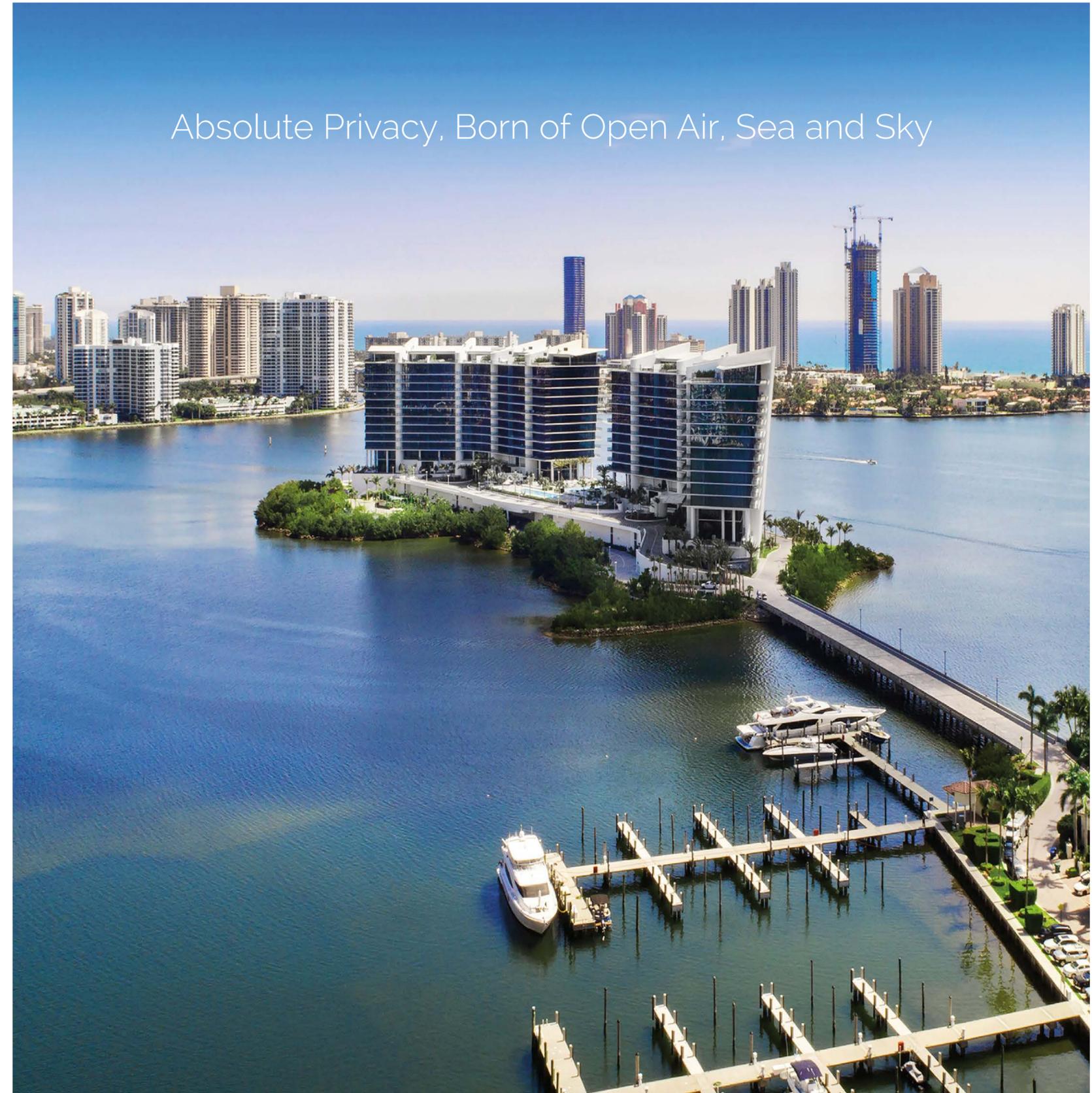
