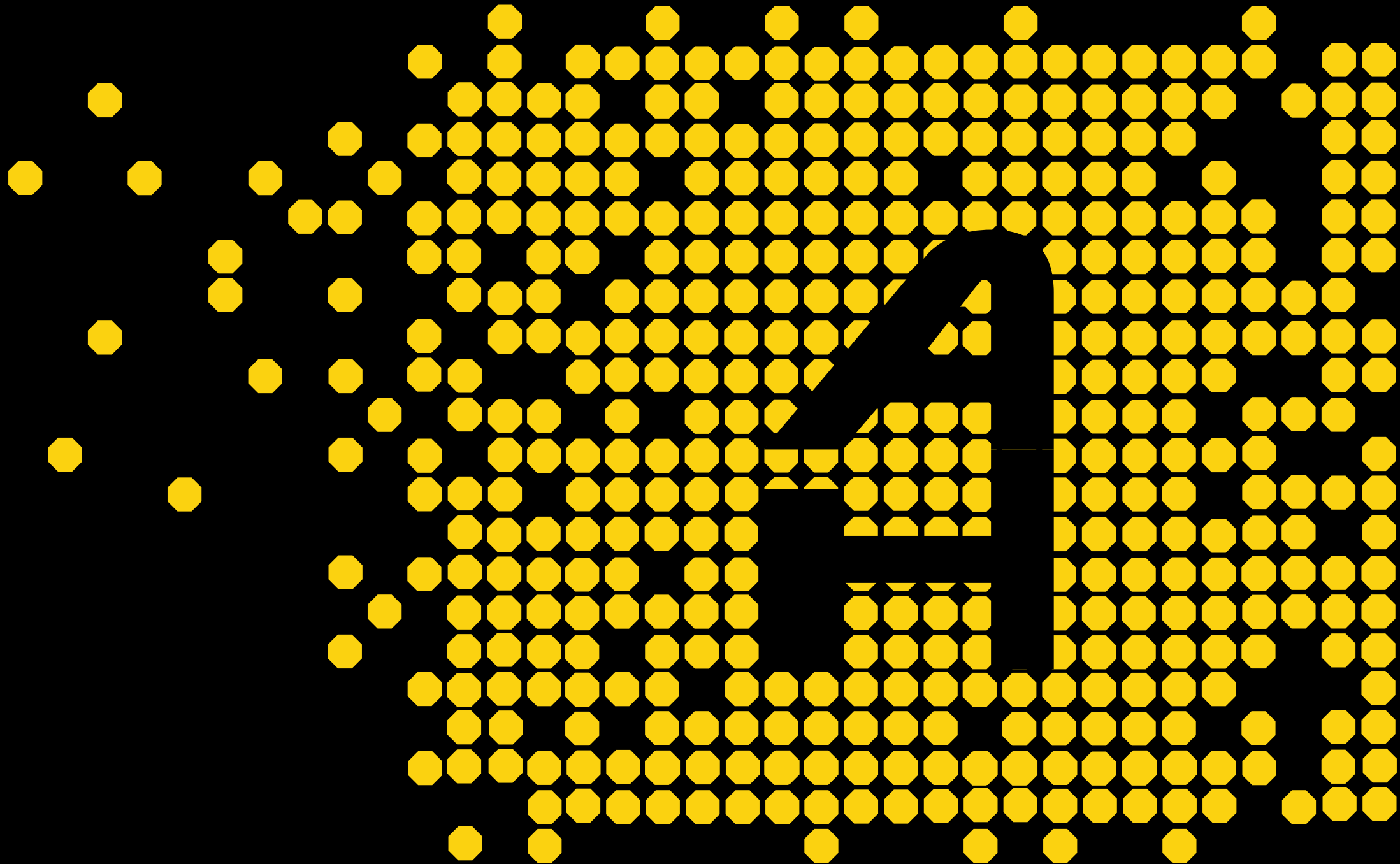


AUTO
HOUSE



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the purchase agreement and condominium documents and no statements should be relied upon unless made in the purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this 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. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Any stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and include an allocation of common areas. As such, the stated areas are not the same as 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 all interior structural components and other common elements). . Any reference to the number of automobiles that may be accommodated within a unit are estimated based on the assumed sizes of standard vehicles. The actual number of vehicles may be more or less, depending of the actual size of the vehicles. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the 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. These drawings and depictions 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 units or common elements. 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 unless specified otherwise in the purchase and sale agreement. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Any business establishments, services and/or any operators of same referenced herein are subject to change at any time, and no representations regarding services, businesses and/or operators within the project may be relied upon. Restaurants, and/or other business establishments, are anticipated to be operated from the commercial components of the project which may be retained by the developer or which will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the developer or purchasers or tenants of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. This project is being developed by Auto House Developers, LLC, a Florida Limited Liability Company ("Developer"), which was formed solely for such purpose. Jay Massirman, Rivergate Companies, Louis Birdman, and Birdman Real Estate Development, LLC ("Affiliates"), are affiliated with this entity, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Affiliates, and you agree to look solely to Developer (and not to any of its Affiliates), 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. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



