



ARTISTS' CONCEPT



# NATIVO™ / MIAMI



# THE NEW WAY TO OWN

PURPOSEFULLY DESIGNED,  
BUILT AND LICENSED FOR  
HOME SHARING



WHAT IS NATIIVO?

# STRENGTH / FREEDOM / FLEXIBILITY /

NATIIVO COMBINES THE WARMTH OF A HOME WITH AN IMMERSIVE, LOCAL HOSPITALITY EXPERIENCE TO OFFER PEOPLE A UNIQUE WAY TO LIVE AND STAY.

By combining the local atmosphere of a homestay with the service, security, and consistency of a hotel, Natiivo fills a gap in the hospitality landscape by delivering a unique, forward-thinking option for people with a modern, flexible lifestyle.

Resident-owners also have the advantage of being able to maximize on their real estate by renting units on a short term basis, when they aren't using their home, on any home sharing platform they prefer.

## NATIIVO EMBODIES THE LOCATION

- / Each Natiivo embodies the quintessential character of its location
- / We celebrate each city's makers and doers by including them into the Natiivo experience

## NATIIVO DESIGNS FOR DOMESTICITY

- Intimate spaces for living, not just staying - with:
- / Full kitchen with oven, dishwasher, refrigerator, range & microwave
  - / Owners closet
  - / Washer & dryer in every unit
  - / Plenty of room to spread out
  - / Expansive balconies

## NATIIVO FOSTERS SOCIAL CONNECTION

- / More than a place to stay—a launching pad for local insight, events, and culture
- / Creating spaces to work, play and socialize

## NATIIVO'S EVERYDAY LUXURIES

- / Thoughtful amenities – premium bed linens, comfortable robes and slippers





NATIIVO™ / MIAMI

# SHORT TERM, LONG TERM, YOUR TERMS.

NATIIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,  
USING ANY HOME SHARING PLATFORM.

FREEDOM IS YOURS – ANYTIME. ANYWHERE.

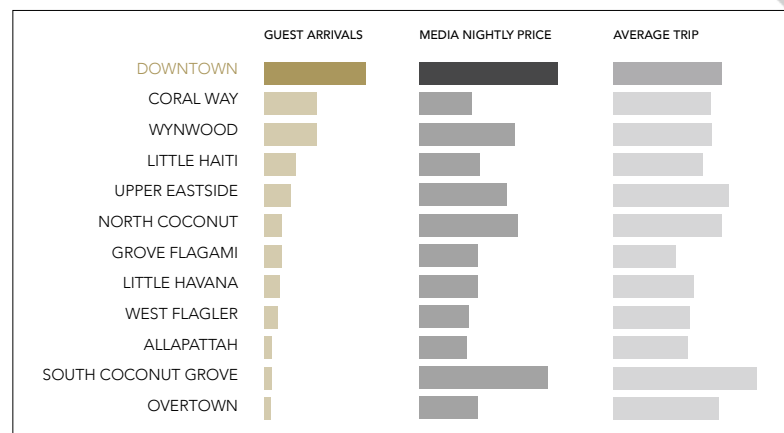
# HOME SHARE ADVANTAGE

"THE AIRBNB MOVEMENT HAS CHANGED THE WAY PEOPLE EXPERIENCE THE WORLD"

- JOE GEBBIA COFOUNDER & CPO OF AIRBNB

## THE MIAMI TIMES :

Miami Short Term Rental Activity by Market reports Downtown Miami as highest in Guest Arrivals, Median Nightly Price (ADR) and Average Trip Length (in days).



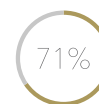
## IPROPERTYMANAGEMENT.COM :

- / \$57.7 billion: projected vacation rental revenue for 2019
- / 297.2 million: total vacation rental users worldwide
- / Vacation rentals are expected to topple the hotel industry by year 2020
- / Millennials are predicted to spend \$1.4 trillion on travel each year by 2020. They are more likely to choose short-term rentals over hotels for their stays



## 1 IN 4 AMERICANS

Report engaging with short-term rental platforms (23%), up 277% from 6%, over a ten year period



## 71% OF TRAVELERS WITH CHILDREN

Said access to cooking their own meals was a major reason they chose a vacation rental



## GLOBAL SHORT-TERM RENTAL SALES

By 2022 are projected to reach \$132.5 billion and 10 million listings, nearly triple what they were in 2012

## AIRDNA :

Miami is in the top 25 markets for Short Term Rental (STR) listings, by revenue

# THE RISE OF DOWNTOWN MIAMI /



**PEREZ ART MUSEUM MIAMI**  
200,000 VISITORS / YEAR

**FROST SCIENCE MUSEUM**  
600,000+ VISITORS / YEAR

**MUSEUM PARK**  
EST. 1 MM VISITORS/YEAR

**AMERICAN AIRLINES ARENA**  
1.7 MM ATTENDEES / YEAR

**PORT OF MIAMI**  
6 MILLION+ PASSENGERS/YEAR

**SKYRISE MIAMI**  
3.2 MM PROJECTED VISITORS / YEAR

**BAYSIDE MARKETPLACE**  
15MM VISITORS / YEAR

**BAYFRONT PARK AMPITHEATER**  
3.5MM VISITORS / YEAR

**ADRIENNE ARSHT CENTER**  
500,000 VISITORS / YEAR

**MIAMI WORLD CENTER**  
SHOPPING MALL  
500,000 PROJECTED VISITORS/YEAR

**VIRGIN TRAINS USA**  
10 MM PROJECTED VISITORS

**MIAMI-DADE COLLEGE**  
30,000 STUDENTS



# THE MIAMI ADVANTAGE

## ADRIENNE ARSHT CENTER /

500,000 VISITORS / YEAR

Miami's architectural gem and one of the largest performing art centers in the United States.

## SKYRISE MIAMI /

3.2M PROJECTED VISITORS / YEAR

Touted as the iconic skyscraper symbol of 21st century Miami, the 1,000 foot high vertical entertainment center located in Downtown Miami is due to be completed in 2023.

## MIAMI WORLD CENTER /

500,000 PROJECTED VISITORS / YEAR

At a sprawling 30 acres, this vibrant new center is one of the largest private master-planned projects in the U.S. Bringing new energy to downtown with a diverse blend of urban land use including retail, hospitality, residential, and commercial space, it is projected to be near completion in 2021.

## AMERICAN AIRLINES ARENA /

1.7M ATTENDEES / YEAR

The premier sports and entertainment complex located downtown, home to the NBA's Miami Heat and 80+ non-basketball events per year including A-list concerts, family shows, sporting events, National Conferences and more.

## PEREZ ART MUSEUM MIAMI /

200,000 VISITORS / YEAR

A 200,000 square foot modern and contemporary museum dedicated to collecting and exhibiting international art of the 20th and 21st centuries.

## PHILLIP & PATRICIA FROST MUSEUM OF SCIENCE /

600,000+ VISITORS / YEAR

A planetarium, aquarium and science museum in Downtown Miami's Museum Park.

## MIAMI DADE COLLEGE /

30,000 STUDENTS

## ONE THOUSAND MUSEUM /

\$7M AVERAGE UNIT PRICE

## BAYFRONT PARK /

3.5M VISITORS / YEAR

## AREA VISITORS /



### VIRGIN TRAINS USA

10M+ PROJECTED VISITORS / YEAR



### BAYSIDE MARKETPLACE

15M VISITORS / YEAR



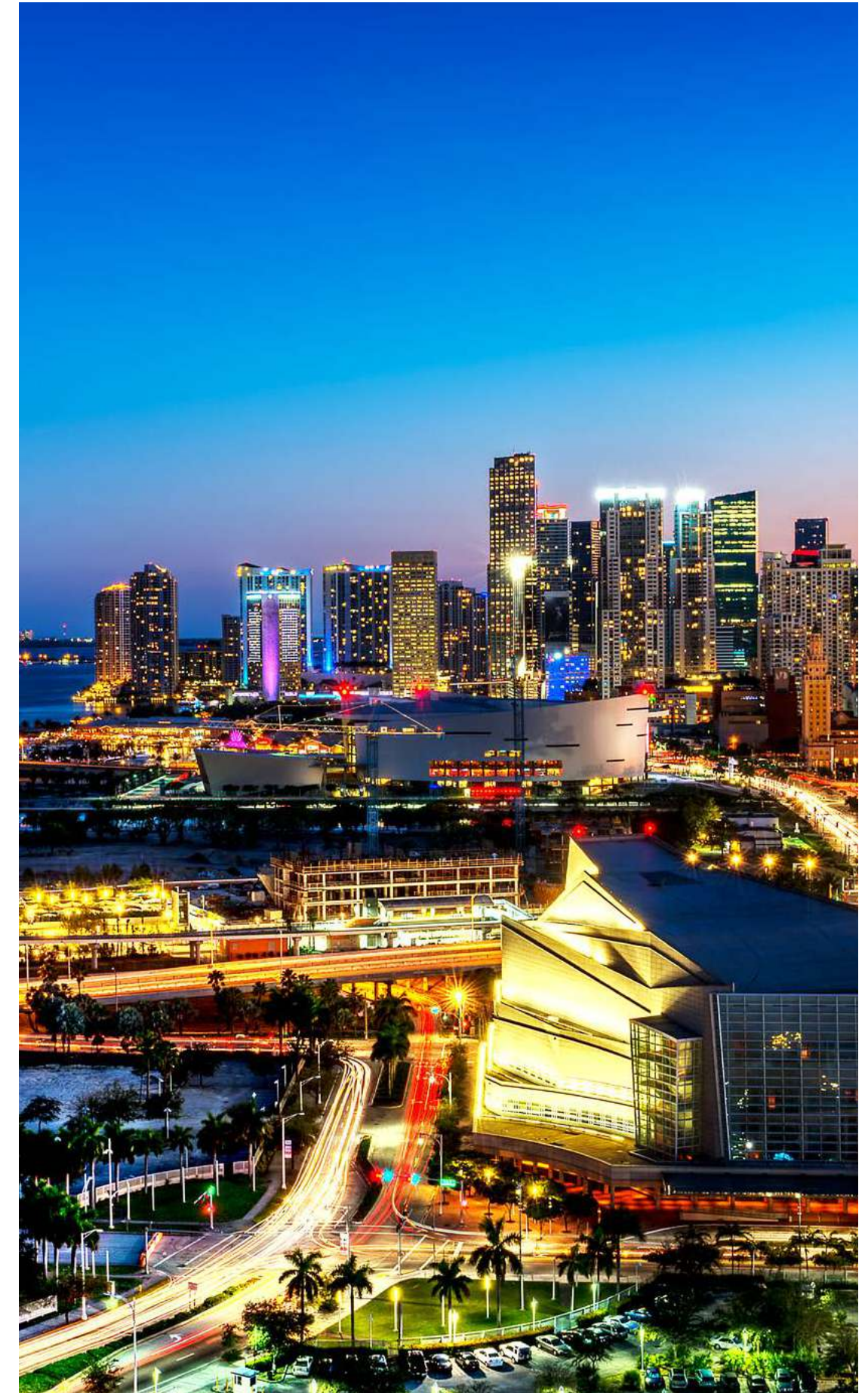
### MIA AIRPORT

22M ARRIVALS / YEAR



### MIAMI CRUISE PORT

6M+ PASSENGERS / YEAR



# GREATER MIAMI TOURISM (2018)

## HOTEL INDUSTRY /

- / Miami-Dade Travel & Hospitality industry employed a record 142,100 people
- / Sold a record 15.6M hotel room nights (+1.5% YOY)

## GREATER MIAMI & BEACHES /

- / Ranked among the top 10 in all major categories compared against the Top 25 US Hotel Markets by STR:
  - / #4 RevPar (revenue per available room)
  - / #4 ADR (average daily rate)
  - / #4 Hotel market in the country
- / Hotel market led the state in RevPar, Occupancy and ADR

## GREATER MIAMI / ATTRACTED 23.3M TOTAL VISITORS

- / Attracted a record 16.5M overnight visitors (+3.5% YOY)
- / Attracted 6.8M daytrippers
- / Visitors economic impact: \$18B
- / Key Feeder Markets: New York, Brazil, Columbia and Argentina
- / More than 35% of overnight visitors were international
- / Nearly half of overnight visitors who DID rent a house used a peer-to-peer site for booking with Airbnb used 97% of the time for Domestic guests and 77% of the time for International guests