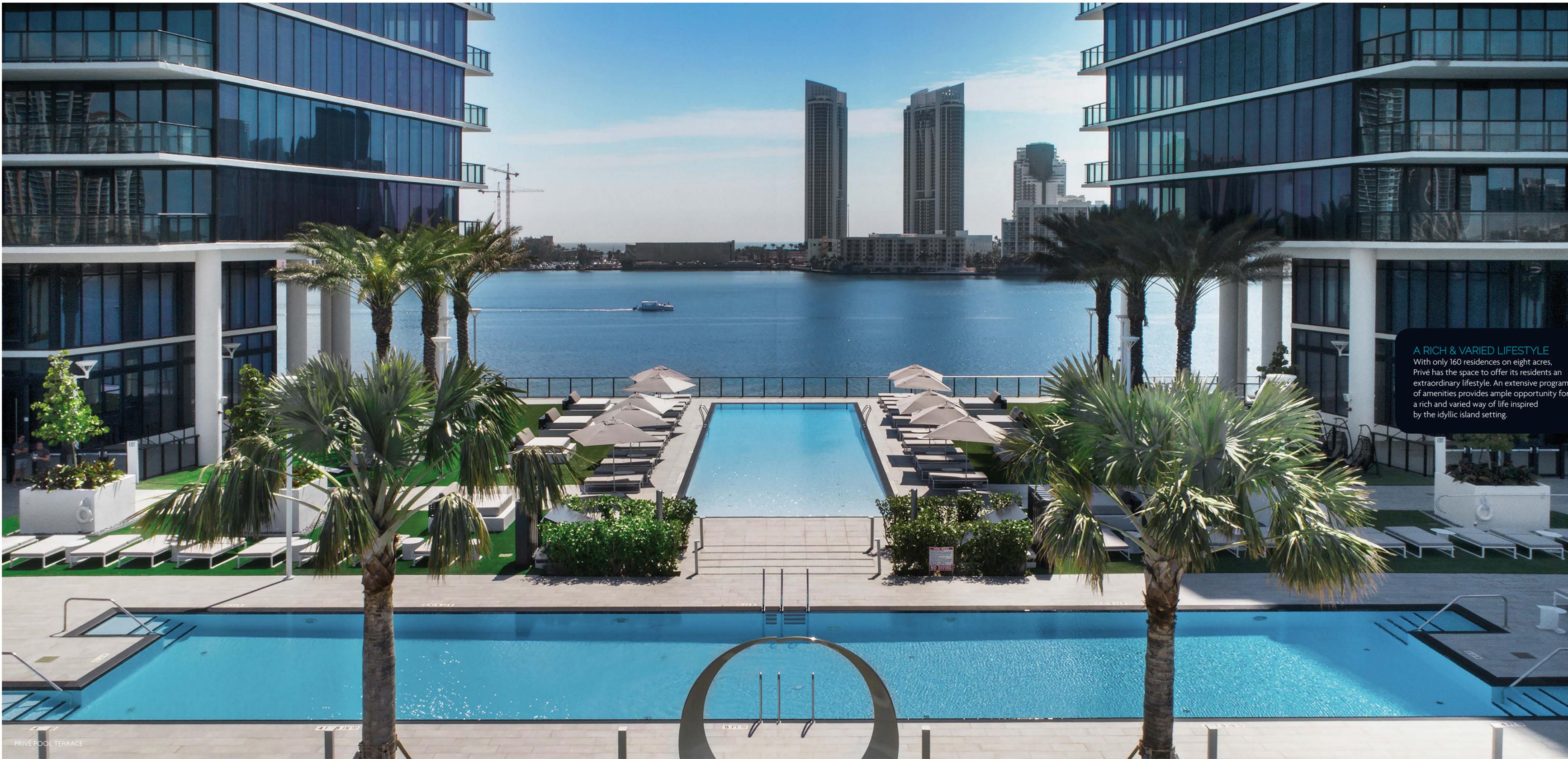


