

- Where exactly is this new building going to be?

Would be located on the beach side of 184th street in Sunny Isles.

- **Reservation:** is a process where we give access to our closest network of clients the opportunity to access our first pricing list. It is an intention agreement, you will declare your intention to buy by signing it and giving a good faith deposit and we will separate a specific residence for you with the intention to sell it.

- **Contract:** is the stage where we convert the reservation (intention to buy) into a legally binding contract. At this moment we will send you all the legally binding documents as: Purchase Agreement, Condominium Documents, Floor plans, Residence features and renderings.

- **Deposits:** all deposits are kept in the development escrow account. We usually use First American Title, so you can research it, but it can change. Every time you send money to such escrow account, you will get a notification from our Contract Department with an Escrow Receipt.

- **Can I back out?** You can back out at any time with no penalty during the reservation stage and during the rescission period which is 15 days after signing the contract (this as per Florida law). If you manifest in a written manner your wish to cancel the reservation or contract, all deposits given will be returned to the account where the deposits were sent from. After the 16th day of signing the contract with not formal written cancellation, you are legally obligated, all deposits given from your part will be lost if you persist with the cancellation,

Prices, Premium Residences, and Availability: The prices are going to be between 4 to 7 millions. The building will have an oval shape, and the residences will be 4 per floor. Prime units will be:

- Those facing the ocean
- NE corner from floors 56th and up, as won't have any neighbor building obstructing 270 degrees view.
- 22nd floor, +/- 5 floors. These units will be the ones with the biggest terraces, about 20 feet deep.

- Is it right next to another high rise that would block its views?

As any other growing city, neighbor buildings are inevitable. Bentley will have in the North side a 56 stories building, in the south side there are not

high-rises yet nor planned so far. Anyways, the interiors of the building have been planned with this architectural challenge in mind. Therefore all the rooms in the apartments will be in diagonal towards the ocean, allowing a maximum open view angle.

- For example the new Turnberry blocks the views of the Porsche building.

Have you been inside the Porsche building? If not, let me explain you: Porsche is a circular structure which leads to think to the observer that the view is blocked. However if the building were to be squared, then people would say that the front is unobstructed but the rooms have partial views. It is matter of interpretation. I'll be more than happy to take you to Porsche to see the view and the impact of the neighbor building.

- From the photo it looks like the view will not be compromised and there are no buildings next to the Bentley.

There is a neighbor building in the North side. There are not buildings in the south side.

- When can I see a scale model or a finished prototype of how the building will be delivered?

We are right now demolishing our previous sales center for the building we just sold-out: Residences by Armani/Casa. The new sales center for Bentley is been built right now.

It is very likely the sales gallery will be open by November 2021, you will have the opportunity to see finishes, floor plans and a scale model.

By January 2022, the whole sales center will be finished with an apartment model, where you will be able to appreciate every single detail of the residence in question.

- Please could you provide approximate closing estimate time, etc...

Closing date will be at moment of delivery: 2026.

Closing estimates and other values will be known after we go into contracts.

As a reference:

- All the latest buildings in Sunny Isles Beach had a maintenance between \$0.80/sf to \$1.20/sf

- Closing Costs usually in a residences purchased from a developer in Florida will include (among others established per developer):

* Purchase Price x 1.75%: This will cover everything has to do with

the title, lawyers, and other paperwork.

* HOA Reserves: Monthly Maintenance x 2. This is part of the contribution to the initial reserves for the Home Owners Association.

* Others: Defined as per developer criteria.

- What would be the Maintenance (HOA)

It has not been defined. At contracts we will have this information.

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- What would be the deposits structure?

We will require a 50% deposits prior delivery in 2026, when you can give the other 50% in a form of mortgage.

From Reservation to Delivery, usually we program it in stages of 10% deposits:

10% Reservation

10% Contract

10% Groundbreaking

10% Additional

10% Top Off

50% Delivery

- I'am interested in two bedrooms.

We won't have 2 bedrooms in the building.

- Would very much like a terrace pool

Every residence will have a terrace with a pool.