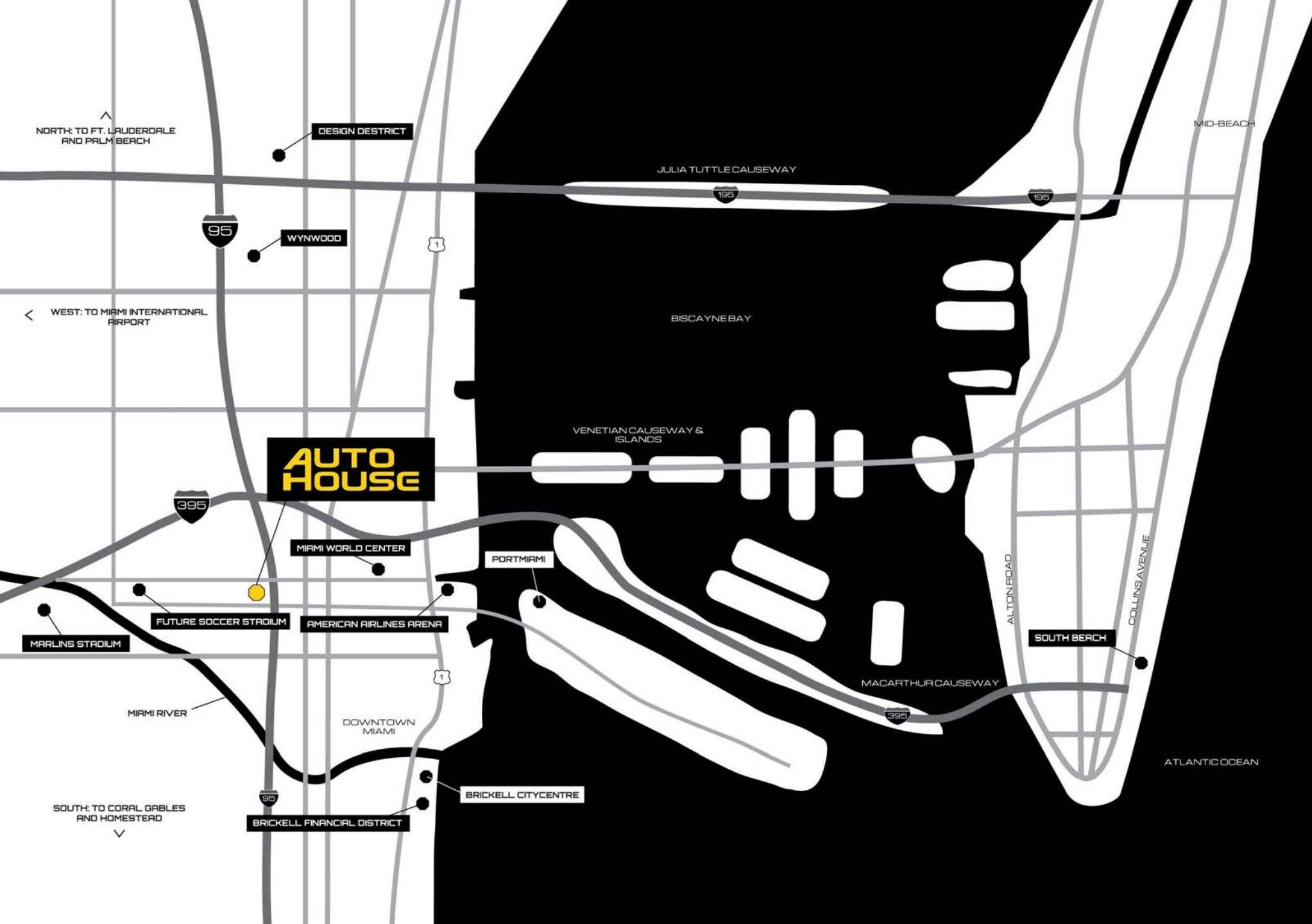
PRIVATE AUTOMOTIVE GALLERIES & SOCIAL CLUB



THE ULTIMATE DESTINATION FOR SERIOUS COLLECTORS

AutoHouse is the ultimate private showcase and members-only social club for owners of the world's finest automobiles and motorcycles. Located in the heart of Downtown Miami, it is a purpose-built lifestyle destination offering automotive aficionados the luxury of housing and displaying their valuable vehicles in a setting that brings advanced security systems together with high design and specialized concierge services. Atop AutoHouse, the penthouse social club features a full floor of sophisticated