## TRANSPORTATION /

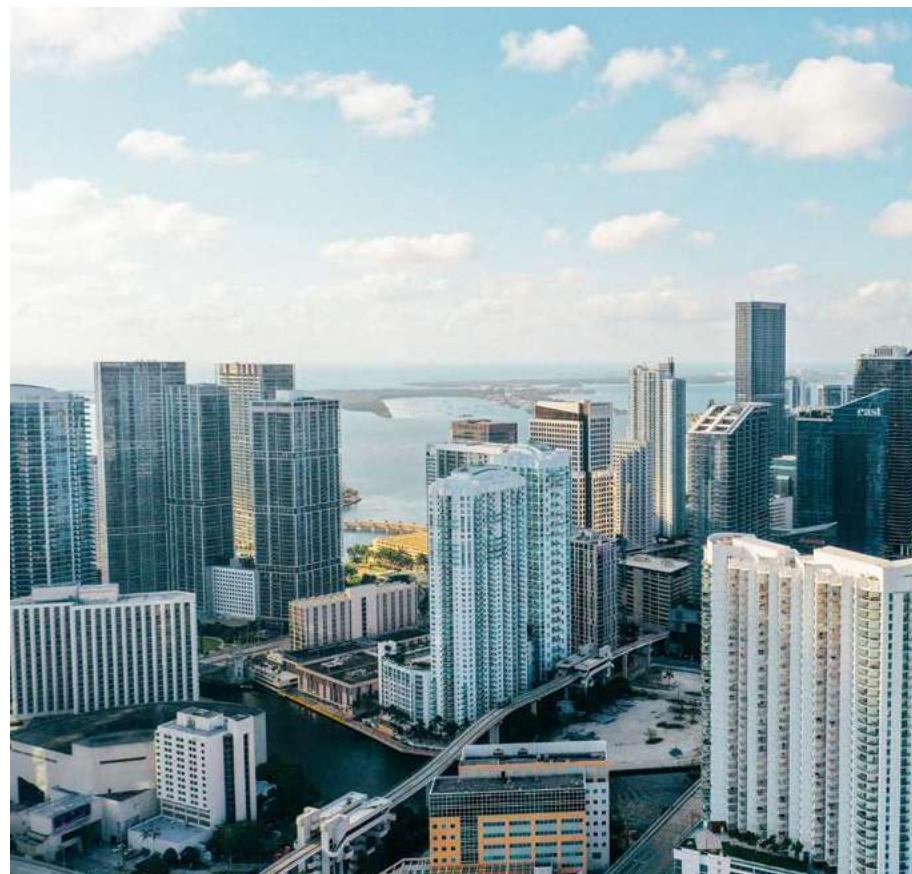
- / Downtown Miami Metromover
- / Downtown Miami Trolley
- / Downtown Miami was 2nd most visited neighborhood with 49% International visitors, 35% Domestic visitors and 44% FL Residents visiting

## ENTERTAINMENT /

- / Bayside Marketplace was among the most popular attractions visited, just behind Lincoln Road, with nearly just as many visitors (31 International, 18% Domestic, 12% FL Residents)
- / Downtown Miami was 2nd top neighborhood visited (behind Miami Beach) by total number of people visiting Miami

## CRUISE PASSENGERS /

- / 20% families
- / 3.8 avg party size
- / 51% repeat visitors (excluding FL Residents)
- / 1.7 Avg nights in Miami before and/or after cruise
- / Downtown Miami is the top neighborhood visited for this market: 40%







NATIIVO™ / MIAMI



NATIIVO™ / MIAMI



MASTERHOST



HOUSEKEEPING



VIP AMENITIES



FOOD AND BEVERAGE



NATIIVO APP

# THE NATIIVO MANAGED OPTION:

A TURN KEY SOLUTION

# NATIVO APP

## FEATURES /

Manage your rental calendar and earnings, schedule a home cleaning, submit service requests and more.

- / CHAT / MESSENGER / MASTERHOST
- / HOME SHARING EARNINGS PORTAL
- / HOME SHARING DEMAND CALENDAR
- / RESIDENT & BUILDING DOOR CONTROLS
- / ON-DEMAND SERVICES
- / REAL-TIME HOME SHARING RATE GUIDE
- / CALENDAR OF EVENTS & ACTIVITIES
- / REWARDS & PERKS
- / SERVICE & MAINTENANCE REQUESTS
- / AMENITY RESERVATIONS
- / ACCESS CONTROL
- / AND MORE!





# FREEDOM IS YOURS — ANYTIME

NATIIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,  
USING ANY HOME SHARING PLATFORM.

## YOUR PROPERTY ON ALL OR MOST OF THESE MAJOR LISTING SITES:

- |                                 |                               |                       |
|---------------------------------|-------------------------------|-----------------------|
| / Airbnb                        | / Resort Reservations         | / HomeAway.it         |
| / VRBO.com                      | / AllTheRooms                 | / HomeAway.com.mx     |
| / TripAdvisor                   | / Vacation Rental Supermarket | / HomeAway.nl         |
| / Expedia                       | / Vaystays                    | / HomeAway.no         |
| / Orbitz                        | / PerfectPlaces.com           | / HomeAway.pt         |
| / Hotels.com                    | / VRGuest                     | / HomeAway.se         |
| / Travelocity                   | / Vacayhero                   | / HomeAway.co.uk      |
| / Booking.com                   | / Abritel.fr                  | / HomeAway.com        |
| / Kayak                         | / HomeAway.at                 | / Homelidays.com      |
| / Priceline                     | / HomeAway.com.au             | / Homelidays.it       |
| / FlipKey                       | / AlugueTemporada.com.br      | / VacationRentals.com |
| / Tripping                      | / HomeAway.ca                 | / Rental Source       |
| / Trivago                       | / HomeAway.ca.fr              | / RentByOwner         |
| / Venere                        | / FeWo-direkt.de              | / Travelprorentals    |
| / Hotwire                       | / HomeAway.dk                 | / Agoda               |
| / Owner Direct Vacation Rentals | / HomeAway.es                 | / CoastRentals.com    |
| / Beachhouse.com                | / HomeAway.fi                 | / forGetaway.com      |



***ARQUITECTONICA***

ARCHITECTURE  
BY  
RENOWNED  
FIRM,  
ARQUITECTONICA





URBAN ROBOT ASSOCIATES

INTERIOR  
DESIGN BY  
URBAN ROBOT



# ENTRY WAY



# LOBBY

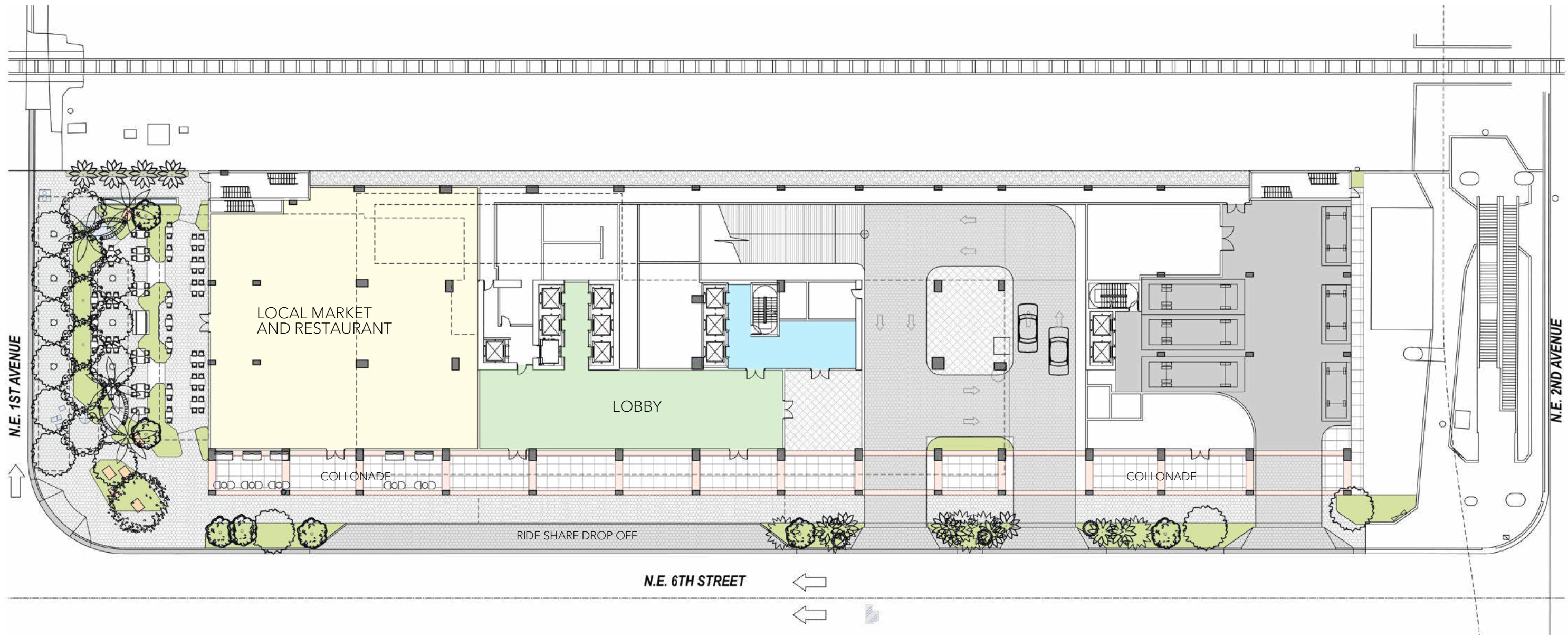


# LOBBY




PROPERTY  
PLAN &  
AMENITIES  
OVERVIEW





# LOBBY LEVEL PLAN

 ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN.



# NATIVO SOCIAL

THREE FLOORS WITH 70,000 SQ FT OF CURATED AMENITIES

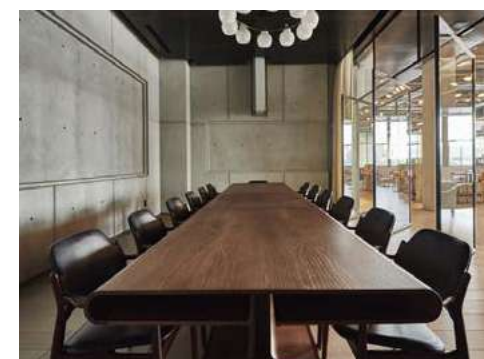


# AMENITIES / 8<sup>th</sup> FLOOR

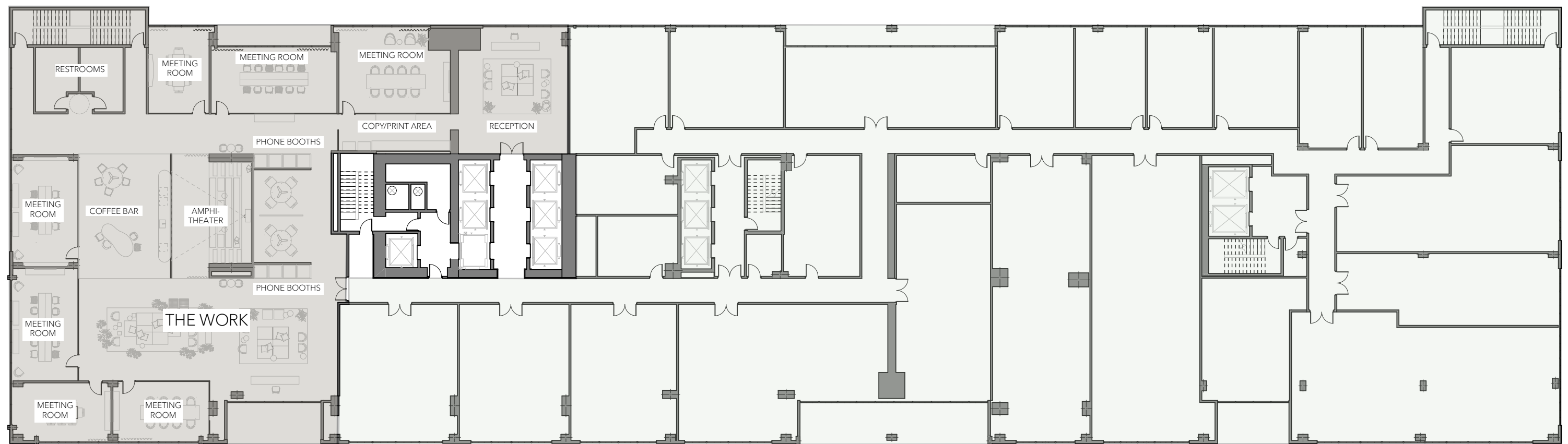
## THE WORK

Nativo Miami's "The Work on 8th" features ±10,000 sq ft of co-working, co-ideating, co-mingling space featuring an amphitheater presentation area ideal for sharing your latest ingenious concept launch.

