

THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

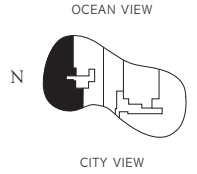
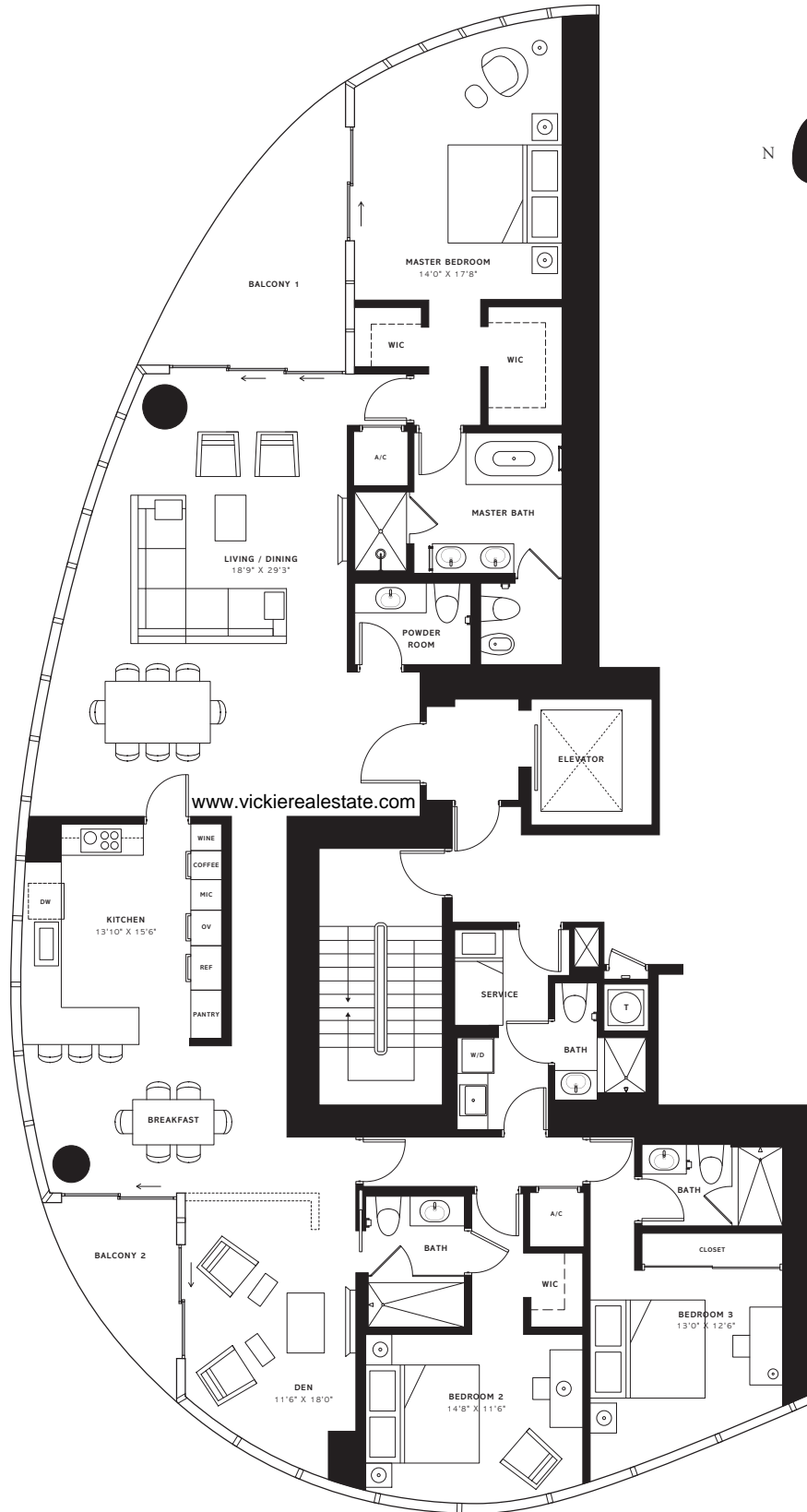
A