indoor and outdoor amenities as well as climate-controlled storage for fine wine and cigar collections.





PERFECTLY LOCATED IN DOWNTOWN MIAMI

Located in Downtown Miami, AutoHouse is just minutes away from Miami's hottest lifestyle destinations and its most prestigious residential neighborhoods, including Brickell, South Beach, Fisher Island, and Coral Gables. It is just 15 minutes from Miami International Airport.



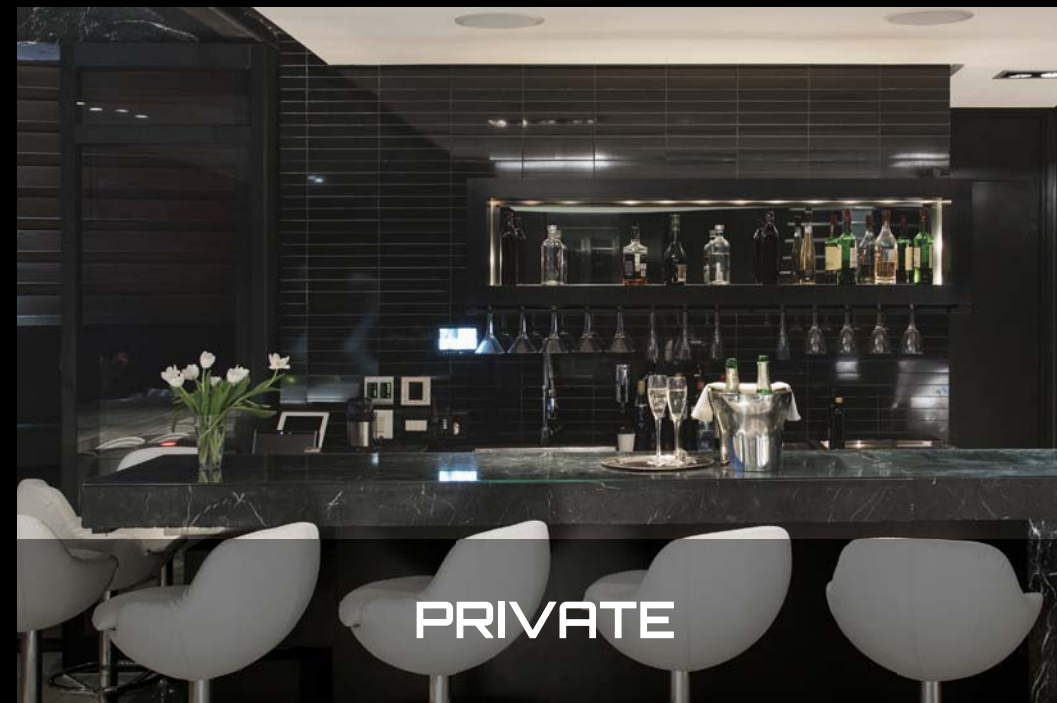
ARTIST CONCEPTION



"AUTOMOTIVE DESIGN HAS BEEN A
LIFELONG OBSESSION OF MINE. WITH
AUTO-HOUSE, I'M CREATING A LIFESTYLE
DESTINATION FOR OTHERS WHO SHARE
MY PASSION."

