



MIAMI

SOLERA PAD

MIAMI, AMERICA'S CITY OF THE FUTURE

FLORIDA RANKS 3RD IN U.S. POPULATION

The great weather and business environment are contributing factors to the continued population growth.

1 : California
39 MILLION
+371k vs. prev yr.

2 : Texas
27 MILLION
+451k vs. prev yr.

5 : Illinois
13 MILLION
+10k vs. prev yr.

4 : New York
20 MILLION
+50k vs. prev yr.

FLORIDA
RANKS
20 MILLION
+300k vs. prev yr.



U.S. STATE POPULATIONS

Top 5 U.S. States by Population and YoY Change

U.S. Census Bureau – 2013 & 2014 Estimates

MIAMI, AMERICA'S CITY OF THE FUTURE

CENTER OF THE AMERICAS

Miami's central location contributes to the city's economic diversification and its importance as a commercial hub for the continent.

#1 Cruise Port
with 5M
PASSENGERS A YEAR

15M
VISITORS A YEAR

41M
FLY THRU MIA

5M
CRUISE FROM MIA

1000+
CORPORATE
HEADQUARTERS

75
FOREIGN CONSULATES

21
FOREIGN TRADE OFFICES

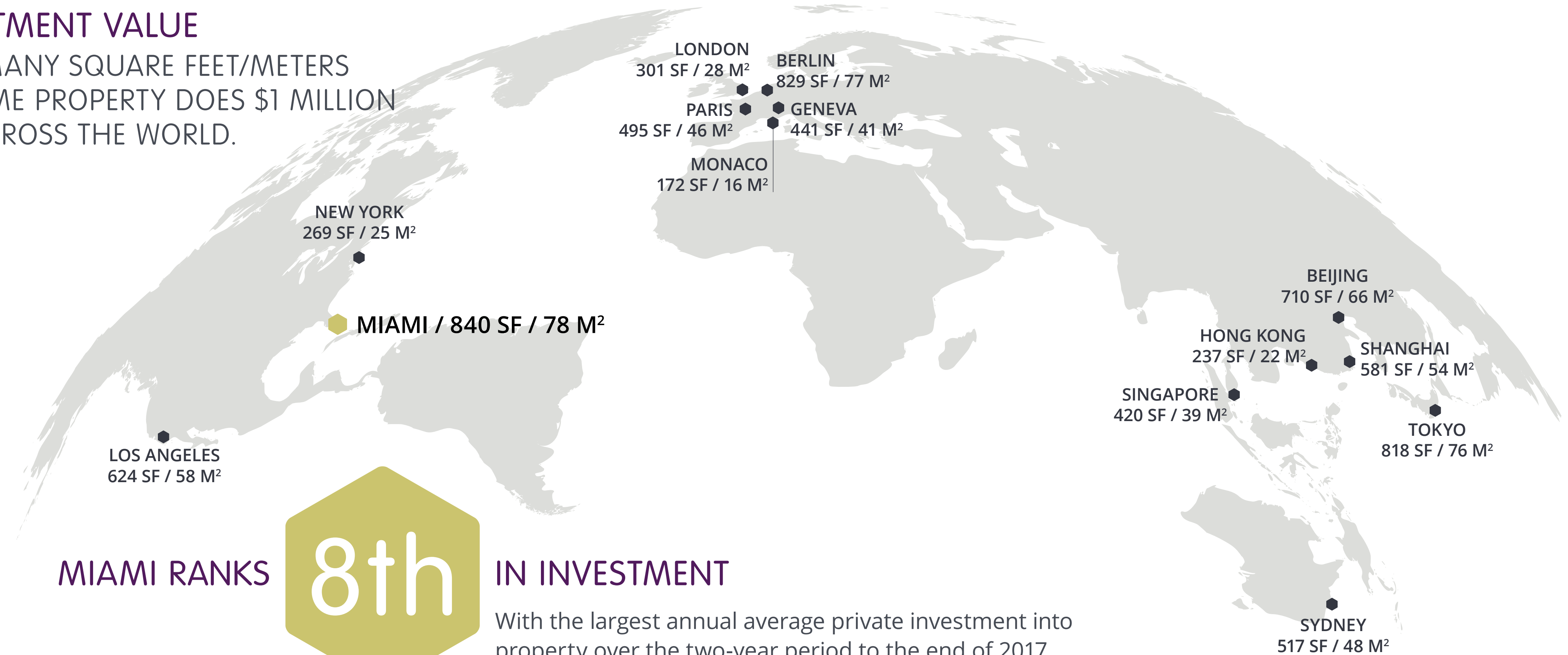
32%↑
FINANCE & INSURANCE
INDUSTRY



MIAMI, AMERICA'S CITY OF THE FUTURE

INVESTMENT VALUE

HOW MANY SQUARE FEET/METERS OF PRIME PROPERTY DOES \$1 MILLION BUY ACROSS THE WORLD.



MIAMI RANKS



IN INVESTMENT

With the largest annual average private investment into property over the two-year period to the end of 2017

- THE KNIGHT FRANK WEALTH REPORT 2018

DOWNTOWN MIAMI, A MILLENNIAL STATE OF MIND

2016 Miami Downtown Development Authority
Demographic Report



Average household income within the DDA's boundaries.



of residents have obtained at least some form of college education.



of Downtown residents maintain active lifestyles and exercise weekly.



of residents fall between the ages of 20-44.

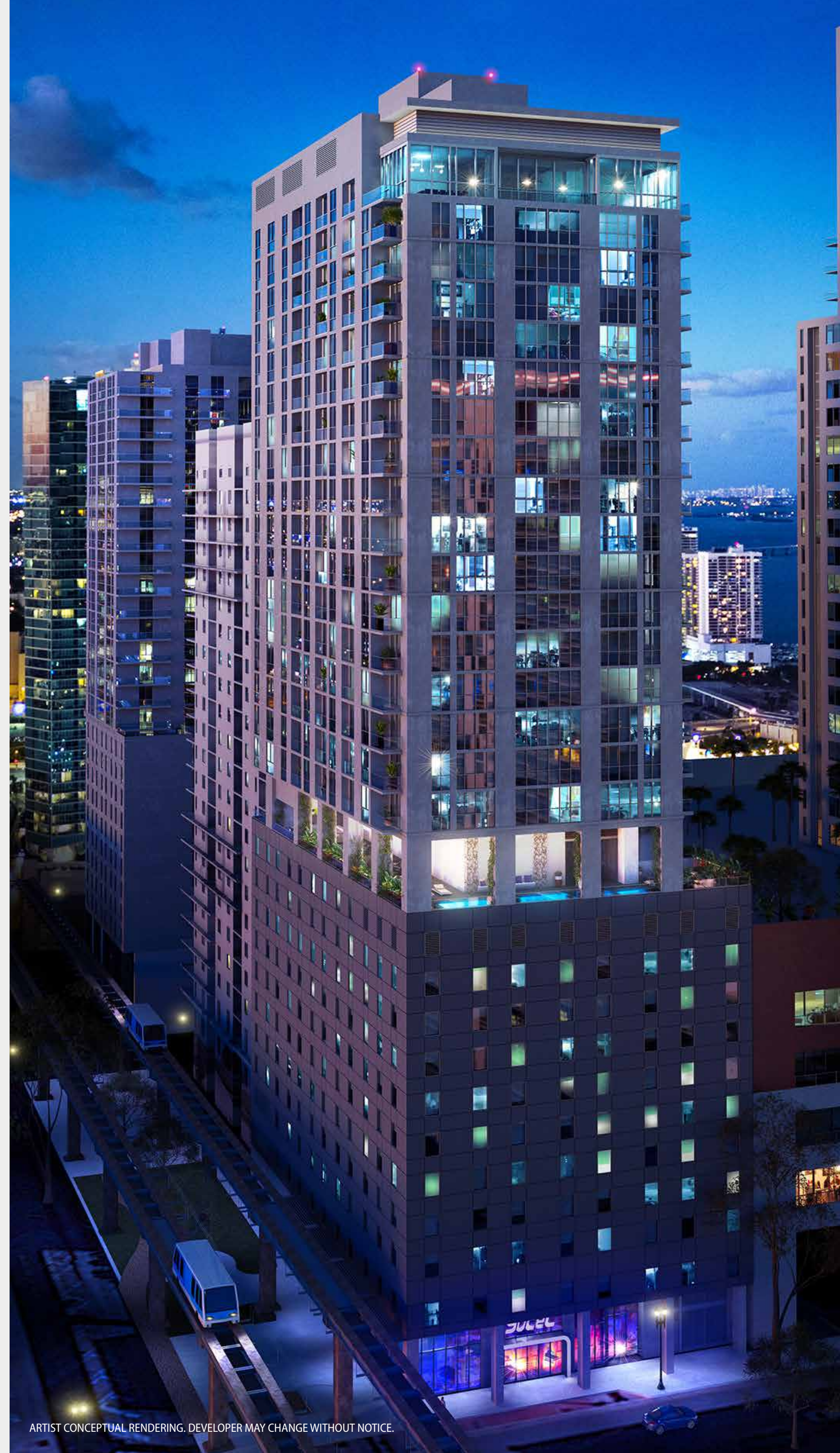


Per capita income increase in Greater Downtown since 2010.



Residents call Downtown Miami their full-time home, marking a 150% increase since 2000.

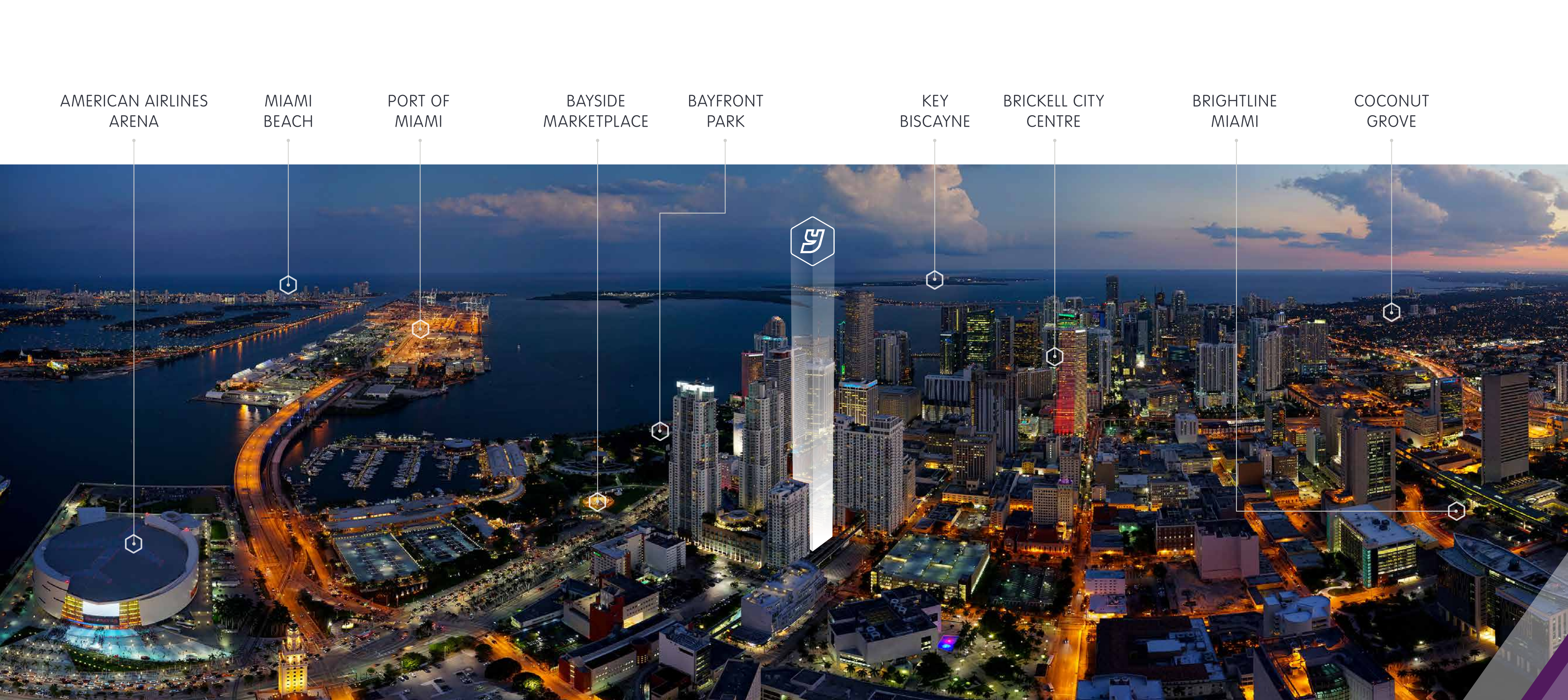




THE NEXT WAVE IN MIAMI LIVING

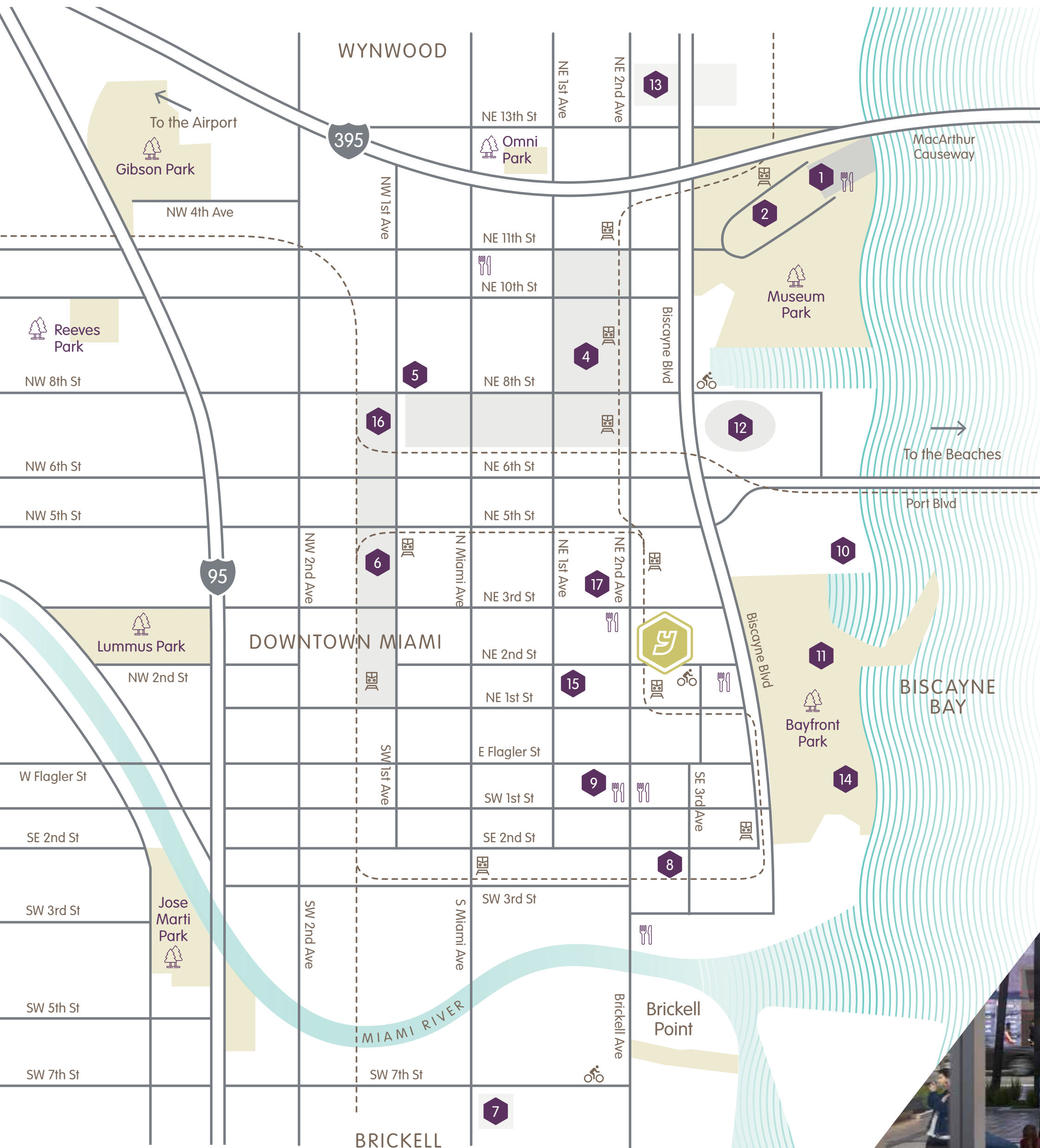
IT'S WHERE YOU'RE GOING

The coolest space in the hottest city. Every inch brilliantly curated to make room for fun. Innovative design provides affordability with priceless amenities all in the heart of Downtown and social zones for lounging, dipping, and connecting. Digitally driven, people powered, your PAD is the smart way to condo in Miami.



