

Un Reflejo Moderno del Legado Transformador del Centro de Miami

The Elser Hotel and Residences, comparte el mismo lugar bullicioso y las vistas Iluminosas de Biscayne Bay que se disfrutaron anteriormente a principios de 1900 en Elser Pier.

El legado y el asombroso éxito de este muelle, como una de las primeras atracciones populares en el corredor del centro, ayudaron a liderar la transformación en la próspera metrópolis frente a la bahía que conocemos hoy.

The Elser Hotel and Residences, ofrece un estilo de vida dinámico y animado para los creadores de todas las tendencias; Disfrute del acceso a una gran cantidad de amenidades y la proximidad inmediata a los mejores entretenimientos, arte y gastronomía.



VISIONARIOS

DIRECTORES

Property Markets Group (PMG)
Greybrook

ARQUITECTO

Sieger Suarez Architects

DISEÑO Y ARQUITECTURA DE INTERIORES

Cotofana Designs

ADMINISTRACIÓN DEL INMUEBLE

Highgate Property Management y el Programa de la Sociedad de Propietarios

VENTAS Y MERCADOTECNIA

PMG Residential

CARACTERÍSTICAS DEL EDIFICIO

- Una torre de 49 pisos localizada en el centro de Miami
- Diseñada por la firma de arquitectos de renombre internacional, Sieger Suarez Architects
- Con 646 residencias de lujo
- Vistas panorámica de: Ciudad de Miami, Bahía de Biscayne y el océano Atlántico
- Cuenta con un moderno vestíbulo residencial, con conserje las 24 horas diarias
- Estaciones de carga para vehículos eléctricos
- Cuenta con la tecnología inteligente para edificaciones modernas
- Sistema de elevadores con control de destino
- Lockers de manejo inteligente
- Aplicación telefonica personalizada para The Elser Hotel and Residences, que vincula a los residentes con servicios de conserjería y otros servicios del edificio:
 - Llave digital
 - Acceso para invitados
 - Pagos
 - Entrega de paquetes
 - Mensajes de la administración
- Lockers para el servicio de tintorería y lavandería
- Puntos de entrada controlados en todo el edificio
- Valet Parking



BIENESTAR Y GIMNASIO

- Dos modernos centros de gimnasia y una área de acondicionamiento físico
- Clases y eventos comunitarios de gimnasia física
- Plataforma amplia para práctica de yoga en exteriores
- Sauna

COMODIDADES

- Vestíbulo con bar y restaurante de Jaguar Sun®
- Plataforma de servicios de altura doble de más de 19,000 ft² (1,765 m²) con vistas al centro de Miami y la Bahía de Biscayne
- Las áreas comunes cuentan con obras de arte y muros verdes
- Piscina de 132 ft (40 m) estilo resort con salas privadas
- Pantalla LED de 16 ft (4.8 m) junto a la piscina
- Amplio jardín con pantalla de proyección
- Espacios exteriores amoblados y terraza para BBQ con ocho parrillas
- Piscina climatizada estilo “spa”
- Area privada para los propietarios con cocina, servicios de comida y bebida
- Ambientes para reuniones en dos niveles para profesionales, que incluye salas de conferencia
- Cafetería de Cafe Domino®
- Áreas comunes complementarias con Wi-Fi

CARACTERÍSTICAS DE LAS RESIDENCIAS

- Studios y residencias de 1, 2 y 3 recámaras totalmente amoblados
- Techos con una altura de 9’2” (3.5 m) y ventanas de piso a techo
- Balcones con vistas magníficas de la Bahía Biscayne y el horizonte de la ciudad de Miami
- Pisos de cerámica en toda la residencia
- Lavadora y secadora (*empotradas en residencias selectas*)
- Termostato inteligente Ecobee
- Entrada inteligente sin llave
- Precableado para internet de alta velocidad, varias líneas telefónicas y tv cable
- Tableros de cuarzo en la cocina
- Gabinetes de cocina por la firma de diseño italiana, Italkraft
- Electrodomésticos Frigidaire de acero inoxidable que incluyen microondas, lavavajillas, horno independiente y refrigerador
- Duchas con puertas de vidrio sin marco
- “Vanities” de diseño italiano por Italkraft
- Modernos accesorios de cocinas y baños color negro
- Closets terminados estilo California

SEE LEGAL DISCLOSURES ON BACK COVER



ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING



VISIONARIES

PROPERTY MARKETS GROUP

Founded in 1991 by Kevin Maloney, Property Markets Group (PMG) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 160 real estate transactions including over 80 residential buildings in Manhattan during its 30-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments across the United States.





WALDORF ASTORIA RESIDENCES MIAMI
MIAMI, FL

SEE LEGAL DISCLOSURES ON BACK COVER



111 WEST 57TH STREET
NEW YORK, NY

SEE LEGAL DISCLOSURES ON BACK COVER



ECHO BRICKELL
MIAMI, FL



10 SULLIVAN
NEW YORK, NY



MUSE
SUNNY ISLES BEACH, FL

SEE LEGAL DISCLOSURES ON BACK COVER



WALKER TOWER
NEW YORK, NY



1QPS TOWER
LONG ISLAND CITY, NY

SEE LEGAL DISCLOSURES ON BACK COVER



STELLA TOWER
NEW YORK, NY

GREYBROOK

Greybrook is a leading Toronto-based real estate private equity firm focused on investments in residential development and value-add assets. The firm offers investors the unique opportunity to partner with leading North American real estate developers and share in value creation activities. Greybrook, through its affiliates, has invested over \$1.8 billion of equity in more than 90 real estate projects across Canada and the United States. In aggregate, its real estate investment portfolio is expected to result in the development of over 50 million square feet of residential and commercial density, with an estimated completion value of \$20 billion.