LOUIS BIRDMAN
AUTO-HOUSE CREATOR & CO-DEVELOPER



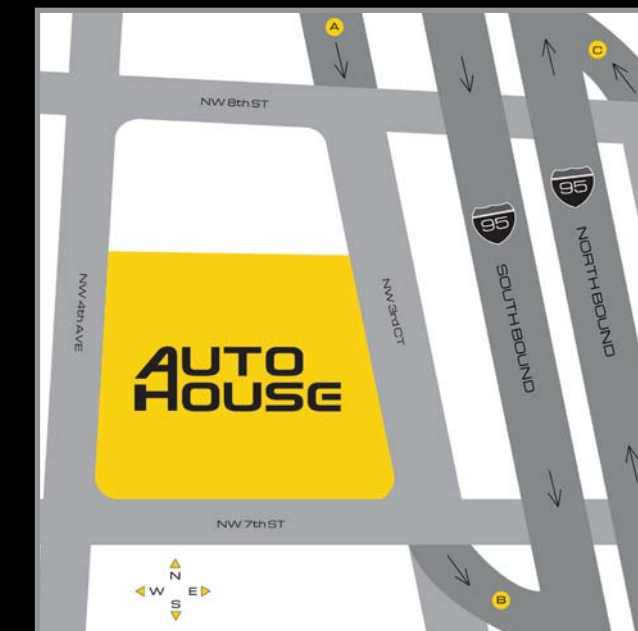




SITE PLAN

SWIFT, SEAMLESS, SECURE ACCESS

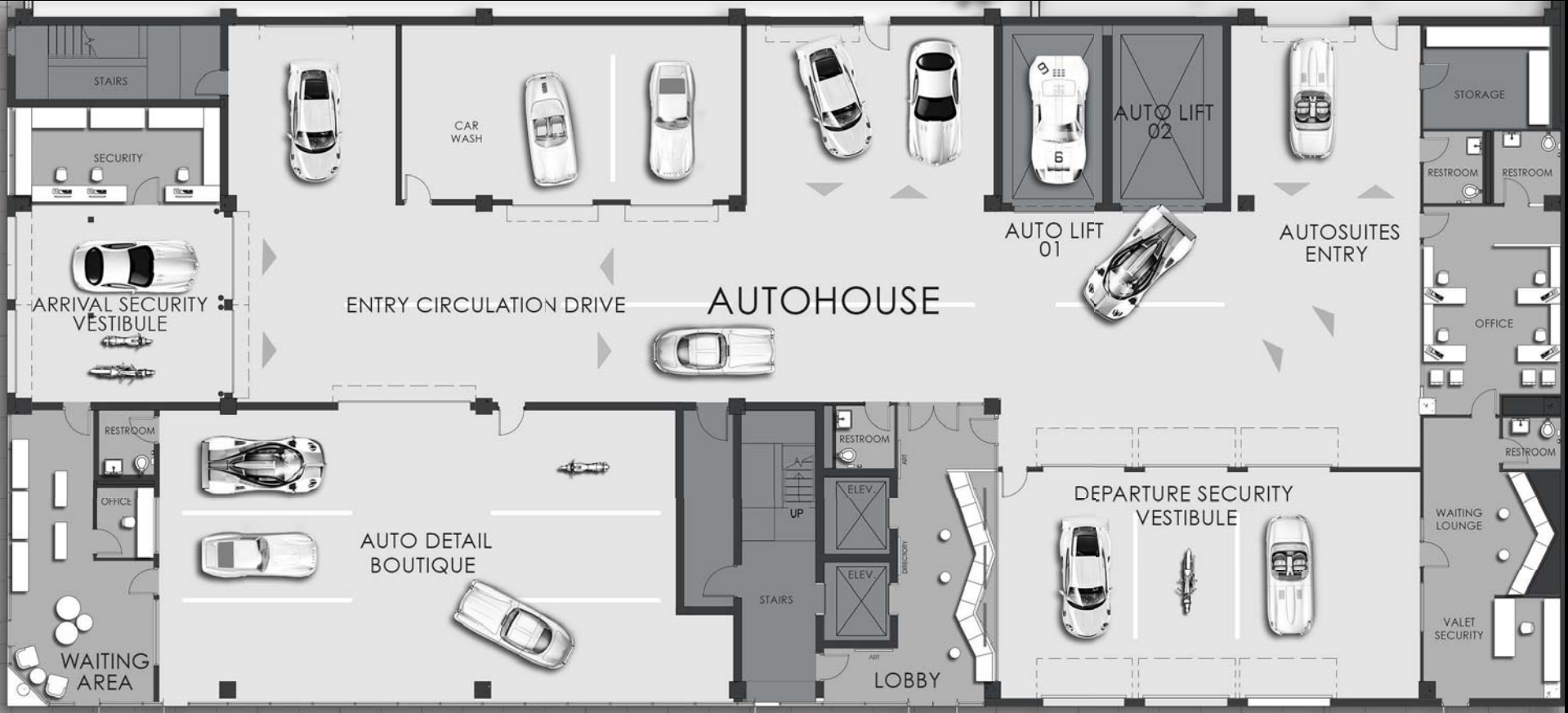
Ideally situated just off of I-95 in Downtown Miami, AutoHouse offers seamless highway access with on and off ramps at NW 8th street, enabling AutoGallery owners to swiftly reach their stored assets and to conveniently connect to countless South Florida lifestyle destinations via I-95 north and south or connections to east and west via I-395.