- / CO-WORKING SPACES
- / PRIVATE OFFICES
- / FLEXIBLE OFFICE ARRANGEMENTS
- / VIDEO CAPABLE CONFERENCE ROOMS
- / QUIET ROOMS
- / PHONE BOOTHS
- / CUTTING EDGE TECHNOLOGY & CONNECTIVITY
- / OFFICE HOST
- / COFFEE & JUICE BAR
- / AMPHITHEATER
- / OFFICE SUPPLIES



# AMENITIES FLOORPLAN / 8<sup>th</sup> FLOOR



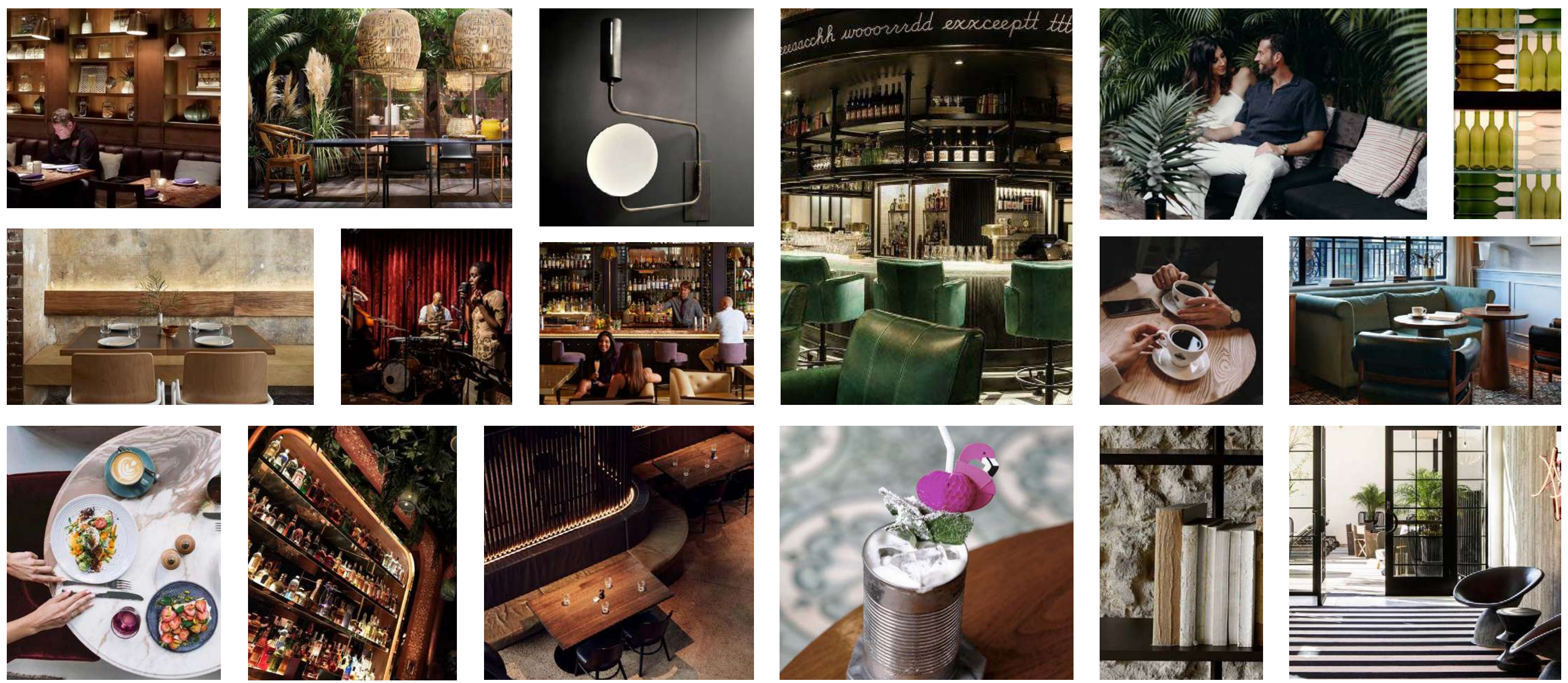


# THE SOCIAL

Nativo Miami's "The Social on 9th" boasts 24,000 sq ft of invigorating food & beverage offerings focused on a range of local fare and delicacies as well as an entertainment program that is a culturally relevant repertoire of local talent.

## AMENITIES / 9<sup>th</sup> FLOOR

- / SPECIALTY RESTAURANT & BAR
- / DINING TERRACE
- / CAFE & COCKTAIL BAR
- / DRINK. DINE. WORK. LOUNGE AREAS
- / MEDIA LOUNGE
- / LIVE SHOW & EVENTS LOUNGE
- / THE PORCH
- / SPEAKEASY
- / DJ BOOTH
- / PROGRAMED EVENTS



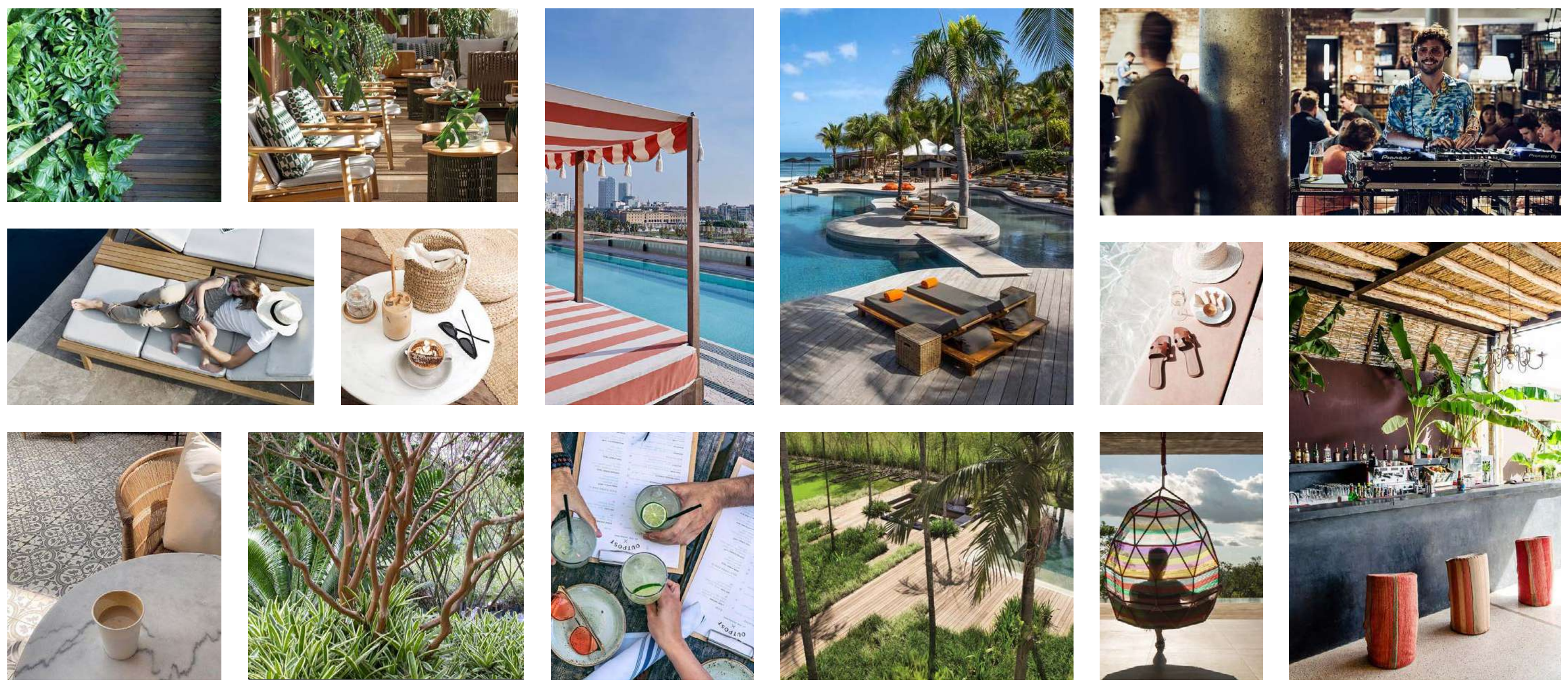
# AMENITIES / 9<sup>th</sup> FLOOR

## THE SPLASH

Nativo Miami's "The Splash on 9th" features a 16,000 sq ft poolside retreat elevated above the hum of downtown featuring lush tropical flora and uniquely Florida features that evoke a deep sense of place.

- / RESORT-STYLE POOL
- / LAP POOL
- / POOL CABANAS
- / HAMMOCKS LOUNGE
- / SUN DECK

- / LANDSCAPED ISLAND SWIMOUT
- / NATIVE TROPICAL LANDSCAPING
- / LIVE PERFORMANCE / EVENT DUNE
- / POOL BAR
- / POOL TOWEL SERVICES



# THE SPLASH



# AMENITIES FLOORPLAN / 9<sup>th</sup> FLOOR

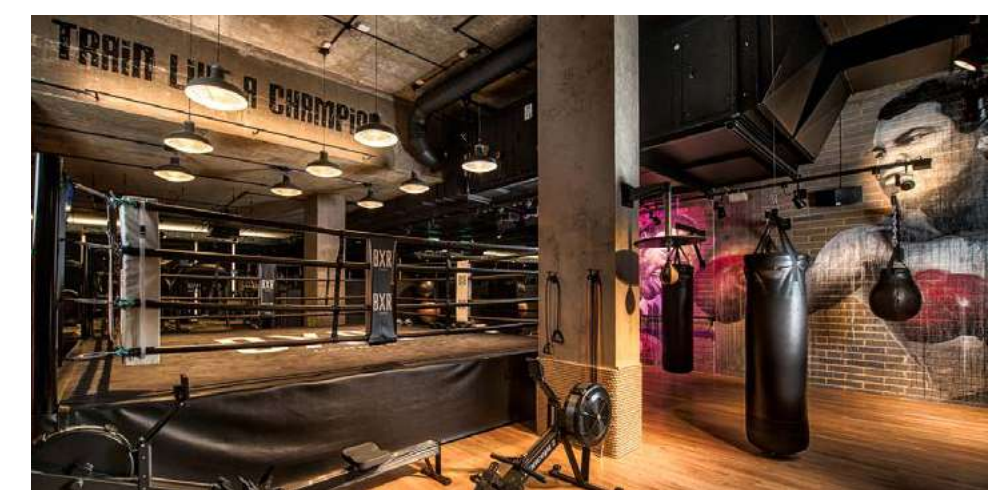
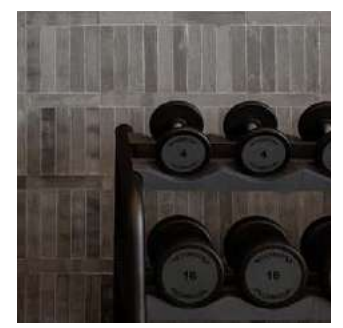
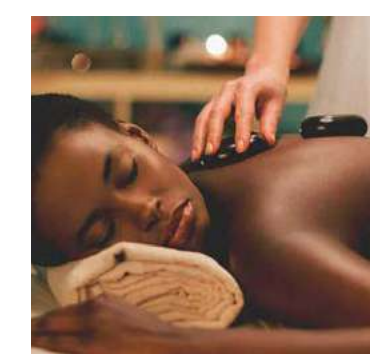
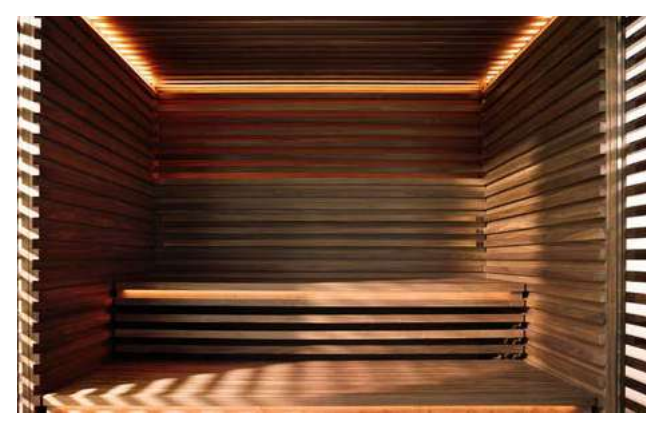


