



SOUTH BEACH

HOTEL & RESIDENCES

INVESTOR OPPORTUNITY

"OWN A PIECE OF HISTORY"



Miami...



W-South Beach Hotel & Residences

- **Combining the personality and style of a true boutique hotel**, with the consistency, the reliability and the outstanding service of a major brand hotel, the W Hotels, with their worldwide reputation, has redefined the upscale experience. **The W Hotels are now the fastest growing luxury hotel brand in the world.**
- It began with the recognition that there are customers who seek a balance between style & substance, wherever they live, at home or traveling. All W Hotels offer a striking modern approach to design, with an emphasis on comfort, attentive service and exceptional world-class amenities.
- From the beginning, W Hotels defined a new vision, a new vocabulary, & a new voice from modern living. W Hotels offers places where guest can enjoy all the comforts & services of a luxury world-class hotel, while immersed in all that's cool in the world of music, design, fashion & art.
- W Hotels offers it all, from private in-home catering to a 24-hour social concierge, or a yoga session on the beach, or a private driver, a limousine service...you name it. W Hotels gives its guests access to a world beyond the velvet ropes, without asking them to conform.
- Now making a new home for itself and its guests, W South Beach Residences will translate the colors and flavors of South Beach, **the ultimate adult playground**, into every aspect of its design. Adventurous, sexy, relaxing, wild & always unique. W South Beach Residences will offer the perfect world to work, play or simply get away.



W-South Beach Condo Hotel - Amenities

- 300 feet of pristine oceanfront property
- Two state of the art outdoor infinity-edge pools
- Secret Garden with fountains and private outdoor showers
- Swim-up private pool cabanas with flat screen TVs
- Private beach access
- World famous Bliss Spa
- Soaring ceilings and ocean views in Living Room
- Door attendant and Welcome Ambassador
- Full-time maintenance staff for finely manicured landscapes and interiors
- Wired and Wireless business center services with high-speed internet access
- Meeting rooms with signature W sensory set-up (aromatherapy, mood music and creative catering)*
- Multi-lingual staff, foreign currency exchange
- W Store featuring products for bed, body, bath and travel
- 24/7 security



W-South Beach Condo Hotel - Residence Amenities

- Beautifully designed, fully furnished residences by award-winning designer Yabu Pushelberg
- Ocean Suites, one and two bedroom Ocean Residences, Beach Bungalows & Penthouses
- Expansive glass balconies with unparalleled views of the beach and ocean from sunrise to sunset
- Over 9 foot high ceilings
- W Hotel signature down bedding*
- Two plasma televisions, CD and DVD player, and iPod docking station, Wireless, high-speed internet service, Multi-line telephones and Bose wave radios
- Built-in European cabinetry in closets
- Safe and owner lock-out closets for your keepsakes
- Full kitchen with top-of-the-line appliances in all residences and catering kitchen in select units
- Marble and wood flooring
- Imported cabinetry, spa showers, marble sinks and Bliss Spa products
- Soaking tub in larger units
- W Hotel signature bathrobes and slippers
- Espresso machine in lock-out for owner use only
- Daily housekeeping services



