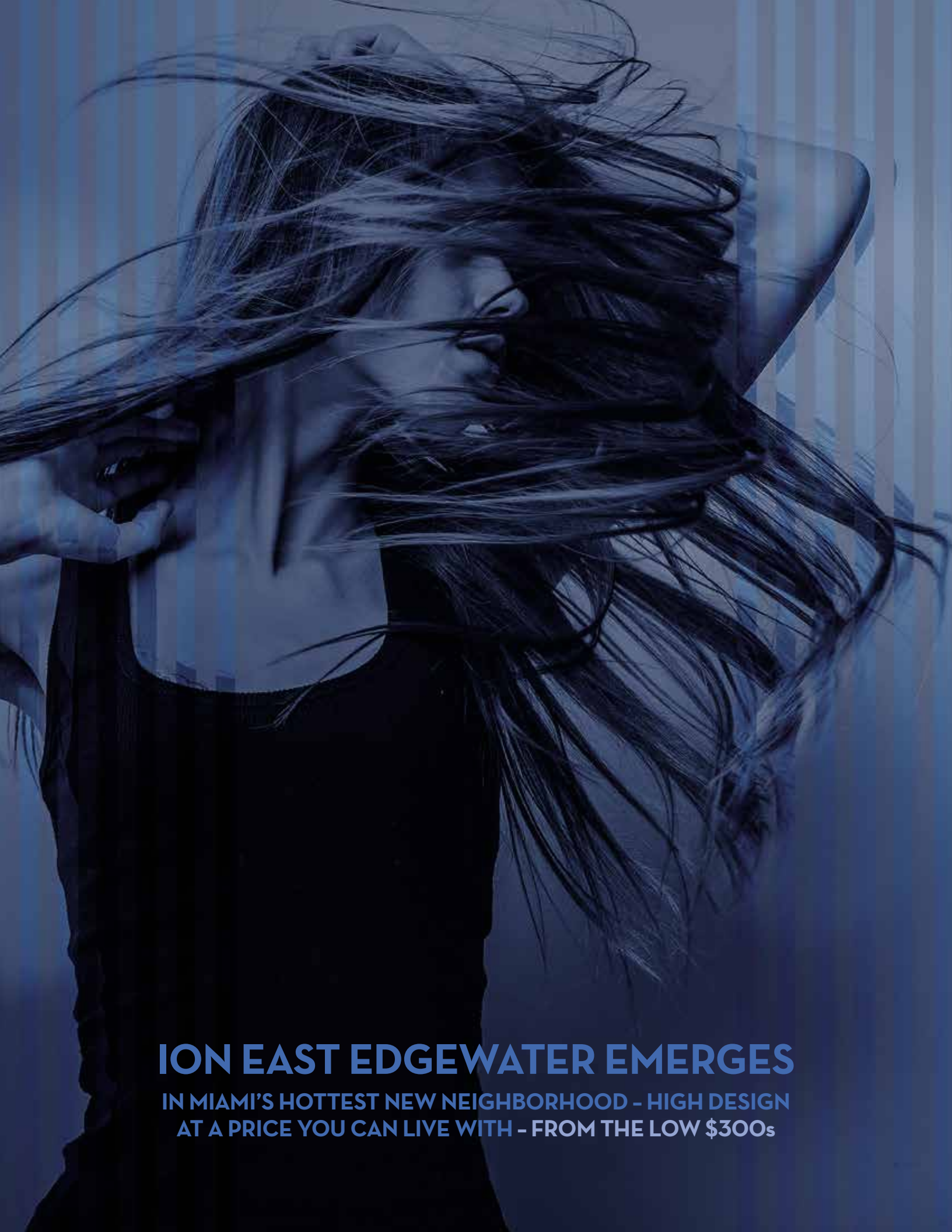


ion

EAST EDGEWATER
MIAMI

YOU
BELONG
TO THE
CITY





Why ION?

In nature, an ION is a charged-up, high-energy atom looking for action. Because it is driven by its dynamic nature, it creates constant activity. In the atomic world, it is the catalyst for change.

An ION transforms the energy around it. Nothing exposed to an ION remains the same.

AS MUCH ABOUT THE CITY AS IT IS THE BAY

East Edgewater has emerged as Miami's new, premier high-rise neighborhood. At its center, **ION East Edgewater** will rise, shaped by the visionary minds of **Arquitectonica** and **Sakor Development**.

Rounding out this stellar A team is the world-renowned **Hirsch Bedner Associates**, led by master designer Greg Bates; the ingenious group behind the interior design at Mandarin Oriental Miami and Mandarin Oriental New York, Time Warner Center.

ION EAST EDGEWATER EMERGES

IN MIAMI'S HOTTEST NEW NEIGHBORHOOD - HIGH DESIGN
AT A PRICE YOU CAN LIVE WITH - FROM THE LOW \$300s



ADRIENNE ARSHT PERFORMING ARTS CENTER



ALL ABOARD FLORIDA



PORTMIAMI EXPANSION



MIAMI WORLDCENTER



NEIGHBORHOOD

EVOLUTION OF MIAMI

East Edgewater is the first neighborhood of the new Miami – as much about the city as it is about the bay. At Biscayne Boulevard and 27th Street, ION is about connecting all of Miami’s great neighborhoods and economic drivers. The Arts & Entertainment District, Midtown, Wynwood, the Design District, Downtown and Brickell, and Miami Beach – all surround you, with direct access to all the freeways. East Edgewater is about connection without congestion.



