

domus<sup>®</sup>

BRICKELL CENTER

An aerial night view of a dense city skyline. The central focus is a tall, modern skyscraper with a distinctive facade of vertical light strips that glow in a warm, golden-yellow hue. The building's top is a flat roof with a glass railing and some greenery. The surrounding city is filled with other high-rise buildings, many of which have their windows lit up, creating a vibrant, glowing urban landscape. The sky is dark, and the overall atmosphere is one of a bustling, modern metropolis at night. The text "A sense of home in the heart of the city." is overlaid in a clean, white, sans-serif font, centered over the main building.

A sense of home  
in the heart of the city.

domus

A silhouette of a woman's head and shoulders is shown in profile, facing right. The background is a warm, gradient of colors from light orange at the top to deep purple at the bottom, suggesting a sunset or sunrise. The woman's hair is dark and appears to be blowing in the wind.

Domus FLATS is a rare gem that combines the cozy comforts of home with the exceptional service, security, and consistency of a top-tier hotel, all within the vibrant heart of Brickell, Miami's most exciting neighborhood.

All the essentials *in* excellent taste.

DOMUS FLATS — BRICKELL CENTER

VISIONARY TEAM



ALL THE TOP PLAYERS.  
ALL THE RIGHT EXPERTISE.

Built on Collaboration, Driven *by* Expertise.

## NORTH DEVELOPMENT

With five decades of combined expertise with high-profile projects in prominent locations, North Development specializes in creating properties with high revaluation and re-purchase value. The company's unique business ecosystem not only enhances local communities but also delivers tremendous value to end users.





TWO LEADERS,  
ONE HUGE ADVANTAGE  
FOR DOMUS

COMBINED SALES

**USD 4 BILLION**

**OAK**CAPITAL



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH

**52**

Combined years of experience in  
USA, Brazil, and Perú

**33**

Combined projects  
Under development / Construction

**EDIFICA**



STUDIO4, PERU

**108**

Combined projects in  
the USA, Brazil, and Perú

**75**

Combined projects delivered



RITZ-CARLTON HOTEL - SAVANNAH, GEORGIA

## MC+G ARCHITECTURE

Studio MC+G Architecture specializes in Hospitality and Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing. Before establishing her own firm, Jennifer was the Director of Design at Kobi Karp where she managed more than 500 projects in the 18 years with the company. Current projects include the restoration of the Delano Hotel in Miami Beach, as well as the Thompson Hotel and Wynwood Works in Miami's arts district. Her attention to detail and her ability to maintain repeat clients has made her a sought after Architectural talent in South Florida.



DESIGN DISTRICT FLAGSHIP - MIAMI, FL

## URBAN ROBOT ASSOCIATES

Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.



## CERVERA REAL ESTATE

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

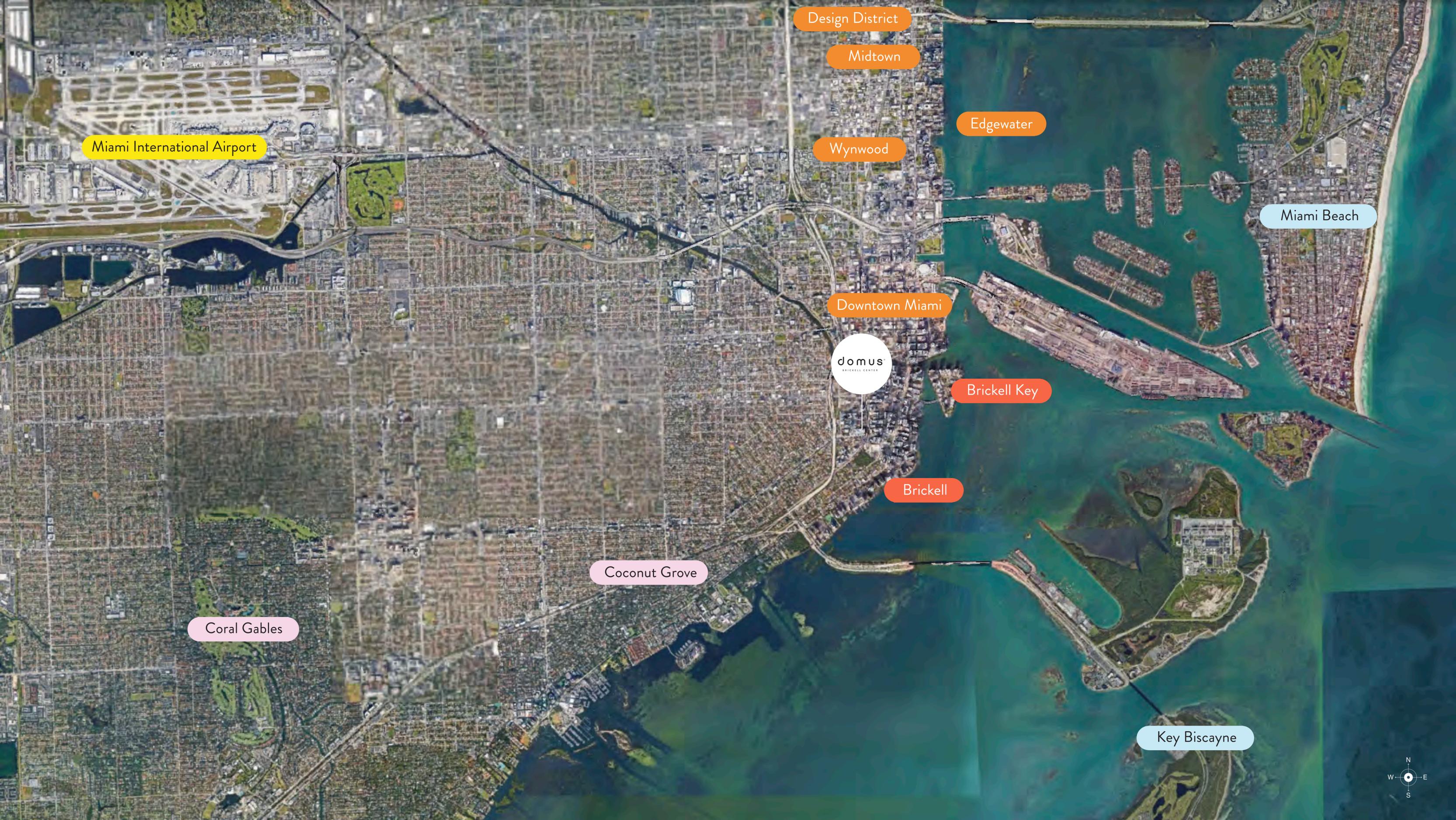
DOMUS FLATS — BRICKELL CENTER

## LOCATION



Own in a place *that* connects you.

At home *in* the skyline.



Miami International Airport

Design District

Midtown

Edgewater

Wynwood

Miami Beach

Downtown Miami

domus  
BRICKELL CENTER

Brickell Key

Brickell

Coconut Grove

Coral Gables

Key Biscayne



LOCATION — LIFE IN BRICKELL

DOMUS FLATS — BRICKELL CENTER

domus®  
BRICKELL CENTER



In the heart of Brickell Center.  
At the center *of* it all.