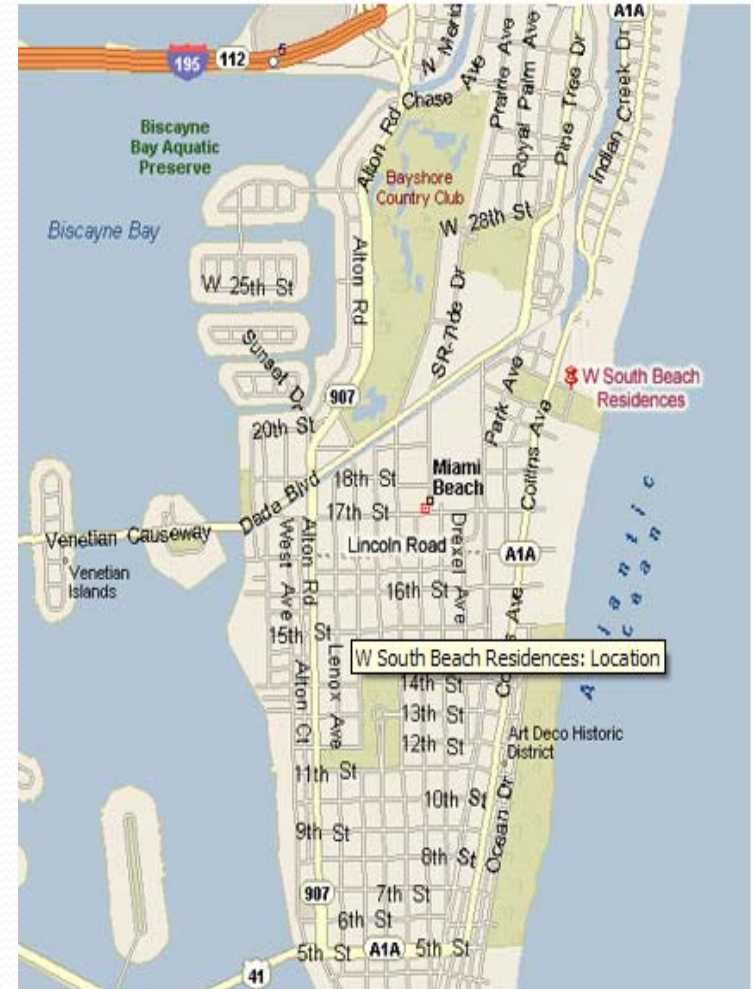
W-South Beach Condo Hotel - Suites

- **The W Hotel and Residences South Beach will be 19-stories tall, with 511 units**
- All units will face the ocean with unobstructed views
- All of the units in the W Hotel & Residences South Beach will have a ceiling height of 9 feet
- 5 bungalows of 1350 sq ft will be built
- Owners will have the ability to participate in the W Hotels rental program
- All units are sold completely finished and furnished – right down to the table settings and the lamps
- Price ranges from \$800,000 to \$5 Million, and will be escalated at any time:
 - Studio Ocean Suites of 580 sq ft to 824 sq ft from \$850K
 - 1 Bedrooms of 643 sq ft to 1,139 sq ft from \$1.2M
 - 2 Bedrooms of 1,300 sq ft and larger from \$1.8M
 - 8 Extra-large Penthouses from \$3.2M (only on special requests)
 - 5 Luxury Bungalows of 1,350 sq ft \$3.5M (only on special requests)
 - For certain configurations, connection rooms can be bought together (special authorization for these requests)



W- South Beach Condo Hotel - Location

- **The W South Beach Residences is on 22nd Street & Collins Avenue, facing the Atlantic Ocean,** right in the heart of South Beach
- The W South Beach Residences is in the Collins Park neighborhood, facing the Bass Museum, in a neighborhood defined by “Miami New Times” as the most **“up & coming”** Miami Beach.
- The Collins Park Cultural Campus is the site of new cultural developments in Miami Beach, with the New Miami Beach Regional Library, the world class Miami City Ballet, the Bass Museum, & new exciting cultural developments lined up. The Collins park Cultural Campus is also one of the main locations for the renowned Art Basel art exhibition every December
- Next to the W South Beach residences, you will find other prestigious neighbors as the Setai, the Shore Club, the Gansevoort Beach Club, and the Delano
- The W South Beach Residences will be facing the Atlantic Ocean, on 1.5 acres of pristine landscaping, mixing lush landscape & Ocean front luxury.



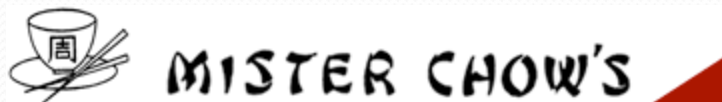
W-South Beach Condo Hotel – Beach Club

- Beach Ambassador to secure the perfect spot on the beach and bring you your favorite cocktail
- Umbrella, chaise lounge, towel, and food and beverage service
- Oil-up station where tanning oil is sprayed directly on your body with no mess
- Gourmet food & beverage service including lunch in a box for a picnic on the beach or your favorite cocktail
- Pre-reserved beach chairs (also available poolside)
- Parasail/Boat and other beach rentals



W-South Beach Condo Hotel – “South Beach Dining”