MIAMI INTERNATIONAL AIRPORT



PÉREZ ART MUSEUM MIAMI



AMERICAN AIRLINES ARENA IN DOWNTOWN MIAMI



PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE

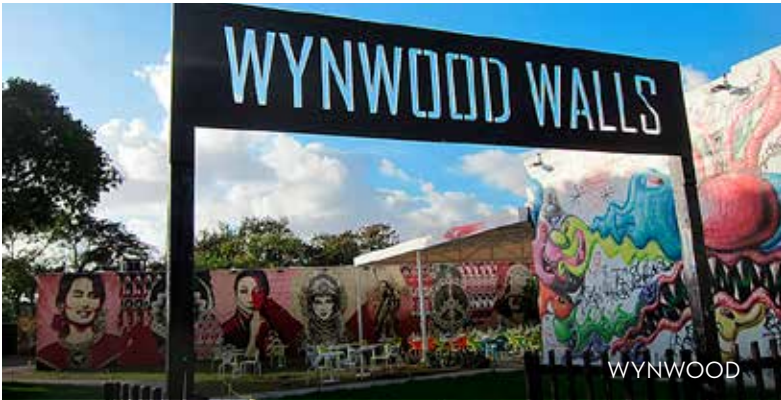


NEIGHBORHOOD

From lush, waterfront open spaces to progressive art galleries, to luxury boutiques, to value shopping, to black tie at the opera, Miami's Downtown and its adjacent neighborhoods offer an uncommonly diverse array of experiences, day and night. ION East Edgewater places you in the midst of it all. As Biscayne Boulevard begins to realize its potential as one of the world's great urban thoroughfares, you have a permanent place at the heart of it... ION East Edgewater.



PUBLIC WATERFRONT SCULPTURE AND ART PARK STEPS FROM ION





SPACIOUS OUTDOOR TERRACES

ARCHITECTURE

ION is the newest addition to Arquitectonica's global portfolio of award-winning buildings.

"Lively, energetic... a little hedonistic. A fantasy of what skyscrapers in a tropical city should be like."
-New York Times on the work of Arquitectonica

"The building façade is a metaphorical map of the unique location of the property. The western portion of the tower represents the Miami/Edgewater area and the eastern portion represents Miami Beach. Between their shorelines flows Biscayne Bay. As night falls, the bay becomes a sensual cascade of color and light, making ION a landmark for all to enjoy." -Bernardo Fort-Brescia, FAIA, Principal of Arquitectonica



WTORRE PLAZA + JK IGUATEMI MALL
São Paulo, Brazil



CENTRAL PARK RESIDENTIAL COMPLEX
Shanghai, China

HIRSCH BEDNER ASSOCIATES BY GREG BATES WELCOMES YOU
TO THE VISION BEHIND ION EAST EDGEWATER

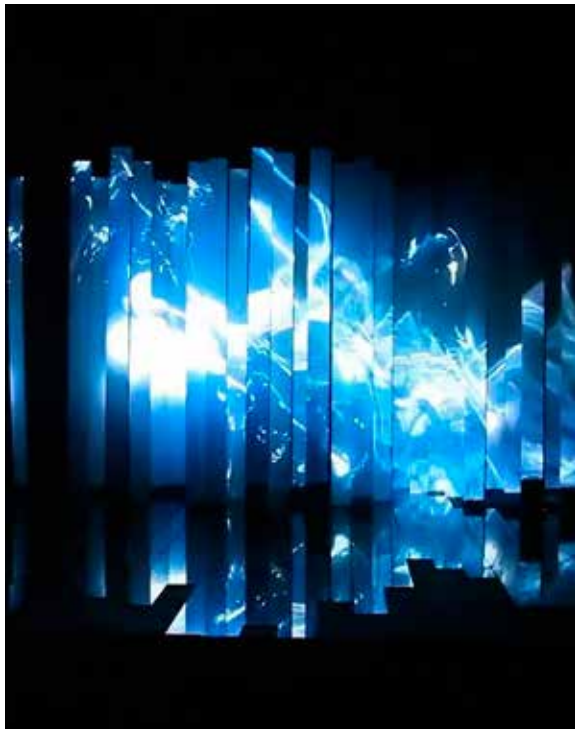
On the ground floor, you'll find tasteful, welcoming spaces ideal for impromptu socializing and the conducting of daily affairs.