MIAMI

A global city on the rise

New Developments / Hotels \$8 BILLION

- 1** **1400 Biscayne**
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$5B
- 2** **Waldorf Astoria**
PMG + Greybrook Realty Partners • 300 Biscayne Blvd • Mixed-use • \$1B
- 3** **Nativo Miami**
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 4** **E11EVEN Hotel & Residences Miami**
PMG & E11even Partners • 20 NE 11th St • 400 Residential Units • \$300 MIL
- 5** **E11EVEN Beyond**
PMG & E11even Partners • 60/90 NE 11th Street • 400 Residential Units • \$300 MIL
- 6** **The District**
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 7** **Legacy Hotel & Residences**
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 8** **Miami Arena Site at WorldCenter**
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 9** **Downtown 5th**
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 10** **YotelPad Miami**
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 11** **The Elser Hotel & Residences Miami**
PMG & Greybrook • 398 NE 5th Street • Rental • 646 Units • \$500M
- 12** **Block 45**
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 13** **Block 55**
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$60M
- 14** **Downtown 1st**
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 15** **Grand Central Tower**
Rovr Development • 240 N Miami Ave • Rental • \$53M
- 16** **Nexus Riverside**
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 17** **Miami Station**
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 18** **Old Lynx Site**
Enrique Manhard • 16 SE 2nd St • \$46M
- 19** **501 First Residences**
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 20** **TBD**
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 21** **The Crosby**
The Related Group/Merrimac • Residential • \$225M

Commercial \$147 MILLION

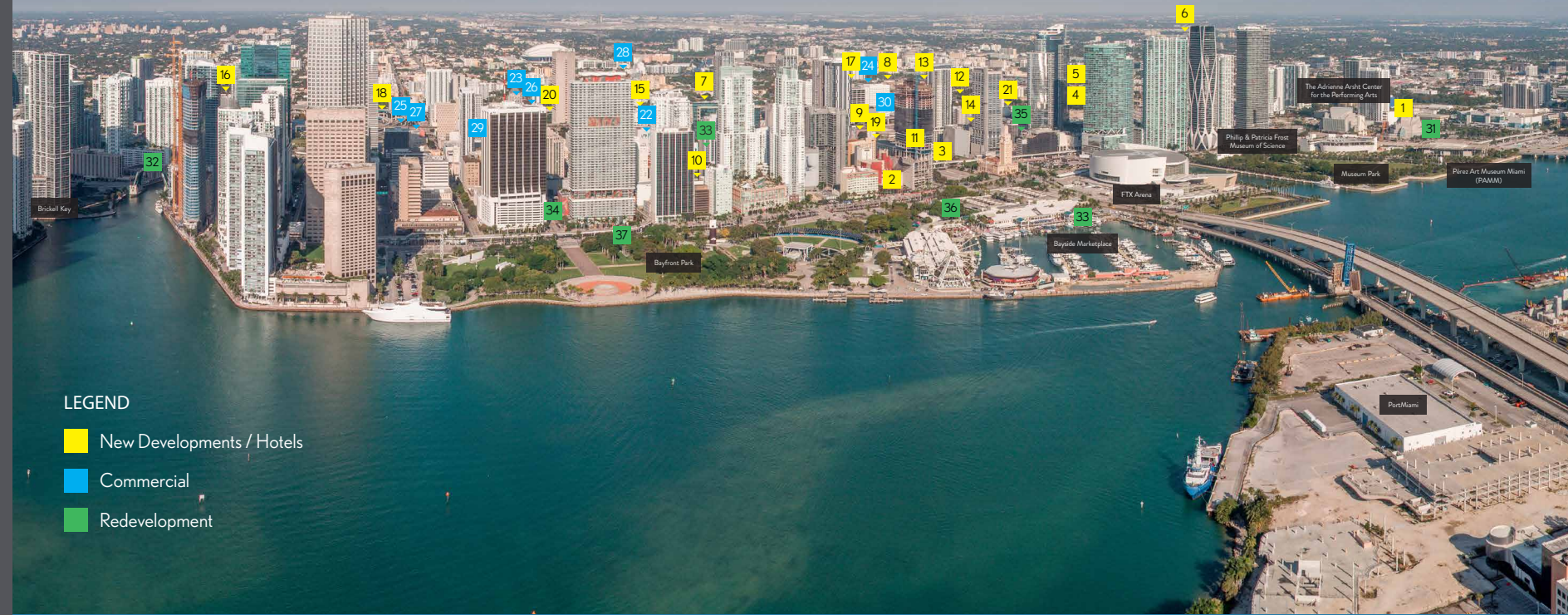
- 22** **Jewelry Mall**
Jewelry Mall • \$50M
- 23** **Jill & Henry's**
Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 24** **41 East Flagler**
Moishe Mana • \$27.2M
- 25** **Nikola Tesla Innovation Hub**
Moishe Mana • \$15M
- 26** **Publix**
New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 27** **Watson Building**
Moishe Mana • \$6.825M
- 28** **62 Northeast First Street**
Moishe Mana • Multi-level dining and entertainment venue
- 29** **Mana Common**
Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 30** **MiamiCentral**
Chick-Fil-A • Grand floor MiamiCentral

Redevelopment \$936 MILLION

- 31** **I-395 Signature Bridge**
Under construction • Scheduled completion for Fall 2024 • \$818M
- 32** **Brickell Tunnel**
In pre-development • \$30M
- 33** **Bayside Marketplace**
Private operator has committed to improvements • \$27M
- 34** **Flagler Street Beautification Project**
Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 35** **Miami World Center (new tenants)**
Restaurateurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 36** **Skyviews Miami**
Construction completed • \$10M
- 37** **Scramble Crosswalk**
Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 37** **Solar Tree**
Installation completed and collecting solar power at Bayfront Park • \$5M

