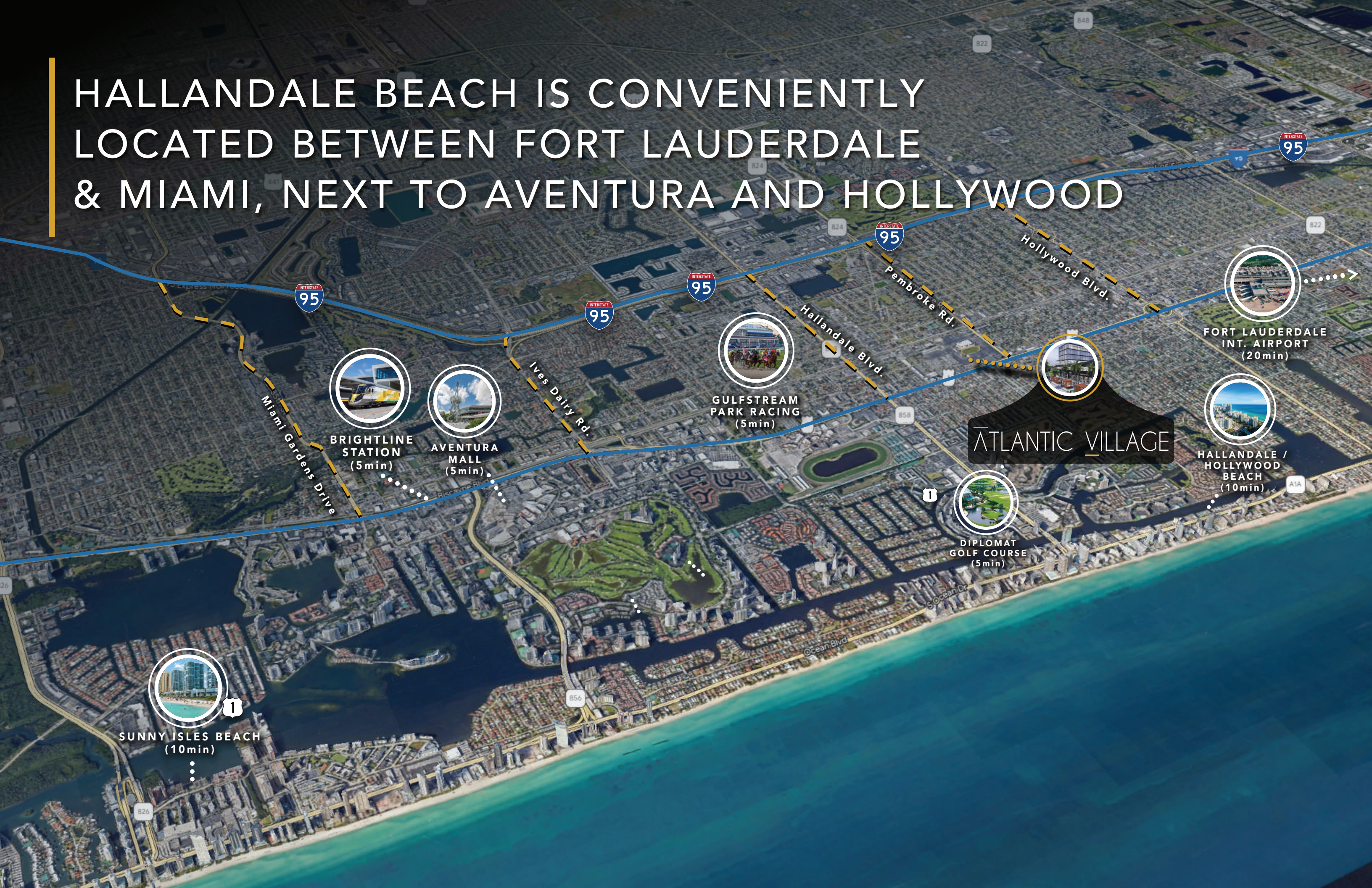


ATLANTIC VILLAGE PROFESSIONAL CENTER

ISGWORLD[®]



HALLANDALE BEACH IS CONVENIENTLY LOCATED BETWEEN FORT LAUDERDALE & MIAMI, NEXT TO AVENTURA AND HOLLYWOOD



SUNNY ISLES BEACH
(10min)

BRIGHTLINE
STATION
(5min)

AVENTURA
MALL
(5min)

GULFSTREAM
PARK RACING
(5min)

DIPLOMAT
GOLF COURSE
(5min)

ATLANTIC VILLAGE

HALLANDALE /
HOLLYWOOD
BEACH
(10min)

FORT LAUDERDALE
INT. AIRPORT
(20min)