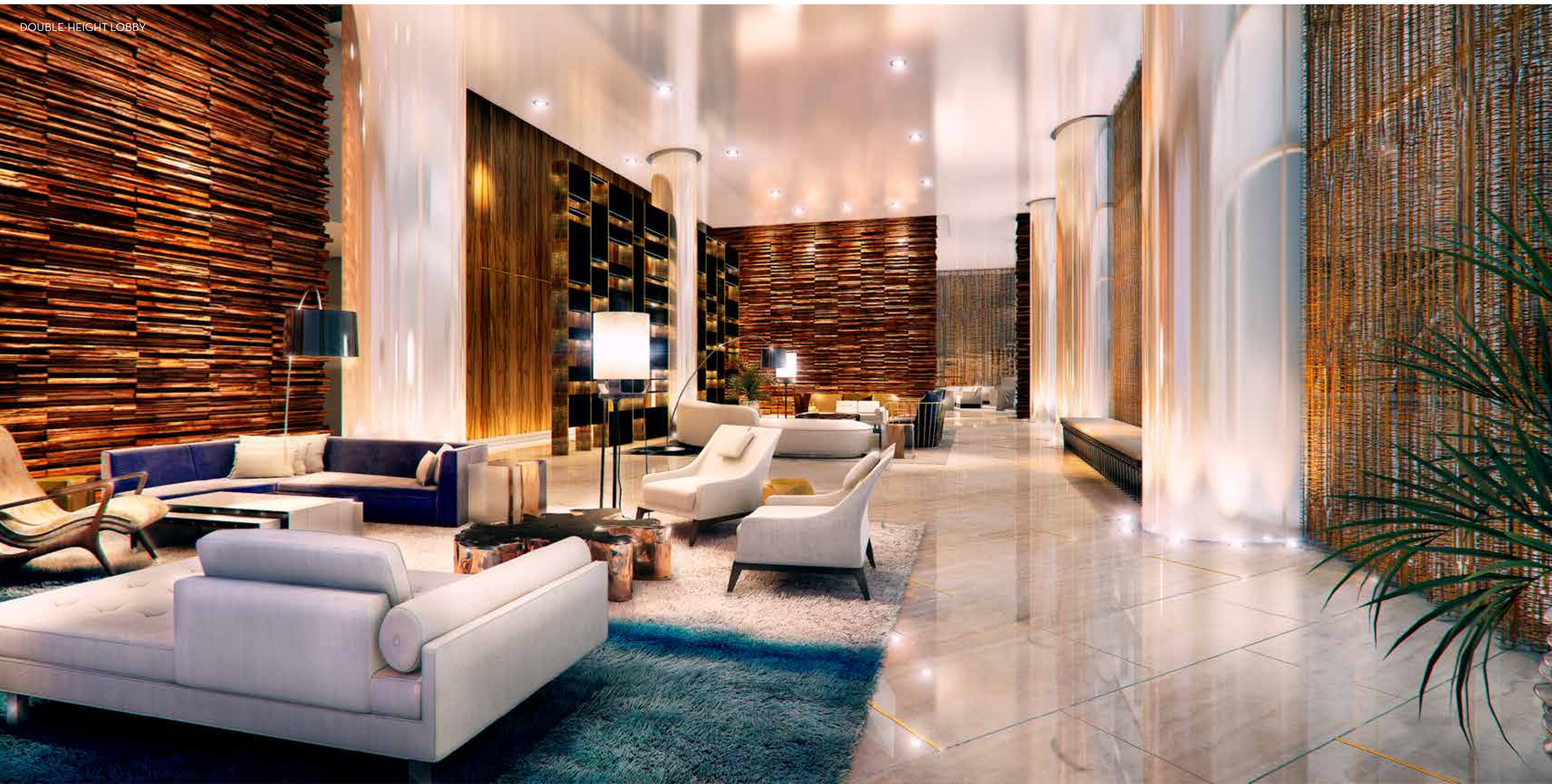
ELEGANTLY APPOINTED DOUBLE HEIGHT LOBBY
- GROUND FLOOR PLAN



“Throughout the common areas, a sense of serenity pervades, punctuated with moments of irony, wit and surprise.” -Master Designer, Greg Bates, HBA



