

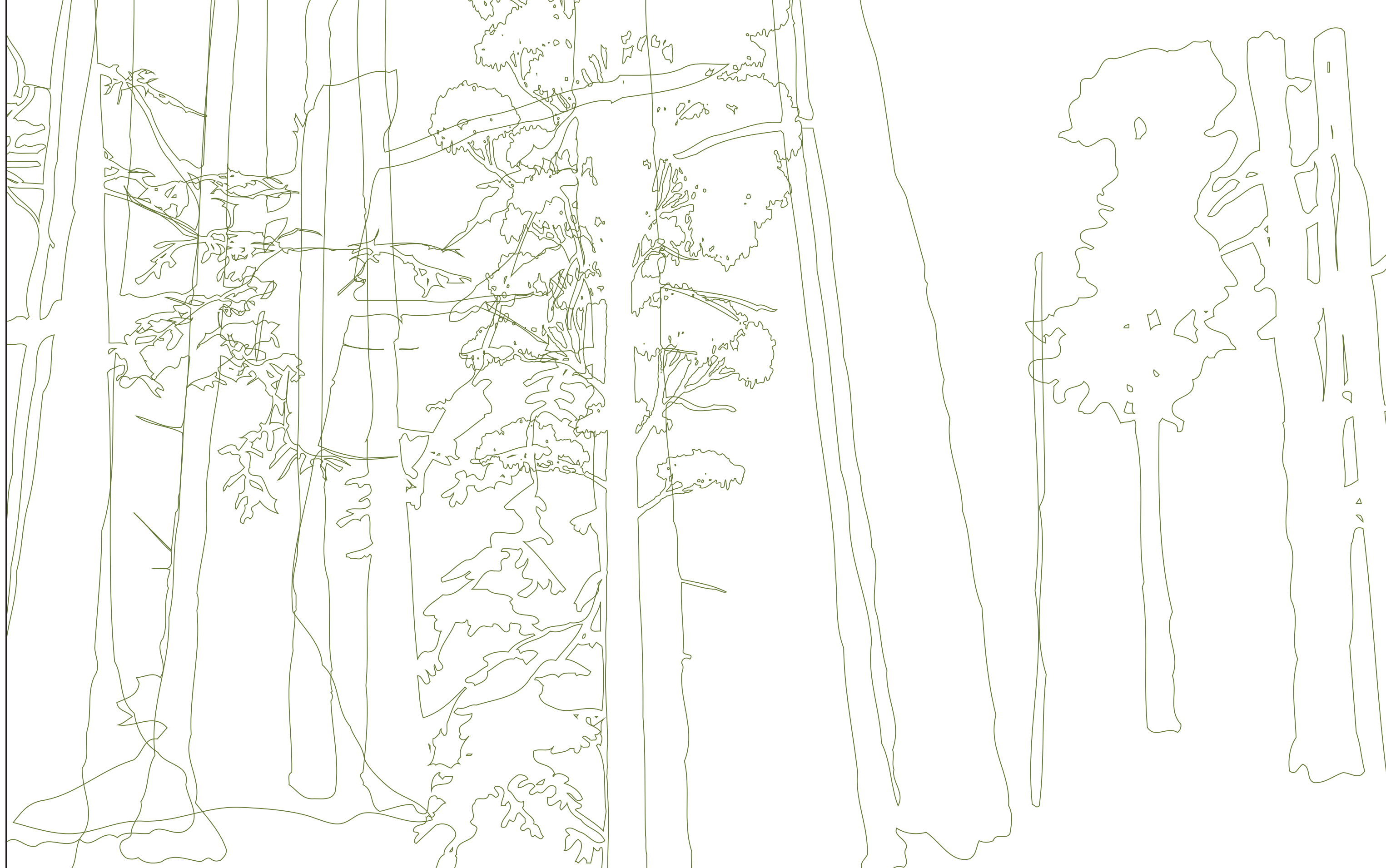
1010 BRICKELL



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.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE INFORMATION CONTAINED IN THIS BROCHURE IS NOT NECESSARILY AN ACCURATE DEPICTION OF THE PROJECT. The information contained in this brochure is conceptual only and used to depict the spirit of the lifestyles and environment to be achieved rather than specifics that are to be delivered with the

Condominium. This brochure is merely intended as an illustration of the activities, community and concepts depicted herein, and/or features consistent with the displayed lifestyle. This information should not be relied upon as representations, express or implied, of the actual detail of the Project. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. For details regarding the amenities and features to be included in the condominium and/or the units, make reference to the Agreement and the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium in states where such offer or solicitation cannot be made. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice.