Downtown Miami's Landscape of the Future

Over \$9B in investment over the next 5 years



LEGEND

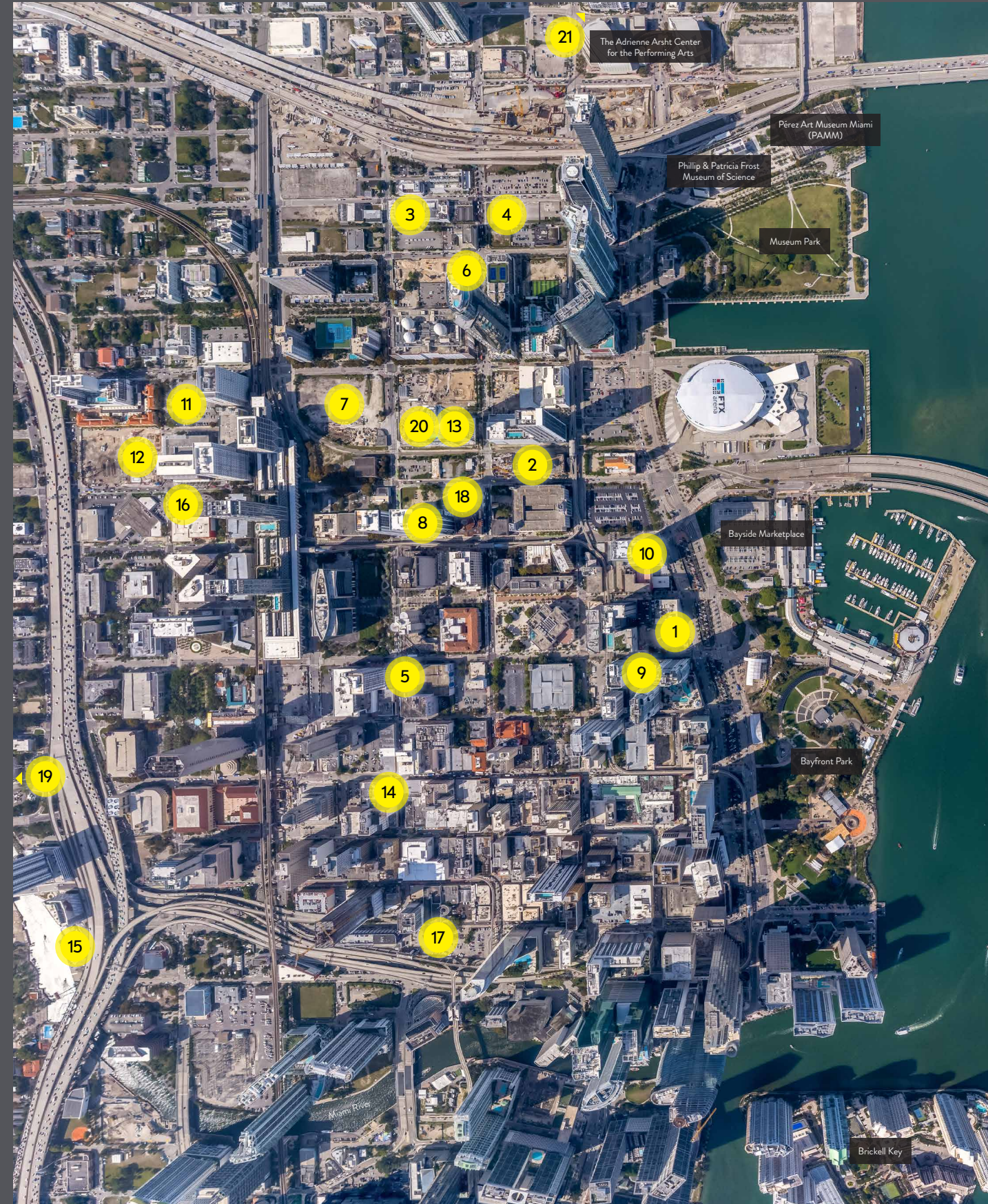
- New Developments / Hotels
- Commercial
- Redevelopment

