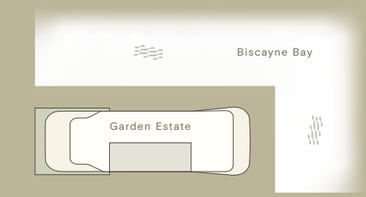
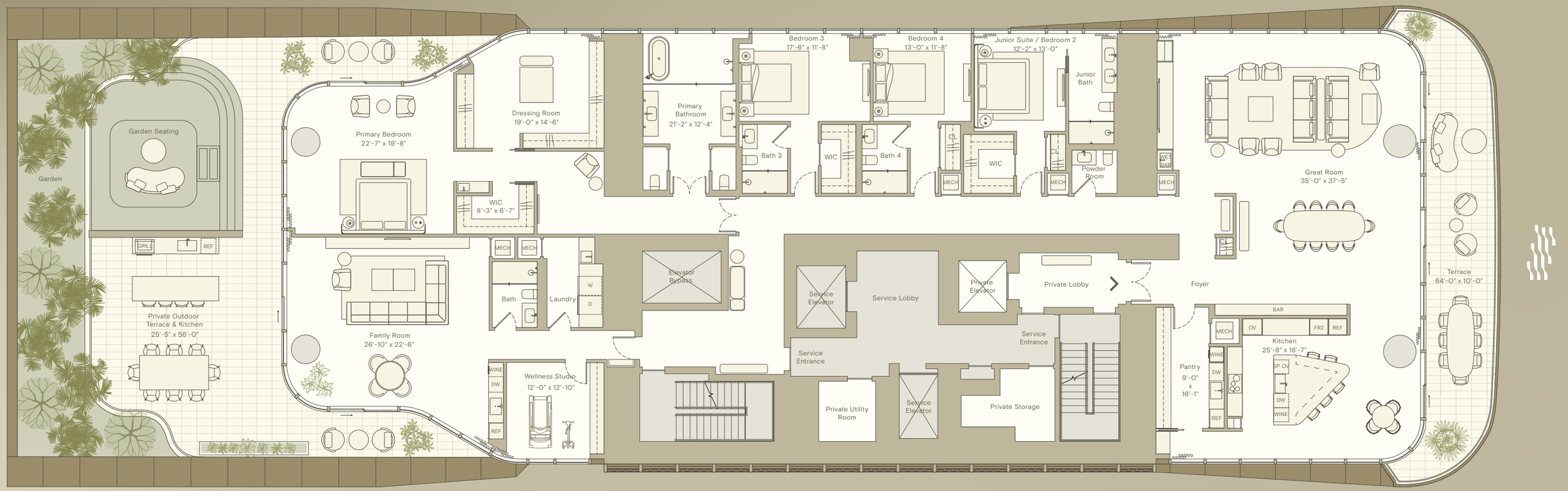
LILLI

MIAMI EDGEWATER





Garden Estate

Residence 401 — Level 04

5 Bedrooms
5 Bathrooms
Powder Room
Wellness Studio
East Sweeping Bay Terrace
West Garden Terrace & Kitchen
Biscayne Bay & Miami Beach Views
Dedicated Private Storage

Interior	6,795 SF / 631 SM
Exterior	2,193 SF / 204 SM
Total	8,988 SF / 835 SM

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The Developer is 720 NE Street PropCo LLC, a Delaware limited liability company ("Developer"). These materials are not an offer to sell or solicitation to buy a unit; any offering shall only be made pursuant to the prospectus, and no statements should be relied upon unless made therein or in the applicable purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony and terrace areas are measured to the interior face of the guardrail and do not represent construction gross area. 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. Developer reserves the right to modify the list of standard features or make substitutions for equipment, materials, appliances, brands, or models with items of equal or better quality regardless of cost. All depictions of furniture, 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. Furnishings are only included if and to the extent provided in your purchase agreement. EQUAL HOUSING OPPORTUNITY.