MIAMI is considered the gateway to the Americas, and Downtown is the connection to all of Miami. Just minutes away from the newly expanded Miami International Airport, directly across the bridge from the world famous South Beach, and immediately adjacent to neighborhoods like Wynwood and Brickell, **YOTELPAD** is truly at the center of it all.

DISCOVER DOWNTOWN MIAMI

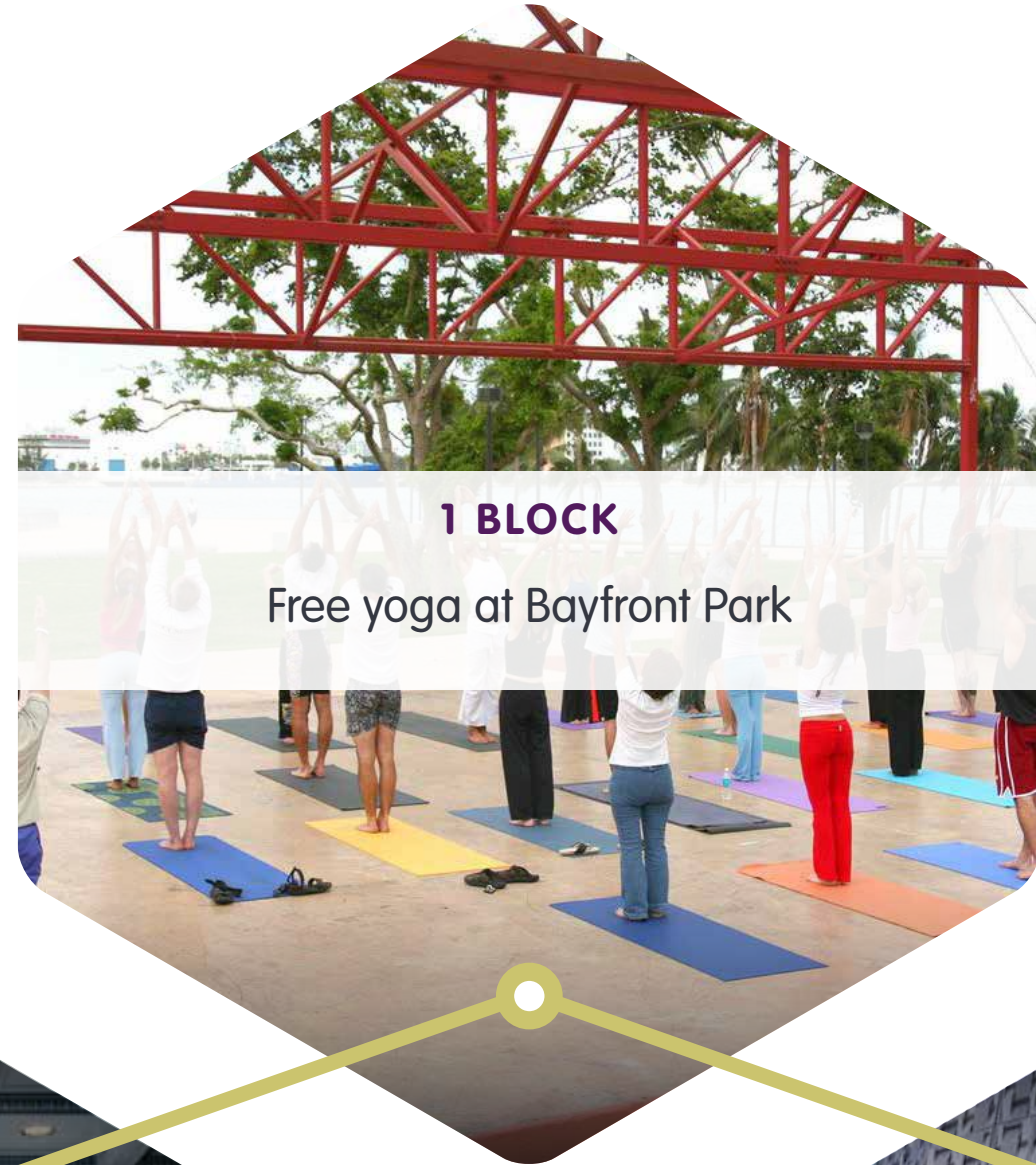


- 1 Perez Art Museum Miami
 - 2 Frost Museum Of Science
 - 3 Museum Park
 - 4 Miami Worldcenter
 - 5 Marriott Marquis Convention Centre
 - 6 All Aboard Florida
 - 7 Brickell City Centre
 - 8 Whole Foods
 - 9 Olympia Theater
 - 10 Bayside Marketplace
 - 11 Bayfront Park Amphitheater
 - 12 American Airlines Arena
 - 13 Adrienne Arsht Center
 - 14 Yoga In The Park
 - 15 WeWork
 - 16 Brightline Rail Station
 - 17 Miami Dade College
-  Metromover Stations
 Citibike Stations

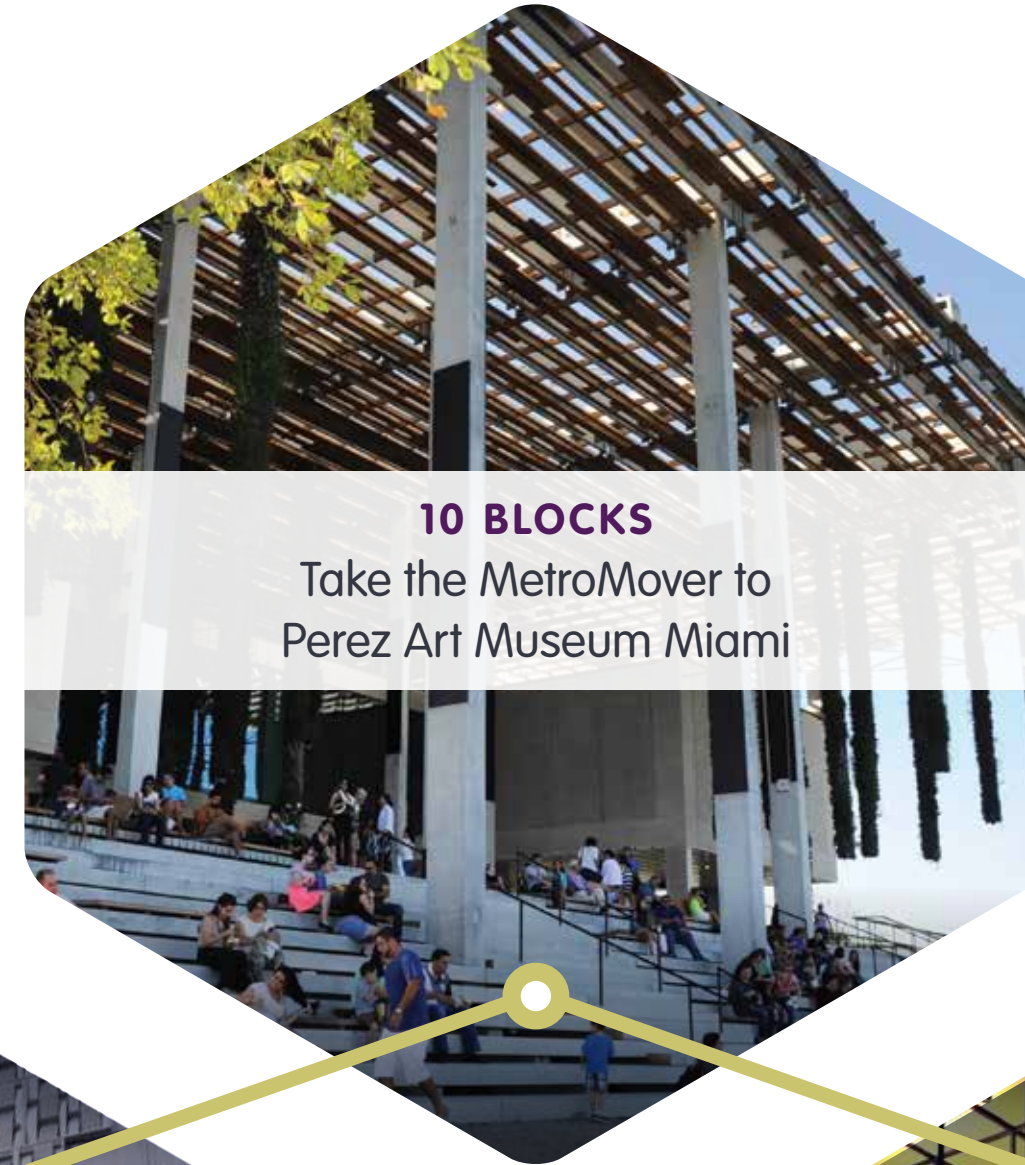


// Beyond South Beach: Miami's downtown booms. USA TODAY //

WHERE WILL YOUR DAY TAKE YOU...



1 BLOCK
Free yoga at Bayfront Park



10 BLOCKS
Take the MetroMover to
Perez Art Museum Miami



12 BLOCKS
Catch a show at the world-famous
Adrienne Arsht Center

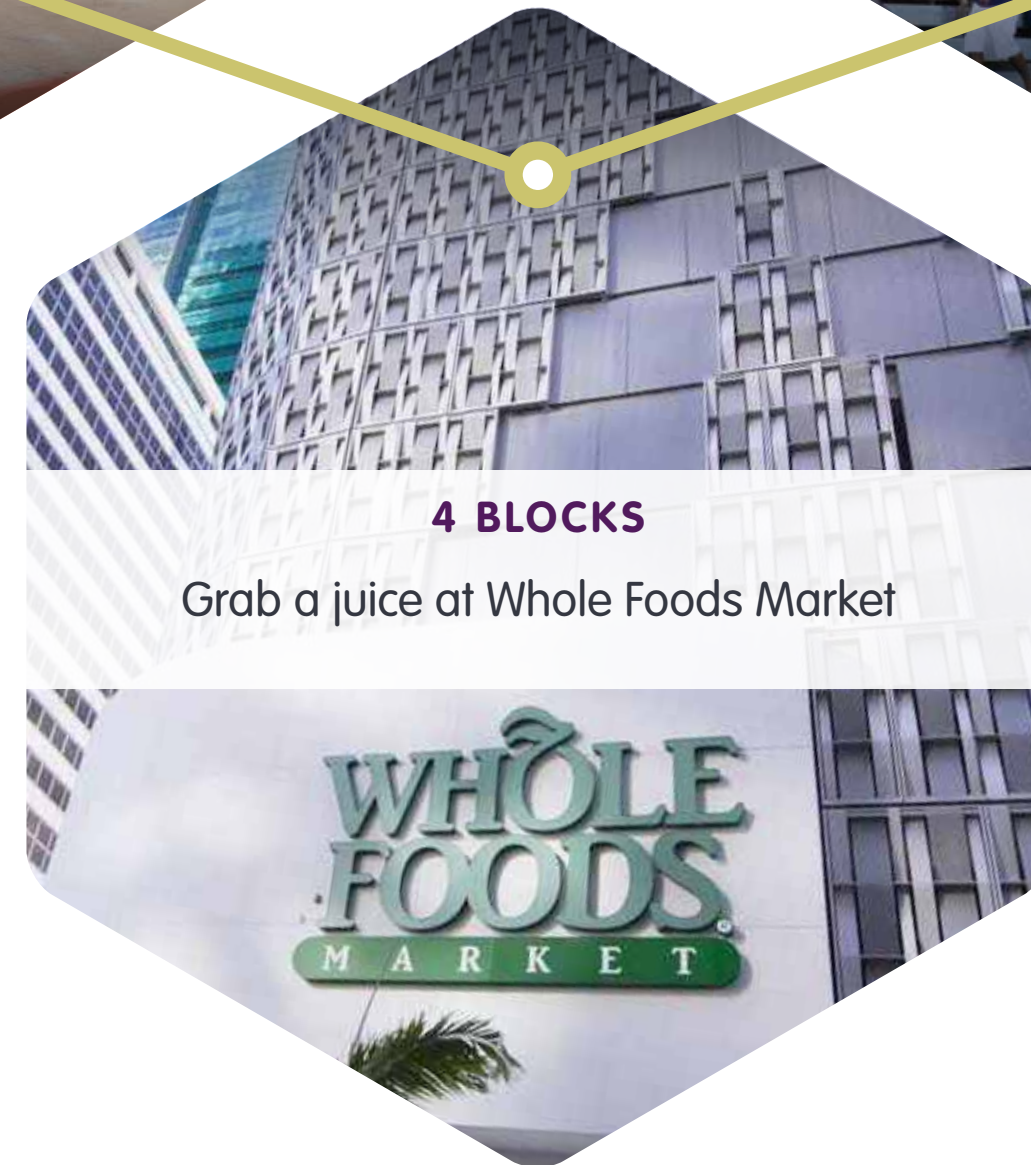
Just steps away from YOTELPad lie Miami's hottest dining, arts, and entertainment offerings.

A true cosmopolitan lifestyle similar to that of London, New York, or São Paulo awaits you just outside your door.