- A** 1-95 SOUTHBOUND EXIT RAMP
- B** 1-95 SOUTHBOUND ENTRY RAMP
- C** 1-95 NORTHBOUND ENTRY RAMP

STREET-LEVEL FLOOR PLAN

AutoGalleries are accessed from the street level through a digitally secured and 24/7/365 staffed main entrance. State-of-the-art access-controlled vehicle and passenger elevators lead to all five AutoGallery levels and the penthouse-level social club.



ARRIVAL LEVEL

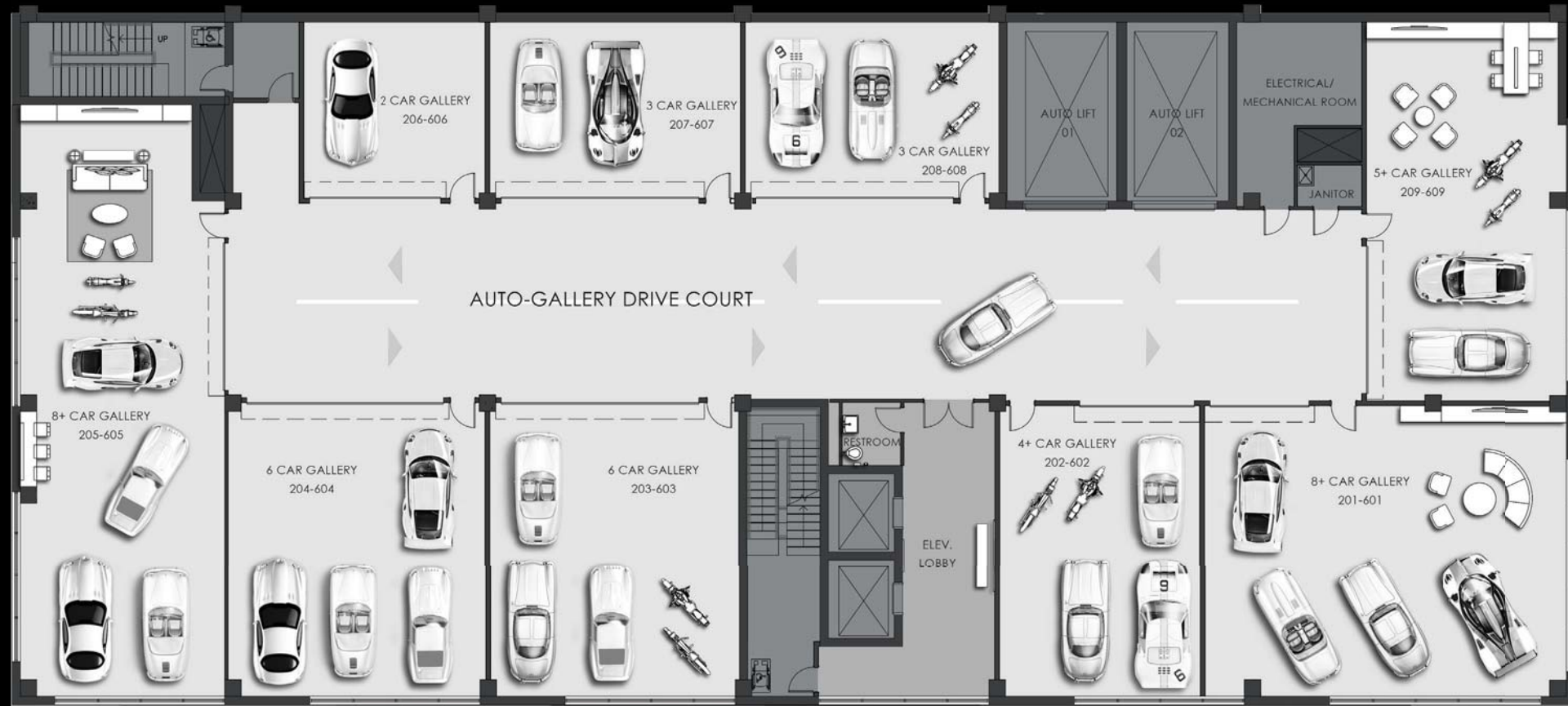


ARTIST CONCEPTION

SPECIALIZED SERVICES

At the street level, concierge service offers connections to events, and access to nearby race tracks. A logistics office is available for specialized assistance with all automotive transport needs. In addition, members have exclusive access to an auto detailing lounge and boutique.





AUTO-GALLERY FLOOR PLANS

Five levels of AutoHouse are dedicated exclusively to private, fee-simple ownership AutoGalleries of various sizes that are ideal for short- or long-term parking and car-side entertaining. AutoHouse's planned adjacent, fully automated AutoSuites vertical storage facility will expand the number of vehicles owners can have at their fingertips or in their gallery at a moment's notice.

AUTO-GALLERIES

PRIVATELY OWNED SHOWROOMS FOR AUTOMOTIVE ENTHUSIASTS

AutoGalleries let owners showcase their new, rare, vintage, exotic, classic, and limited edition cars, supercars, and motorcycles in a space purpose-built, and climate controlled for protecting their assets and celebrating the auto enthusiast's lifestyle.



AUTO-GALLERY DRIVE COURT

ARTIST CONCEPTION



PRIVATE AUTO-GALLERY

ARTIST CONCEPTION

AN ENTERTAINMENT- READY SHOWCASE FOR YOUR COLLECTION