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New Developments / Hotels - \$8 BILLION

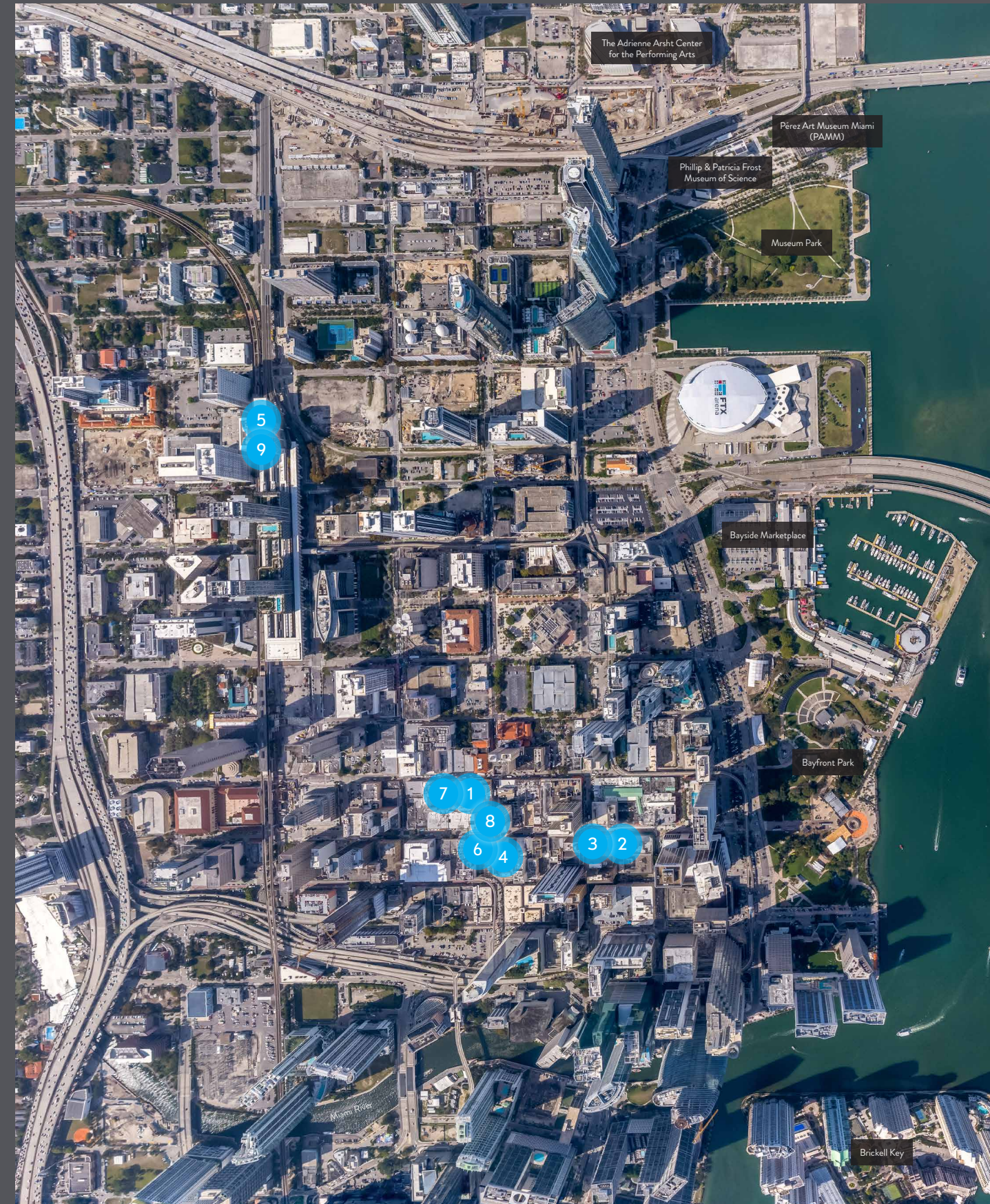
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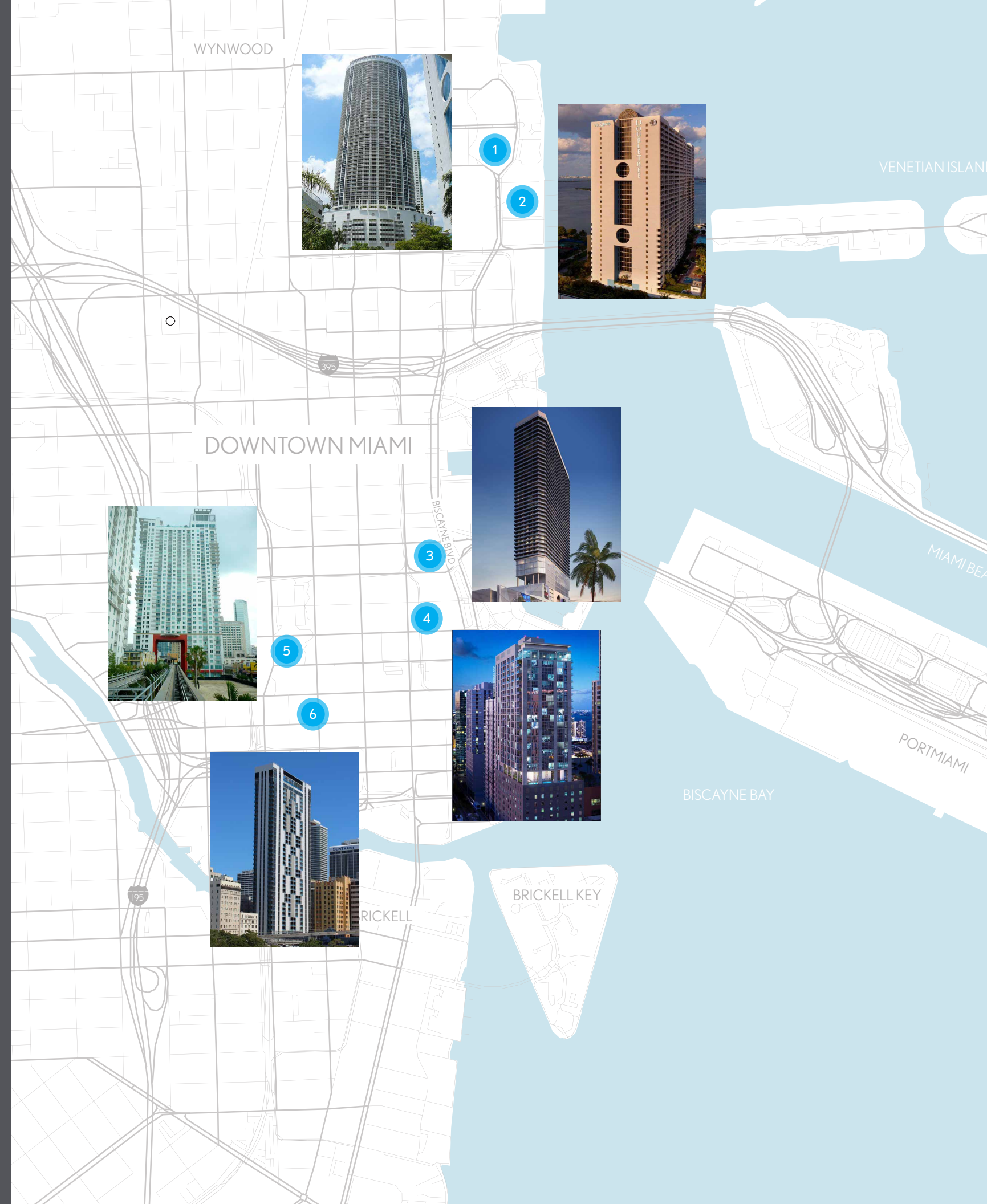


