



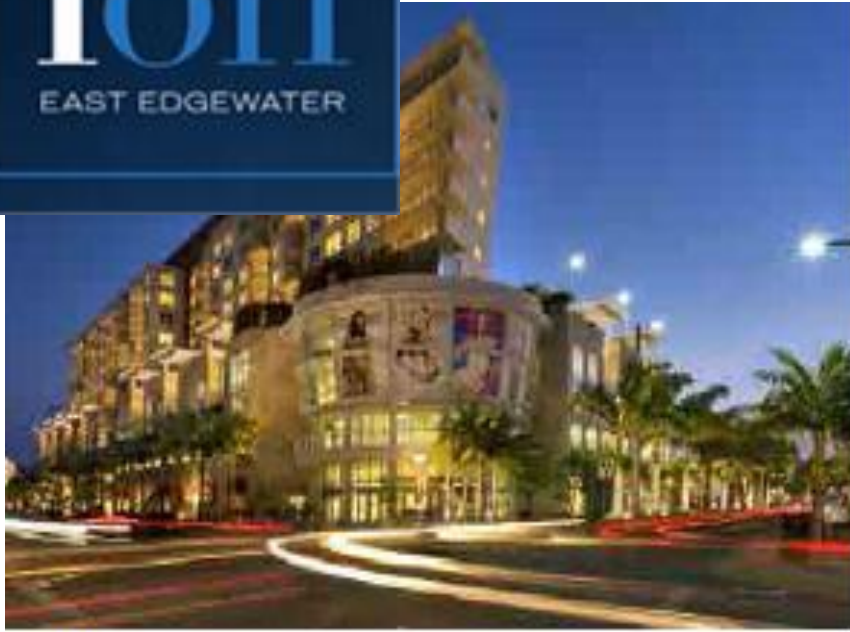
YOU
BELONG
TO THE
CITY





ARQUITECTONICA





MIDTOWN

In the midst of the hustle and bustle of the city, you'll find this multiplex center for popular restaurants and retail stores, making it one of the city's main corridors.



DESIGN DISTRICT

Home to the most recognized names in fashion, Miami's own Rodeo Drive has become the top destination for those looking for fine cuisine, bespoke design studios and luxury retail.



WYNWOOD

With more art galleries than one can imagine, the richness of this neighborhood lingers for miles across the walls intersecting contemporary boutiques, trendy eateries and hip nightlife.



THE BEACHES

Just a few miles across the causeway to sapphire waters, the cosmopolitan and the casual mystically combine in the art deco design of world-renowned restaurants, star-studded nightclubs and other entertainment venues.



DOWNTOWN

The mix of skyscrapers, restaurants, arenas and museums has never been more picturesque. Proving that business and pleasure make for a perfect marriage, Downtown reigns supreme.



ENTERTAINMENT DISTRICT

Infusing the city with its vibrant pulse is this cultural hub that includes the Miami City Ballet, the Florida Grand Opera, the Adrienne Arsht Performing Arts Center and the new Perez Art Museum Miami, all along the waters of Biscayne Bay.



Miami – The New Capital of International Interest



in Downtown Miami

Historically, Miami has been renowned for its stunning beaches, international finance, and nonstop nightlife. Today, however, people from all over the world are choosing Miami as the ultimate destination in which to live in terms of culture, industry, and entertainment. The city has been labeled as the Wall Street of the South for its business and commerce reach into Latin America, the Caribbean, South America, and beyond. With the direct ocean access via Government Cut, the Port of Miami is not only picturesque, but vital to the region and the state. People flock to the city to take part in the festivities and exhibits of Art Basel in December; the Coconut Grove Arts Festival in February; and the Sony Open Tennis Tournament each March on Key Biscayne. Throughout the rest of the year, boat shows, fitness challenges, food and wine festivals, and more attract an audience from dozens of countries. And, with recent additions such as the Arsht Center for the Performing Arts, The Perez Art Museum, the Frost Museum of Science, American Airlines Arena, Mary Brickell Village, and the upcoming high-speed rail service – All Aboard Florida – connecting Miami to other key Florida cities such as Orlando and Tampa, Miami now has the attention of the entire world for its ever-growing diversity, international cuisine, high-end shopping, and world-class entertainment...making Miami synonymous with cosmopolitan city living.





INTRODUCING ION AT EAST EDGEWATER



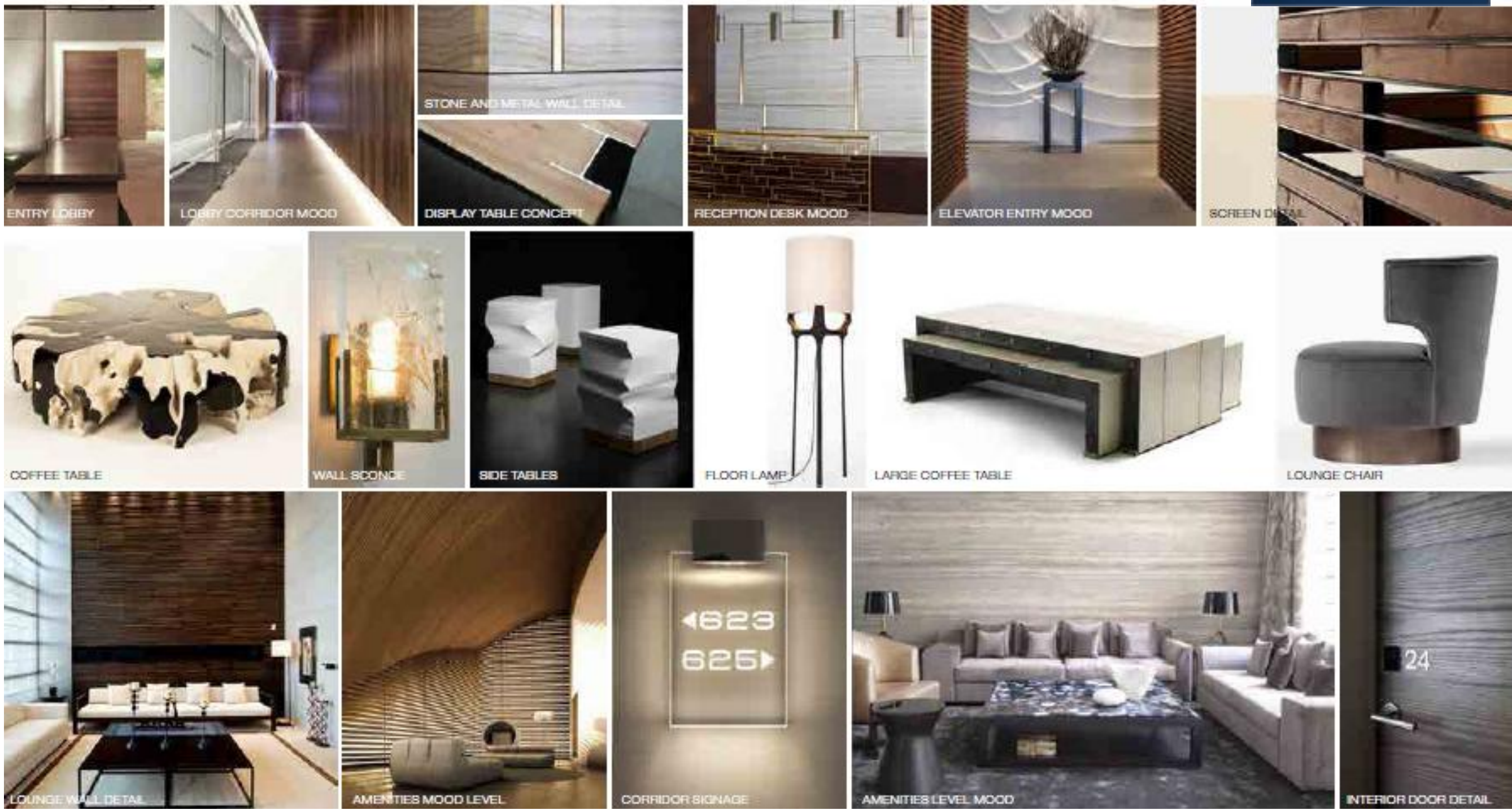
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DESIGN INSPIRATION BY HIRSCH BEDNER



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DESIGN INSPIRATION BY HIRSCH BEDNER



LOBBY/HALL CONSOLE



WAVY WOOD FLOOR



THEATRE ROOM MOOD



CABINETRY DETAIL



LIGHTING MOOD



TABLE/CONSOLE DETAIL



CEILING PENDANT



LOUNGE CHAIR



SIDE TABLES



CEILING PENDANT



ROOF TOP LOUNGE MOOD



PATIO DINING MOOD



POOL LIGHTING



SIGNATURE PIECES



DAYBED CONCEPT

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 interior design by Greg Bates of Hirsch Bedner Associates, known for his work in hospitality including the Mandarin Oriental at Time Warner Center in New York
- 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
- 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 cinema, bocce court and terraced outdoor summer kitchen with chef's table.
- 37th-floor Sky Deck with extraordinary panoramic water and cityscape views, plunge 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
- 20,000 sq. ft. planned prime retail/restaurant space on Biscayne Boulevard. 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

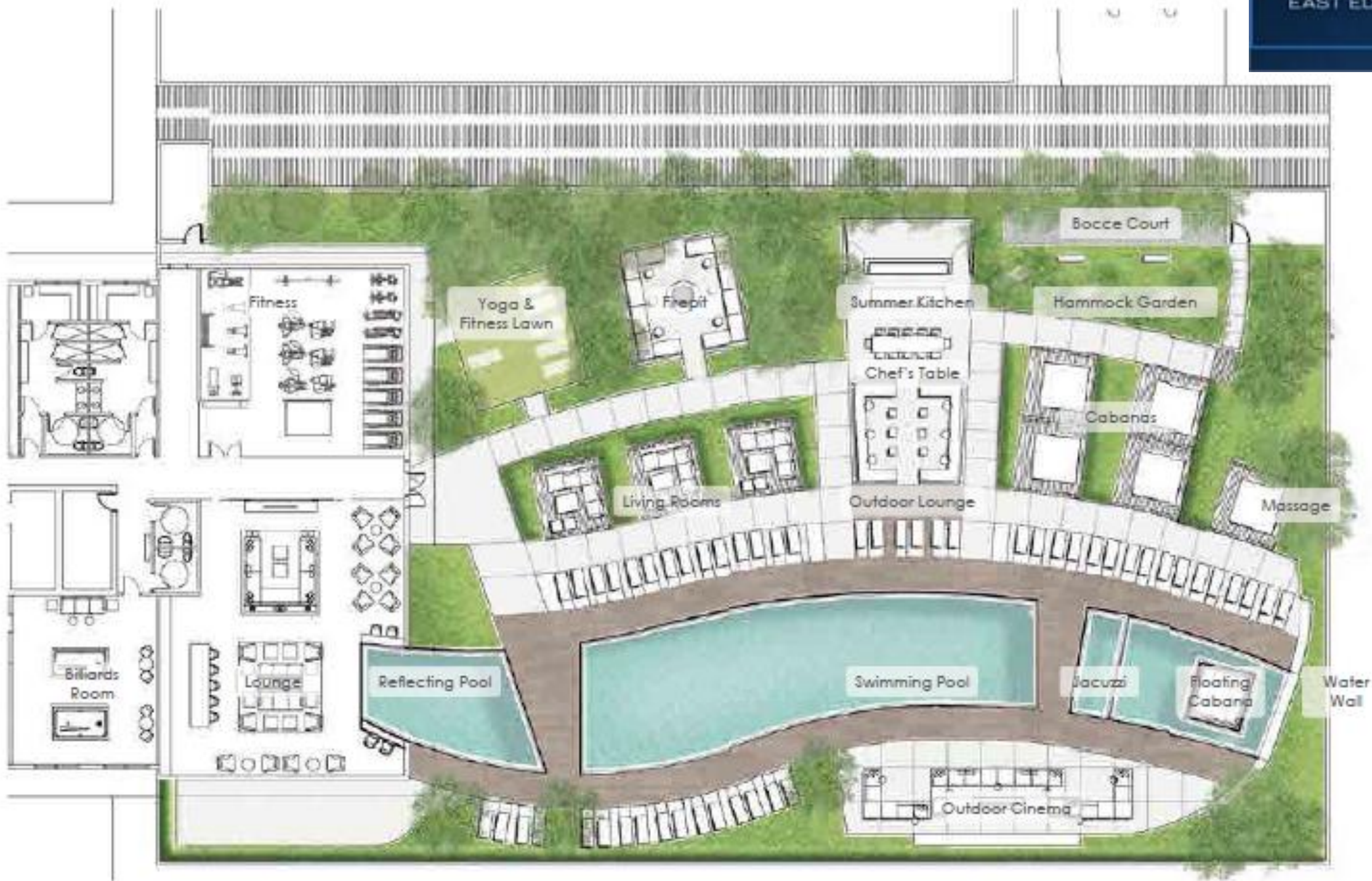
- Executive business center & conference room for exclusive use by individual suite owners and their guests located on 2nd floor
- Ground-floor resident mail lounge and business center with conference room for all residents
- Silver LEED building
- Private, secure storage for bicycles, paddle boards, etc.
- High-speed Wi-Fi Internet access in all social areas.

