

M I A M I

THE WAY TO LIVE WORK WELL



URBIN

Designed to address the needs of today's residents. URBIN fosters creativity and ignites connections through design-forward units, an amenity rich program with a focus on wellness, and social programming that engages community.

URBIN is uniquely positioned as the perfect destination for an extended stay home for those with purpose, looking to relax, rewind and reconnect. The concept will offer a robust program to live work well through unique workspaces, lifestyle-oriented retail, a local gourmet market and a wellness space that brings movement and mindfulness together.



A circular community with two initial locations that provides a responsible, authentic and portable lifestyle created as a home of tomorrow, today.



1260 WASHINGTON AVENUE

MIAMI BEACH

Units range from 279 SF to 1,545 SF

Less than a 5-minute walk to the Atlantic Ocean

Short walk to Ocean Drive, Lincoln Road Mall, and other Miami Beach shops and restaurants

Expansive streetscape with shaded plaza

ARCHITECT TOUZET STUDIO

INTERIOR DESIGNER MEYER DAVIS

3162 COMMODORE PLAZA

COCONUT GROVE

Units range from 331 to 2,352 SF

Situated on a destination street in the heart of the neighborhood

Less than a 5-minute walk to CocoWalk, and other Coconut Grove shops and restaurants

Parks and marinas are located within blocks

ARCHITECT ARQUITECTONICA, PAREDES ARCHITECTURE

INTERIOR DESIGNER A.M. STUDIO

UNIT FEATURES

Efficient layouts for optimized living

Bathrooms with walk-in-showers

Fully furnished with sophisticated finishes

Built-in storage

Laundry (washer + dryer) in all units

High-end fixtures

Energy-Star stainless appliances

LIFESTYLE AND AMENITIES

Full-service concierge

Valet parking and onsite self parking

Gourmet market with a variety of offerings

Food and beverage venues on premises

Room service available

Wellness Center with guided program for mindfulness, movement, nourishment and healing

Roof deck with pool and sundeck

Outdoor lounge areas with places for work and play

Workspace with dedicated and flexible offering

URBIN



Ownership is maximized with the URBIN Leaseback Program. Upon purchasing a residence, the developer will offer to lease the residence back from purchasers for turnkey ownership of an asset that generates an annual return.

THE OWNERSHIP PROGRAM

- The leaseback agreement equates to a 7% annual triple net return based on the purchase price.
- Initial leaseback term of five years, 5 year option to renew at developer option.
- Owner retains right to use their unit for up to 90 nights per year.
- For every 30 days of use the return drops by 1% for that year.
 - 6% annual return for use up to 30 days
 - 5% annual return for use up to 60 days
 - 4% annual return for use up to 90 days
- Staff services and maintains units avoiding the need for self-management.
- Instant access to socially curated events (*happy hours, movie nights*) and priority access to public amenities.
- Residences are a part of a managed extended stay rental program when not in use by the owner.

The South Florida lifestyle is at its best here, with an incredible mix of natural beauty, great weather, cultural attractions and activities.





URBIN MIAMI BEACH
1260 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

URBIN COCONUT GROVE
3162 COMMODORE PLAZA
COCONUT GROVE, FL 33133

Limited Availability

For more information about
ownership opportunities
contact us today.

URBIN

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DEVELOPED BY

**LOCATION
VENTURES**

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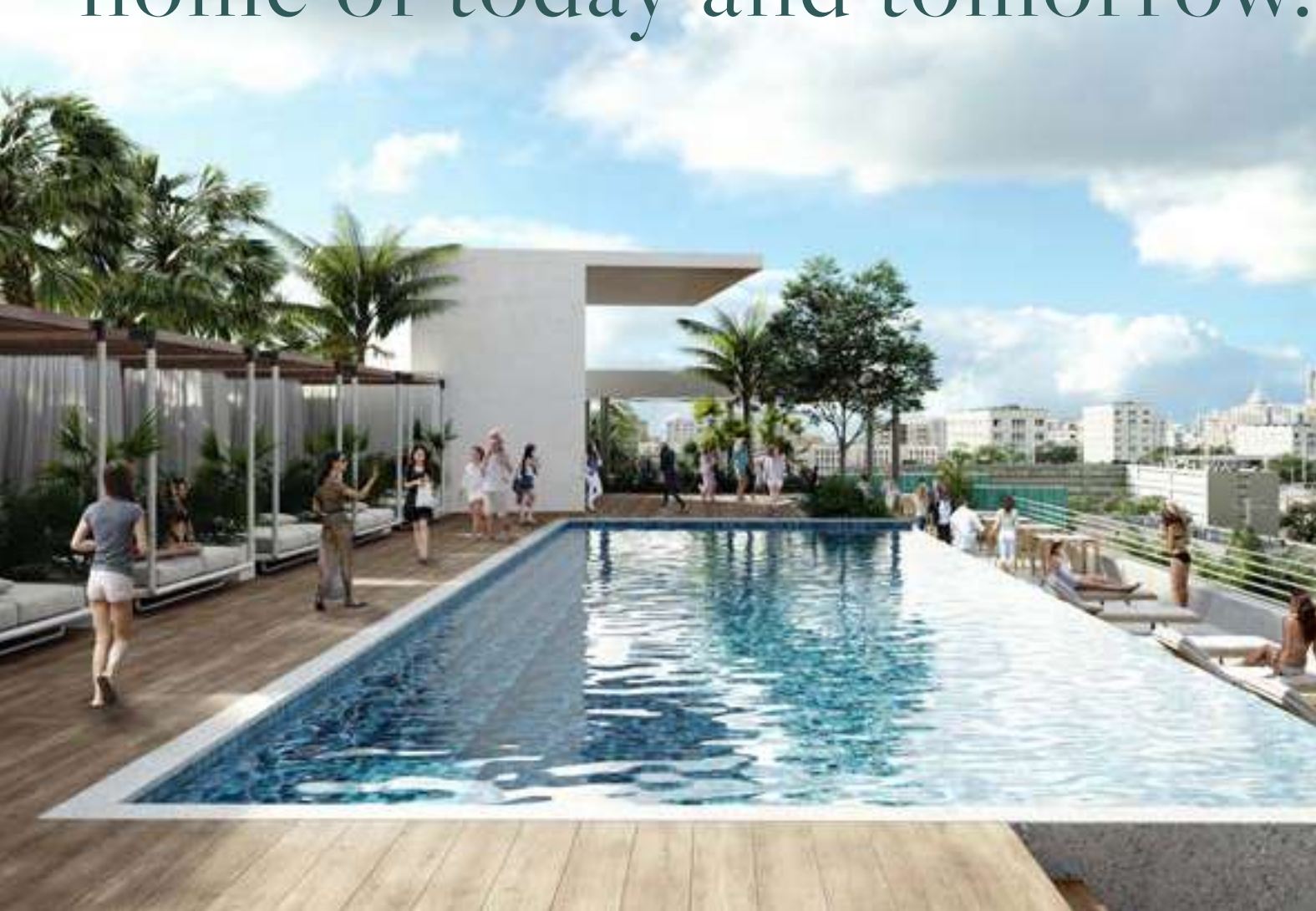
M I A M I