1010 BRICKELL

A Perfect 10



Artist Interpretation





1010 BRICKELL

WELCOME HOME

Enter a world where modern design and natural beauty combine to perfection. From the moment you set foot in the multi-story lobby, you are transported from the bustling city scene outside to the refreshing calm of a unique modern indoor forest environment. A massive tree art installation by renowned artist Lucas Jaramillo spans the length of the reception area transporting you to a thousand year old forest setting. Stunning three dimensional imagery of vibrant greenery surrounds you. An inviting fireplace flickers with warmth. You are at peace. You are home.



Smart. Stylish. Sophisticated.



1010 ROOFTOP LOUNGE

From the rooftop pool deck and lounge, the city seems far away. And yet, with dazzling views of the Miami skyline and Biscayne Bay, you feel completely connected to the fashionable, sophisticated atmosphere of Brickell. With sunrise and sunset sun, you can sunbathe all day, relax and unwind, or stay in shape by going for a swim in the resistance pool. Enjoy a night under the stars mingling around the fire pit while watching a movie in the state-of-the-art outdoor theater, or indulge in the trendy food and drink menus with 5 star services at The Treetop Lounge. Sophisticated leisure waits around every corner.





THE CLUB AT 1010

At long last, Brickell finally has a destination with unparalleled amenities for every member of the family. Two entire stories of 1010 Brickell are dedicated to every enjoyment imaginable. Sleek and modern sports and recreational spaces cater to every member of the family. Indoor and outdoor play spaces, secured with matching wristband check-in, give parents a chance to fully relax and unwind while children engage in healthy, active, and constructive play. The Club at 1010 is your own private retreat in the heart of the city.



THE CLUB AT 1010

The Club at 1010 Features and Services

MAIN CLUB

- 2-story private recreation club located on the 11th and 12th floors
- Indoor heated swimming pool with retractable glass walls for flexible access to outdoors or comfortable swimming in any weather
- Lifeguards are on duty for worry-free pool enjoyment
- Towel service
- Impact-absorbing outdoor running track providing unparalleled views of the Miami skyline
- Tanning sundeck
- Full-size interactive virtual golf simulator
- Active indoor game room including games such as: bowling, foosball, air hockey, ping pong, and arcade games
- The Courts – an area with half-court basketball, mini tennis, soccer, and volleyball
- Squash court
- Bocce ball court
- Vending machines (ice cream, snacks, beverages, etc.)
- Parent/child wristband system for safe entry and exit in the Club area
- Kids Indoor/Outdoor playground areas visible to parents working out in the gym
- Children's outdoor mini water park with cooling water spray
- Modern Kids Recreation Zone – a two-story exercise and entertainment area designed to keep your little ones active and engaged in healthy pursuits like climbing, crawling, jumping and other activities
- Supervised kids activities led by professional staff
- Organized social events for children and teens