# THE FIT

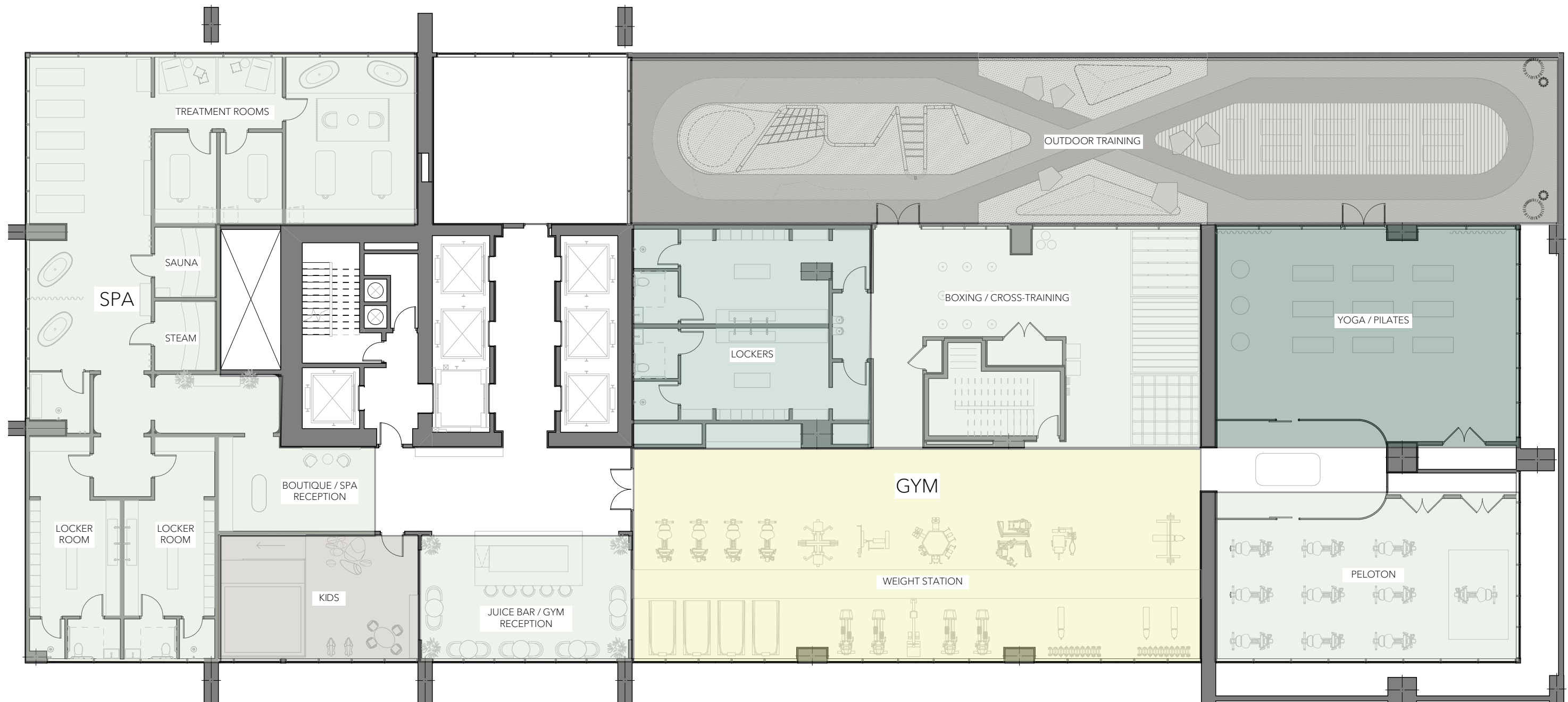
Nativo Miami "The Fit on 10th" features a ±18,000 SF health and fitness center, replete with an amenity program aimed at nourishing body & soul and featuring bespoke programming that is responsive to Miami's tropical setting.

## AMENITIES / 10<sup>th</sup> FLOOR

- / JUICE BAR
  - / YOGA / PILATES
  - / PELOTON / BOXING
  - / WEIGHT STATION
  - / CROSS-TRAINING
- / SPA / TREATMENT ROOMS
  - / SAUNA / STEAM ROOMS
  - / LOCKER ROOMS
  - / OUTDOOR TERRACE / TRAINING
  - / BOUTIQUE