wework

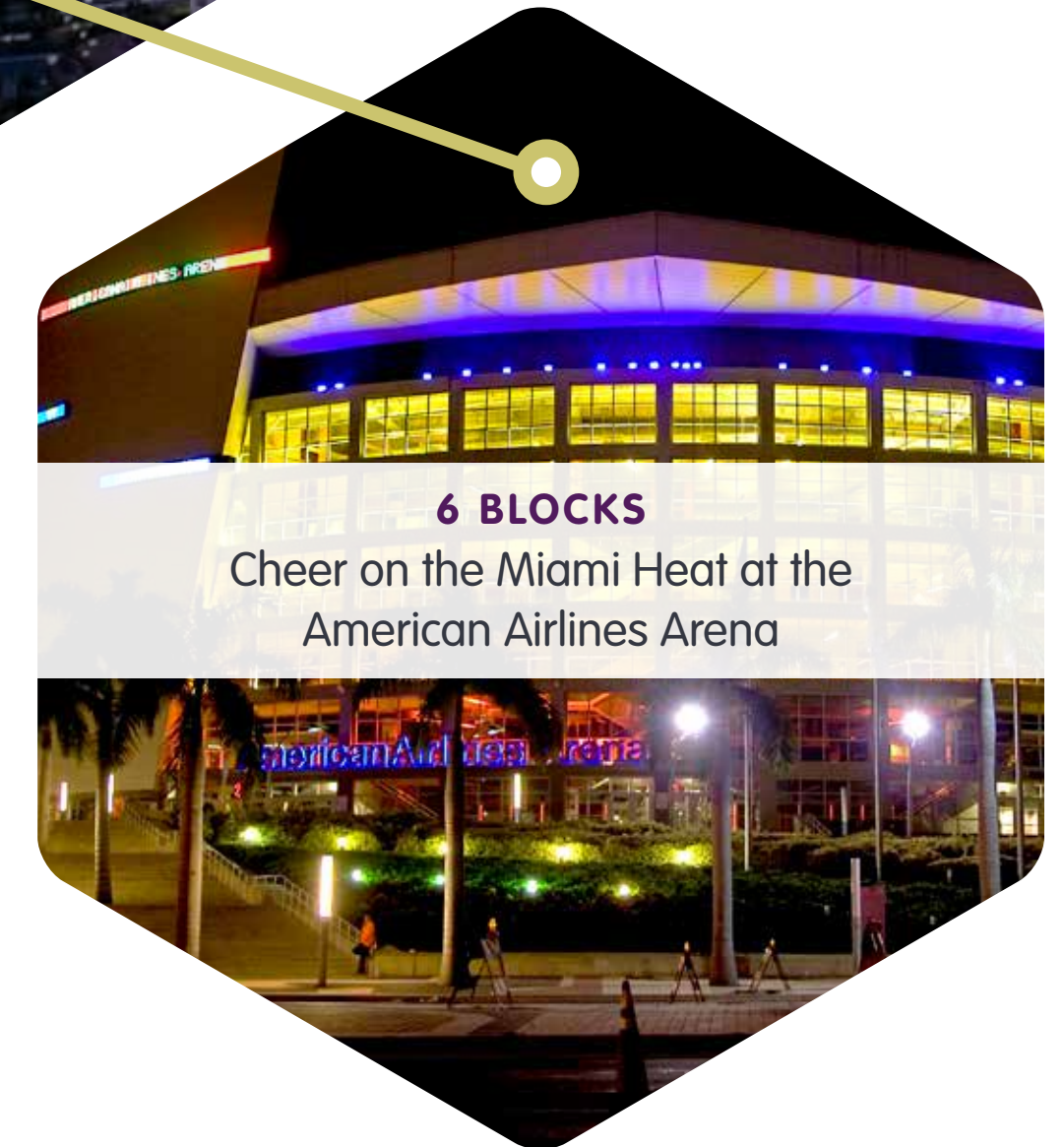
3 BLOCKS
Wrap a few things up at WeWork



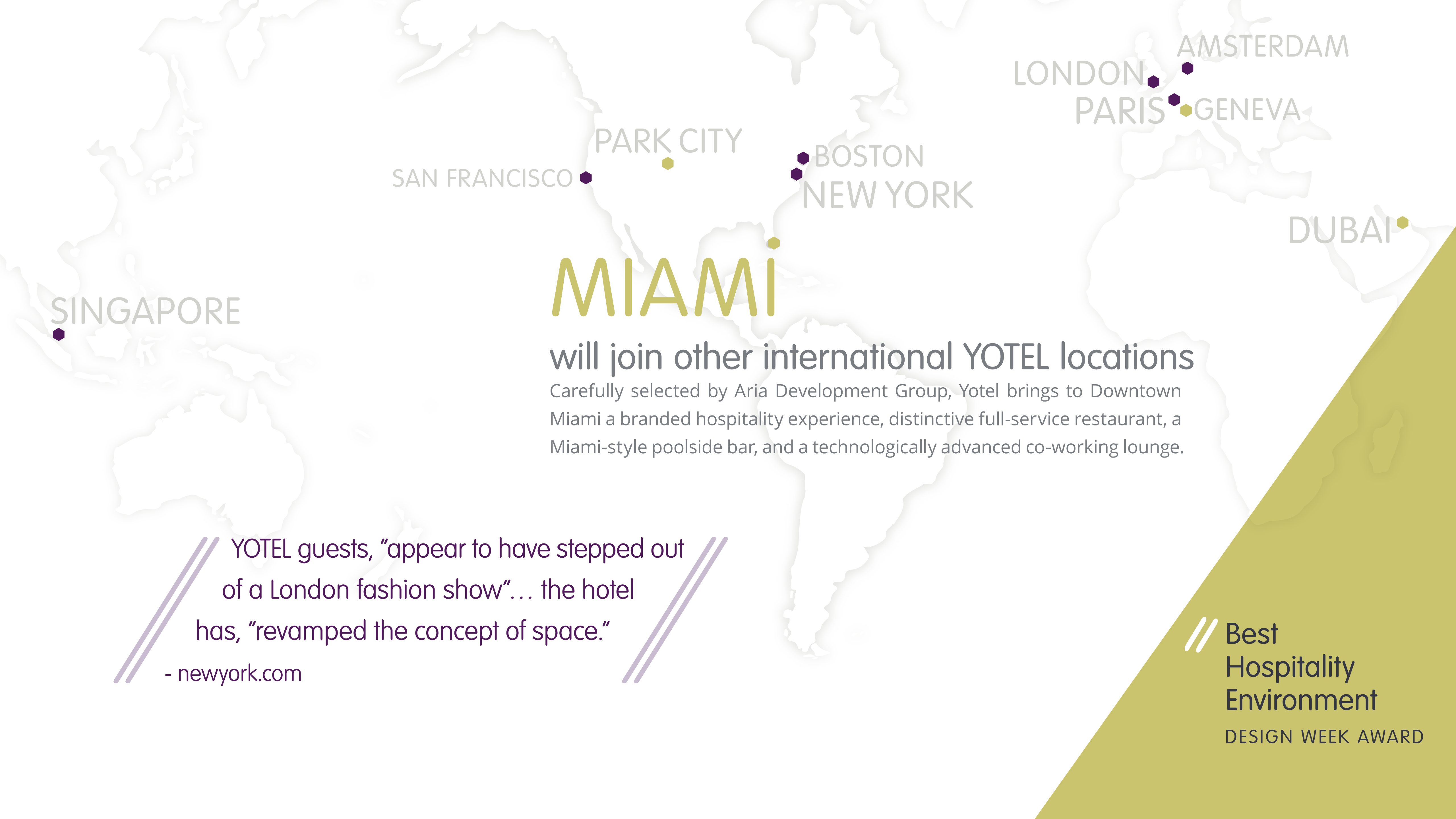
4 BLOCKS
Grab a juice at Whole Foods Market



4 BLOCKS
Enjoy cocktails and dinner at one of the
city's swankiest Japanese outposts, Zuma



6 BLOCKS
Cheer on the Miami Heat at the
American Airlines Arena



MIAMI

will join other international YOTEL locations

Carefully selected by Aria Development Group, Yotel brings to Downtown Miami a branded hospitality experience, distinctive full-service restaurant, a Miami-style poolside bar, and a technologically advanced co-working lounge.

YOTEL guests, "appear to have stepped out of a London fashion show"... the hotel has, "revamped the concept of space."

- newyork.com

Best Hospitality Environment
DESIGN WEEK AWARD

EXCLUSIVE SOCIAL SPACES

YOTELPAD RESIDENCES

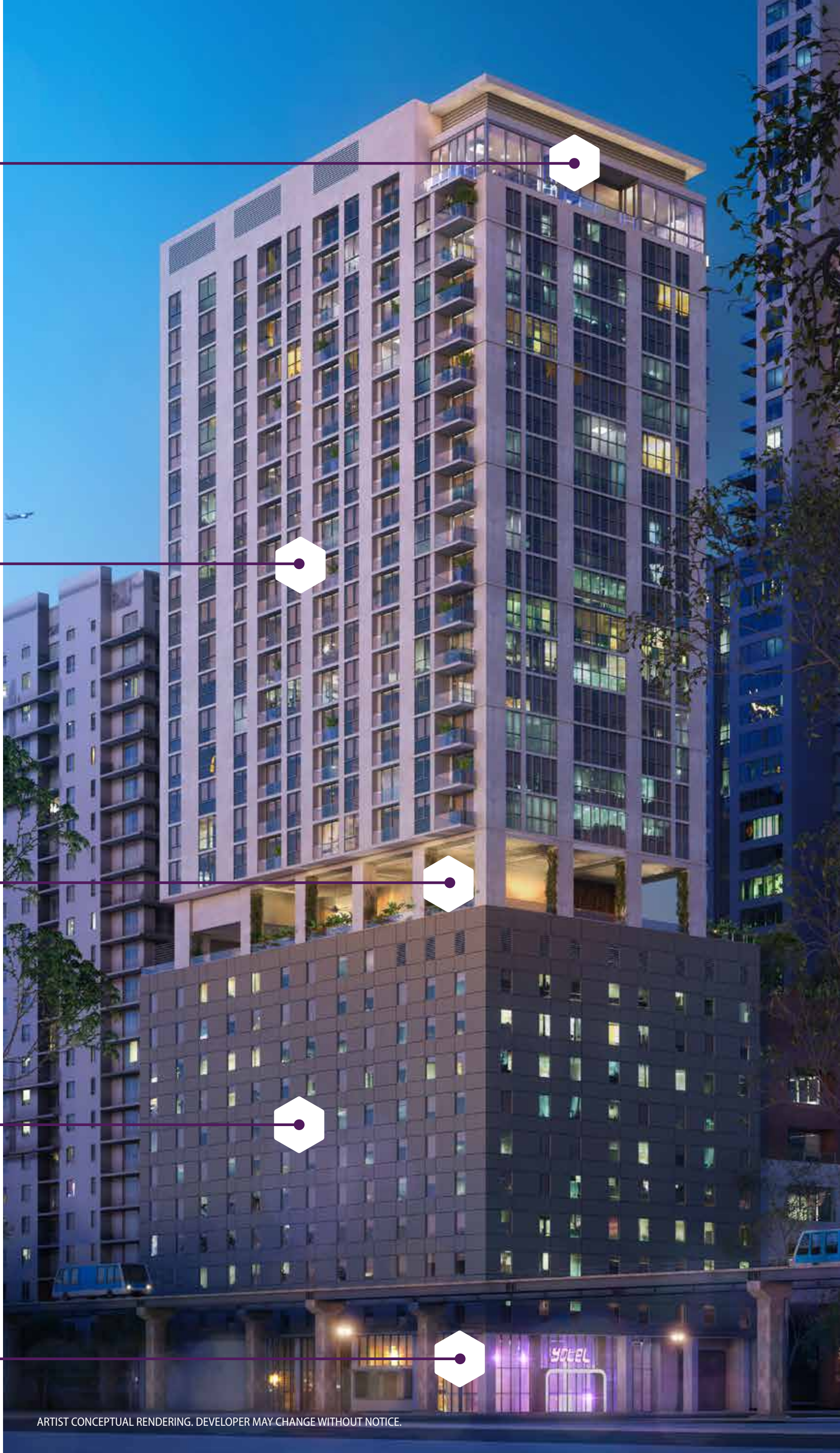
231 Residential Units on Floors 15-31

BAR & RESTAURANT WITH POOL DECK

YOTEL HOTEL

222 Hotel Rooms on Floors 2-12

LOBBY & JUICE BAR

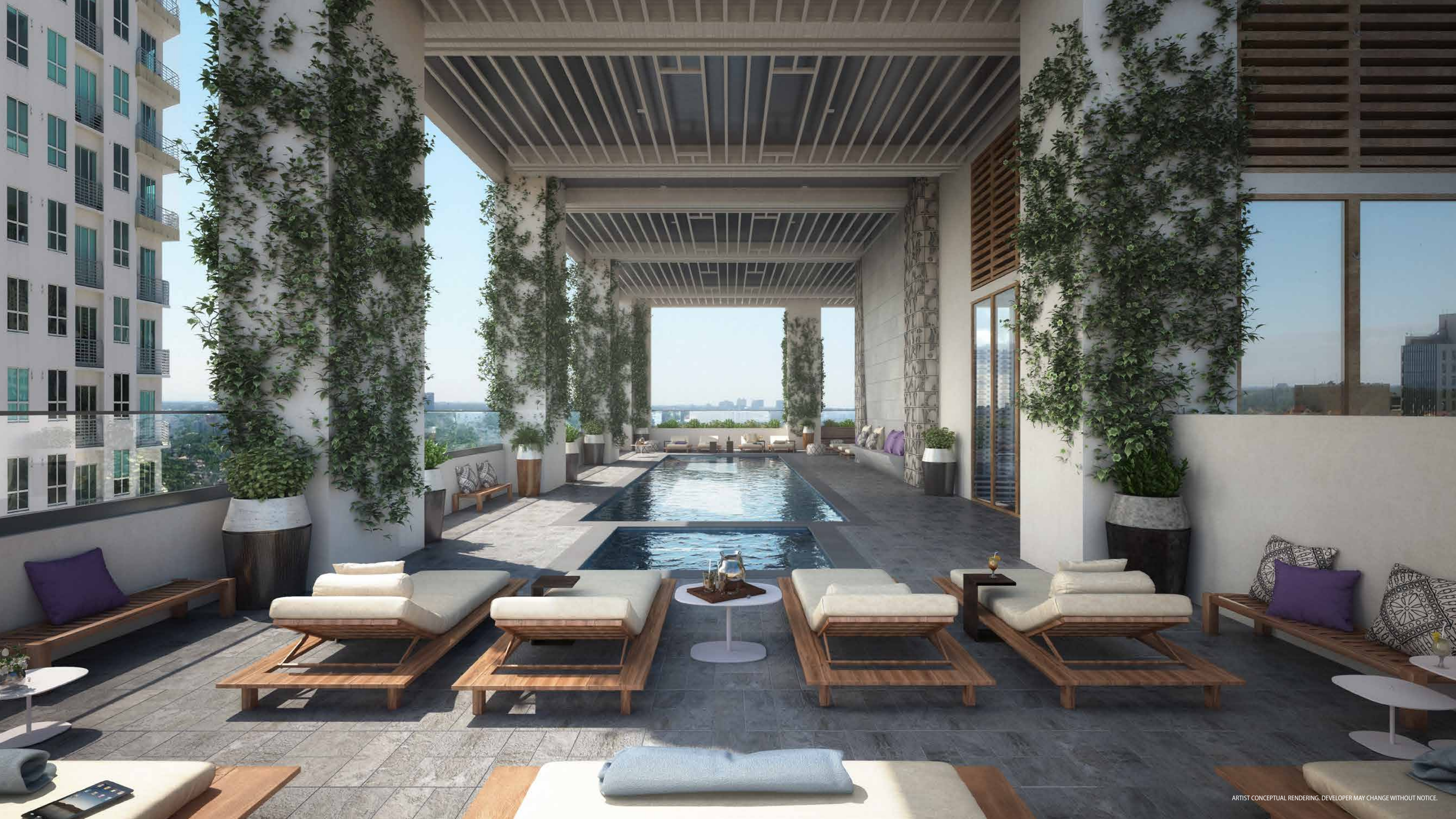


MORE TIME ON YOUR SIDE

A PLACE FOR EVERYONE

- // Elevated deck with pool, hot tub and bar
- // Full-service restaurant and bar with outdoor paseo
- // Organic matcha bar
- // State-of-the-art fitness center
- // Private meeting rooms with co-working space
- // Valet parking
- // TransitScreen displays all your mobility options, in real time









FOR YOU AND YOU ONLY

EXCLUSIVE SOCIAL SPACES

- // Private residential lobby with destination dispatch elevators
- // 24-hour security and concierge
- // Secure storage unit for each residence
- // Enclosed bike storage
- // Skytop Lounge featuring game area and chef's kitchen
- // Digital package concierge
- // Pet Pad with full grooming capabilities



DELUXE MUST-HAVES

- // Carefully cultivated floorplans with integrated living and dining areas
- // Fully-finished interiors with contemporary flooring
- // Floor-to-ceiling glass windows
- // Custom European kitchen and bath cabinetry with stone finishes
- // Smeg Designer Italian appliances
- // Electrolux washer and dryer
- // Grohe and Toto bath fixtures featuring the Monsoon showerhead
- // Nest thermostats
- // Smart Lock system
- // Custom furniture packages available



SMART IS MORE THAN STYLISH

Stay ahead of the wave in a PAD that's affordably brilliant - where space has been thoughtfully planned to make every inch livable.