THE
WAY TO
LIVE
WORK
WELL

URBIN



URBIN is a circular community that provides a responsible, authentic and portable lifestyle created as a home of today and tomorrow.



Each URBIN is an oasis, a layered community of thoughtfully-designed spaces that blend everyday necessities and luxuries to create a destination for residents to live comfortably and guests a welcome experience. To live work well at URBIN, residents have access to a wellness center, a market, and a full program of workspace with private and shared offices.

T H E C O N C E P T

SUSTAINABILITY, MOBILITY AND ACCESSIBILITY

The concept of URBIN is to allow for its residents and members - living or working - an accessible community that offers attractive amenities and the promise of community in a desirable location.

URBIN WORK

URBIN Work features multiple floors of working, ideating and innovation space designed so that where you work, works for you.

- Co-Working Spaces
- Private Offices
- Flexible Office Arrangements
- Phone Booths
- Cutting Edge WiFi Technology & Connectivity
- Office Host
- Coffee + Juice Kitchen
- Advanced Tech Meeting / Presentation Rooms



T H E C O N C E P T

SOURCE

Source speciality market offers a selection of the highest-quality produce, local goods and more sourced organic, ethical, sustainable and as regenerative as possible, alongside a fresh all-day cafe serving chef-driven wholesome food.

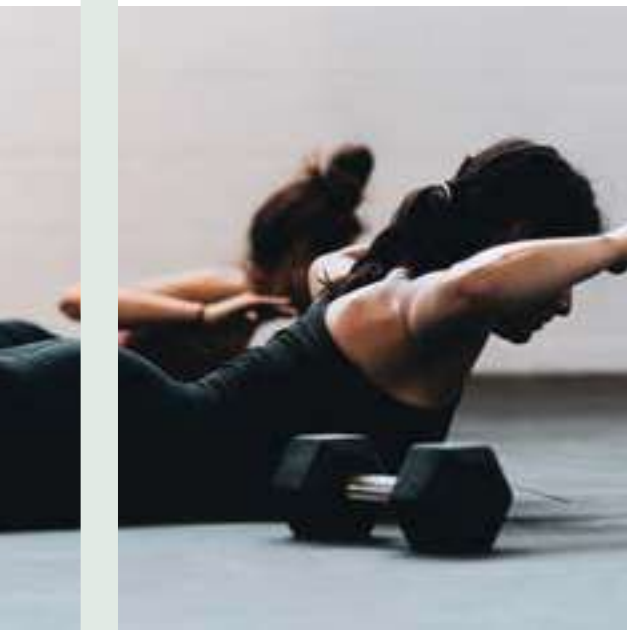
- Gourmet Market
- Juice Bar
- All Day Café
- Fresh Organic Produce
- Ready Fresh Meals
- Homewares + Local Goods



FOUR WELLNESS

A comprehensive best-in-class 4,000 SF well space programmed to cultivate the mind body spirit connection through bespoke collaboration of mindfulness, movement, nutrition and healing.

- Yoga / Pilates Studio
- Stretching Lounge
- Cardio + Weight Training
- Therapy + Treatment Rooms
- Innovative Equipment
- Locker Rooms
- Guided Coaching





Why Miami?