AVENTURA 1970



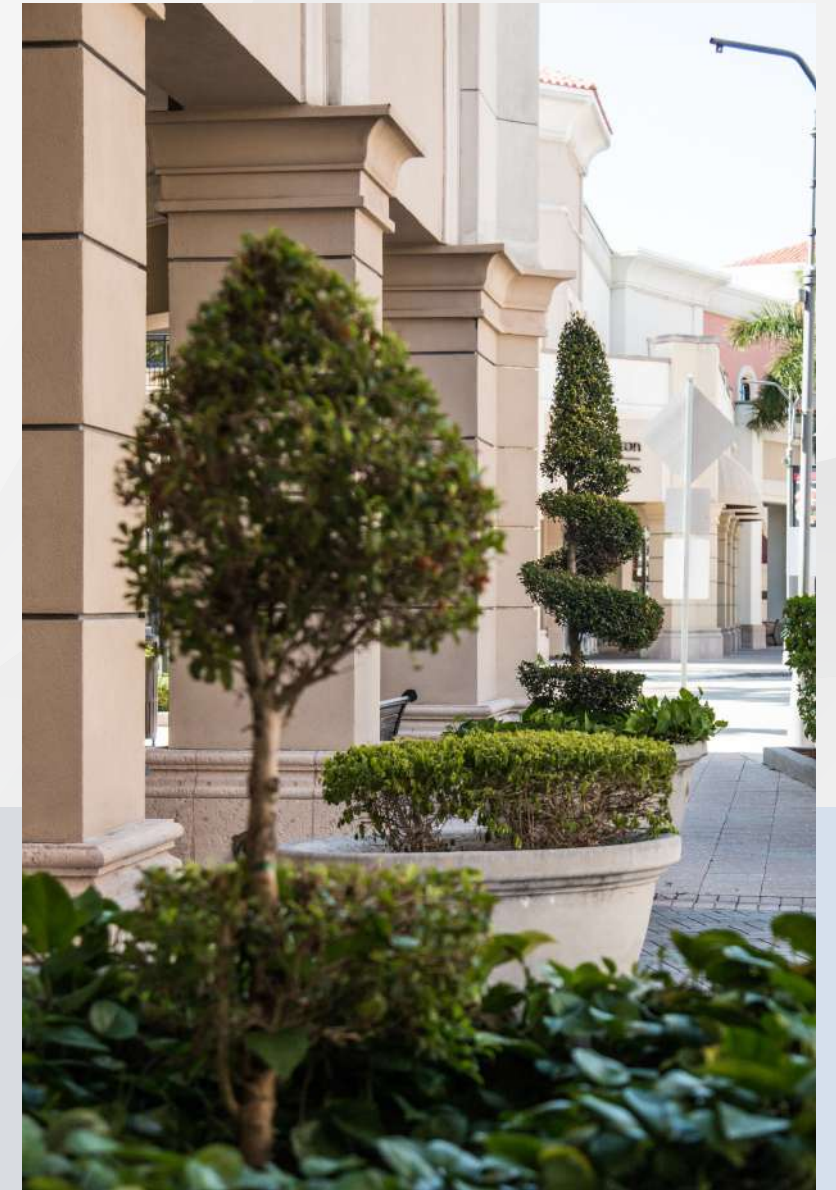
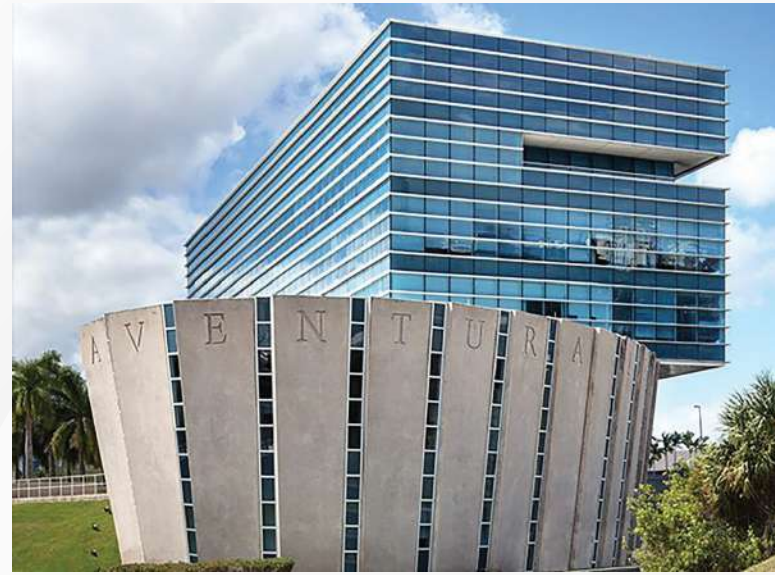
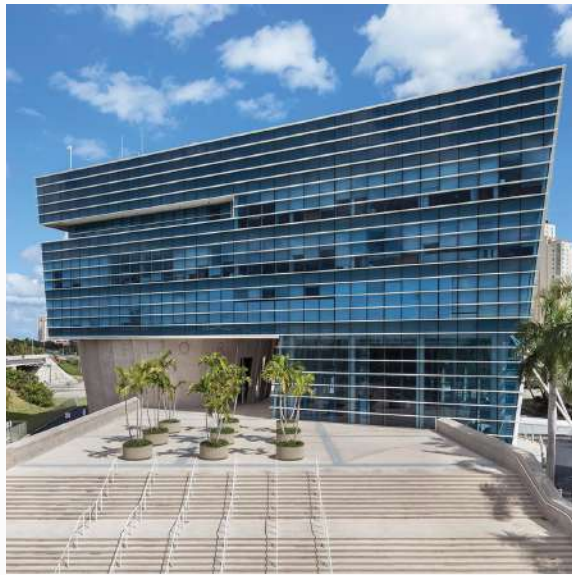
AVENTURA 2023

BRIGHTLINE NOW OPEN

OFFERS SERVICE AT THE AVENTURA STATION
TO MIAMI, FORT LAUDERDALE, BOCA RATON,
WEST PALM BEACH, AND NOW ORLANDO

AVENTURA MALL

THIRD HIGHEST GROSSING
SHOPPING MALL IN THE U.S.