STUDIO



1 BEDROOM



2 BEDROOM

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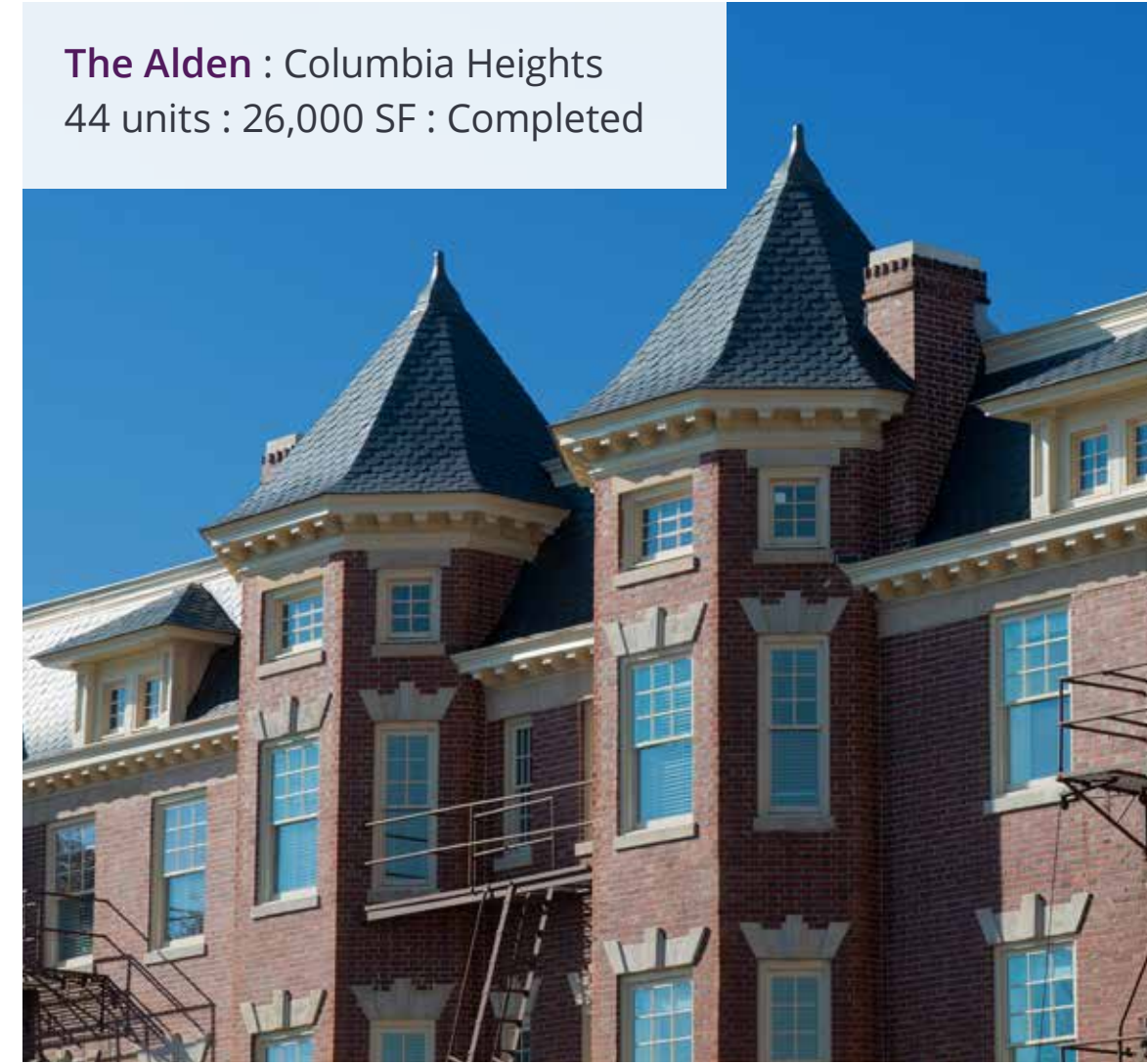
DEVELOPERS

TEAM



ARIA DEVELOPMENT GROUP is a real estate development and investment firm with holdings in New York City, Washington, DC and Miami. Aria was founded in 2009 by partners Joshua Benaim, David Ardit and Timothy Gordon. The firm marries a classic value investment strategy with the real estate principles of location, scarcity, and beauty. Aria focuses on building and acquiring premier multifamily, hospitality, retail and mixed-use properties.

The Alden : Columbia Heights
44 units : 26,000 SF : Completed



The Bond : Dupont Circle, DC
83 units : 60,000 SF : Completed



465 Pacific Street
Brooklyn, NY
30 units : 85,000 SF
Completed

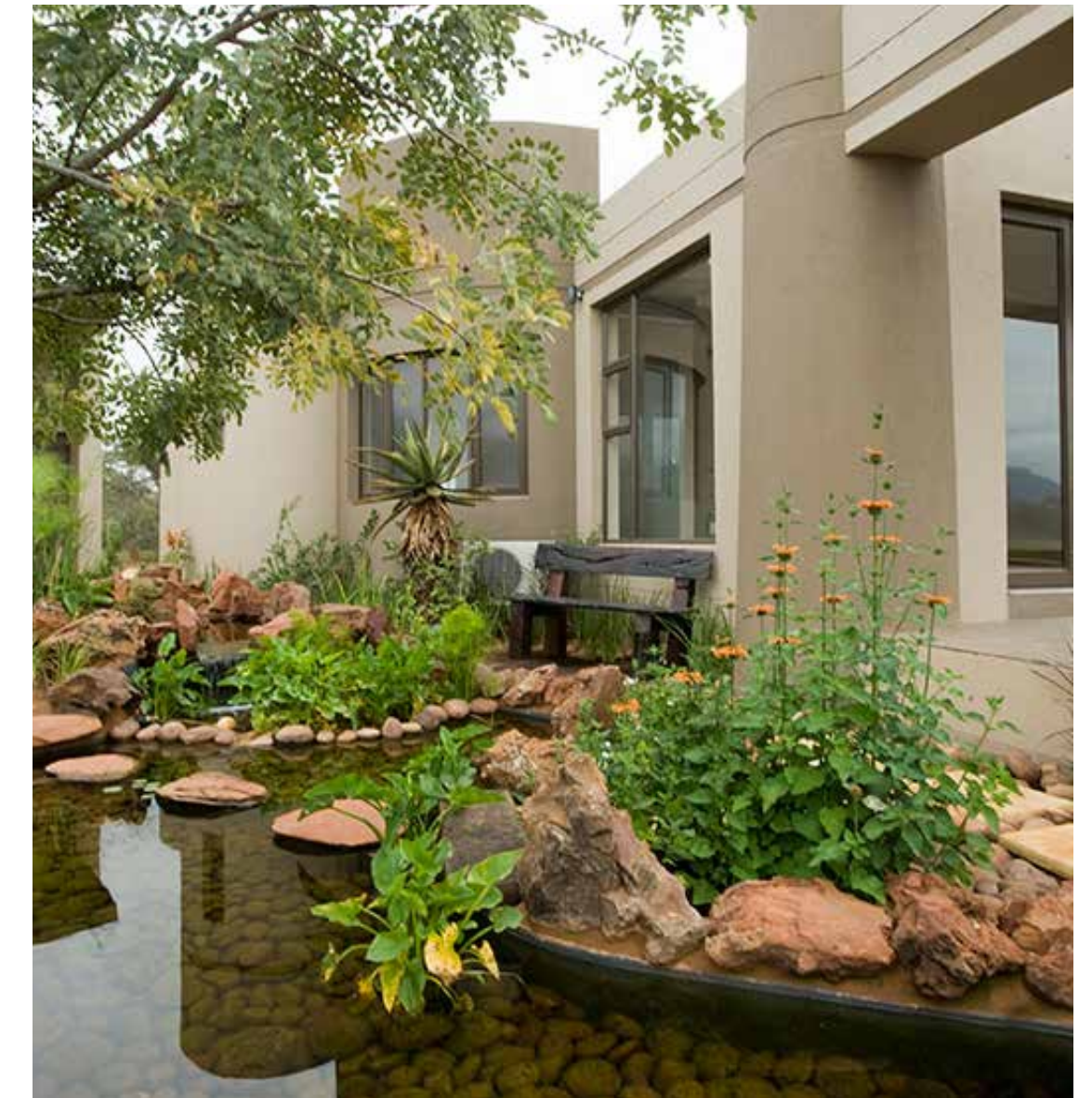


321 Ocean Drive : Miami Beach, FL
21 units : 130,000 SF : Completed

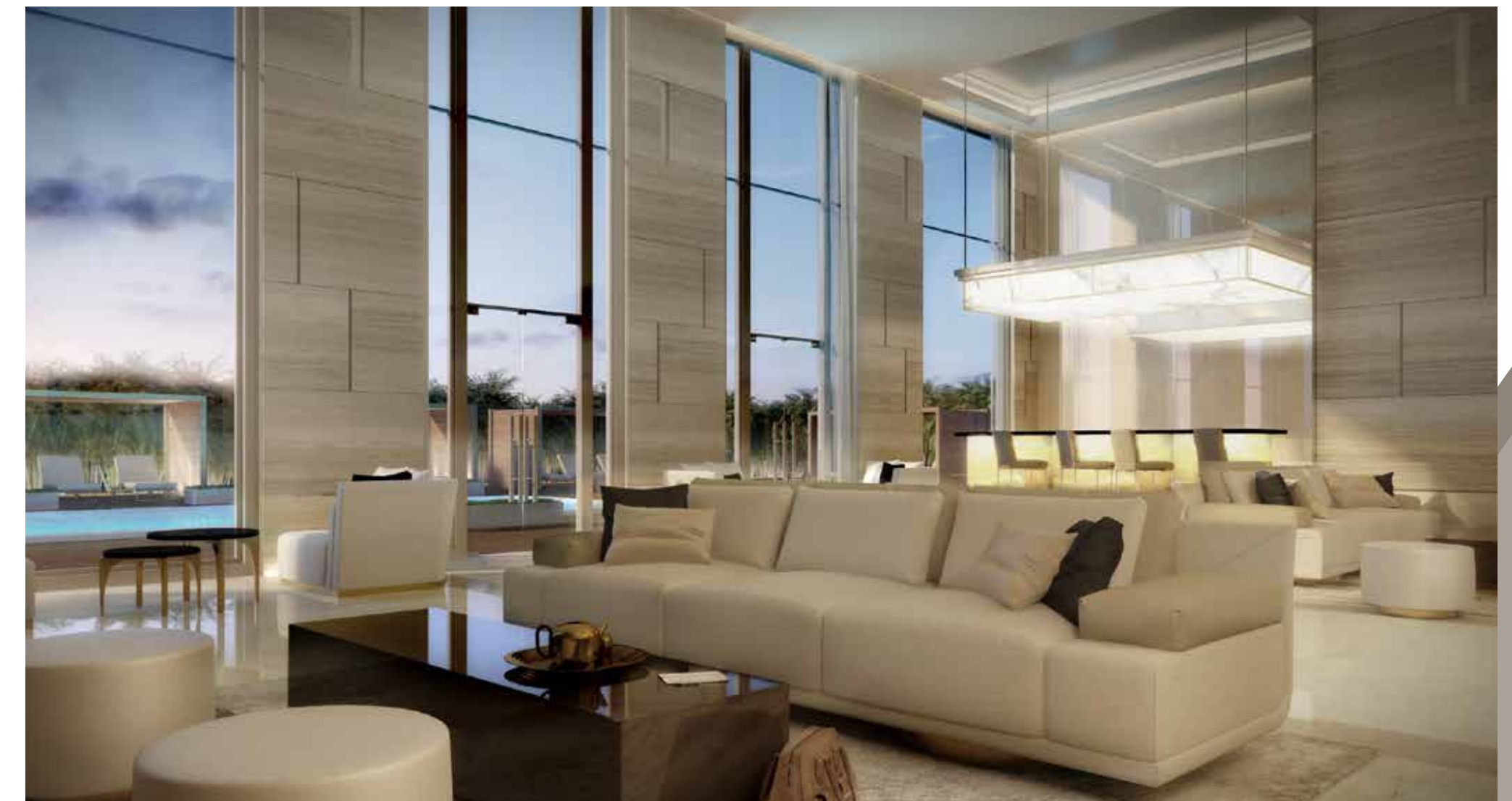


DEVELOPERS

TEAM



AQARAT is a prominent global real estate company with significant holdings throughout Europe, the Middle East, and the U.S. AQARAT has forged strategic international alliances and joint venture partnerships with leading hospitality and development companies including Yotel New York, IFA Hotels & Resorts, UAE, and Courtyard by Marriot, Hamburg, Germany.

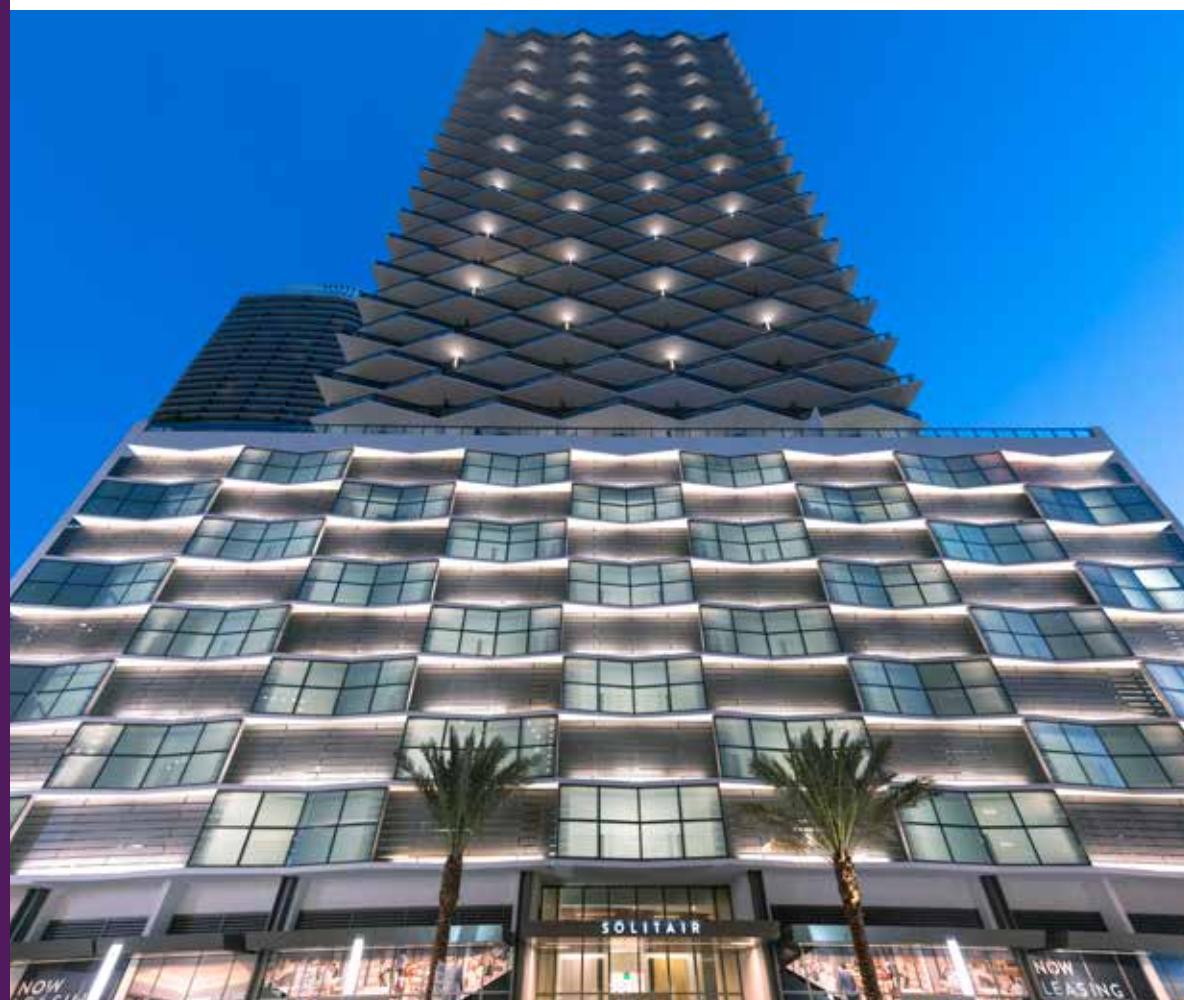


ARCHITECT



STANTEC Founded in 1954, STANTEC is one of North America's premier architecture, interior design, and engineering firms. Today, STANTEC encompasses a global workforce exceeding 24,000 professionals, and is ranked among the top ten international design firms.

Cores strengths include: infrastructure, surveying, architecture, project management and economics, energy and environmental sciences, and landscape architecture. A global company, with local resources and insight, STANTEC delivers projects that advance the quality of life in each community it serves.



TEAM



Sergio Mannarino,
Vivian Cepero,
Peggy Fucci
(from left to right)

SALES & MARKETING

ONEWORLD PROPERTIES led by Peggy Olin Fucci, is a Florida-based full service real estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage with honesty, drive and enthusiasm that would deliver fresh and innovative ideas.

OneWorld provides a unique approach partnering with developers from idea to strategy development to create an integrated sales and marketing program.

OneWorld was built on a foundation emphasizing a culture of teamwork and collaborative thinking among all of its agents. This approach has allowed us in the last few years to close over 2,500 properties totaling over \$3 billion in residential sales.