# AMENITIES FLOORPLAN / 10<sup>th</sup> FLOOR

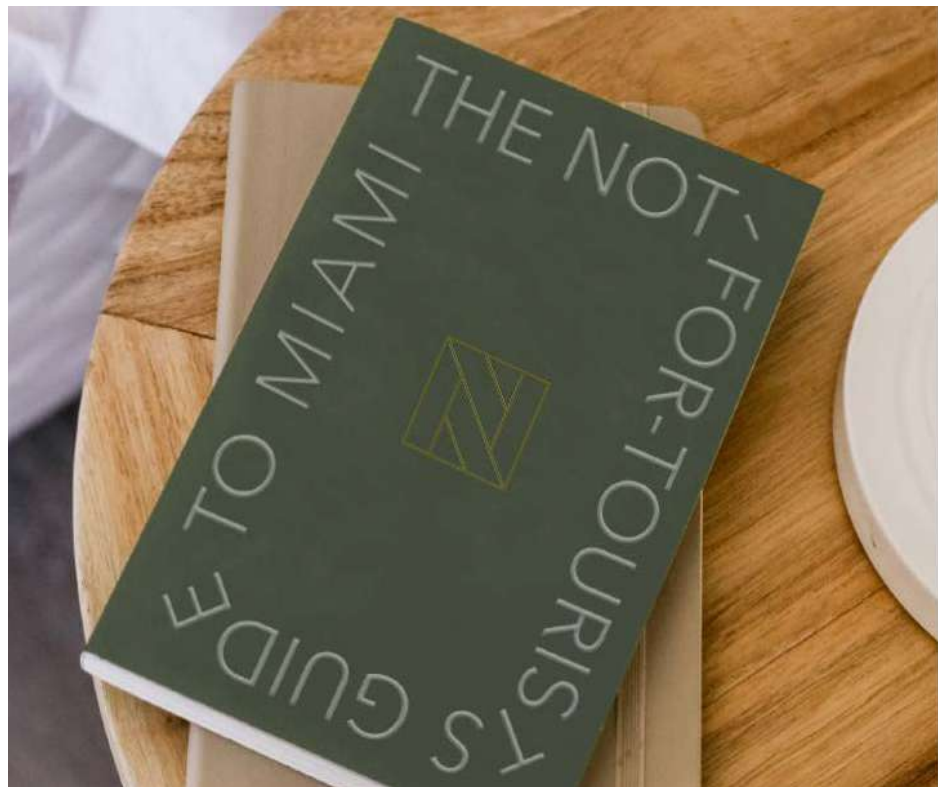


# URBAN LUXURY INSPIRED INTERIORS



ARTISTS CONCEPT



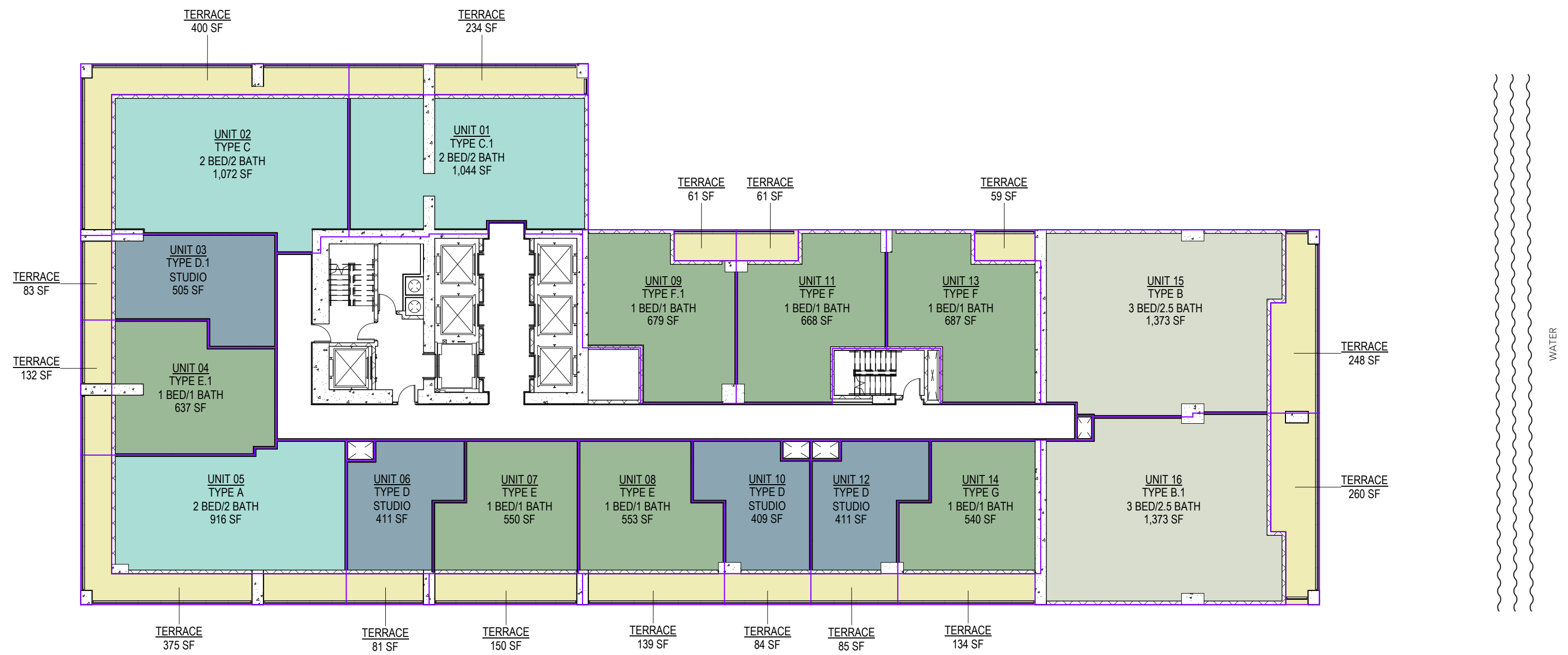




# FLOOR PLANS



# KEY PLAN



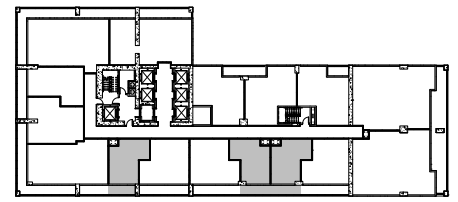
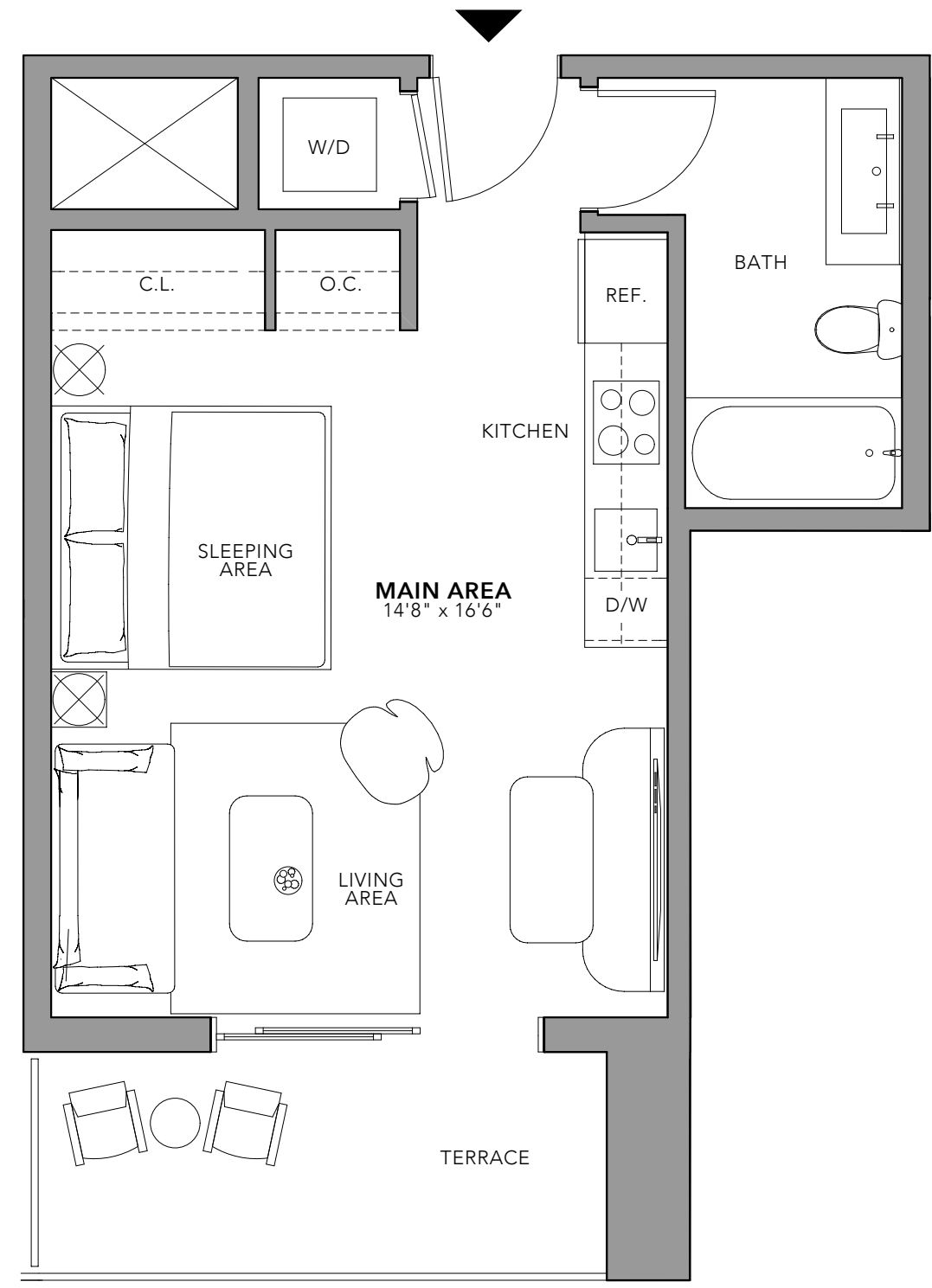
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06/10/12

TYPE /

FLOOR / 24-47  
STUDIO

INTERIOR /	411 SF	38M <sup>2</sup>
BALCONY /	81 SF	8M <sup>2</sup>
TOTAL /	492 SF	46M <sup>2</sup>

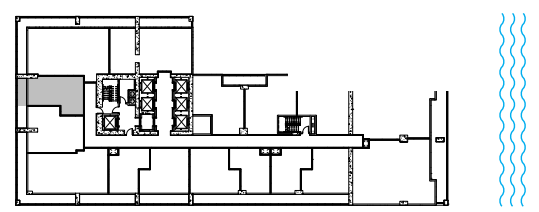
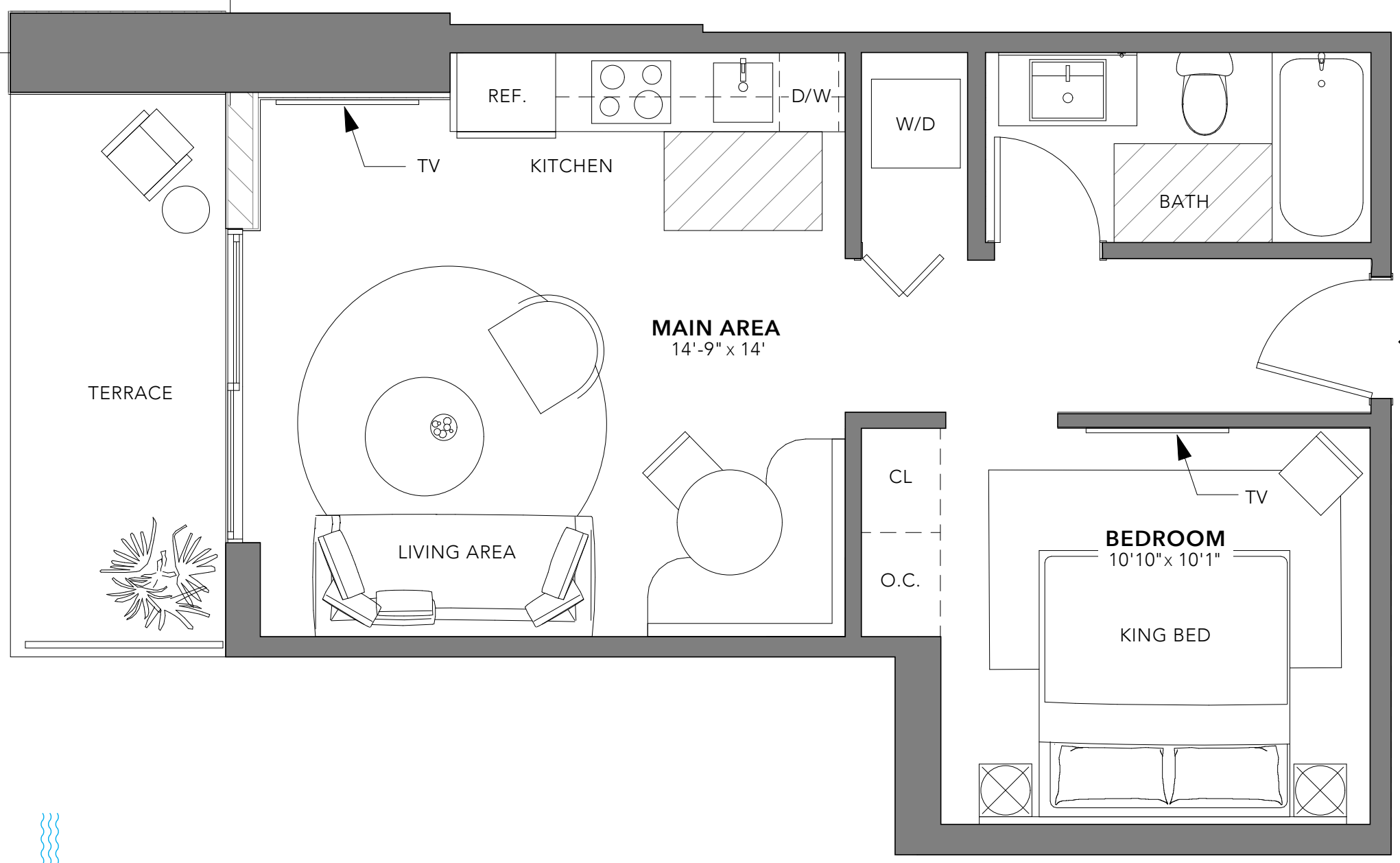


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TYPE / FLOOR / 24-47  
**STUDIO**

**03**

INTERIOR /	505 SF	47M <sup>2</sup>
BALCONY /	83 SF	8M <sup>2</sup>
TOTAL /	588 SF	55M <sup>2</sup>



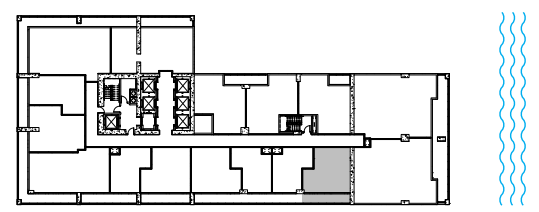
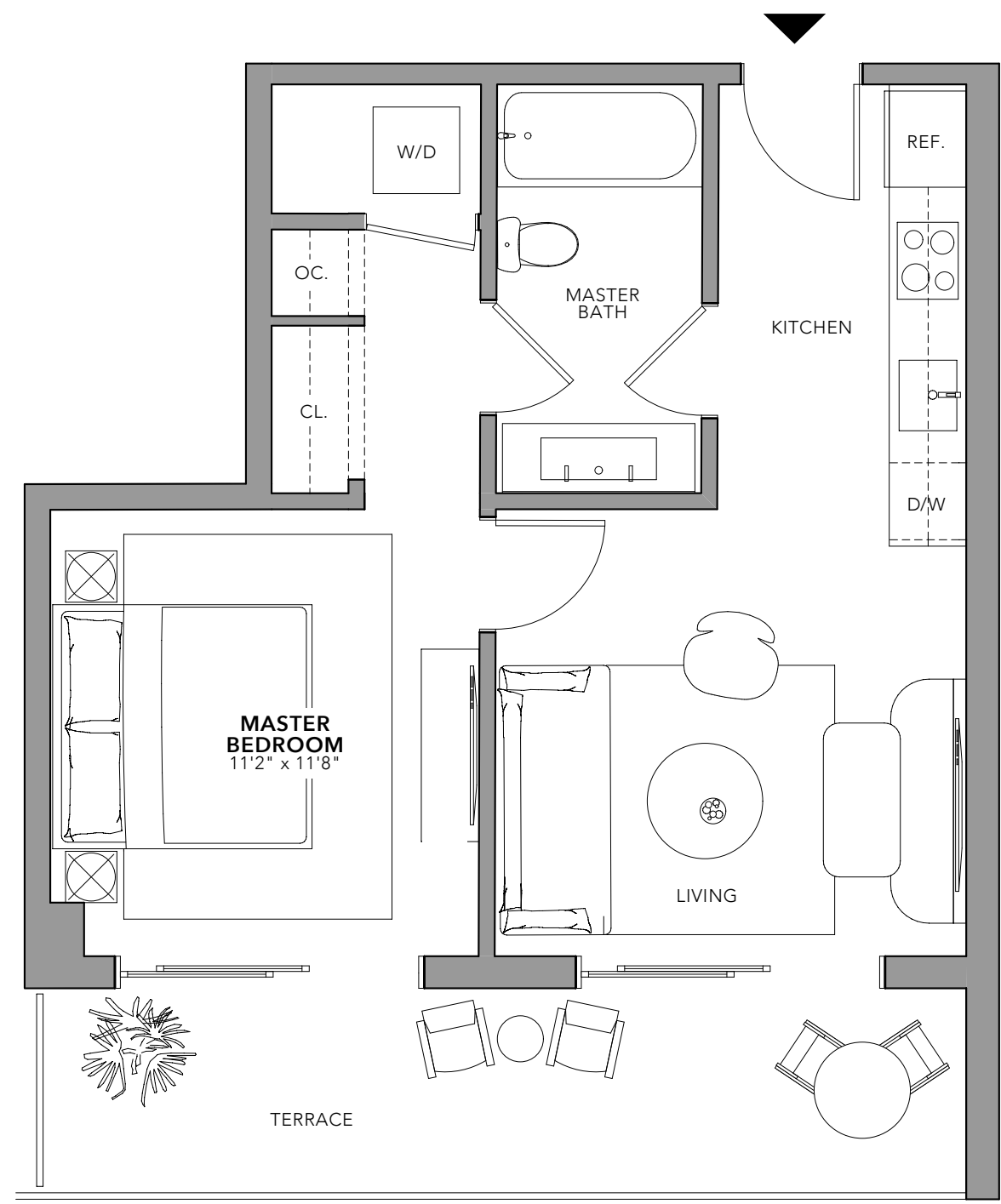
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TYPE /

14

FLOOR / 24-47  
1 BEDROOM / 1 BATHROOM

INTERIOR /	540 SF	50M <sup>2</sup>
BALCONY /	134 SF	16M <sup>2</sup>
TOTAL /	674 SF	63M <sup>2</sup>