SOCIAL ROOM

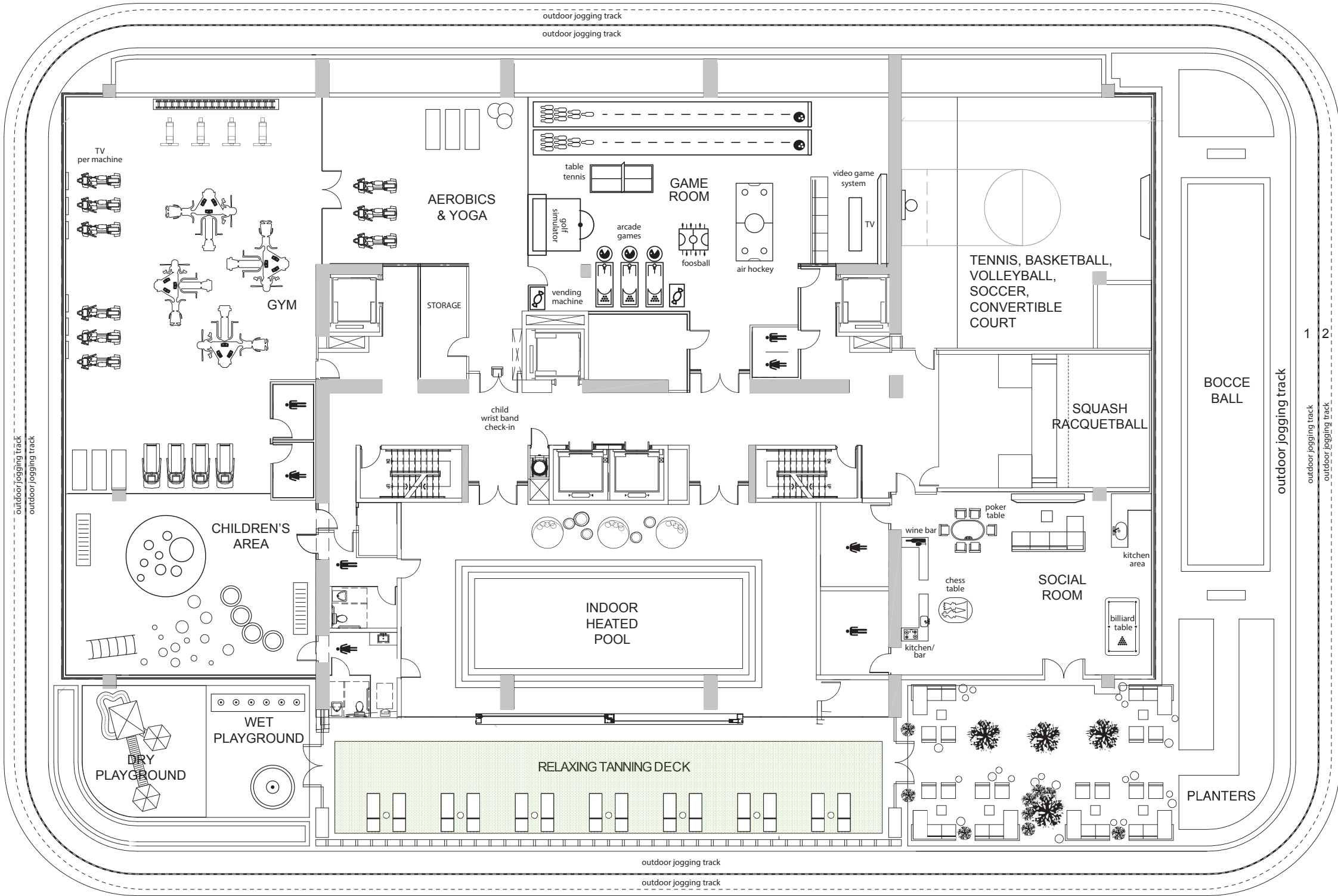
- Sophisticated lounge for adult relaxation
- Adjacent to Main Club area so parents and children can stay close together
- Features a large flat-screen TV
- Major sports programming including NFL, World Cup and league soccer, MLB, NBA, and college sports
- Tables for billiards, poker, and chess
- Fully-equipped party room with kitchen for entertaining, complete with microwave, gourmet coffee machine, ice maker, and wine bar
- Private outdoor lounge area that connects to the indoor experience

THE SPA & FITNESS CENTER

- Numerous state-of-the-art treadmills, elliptical trainers, rowing machines, spin, and other cardio machines
- Extensive array of free weights and weight-training equipment
- Studio for yoga, Pilates, and aerobics with city skyline views
- Instructor-led classes and personal trainers available
- Private outdoor lounge area
- Co-ed hammam Turkish steam bath area
- Cold and hot plunge pools for hydrotherapy
- Aromatherapy steam rooms designed to improve lung function, rejuvenate skin, clear pores, and eliminate toxins
- Private men's and women's showers and locker rooms
- Private rooms for various massage treatments ranging from relaxation and wellness to detoxification and muscular therapy
- Latest laser skin treatments available for resurfacing, exfoliation, and anti-aging

Rooftop Recreation Amenities

- Amazing rooftop terrace with unrivaled views of Biscayne Bay and the Miami skyline
- State of the art rooftop pool with expansive sunbathing decks and shaded lounge areas
- Constant current "swim gym" pool for athletic swimmers
- Large heated spa with glass side wall overlooking the stunning cityscape
- The Treetop Lounge bar and grill providing a full menu of food and beverage options with 5 star services
- Convenient "cashless" system for residents – all food & beverage is billed to resident's account
- Covered outdoor bar with TVs and sitting areas
- Outdoor movie theater
- Glass wind screen railing ensures perfect comfort while enjoying the unobstructed 360-degree views of Biscayne Bay and Miami skyline
- Large family BBQ area





A PERFECT DAY FOR EVERYONE

The Club at 1010

KIDS RECREATION ZONE



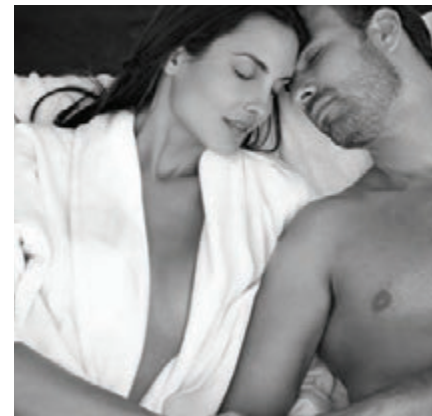
INDOOR POOL

Every day is a perfect day to take a swim at 1010 Brickell. In addition to the rooftop pool, residents can enjoy the indoor pool at The Club at 1010 where the water is always a comfortable temperature, the surroundings are always perfect with retractable glass walls that fully open on sunny days and close when it's cloudy, lifeguards provide effortless peace of mind, and food and beverages are always right at your fingertips.