- Two signature gourmet restaurants providing indoor and outdoor dining, including world famous Mr. Chows
- In-home dining: room service 24/7 from our signature restaurants
- Pantry Raid: grocery shopping and delivery
- Private in-home catering that can even be served on your own dishes if you choose
- Personal Chef services for dinner parties or a romantic dinner for two
- Private outdoor dining tents available



W-South Beach Condo Hotel – Wellness

- Bliss Spa™: take a personal retreat anytime at the 5,000 square foot world famous spa
- B.I.P.: spa discount and preferred access program for residents
- Sweat: state-of-the-art fitness facilities and equipment
- Personal training, yoga, Pilates and aerobics studio
- Nutritionist, custom meal programs and diet plans
- Poolside treats such as frozen towels, cooling eye masks and refreshing face mist



W-South Beach Condo Hotel - Style & Design

- Private Shoppers and fashion consulting
- Interior Design
- In-home personal styling, from hair to manicure
- Weekly botanical services



W-South Beach Condo Hotel - Entertainment

- Events for Residents: Fashion trunk show, wine tasting, movies
- W Living Room with lounge and wireless internet
- Wheels: Limousines services and car valet cleaning services
- Wireless laptops and portable DVD players
- Preferred services and pager systems to alert owners when their table or car is ready



W-South Beach Condo Hotel - Whatever/Whenever 24/7 Services

- Dedicated Residences Concierge
- Preferred owner check-in
- Wash: laundry service from hamper pickup to in-closet delivery
- Dry cleaning pick-up and delivery
- We fix it: 24/7 in-home maintenance service
- Woof/Meow: pet services - walking, feeding, grooming, massage, etc
- Childcare and babysitting services
- Birthday party planning services
- Weekly hot lists of restaurants, lounges and event picks for residents from your concierge
- Package delivery and courier services
- Company: get a goldfish for the stay complete with naming and feeding instructions
- Foreign and domestic papers and magazines delivered to home
- Secretarial services
- Rental of business equipment (laptop, mobile phone & audio-visual)
- Technology consultants and IT support