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HALLANDALE BEACH

A LOCATION

FOR PROGRESS, INNOVATION
AND OPPORTUNITY

ATLANTIC VILLAGE

SHELL BAY
PRIVATE GOLF COURSE

PHASE
4

PHASE
3

PHASE
2

PHASE
1

FOUNTAINBLEAU
DEVELOPMENT

13TH FLOOR
INVESTMENT

HALLANDALE IN 2023



ATLANTIC VILLAGE

PHASE
3

PHASE
2

PHASE
1

HALLANDALE IN 2022



ATLANTIC VILLAGE CURRENT TENANTS



ATLANTIC VILLAGE

MARKET
ANALYSIS

**SOUTH FLORIDA
BUSINESS JOURNAL**

**REPORT: AVENTURA, SUNRISE,
AND BOCA RATON AMONG
TOP U.S. CITIES FOR FUTURE
CORPORATE RELOCATIONS**



THE WALL STREET JOURNAL.

FLORIDA IS FAST BECOMING
THE SECOND HOME FOR
WALL STREET.

ELLIOTT®

Goldman
Sachs

Blackstone

Carl Icahn

CITADEL

OVER ~~122~~ U.S. COMPANIES HAVE COMMITTED TO MIAMI SINCE 2020

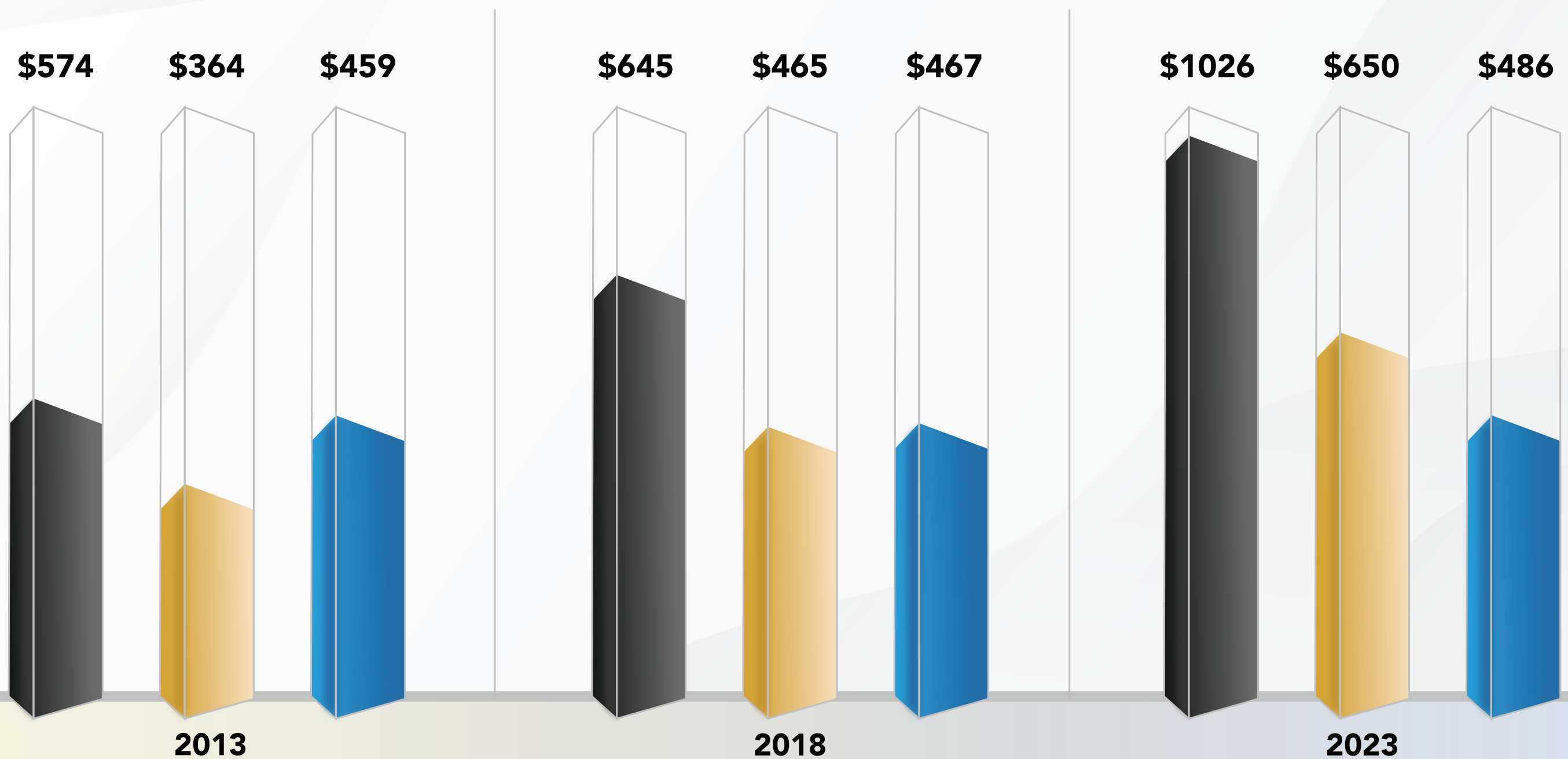
TODAY: **174**

10-YEAR PRICE APPRECIATION FOR TRADITIONAL CONDOS, OFFICE CONDOS AND CONDO-HOTELS IN AVENTURA, HALLANDALE & HOLLYWOOD BEACH

