


P E L O R O
M I A M I B E A C H



6610 Indian Creek Drive, Miami Beach, Fl. 33141



PELORO

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6610 Indian Creek, Miami Beach, Florida

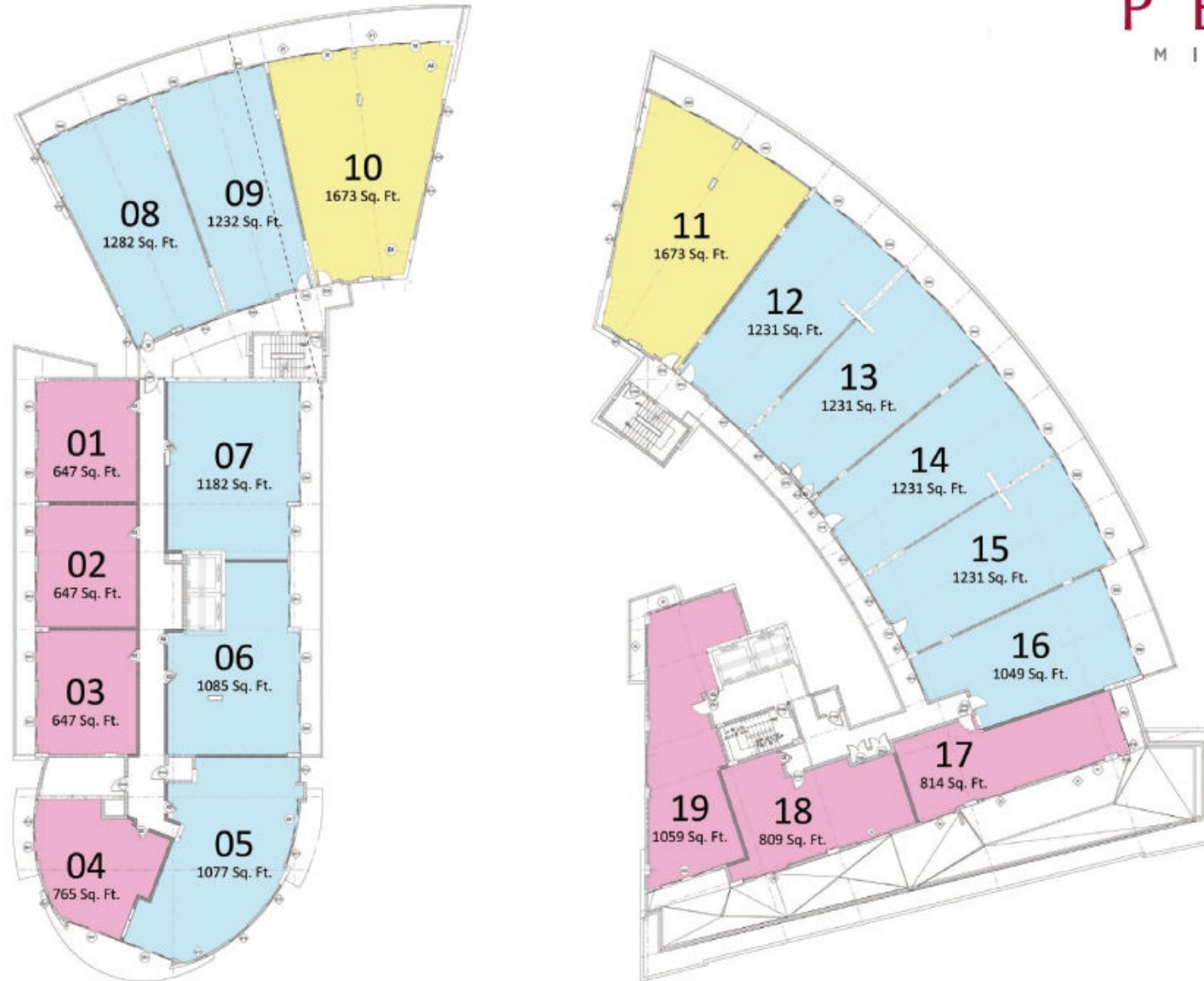
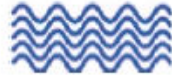