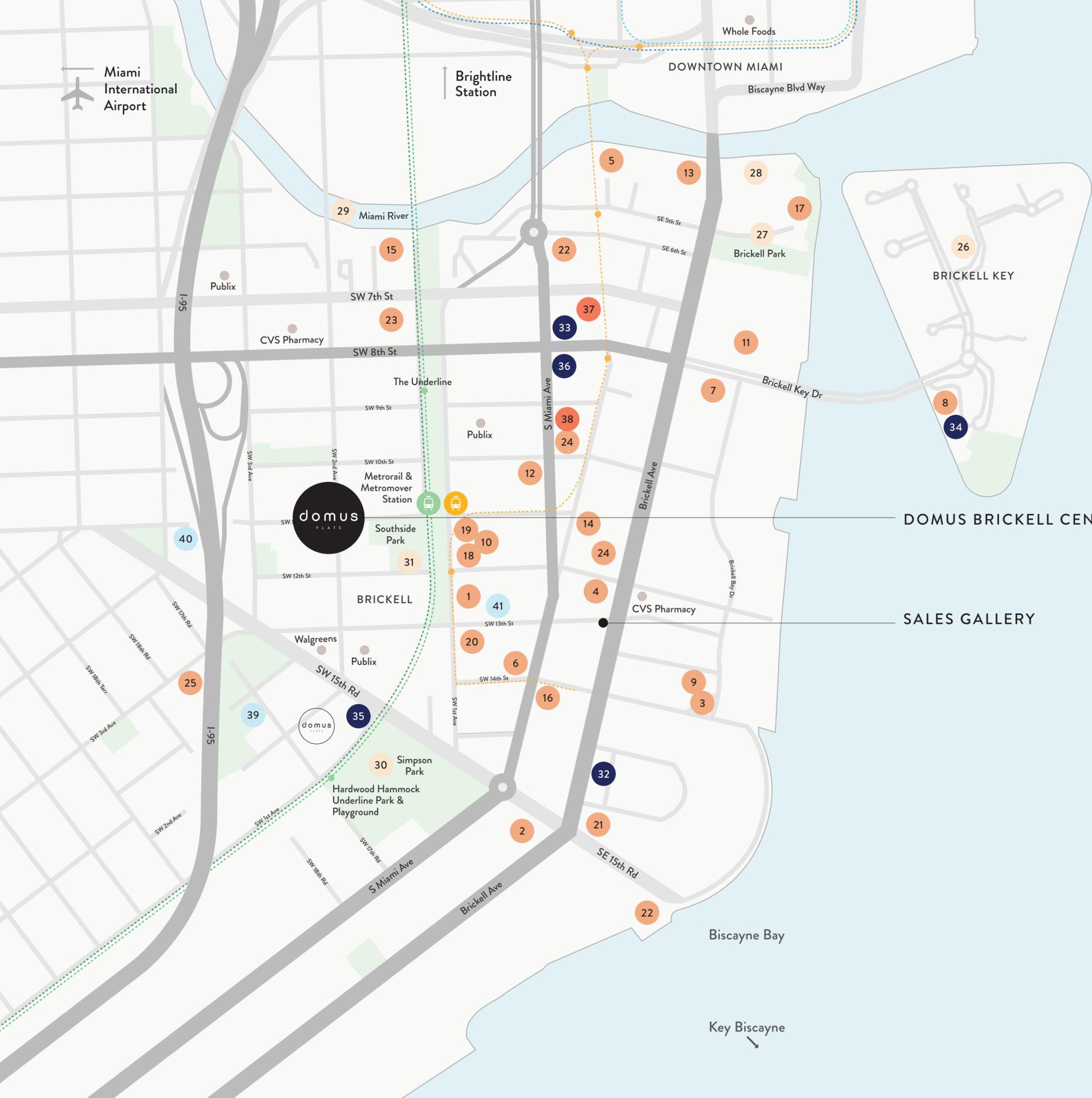
# Neighborhoods



Brickell Key (8 min.)  
Miami Beach (25 min.)

Key Biscayne (16 min.)  
Downtown Miami (12 min.)

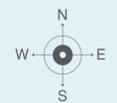
Edgewater (17 min.)  
Wynwood (16 min.)



# Access to the Best of Brickell Center

## KEY LOCAL POINTS OF INTEREST

- **FINE DINING**
  - 1. Cipriani
  - 2. Chateau ZZ's
  - 3. Delilah
  - 4. Dirty French Steakhouse
  - 5. Elcielo Miami
  - 6. Fi'lia
  - 7. Komodo
  - 8. La Mar by Gastón Acurio
  - 9. LPM Restaurant & Bar
  - 10. Marion
  - 11. Osaka Miami
  - 12. Sexy Fish Miami
  - 13. The Capital Grille
- **RESTAURANTS & CAFÉS**
  - 14. Akashi
  - 15. American Social
  - 16. Barsecco
  - 17. Cantina La Veinte
  - 18. Coyo Taco
  - 19. El Tucán
  - 20. Gyu-Kaku Japanese BBQ
  - 21. Joe & The Juice
  - 22. Obba Sushi
  - 23. Rosa Sky
  - 24. Starbucks
  - 25. Tutto Pasta
- **SALES GALLERY**
  - 1200 Brickell Avenue
- **LANDMARKS**
  - 26. Brickell Key
  - 27. Brickell Park
  - 28. Miami Circle National Historic Landmark
  - 29. Miami River
  - 30. Simpson Park
  - 31. Southside Park
- **HOTELS**
  - 32. Four Seasons Miami
  - 33. EAST Hotel Brickell
  - 34. Mandarin Oriental Miami
  - 35. Novotel Miami Brickell
  - 36. SLS Brickell
- **SHOPPING**
  - 37. Brickell City Centre
  - 38. Mary Brickell Village
- **SCHOOLS**
  - 39. MATER Brickell Academy
  - 40. KLA Academy
  - 41. Southside Preparatory Academy
- **ESSENTIALS**
  - Publix
  - Walgreens
  - CVS Pharmacy
  - Whole Foods
- - - - **TRANSPORTATION**
  - Metrorail Brickell Station
  - The Underline
  - Metromover





LOCATION — LIFE IN BRICKELL

## Brickell City Centre

Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre and luxury boutiques.

DOMUS FLATS — BRICKELL CENTER

## Mary Brickell Village

A highly popular destination and landmark location set on 5.2 acres in the heart of Brickell—epicenter of Miami’s most revered shops, cuisine, luxury residences, 5-star hotels, refined office spaces, and more—all just a few blocks from Biscayne Bay, filled with essentials, indulgences and everything in between.





LOCATION — LIFE IN BRICKELL

## A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.

DOMUS FLATS — BRICKELL CENTER

## The Home of the Big Five:

Major League Soccer (MLS)

Major League Baseball (MLB)

National Football League (NFL)

Major Hockey League (NHL)

National Basketball Association (NBA)



## The Brightline

Convenience at your doorstep.

Take a brisk 1-block walk to the metromover station, which has a free direct route to the Brightline station, only minutes away.

Sit back and relax (or work) while enjoying easy access to the following destinations:

Aventura



Fort Lauderdale



Boca Raton



West Palm Beach

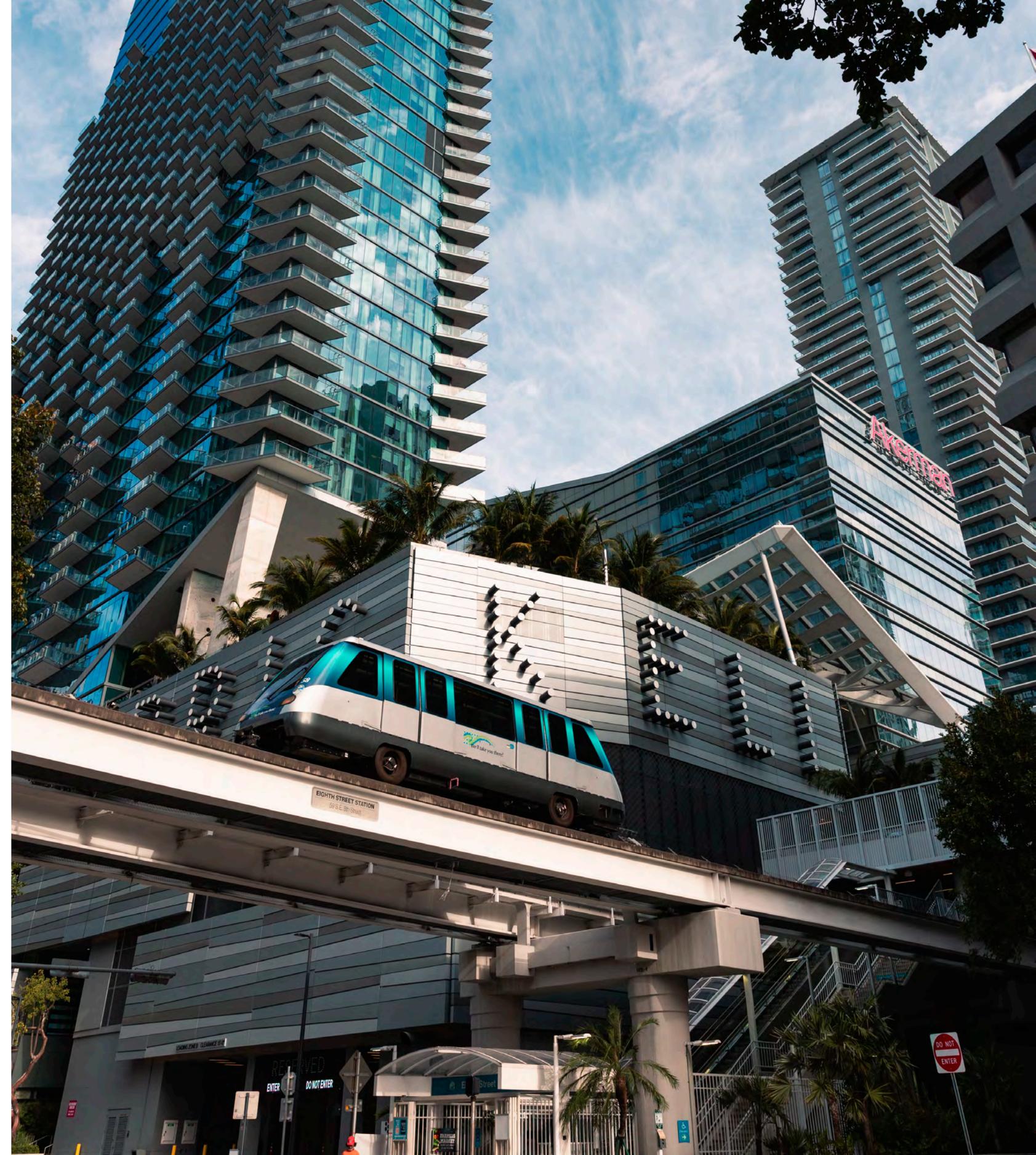


Orlando (Disney World Resort)



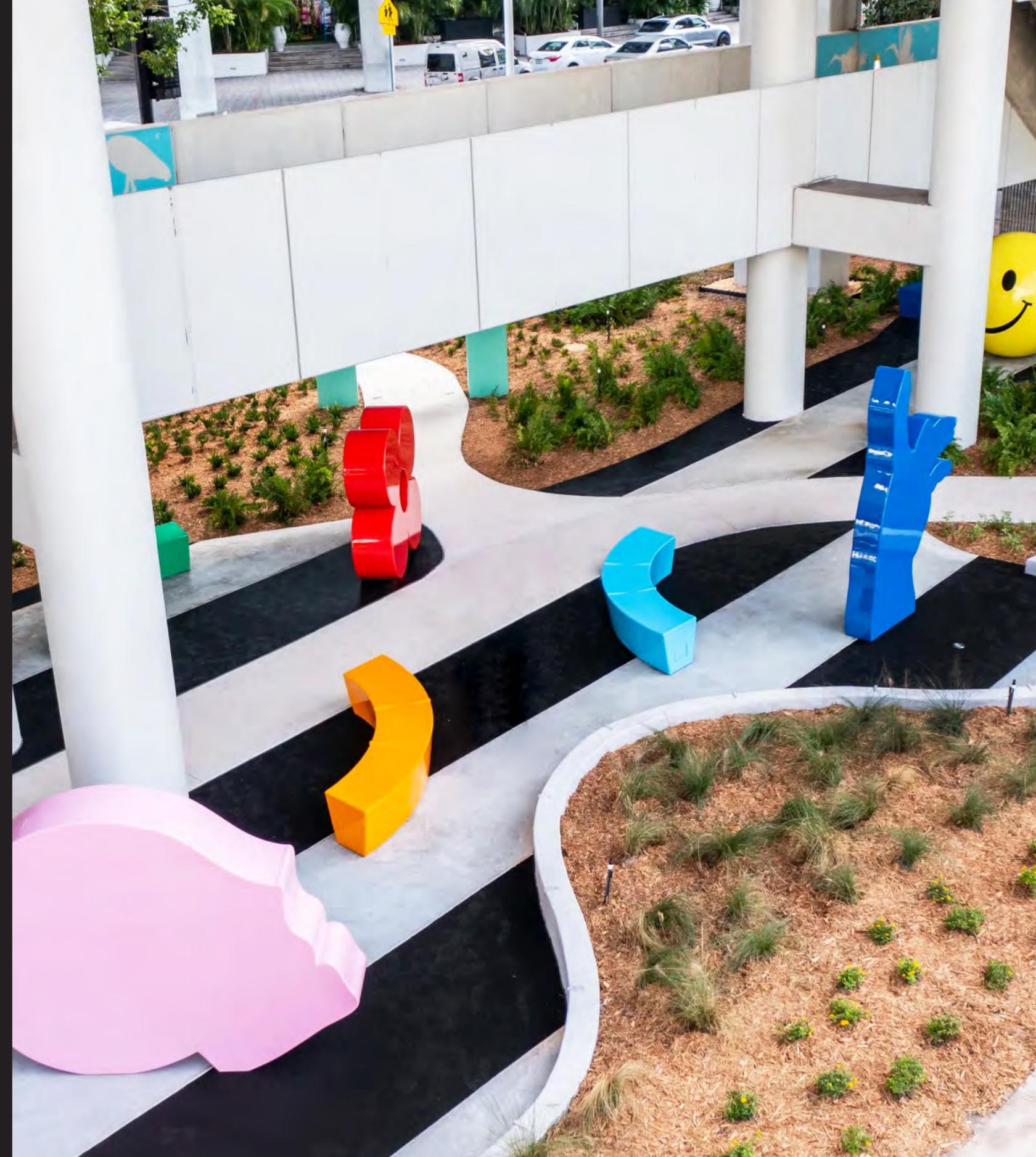
## The Metromover & Metrorail

A block away from Domus Brickell Center, both the Metromover and Metrorail offer easy, convenient access to the city of Miami and beyond—a fast and efficient way to get around town.



# The Underline

The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination.