FLOOR DESIGN

RESIDENTIAL MIX

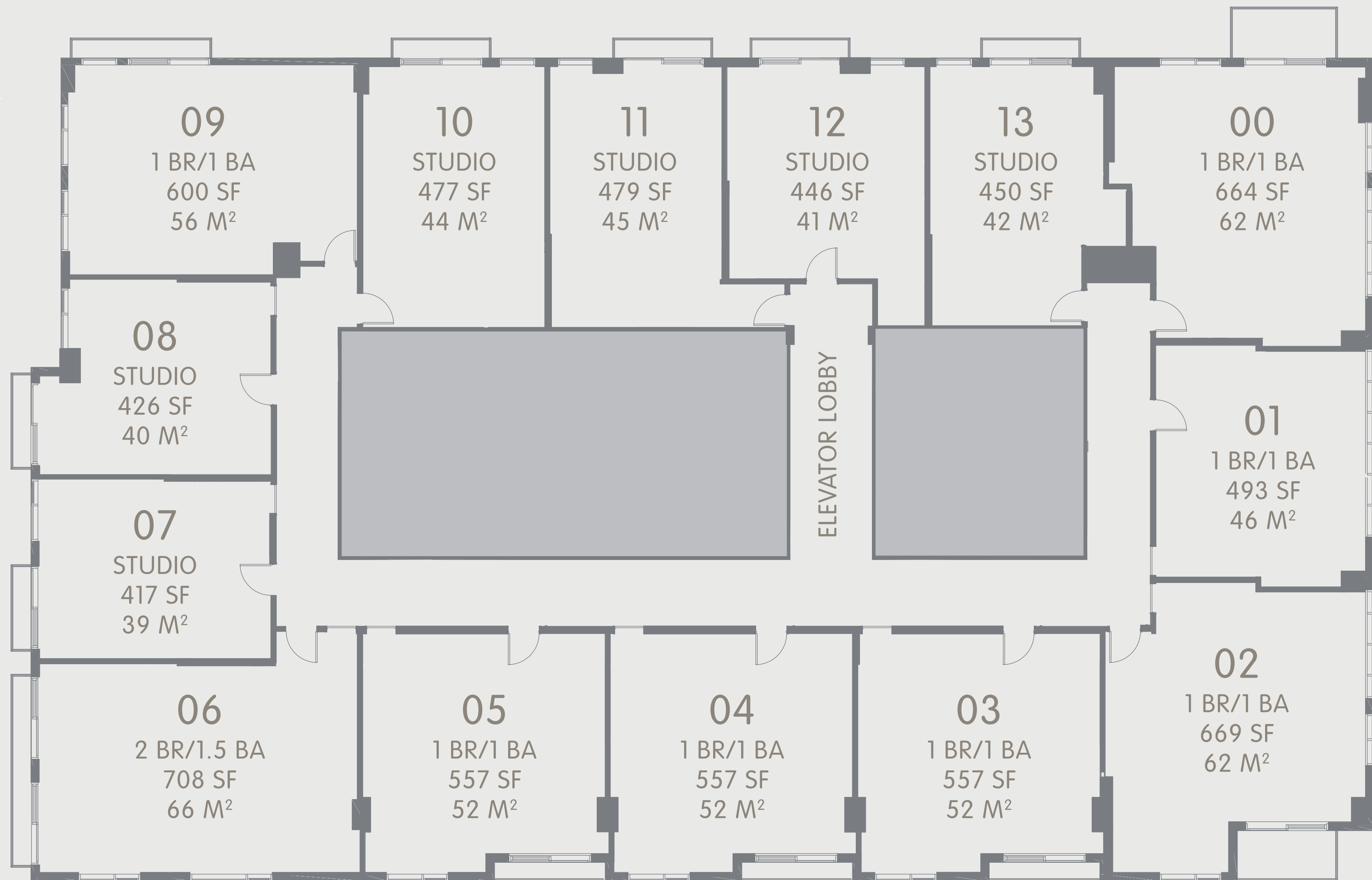
Studios // 1 Bath // 417-479 SF // 39-40 M²

1-Bed // 1 Bath // 493-669 SF // 46-62 M²

2-Bed // 1.5 Bath // 708 SF // 66 M²

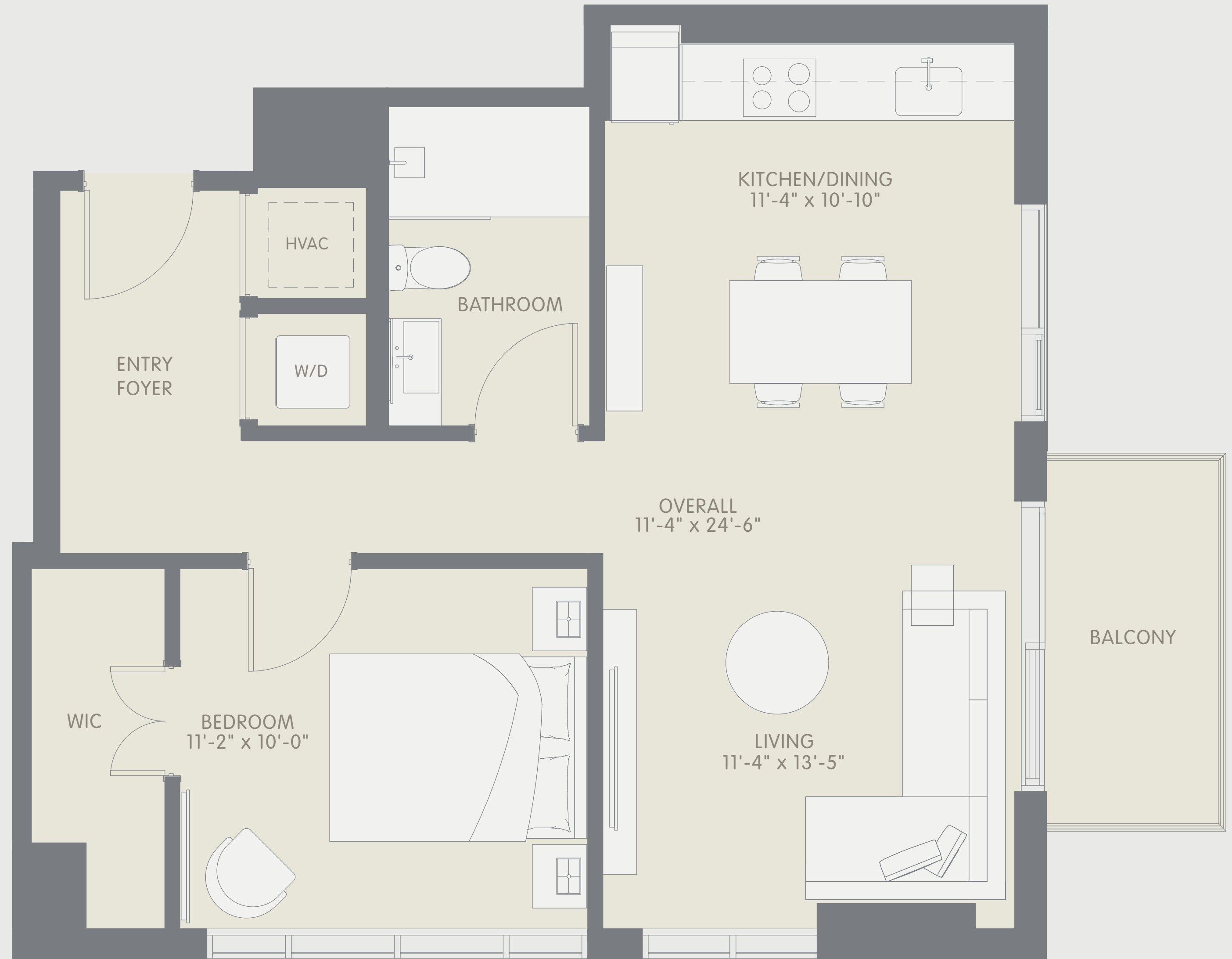
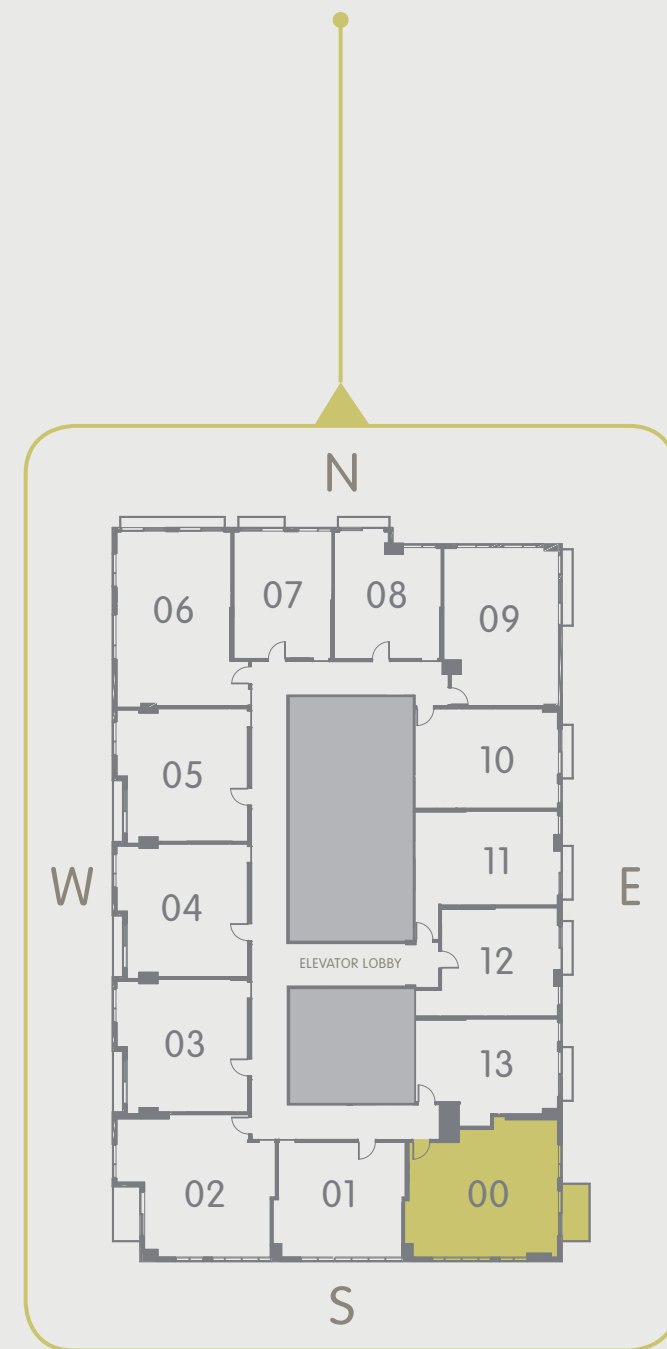
Allows for short term rentals