Population

115,228 (2019)

Tourism

7.6M PEOPLE VISIT DOWNTOWN MIAMI EACH YEAR
8.5k HOTEL ROOMS IN MIAMI'S URBAN CORE
MORE THAN 375 RESTAURANTS IN DOWNTOWN MIAMI

Consulates

HOME TO OVER 100 FOREIGN CONSULATES

Sport teams

MIAMI HEAT
MIAMI MARLINS
INTER MIAMI FC
MIAMI DOLPHINS

Flights

MIAMI INTERNATIONAL AIRPORT
NONSTOP SERVICE TO 166 TOTAL DESTINATIONS

Corporations

AMERICAN AIRLINES
MICROSOFT LATAM
REEF TECHNOLOGY
JP MORGAN
NORWEGIAN CRUISE LINES

T H E A R E A

+

T H E U N I T S

Coconut Grove

URBIN

Coconut Grove is home to long-standing cultural institutions, a diverse banking and business district and a vibrant dining and entertainment scene.

One of Miami's oldest neighborhood's; rich in history and a sense of place, Coconut Grove is the place people want to be. A place at URBIN places members in the heart of a vibrant community brimming with world-class restaurants and neighborhood shops and a hub of growing business enterprises that embrace the laid-back style of a waterfront lifestyle. To be here, to is to truly understand the beauty of connecting to all things Florida.



M I A M I
B E A C H



*BENEFITS
OF
REAL ESTATE
IN
COCONUT
GROVE*

Population 22,000 (2019)

Home to 4 PARKS

Home to 17 HOTELS

Home to over 100 RESTAURANTS

Visitors 11.6 IN 2020 / 70% STAYED OVER NIGHT
4.2 MILLION IN IN 2019

COCONUT GROVE

01 UNIVERSITY OF MIAMI 2.2 mi

02 COCOWALK 0.5 mi

03 COCONUT GROVE SAILING CLUB 0.5 mi

04 GROVE ISLE MARINA 1.8 MI

05 REGATTA PARK 0.9 MI

06 PEACOCK PARK 0.4 MI

07 DAVID T. KENNEDY PARK 1.3 MI

08 DINNER KEY PICNIC ISLANDS PARK 0.8 MI

09 THE BARNACLE 0.3 MI

10 THE KAMPONG BOTANICAL GARDEN 1.2 MI

11 VIZCAYA MUSEUM & GARDENS 2.7 MI

12 UNITED STATES POST OFFICE 248.0 FT





C O C O N U T
G R O V E

UNIT FEATURES

- Efficient layouts for optimized living
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry (washer + dryer) in all units
- High-end fixtures
- Energy-Star stainless appliances

- Units range from 331 to 2,352 SF
- Situated on a destination street in the heart of the neighborhood
- Less than a 5-minute walk to CocoWalk, and other Coconut Grove shops and restaurants
- Parks and marinas are located within blocks

LIFESTYLE + AMENITIES

- Rooftop Pool and Sundeck
- Relaxation Deck
- Food and Beverage Program
- Dining Terrace
- Mail And Package Room
- Indoor/Outdoor Atrium
- Curated Social Programming