Miami International Airport

Orlando

Brightline Station

DOWNTOWN MIAMI

Biscayne Blvd Way

Miami Beach

Miami River

BRICKELL KEY

I-95

SW 7th St

SE 5th St

SE 6th St

SW 8th St

Brickell Key Dr

SW 9th St

S Miami Ave

SW 10th St

Metrorail & Metromover Station

domus

BRICKELL CENTER

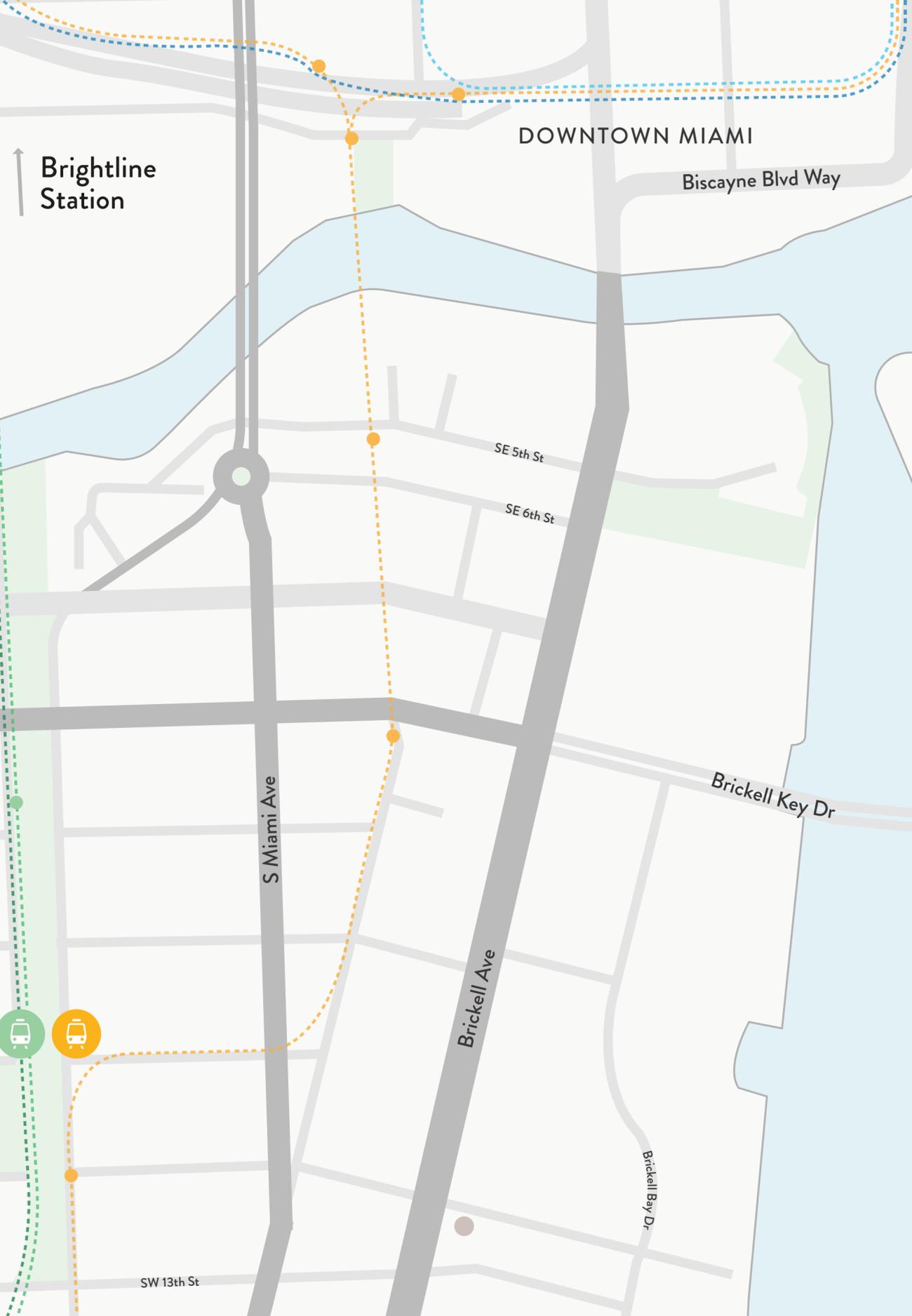
SW 12th St

SW 13th St

Brickell Ave

Brickell Bay Dr

SW 17th Rd



## BANKING CENTER IN THE U.S.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

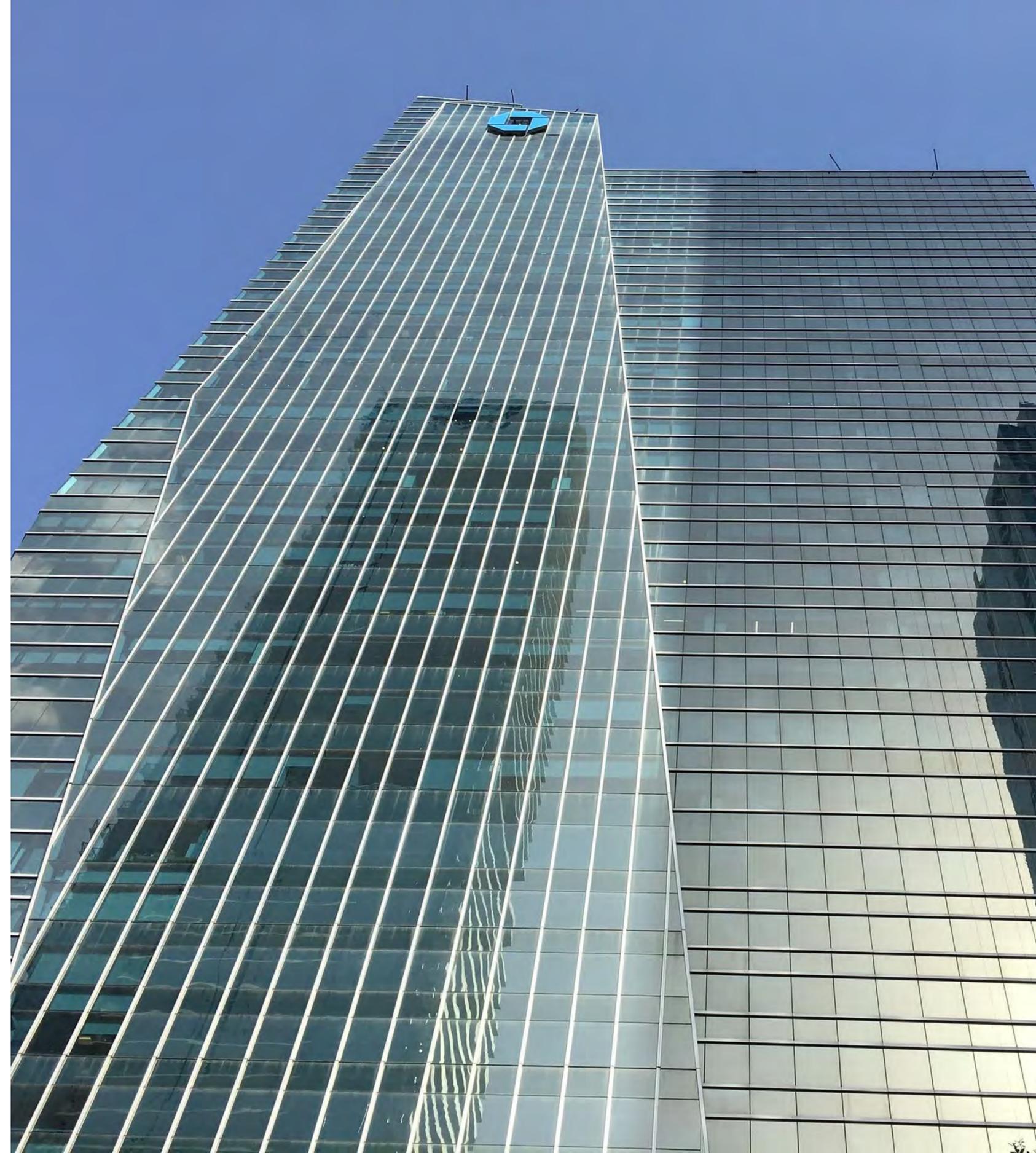
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Office Occupancy

**90.4%**

(Q3 2023)

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# Business in Brickell

## NEW BRICKELL COMPANIES:



KIRKLAND & ELLIS



## SHORT DISTANCE FROM DOMUS:



BNY MELLON



GROWTH PARTNERS



# CITADEL



## THE NEXT MIAMI

Developer of Citadel HQ Tower:  
'We're Moving as Fast as We Can'



Hedge Fund Citadel to  
Move Headquarters to Miami  
From Chicago

## Bloomberg

Citadel Grabs Miami Office Space  
Ahead of Building Its Own Tower

# STR Trends Report Data 2024

Averages for Hotels that Reported to STR

The industry's most comprehensive market share product says that Brickell outperforms Downtown Miami.

**Revenue**  
(Per Available Room)

**+26.21%**  
**GREATER**

in Brickell Vs. Downtown Miami

**Rates**

**+17.98%**  
**NIGHTLY**

in Brickell Vs. Downtown Miami

**Occupancy**

**+5%**  
**GREATER**

in Brickell Vs. Downtown Miami



# A Sense *of* Home in the Heart of the City

Interiors designed to fit your life—with private balconies in each residence, sleek modern fixtures and countertops, premium appliance packages, in-residence washer and dryer, oversized TVs, smart home tech, hard flooring throughout, and flexible layouts created to work for you.