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00

1 BED // 1 BATH
664 SF // 62 M²

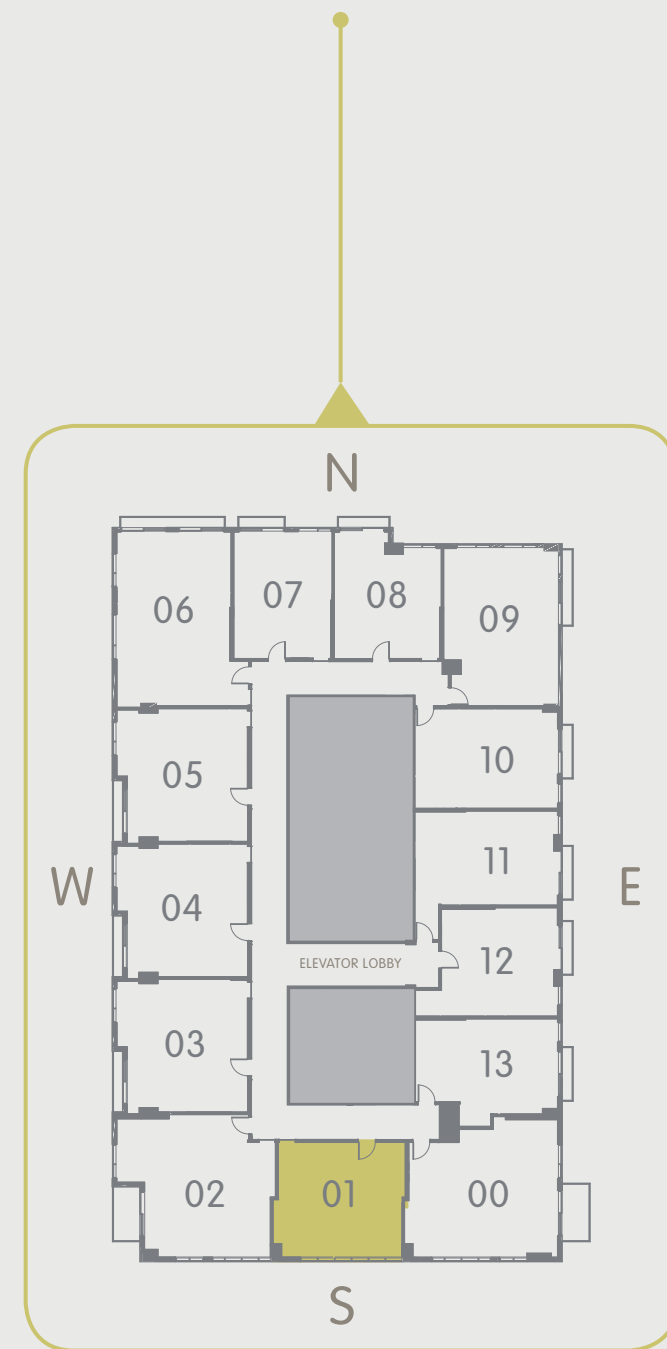


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01

1 BED // 1 BATH
493 SF // 46 M²

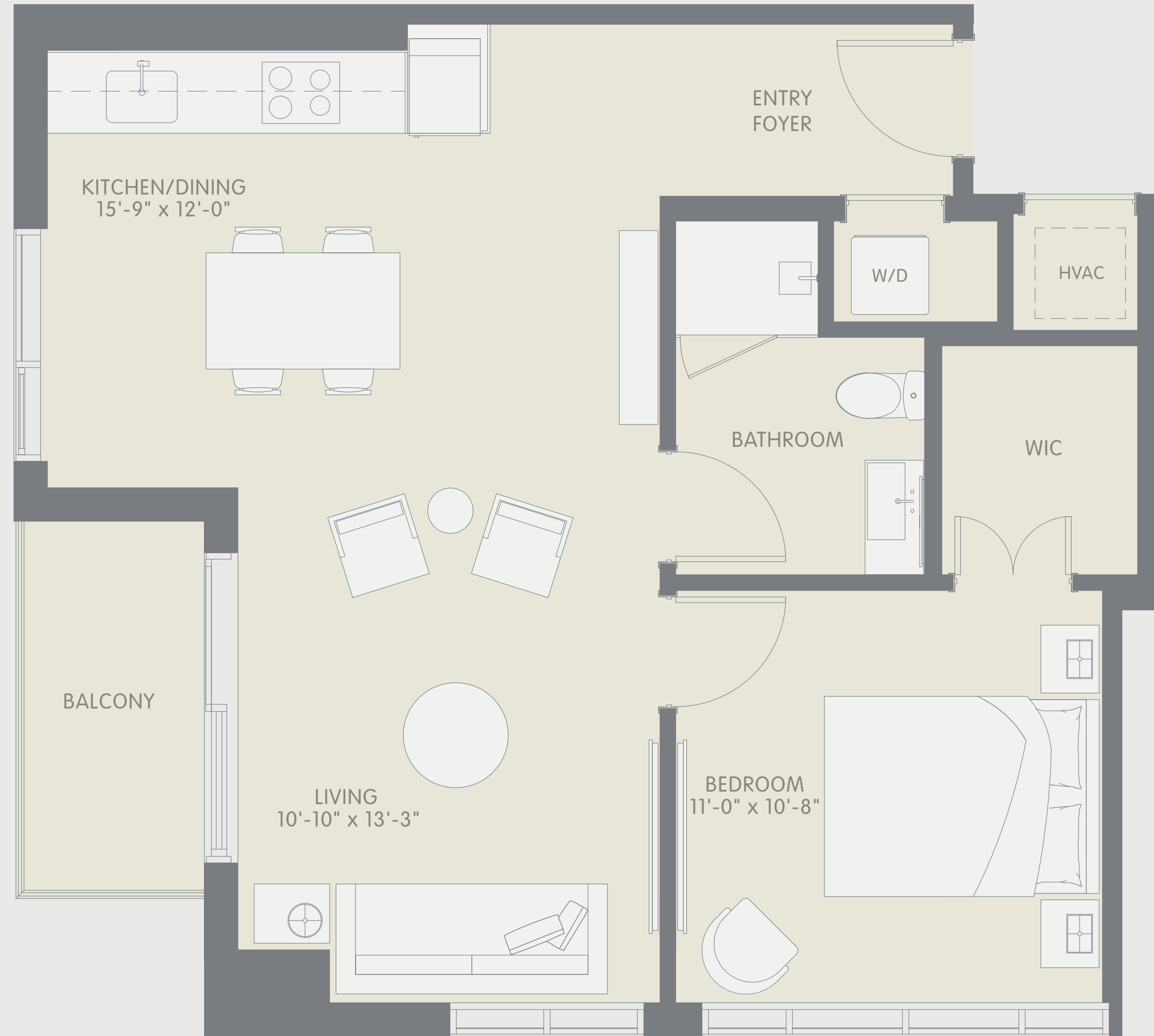
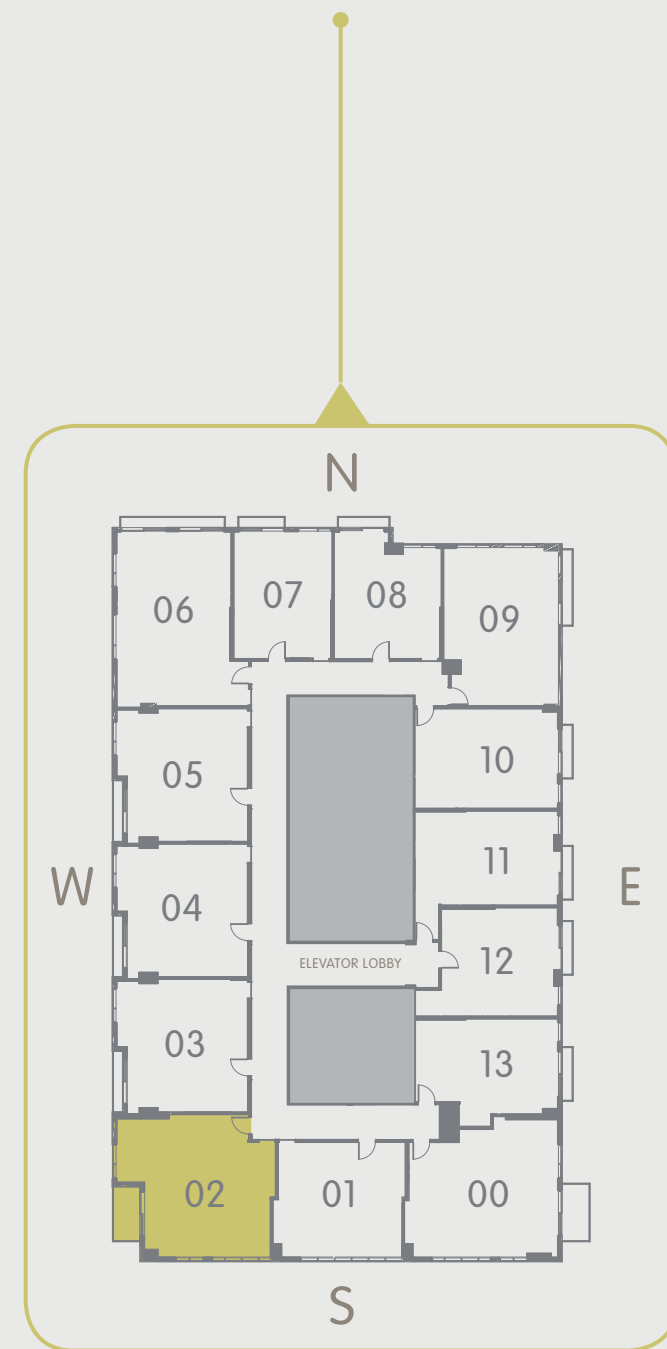


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02

1 BED // 1 BATH
669 SF // 62 M²

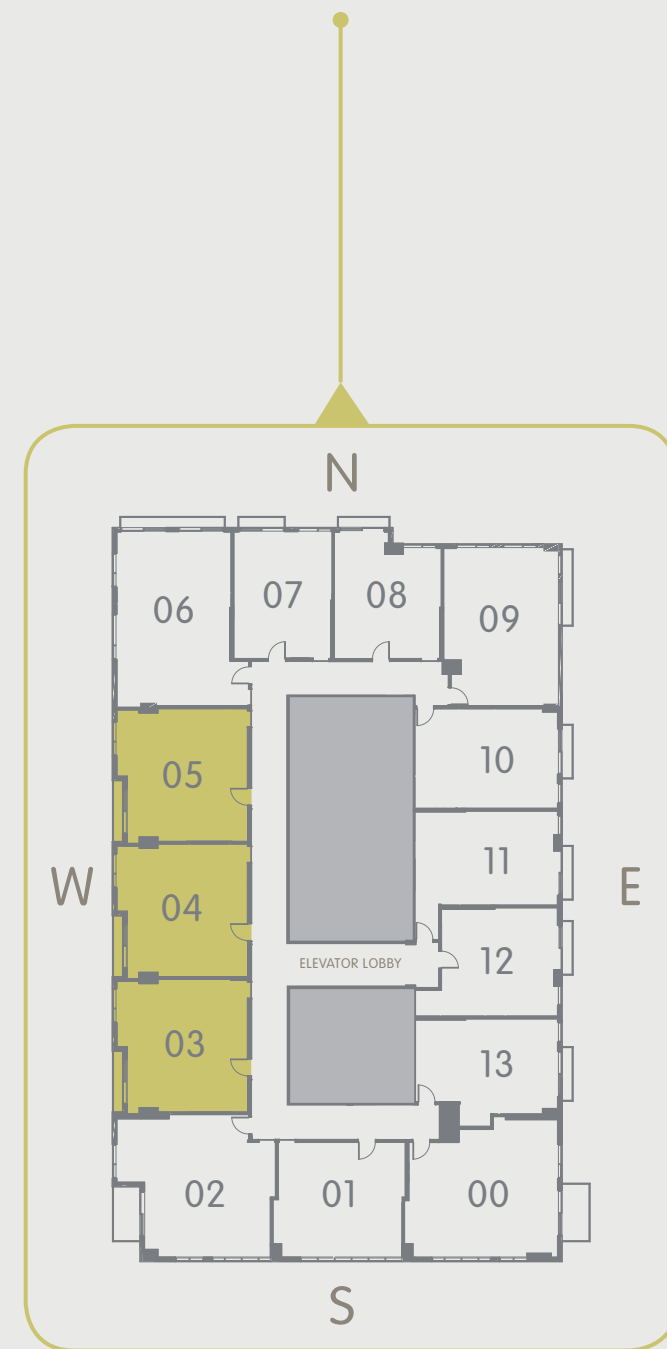


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03/04/05

1 BED // 1 BATH
557 SF // 52 M²

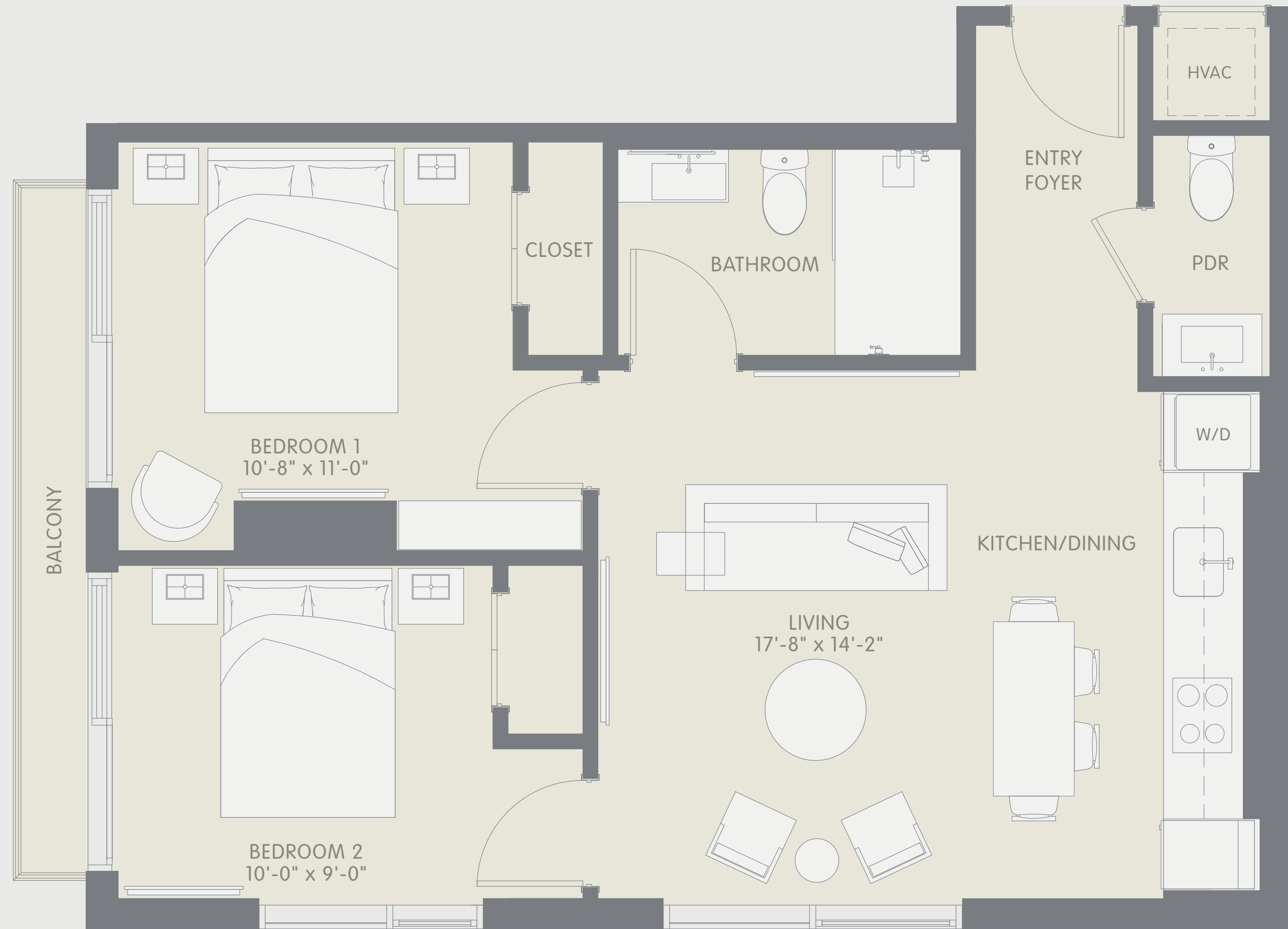
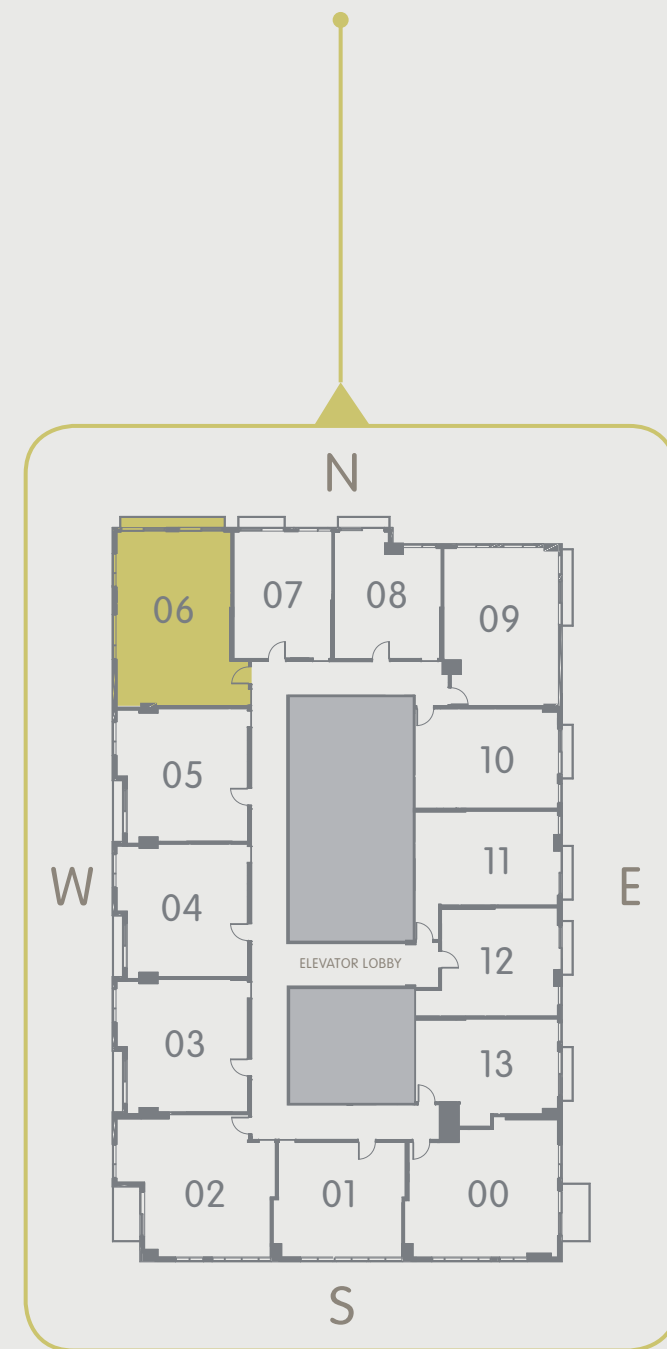