DOUBLE-HEIGHT LOBBY

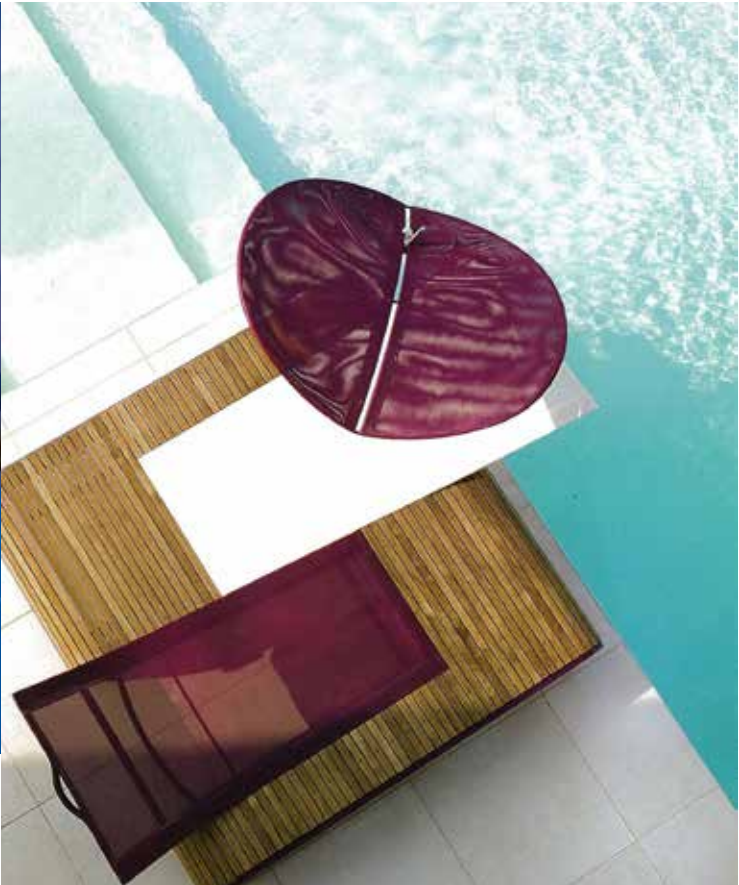


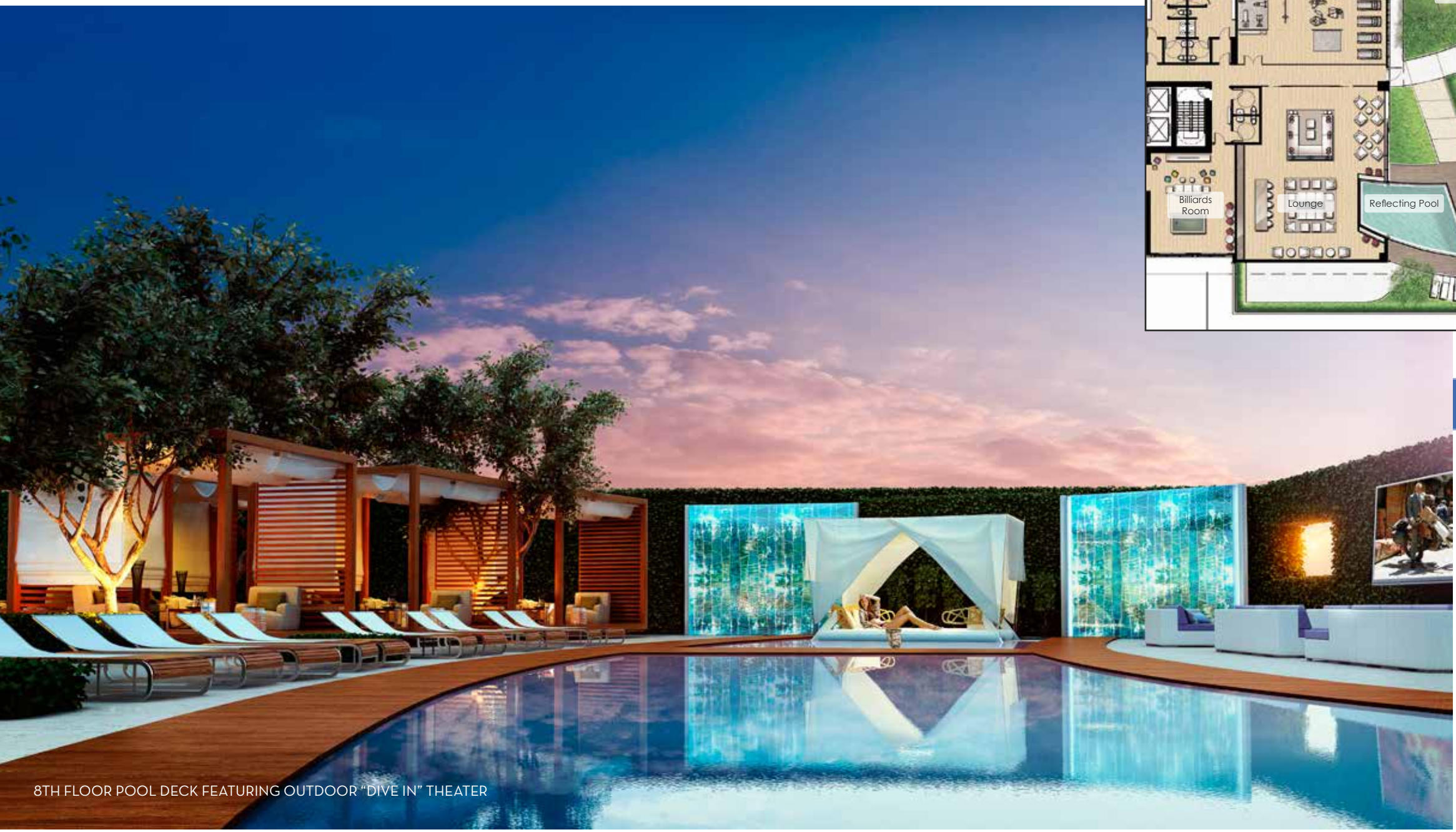
MAIL ROOM LOUNGE



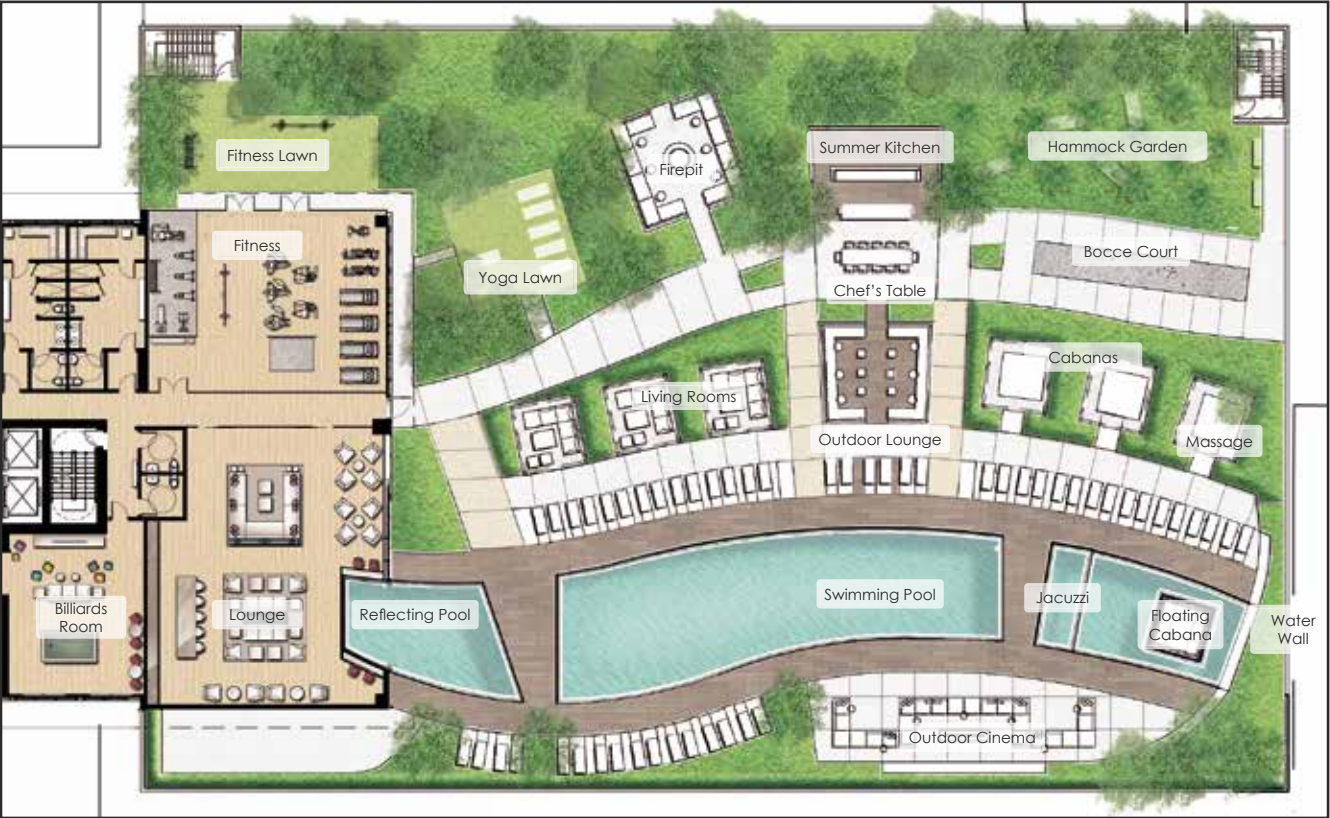
RESORT LIVING COMES HOME

Up on the eighth floor, the half-acre Pool Deck creates the social pulse of ION, with an extravagant array of diversions for sport, recreation, leisure and fitness.





8TH FLOOR POOL DECK FEATURING OUTDOOR “DIVE IN” THEATER