# Welcome to Life *in* Brickell Center

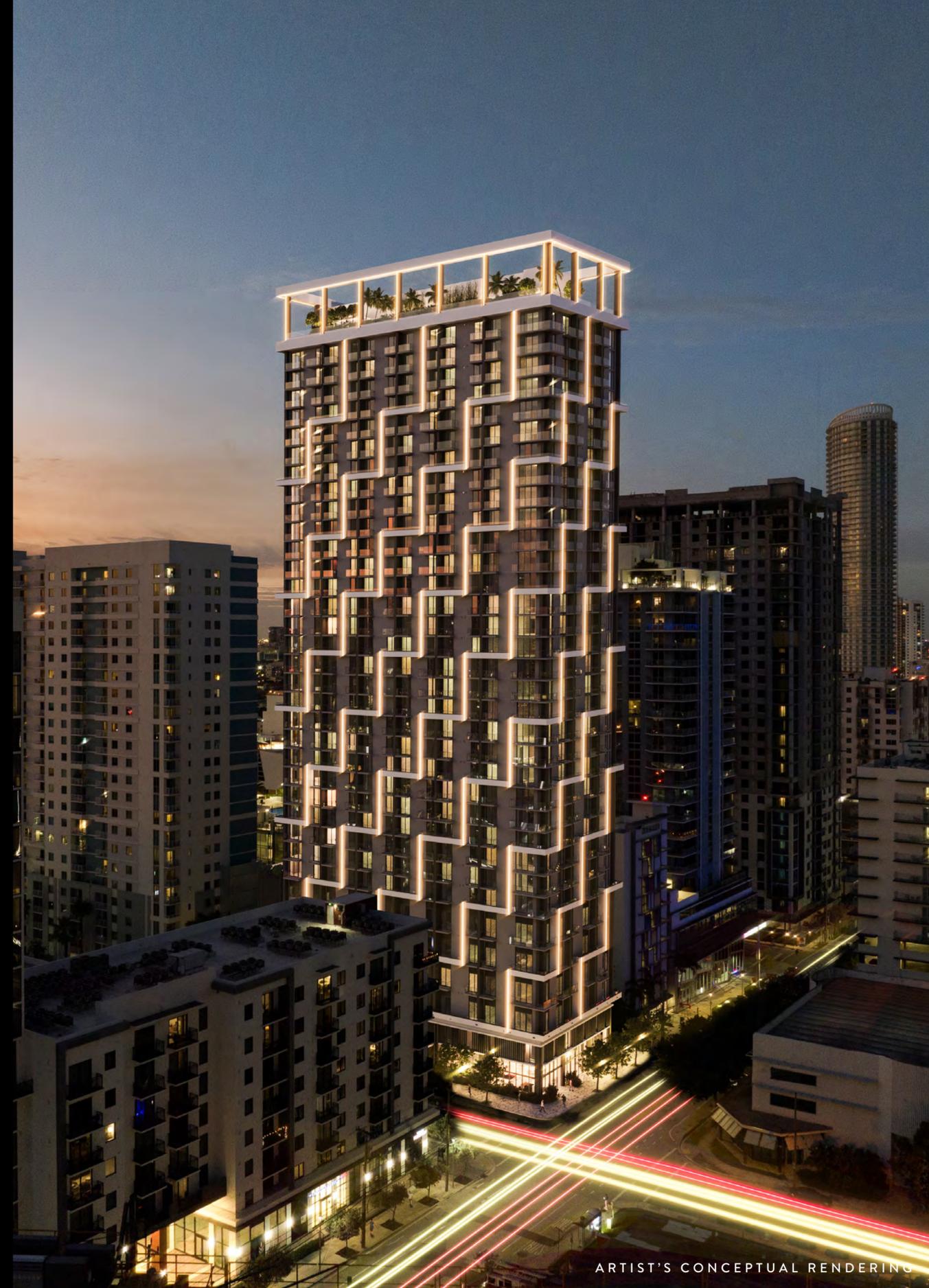
**579** Fully furnished studio,  
one- and two-bedroom FLATS

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**35** Stories of designer residences

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**20,000**<sup>SF</sup> of amenities and gathering space



An aerial photograph of a poolside lounge area. In the center is a rectangular swimming pool with clear blue water. To the left of the pool, there are four lounge chairs with white cushions and blue towels. A small round table with a book is positioned between the second and third chairs. To the right of the pool, there are two more lounge chairs with white cushions and a person wearing a red hat. The area is surrounded by palm trees and other tropical plants, with shadows cast across the light-colored stone tiles.

# AMENITIES

Spaces Designed *to* Bring People Together.