C O C O N U T
G R O V E



COCONUT GROVE KEY PLAN

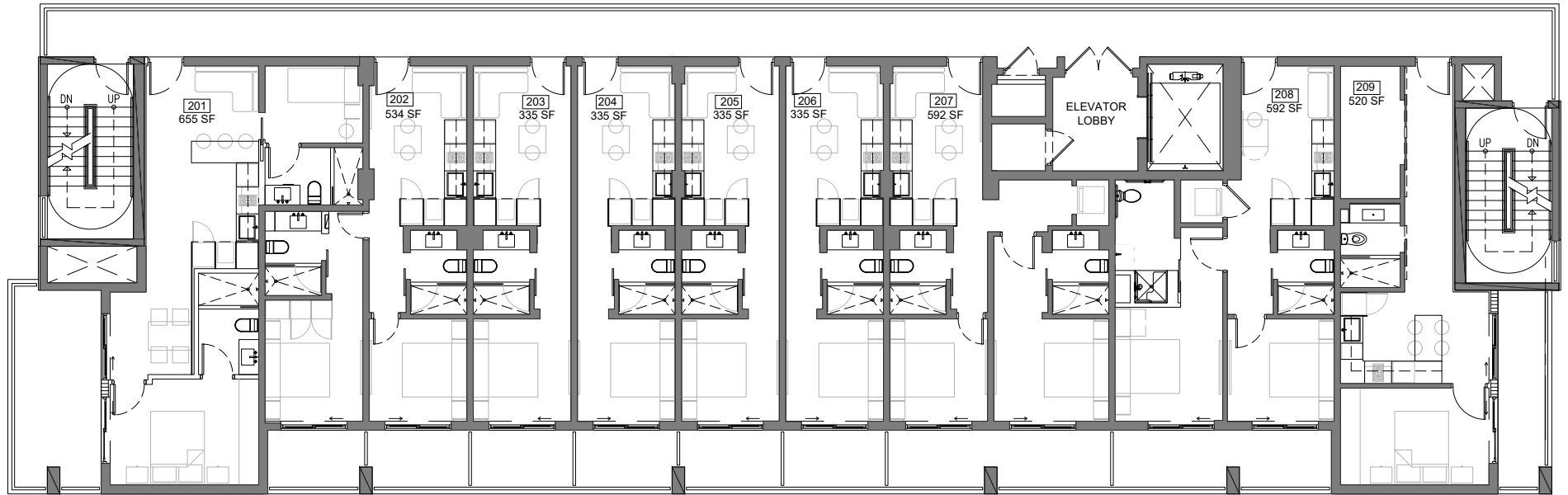
SECOND FLOOR RESIDENCE 2

STUDIO

1 BEDROOM + DEN | 1 BATHROOM

1 BEDROOM + DEN | 2 BATHROOM

2 BEDROOM | 2 BATHROOM



THIRD FLOOR

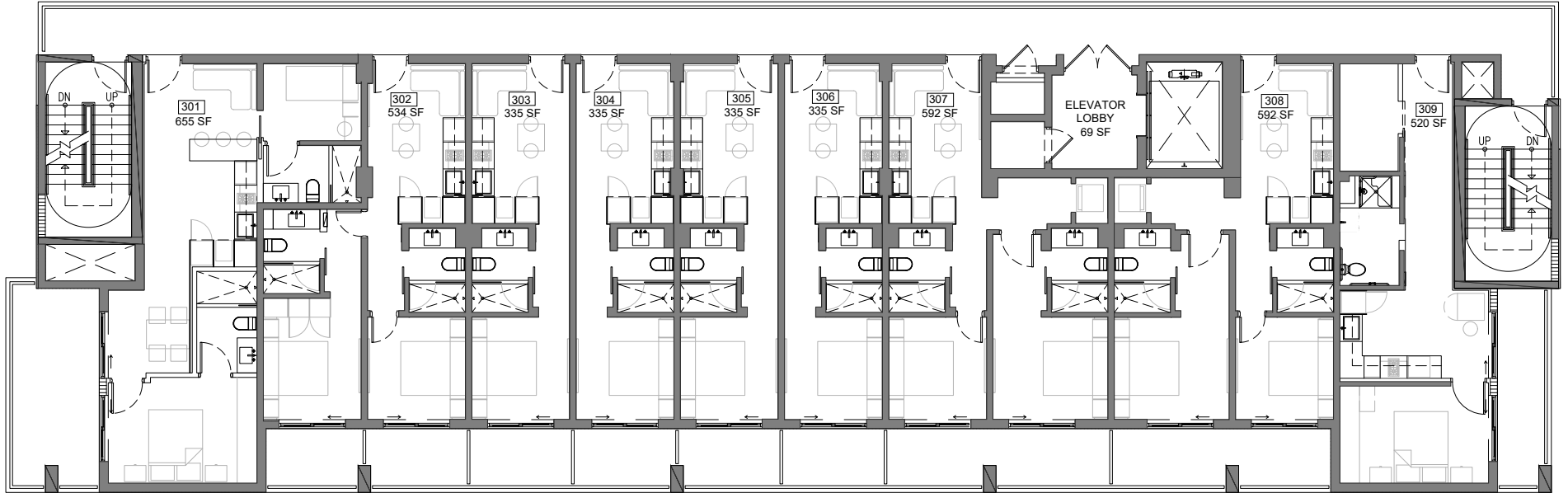
RESIDENCE 2

STUDIO

1 BEDROOM + DEN | 1 BATHROOM

1 BEDROOM + DEN | 2 BATHROOM

2 BEDROOM | 2 BATHROOM

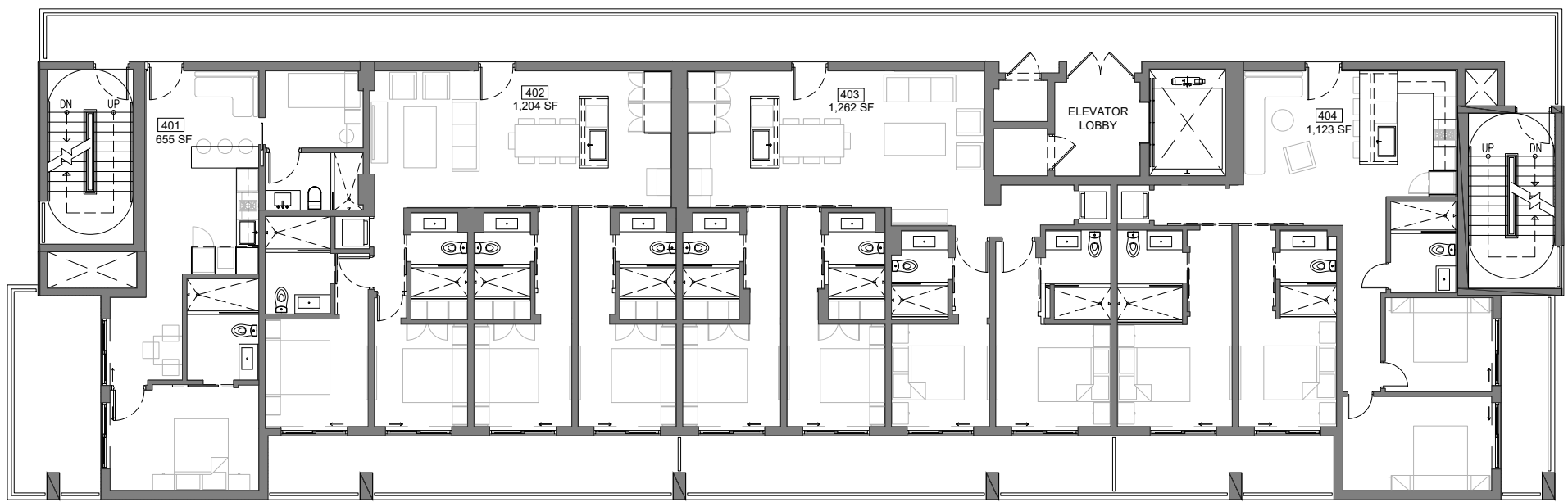


COCONUT GROVE KEY PLAN

FOURTH FLOOR

RESIDENCE 2

- 1 BEDROOM + DEN | 2 BATHROOM
- 4 BEDROOM | 3 BATHROOM
- 4 BEDROOM | 4 BATHROOM

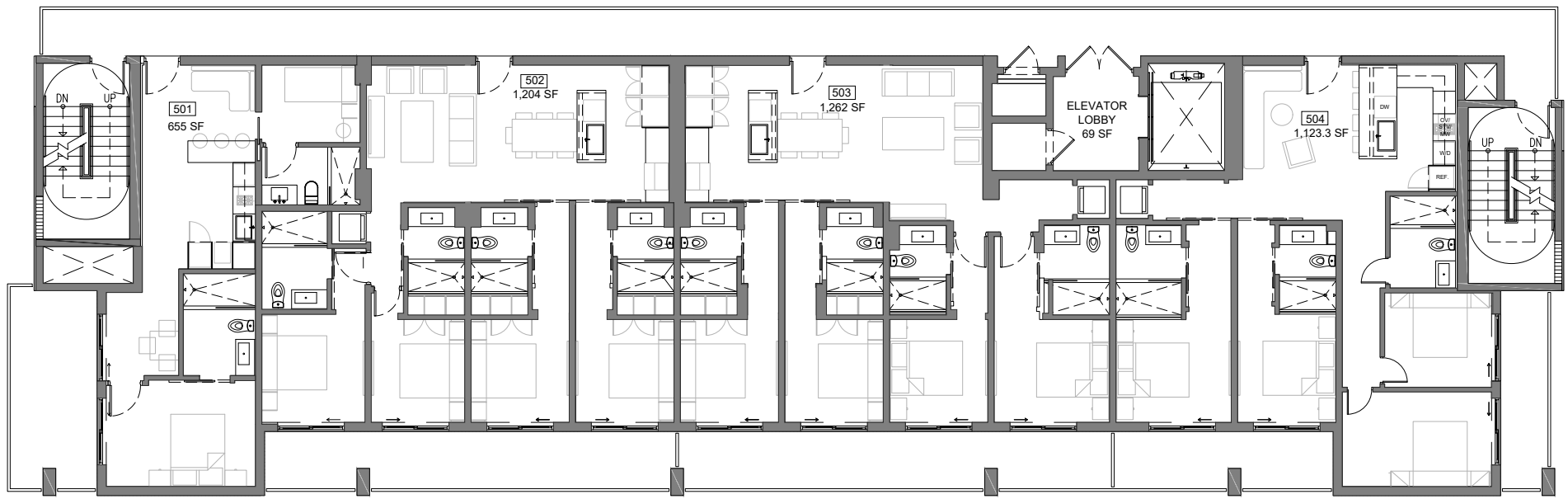


COCONUT GROVE KEY PLAN

FIFTH FLOOR

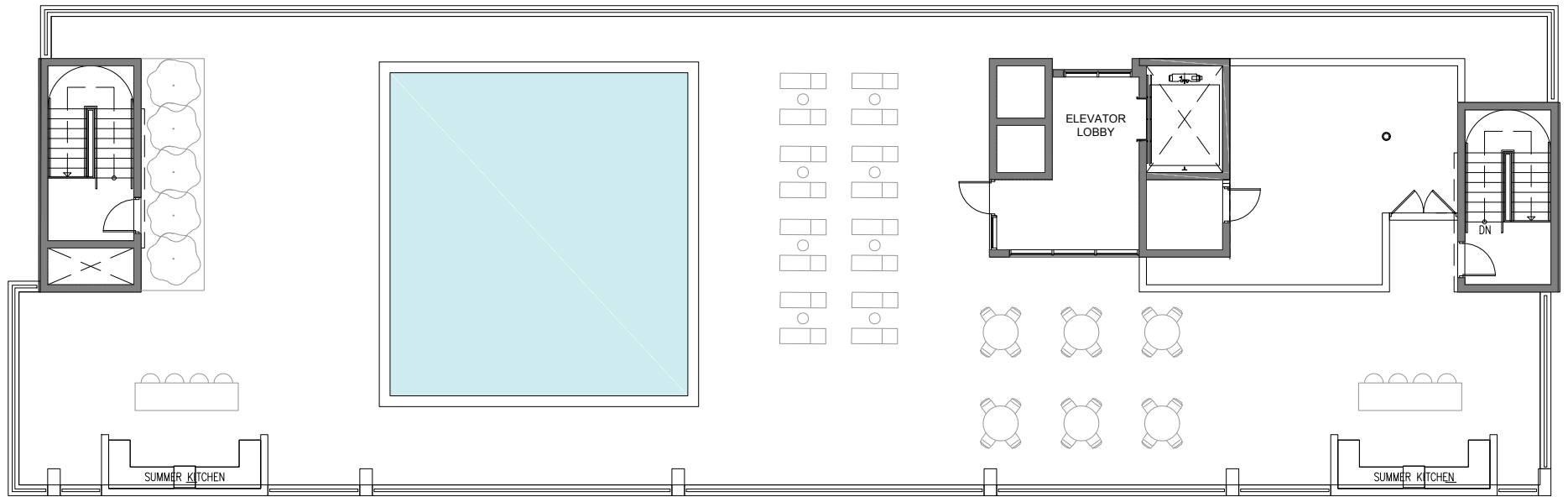
RESIDENCE 2

- 1 BEDROOM + DEN | 2 BATHROOM
- 4 BEDROOM | 3 BATHROOM
- 4 BEDROOM | 4 BATHROOM





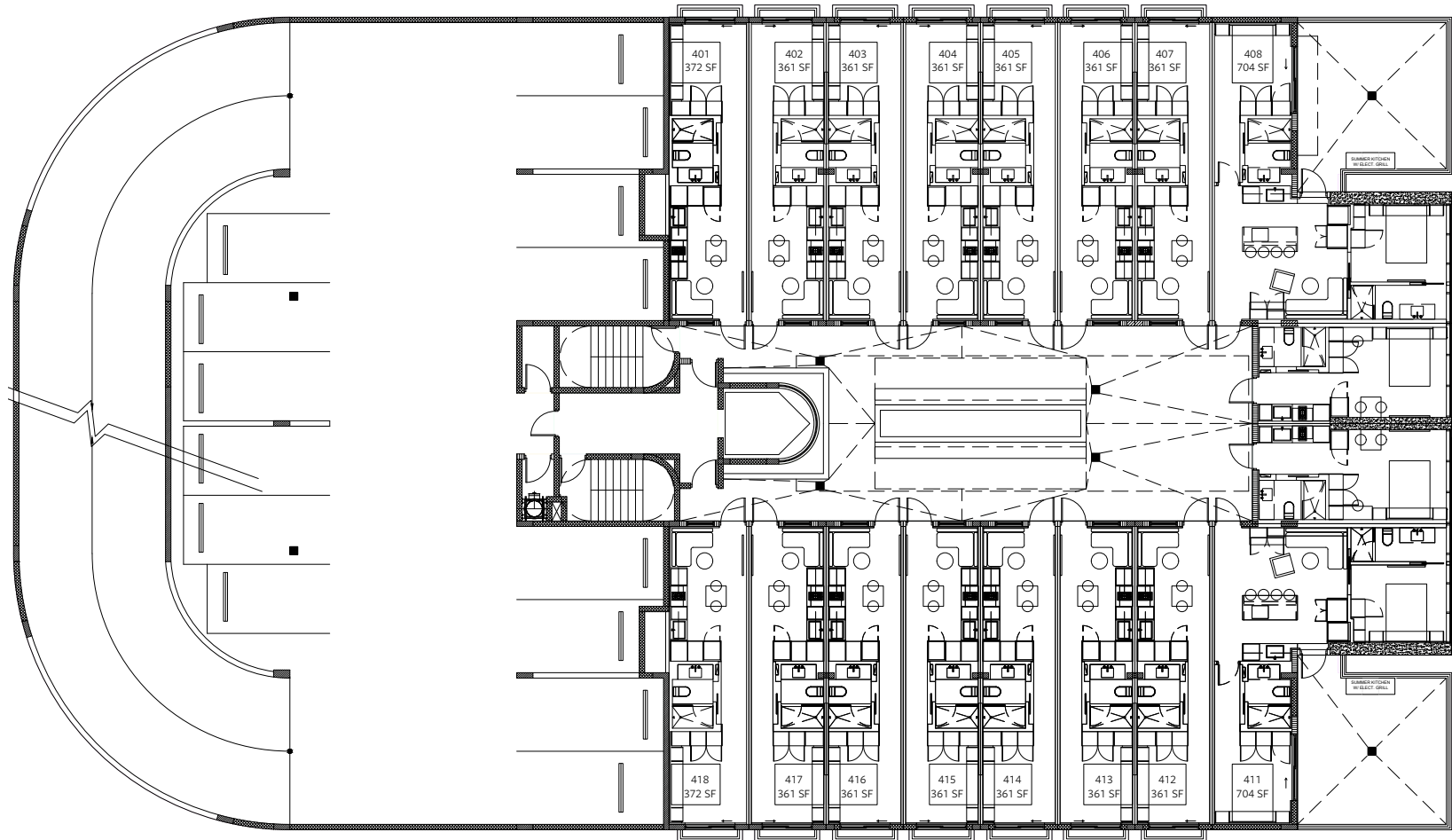
FIFTH FLOOR ROOF TOP





FOURTH FLOOR

RESIDENCE 1



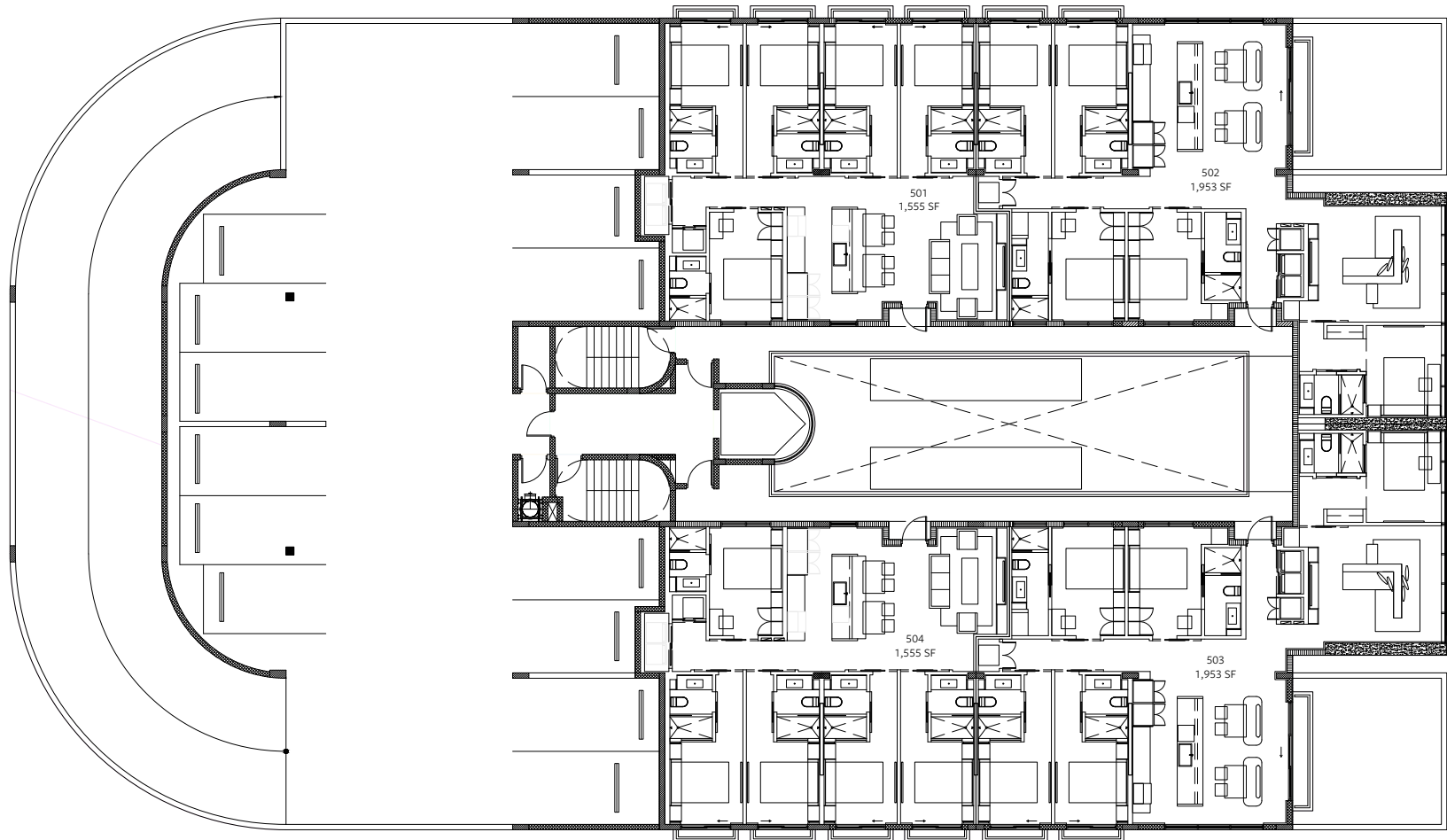
COCONUT GROVE KEY PLAN

5 BEDROOM | 5 BATHROOM



FIFTH FLOOR

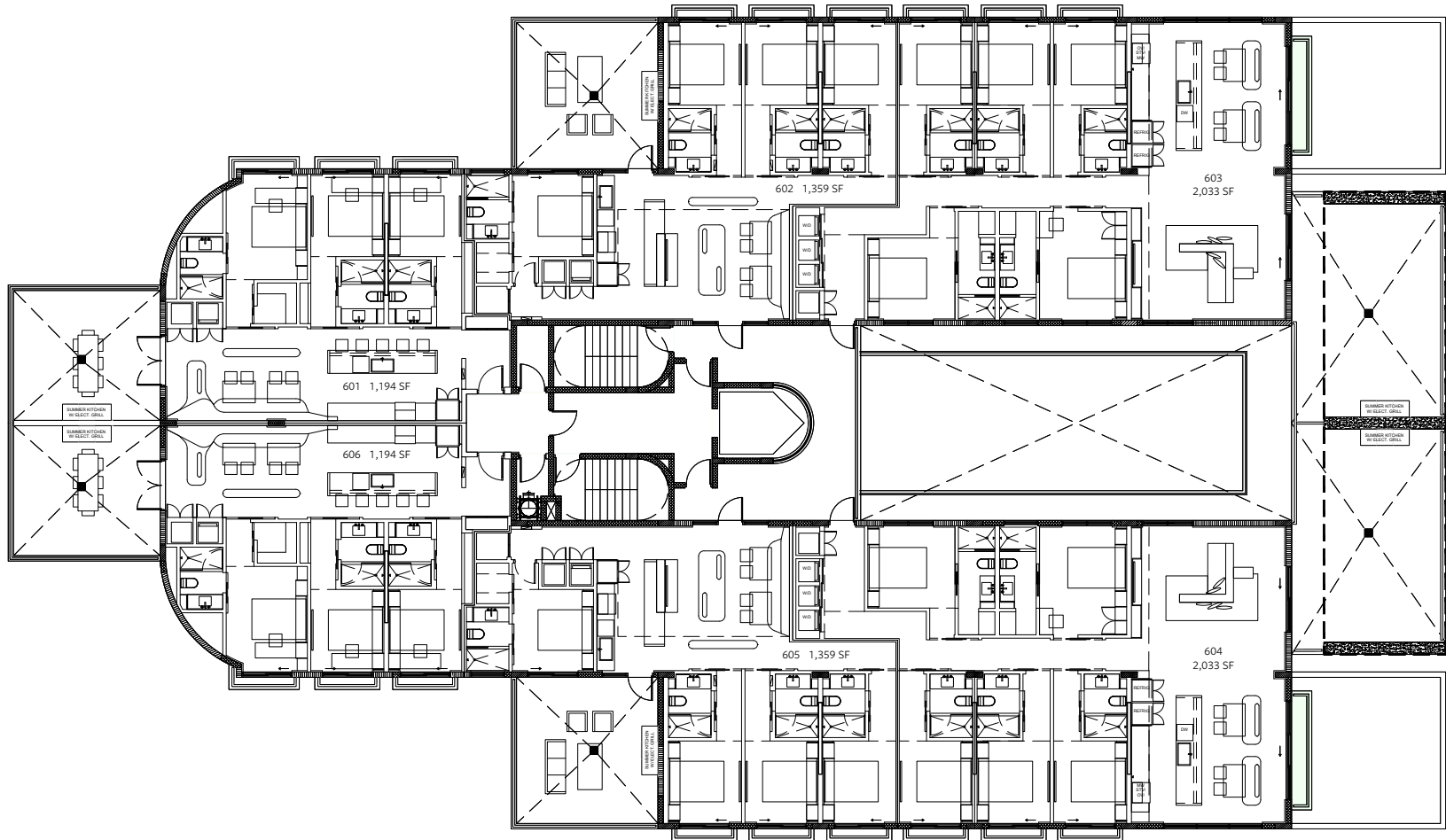
RESIDENCE 1