THE SPA

The pinnacle of relaxation is yours with all the pleasures of a resort-quality spa. Highlights include a co-ed hammam Turkish steam bath area, steam rooms, a sauna, separate men's and women's locker rooms, treatment rooms for massages, cold and hot plunge pools for hydrotherapy, and access to the latest rejuvenation therapies.



PERFECTLY CONVENIENT

Satisfy your taste for everything with a full gourmet deli that services the entire building. Wraps and sandwiches, healthy smoothies, green juices, catered dinners, quick snacks, and more are available to be delivered to the pool, social club, business center, or even direct to your door.



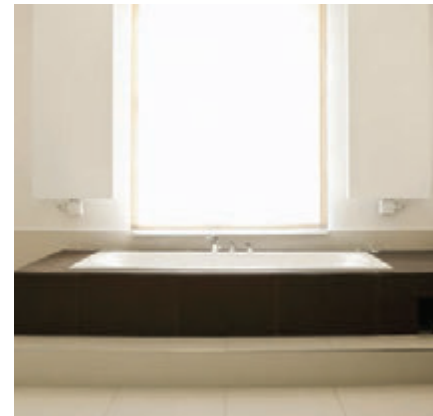
1010 BUSINESS CENTER

Business on Brickell just got better. Prepare to be connected with a sophisticated and fully-amenitized office experience within your residential retreat. From fully equipped, flexible workstations to state-of-the-art conference rooms and a host of conveniences like high-speed wi-fi, printing, reception service, video conference calling, and more, the ultimate live-work-play solution has arrived.



REFINED FINISHES

Masterfully designed to deliver the utmost in elegance as well as comfort. The residences at 1010 Brickell are everything contemporary luxury living should be. Expansive balconies with glass railings and floor-to-ceiling windows flood your home with light and captivating views of Biscayne Bay or the Miami skyline. Each residence comes fully equipped with premium European-inspired kitchen cabinetry designed to enhance the culinary experience. Enhanced soundproofing between units ensures privacy and relaxation. State-of-the-art wiring for communications, data, and entertainment delivers leading-edge technology throughout your home. Open-concept floor plans provide the ideal design for entertaining and everyday enjoyment.