RESIDENCES

- Layouts include one-, two- and three-bedroom residences, plus six expansive, twobedroom, duplex townhouses.
- Lofty 9' clear ceiling heights in typical units, with 10' Penthouses and 11' 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



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LEVEL 08

AMENITY DECK

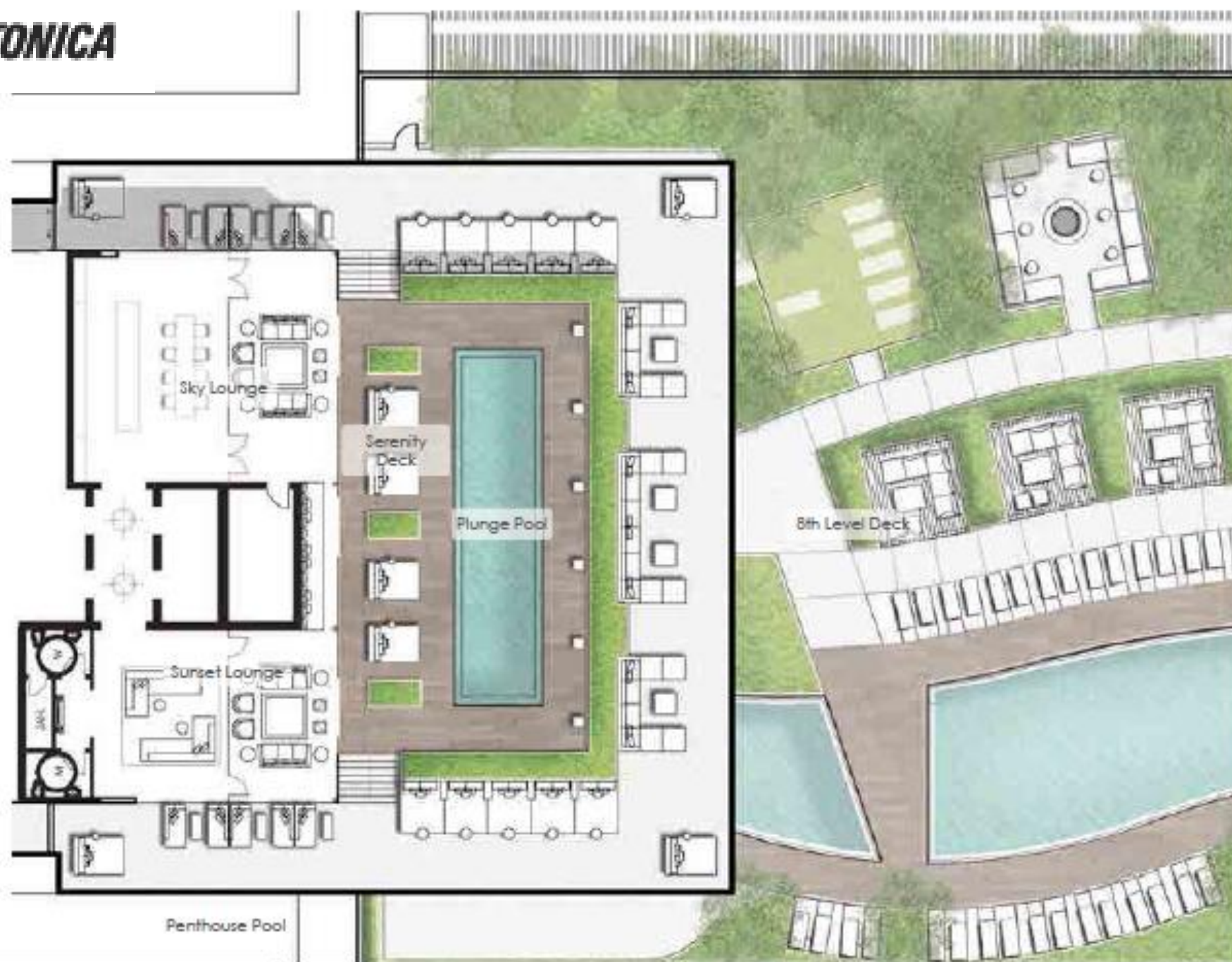
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ROOF

ROOFTOP SKYDECK

SCALE: 1"=20'

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VIEWS



NORTHEAST VIEW





NORTHEAST VIEW



SOUTH VIEW





SOUTH VIEW





SOUTH VIEW





2-STORY
RETAIL

9-STORY
ICON BAY
GARAGE
& TENNIS
COURTS

ICON
BAY

PUBLIC SCULPTURE
AND ART-PARK

CRIMSON

BAY
HOUSE

M
BAY

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EAST EDGEWATER...THE BIRTH OF MIAMI'S HOTTEST NEW NEIGHBORHOOD INCLUDING A PUBLIC SCULPTURE AND ART PARK



One of the highlights proposed in the park design is there will be outdoor sculptures by accomplished local and international artists including Cuban artist Jose Bedia Valdes and Argentinian artists Carolina Sardi and Eugenio Cuttica.



Proposed renderings and artists of public sculpture and art park by neighboring developer. This is not intended to be used as a contract document. DISCLAIMER ON BACK PAGE
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FLOOR PLANS