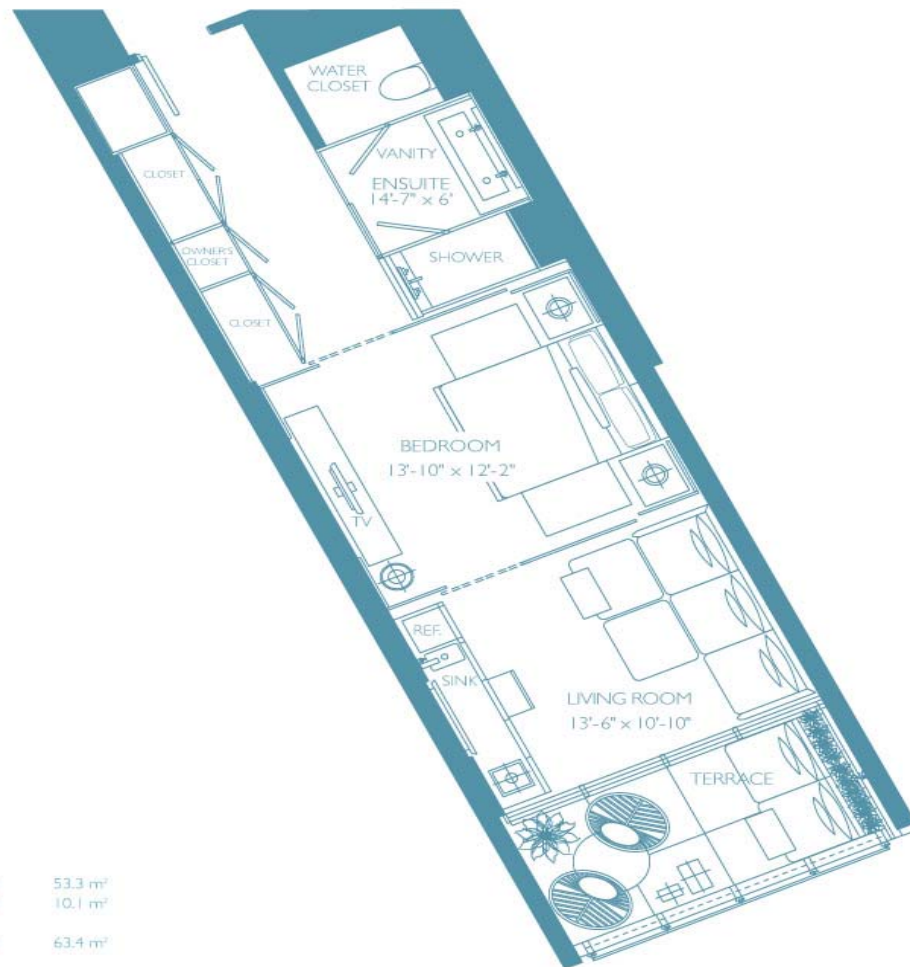


W-South Beach Condo Hotel – Lifestyle

- Preferred access & signing privileges in restaurants, bars & spas
- Living Room: Lounge for W Hotels Residents with a well stocked and stylish library, games, games tables & a full music system
- Living Room can be reserved through in-home dining for private parties when available
- All-included parties fully organized for birthdays, weddings or anniversaries



W-South Beach Condo Hotel – Available Floorplans: Ocean Suite F-Line From \$850,000 (only 9 remaining)



OCEAN SUITE F

LEVEL 300-1800

1 Bedroom, 1 Bath

INTERIOR	574 sq. ft.	53.3 m ²
EXTERIOR	109 sq. ft.	10.1 m ²
TOTAL	683 sq. ft.	63.4 m ²