■ TRADITIONAL CONDOS

■ OFFICE CONDOS

■ CONDO-HOTELS

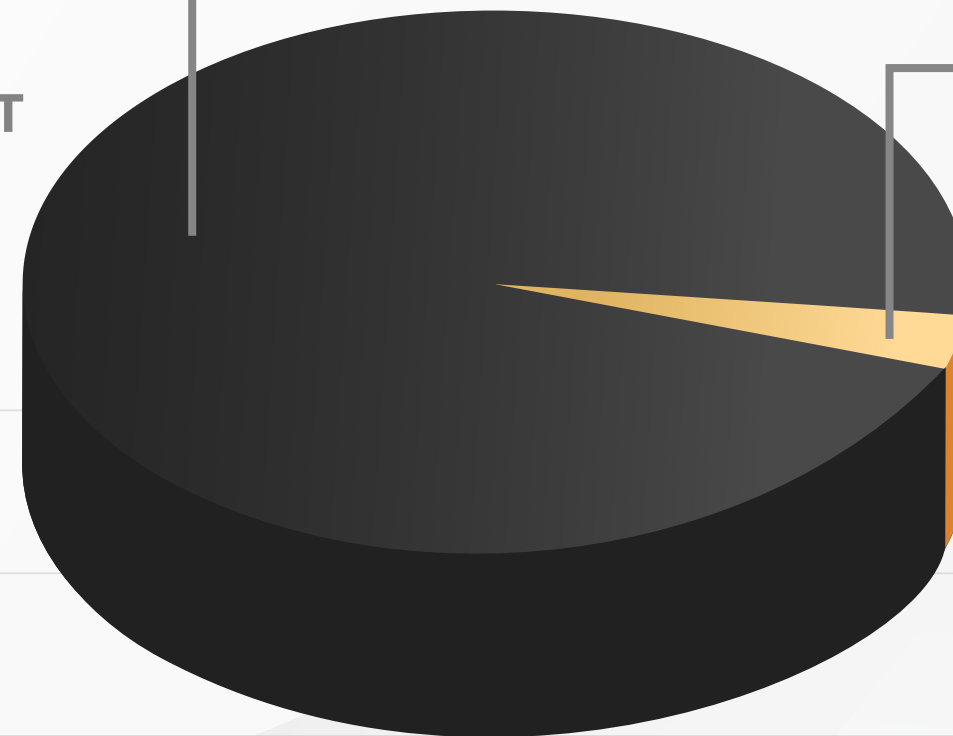


AVAILABILITY SUMMARY FOR OFFICE CONDOS BUILT SINCE 2012 IN AVENTURA, HALLANDALE & HOLLYWOOD BEACH

■ TOTAL SQFT SOLD / LEASED

■ TOTAL SQFT UNSOLD

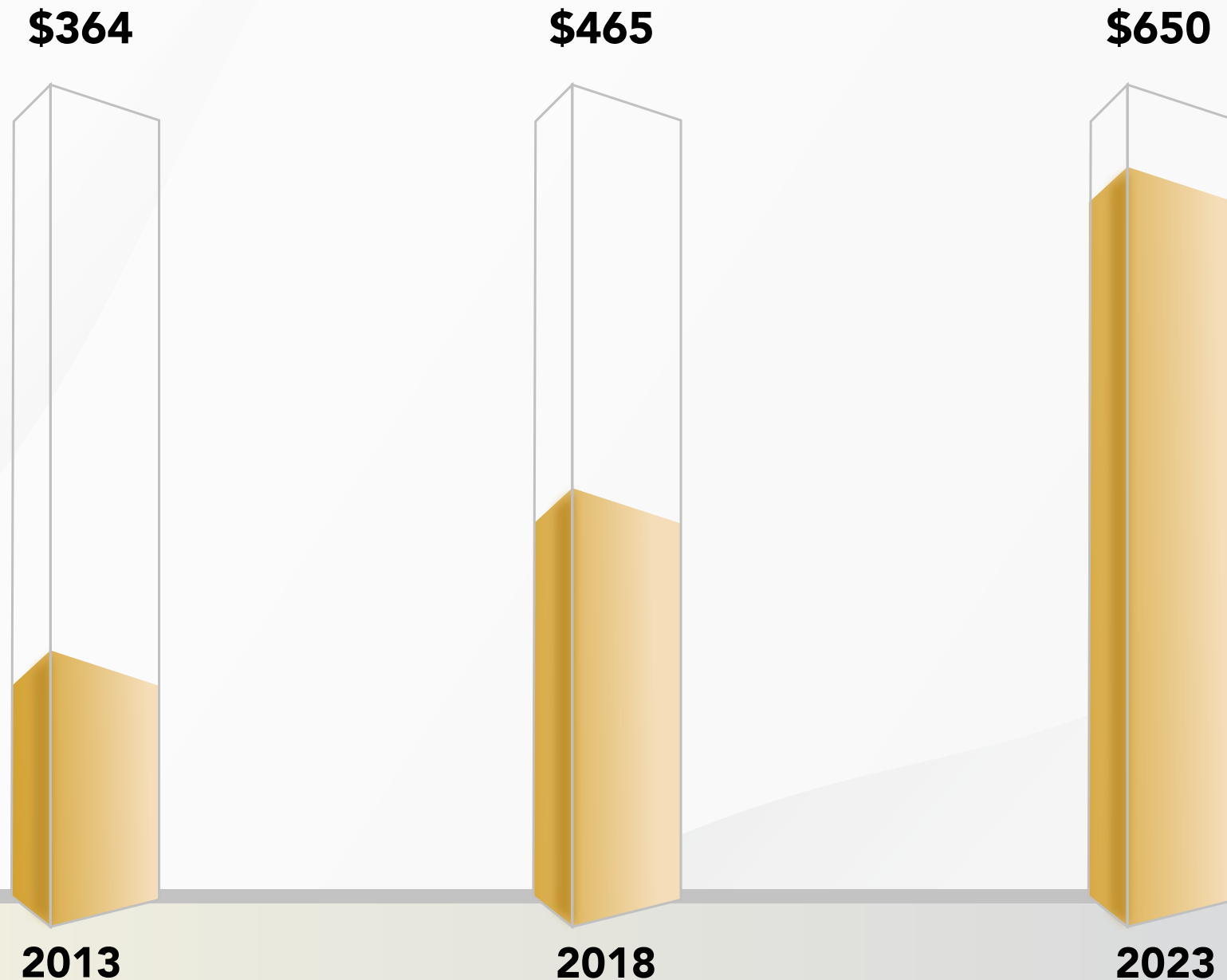
99%
1,790,497
TOTAL SQFT



1%
12,516
TOTAL SQFT
UNSOLD (RESALES)
8 ACTIVE LISTINGS