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06

2 BED // 1.5 BATH
708 SF // 66 M²

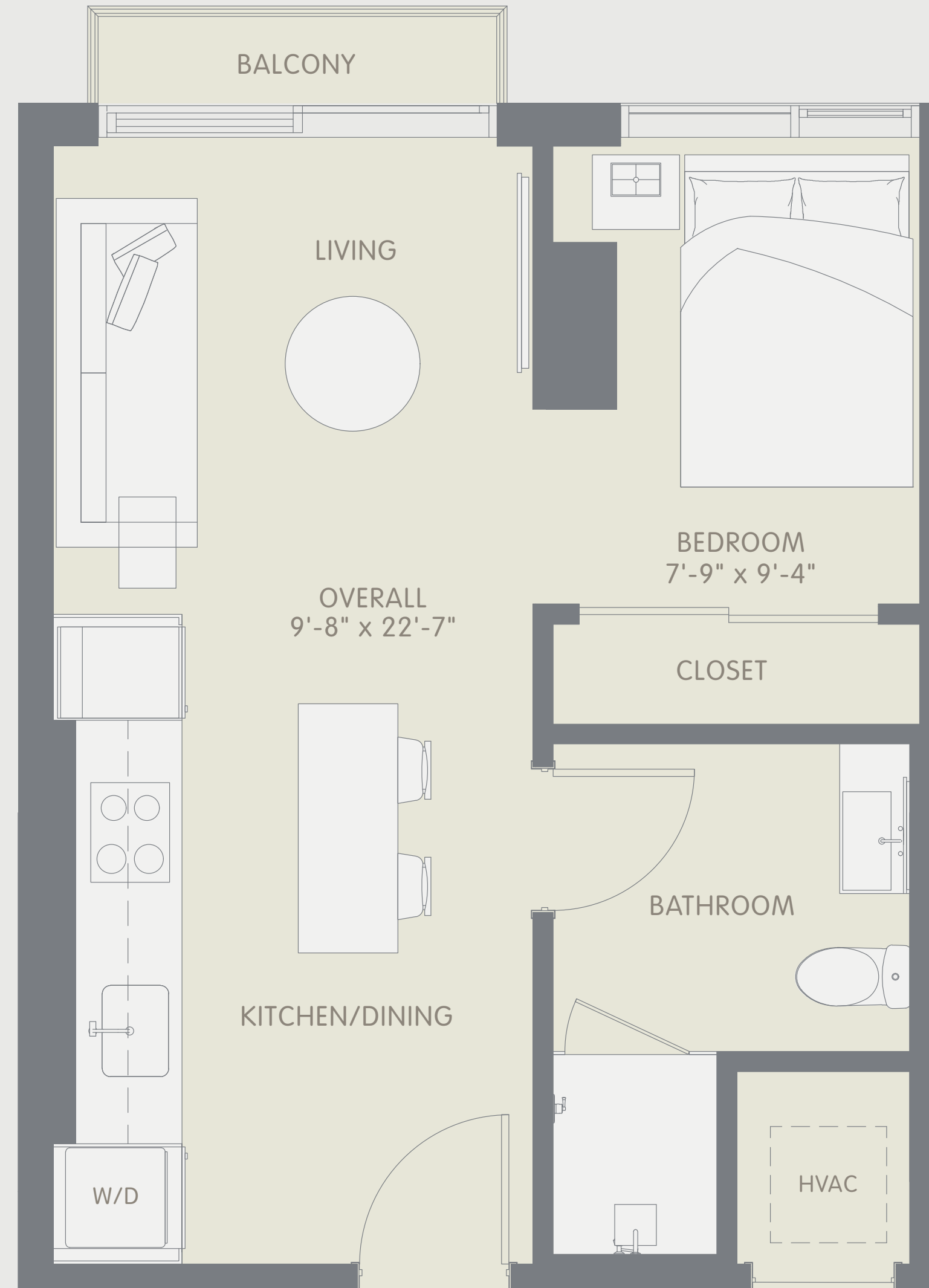
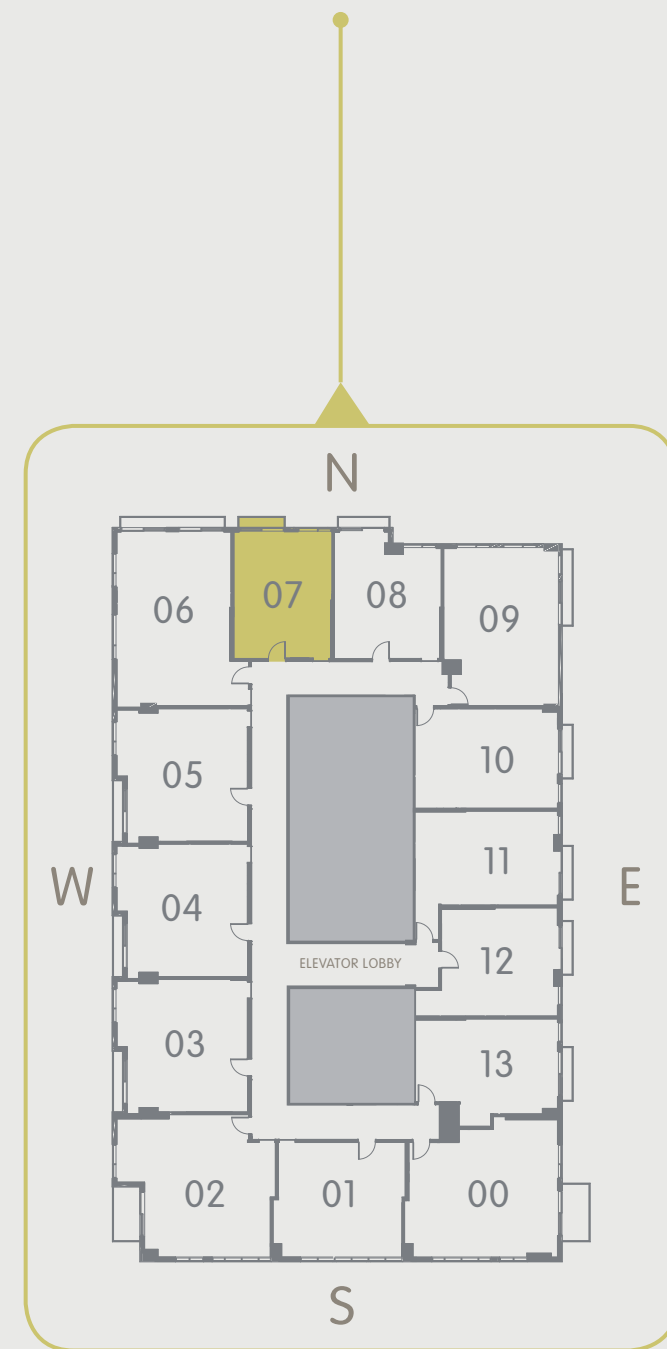


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07

STUDIO // 1 BATH
417 SF // 39 M²

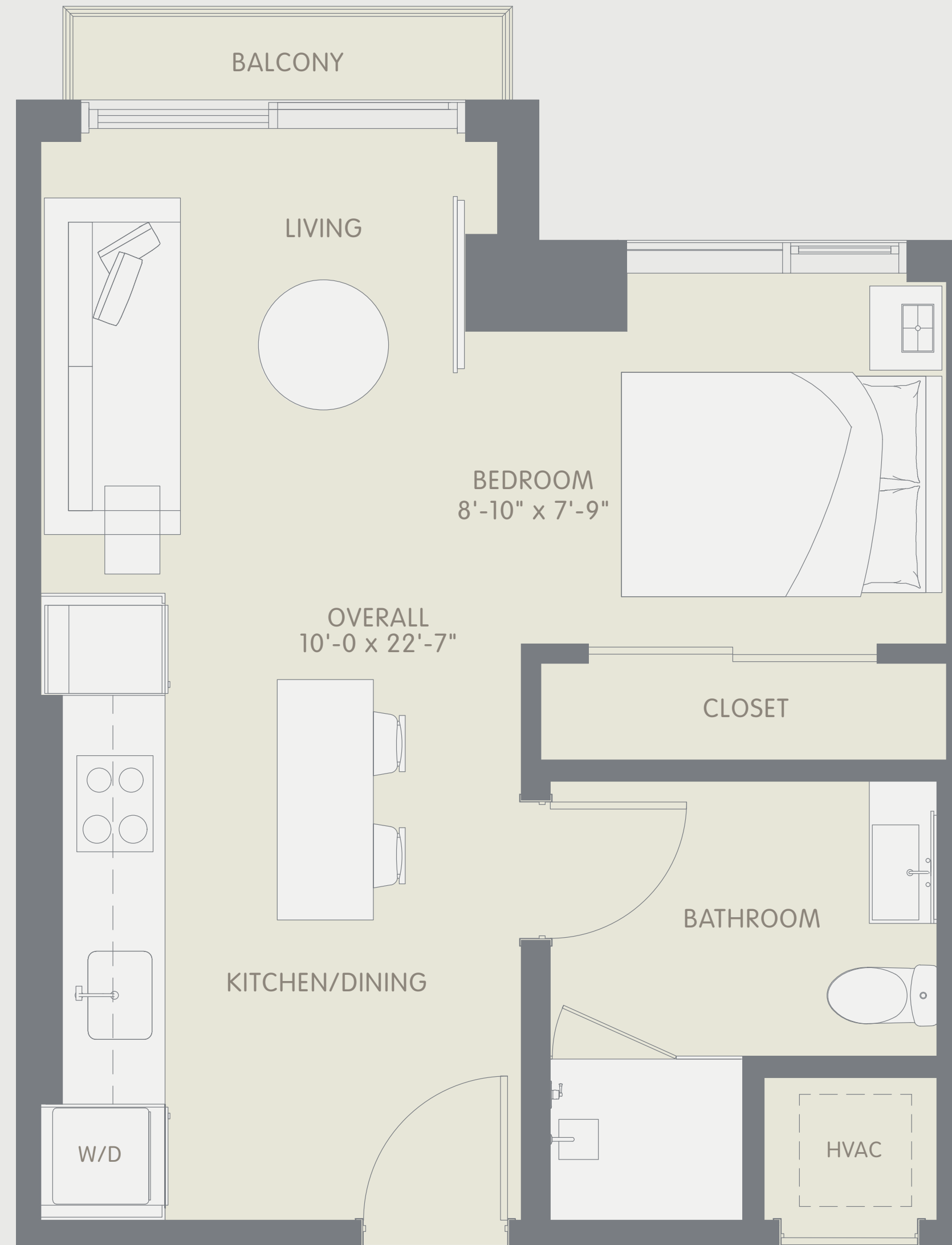
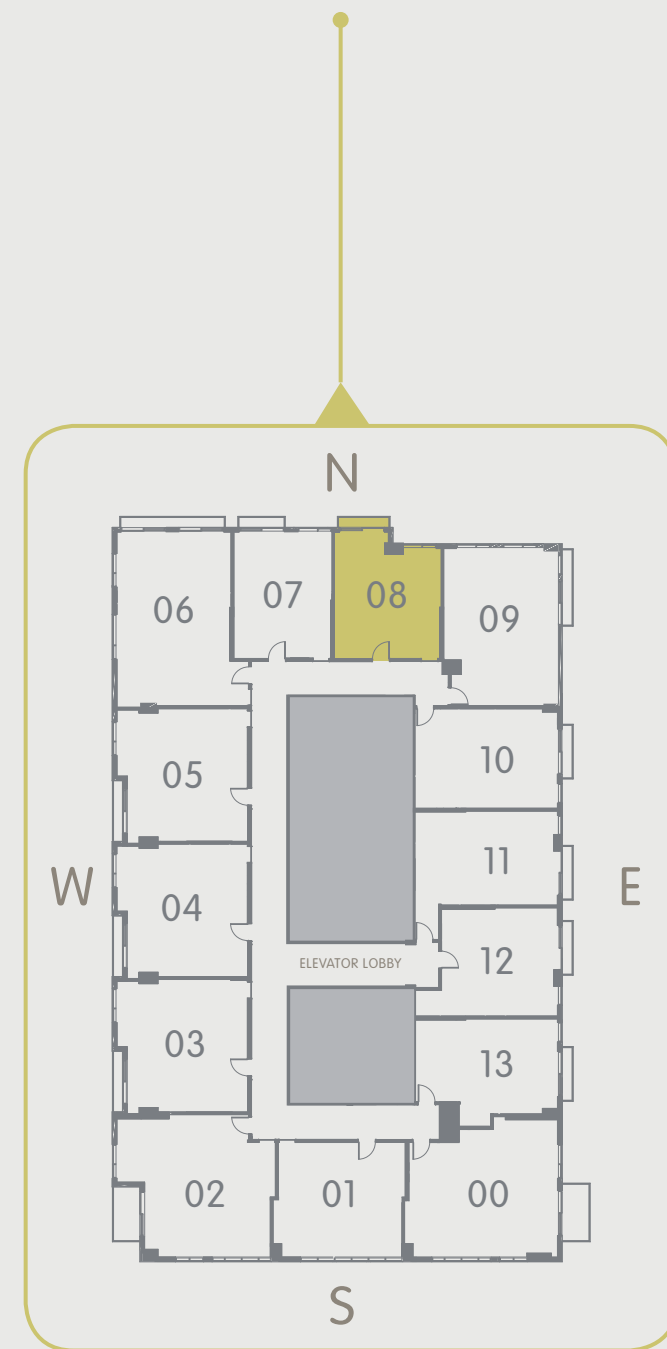


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08

STUDIO // 1 BATH
426 SF // 40 M²

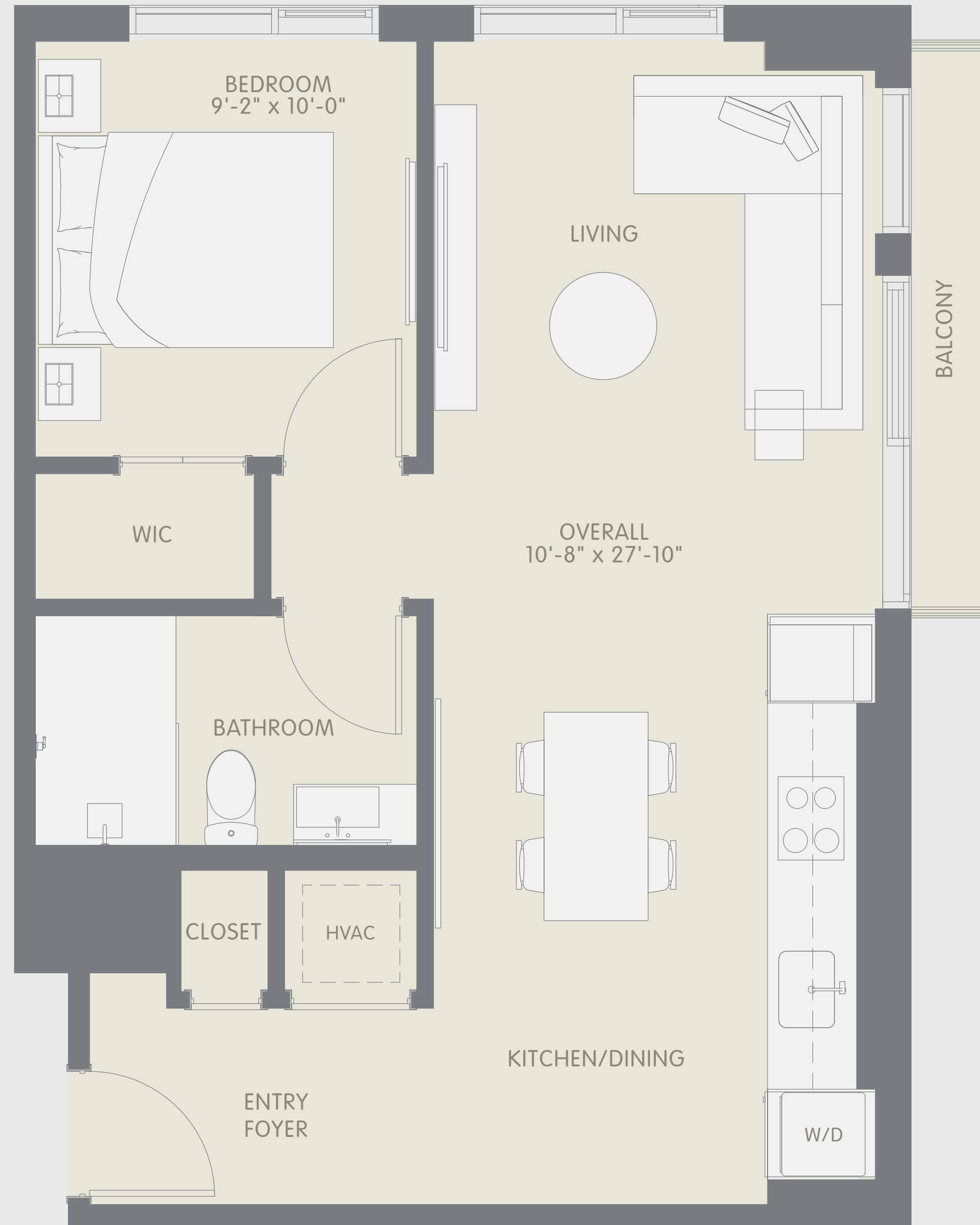
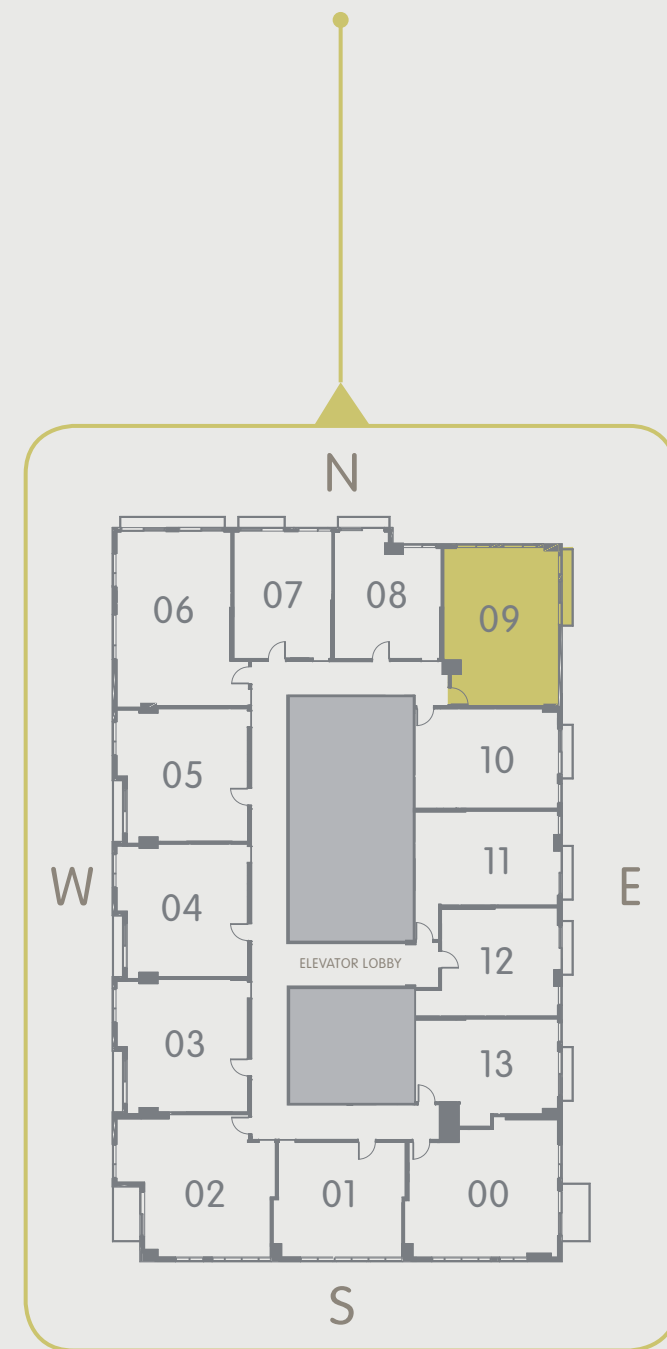