POOL DECK

DESIGN

RESORT LIVING COMES HOME

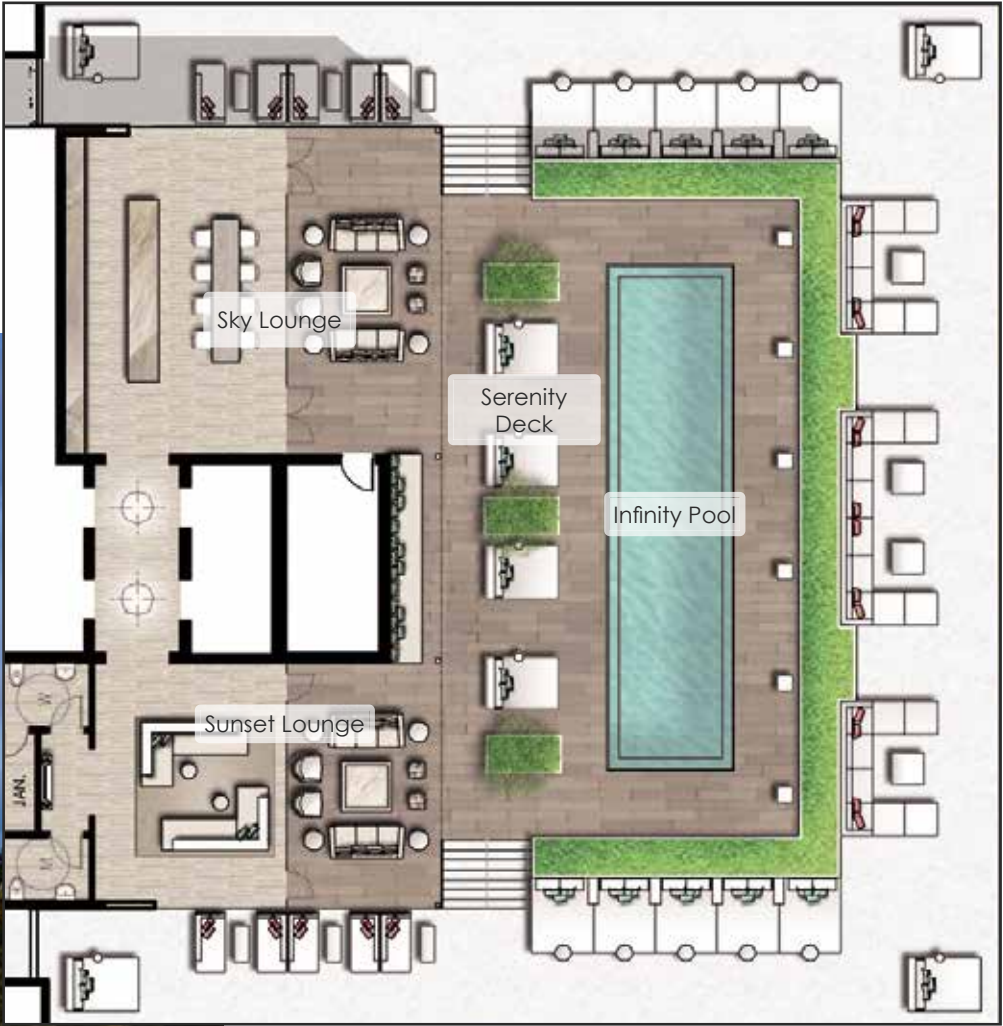
Eclecticism with an emphasis on quality. This is the design ethos of Hirsch Bedner Associates, masterfully created by lead designer Greg Bates. The team behind ION East Edgewater has assembled an aesthetic informed by style and an urbane sensibility, designed to make the sophisticated feel at home, and the cosmopolitan feel welcome.