10 YEAR PRICE APPRECIATION FOR OFFICE CONDOS BUILT SINCE 2012 IN AVENTURA, HALLANDALE & HOLLYWOOD BEACH

■ AVG. SALES PRICE PSF

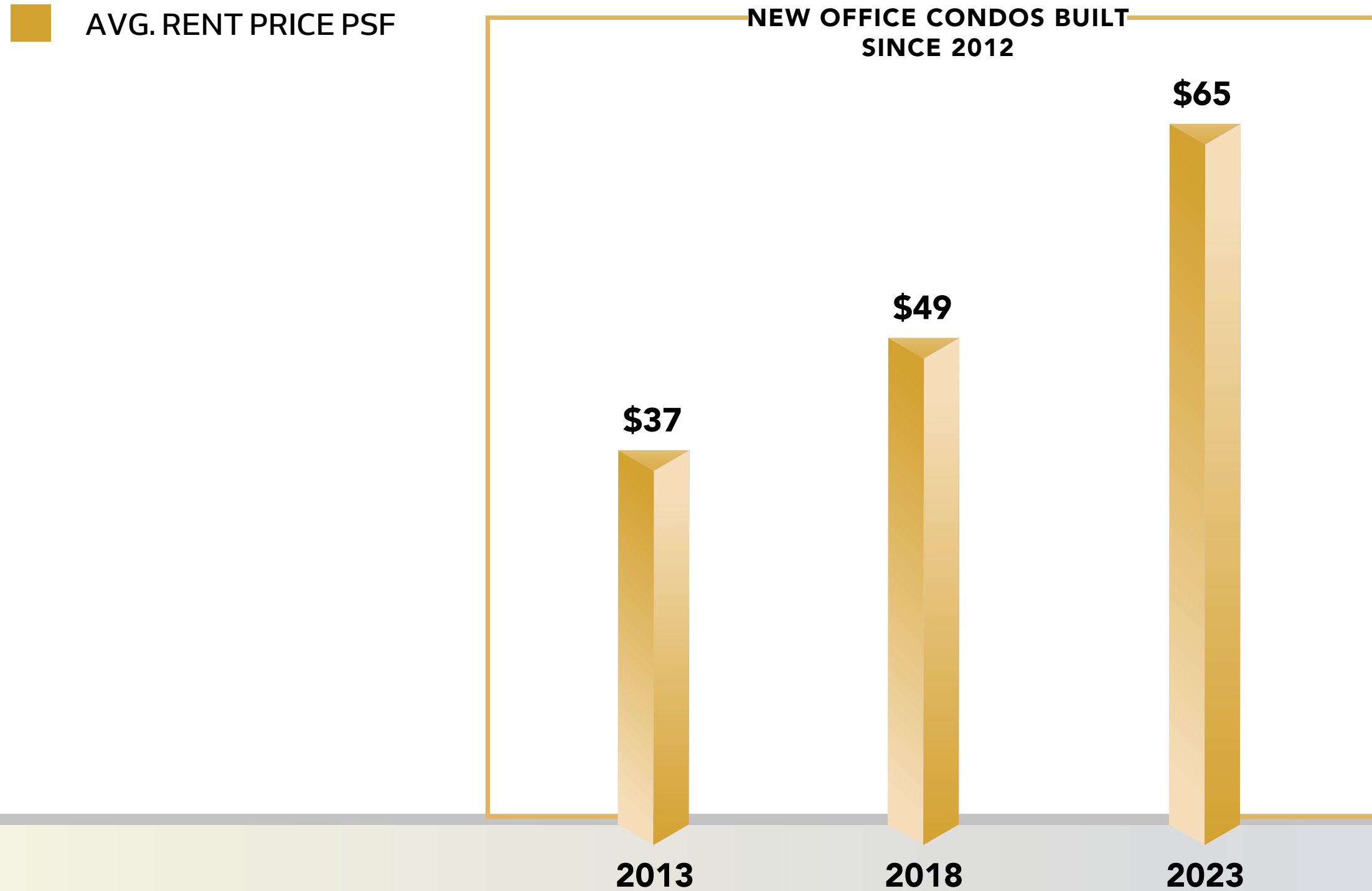


SOURCE: COSTAR

78%
10 YEAR APPRECIATION

8%
AVG. YEARLY APPRECIATION

AVERAGE RENT PER SQFT FOR 4 & 5 STAR OFFICE CONDOS BUILT IN AVENTURA

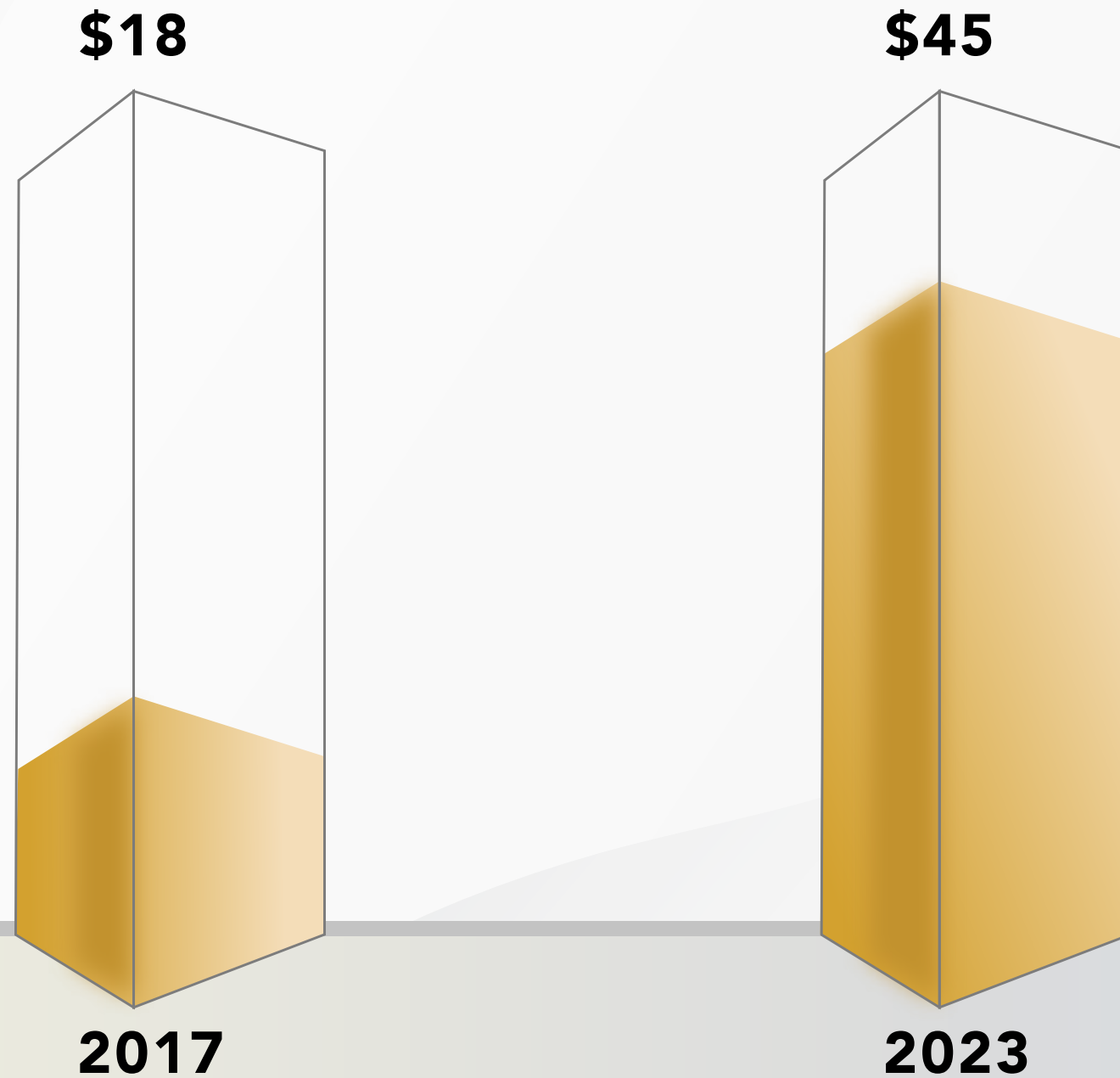


ATLANTIC VILLAGE