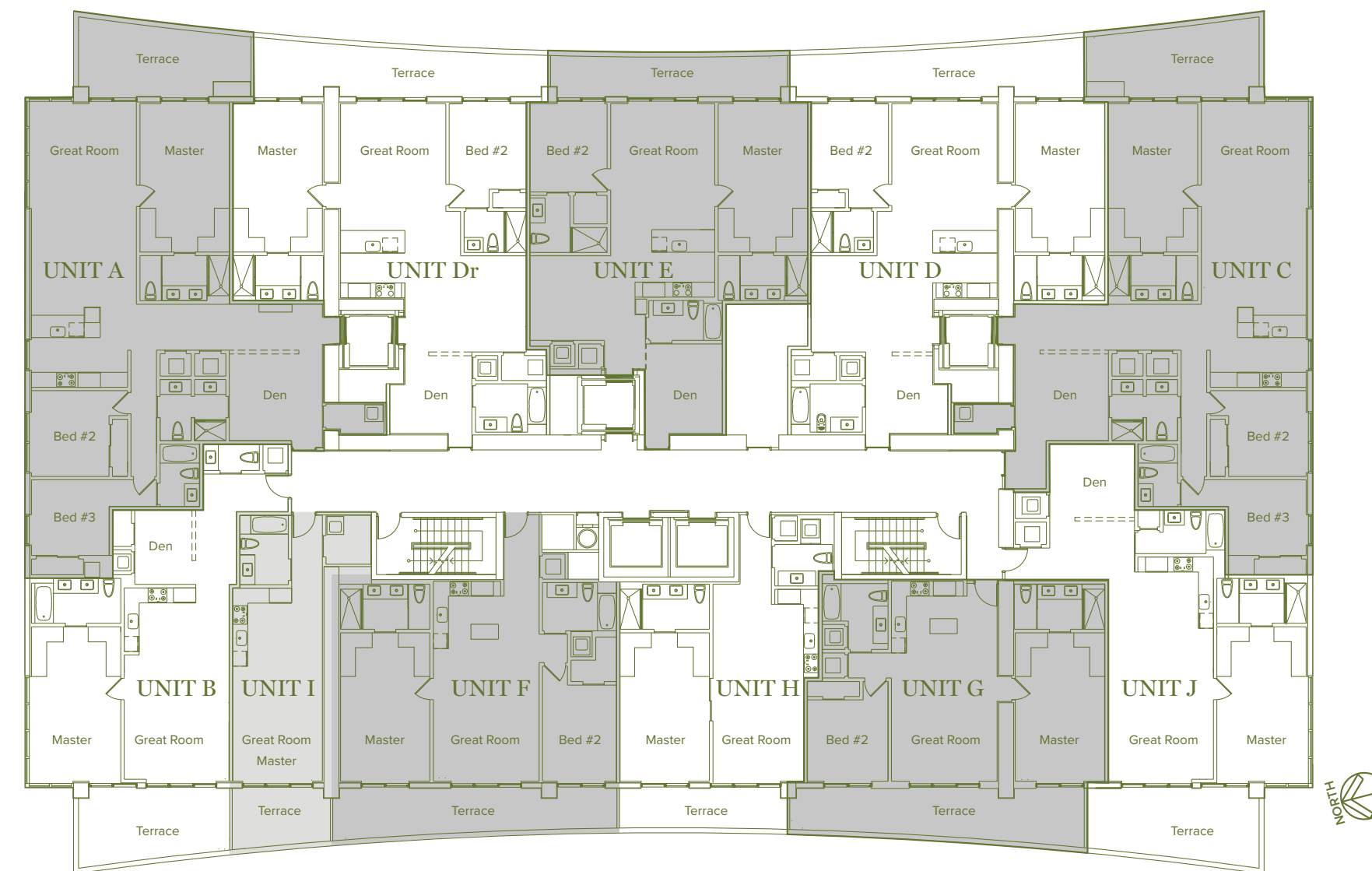


PERFECT IN SO MANY WAYS

Building Features

An iconic 50-story tower with glass facade and curvilinear profile by world-renowned The Sieger Suarez Architectural Partnership. This urban oasis was designed from the ground up with unparalleled amenities attractive to adults and children alike.

- Centrally located within one block of Brickell CityCentre, Mary Brickell Village, and the Metromover (Brickell Loop)
- 387 luxury residential residences
- Stunning multi-story lobby with breathtaking modern indoor forest design concept
- One-of-a-kind reception desk hand carved and created from a single massive tree, naturally felled of old age, with complete root system creating a natural sculptural element alongside lobby walls and ceiling
- Contemporary working fireplace and seating area in main lobby
- Rooftop pool with unrivaled views of Biscayne Bay and the Miami skyline
- Exclusive 2-story area with dozens of amenities for all ages known as The Club at 1010
- Sophisticated business center with flexible offices, meeting rooms, and conference space
- High-speed wireless internet access throughout the lobby, The Club at 1010 and rooftop pool area
- Secure covered parking garage with 24-hour surveillance and valet service
- 24-hour on-site security personnel and video monitoring
- Staff available for on-call repairs/handyman tasks
- Courtesy shoppers for grocery delivery, dry-cleaning pick-up, postal errands
- Secure bike/scooter storage