RESORT LIVING COMES HOME

Finally, at the very top of the tower, the tranquil, Zen-like Sky Deck offers a shimmering infinity pool surrounded by unobstructed views of the skyline, the bay and the ocean.



37TH FLOOR INFINTY POOL



SKY DECK

“The common areas of ION are designed to make you feel like you are coming home to resort living. Soothing textures, welcoming spaces, inspiring art and tantalizing scents will surround you.”
-Master Designer, Greg Bates, HBA

ION East Edgewater boasts an extensive array of social amenities created for an urban community that can welcome visitors but also provide intimate spaces away from the hustle of Miami.



FEATURES & AMENITIES

BUILDING

- ION EAST EDGEWATER is a 36-story, eco-friendly, luxury condominium located in the heart of East Edgewater, Miami's hottest new neighborhood, within minutes of the Wynwood Arts District, Midtown, the Design District, Brickell, the Downtown Arts and Entertainment District, Miami World Center and Brickell City Centre.
- Immediate access to public transportation such as Miami Trolley and Car2Go
- Masterfully designed by award-winning architecture firm Arquitectonica
- Sophisticated interiors by Master Designer, Greg Bates, of Hirsch Bedner Associates, known for his extensive, award-winning work in hospitality including Mandarin Oriental New York, Time Warner Center
- Landscape design featuring native, sustainable plants, by award-winning Arquitectonica GEO, landscape designers of the Perez Art Museum Miami
- Elegantly appointed, double-height lobby with 24-hour concierge staff
- Ground-floor resident mail lounge and business center with conference room for all residents
- Beautifully landscaped, half-acre, 8th-floor resort Pool Deck featuring a dramatic, heated 75' lap pool with aqua-massage seating, reflective pool, outdoor living rooms, massage area and cabanas, communal fire pit, outdoor "Dive In" theater, bocce court and terraced outdoor summer kitchen with chef's table.
- 37th-floor Sky Deck with panoramic views of the city, bay and ocean, infinity pool, resident sky bar, lounge and sunning terrace

- Large public waterfront sculpture and art park located on same block and just steps from Biscayne Bay
- Planned 20,000 sq. ft. of prime retail/restaurant space on Biscayne Boulevard, with restaurant spearheaded by a renowned chef (TBD)
- Pet-friendly environment with private dog park
- Lounge for events and entertainment overlooking the half-acre resort Pool Deck
- Fully equipped, state-of-the-art fitness center overlooking the half-acre resort Pool Deck and outdoor gym and yoga area
- Controlled-access parking garage
- 24-hour valet
- Children's play area
- Executive business center & conference room for exclusive use by individual suite owners and their guests, located on 2nd floor
- Silver LEED building
- Private, secure storage for bicycles, paddle boards, etc.
- High-speed Wi-Fi Internet access in all social areas





SPACIOUS GREAT ROOMS



RESIDENCES

Layouts include one-, two- and three-bedroom residences, plus six expansive, two-bedroom, duplex townhouses.

Lofty ceiling heights of 9' in typical units, 10' in Penthouses and 11' in Grand Penthouses

Energy-efficient design including hurricane-rated windows and high-efficiency AC units with programmable digital controls

Private, spacious outdoor terraces in all units

Contemporary European-style kitchen and bath cabinetry

Stone-finish countertops

Energy-efficient, high-performance appliances in stainless steel finish

Spacious tubs with Japanese wet areas complete with a glass-partitioned shower in most residences

Advanced technology with Wi-Fi high-speed Internet, data/voice cable TV access

Turnkey move-in packages available for purchase



NORTH VIEW



SOUTH VIEW

SAKOR DEVELOPMENT, LLC

THE DEVELOPER

ION East Edgewater is being developed by Edgewater Miami, LLC, which is an entity formed by affiliates of SAKOR Development LLC and Encore Housing Opportunity Fund. SAKOR Development, LLC is a partnership of two real estate industry veterans, Barbara Salk and Stephen Kornfeld, each with extensive South Florida experience in a diversity of large ground-up development projects. Their combined development and extensive construction experience span successful careers that bring over 75 years of expertise to their projects. Additionally they have collaborated on several projects including the land assembly and zoning approvals for Icon Palm Beach (150 unit project in West Palm Beach, FL) and the mechanical and plumbing for City Place South Tower (420 unit project in West Palm Beach, FL).