AutoHouse's sleek, entertainment-ready AutoGalleries are the ultimate stage for personal collections of luxury and exotic automobiles and motorcycles. Designed with hurricane-resistant windows overlooking the city and transparent interior-access garage doors, they also feature museum-quality lighting and polymer-coated polished concrete floors. Owners can call on AutoHouse's interior design team to have their gallery fully customized with state-of-the-art audio-visual systems and wet bars to create a personal lounge for socializing with friends and fellow automotive enthusiasts.

MEMBERS-ONLY COLLECTORS CLUB LOUNGE & ROOF DECK

Overlooking the Downtown Miami skyline, the penthouse level of AutoHouse is an exclusive, members-only social club designed in every detail to enhance the sophisticated auto aficionado's lifestyle. Elegantly furnished indoor lounges and a wraparound roof deck with dining and seating areas provide a high-style atmosphere for socializing with fellow members and enjoying a host of curated special events.



ARTIST CONCEPTION



Members have access to a private dining room for personal events and a fully equipped catering kitchen is available for service of everything from sit-down dinners to elegant cocktail parties. In addition, large-screen TVs for viewing sporting events and a Formula 1 simulator offer automotive-oriented entertainment.

Members whose interests extend to fine wine and cigars can lease individual, climate controlled refrigerators and humidors so their collections are secured and close at hand any time. Secured liquor cabinets are also available.



ELEGANT



VINTAGE



EXOTIC



COLLECTORS CLUB BAR AREA AND LOUNGE

ARTIST CONCEPTION



AUTO-SUITES AT AUTO-HOUSE

SECURE STORAGE EXACTLY WHERE & WHEN YOU NEED IT

The AutoSuites at AutoHouse is an indoor vertical storage facility that is ideal for longer-term safekeeping of cars and motorcycles that owners still want to be able to enjoy at a moment's notice - whether for driving pleasure or to display in their AutoGallery.