Levels 14 - 30 Typical Unit Floor Plans

SEE LEGAL DISCLAIMERS ON BACK COVER

Residence Features

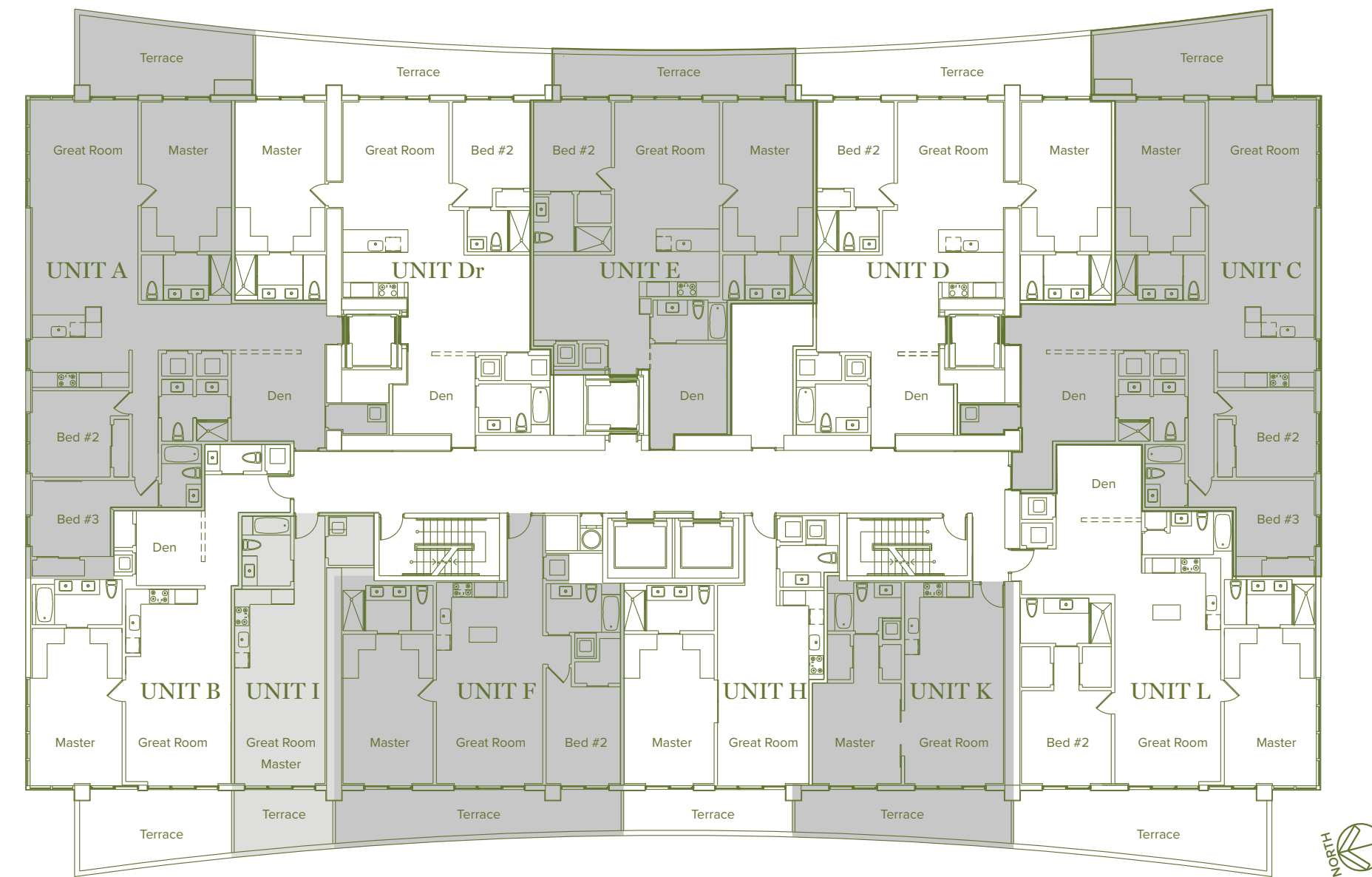
- All units have unparalleled views of Biscayne Bay and/or the Miami skyline
- Expansive private balconies with curvilinear glass railings
- Floor-to-ceiling windows and glass walls throughout all residences
- Enhanced soundproofing between residences
- Open-concept floor plans perfectly designed for entertaining, efficiency, and everyday enjoyment
- Over 9-foot ceiling heights
- Pre-wired with state-of-the-art technology for communications, data, and entertainment
- Summer kitchens with large grills in select residences
- Private elevators in select residences
- Finished wardrobes in master bedrooms with custom organization
- Full-size washer and dryer in every residence

GOURMET KITCHENS INCLUDE:

- Premium European-inspired kitchen cabinetry, designed to enhance the culinary experience
- Professional-grade appliance package
- Under-cabinet lighting for maximum visibility and intimate evening illumination
- Designer faucets with convenient pull-out spray

SPA-LIKE BATHROOMS INCLUDE:

- Premium European-inspired bathroom cabinetry and tops
- Master showers with glass enclosures
- European-inspired bathroom lighting fixtures and accessories