Encore Housing Opportunity Fund is an opportunistic real estate fund manager which invests in residential real estate, with offices in Florida and California. Encore is a seasoned residential real estate development and investment firm, with land acquisition, development, and construction capabilities in-house. Encore operates two opportunistic funds and one private REIT, which when fully deployed, are anticipated to have in excess of \$1B AUM. Encore currently has investments in Miami, Orlando, Jacksonville, Tampa, Dallas, Los Angeles, Sacramento, Phoenix, and San Francisco. The leadership of Encore is also involved in Miami Worldcenter, one of the largest urban mixed use projects in the country.

BARBARA SALK, PRINCIPAL

Ms. Salk brings 25 years of multi-disciplined real estate experience with the last 15 years focused mainly in development, sales and leasing of residential and commercial property.

Ms. Salk served as one of The Related Group's most senior condominium developers in Florida for 11 years and has overseen all disciplines of several residential projects representing over \$1 billion in value and 2,000 units. Her comprehensive experience extends from land acquisition and underwriting project transactions to the full development and sales program for a condominium or mixed-use project. Her local relationships with contractors and vendors provide invaluable insider, ground-level intelligence and favorable pricing. In 2009 during the

market downturn, Ms. Salk led asset management teams in unprecedented condominium closings in two distressed submarkets for two large bank syndicates encompassing 12 lending institutions.

Prior to The Related Group, Ms. Salk was employed by J. E. Roberts/Archon Group (a subsidiary of Goldman Sachs) for 8 years where she oversaw the physical due diligence and negotiated appropriate pricing adjustments for approximately \$18 billion in loan and real estate portfolio acquisitions. She also assisted in negotiations for environmental and capital funding adjustments with lenders and rating agencies on transactions totaling over \$3.5 billion in proceeds.

STEPHEN KORNFELD, PRINCIPAL

Mr. Kornfeld is the third generation of his family in the construction industry, participating in the development and construction of major projects worldwide, many of which are located in South Florida. He is particularly well known and respected in the Mechanical, Plumbing and Electrical contracting fields, having performed work through his companies on some of the largest and complex projects built in recent history. He has a long and successful history in the international construction world as well. He first developed projects in his early twenties in the US Virgin Islands where he conceived and built well over a thousand units of housing for locals under government assisted programs.

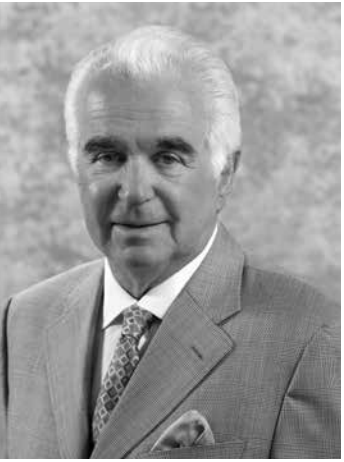
Mr. Kornfeld's MEP companies have completed assignments for some of the largest projects in New York, including The World Financial Center (3 towers, each 2 million sf), IBM World Headquarters, AT&T, Goldman Sachs and General Foods, the 2,000-bed NY Presbyterian Hospital and 2,000-bed addition to the NY Mount Sinai Hospital.

Mr. Kornfeld grew what was a small family business into a conglomerate of specialty companies, which was sold in 2011 to Tutor Perini Corporation.

In 2004, Mr. Kornfeld and partners purchased Nagelbush Mechanical in South Florida. Through his Florida company, Mr. Kornfeld has completed the mechanical and plumbing for over 20 of the major high-rise projects recently built in the Miami area.



Barbara Salk
Principal



Stephen Kornfeld
Principal

BARBARA SALK, AS SENIOR DEVELOPER OF THE RELATED GROUP



CityPlace - South Tower 1 - West Palm Beach, Florida



The Slade - West Palm Beach, Florida



CityPlace - Condominium Conversion - West Palm Beach, Florida

STEPHEN KORNFELD, AS DEVELOPER



University Riverview - Bronx, New York



80 Broad Street - Stamford, Connecticut



Baryshnikov Arts Center - New York, NY

ARCHITECT

Arquitectonica is an architecture, interior design and planning firm that began in Miami in 1977 as an experimental studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the creative spirit of the principals with the efficiency of delivery and reliability of a major architectural firm.

Today, Arquitectonica has a practice across the United States directed from regional offices in Miami, New York and Los Angeles. Arquitectonica's international practice is supported by a European regional office in Paris; Asian regional offices in Hong Kong, Shanghai and Manila; the Middle East regional office in Dubai; and Latin American regional offices in Lima and São Paulo.