Location	6610 Indian Creek, Miami Beach, Florida
Architect	Revuelta Vega Leon LP
Developer	SMG (Partners include Shamrock Holdings, investment vehicle for the Roy E. Disney Family)
Number of Stories	7
Total Residences	113
Bedrooms	1, 2 & 3 (including 2 story Townhomes & Penthouses)
Residence Size	635 - 2,268 s.f. under AC
Price Range	\$265,000 - \$1,484,000 (\$410/sf - \$657/sf)
Payment Structure	10% @Reservation; 10% @contract; 20% @GB; 10% @top off; 50% @closing
Completion Date	Late 2014
Views	Waterfront
Pet Friendly	Yes

- 113 luxurious units surrounded by breathtaking bay and skyline views
- Perfectly situated in mid beach on Indian Creek and the Bay just minutes away from Bal Harbour and South Beach
- Unique amenities with full service concierge and valet
- Walking distance to the beach—directly across the street

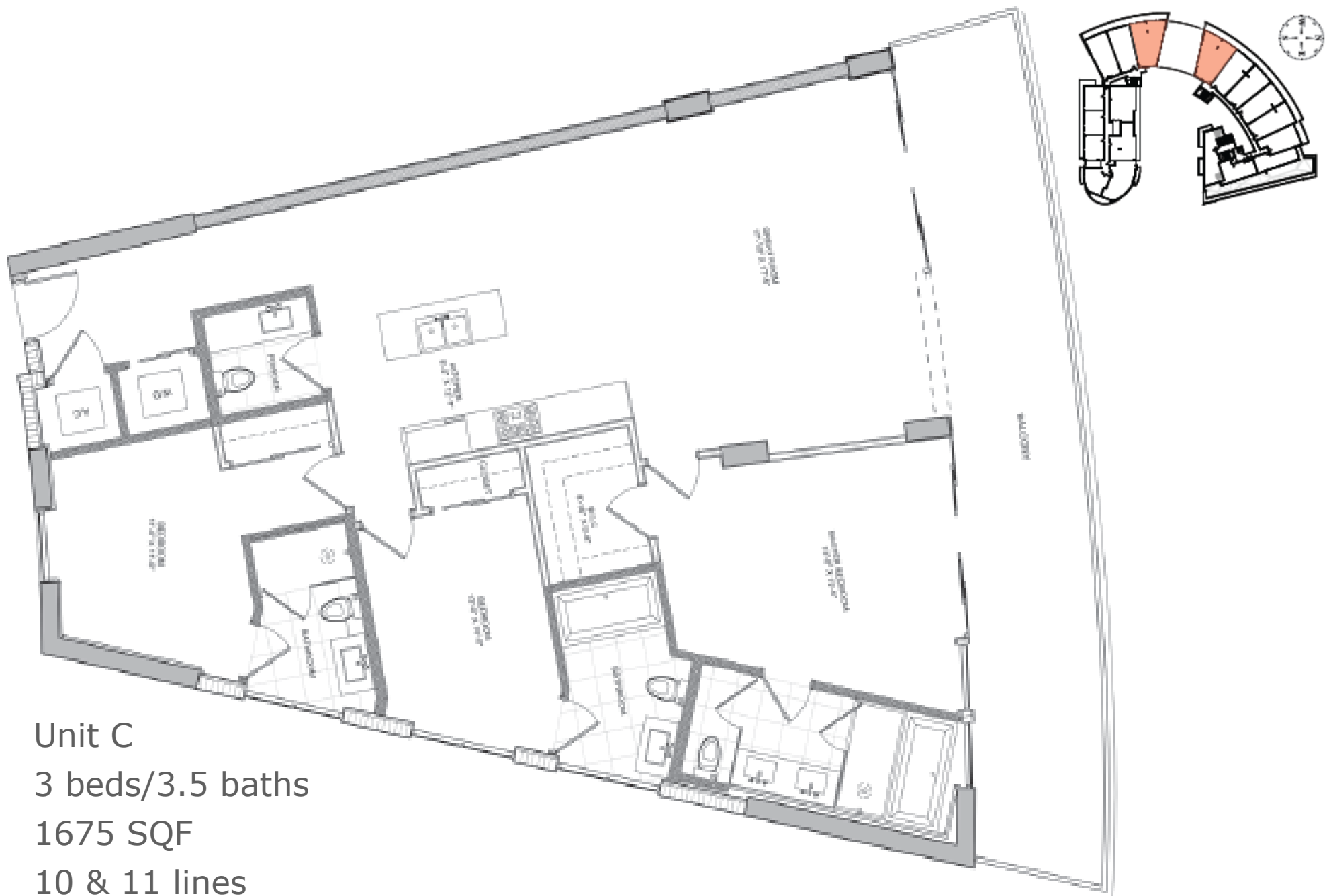
DEVELOPER MARKETING DISCLAIMER—RENDERINGS