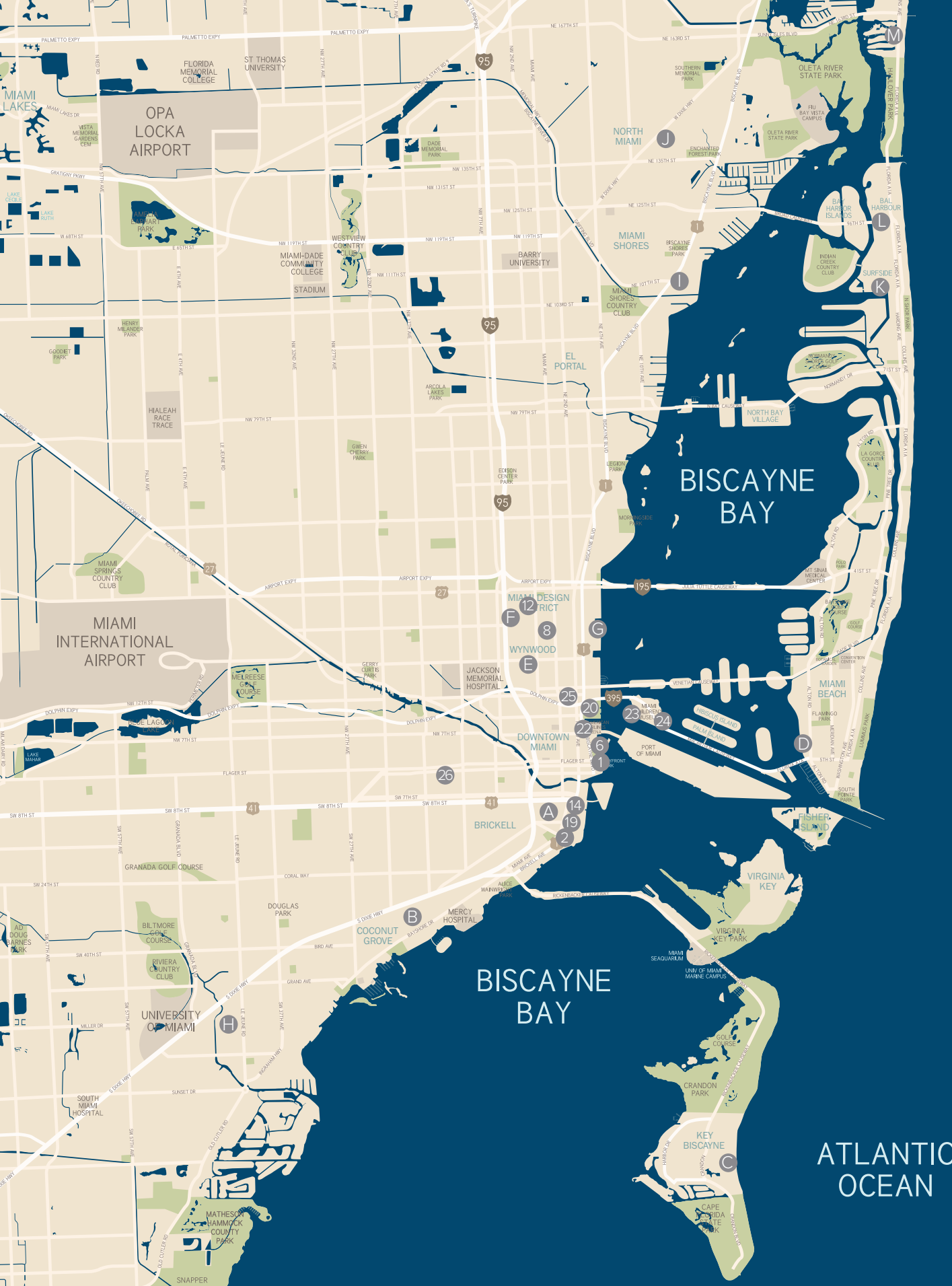


Levels 31 - 47 Typical Unit Floor Plans

SEE LEGAL DISCLAIMERS ON BACK COVER



YOUR VIEWS FROM **1010** BRICKELL



SOUTH FLORIDA

- A Brickell
- B Coconut Grove
- C Key Biscayne
- D Miami Beach
- E Wynwood
- F Miami Design District
- G East Edgewater
- H Coral Gables
- I Miami Shores
- J North Miami
- K Surfside
- L Bal Harbour
- M Sunny Isles Beach

PARKS & RECREATION

- 01 Bayfront Park
- 02 Simpson Park
- 03 Miami River Walk
- 04 Allen Morris Brickell Park
- 05 Brickell Park

SHOPPING

- 06 Bayside Marketplace
- 07 Mary Brickell Village
- 08 The Shops of Midtown Miami
- 09 Brickell CityCentre (coming soon)

CONVENIENCES

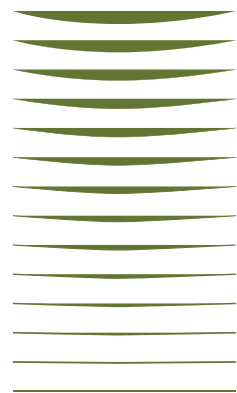
- 10 Publix Supermarket
- 11 Whole Foods (coming soon)
- 12 Target
- 13 Silverspot Cinema (coming soon)

HOTELS

- 14 Four Seasons Hotel and Resort
- 15 J.W. Marriott Hotel
- 16 Mandarin Oriental
- 17 Epic Hotel
- 18 Viceroy Hotel
- 19 Conrad Hotel

ARTS & CULTURAL

- 20 Perez Art Museum Miami (PAMM)
- 21 James L. Knight Center
- 22 American Airlines Arena
- 23 Miami Children's Museum
- 24 Jungle Island
- 25 Adrienne Arsht Center for the Performing Arts
- 26 Marlins Park



YOUR HOME
YOUR PRIVATE SPORTS & SOCIAL CLUB
INSANE AMENITIES
UNPRECEDENTED LUXURY



THE TEAM

KEY INTERNATIONAL is a real estate investment and development company headquartered out of Miami, Florida. The company focuses primarily on high end commercial and luxury residential properties, hotels, market-rate rentals, office, and retail.