PRIVÉ®

AN ISLAND BEYOND EXTRAORDINARY

Absolute Privacy, Born of Open Air, Sea and Sky





A RICH & VARIED LIFESTYLE

With only 160 residences on eight acres, Privé has the space to offer its residents an extraordinary lifestyle. An extensive program of amenities provides ample opportunity for a rich and varied way of life inspired by the idyllic island setting.



EXQUISITE SOCIAL SPACES
Residents will benefit from a remarkable array of well-appointed amenities devoted to wellness, sport, leisure and recreation, entertaining and socializing, and varied diversions to suit all ages and interests.

PRIVE LOBBY, VIEW TO THE EAST.

ISLAND AMENITIES

Access via private road, attended gatehouse and private bridge

Full-service valet

Five-star concierge

24-hour security – roving and permanent

Poolside Café – in-home service and light catering¹ available during certain hours

Beach-entry pool

North-South lap pool

Pool attendants offer fresh towels, sunblock and bottled water

Outdoor jacuzzis

Lighted tennis court

Jogging trail

Private jetty for guest boat landing and fishing

Private marina with boat slips available for purchase (limited availability)

Nature path²

Private beach & beach club²

Pet grooming area

Car washing station

Kids' playground

Private garages available for purchase

Electric car charging stations

¹To be determined by Café operator. ²Subject to DERM approval and all other applicable government agencies.

BUILDING AMENITIES

Expansive public spaces totaling approximately 70,000 square feet

Two-story, gym/spa in each tower totaling 20,000 square feet, with:

- Men's and women's steam and sauna
- Massage treatment rooms
- Aerobic & cardiovascular equipment
- Weight facility
- Fitness studio
- Toddlers' playroom

Social room – billiards, board games, HD television

Teen social lounge

Private dining room with catering kitchen

Library

Outdoor dining terraces

Wine Room and Cigar Lounge

Business Center

Guest Suites– available for purchase by residents only



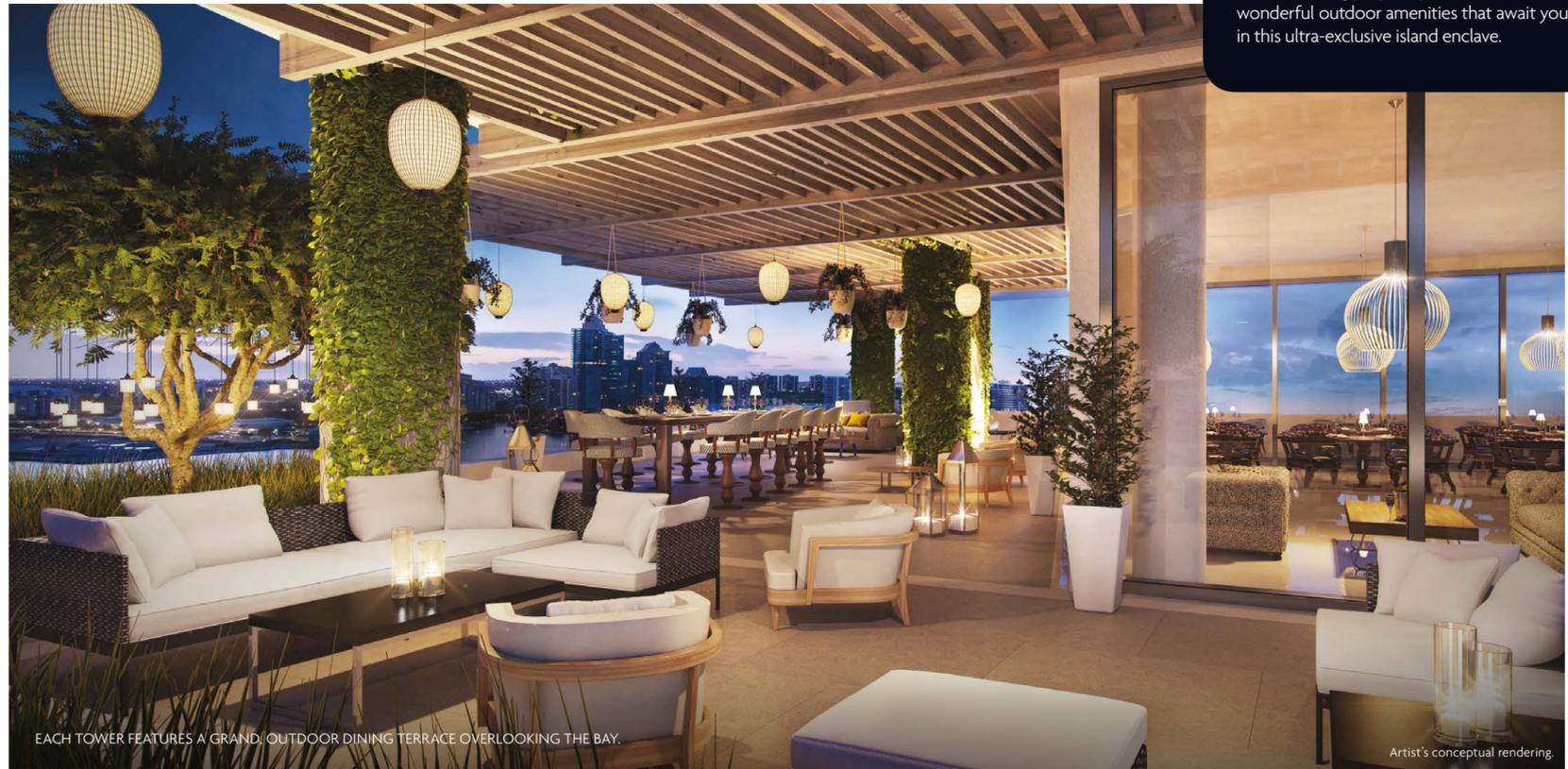
See legal disclaimer on The Team page.