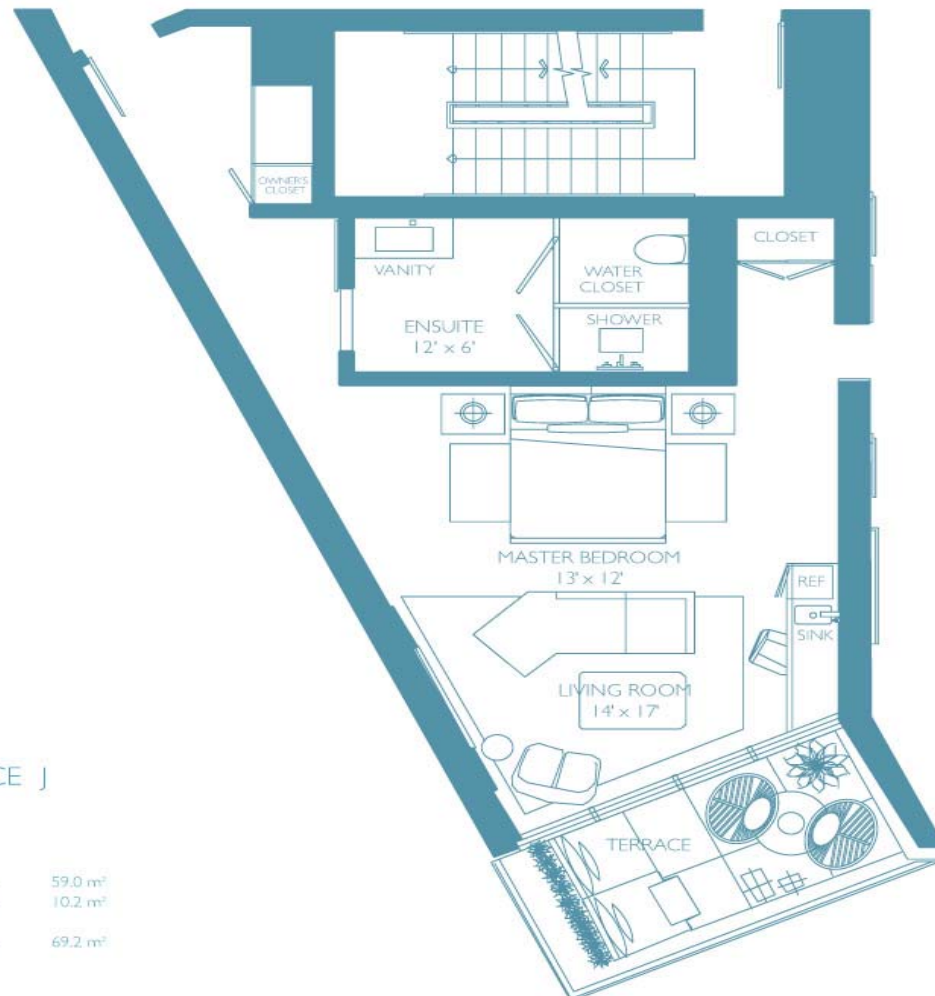
KEYPLAN



SOUTH BEACH
HOTEL & RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the dimensions 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). Additionally, measurements at rooms set forth on any 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 approximations, and all floor plans and development plans are subject to change.

W-South Beach Condo Hotel – Available Floorplans: Ocean Suite J-Line \$990,900 (only 1 remaining)



OCEAN RESIDENCE J

1 Bedroom, 1 Bath

INTERIOR	635 sq. ft.	59.0 m ²
EXTERIOR	110 sq. ft.	10.2 m ²
TOTAL	745 sq. ft.	69.2 m ²



KEYPLAN



SOUTH BEACH
HOTEL & RESIDENCES

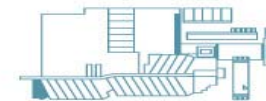
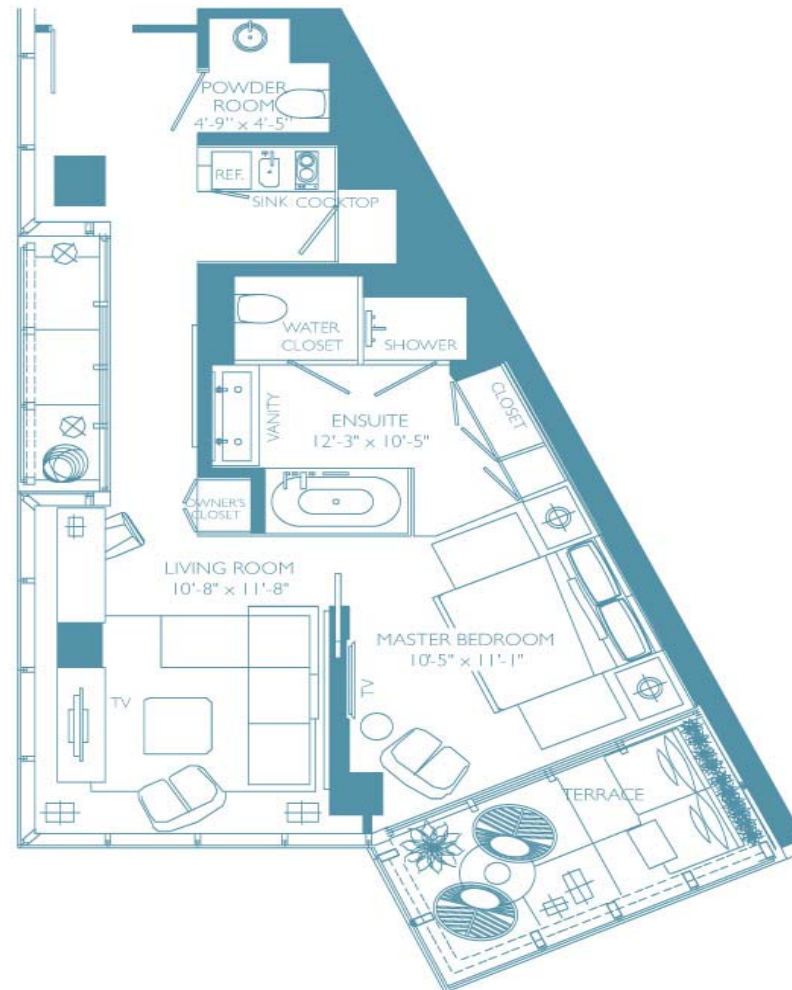
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any 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 approximations, and all floor plans and development plans are subject to change.