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09

1 BED // 1 BATH
600 SF // 56 M²

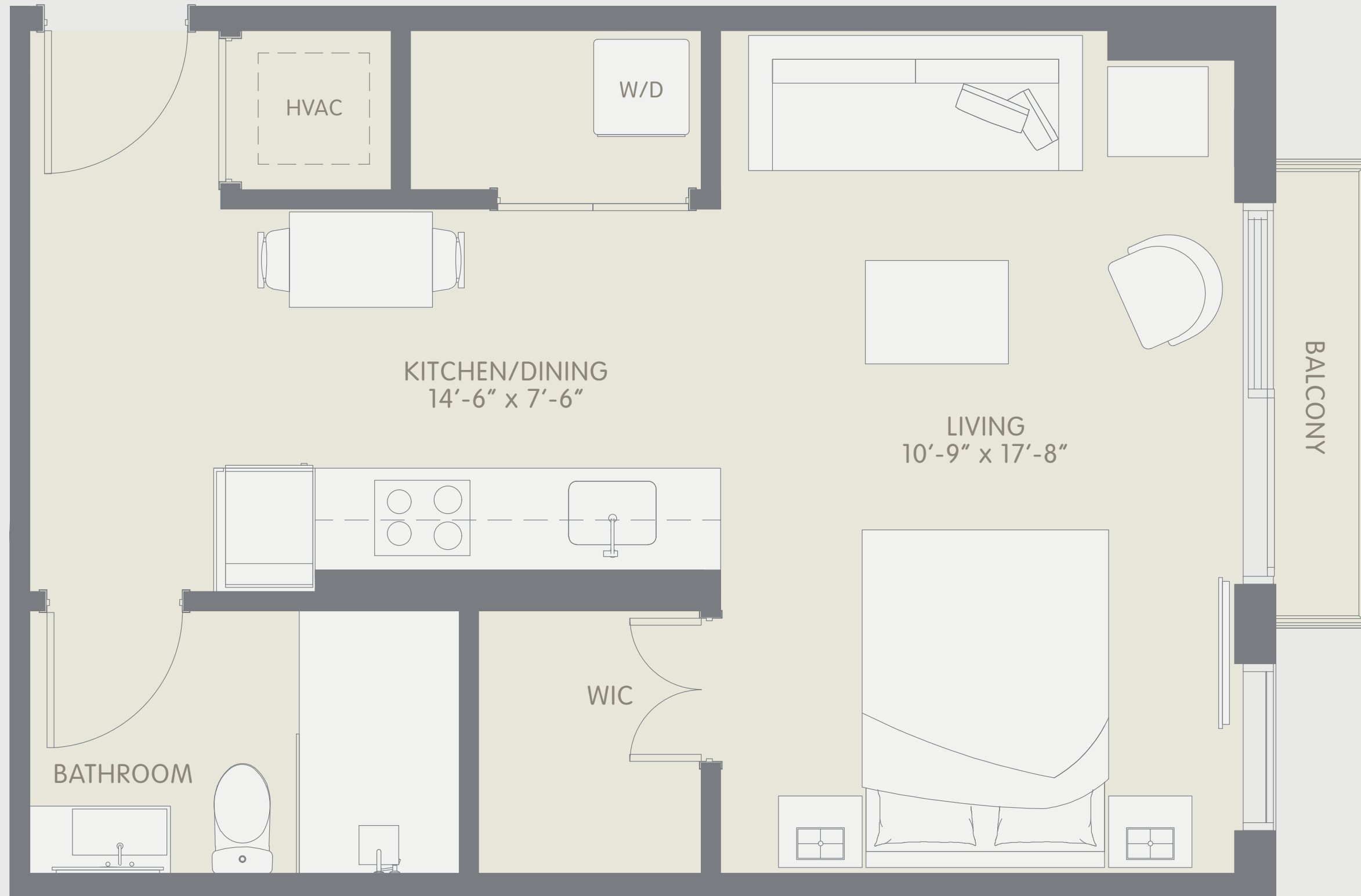
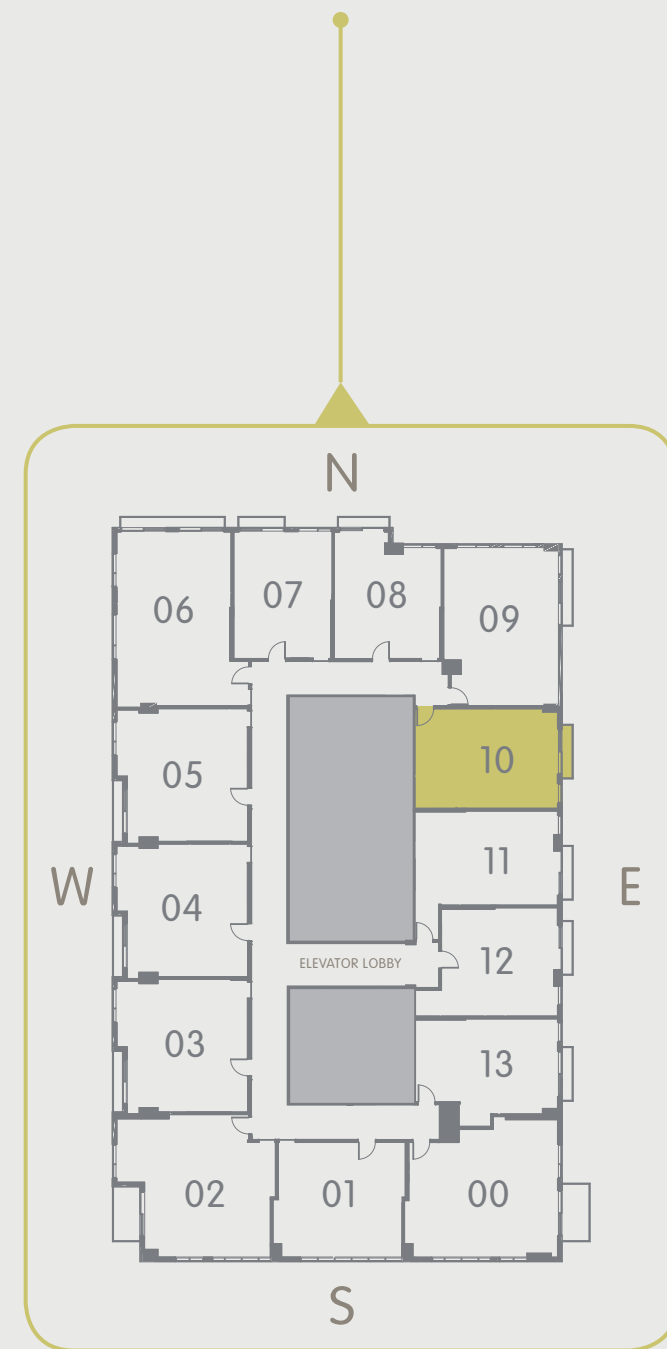


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10

STUDIO // 1 BATH
477 SF // 44 M²

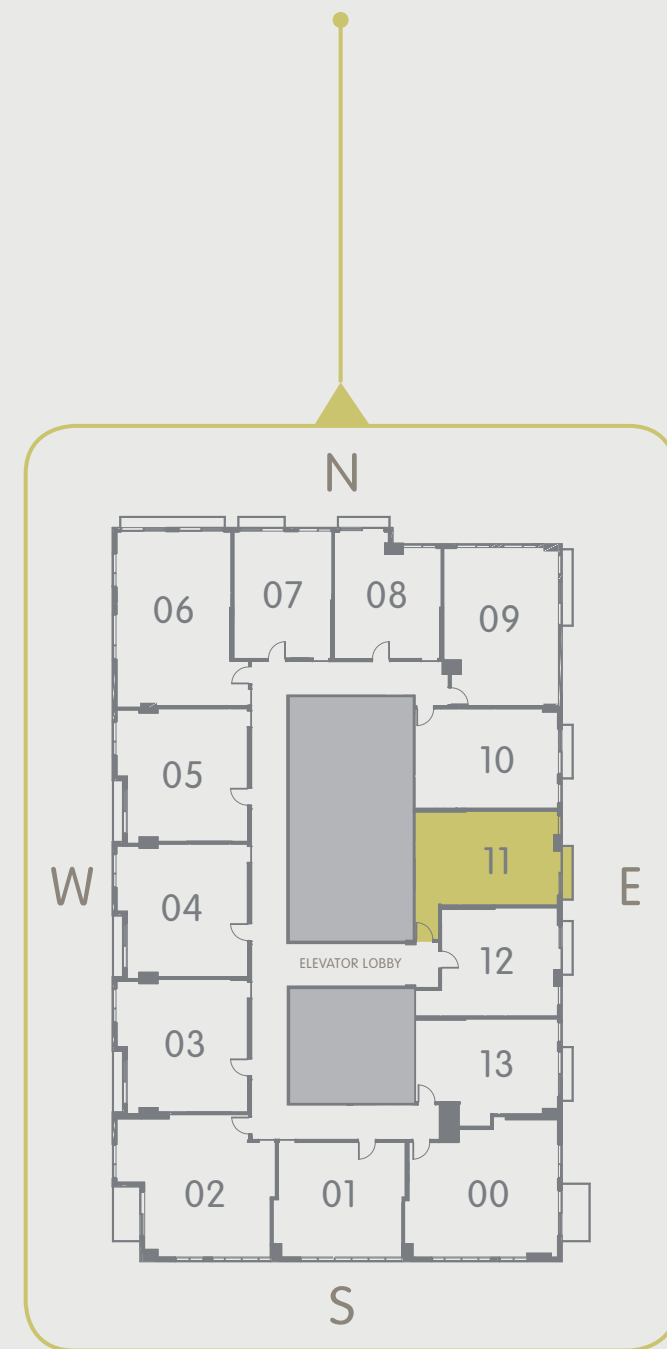


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All fixtures and items of finish, furnishing and decoration are for display only and are not to be included with the Unit. Consult the Prospectus for a description of those features which are to be included in the Unit.



11

STUDIO // 1 BATH
479 SF // 45 M²

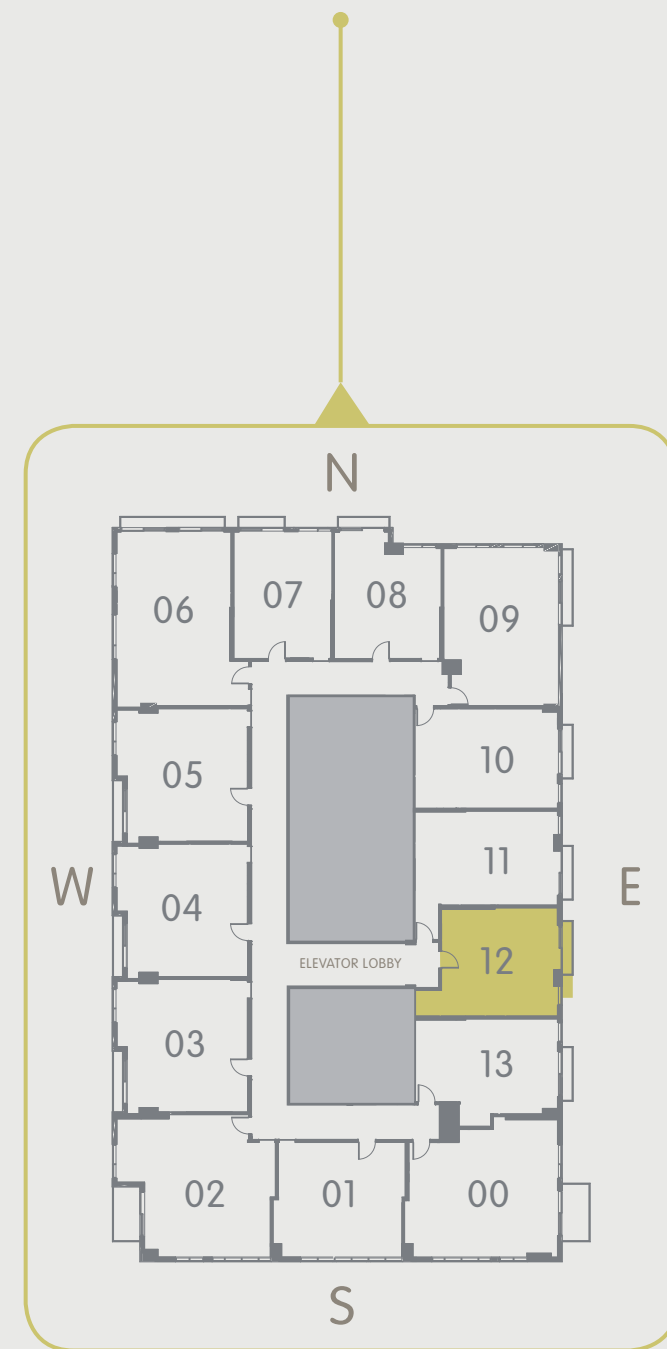


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12

STUDIO // 1 BATH
446 SF // 41 M²

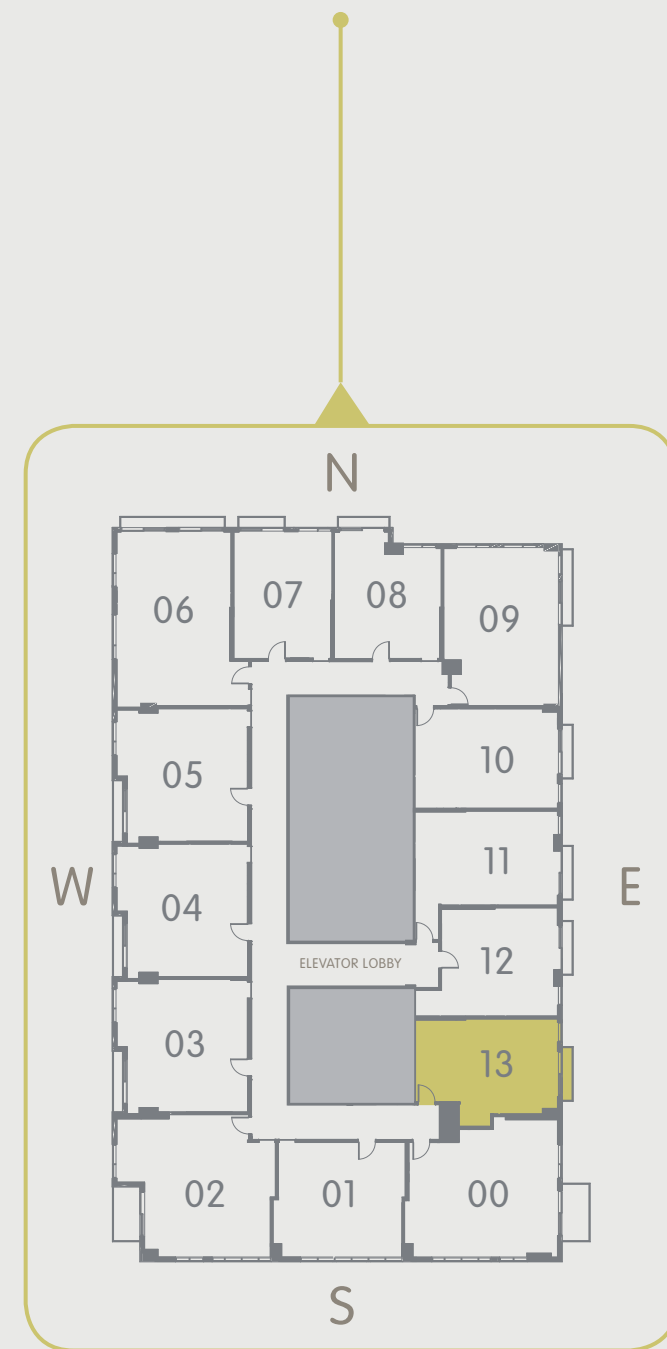


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13

STUDIO // 1 BATH
450 SF // 42 M²



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