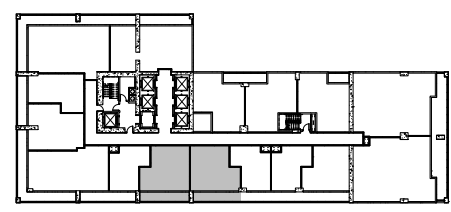
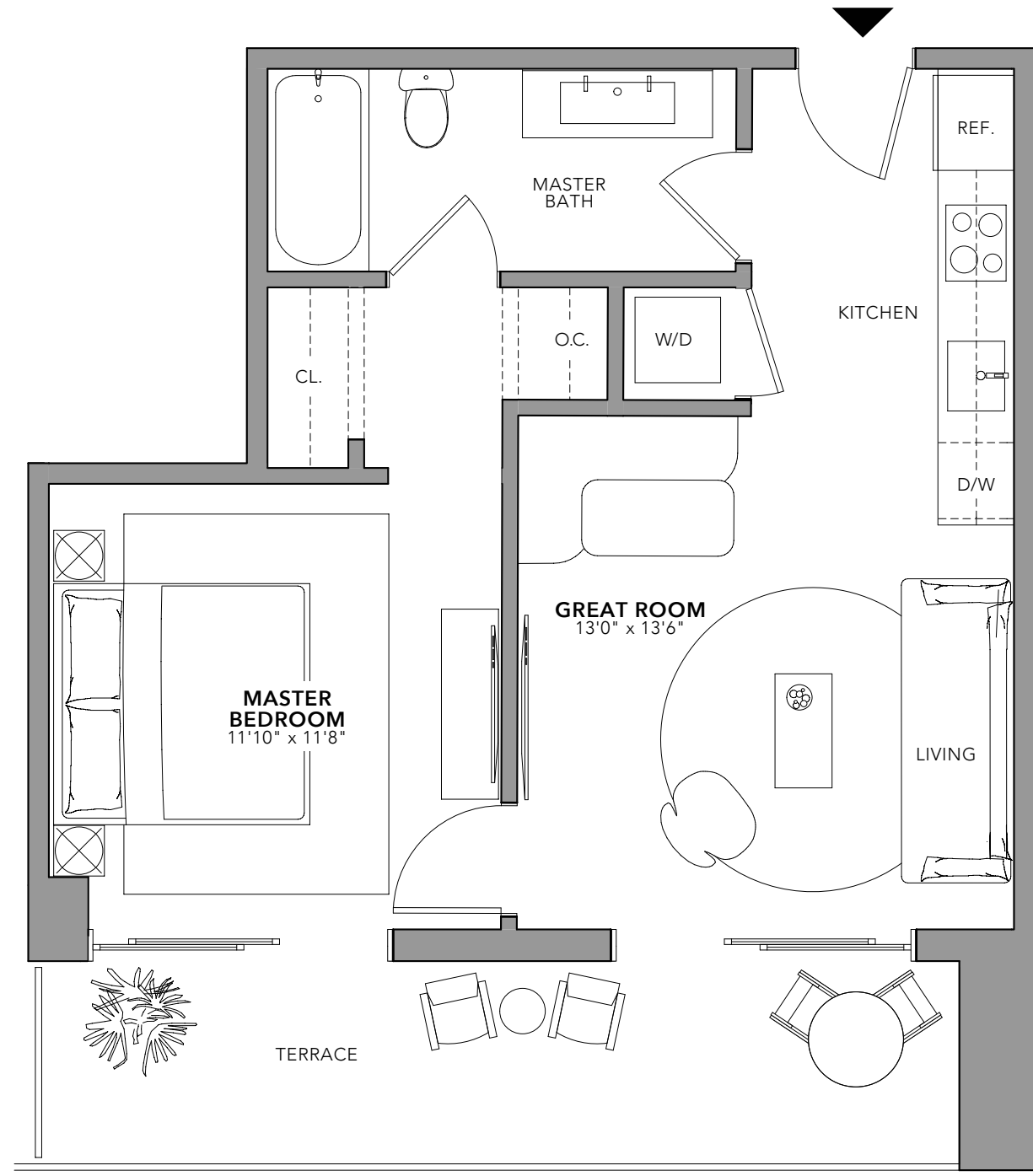
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07/08

TYPE /

FLOOR / 24-47  
1 BEDROOM / 1 BATHROOM

INTERIOR /	550 SF	51M <sup>2</sup>
BALCONY /	150 SF	14M <sup>2</sup>
TOTAL /	700 SF	65M <sup>2</sup>

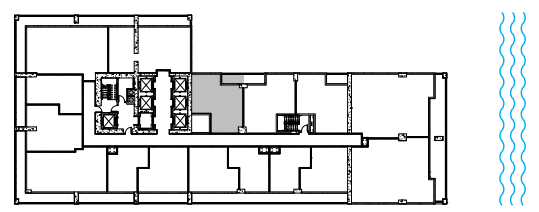
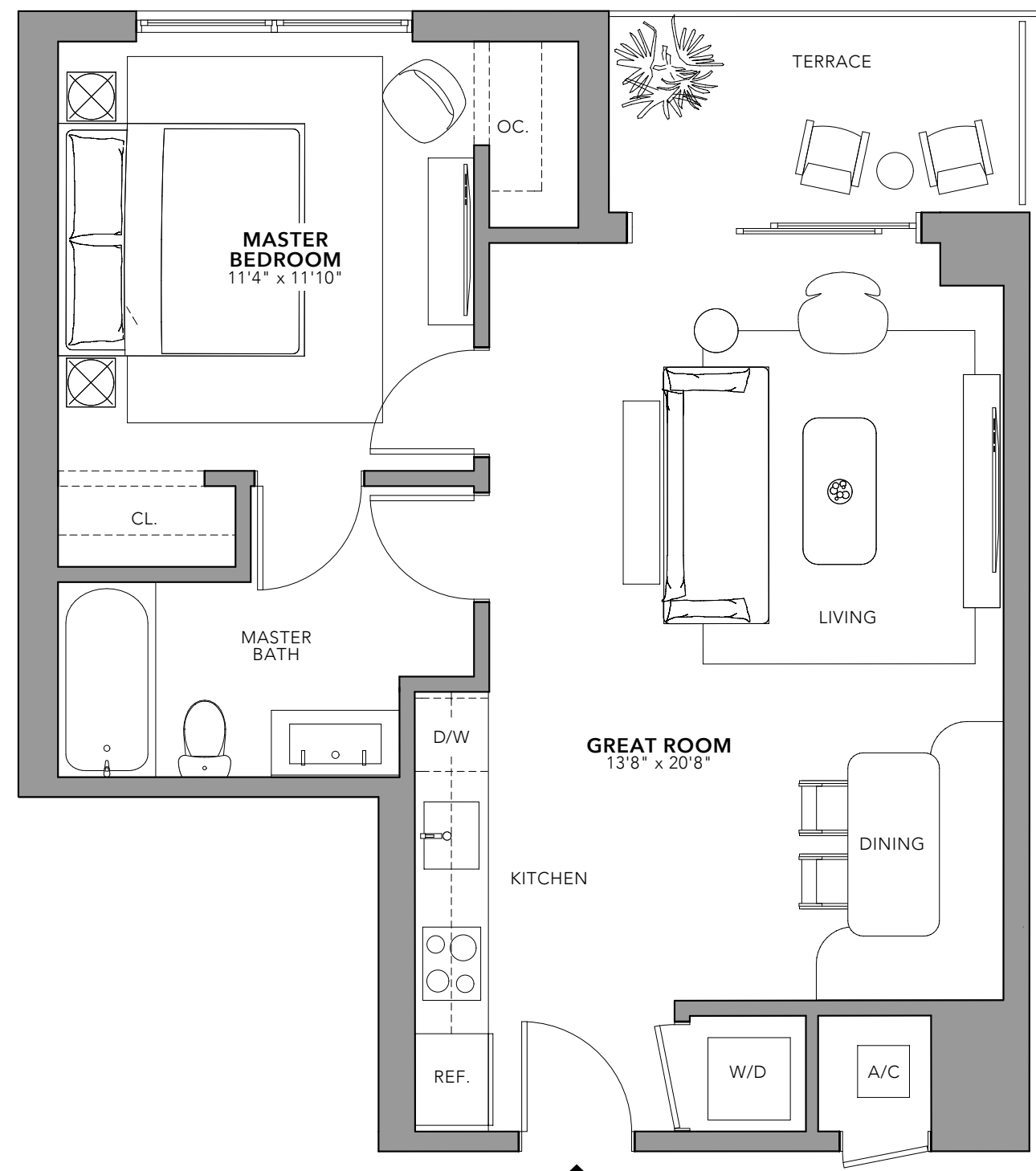


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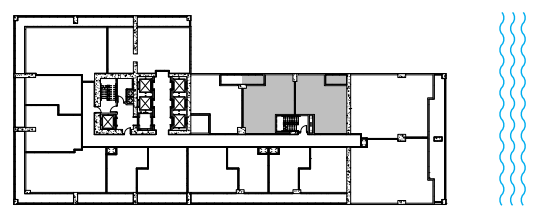
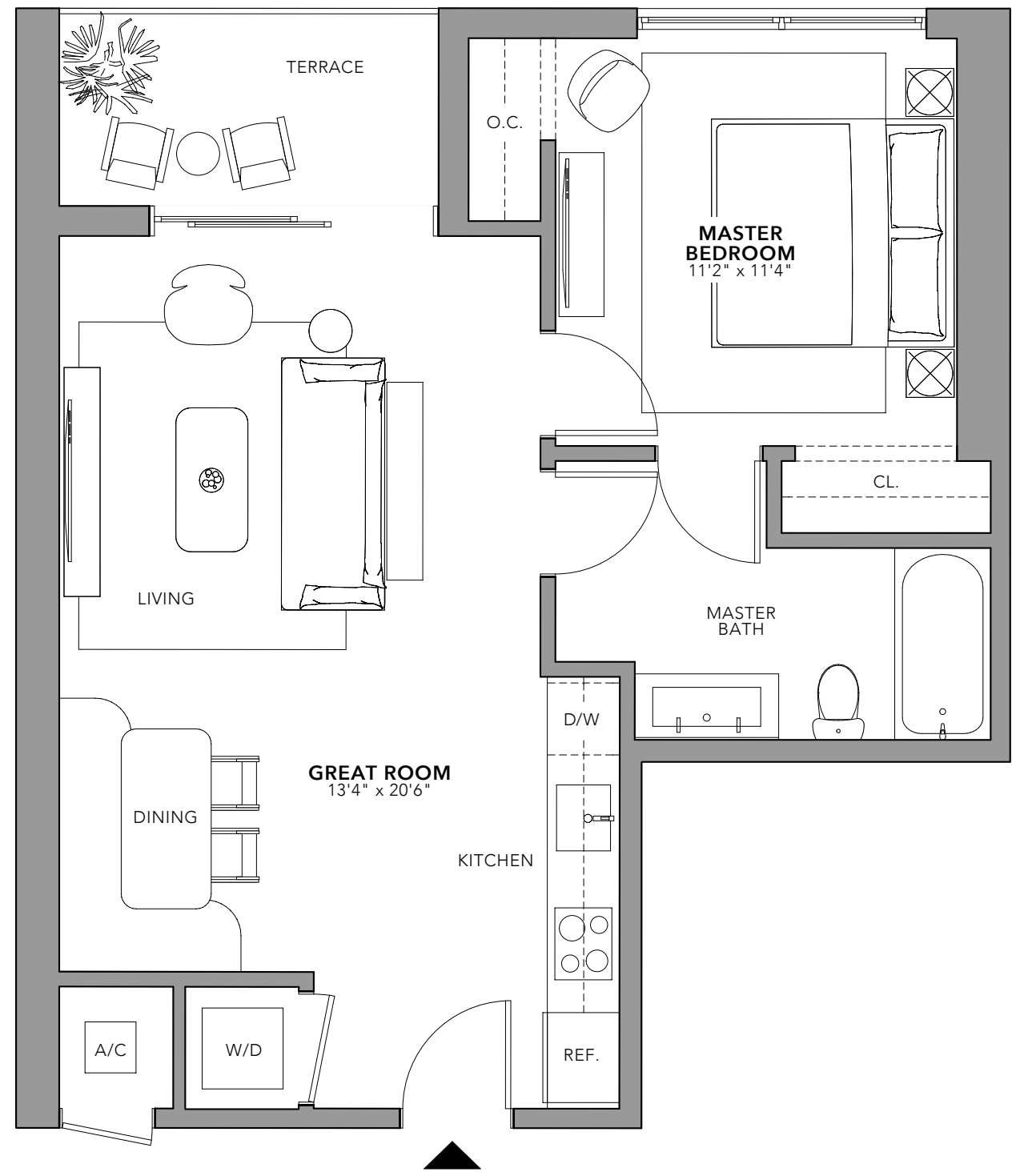
FLOOR / 24-47  
 TYPE / 1 BEDROOM / 1 BATHROOM

