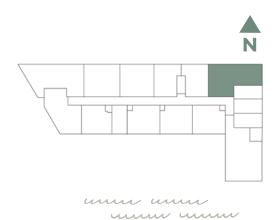






## TWO BED / ONE BATH

620 SQFT | 58 M2 INTERIOR 149 SQFT | 14 M2 EXTERIOR TOTAL 769 SQFT | 71 M2





Palma Miami Beach (the "Condominium") is being developed, offered and sold by Palma Miami Beach, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to EQUAL MONITOR (STATE OF THE CONDITION OF

LEFFERTS

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and development plans are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The views from units at the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or circumstances or events beyond our control, and the Developer in no manner guarantees the continuing existence of any view. Short term rental of units require each owner to obtain a certificate of use from the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2023 Lefferts Investments LLC, or their respective affiliates or licensors. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker are or shall be binding on the Developer.





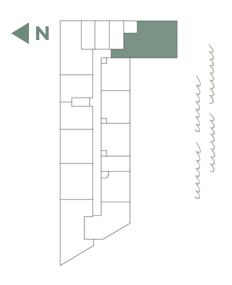


## TWO BED / TWO BATH

 INTERIOR
 889 SQFT | 83 M2

 EXTERIOR
 291 SQFT | 27 M2

 TOTAL
 1,180 SQFT | 110 M2



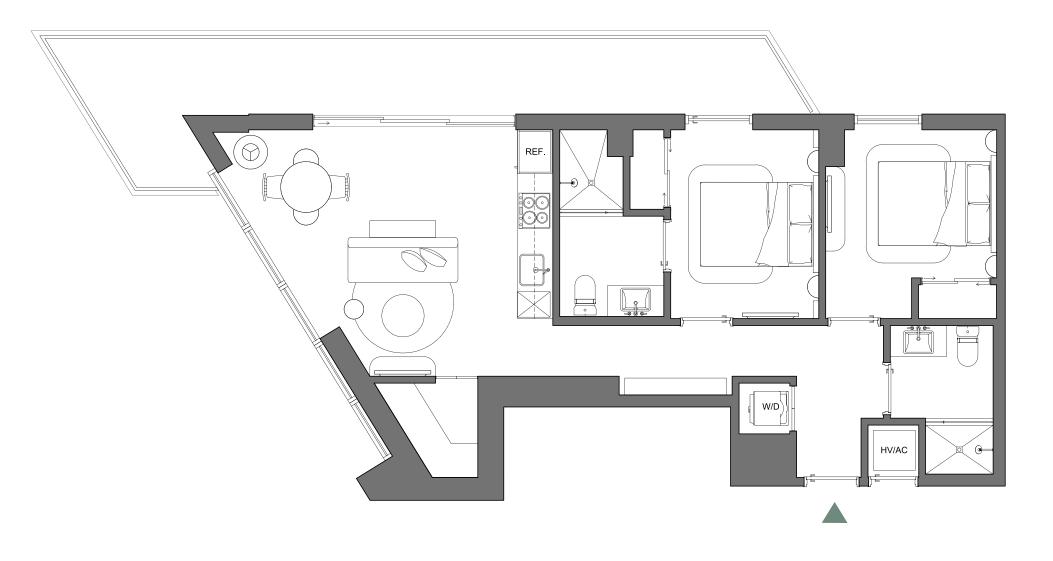


Palma Miami Beach (the "Condominium") is being developed, offered and sold by Palma Miami Beach, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to Lefferts) 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.

LEFFERTS

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, condictinations and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or in the Solicition and without prior notice. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes each and finishes propried to change. All residence features and finishes propried to change. All residence features and finishes are subject to change. All residence features and finishes propried to change. All residence features and finishes propried to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to change. All residence features and finishes are subject to

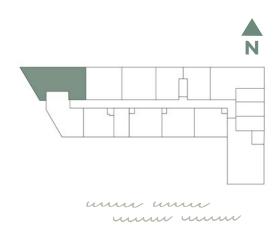






## TWO BED / TWO BATH

843 SQFT | 78 M2 INTERIOR 243 SQFT | 23 M2 EXTERIOR TOTAL 1,086 SQFT | 101 M2





Palma Miami Beach (the "Condominium") is being developed, offered and sold by Palma Miami Beach, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to EQUAL MONITORIES (WITH TESTING AND ADDITIONAL PROPERTY OF THE CONDOMINIUM AND WITH TESTING AND ADDITIONAL PROPERTY OF THE CONDOMINIUM AND WITH TESTING AND ADDITIONAL PROPERTY OF THE CONDOMINIUM AND

LEFFERTS

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and development plans are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The views from units at the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or circumstances or events beyond our control, and the Developer in no manner guarantees the continuing existence of any view. Short term rental of units require each owner to obtain a certificate of use from the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2023 Lefferts Investments LLC, or their respective affiliates or licensors. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker are or shall be binding on the Developer.