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How many building in Downtown Miami allow Short Term Rentals?

- 1 Opera House
- 2 The Grand
- 3 Society Biscayne
- 4 YotelPad
- 5 Loft 2
- 6 Centro



THE ELSER

HOTEL & RESIDENCES MIAMI

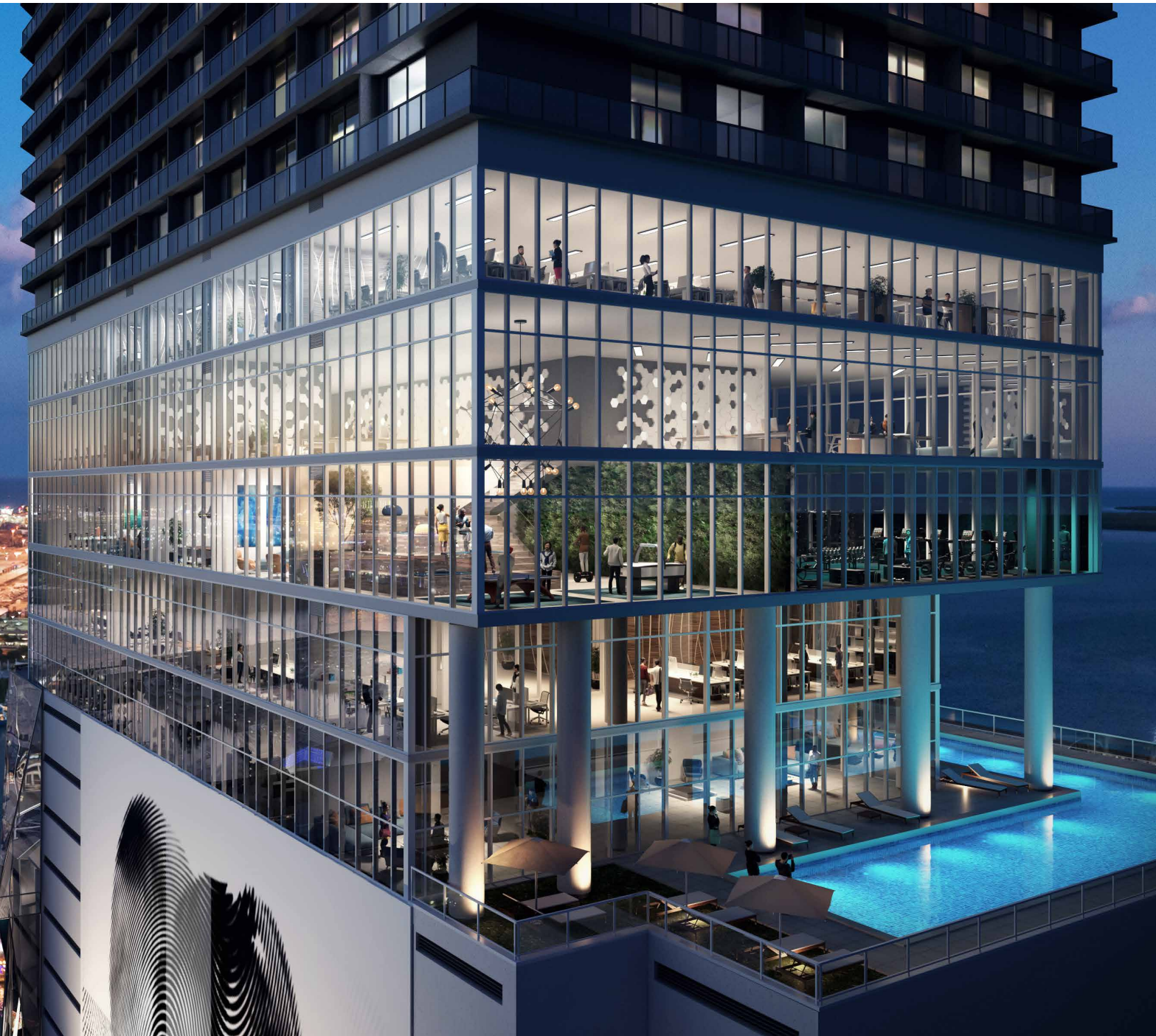
PROJECT OVERVIEW



E



A Modern Reflection of Downtown
Miami's Transformative Legacy.



THE CENTER OF DOWNTOWN

The Elser Hotel and Residences shares the same bustling locale and glimmering views of Biscayne Bay previously enjoyed in the early 1900's at Elser Pier.

Elser Pier's idyllic positioning in the booming downtown corridor facilitated it's position as Miami's premier venue for entertainment and conventions.

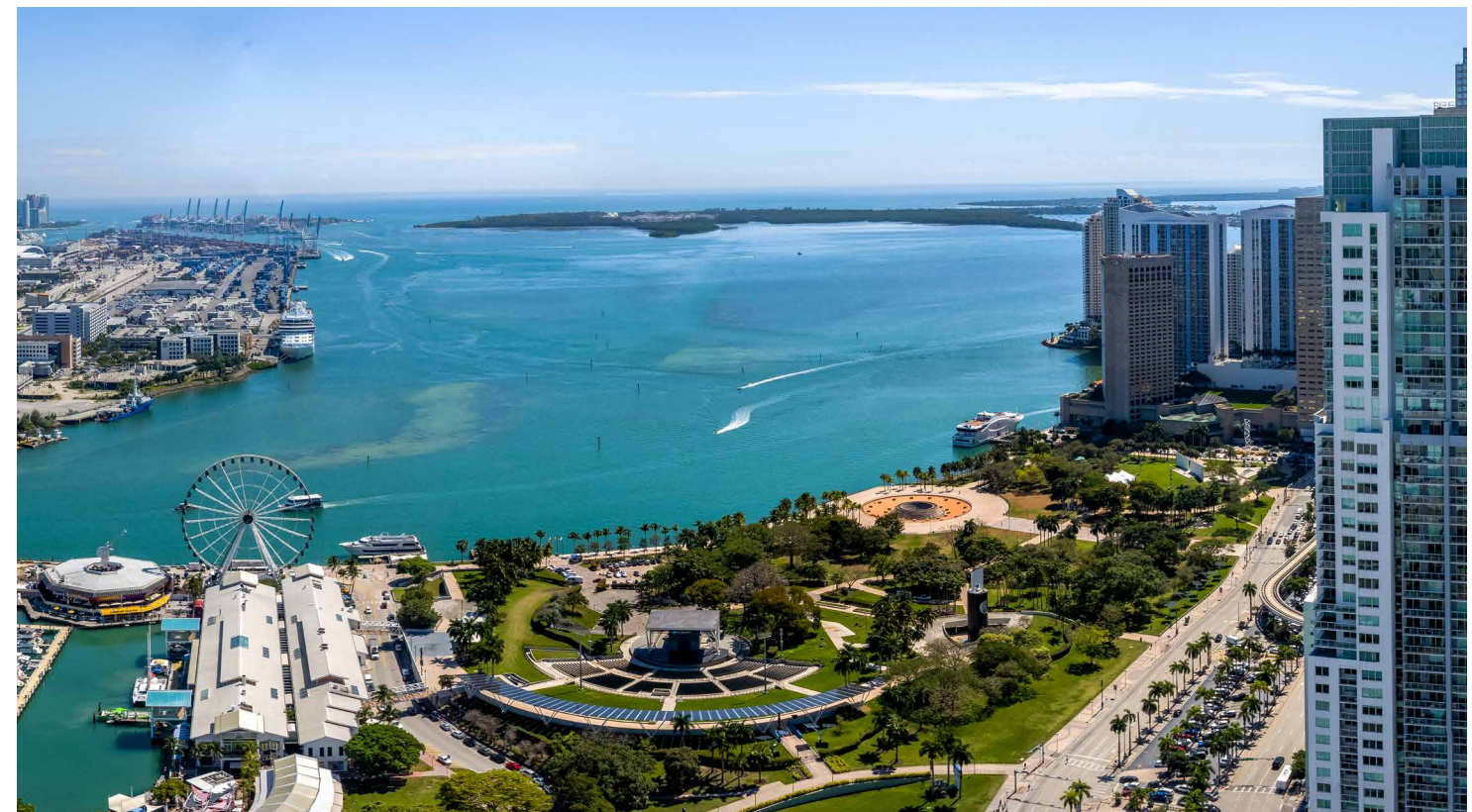
Elser Pier's legacy and astounding success reshaped the vision for the corridor's future and set the stage for the thriving bay front metropolis we know today.



TODAY'S MIAMI

Downtown Miami's transformative past has given way to an equally significant and even more captivating present.

Offering a lively composition of culture, entertainment, and commerce, the area attracts tastemakers of every stripe. This cosmopolitan convergence is the foundation of the neighborhood's coveted scene within Miami.