# GROUND FLOOR LOBBY RESTAURANT CONCEPT



# GROUND FLOOR LOBBY RESTAURANT CONCEPT



ARTIST'S CONCEPTUAL RENDERING

# A Sanctuary Above *it* All

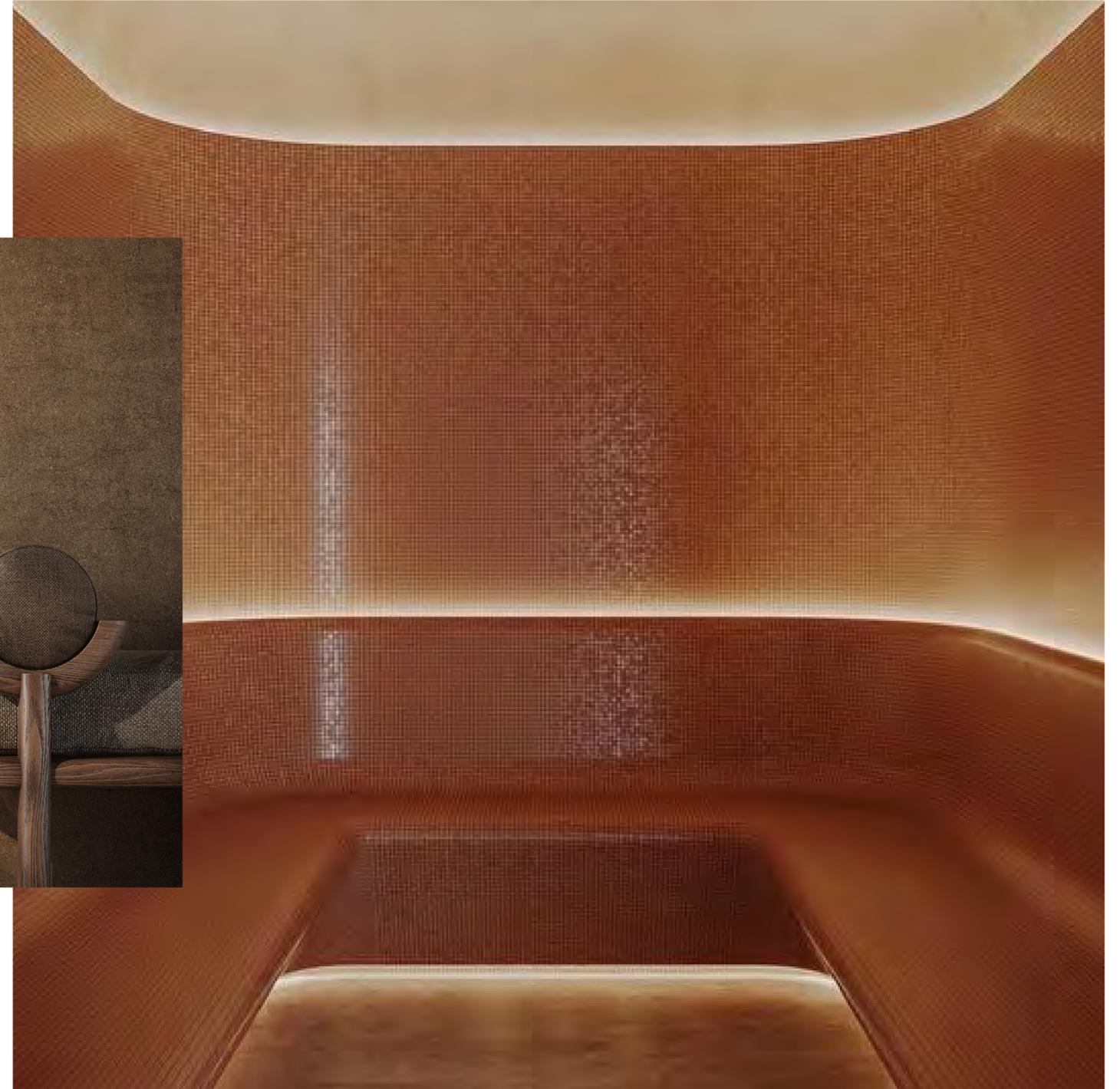
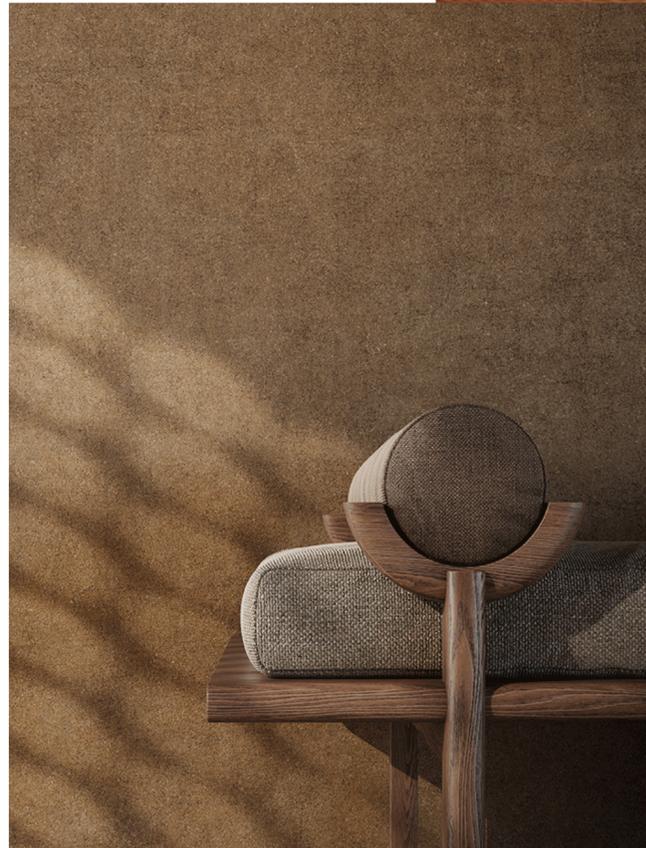
Elevate your lifestyle with our Wellness Deck, designed for ultimate relaxation and rejuvenation. Whether you're seeking mindfulness, fitness, or indulgent treatments, this wellness oasis caters to your every need, blending luxury and balance effortlessly. This thoughtfully curated space offers an array of amenities to keep you refreshed and inspired:

- 1 Bocce Ball Court** – Enjoy friendly games or utilize the space as a versatile fitness turf area for dynamic workouts.
- 2 Yoga Deck** – Find your zen under the sky, with ample space for stretching and meditation.
- 3 Meditation Garden** – Recharge your spirit in a peaceful, nature-inspired retreat.
- 4 Indoor/Outdoor Treatment Rooms** – Experience the ultimate in personalized wellness with spaces designed for massages, therapies, and more.
- 5 Indoor/Outdoor Fitness Gym** – Stay in shape with state-of-the-art equipment in a seamless indoor-outdoor environment that inspires movement.



## Whole Body Wellness

The modern definition of wellness is one that encourages balance between mind, body, and spirit. That's why Domus Brickell Center offers a steam room, fully equipped gym, treatment room, and a rooftop yoga deck. There is a centralized UV water filtration system that runs throughout the entire building, as well as filtered AC in all common areas.





ARTIST'S CONCEPTUAL RENDERING

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



# CLEAR

**CLEAR'S WORLD-CLASS UV WATER PURIFICATION SYSTEM IS THE ONLY CLEAN WATER SOLUTION FOR LARGE BUILDINGS.**

## Your Partner in Water Quality

- **Water you can trust**

99.9999% reduction in microplastics and waterborne pathogens.

- **Purify every drop**

Installed at the point-of-entry, purifying every faucet, shower and fountain .

- **Full service**

Clear performs all monitoring and maintenance to ensure high quality water at all times.

- **Chlorine control**

Removes odor and flavor, promotes healthier skin and hair.

- **Industry trusted**

Our technology is trusted by beverage manufacturers like Fiji, Nestle, Coca-Cola, & Pepsi.

## Your Partner in Air Quality

- **4-Stage Purification**

Our air purifiers use a 4-step process removes > 99.9% of pathogens.

- **Healthy Amenities**

Air purifiers are installed in all common areas, providing healthy air in building amenities.

- **Full service**

Clear maintains and services the units to ensure high quality air at all times.

- **Preventing Outbreaks**

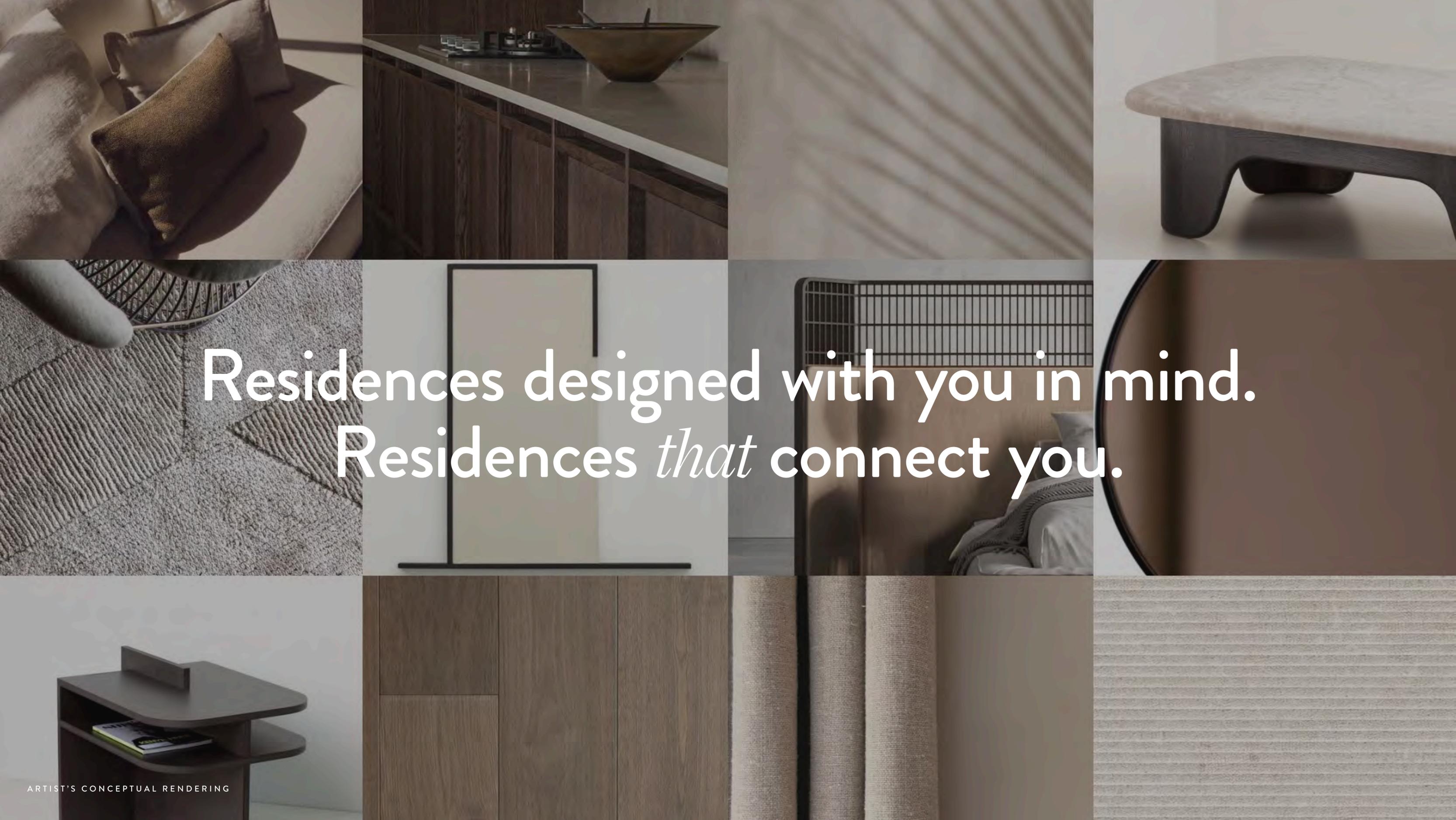
Our MERV-16 filter is 98% effective against even the smallest virus particles.