All scale models, sketches, and renderings are artist's representations and are subject to change without notice. All models, sketches, renderings, elevations, floor plans, are: proposed only; conceptual only; and are for the convenience of reference. Such models, sketches, renderings, elevations, floor plans, and specifications described should not be relied upon as representations, express or implied, of the final details of the units. Any depictions of matters of detail are conceptual, are for display only, and are not necessarily included in each unit. Developer specifically reserves the right to modify, revise, amend, or withdraw any or all of the same in its sole discretion and without prior notice.



DEVELOPER MARKETING DISCLAIMER—FLOOR PLANS

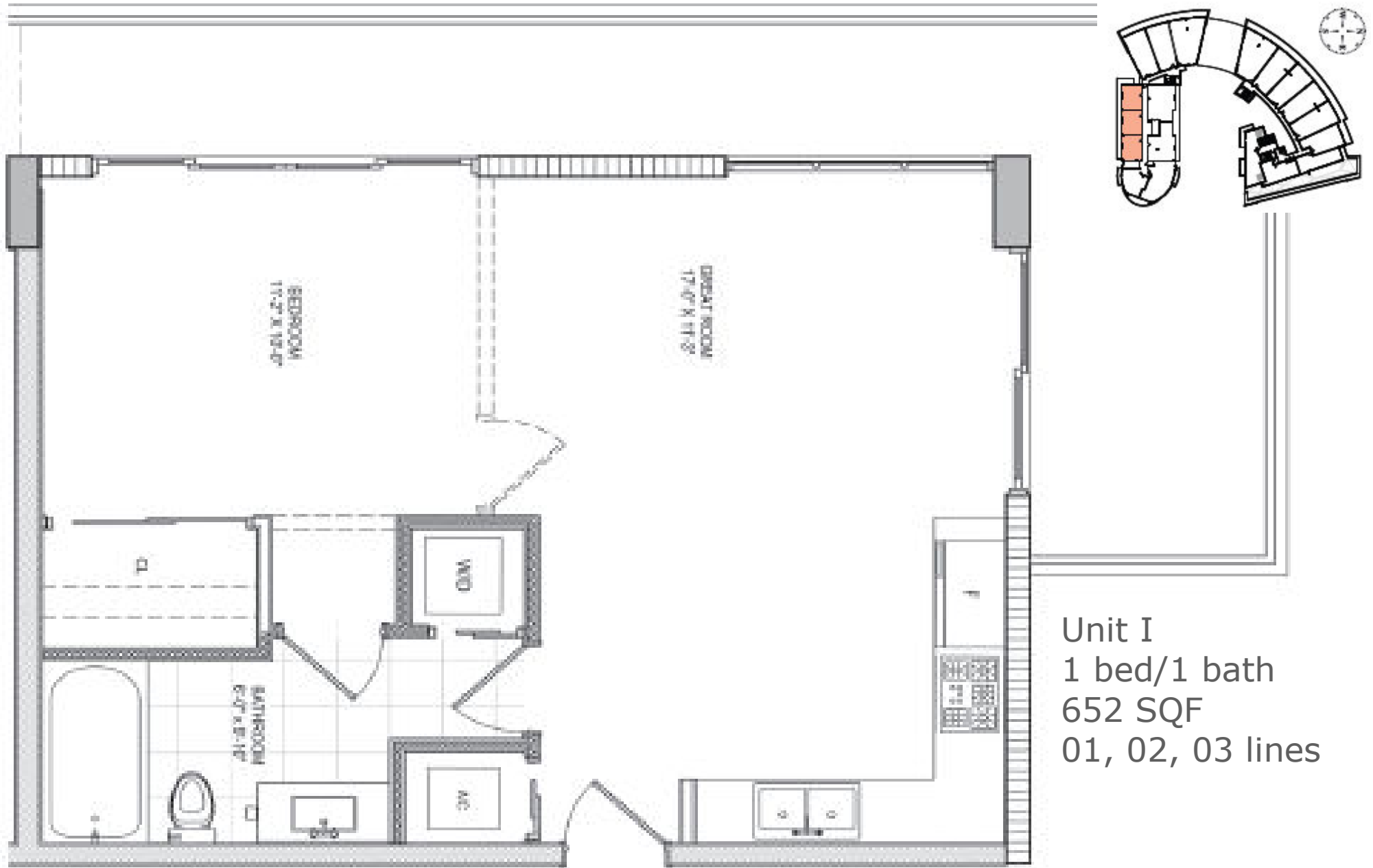
All plans, elevations, specifications, unit orientation, and designs, are subject to change or substitution without notice by Developer, and should not be relied upon as representations, express or implied, of the final details of the units. Stated dimensions are measured to the exterior face of exterior walls, to the midpoint of demising walls and to the exterior face of walls adjoining corridors or other common elements. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The floor plan and square footage referenced herein are believed to be true and accurate, but are not guaranteed or warranted and may be revised, amended, or changed without notice.