14 - 47: Residences

11, 12 & 13: Commercial Spaces

Fitness Level 2 + Spa Level 10

Pool Deck: Grilling Terrace Deck, Lawn,
Yoga, Skybar + Fitness Level 1

Coworking Space Level 2 & 3
Cafe Domino Level 1

BUILDING OVERVIEW

- Immediate occupancy
- 49-story tower located in Downtown Miami
- Designed by internationally renowned architecture firm
- Sieger Suarez Architects
- 646 luxury residences
- Approved for short term rental
- On-site hospitality management
- Views of the Miami skyline, unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern residential lobby with 24/7 concierge
- Electric vehicle charging stations
- Features the latest smart building technology
- Destination controlled elevator dispatch
- Smart package lockers
- Custom The Elser Hotel & Residences app, linking residents to concierge services and building amenities
- Digital key
- Guest access
- Package deliveries
- Messages from Management
- Dry cleaning & laundry service lockers
- Access-controlled entry points throughout
- Valet parking

AMENITIES

WORLD-CLASS AMENITIES

- Lobby with Cocktail Bar and Restaurant by Jaguar Sun®
- Over 19,000 square foot double height amenity deck overlooking Biscayne Bay and Downtown Miami
- Curated art and green walls throughout all common areas
- 132 ft Resort-style pool with private lounge areas
- 16 ft poolside screening LED wall
- Lawn with theater
- Sky entertainment lounge & grilling terrace featuring eight grills
- Temperature controlled oversized swim spa
- Owners lounge with catering kitchen
- Two-level coworking lab featuring reserverable conference rooms
- Coffee lounge by Cafe Domino®
- Two-level modern gym & fitness studio
- Fitness classes & community events
- Expansive outdoor yoga deck
- Sauna

Pool Deck



SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

Yoga Lawn



SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

Fitness Deck



Fitness Center



Fitness Center



SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

Lobby



SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

Coffee Lounge



CAFÉ **DOMINO**

RESIDENCES

RESIDENCE FEATURES

- Fully-furnished studios, 1, 2 and 3-bedroom residences
- 9'2" ceiling height with floor-to-ceiling windows
- Balconies with stunning views of Biscayne Bay and Downtown Miami
- Porcelain wood grain tile flooring throughout
- Built-in full-size washer and dryer (in select residences)
- Ecobee smart thermostat
- Smart keyless entry
- Custom kitchen cabinetry by Italian design house, Italkraft
- Quartz kitchen countertops
- Frigidaire stainless-steel appliances including microwave, dishwasher, freestanding range oven and refrigerator
- Glass-enclosed showers
- Custom Italian vanities by Italkraft
- Modern matte black kitchen and bathroom fixtures
- Fully built-out California-style closets
- Pre-wired for high-speed communications, multiple telephone lines, and cable









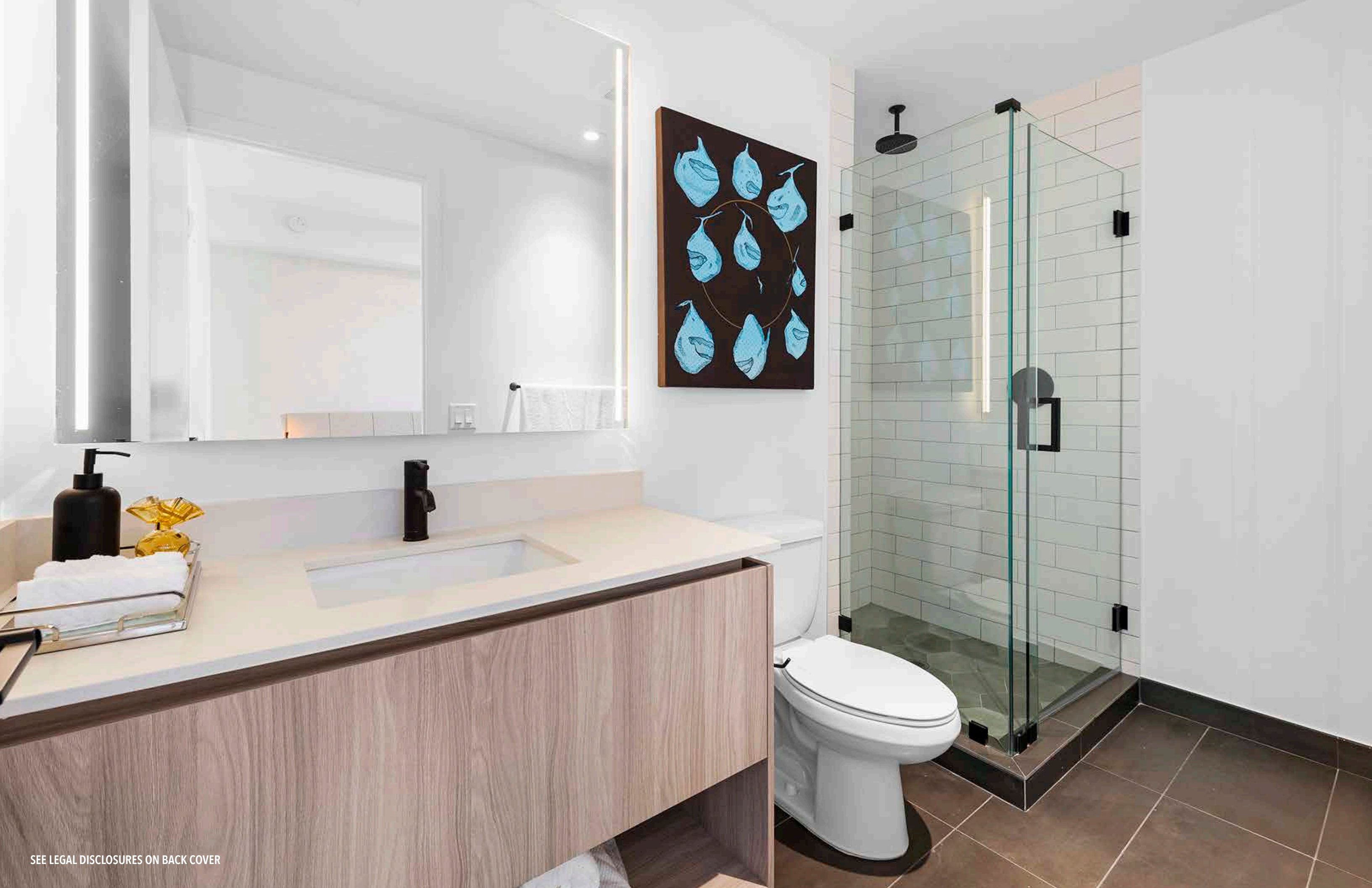
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VIEWS