KEY PLANS



- 2 BEDROOMS
- 2 BEDROOMS + DEN
- 1 BEDROOM + DEN
- 1 BEDROOM/1.5 BATH
- 1 BEDROOM/1 BATH

LEVELS 2-8



KEY PLANS



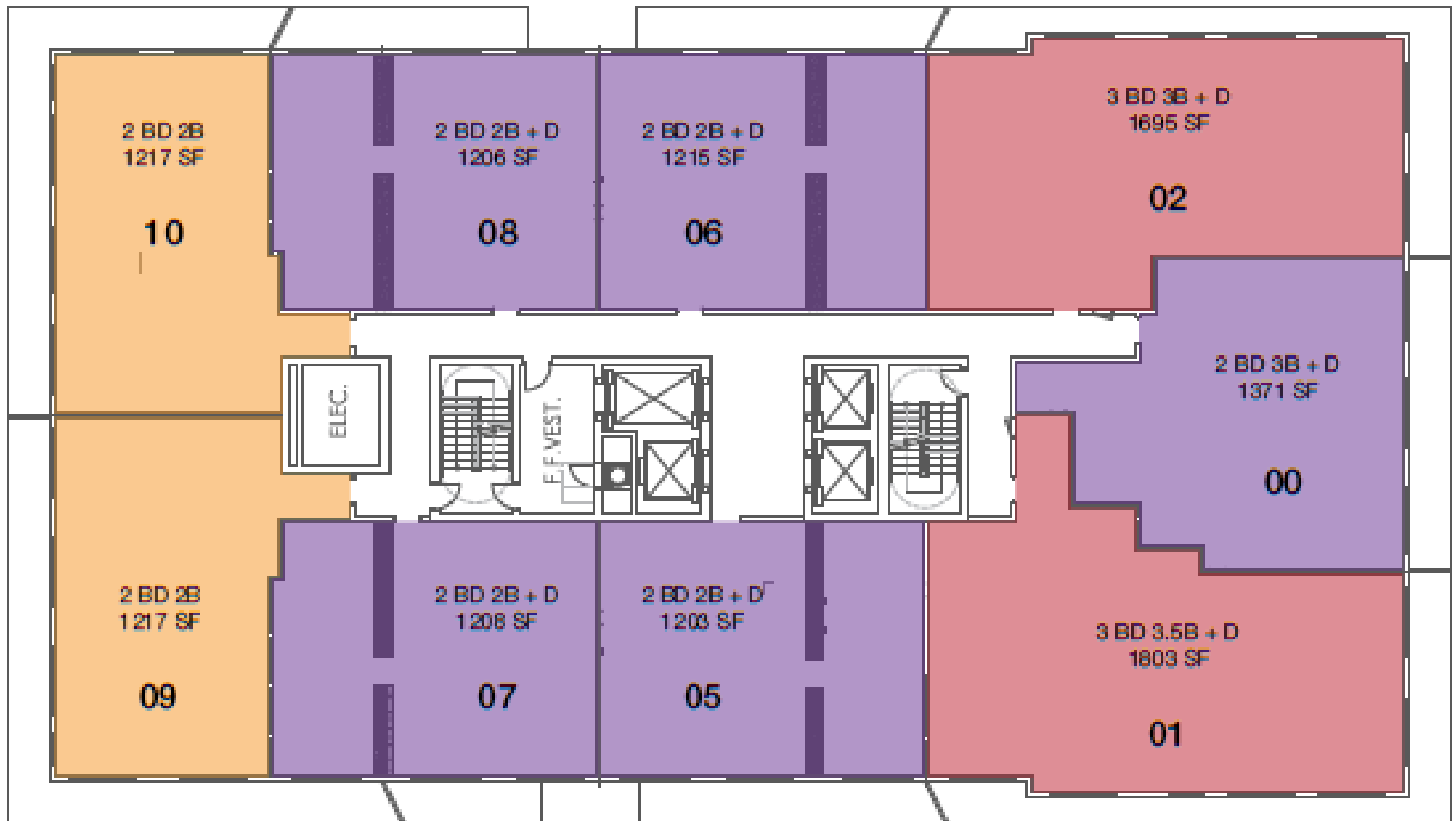
LEVELS 9-16



- 2 BEDROOMS
- 2 BEDROOMS + DEN
- 1 BEDROOM + DEN
- 1 BEDROOM + 1.5 BATH
- 1 BEDROOM + 1 BATH



KEY PLANS

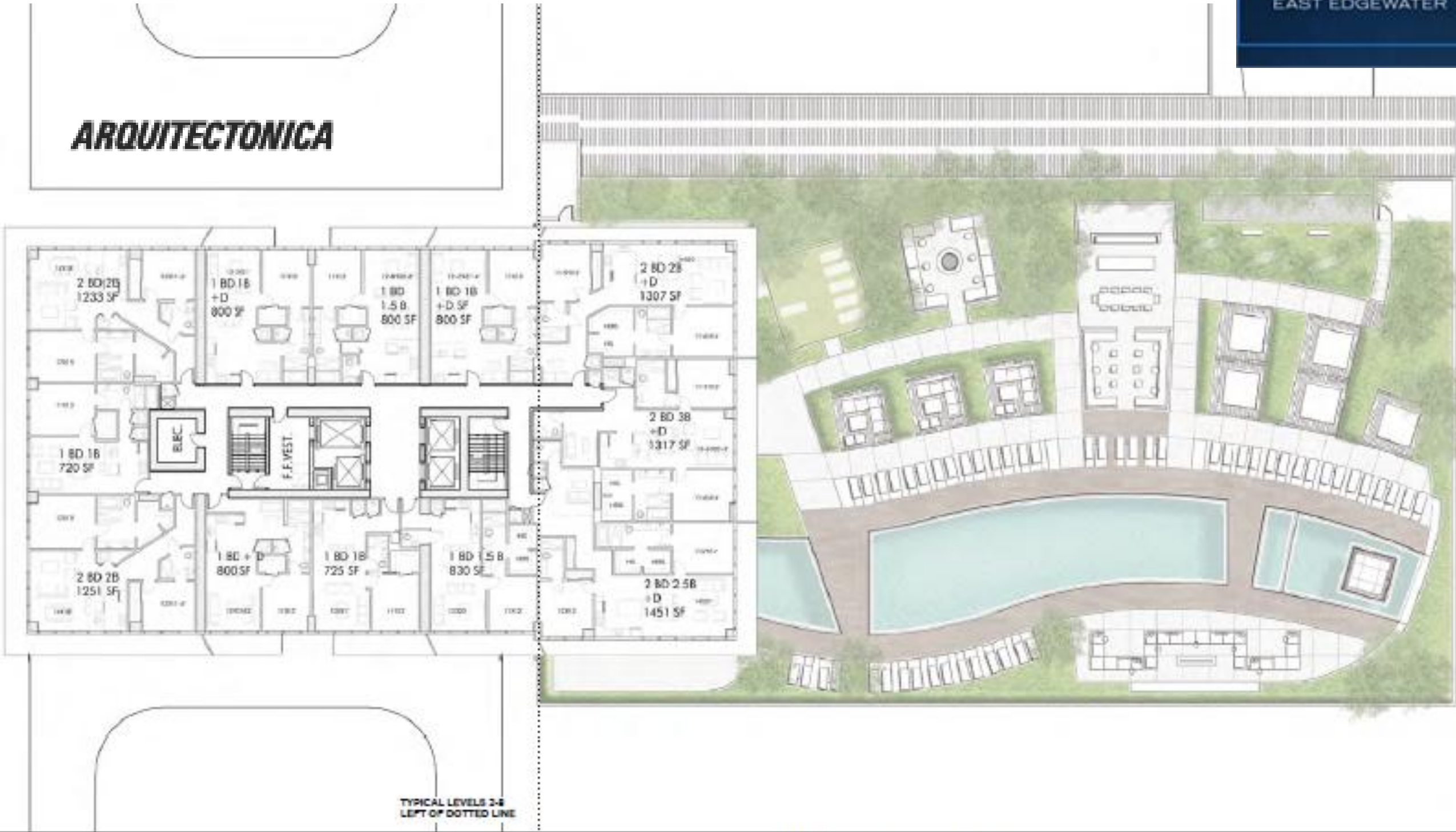


LEVELS 17-34



- 3 BEDROOMS + DEN
- 2 BEDROOMS + DEN
- 2 BEDROOM

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LEVEL 09-16

LOWER TYP. FLOORPLATE

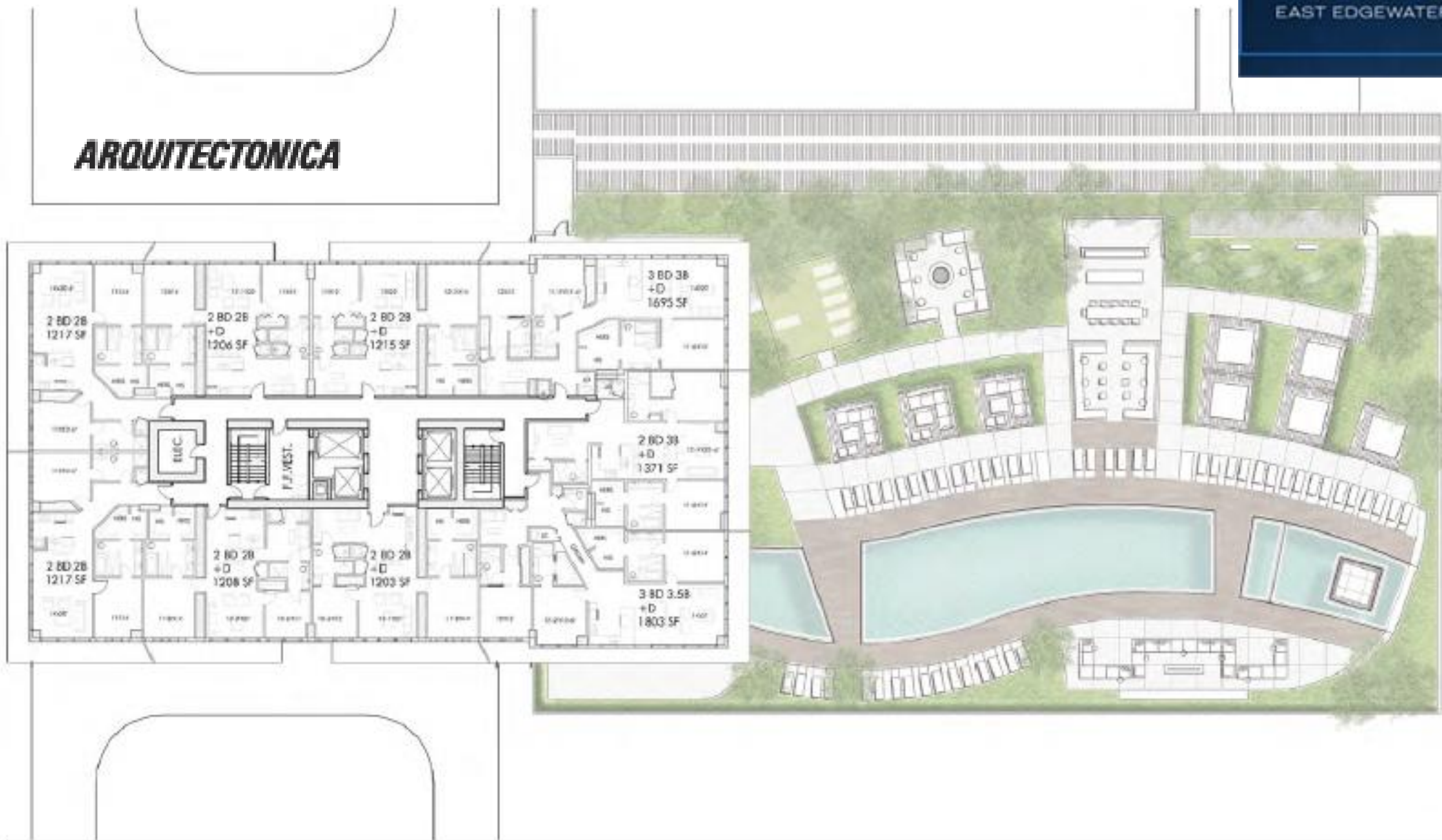
SCALE: 1"=20'



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LEVEL 17-34

UPPER TYP. FLOORPLATE

SCALE: 1"=30'

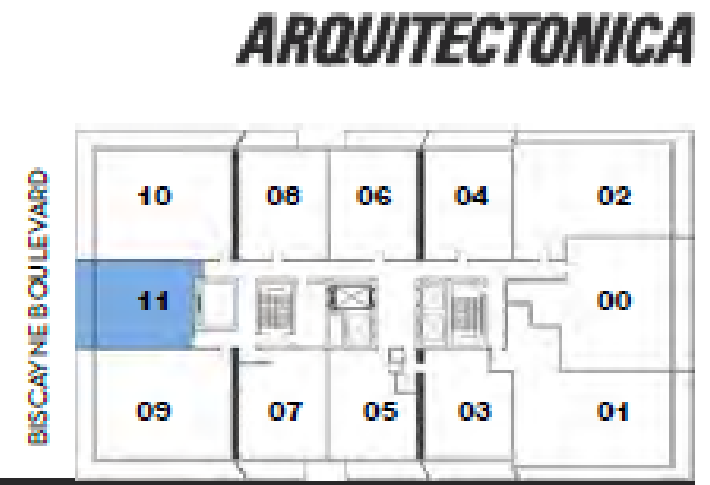
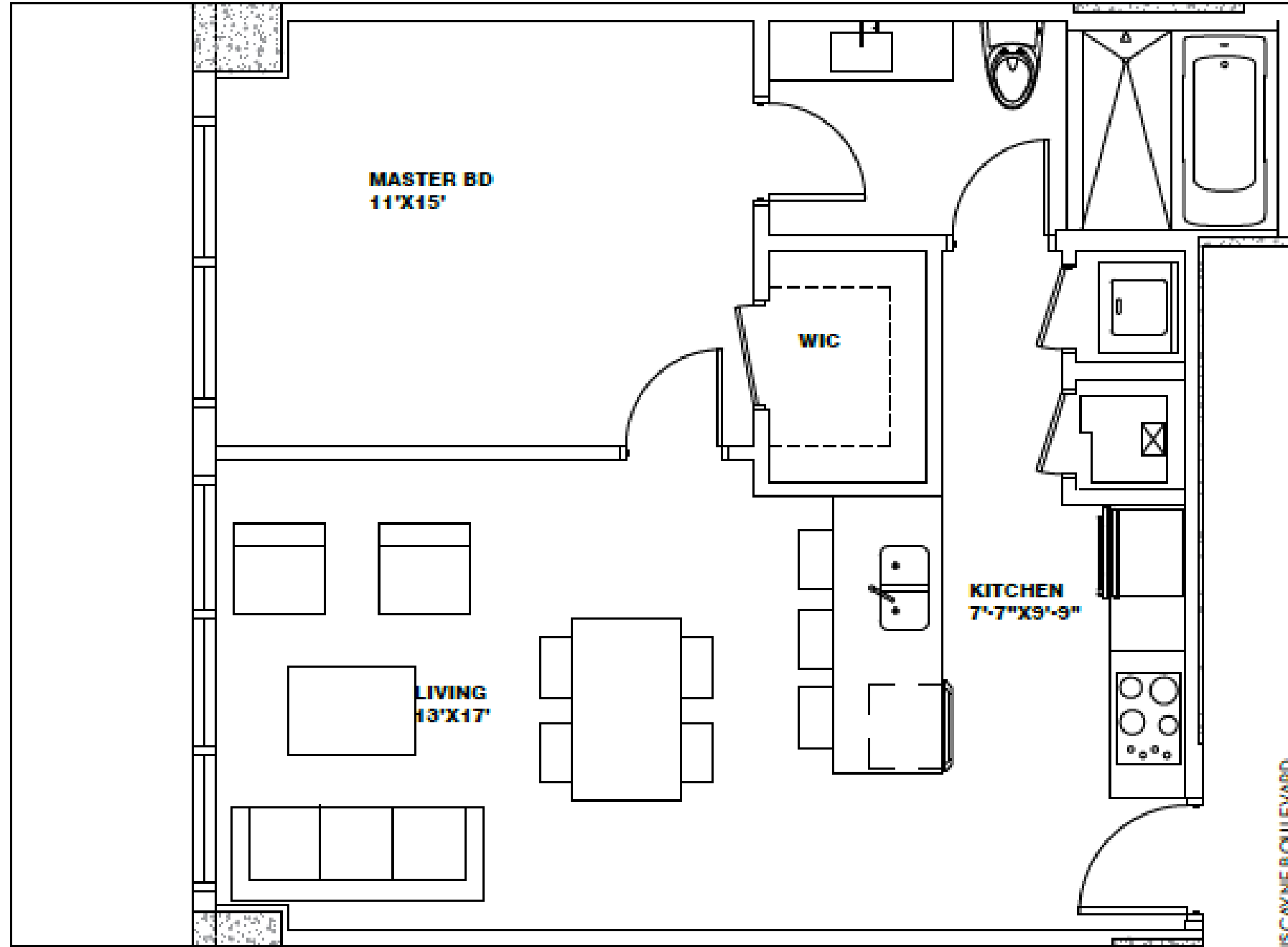


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1 BEDROOMS

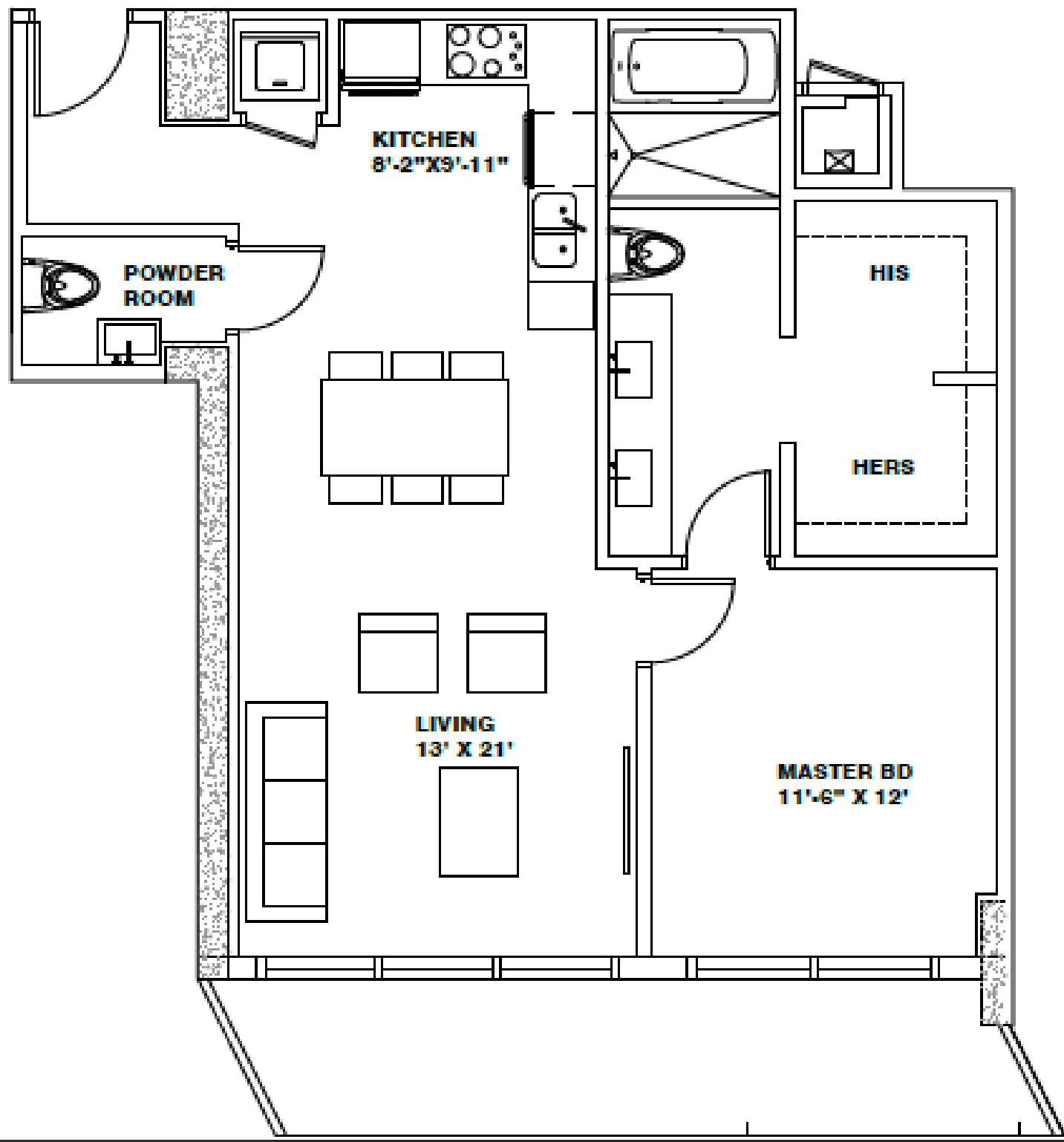


UNIT 11

1B 1B 720 SF / 67 M²

LVL 03 TO LVL 16





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UNIT 03

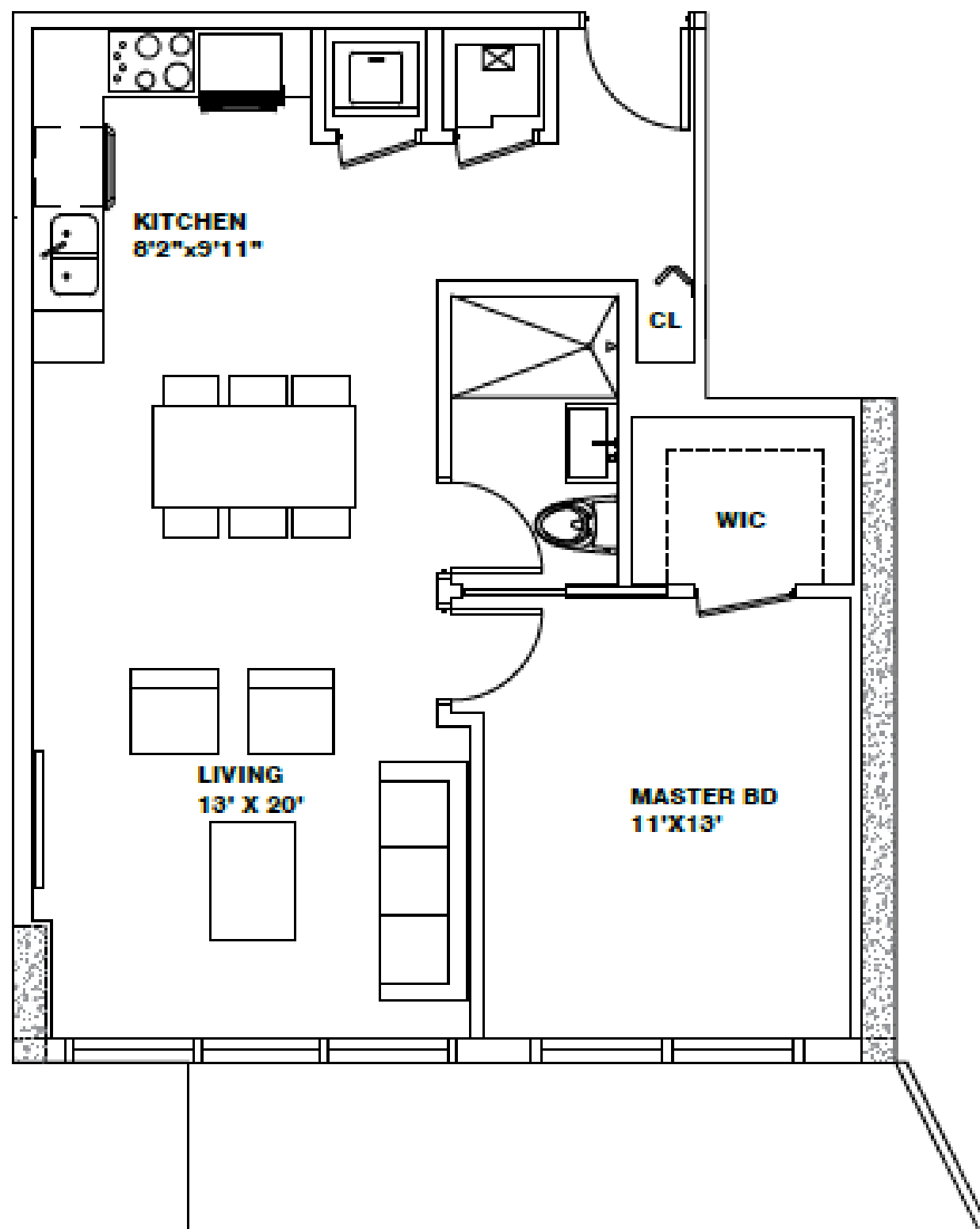
1B 1.5B 830 SF / 77 M²

LVL 02 TO LVL 16 (EXCEPT 8TH FLR)