AutoSuites are accessed from the ground level of AutoHouse via a passenger-free loading dock that mechanically transfers each vehicle to an appropriately sized storage space. Designed with extensive security features within a hurricane-resistant structure, the AutoSuites facility is fully automated and climate controlled to protect even the most sensitive automobiles and motorcycles. Each AutoSuite is equipped with an individual, clean power trickle-charging station so your vehicles are ready when you are. A web-based video surveillance system enables owners to view their stored assets at any time from any location with internet access.

DESIGNED & DEVELOPED BY A TEAM OF EXPERTS

The team behind AutoHouse has deep expertise in luxury commercial and lifestyle residential real estate development, specialized storage facilities, prestigious automotive dealership design, and sophisticated commercial and hospitality interior design.

“AUTO-HOUSE IS A NATURAL EXTENSION OF OUR EXPERIENCE WITH UPSCALE STORAGE FACILITIES THAT WE HAVE DEVELOPED TO PROVIDE SECURE, SPECIALIZED SOLUTIONS FOR COLLECTORS OF WINE, ART, AND OTHER VALUABLE ASSETS.”

JAY MASSIRMAN
AUTO-HOUSE CO-DEVELOPER



DESIGN, CONSTRUCTION & SERVICE HIGHLIGHTS

AUTO-HOUSE

- Purpose-built high-design facility for housing and display of high-value automobiles and motorcycles
- Hurricane-resistant construction and windows
- State-of-the-art digital security and 24/7/365 on-site staffing
- Auto detailing lounge
- Automotive concierge and logistics office
- Conveniently located just off I-95 in Downtown Miami

AUTO-GALLERIES

- Digitally secured and 24/7/365 staffed street-level entry
- Five levels of private, fee-simple ownership AutoGalleries of various sizes
 - Typical units accommodate 2 - 8 automobiles
 - Combined units accommodate 10 to 30 automobiles
 - Upon request, a full-floor AutoGallery can accommodate 50 automobiles
- State-of-the-art access-controlled and secure automotive and passenger elevators to all levels, including the penthouse social club
- Premium interior design
 - Entry to each private AutoGallery through transparent rolling garage doors
 - Polished concrete floors sealed with advanced polymers create a durable and serviceable finish
 - Custom-designed soffits, museum-quality lighting, and 9'6" ceiling heights
 - Hurricane-resistant windows overlook the city of Miami
 - Availability of designer customization, including state-of-the-art audio-visual systems, wet bars, and flooring upgrades

AUTO-SUITES

- Fully automated, secure, climate-controlled automobile and motorcycle housing facility adjacent to the AutoGalleries
- On-demand, immediate access to all stored vehicles
- Passenger-free loading dock on the ground level of AutoHouse for mechanical transfer of each vehicle to an appropriately sized storage space
- Individual, clean power trickle-charging station in each AutoSuite
- Web-based video monitoring for visual contact from any location with internet access

SOCIAL CLUB

- Members-only club on the penthouse level of AutoHouse
- Full floor of indoor and outdoor amenities with elegant contemporary design and furnishings
 - Indoor and outdoor lounges
 - Wraparound roof deck
 - Serviced bar
 - Private dining room
 - Meeting / Board room
 - Fully equipped catering kitchen
 - Large-screen televisions
 - Formula 1 simulator
- Curated lifestyle and social events throughout the year
- Climate-controlled individual storage units for fine wine and cigar collections available exclusively to AutoGallery owners
- Individual liquor cabinets available exclusively to AutoGallery owners
- Ladies' and Gentlemen's showers and changing rooms
- AutoGallery owners receive one-year complimentary membership

TEAM

DEVELOPER

Auto House Developers, LLC, the developer of AutoHouse Miami, is managed by a team of veteran real estate industry professionals with extensive experience in the development of premier commercial and residential properties. AutoHouse Miami is a purpose-built, high-design lifestyle destination dedicated to serving collectors of high-value automobiles and motorcycles with facilities for housing, displaying, and entertaining around their collections. This private and secure facility provides an amenity-rich experience for a select group of individuals who share a passion for the finest things in life.