NORTH



EAST



SOUTH



EAST

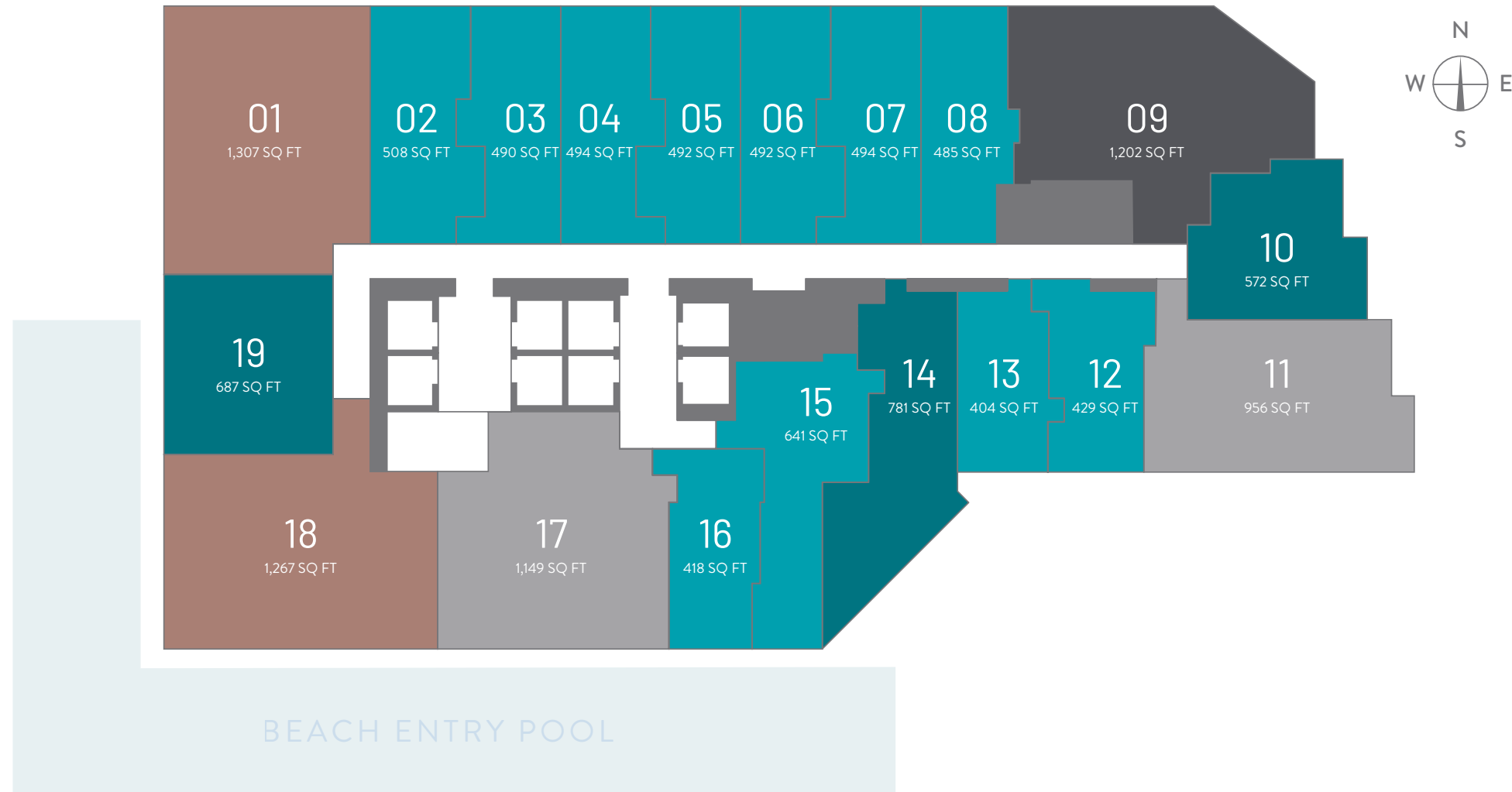


FLOORPLANS

THE ELSER

HOTEL & RESIDENCES MIAMI

- STUDIO
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 3 BEDROOMS /
(Levels 14-19) /
2 BEDROOMS
(Levels 20-47)



BISCAYNE BAY

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SEE LEGAL DISCLOSURES ON BACK COVER

THE ELSER

HOTEL & RESIDENCES MIAMI

TYPICAL JR. SUITE

RESIDENCE 05

JR. SUITE | 1 BATH
LEVELS 14 - 47

LIVING AREA	492 SQ FT	45.70 M ²
BALCONY	40 SQ FT	3.71 M ²
TOTAL	532 SQ FT	49.42 M ²



BISCAYNE BAY

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SEE LEGAL DISCLOSURES ON BACK COVER