RENTAL
ANALYSIS

ATLANTIC VILLAGE RENTAL PRICE APPRECIATION

■ AVG. RENT PRICE PSF



60%
TOTAL APPRECIATION
SINCE 2017

10%
PER YEAR

ASSUMPTIONS

ATLANTIC VILLAGE

UNIT 801

2,345 SQFT \$1,507,148

TI \$80.00 \$187,600

TOTAL \$1,694,748

Annual rent NNN \$45.00 \$105,525

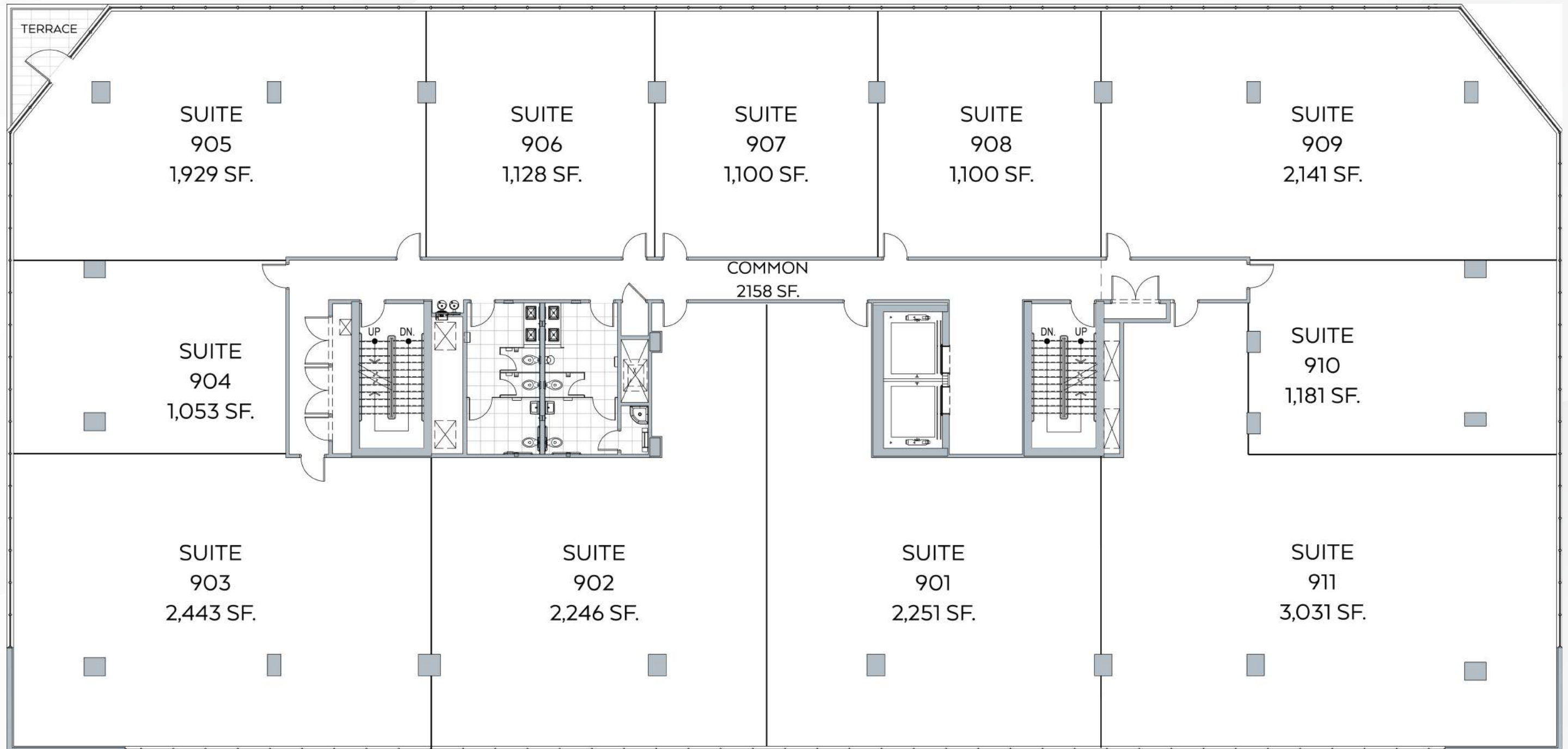
IRR CASH ON CASH		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	SALE 5% CAP
10.8%	\$1,694,748	\$105,525	\$108,690	\$111,952	\$115,310	\$118,769	\$2,375,386
\$1,240,885		6.2%	6.4%	6.6%	6.8%	7.0%	

IRR WITH LEVERAGE 50%	5% RATE						
16.1%	(\$847,374)	(\$42,369)	(\$42,369)	(\$42,369)	(\$42,369)	(\$42,369)	(\$847,374)
\$1,029,041		\$63,156	\$66,322	\$69,583	\$72,941	\$76,401	\$1,528,012
		7.5%	7.8%	8.2%	8.6%	9.0%	