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UNIT 05

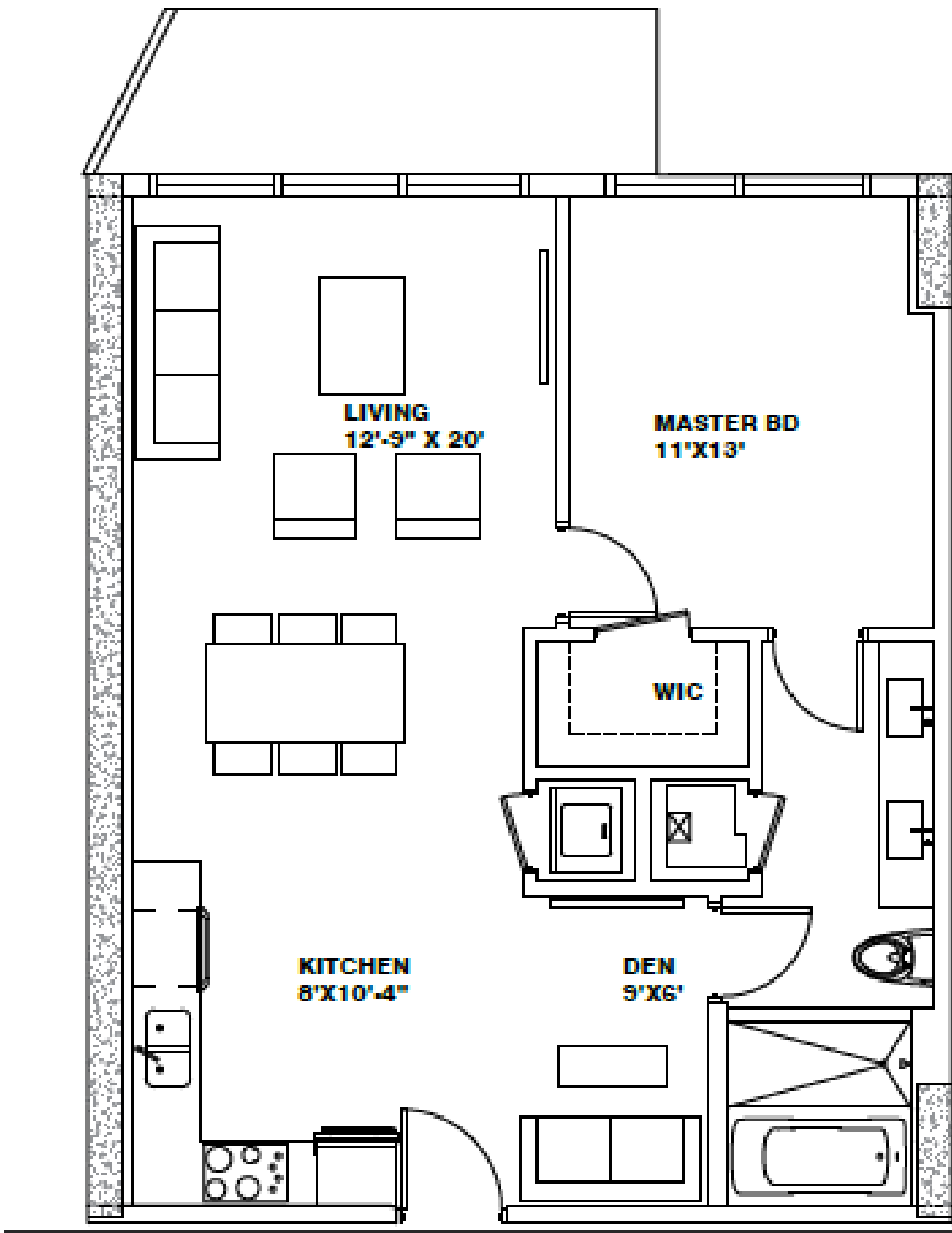
1B 1B 725 SF / 67 M²

LVL 02 TO LVL 16



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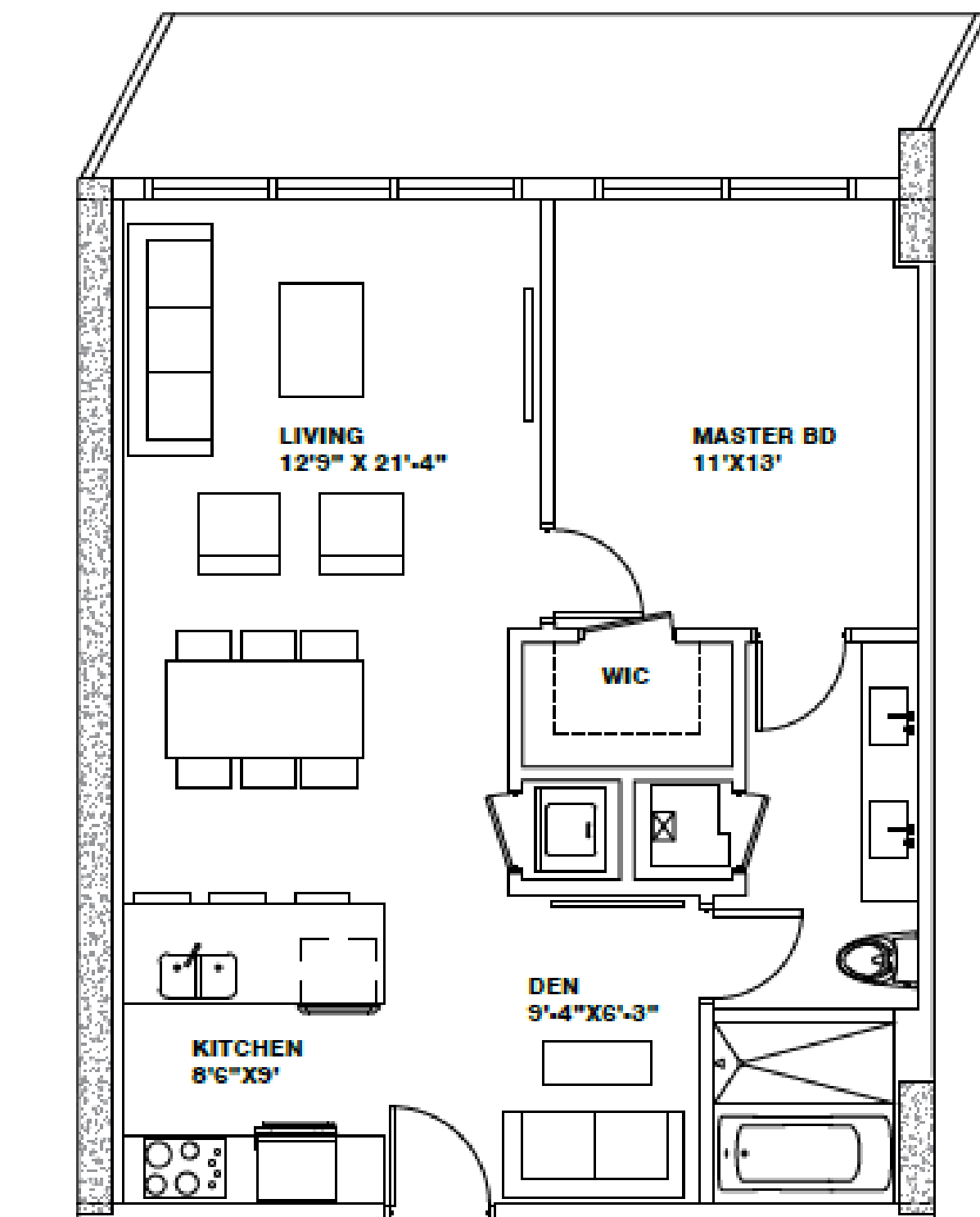
UNIT 08

1B 1B+D 800 SF / 74 M²

LVL 02 TO LVL 16



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UNIT 04

1B 1B+D 800 SF / 74 M²

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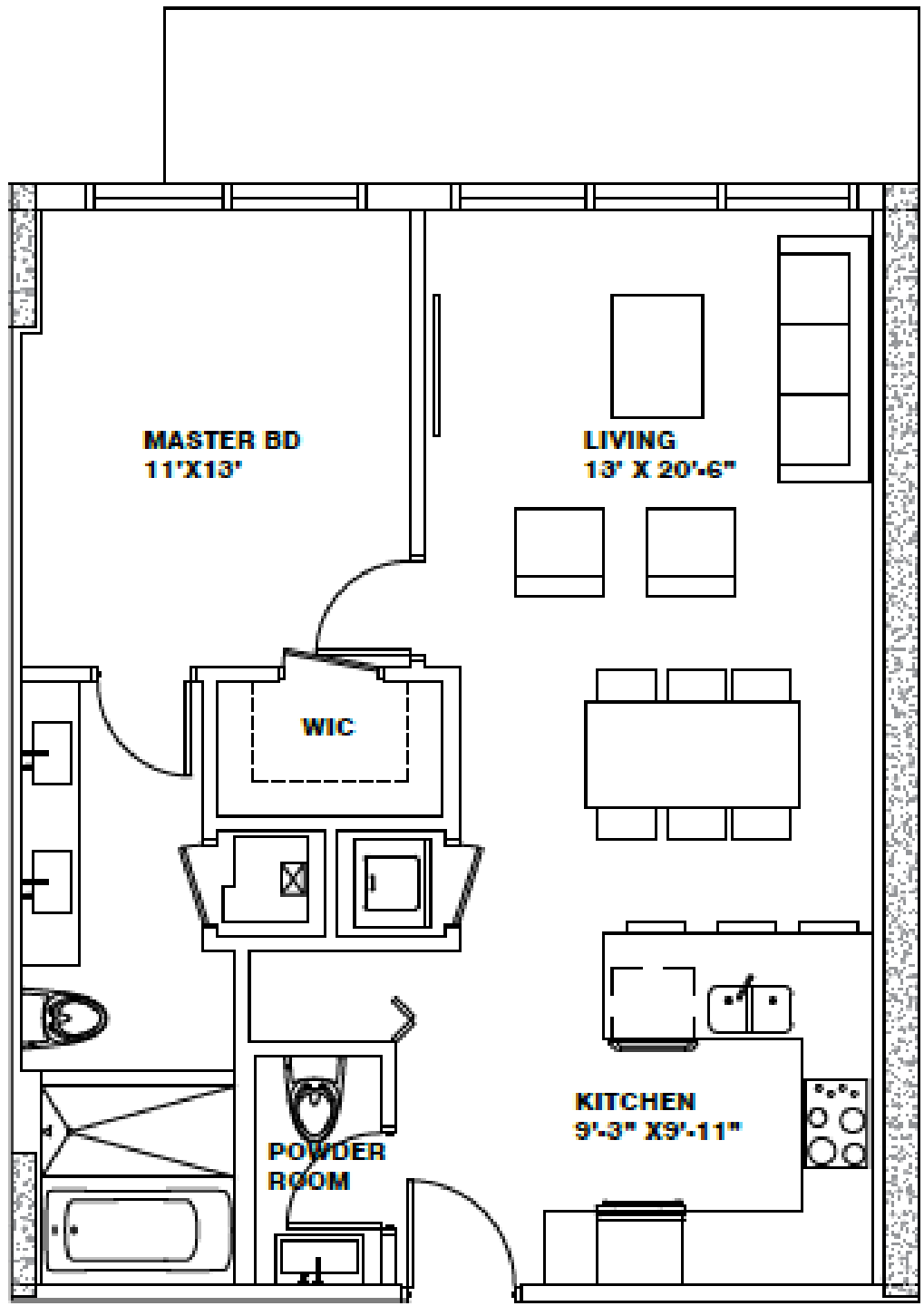


LVL 02 TO LVL 16 (EXCEPT 8TH FLR)