3 BEDROOMS + DEN + SERVICE
4.5 BATHROOMS

INTERIOR
3,080 SQ FT 286.1 SQ M

EXTERIOR
235 SQ FT 21.8 SQ M

TOTAL
3,315 SQ FT 308 SQ M



www.vickierealestate.com

Property Address

15701 Collins Avenue
Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES



The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

**THE RITZ-CARLTON
RESIDENCES**

SUNNY ISLES BEACH, MIAMI

UNIT

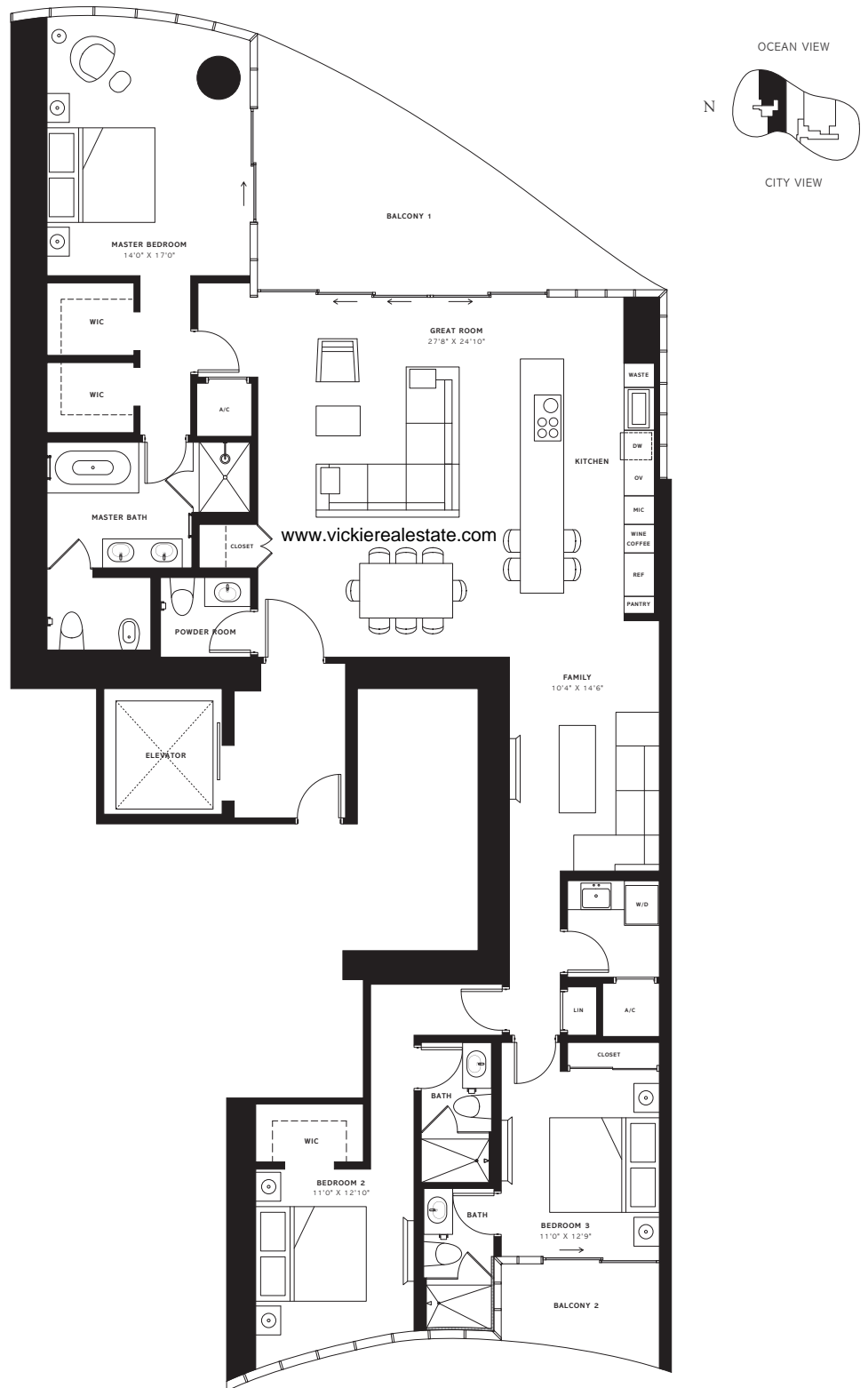