W-South Beach Condo Hotel – Available Floorplans: Ocean Suite E-Line \$1,042,900 (only 1 remaining)

OCEAN RESIDENCE E

1 Bedroom, 1 1/2 Bath

INTERIOR	746 sq. ft.	69.3 m ²
EXTERIOR	150 sq. ft.	13.9 m ²
TOTAL	896 sq. ft.	83.2 m ²



KEYPLAN



SOUTH BEACH
HOTEL & RESIDENCES

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the dimensions 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). Additionally, measurements of rooms set forth on any 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 approximations, and all floor plans and development plans are subject to change.



Individual Unit Ownership

(We have negotiated a 5% discount below current price points for this package)

We are able to negotiate wholesale price points for individual ownership as well.
Contact us for details.

The W is more than just a resort-hotel.
It's an industry landmark. Discounts prices are RARELY offered. Take advantage before its too late!



TO TAKE ADVANTAGE OF THIS OPPORTUNITY:


For More Information:

Office: (239)-278-0028

Cozza Realty Group, Inc.

Email: info@thecozzateam.com





AS WITH ANY REAL ESTATE OWNERSHIP, PRECONSTRUCTION PURCHASES INVOLVE A SIGNIFICANT DEGREE OF RISK OF LOSS. REAL ESTATE BY ITS NATURE IS ILLIQUID. RESULTS OF ANY REAL ESTATE INVESTMENT MAY BE AFFECTED BY CHANGES IN MARKET AND ECONOMIC CONDITIONS. REAL ESTATE VALUES, NEW HOME CONSTRUCTION COSTS, AND MORTGAGE RATES AND COSTS, ARE SUBJECT TO INCREASE AND DECREASE OVER TIME, AND THE PRICES, TERMS, CONDITIONS, AVAILABILITY AND RESULTS RELATING TO THIS OPPORTUNITY CANNOT BE ASSURED, AND ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE. COZZA INVESTMENT GROUP, INC OFFERS INFORMATION ABOUT THIRD PARTY SERVICES WHICH WE BELIEVE CAN BE HELPFUL TO BUYERS IN RELATION TO THE OPPORTUNITY DESCRIBED IN THIS PACKAGE AS A COURTESY. ANY RELATIONSHIP FORMED FOR SUCH SERVICES WILL BE SOLELY BETWEEN THE BUYER AND THE THIRD PARTY PROVIDER, AND COZZA INVESTMENT GROUP, INC WILL NOT BE LIABLE FOR ANY LOSSES, CLAIMS OR DAMAGES ARISING OUT OF OR RELATED TO ANY SUCH RELATIONSHIP. A BUYER IS ENTITLED TO OBTAIN A LOT OR LOTS, NEW HOME CONSTRUCTION, MORTGAGE FINANCING, AND ANY OTHER SERVICE OR ESOURCE, FOR USE IN THIS OPPORTUNITY THROUGH ANY SOURCE WHICH THE BUYER MAY CHOOSE. CERTAIN SERVICES MAY BE OFFERED THROUGH AFFILIATES OF COZZA INVESTMENT GROUP, INC., AND/OR SOME OF ITS AGENTS, AND COZZA INVESTMENT GROUP, INC., AND/OR ANY SUCH AGENTS, MAY RECEIVE PAYMENT OR CONSIDERATION THEREFORE WITHOUT SPECIFIC DISCLOSURE TO A BUYER. NO REPRESENTATION OR WARRANTY IS GIVEN BY COZZA INVESTMENT GROUP, INC. FOR ANY SERVICE OR PROPERTY WHICH MAY BE PROVIDED BY ANY OTHER PERSON OR ENTITY, WHETHER OR NOT AFFILIATED IN ANY MANNER WITH COZZA INVESTMENT GROUP, INC, EACH SUCH PERSON OR ENTITY BEING SOLELY RESPONSIBLE FOR THEIR OR ITS OWN ACTS AND OMISSIONS. COZZA INVESTMENT GROUP, INC, AND ITS AGENTS ARE LICENSED REAL ESTATE BROKERS IN THE STATE OF TENNESSEE, AND MAY BE PAID COMMISSION RELATED TO SOME OR ALL OF THE TRANSACTIONS RELATED TO THIS OPPORTUNITY IN THEIR CAPACITY AS TRANSACTION BROKERS.