COCONUT GROVE KEY PLAN

SIXTH FLOOR RESIDENCE 1

3 BEDROOM | 3 BATHROOM
4 BEDROOM | 4 BATHROOM
5 BEDROOM | 5 BATHROOM



COCONUT GROVE

ENTERTAINMENT ROOM



COCONUT GROVE

ATRIUM



THE TEAM

Based in Miami and with nine international offices, **ARQUITECTONICA** is known for its bold modernism, which sparked an architectural renaissance in Miami. Founded in 1977 by principals Bernardo Fort-Brescia and Laurinda H. Spear, the company continues to push the limits of the built world, incorporating an innovative use of geometry, pattern and color to present a distinctive brand of humanistic modern design. Today the practice spans the globe, with projects in 58 countries on five continents and numerous accolades from projects including the Microsoft European Headquarters in Paris, the Bronx Museum of the Arts in New York City and the AmericanAirlines Arena in Miami.

PREDES ARCHITECTS, INC. is a full service architectural firm of young, experienced, and creative professionals. Their focus has been commissions in mix-use and hospitality projects as well as in urban design and master planning. Founder Frank Paredes is a registered Architect in Florida, North Carolina, Colorado, and NCARB board certified as well as a LEED Accredited Professional. He is known for his drive for design excellence and diverse background in both architecture and interior design.

A.M STUDIO is a boutique design collaborative that exudes a modern aesthetic and a refined attention to detail. Working collaboratively, they focus on multi-family and single-family interior design, drawing upon and weaving aspirations and individual expertise into cohesive and innovative dwelling, working and entertaining spaces. Founder Paula Spirk founded am studio in 2012 with an emphasis on immersive, cohesive, and collaborative placemaking. The team consists of an interdisciplinary group of architects and interior and industrial designers who have a clear understanding of the South Florida lifestyle.



Ownership