LIGHTED WATERFRONT TENNIS COURT

AN OUTDOOR LIFESTYLE AWAITS

Tennis court, swimming pools, jacuzzis, jogging trail and fishing jetty are just a few of the wonderful outdoor amenities that await you in this ultra-exclusive island enclave.



EACH TOWER FEATURES A GRAND, OUTDOOR DINING TERRACE OVERLOOKING THE BAY.

Artist's conceptual rendering.

See legal disclaimer on The Team page.



THE LIBRARY

INDULGE MIND & BODY

Privé is designed to help residents make the most of their time with facilities to enrich life in every way.



10,000 SQ.FT. GYM/SPA



SOCIAL ROOM WITH BILLIARDS, BOARD GAMES

See legal disclaimer on The Team page.



MAIN SOCIAL ROOM

LOUNGES FOR ALL OCCASIONS

Privé has an abundance of beautiful places to gather with friends and neighbors and admire the view.



MEDIA SOCIAL ROOM

See legal disclaimer on The Team page.



ESCAPE THE ORDINARY

From private humidors in the cigar lounge to private wine storage, Privé gives you ample opportunity to make the most of shared amenities.

WINE CELLAR, TASTING ROOM AND CIGAR LOUNGE

RESIDENCE FEATURES

Unit sizes ranging from 2,585 to more than 9,000 square feet

Average unit size approximately 3,400 square feet

160 total units (80 units per building)

10-foot ceilings

10-foot balcony depths

Floor-to-ceiling glass on all exterior walls

Penthouse units have private rooftops with full-size pools, along with 10- to 17-foot ceilings

Intracoastal, bay, and ocean views from every residence

Unobstructed water views from all main living areas

Spacious, open-plan living, dining, and kitchen areas

Private elevator access

Modern, custom-designed cabinetry and European-style kitchens

Outdoor summer kitchens

Miele appliances

Service suites

All residences are smart-home ready



OPEN, GOURMET KITCHENS (CHANDELIER DEPICTED IS AVAILABLE AS A DESIGN UPGRADE)

See legal disclaimer on The Team page.



LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)



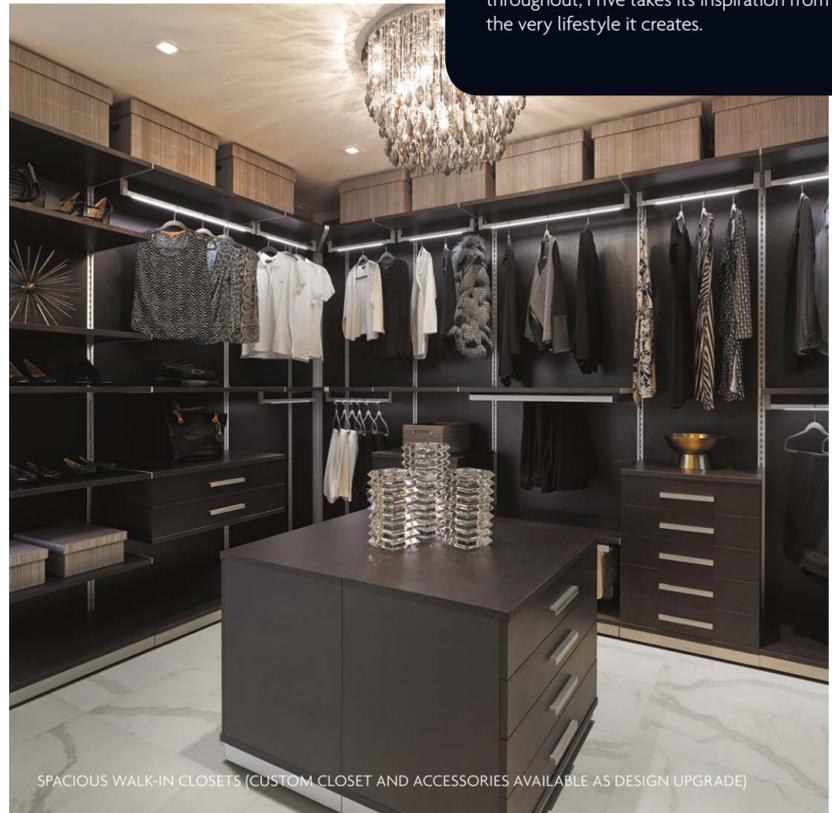
DOUBLE VANITIES

FLAWLESS TO THE LAST DETAIL

With luxurious fixtures, fittings and finishes throughout, Privé takes its inspiration from the very lifestyle it creates.



SEPARATE GLASS-ENCLOSED SHOWER



SPACIOUS WALK-IN CLOSETS (CUSTOM CLOSET AND ACCESSORIES AVAILABLE AS DESIGN UPGRADE)

See legal disclaimer on The Team page.



WATER VIEWS FROM EVERY ROOM

With flow-through layouts resulting in water views on all sides along with expansive terraces, each Privé residence is a celebration of open air, sea and sky.



PENTHOUSES FEATURE PRIVATE ROOFTOP POOLS

OUTSIDE IN

On the Penthouse Level, extra-high ceilings, a full-size swimming pool and large private rooftops enhance the endless views..

PENTHOUSE FEATURES

Duplex floorplans with 15-foot ceilings on both levels

Private full-size rooftop pools

Summer Kitchens on both levels

Three to six parking spaces

Outdoor living space ranging from 2,600 square feet to more than 6,500 square feet

Separate service quarters

Floorplans offer up to 8 bedrooms



PENTHOUSE LIVING ROOM

Artist's conceptual rendering.

PRIVÉ[®]

DEVELOPERS



Led by principals Gregory Freedman, Charles Phelan and Daniel Lebensohn, BH3 is an opportunistic real estate firm with a core focus on acquiring real estate in South Florida and New York City. In addition to Privé at Island Estates, the firm's impressive portfolio includes Trump Hollywood, Terra Beachside 6000 Collins, Fontainebleau Sorrento and 1805 Ponce. The company has successfully sold in excess of \$400 million of high-end condominiums in the past three years and spearheads the design, development & sales and marketing initiatives of Privé.