THE ELSER

HOTEL & RESIDENCES MIAMI

TYPICAL 1-BEDROOM

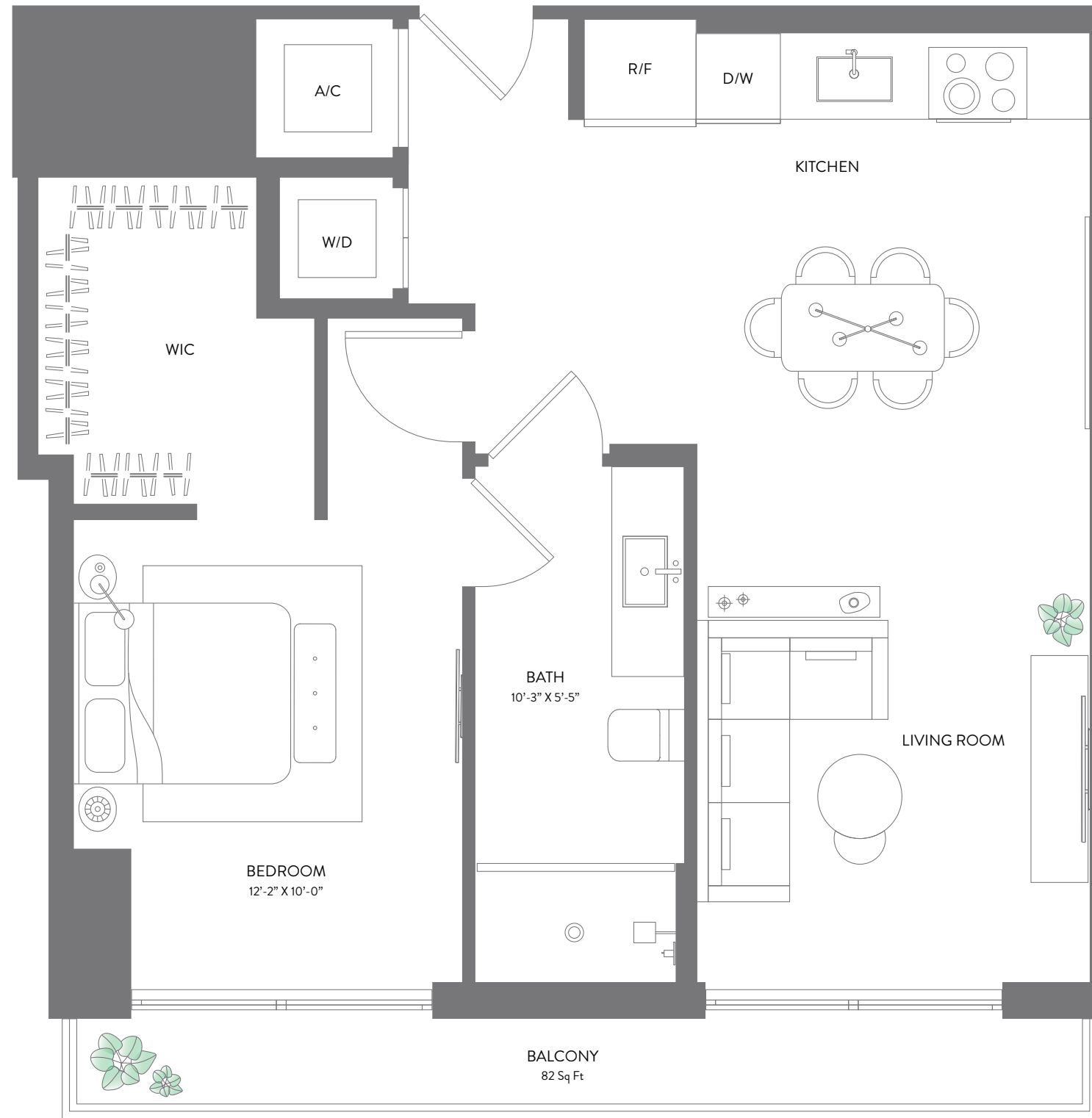
RESIDENCE 19

1 BEDROOM | 1 BATH
LEVELS 14 - 47

LIVING AREA	687 SQ FT	63.82 M ²
BALCONY	82 SQ FT	7.61 M ²
TOTAL	769 SQ FT	71.44 M ²



BISCAYNE BAY



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SEE LEGAL DISCLOSURES ON BACK COVER

THE ELSER

HOTEL & RESIDENCES MIAMI

TYPICAL 2-BEDROOM

RESIDENCE 17

2 BEDROOMS | 3 BATHS + DEN
LEVELS 20 - 47

LIVING AREA	1,149 SQ FT	106.74M ²
BALCONY	105 SQ FT	9.75 M ²
TOTAL	1,254 SQ FT	116.50 M ²



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SEE LEGAL DISCLOSURES ON BACK COVER

THE ELSER

HOTEL & RESIDENCES MIAMI

TYPICAL 3-BEDROOM

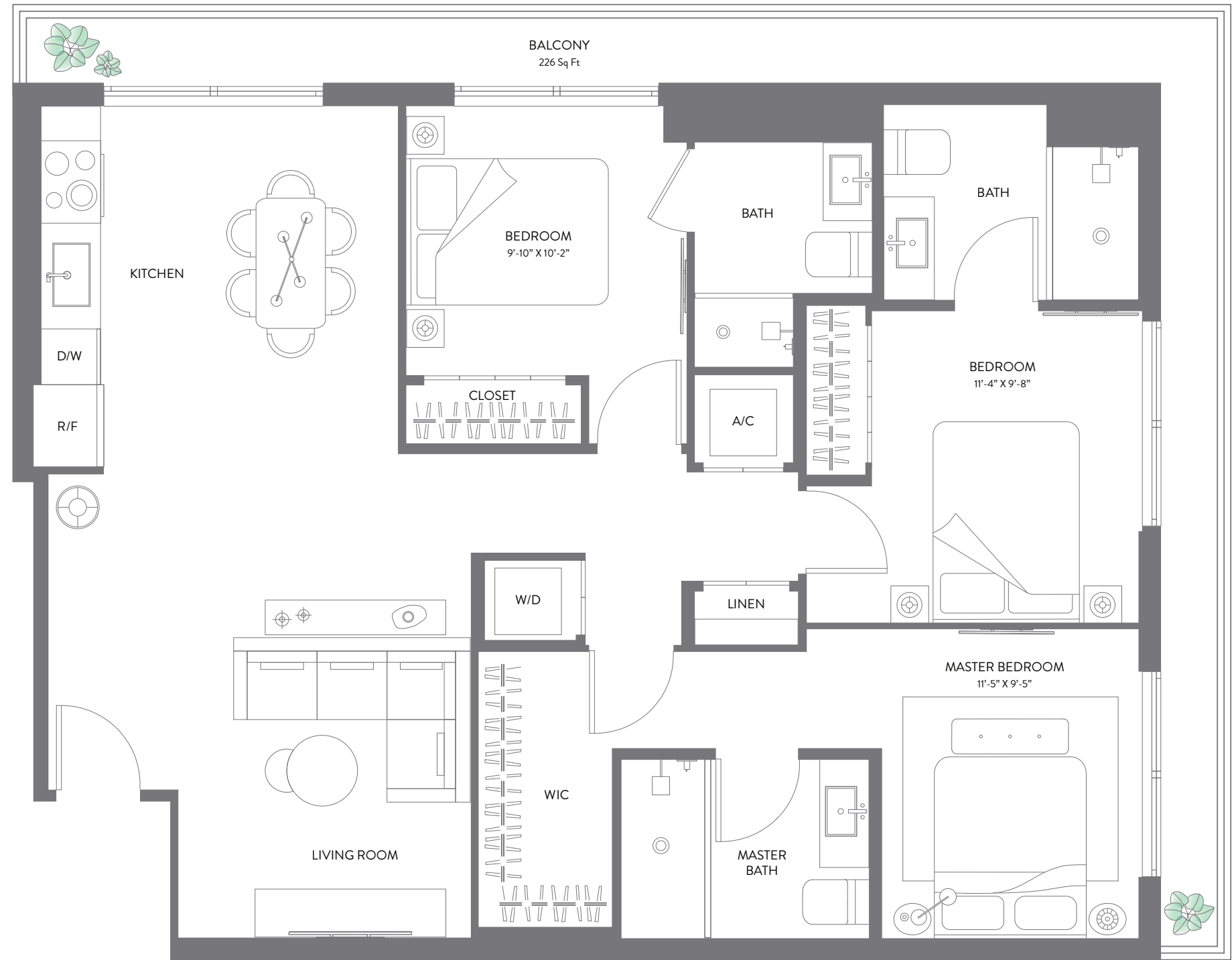
RESIDENCE 01

3 BEDROOMS | 3 BATHS
LEVELS 14 - 47

LIVING AREA	1,307 SQ FT	121.42 M ²
BALCONY	226 SQ FT	20.99 M ²
TOTAL	1,533 SQ FT	142.42 M ²



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