B

3 BEDROOMS + FAMILY
3.5 BATHROOMS

INTERIOR
2,475 SQ FT 229.9 SQ M

EXTERIOR
325 SQ FT 30.2 SQ M

TOTAL
2,800 SQ FT 260.1 SQ M



Property Address

15701 Collins Avenue
Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

**FORTUNE
INTERNATIONAL
GROUP**

**CHÂTEAU
GROUP**

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

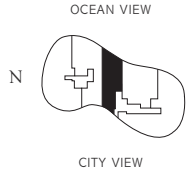
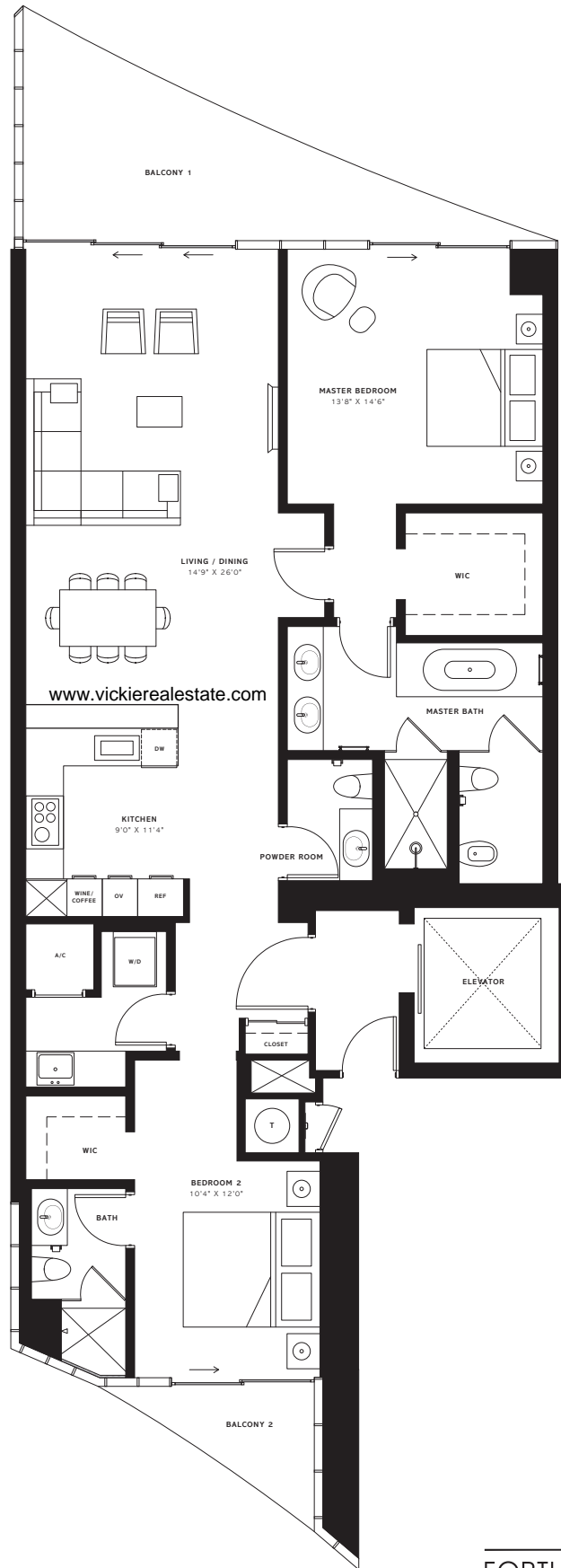
C