Since its founding in 1977, Arquitectonica has won numerous American Institute of Architects and Progressive Architecture Design Awards. The firm has been named the AIA Florida Firm of the Year, and in testimony to the longevity of the firm's work, Arquitectonica won

the AIA Test of Time Award for the Banco de Credito Headquarters, The Atlantis condominium and the Pink House. Arquitectonica has won more than 200 total awards for its iconic designs. The firm's work has been featured in more than 5,000 national and international publications such as Time, Newsweek, Life, Fortune and Business Week, as well as numerous professional journals such as Architectural Record, Progressive Architecture, Architectural Design, Domus, Global Architecture, L'Architecture D'aujourd'hui, Abitare and Häuser.

Arquitectonica's work spans several continents, from projects such as schools and universities, resorts and casinos, hotels, luxury condominium towers, retail centers and office buildings to specialized projects such as a U.S. Embassy, opera house/symphony halls, museums, courthouses, multipurpose arenas and convention centers, airports and transportation centers, television studios and several bank headquarters.

ARQUITECTONICA



Bernardo Fort-Brescia, FAIA, Principal



Icon Brickell Condominium + Viceroy Resort - Miami, Florida



Brickell City Centre - Miami, Florida



American Airlines Arena - Miami, Florida



Canyon Ranch Hotel, Spa and Residences - Miami Beach, Florida



Banco Wiese - Lima, Peru



Brickell Condominium - Miami, Florida

HIRSCH BEDNER ASSOCIATES

INTERIOR DESIGNER

Hirsh Bedner Associates brings hotel chic design to ION at East Edgewater. World-renowned as the “Number 1 Hospitality Design Firm” and honored in 2013 by the Gold Key Awards, Hospitality Design, Perspective Awards, the Boutique Design Awards and the European Hotel Design Awards; HBA/Hirsch Bedner Associates, unveils the world’s most anticipated hotels, resorts, and spas. Leading the hotel design industry since 1965, HBA remains keenly attuned to the pulse of changing industry trends governed by today’s sophisticated traveler. The company’s international presence, depth of experience, and detailed industry knowledge enable them to identify interior design trends at their source, make definitive predictions about new directions and innovations, and influence design standards at a global level. HBA’s ultimate objective is to add value, raise standards and enhance the brand of a project’s owner and operator.

HBA creates the signature looks of today’s luxury brands, independent contemporary boutiques, urban resort spas, world-class residences, restaurants, casinos, and cruise ships. From continent to continent, each HBA interior is the result of a unique and sensitive response to location, architecture, and client vision. With over 1,200 designers around the globe in 16 offices and a recent expansion in several locations in Asia, HBA is a true global company with more than 75% of its employees now outside the United States. HBA’s international presence, combined with its extensive knowledge of the interior design industry, has facilitated the ability to rewrite the language of design with each new project.

HBA has offices in Los Angeles, Atlanta, San Francisco, London, Hong Kong, Beijing, Shanghai, Tokyo, Singapore, Melbourne, New Delhi, Dubai, Moscow, Istanbul, Bangkok and Manila.



Mandarin Oriental - Miami



Mandarin Oriental - New York
Time Warner Center



JW Marriott Hotel - Beijing



Four Seasons Hotel - Guangzhou



The Reef - Atlantis



Mandarin Oriental - Washington DC



Park Hyatt - Hyderabad



Greg Bates, NCIDQ

CERVERA REAL ESTATE

SALES & MARKETING

Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades and was one of the area's first brokerages to market extensively on an international scale. Today, Cervera's team of more than 325 professionals specializes in representing Miami's premier residential towers making them the broker choice for the sale and purchase of the latest luxury developments.

- A tradition of success, 45 years deep and thousands of miles wide
- Dominant market share in exclusive sales representation
- 45,000-plus condominium units sold
- Over \$12 billion in sales
- Over 100 condominium projects represented exclusively
- Leaders in global connections with over 400 global strategic alliances
- Over 45 years and three generations since 1969
- South Florida leaders through all economic cycles
- 19 real estate offices in South Florida
- One reputable brand, known globally



Alicia Cervera Lamadrid
Managing Partner



Brickell House - Miami, Florida



Epic Residences & Hotel - Miami, Florida



Marquis - Miami, Florida



Governor House - Coconut Grove, Florida



Quantum on the Bay - Miami, Florida




St. Regis Bal Harbour - Bal Harbour, Florida



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Advertising by **LGD** Miami
lgdcom.com

 Oral representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished a Developer to a buyer or lessee. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Prices, plans and specifications are subject to change without notice. This condominium is being developed by Edgewater Miami, LLC, a Florida limited liability company (the "Developer"), which has a limited right to use the trademarked names and logos of Encore Housing Opportunity Fund pursuant to a license agreement with Encore Housing Opportunity Fund. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by Encore Housing Opportunity Fund or any other party, and potential or actual purchasers shall look solely to the Developer (and not to Encore Housing Opportunity Fund and/or 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 graphics and text reflected are the copyrighted property of the Developer. The renderings illustrate and depict the spirit of a lifestyle; however, amenities and attractions of the condominium are subject to change. While there are water views at the property, views may vary. The restaurant is subject to the Developer obtaining all necessary and appropriate permits, none of which have been obtained. Any restaurant is intended to be privately operated by a third party operator from a commercial space.