GARY COHEN

PRINCIPAL

Gary Cohen is the developer of Island Estates and the President of N. Island Corp. The South Island of Island Estates consists of 21 exclusive mansions and a marina that services both the North and South Islands. As one of the founding families of Aventura, the Cohen family has participated in South Florida development since the 1960's, resulting in approximately 1,000 acres of land development and planning of high rise condominiums, multifamily, single family homes, shopping centers and commercial offices. Gary Cohen's development experience is an integral part of the process for the project.

THE TEAM

SIEGER SUAREZ

Celebrating their 40th anniversary in 2012, The Sieger Suarez Architectural Partnership specializes in the design and development of luxury high-rise properties. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and both peer and community recognition for its outstanding work over the decades. The Sieger Suarez

architectural Partnership has repeatedly demonstrated its ability to produce successful and award winning projects. A sampling of distinctive buildings in Miami-Dade County alone include Apogee South Beach, St. Regis Bal Harbour, ICON South Beach, Trump International Hotel, Trump Royale, Trump Palace, 50 Biscayne and Porsche Design, Murano, and Murano Grande.

INTERIORS BY STEVEN G.

Interiors by Steven G. is the most celebrated, innovative and experienced interior design company in Florida, working from a 100,000-square-foot Pompano Beach, Florida, showroom, which includes some 1,800 lines and \$7 million of displayed inventory.

Beach, Las Olas Riverhouse, Grove at Grand Bay, The Ritz-Carlton Residences at Singer Island, and many others.

The firm is widely regarded and highly awarded for its ground-breaking designs, and its work has been prominently featured in Florida Design, Antiquities, Prestige Design, Florida International Magazine and Los Angeles Confidential.

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.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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. 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. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, plans, sketches, graphic materials, prices, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to revisions and other changes, without notice, in the manner provided in the purchase agreement and the offering circular and may not be relied upon. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. The dimensions of units stated or shown in brochures will vary from the dimensions that would be determined based upon the description of the Unit boundaries set forth in the Declaration of Condominium. For the dimensions of the "unit" based on the depiction of "unit" in the Declaration of Condominium, refer to Exhibit 2 of the Declaration of Condominium included in the Prospectus Documents. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Certain access to and rights to use recreational and other amenities within the development may be provided to the South Island, as described in the offering circular. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

Developer Disclaimer

The project is being developed by Prive Developers, LLC (the "Developer"), which entity was formed solely for such purpose. BH3 and North Island Corp and/or their assigns are affiliated with these entities, but neither of them is the Developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by BH3 and North Island Corp, and you agree to look solely to the Developer (and not to BH3 and North Island Corp, and/or any of their other affiliates) 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. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

Subject to DERM approval and all other applicable government agencies.

marketing by **LGD**



LOCATION

Situated on an eight-acre private island in the Intracoastal Waterway, Prive is ideally located at the epicenter of Aventura, accessible through the gated enclaves of Williams Island and Island Estates. From this enviable location, Prive residents can enjoy immediate access to the adjacent and neighboring marinas, Aventura Mall, Turnberry Country Club & Resort, Gulfstream Park, along with a myriad of fine dining options and boutiques. Within twenty minutes of Prive, one can be at the Miami or Fort Lauderdale international airport, Las Olas Boulevard, Downtown Miami, Bal Harbour, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, or Miami Beach.

- | | | |
|--|------------------------------------|--|
| 1 Aventura Mall | 7 Haulover Beach Marina | 13 Fort Lauderdale |
| 2 Bal Harbour Shops | 8 Turnberry Isle Golf Course | 14 South Beach |
| 3 Oleta State Park | 9 Intracoastal Waterway | 15 Miami International Airport |
| 4 Sunny Isles Beach | 10 Arthur Snyder Tennis Center | 16 Fort Lauderdale/Hollywood International Airport |
| 5 Gulfstream Park Racing, Casino & Village | 11 Dog Park at East Greynolds Park | 17 Aventura Hospital & Medical Center |
| 6 Haulover Inlet | 12 Downtown Miami/Brickell | |

PRIVÉ®

AN ISLAND BEYOND EXTRAORDINARY

URM INTERNATIONAL
BROKERAGE

URMIB.COM