**Just breathe - we take care of the rest.**

# Hello Nature, Health, *and* Convenience

When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.





Residences designed with you in mind.  
Residences *that* connect you.

## Residence Features

Keyless entry smart lock system

Modern fixtures

Stone countertops

CLEAR UV filtered water

Kitchen equipped with premium appliance package

Private balcony in all FLATS

Delivered fully finished and furnished with hard flooring throughout



ARTIST'S CONCEPTUAL RENDERING





ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

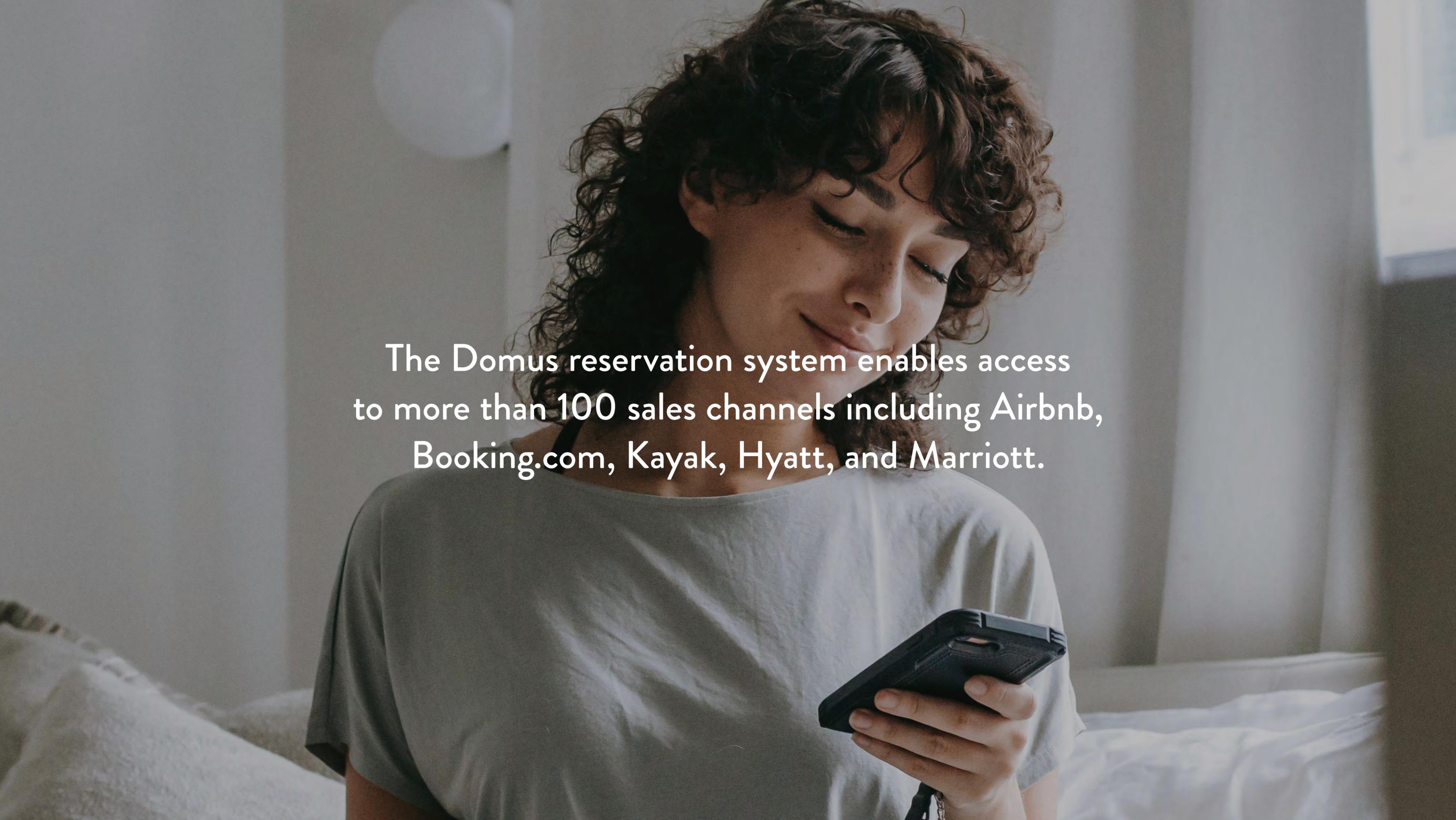
DOMUS FLATS — BRICKELL CENTER

MANAGEMENT SERVICES



# DOMUS MANAGEMENT

Everything you need, exactly how you want it.

A woman with dark, curly hair is shown from the chest up, looking down at a smartphone she is holding in her hands. She is wearing a light-colored, short-sleeved t-shirt. The background is a softly lit bedroom with a bed and white linens visible. The overall mood is calm and focused.

The Domus reservation system enables access to more than 100 sales channels including Airbnb, Booking.com, Kayak, Hyatt, and Marriott.

# The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:

By using your system, properties have more than double their income level because of the additional exposure. For example, while a property listed on Airbnb would get approximately 100 million views a month you have it in front of about 1.2 billion people by showcasing it on about 100 platforms. Properties will also benefit from lower negotiated rates in some platforms, such as Expedia and Booking.

## EASY SCHEDULING

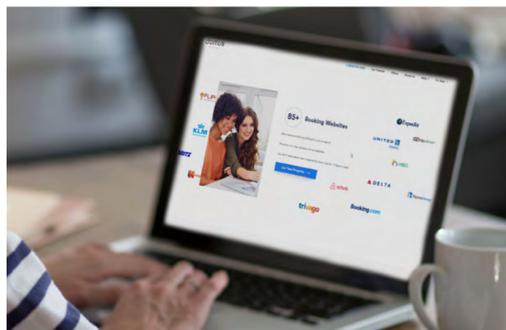
The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.

## STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

### BENEFITS FOR DOMUS OWNERS:

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



# HYATT® and Marriott INTERNATIONAL Collaborations



Domus FLATS strategic partnerships with prestigious brands like Hyatt and Marriott significantly enhance your property's visibility and credibility.

By aligning with these globally recognized hospitality leaders, your property is showcased to millions of discerning guests who trust and seek out the quality associated with these iconic brands.