DEVELOPMENT MANAGEMENT TEAM

LOUIS BIRDMAN

Louis Birdman, who created the AutoHouse concept, is an avid collector of automobiles and motorcycles with a lifelong passion for automotive design. He is the founder of Birdman Real Estate Development, LLC (d/b/a BRD), and, over the past three decades, has taken a leadership role in the development of over 70 condominium development projects, comprising more than 18,000 units nationwide with an aggregate sales value in excess of \$3 Billion. Mr. Birdman has had extensive success in property acquisitions, dispositions, entitlements, financing, planning, design, construction, sales, and marketing.

Mr. Birdman has been a principal investor in numerous real estate development projects nationwide.

He has been involved in the development of high-rise condominium properties in Miami, including the Emerald at Brickell Condominium, Vue at Brickell Condominium, and The DaVinci Condominium. He is currently the co-developer of One Thousand Museum, a 62-story ultra-luxury high-rise condominium tower that is the centerpiece of Miami's Museum Park and was designed by the late Dame Zaha Hadid. Mr. Birdman is also a co-developer of the planned redevelopment of the iconic Diplomat Golf and Country Club, a 140-acre golf resort, yacht and racquet club located in Hallandale Beach, Florida.

Mr. Birdman is the founder and principal of Louis Birdman Architect, PA, an architectural consulting firm that provides consulting services to developers of real estate in related and unrelated entities. He has been a registered architect licensed in multiple jurisdictions in the United States, including Florida, since 1989.

JAY MASSIRMAN

Jay Massirman is the founder and managing principal of Rivergate Companies, a diversified real estate investment, development and management firm headquartered in Miami, Florida. Mr. Massirman has 30 years' experience in the real estate business and has participated in nearly \$1 billion in principal transactions. Prior to forming Rivergate Companies, Mr. Massirman spent 20 years with CBRE, a global real estate service provider. As a Vice Chairman, he was actively involved in the sale and financing of more than 400 transactions with an aggregate value of \$10 billion.

Through another venture, Mr. Massirman, along with MCSS Development, currently has 10 urban self-storage deals under development and 10 additional sites in progress, with an aggregate construction value in excess of \$200 million. These facilities are primarily situated in high-profile locations and will cater to an upscale storage audience. The group is considering adjunct uses such as wine and art storage in select projects.

DESIGN TEAM

SYNTHESIS ARCHITECTS

Synthesis Architects, the architect of record for AutoHouse, is a New York-based architecture firm specializing in high line automotive dealership design and automotive facility design. For over 27 years, Synthesis founder Michael Szemansco and his firm have gained recognition for their expertise in all aspects of automotive dealership design, from exteriors and interiors to landscape architecture.

Mr. Szemansco and his firm have successfully completed over 200 automotive projects throughout the U.S., including iconic dealerships for Ferrari in Palm Beach, Florida and Mercedes-Benz of North Palm Beach, Florida. The firm has won numerous awards from the American Institute of Architects, the American Society of Landscape Architects, and the American Planning Federation. Work by Synthesis Architects has appeared in national magazines, been featured on television shows, and published in architectural books.

Mr. Szemansco's in-depth automotive industry knowledge and experience, coupled with his architectural design skills, allow him to synthesize utilitarian needs and requirements with architectural beauty to create unique customer and user experiences. His projects illustrate the firm's understanding of the importance of a well-organized plan, ultimately leading to attractive, durable buildings, efficient service operations, and inviting environments.

ID & DESIGN INTERNATIONAL

ID & Design International is an award-winning design firm with global experience and a world-class diversified team of over 75 design and branding professionals with extensive experience in commercial mixed-use, retail, hospitality, lifestyle and entertainment projects, worldwide. The IDDI team collaboratively leads and takes a logistical "business approach" to all design solutions, and transforms them into uniquely branded environments.

IDDI's clients include Whole Foods Market, Royal Caribbean Cruise Lines, Starboard/LVMH, Iplic Theaters, Related Group, ZOM, Hilton Worldwide, and Starwood Hotels, among many other internationally renowned brands. As Founder and President of IDDI, Sherif Ayad's passion for iconic design combined with a unique business approach to all design solutions has been the cornerstone of the company, which has gained recognition around the world through a multitude of trade publications, books, and awards over the years, contributing to his recognition as one of the leaders in the design industry since 1979. Headquartered in Fort Lauderdale, Florida, IDDI has additional offices in Denver and Montreal, providing a unique team of vast global experience with projects in the United States, South Korea, Dubai, Canada, China, Peru, and Mexico, among other locations.







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