2 BEDROOMS
2.5 BATHROOMS

INTERIOR
1,605 SQ FT 149.1 SQ M

EXTERIOR
245 SQ FT 22.8 SQ M

TOTAL
1,850 SQ FT 171.9 SQ M



www.vickierealestate.com

Property Address

15701 Collins Avenue
Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
GROUP

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

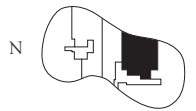


ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

OCEAN VIEW



CITY VIEW

UNIT

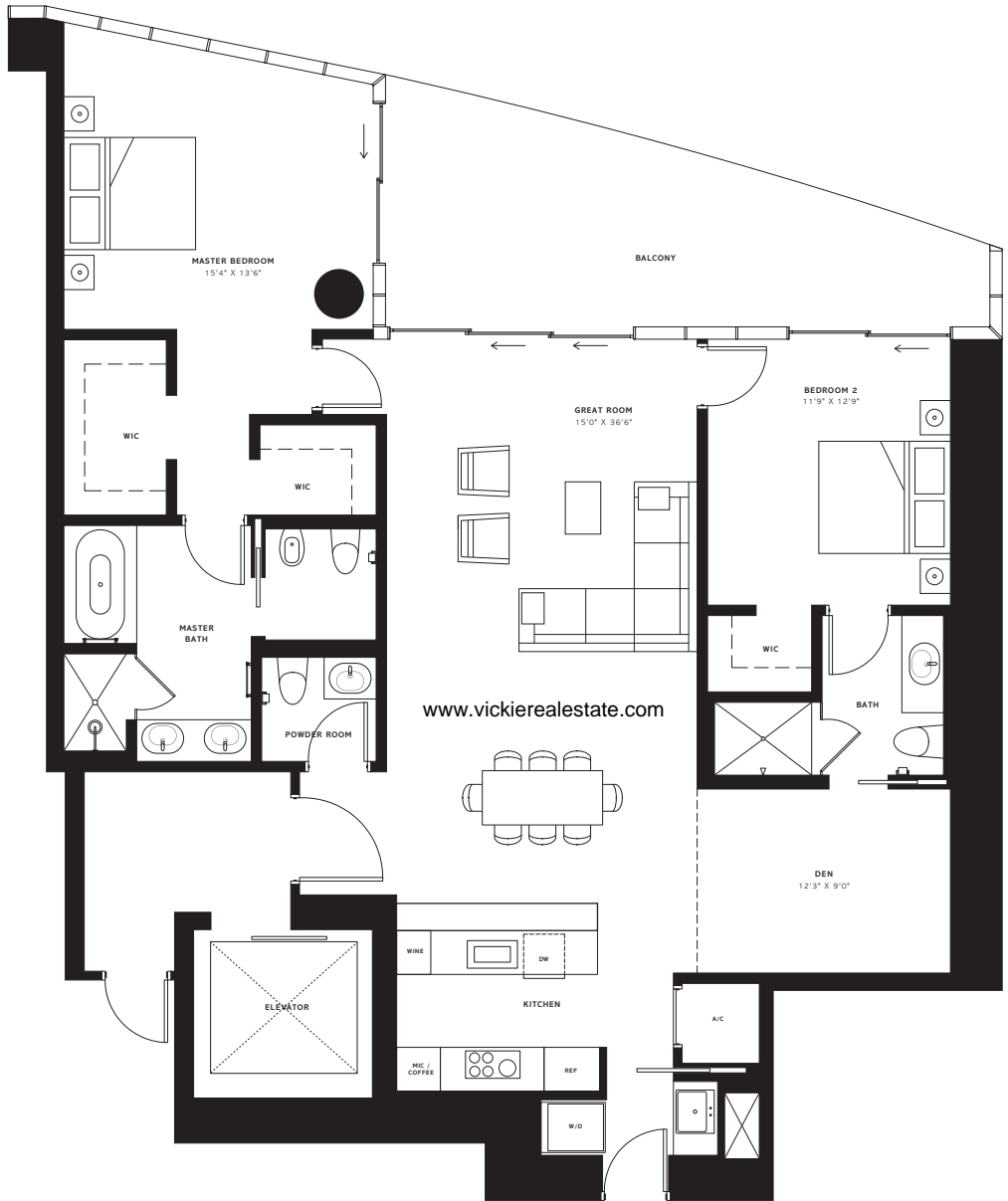
D

2 BEDROOMS + DEN
2.5 BATHROOMS

INTERIOR
1,750 SQ FT 162.6 SQ M

EXTERIOR
245 SQ FT 22.8 SQ M

TOTAL
1,995 SQ FT 185.4 SQ M



Property Address

15701 Collins Avenue
Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES



The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.