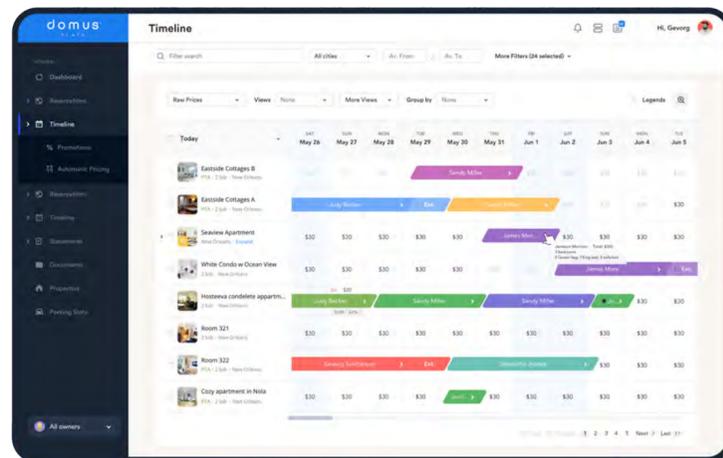
# Domus Owners Portal

Manage your reservations and gain insights into your booking history.

## DATA AND ANALYTICS

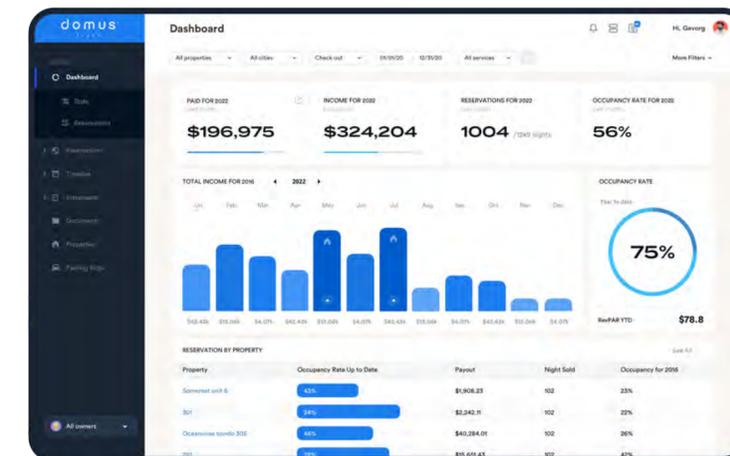
All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
  - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



## SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.



We Bring the Same Sophistication Utilized by the Largest Hotels and Airlines in the World.

# Guest Traveler App



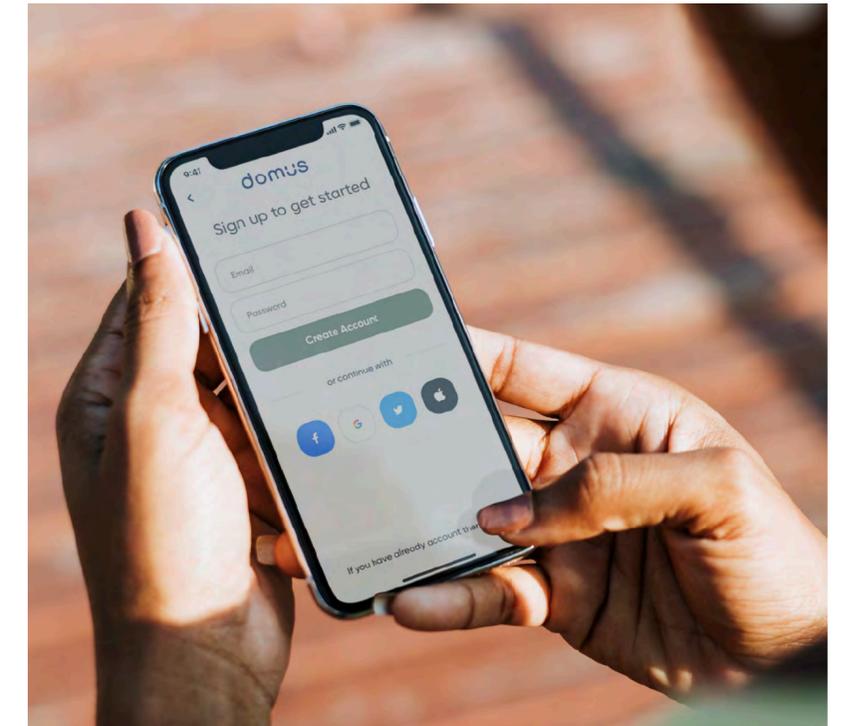
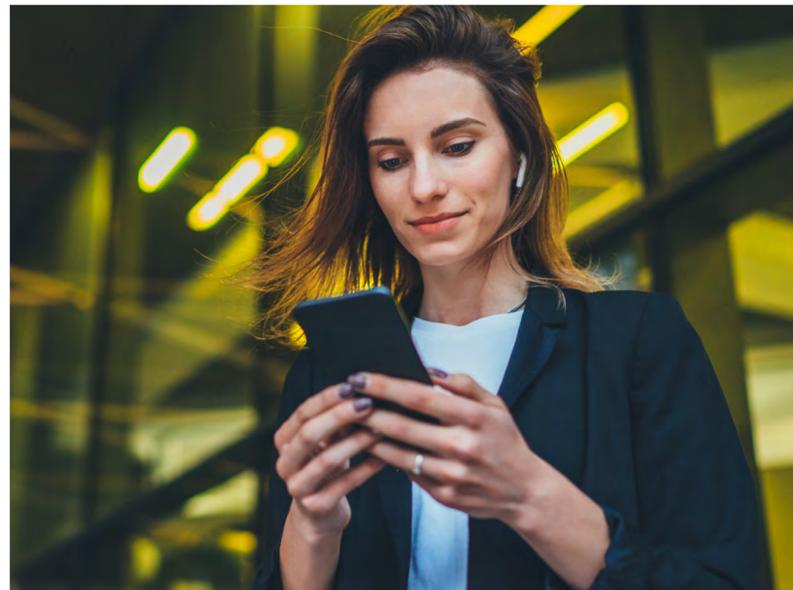
Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

- Mobile check-in/check-out
- Unique digital keys for elevators and units
- 24/7 call center
- Menu of amenities
- Parking information
- Property rules and policies

## ACCESS YOUR BOOKING DETAILS

View address and direction to your rental  
View check-in instructions:

- Check-in/out
- Door codes
- Parking information
- House rules
- Cancellation policy
- Menu of amenities



## PAYMENT METHOD

- Apple Pay
- Google Pay
- Affirm
- Paypal
- Credit card

## BOOK YOUR NEXT STAY

- Reserve a future stay
- Redeem vouchers/credits/discount codes
- Apply loyalty points as applicable

# Revolutionizing Hospitality Management

## Introducing eva ✨ ai AI-Powered Capabilities for Enhanced Efficiency and Guest Satisfaction.

- Guest Experience
- Operations Management
- Review Management
- Multi-Language Support



### **Eva AI handles your messages 24/7**

Round-the-clock guest support in multiple languages, ensuring seamless communication and allowing you to focus on your core business activities.

### **Eva AI: Transforming Guest Sentiment into Personalized Experiences**

Tailors interactions based on guest feedback, delivering customized responses and experiences that enhance guest satisfaction and loyalty.

### **Eva AI detects, opens, and schedules work orders 24/7**

Intelligently manages operations by detecting and scheduling housekeeping and maintenance tasks, ensuring efficient property management around the clock.



# All-In-One · AI Powered · Property Management Software



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## CONSOLIDATION

Consolidation through automation lowers revenue costs and offers support tailored to your needs. Enjoy the benefits of a custom instance built specifically for your property management requirements.

## EFFICIENCY THROUGH AUTOMATION

Automation, efficiency, and connectivity significantly reduce the need for full-time employees (FTEs), allowing hotels to operate with minimal on-site staff.

This also enables existing employees to focus on higher-value tasks and spend their time more effectively.



## AUTOMATION AI

Automation and AI enhances the guest experience by streamlining processes and reducing wait times. It also boosts operational efficiency, allowing staff to focus on critical tasks while ensuring consistent service quality.

# domus<sup>®</sup>

BRICKELL CENTER

## PROPERTY ADDRESS

**1034 SW 2nd Avenue  
Miami, FL 33130**



Ⓜ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company (“Developer”), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.