Upon purchasing a residence, the developer will offer to lease the residence back from the buyer allowing for essentially a hassle-free asset that generates an attractive return.

L E A S E B A C K P R O G R A M

- The leaseback agreement equates to a 7% annual triple net return against the purchase price.
- Payments will be two times per year, every six months.
- Leaseback term of five years with 5 year option to renew.
- Owner retains right to use their unit for up to 90 nights per year.





URBIN

DEPOSIT SCHEDULE

DEPOSIT

10%

40% OR MORE

50%

MILESTONE

AT RESERVATION

AT CONTRACT

AT CLOSING



LOCATION
VENTURES

The Developer

URBIN

LOCATION VENTURES

THE HOME OF TOMORROW

Location, they say, is the most important thing in real estate. But for us, this isn't where the story ends. It's only the first step in a unique journey. With an active development pipeline of \$650M, rather than replicate the same product on every site, we craft one-of-a-kind living experiences that make the highest and best use of unique development locations.

For some projects, this means an ultra-luxury single-family home. For others, it may be a hip urban tower where young professionals live and work at one address. The common thread woven through all Location Ventures projects is our relentless desire to build one thing—the home of tomorrow.



LOCATION VENTURES

CURRENT VENTURES



VILLA VALENCIA

OUR ROLE OWNER / DEVELOPER
PRODUCT BOUTIQUE 39-UNIT ULTRA-LUXURY CONDO
LOCATION COCONUT GROVE



FORT LAUDERDALE CONDOMINIUM

OUR ROLE OWNER / DEVELOPER
PRODUCT BOUTIQUE WELLNESS / LUXURY CONDO
LOCATION FORT LAUDERDALE



ORDUNA

OUR ROLE OWNER / DEVELOPER
PRODUCTS RENTAL CONVERSION OF 24-UNIT BOUTIQUE CONDO
LOCATION COCONUT GROVE



FORUM

OUR ROLE OWNER / DEVELOPER
PRODUCT CO-WORK
LOCATION CORAL GABLES



Limited Availability

For more
information
about ownership
opportunities
contact us today.

URBIN MIAMI BEACH

1260 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

URBIN COCONUT GROVE

3162 COMMODORE PLAZA, COCONUT GROVE, FL 33133

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