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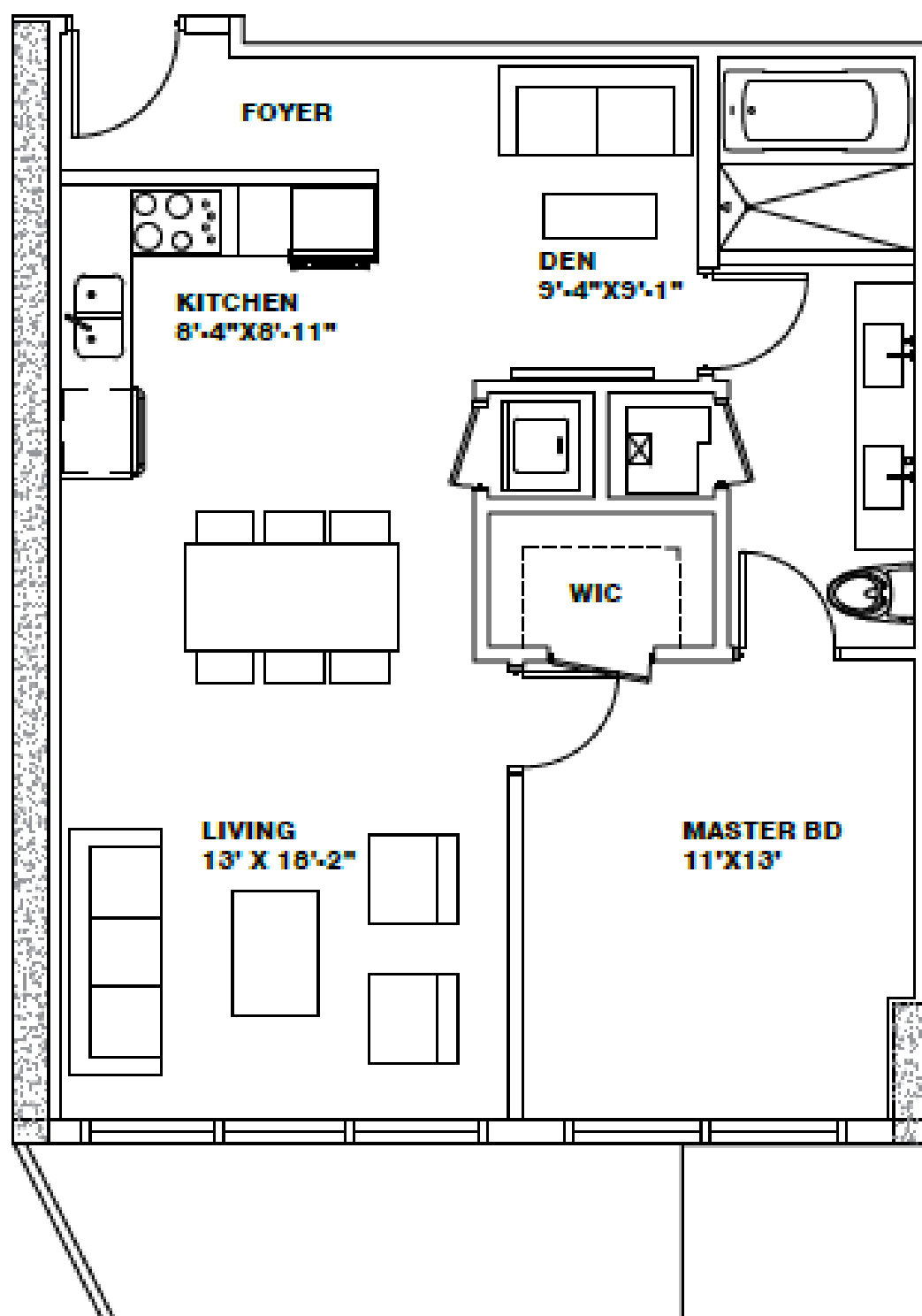