Key International is operated by the Ardid family and has been acquiring and developing properties since the 1970s in Spain and in the United States. Key International's investment strategy is to buy and/or develop high quality assets such as the Eden Roc Resort and Spa, Marriott South Beach, 400 Sunny Isles, and Mint.

KEY INTERNATIONAL SALES handles condominium sales and leasing for Key International and for their clients' projects. Among other projects, Key International Sales has been successful in selling Mint, The Ivy, Eden House, and is currently selling 400 Sunny Isles and 1010 Brickell.

The company is led by Liliana Paez. Liliana Paez is a seasoned real estate sales and marketing professional with a proven track record of managing successful South Florida luxury condominium project sales. She is responsible for overseeing and selling approximately \$4 Billion in real estate.

GLOBAL SMART PRODUCTS created 1010 Brickell's marketing material. The company is also responsible for 1010 Brickell's interior design in collaboration with URBANICA GROUP.

13TH FLOOR INVESTMENTS is a vertically integrated real estate investment and management company, headquartered in Miami, Florida. 13th Floor Investments seeks to invest in real estate assets at a cost-advantageous basis and drive value through a focus on operations and cash-flow management.

The firm attributes its success to its ability to assume the role of both investor and operator, across all asset classes and stages of the economic cycle. The 13th Floor team possesses the ability to source, analyze, develop, operate, and exit an investment from start to finish.

13th Floor's professionals have a combined experience in real estate exceeding 50 years, covering the real estate finance, construction, development, property management, private equity, and hedge fund industries.

SEIGER SUAREZ ARCHITECTURAL PARTNERSHIP enjoys a distinguished 30-year reputation for award-winning design. Included in its wide spectrum of project experience, which encompasses over ten billion dollars' worth of residential real estate, are many of the most prestigious, successful and award-winning projects in South Florida. These include The St. Regis Bal Harbour, ICON Miami Beach, Apogee in South Beach, and Trump International Sonesta Beach Resort in Sunny Isles.

The firm's named partners, Charles Sieger and Jose Suarez, and their designs have been featured in numerous local, regional and national journals and publications, making it among the most reputable and respected architectural firms in the United States.



1010 BRICKELL

SALES CENTER

Mint at Riverfront, 92 Southwest 3rd Street, Miami, FL 33130

T 305.377.1025 F 305.377.1056

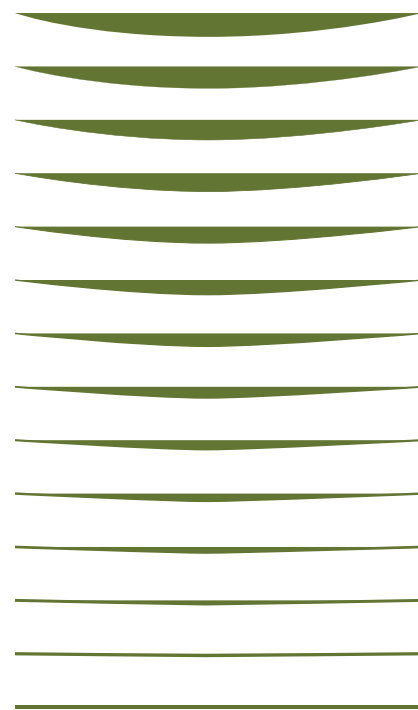
Email: 1010brickell@keyinternational.info

WWW.1010BRICKELL.COM



Advertising and marketing materials received prior to your receipt of the Prospectus may contain information that is not an accurate depiction and/or portrayal of the Project and should not be relied upon as representations, express or implied, of the actual detail of the Project. All fixtures, furniture, items of finish, and decorations are for display purposes only and will not be included with the unit. All depictions of 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 the Agreement, and the prospectus for a description of the features which are to be included in the unit. Plans, elevations, specifications, features, colors, designs, and materials are all subject to availability, and to change or substitution at any time and without further notice. Plans are not to scale. All dimensions are approximate. Illustrations of elevations and plans are artists' depictions only. Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2014, 1010 Brickell Holdings LLC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the 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. This Condominium is being developed by the Developer, 1010 Brickell Holdings LLC, a Delaware limited liability company, which has an affiliation with Key International, Inc. ("Key International") and 13th Floor Investments LLC ("13th Floor"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Key International or 13th Floor and you agree to look solely to Developer (and not to Key International or 13th Floor) 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.





1010 BRICKELL