Unit C
3 beds/3.5 baths
1675 SQF
10 & 11 lines

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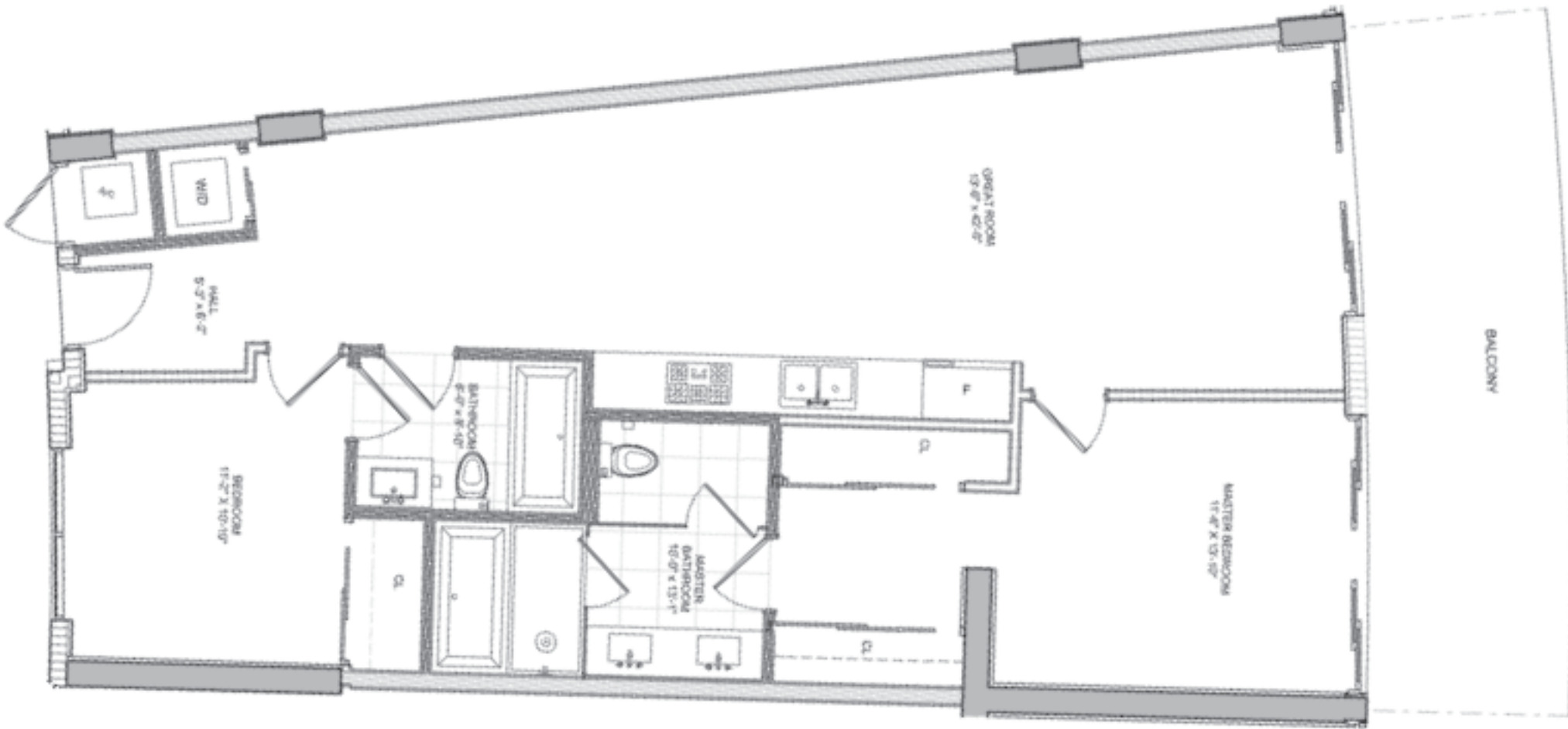
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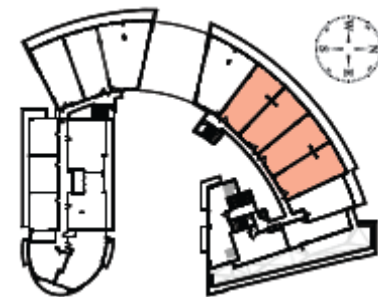
Unit I
 1 bed/1 bath
 652 SQF
 01, 02, 03 lines

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Unit D
 2 beds/2 baths
 1230 SQF
 12, 13, 14, 15 lines



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PELORO
MIAMI BEACH

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PELORO PRICE RANGE SHEET

Model	AC Living Area sf	View	Model	Price Range
1/1	647-765	Garden	01, 02, 03,04	\$362,900 - \$405,900
2/2	1,044 - 1,182	Garden	05,06,07,16	\$424,000 - \$551,200
2/2 + Den	1,231 - 1,282	Bay	08,09,12,13,14,15	\$556,500 - \$721,000
3/3	1.673	Bay	10,11	\$906,300 - \$980,500
2/2 TH	1.307	Garden	01,02,03	\$508,900 - \$583,000
Penthouses	1,827 - 2,268	Bay, Garden	08,09,10,11,12,13	\$1,113,00 - \$1,484,000

Prices may change without notice!

Deposits:

10% Reservation 2012

10% Contract End February 2013

20% Ground Break End March 2013

10% Top Off July 2014

Completion estimated Nov-Dec 2014

This dates may change without notice!