UNIT 06

1B 1.5B 800 SF / 74 M²

LVL 02 TO LVL 16





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UNIT 07

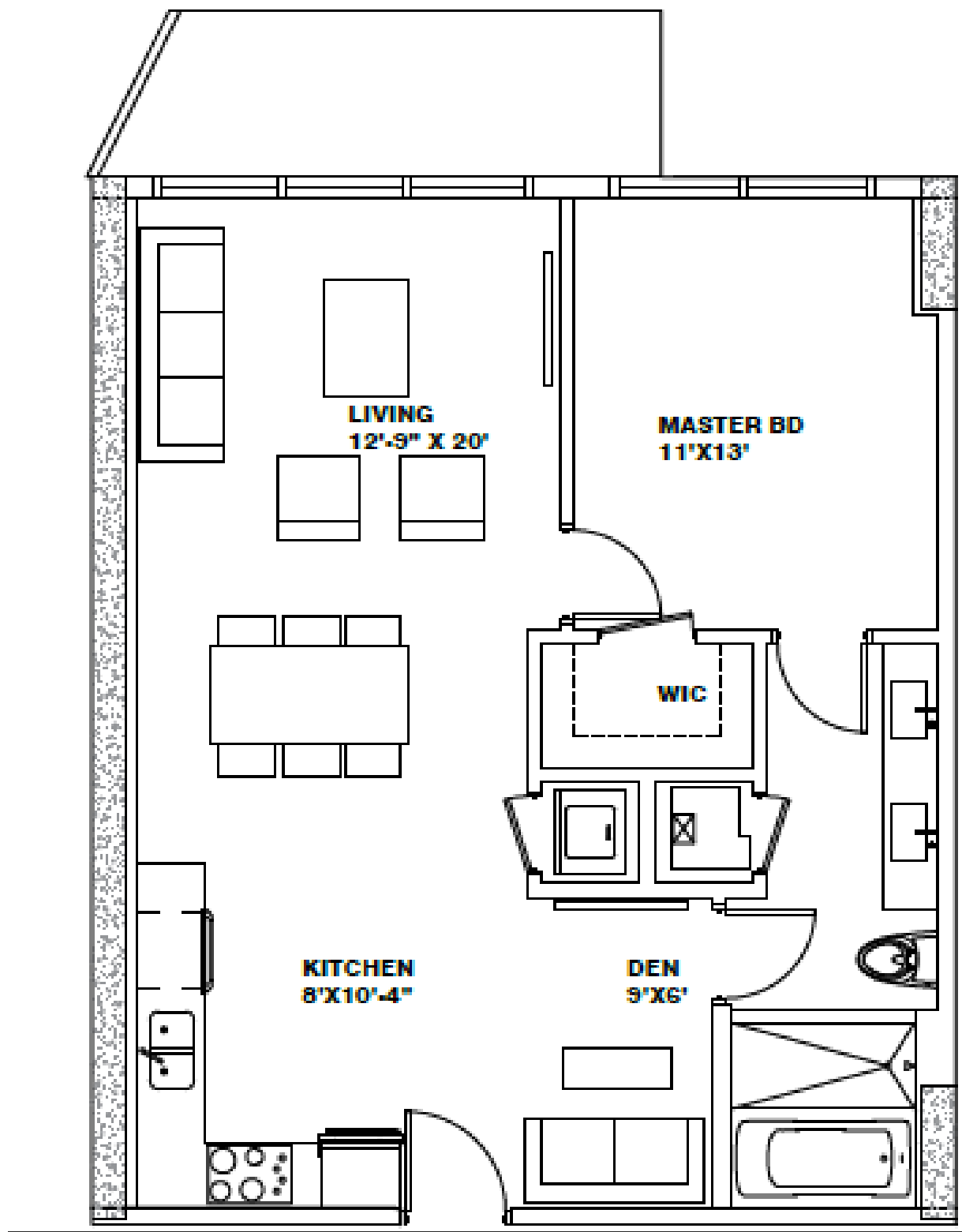
1B 1B+D 800 SF / 74 M²

LVL 02 TO LVL 16



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UNIT 08

1B 1B+D 800 SF / 74 M²

ARQUITECTONICA



LVL 02 TO LVL 16

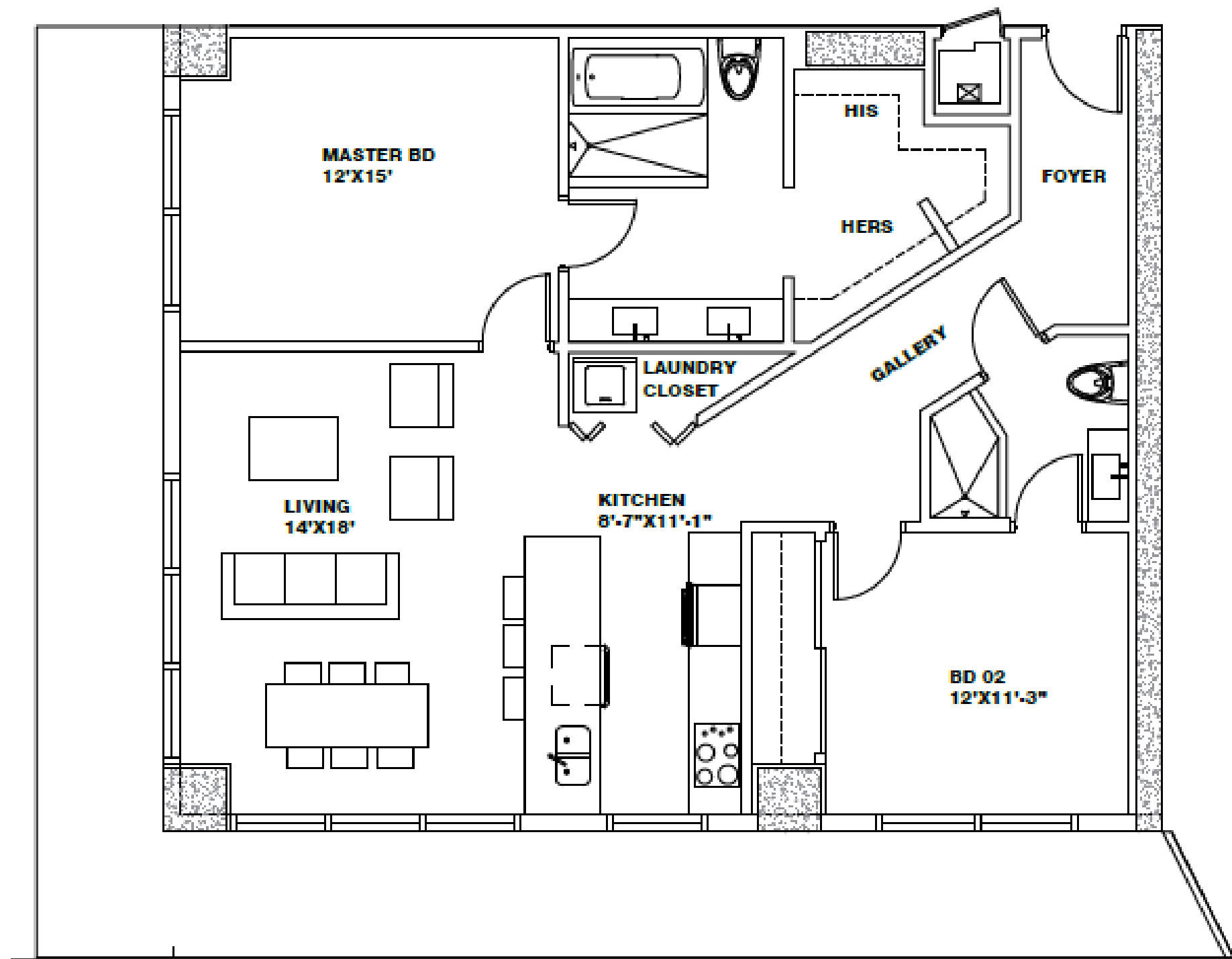


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2 BEDROOMS



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UNIT 09

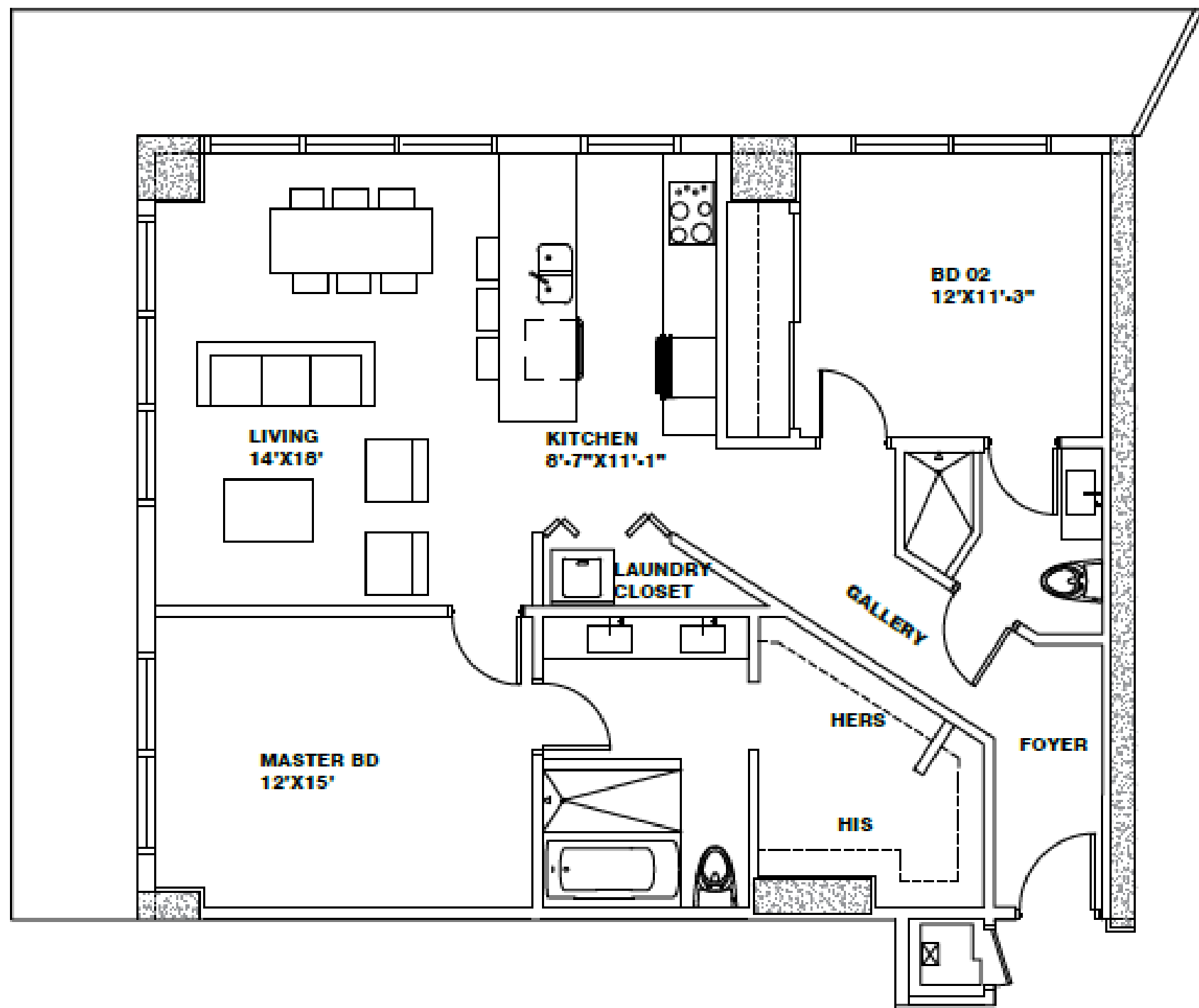
2B 2B 1251 SF / 116 M²

LVL 03 TO LVL 16



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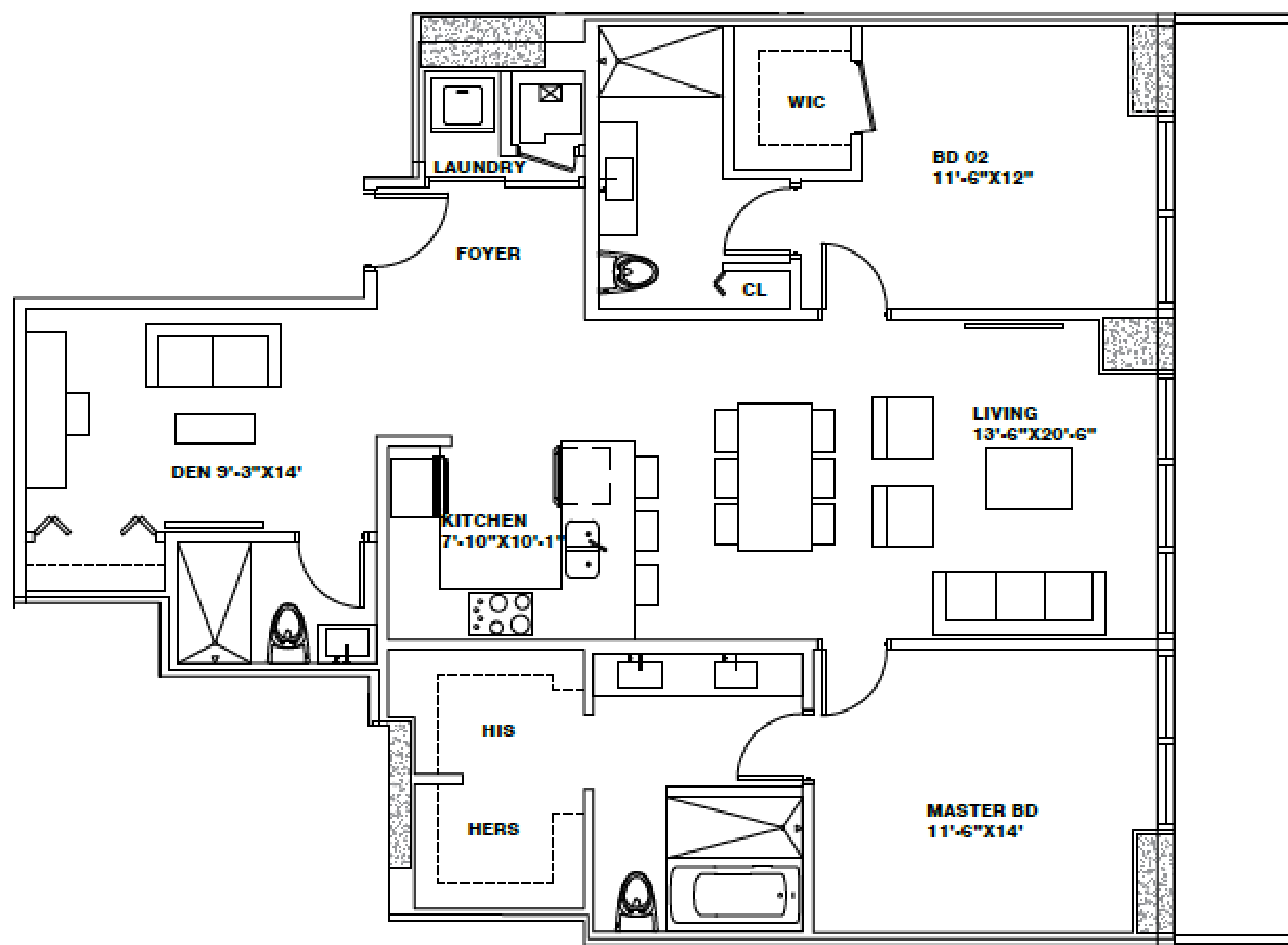
UNIT 10

2B 2B 1233 SF / 114 M²

LVL 03 TO LVL 16



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UNIT 00

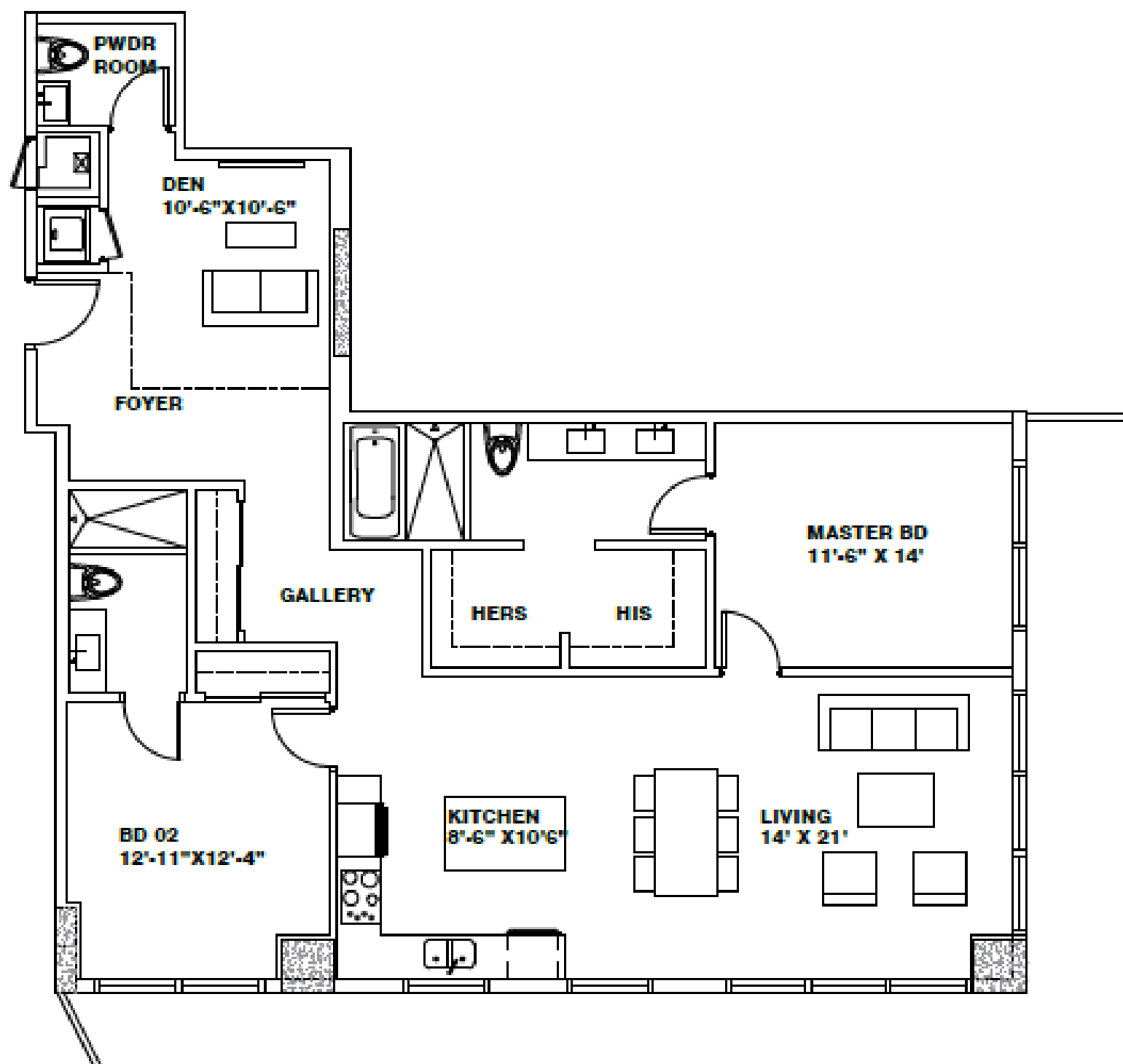
2B 3B+D 1371 SF / 127 M²

LVL 17 TO LVL 34



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UNIT 01

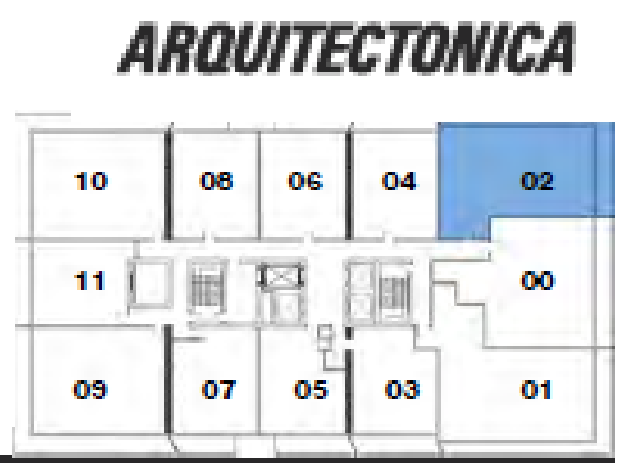
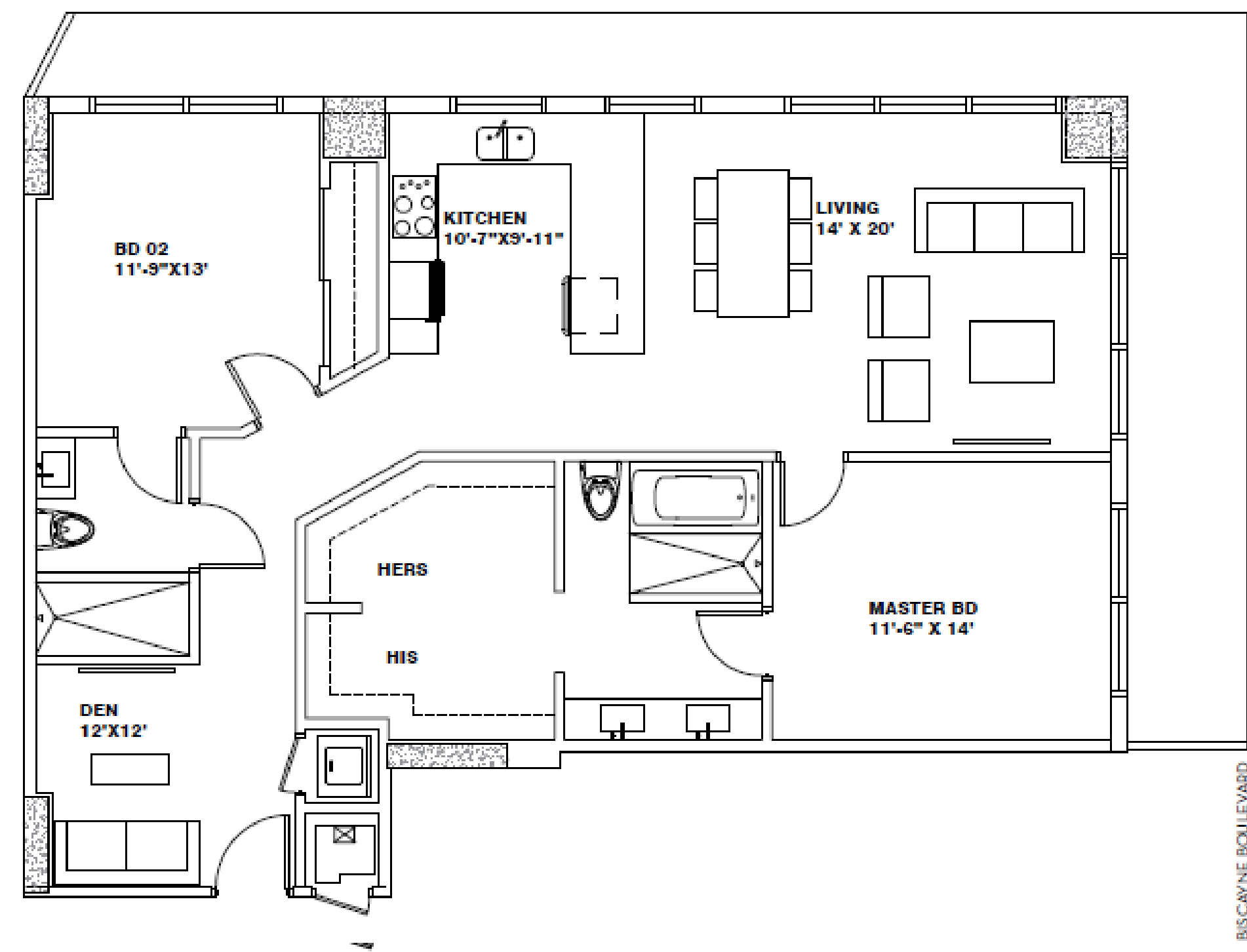
2B 2.5B+D 1451 SF / 135 M²