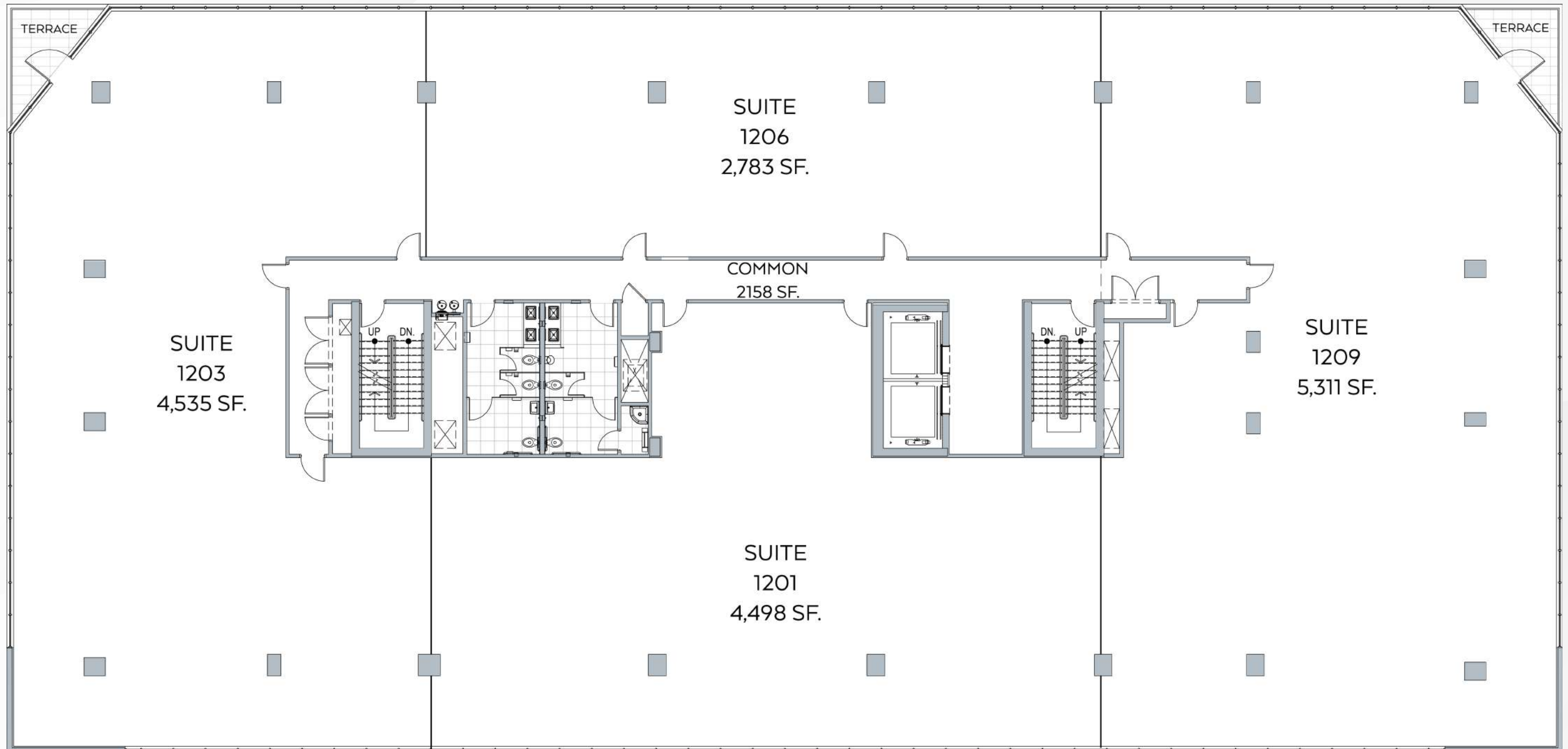
ATLANTIC VILLAGE

FLOOR
PLANS

9TH FLOOR



12TH FLOOR



CLASS "A"
OFFICE CONDO
EST. COMPLETION
Q4-2023

ATLANTIC VILLAGE



CLASS "A"
OFFICE CONDO
EST. COMPLETION Q4-2023

ATLANTIC VILLAGE

SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW





ATLANTIC VILLAGE

BENEFITS OF
OWNERSHIP





» LEASE TERMS

5 - 10 years leasing contracts versus 1 year with residential leases.

» SIGNIFICANT SAVINGS

The annual cost of office condominium ownership is less than the cost of leasing. Current market lease rates far exceed the annual office condominium carrying

» CREDIT WORTHY TENANTS

Tenants are backed by strong guarantors, reducing the risk of rental payment default therefore ensuring the stability of the investment.

» LOWER MANAGEMENT / MAINTENANCE COSTS

Tenants assume repair costs throughout the term of their lease.

» UNIQUE OPPORTUNITY TO OWN

Previous phases built by developer have only been available for leasing.

MEET THE DEVELOPER

40+
YEARS EXPERIENCE

16.6M
SQFT DEVELOPED



DIAMANTE SANTA FE

SANTA FE, CIUDAD DE
MÉXICO / 2004



PARQUE INTERLOMAS

INTERLOMAS, ESTADO DE
MÉXICO / 2012



DIAMANTE PUERTA DE HIERRO

ZAPOPAN, JALISCO
MEXICO / 2017



SOFITEL MEXICO CITY REFORMA

CUAUHTÉMOC, CIUDAD DE
MÉXICO / 2019

SQUARE FEET DEVELOPED:

• **HOSPITALITY** - 88,283 SQM

• **OFFICES AND COMMERCIAL SPACES** - 328,775

• **RESIDENTIAL** - 1,128,059 SQM



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