THE RITZ-CARLTON RESIDENCES

SUNNY ISLES BEACH, MIAMI

UNIT

E

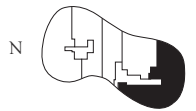
4 BEDROOMS + FAMILY + SERVICE
5.5 BATHROOMS

INTERIOR
3,640 SQ FT 338.2 SQ M

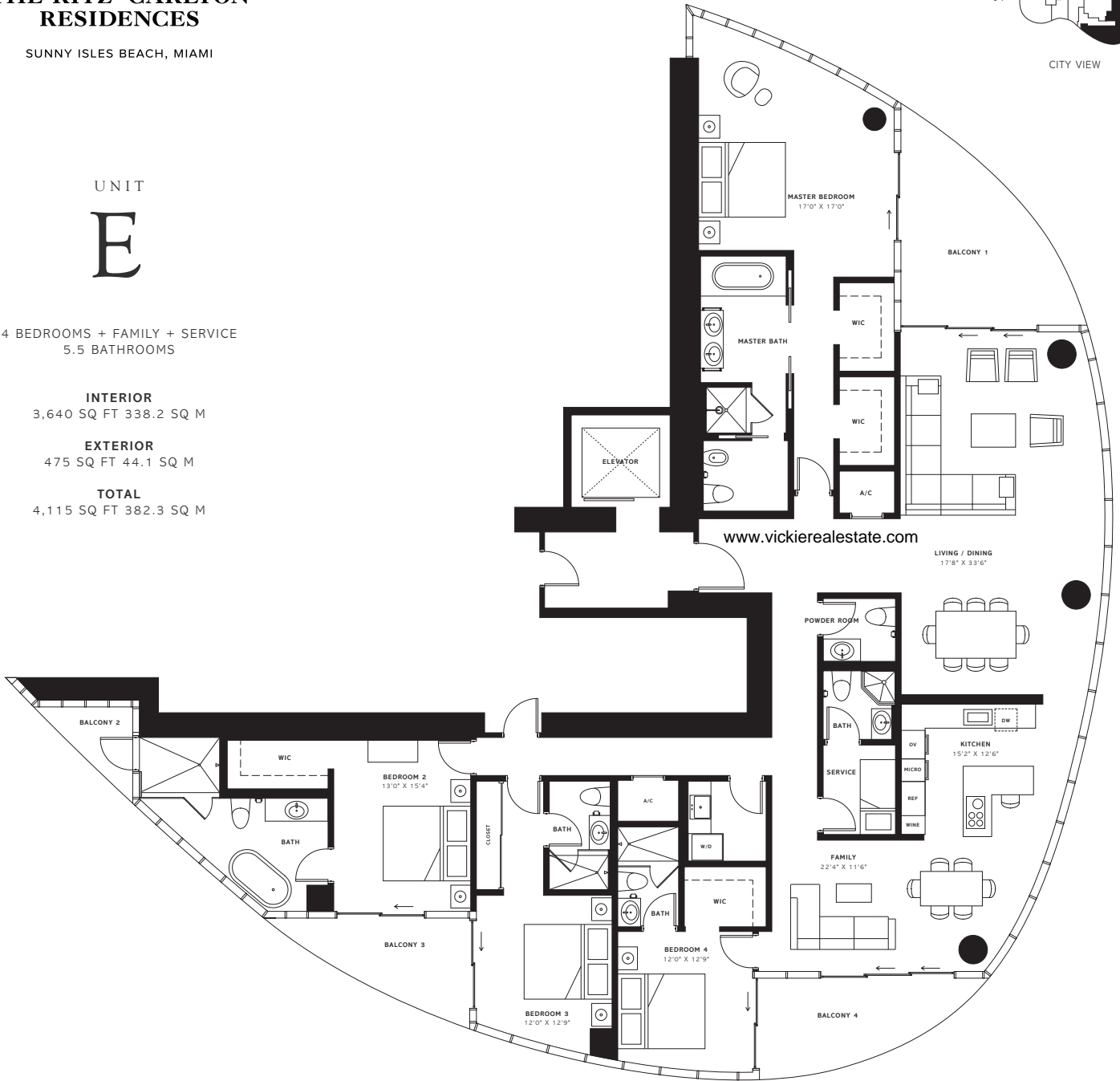
EXTERIOR
475 SQ FT 44.1 SQ M

TOTAL
4,115 SQ FT 382.3 SQ M

OCEAN VIEW



CITY VIEW



Property Address

15701 Collins Avenue
Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES

FORTUNE
INTERNATIONAL
GROUP

CHÂTEAU
GROUP

The Ritz-Carlton Residences, Sunny Isles Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). Sunny Isles Property Venture, LLC uses The Ritz-Carlton marks under license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY SUNNY ISLES PROPERTY VENTURE, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND CHATEAU GROUP.