LVL 09 TO LVL 16



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UNIT 02

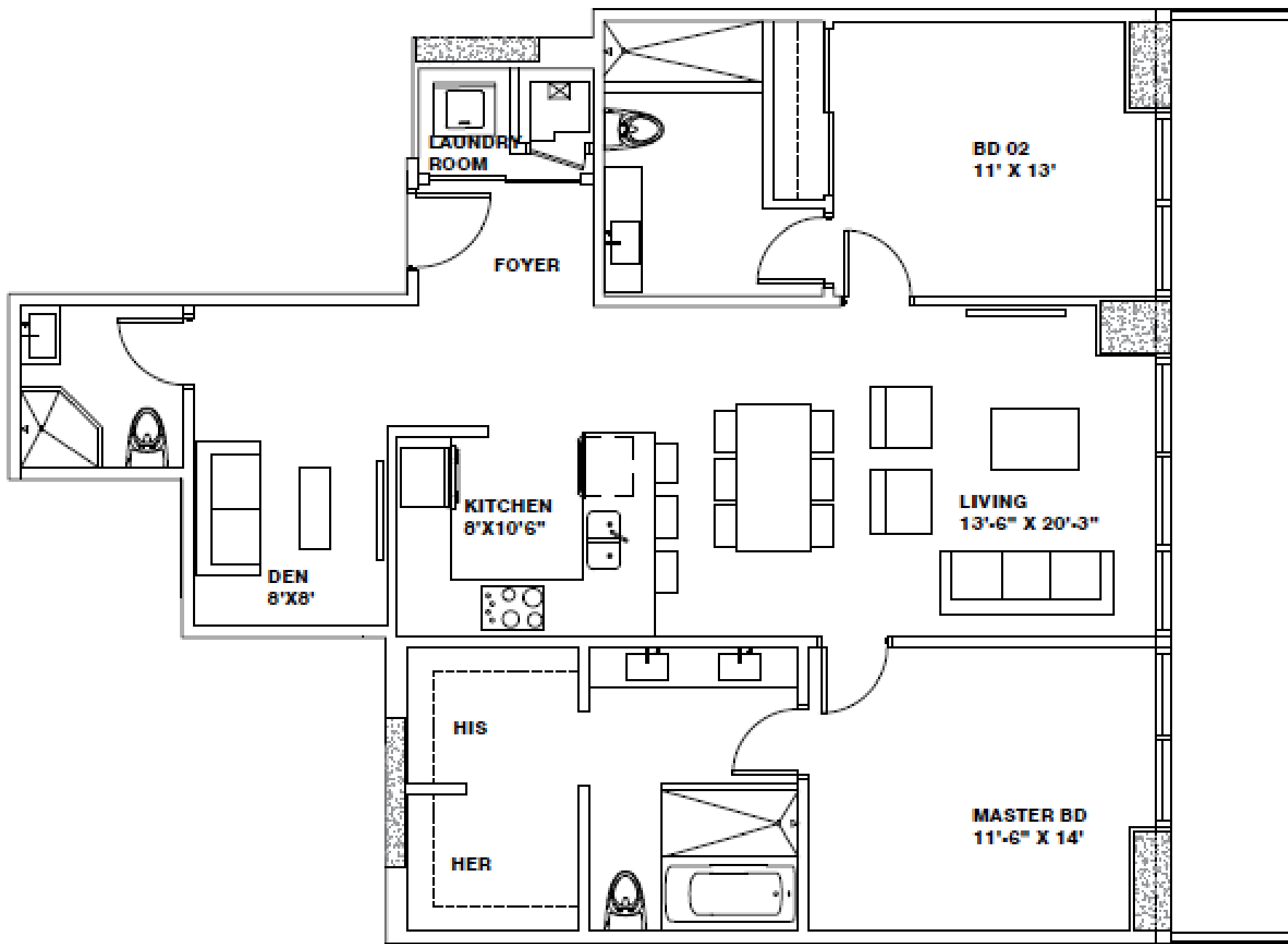
2B 2B+D 1307 SF / 121 M²

LVL 09 TO LVL 16



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UNIT 00

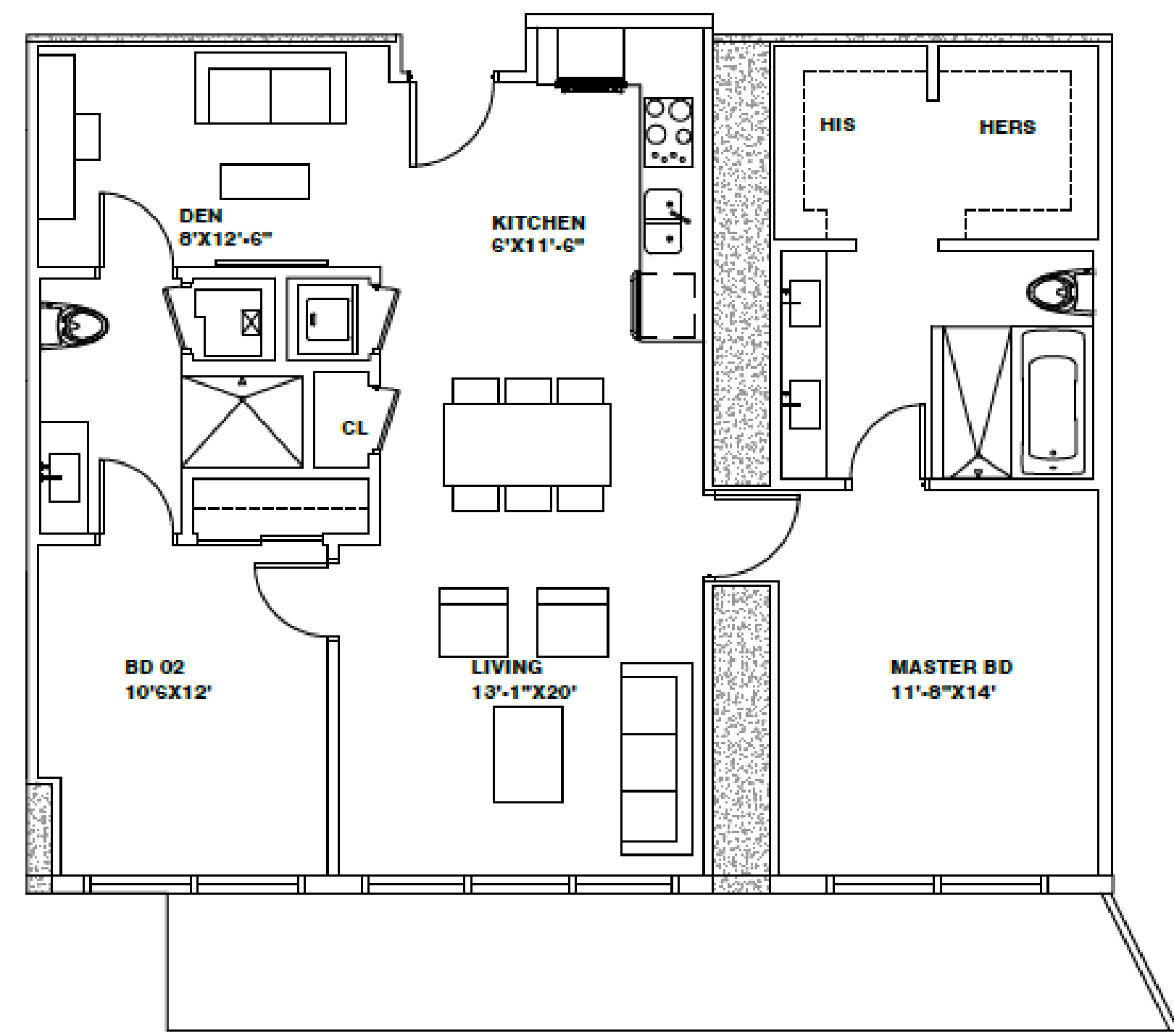
2B 3B+DEN 1317 SF / 122 M²

LVL 09 TO LVL 16



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UNIT 05

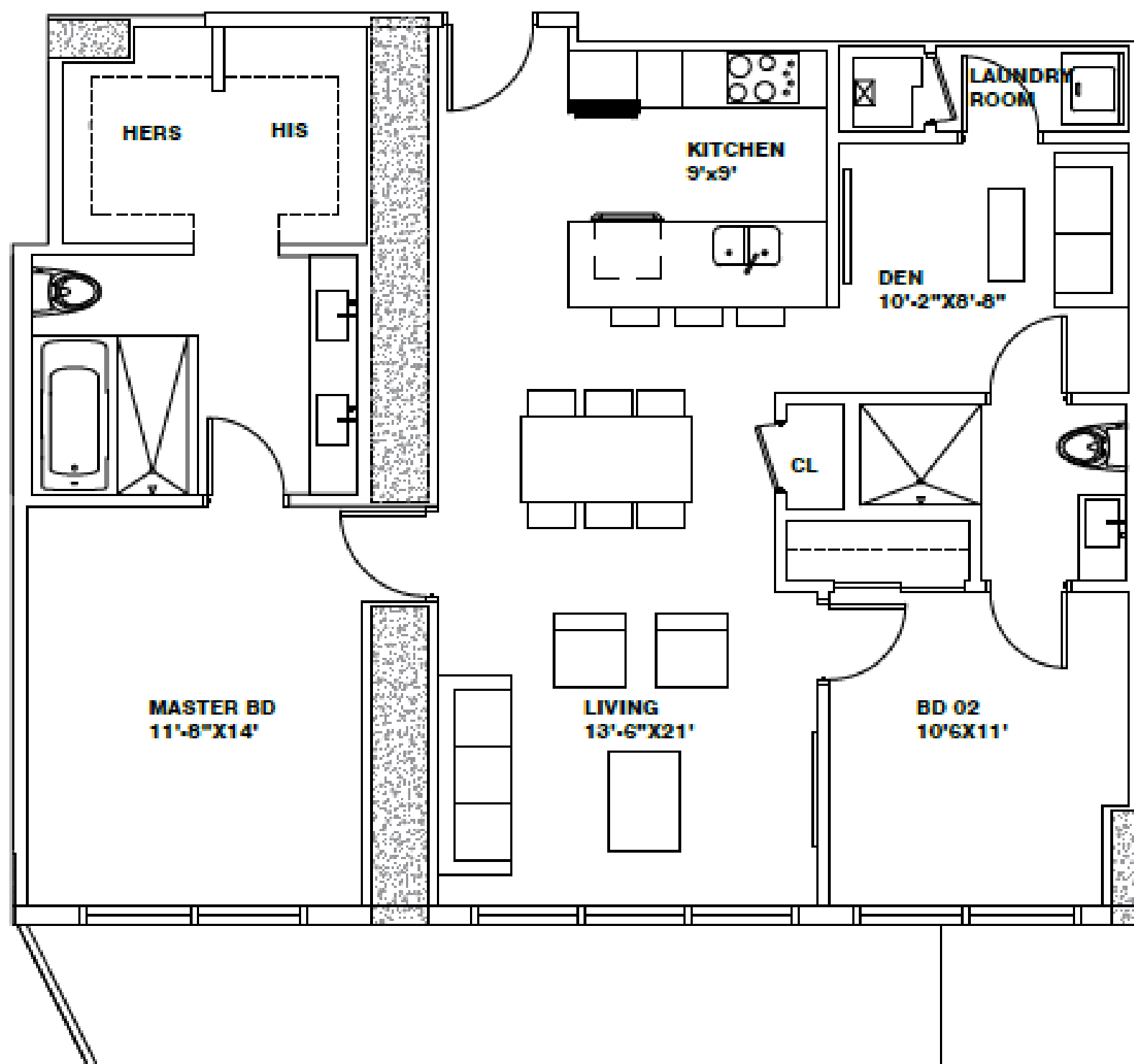
2B 2B+D 1203 SF / 112 M²

LVL 17 TO LVL 34



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UNIT 07

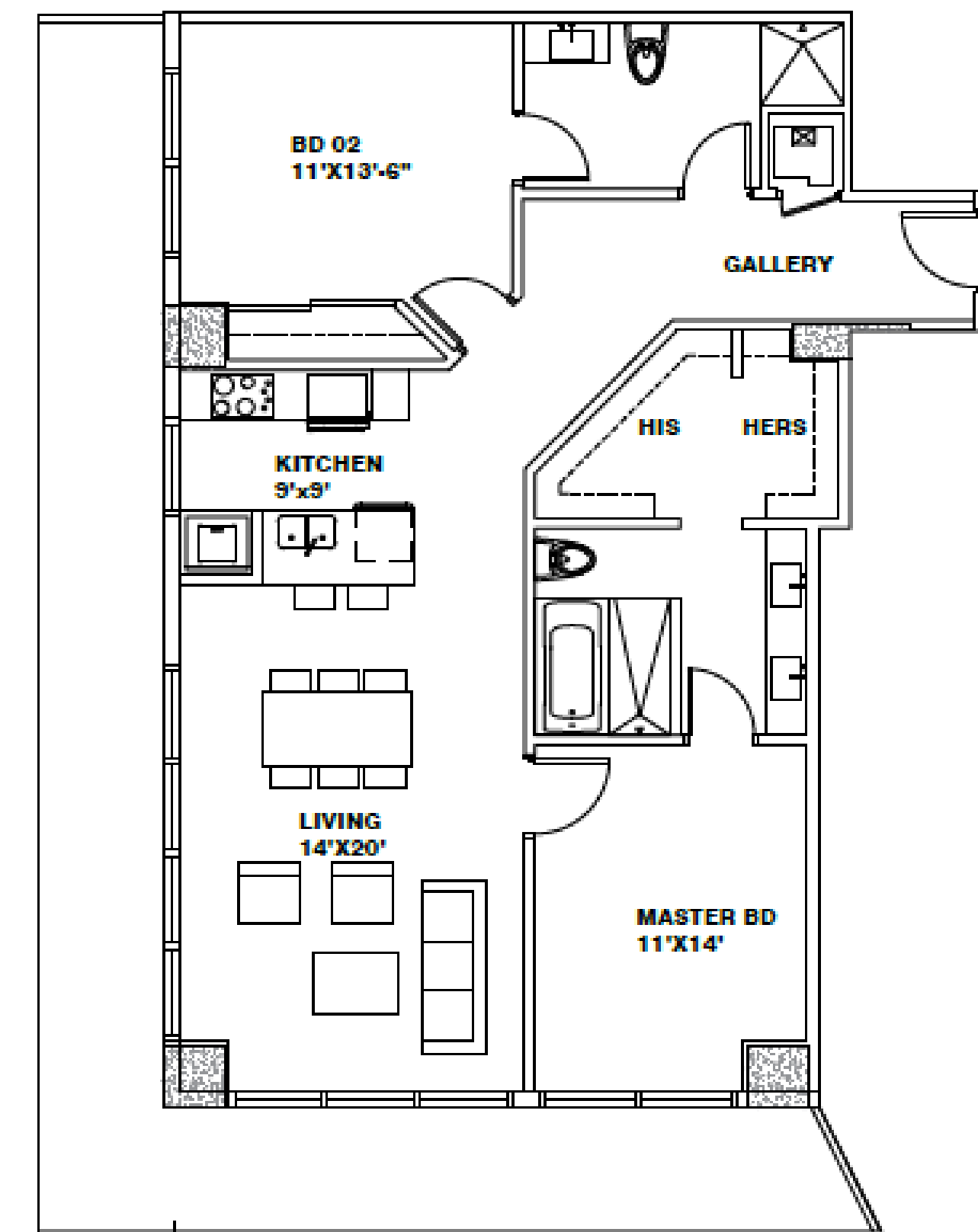
2B 2B+D 1208 SF / 112 M²

LVL 17 TO LVL 34