09	INTERIOR /	679 SF	63M <sup>2</sup>
	BALCONY /	61 SF	6M <sup>2</sup>
	TOTAL /	740 SF	69M <sup>2</sup>



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FLOOR / 24-47  
 TYPE / 1 BEDROOM / 1 BATHROOM  
**11 / 13**  
 INTERIOR / 687 SF 64M<sup>2</sup>  
 BALCONY / 59 SF 6M<sup>2</sup>  
 TOTAL / 746 SF 70M<sup>2</sup>

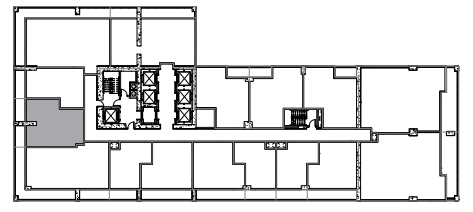
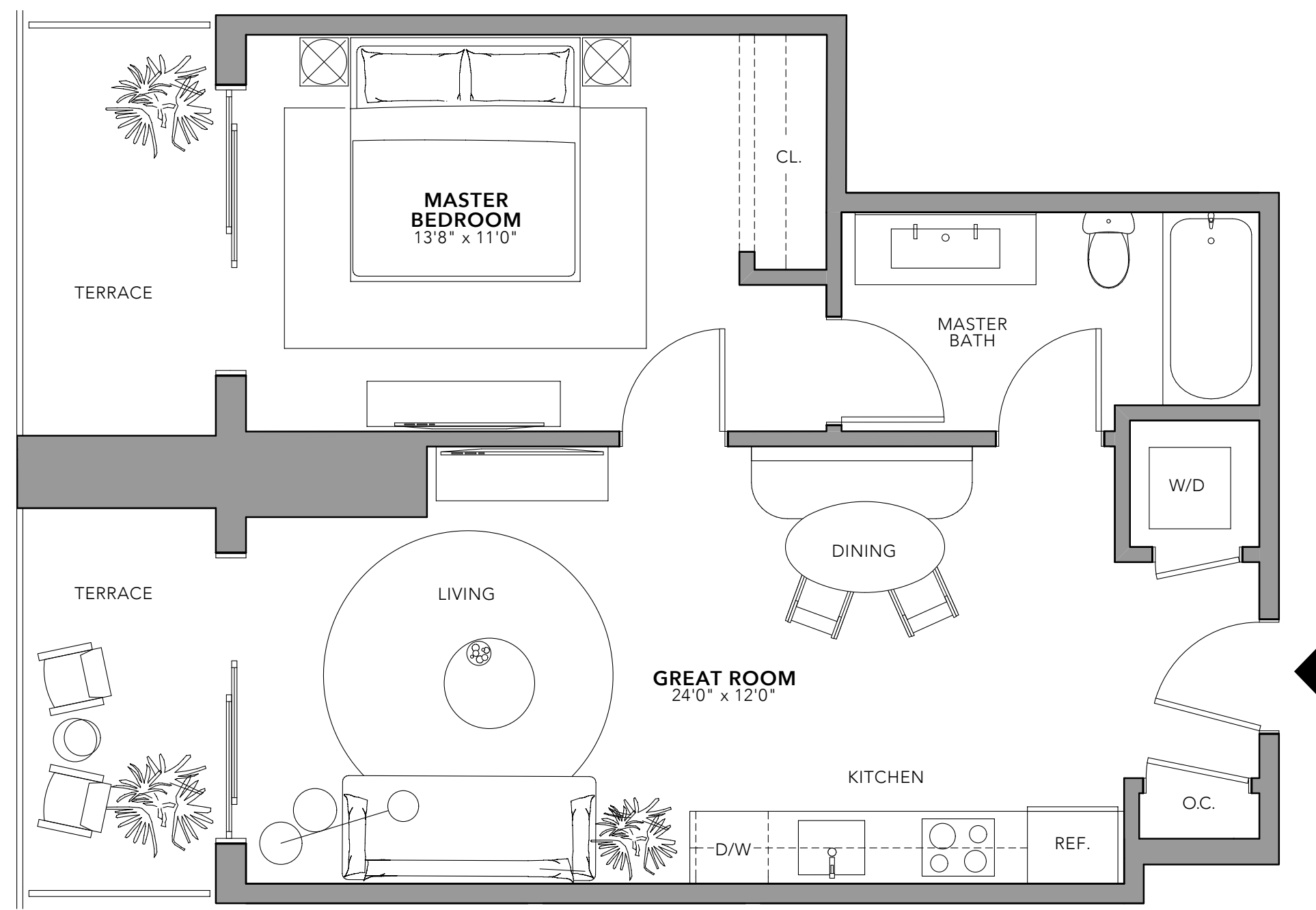


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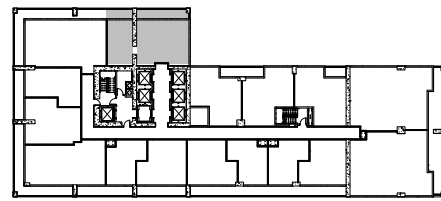
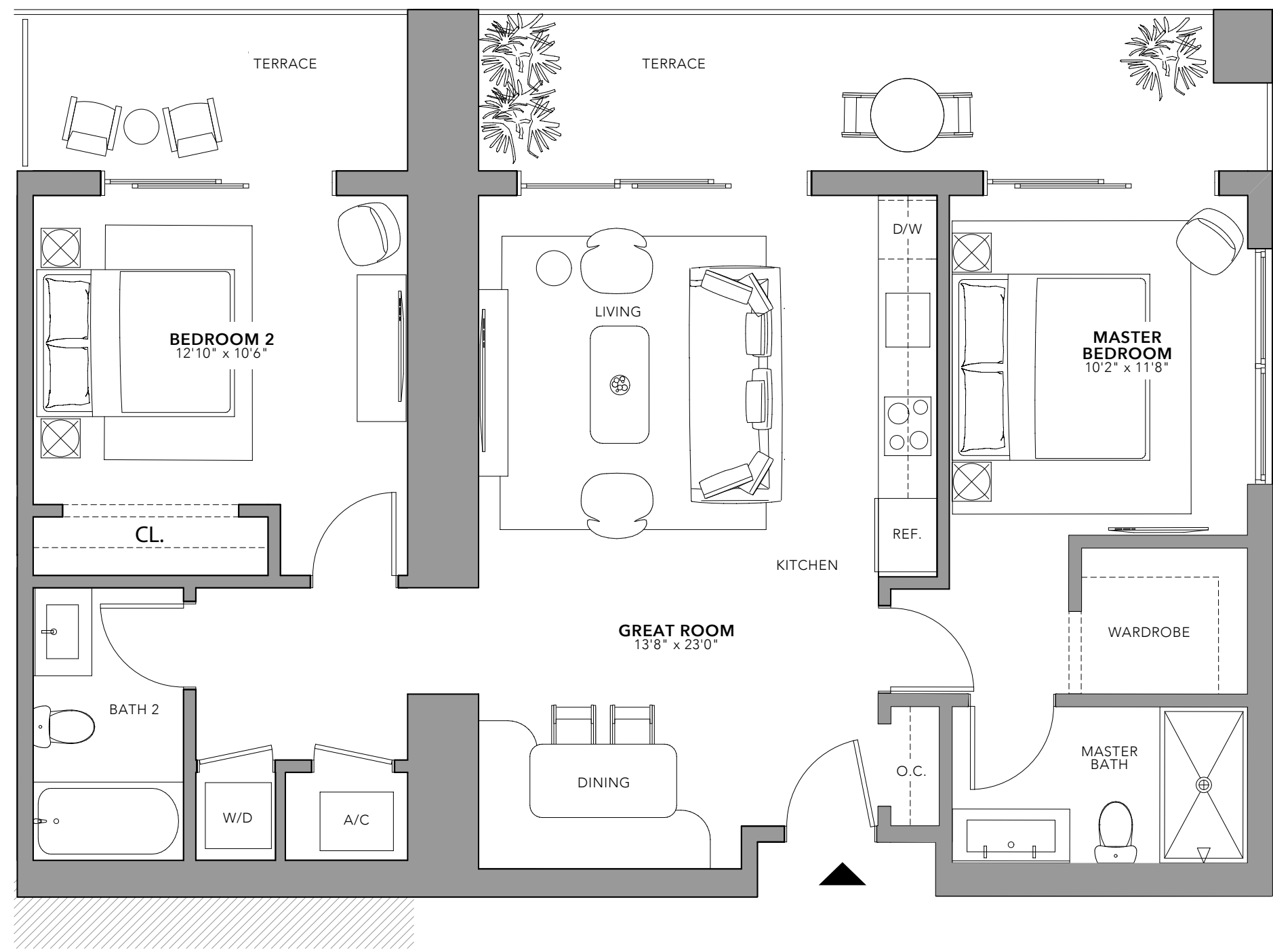
FLOOR / 24-47  
TYPE / 1 BEDROOM / 1 BATHROOM

04  
INTERIOR / 637 SF 59M<sup>2</sup>  
BALCONY / 132 SF 12M<sup>2</sup>  
TOTAL / 769 SF 71M<sup>2</sup>



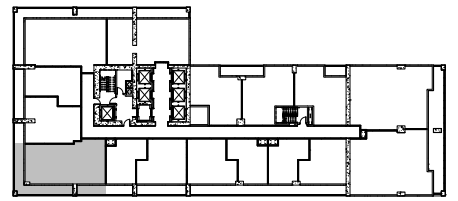
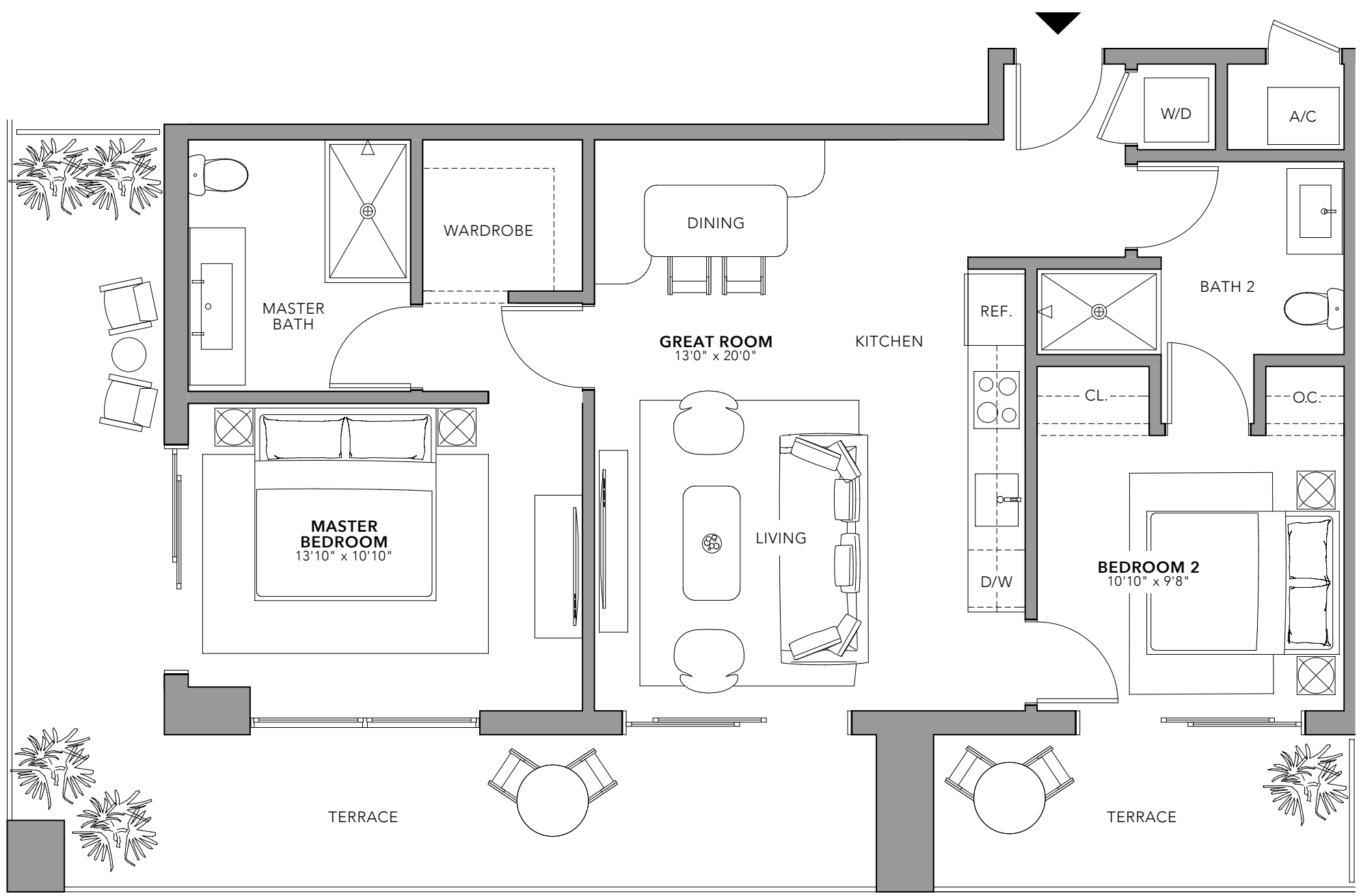
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FLOOR / 24-47  
 TYPE / **2 BEDROOM / 2 BATHROOM**  
 01  
 INTERIOR / 1,044 SF 97M<sup>2</sup>  
 BALCONY / 234 SF 22M<sup>2</sup>  
 TOTAL / 1,278 SF 119M<sup>2</sup>



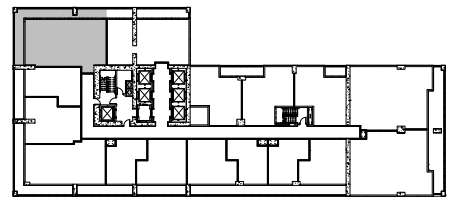
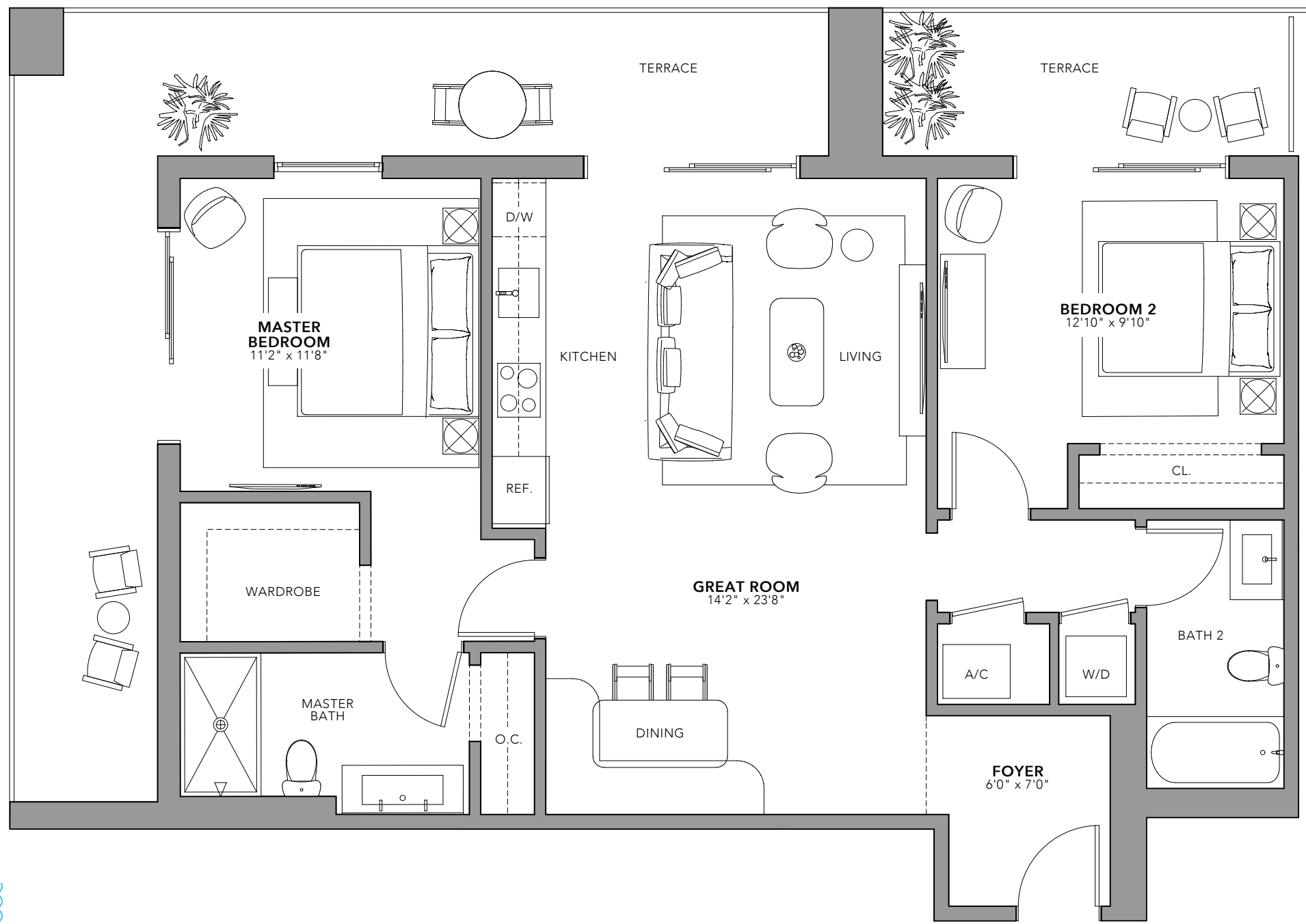
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FLOOR / 24-47  
 TYPE / 2 BEDROOM / 2 BATHROOM  
 05  
 INTERIOR / 916 SF 85M<sup>2</sup>  
 BALCONY / 375 SF 35M<sup>2</sup>  
 TOTAL / 1291 SF 120M<sup>2</sup>



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FLOOR / 24-47  
 TYPE / 2 BEDROOM / 2 BATHROOM  
 02  
 INTERIOR / 1,072 SF 100M<sup>2</sup>  
 BALCONY / 400 SF 37M<sup>2</sup>  
 TOTAL / 1,472 SF 137M<sup>2</sup>



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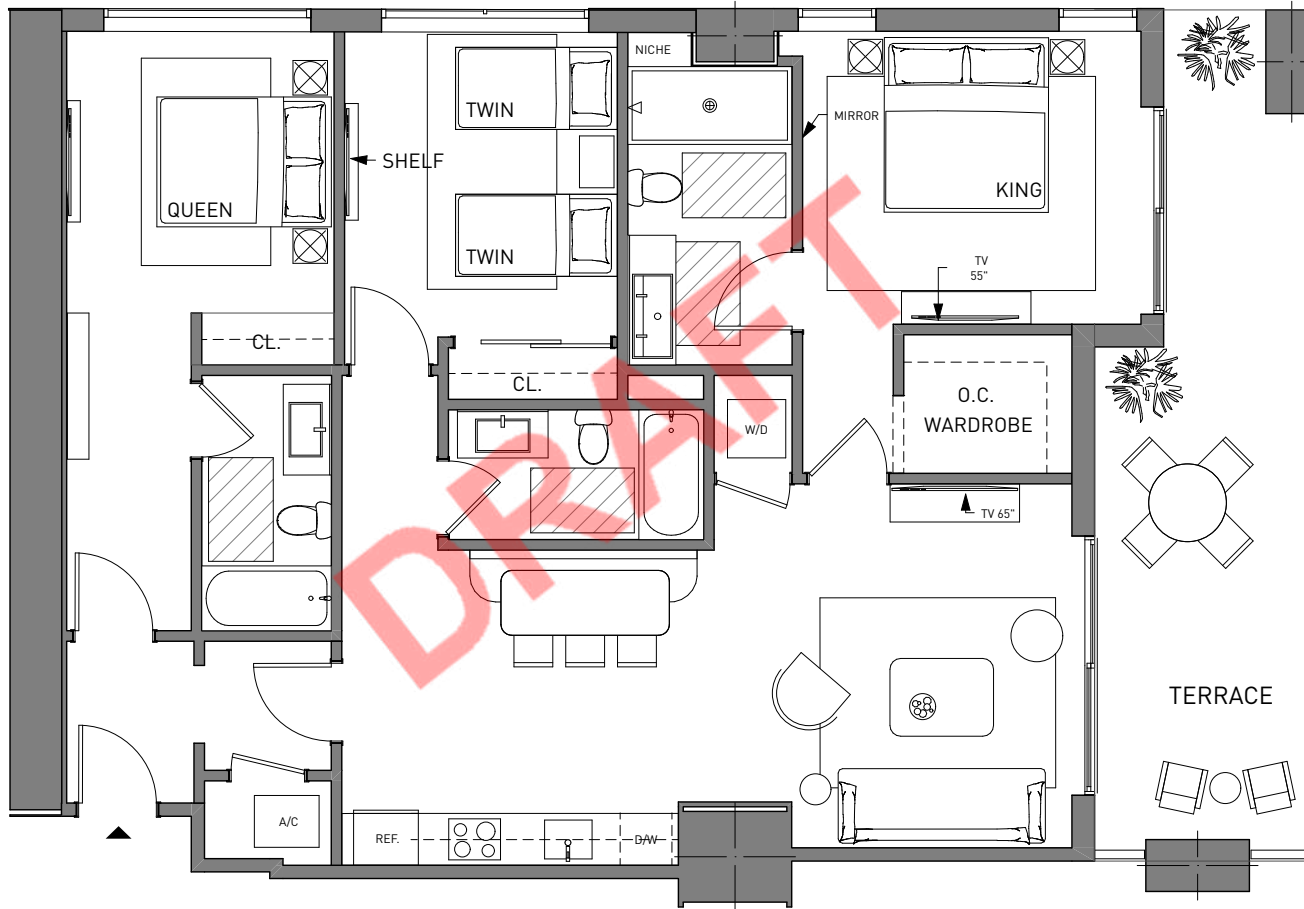
TYPE /

15

FLOOR / 24-47 / LINE 15

3 BEDROOM / 2.5 BATHROOM

INTERIOR / 1,373 SF 128M<sup>2</sup>  
BALCONY / 248 SF 23M<sup>2</sup>  
TOTAL / 1,621 SF 151M<sup>2</sup>



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VIEW / NORTH



NATIIVO™ / MIAMI

VIEW / SOUTH



NATIIVO™ / MIAMI

VIEW / EAST





VIEW / WEST



NATIIVO™ / MIAMI

VIEW / NORTH



NATIIVO™ / MIAMI

VIEW / SOUTH



NATIIVO™ / MIAMI

VIEW / EAST



VIEW / WEST



NATIIVO™ / MIAMI



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NEWGARD BRINGS IN UNIQUE AND STATE-OF-THE-ART IDEAS INTO THE WORLD OF ARCHITECTURE AND DEVELOPMENT.

The partners of Newgard Development Group have spent 15 years in the South Florida real estate market. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents. By focusing on the unique qualities of each project, Newgard is able to ensure superior quality with exacting attention to detail, exceptional finishes, and timely completion, every time.

Newgard's recent projects include Gale Boutique hotel Fort Lauderdale, currently under construction, Gale Residences in Fort Lauderdale; One Flager Office building, Centro in downtown Miami and BrickellHouse in Brickell.



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