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UNIT 09

2B 2B 1217 SF / 113 M²

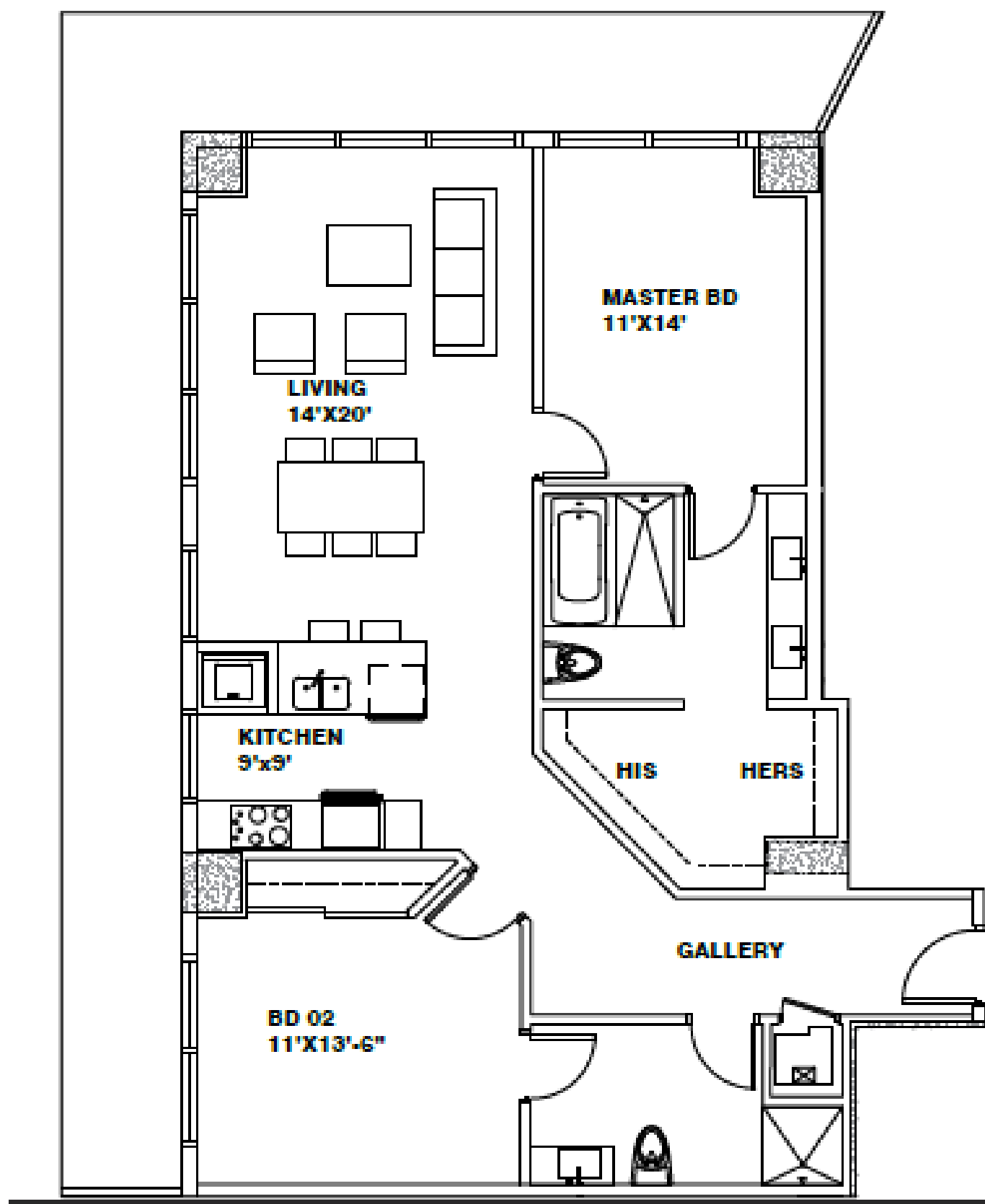
LVL 17 TO LVL 34

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UNIT 10

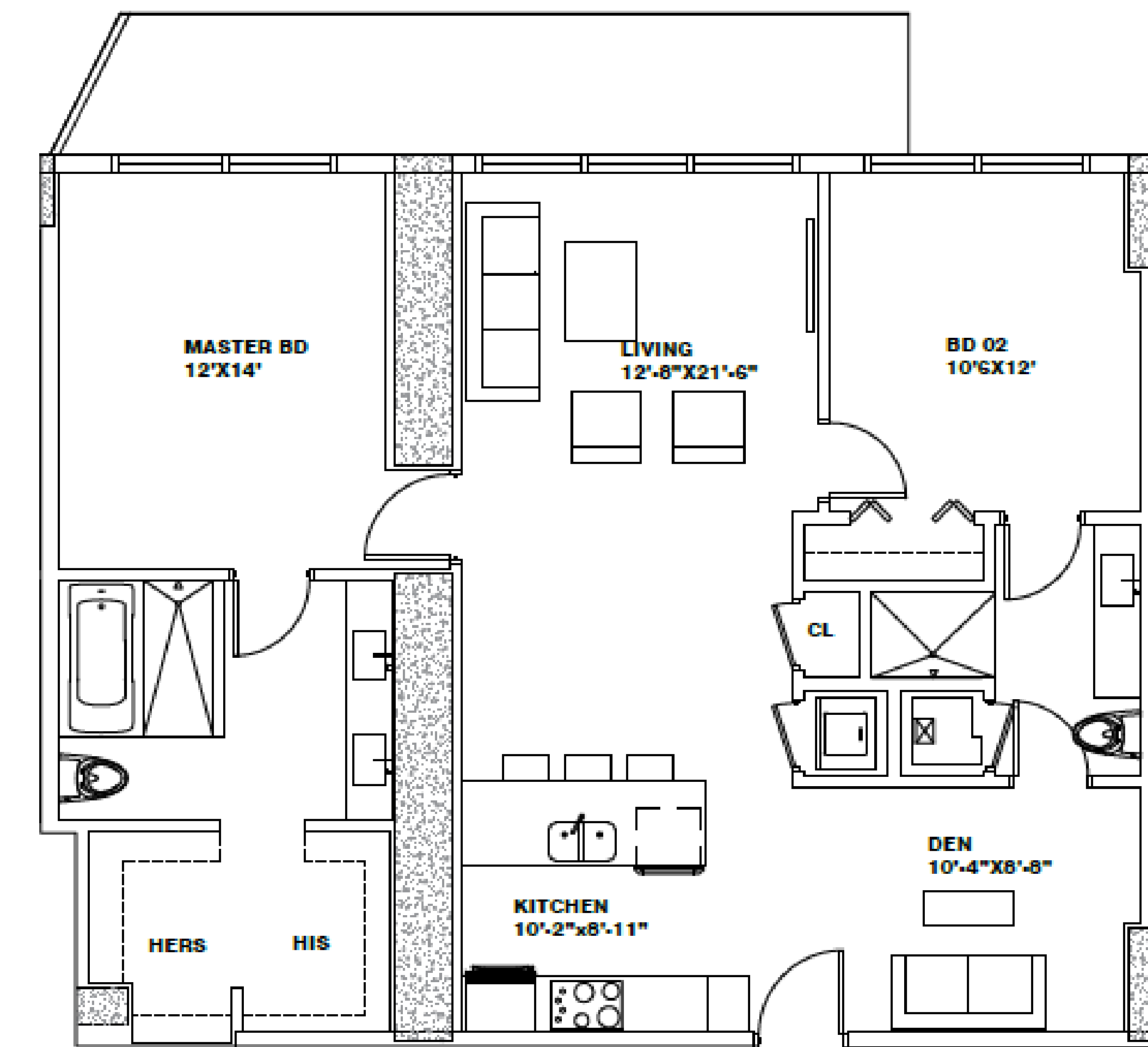
2B 2B 1217 SF / 113 M²

LVL 17 TO LVL 34



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UNIT 08

2B 2B+D 1206 SF / 112 M²

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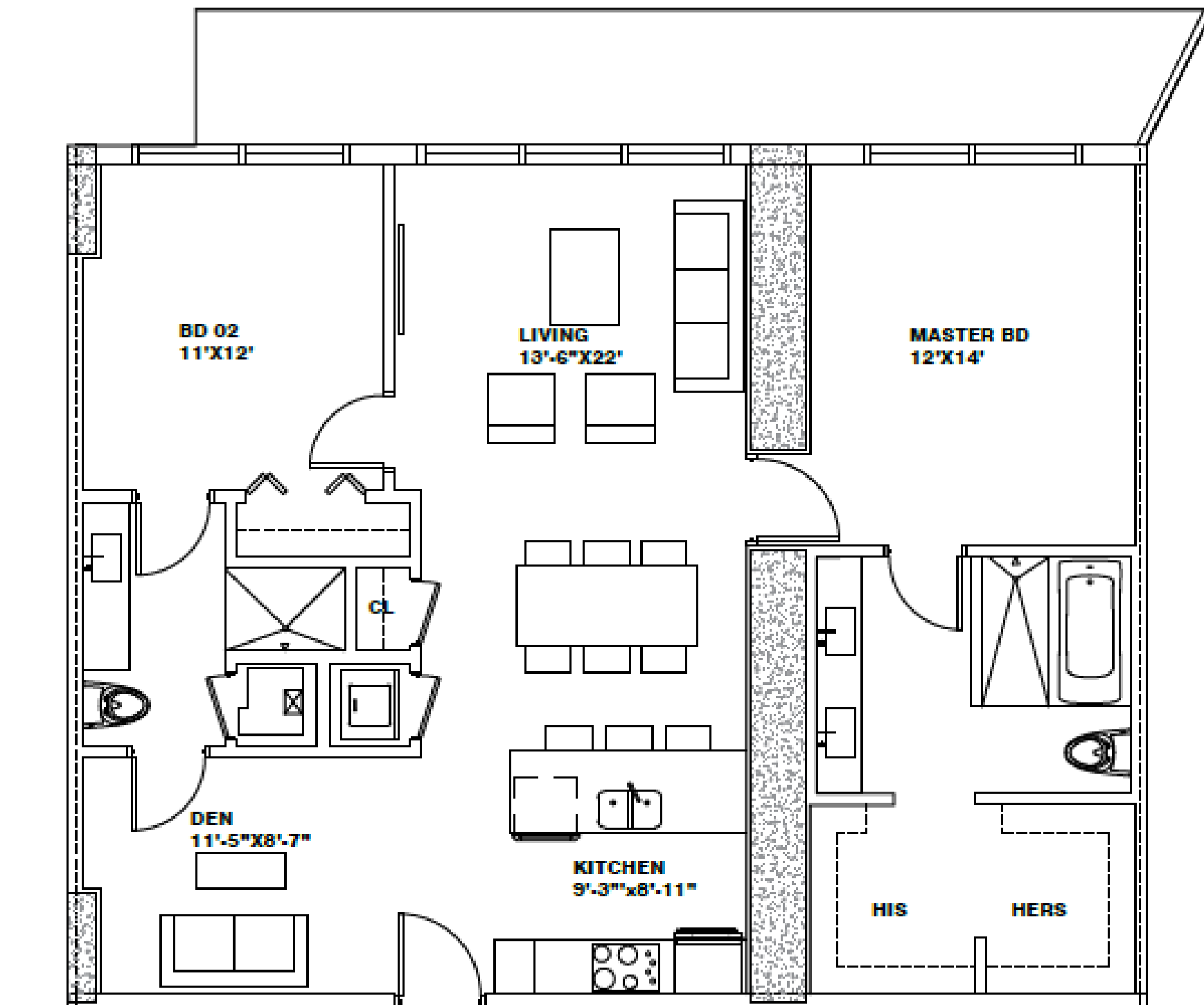


LVL 17 TO LVL 34



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UNIT 06

2B 2B+D 1215 SF / 113 M²

LVL 17 TO LVL 34

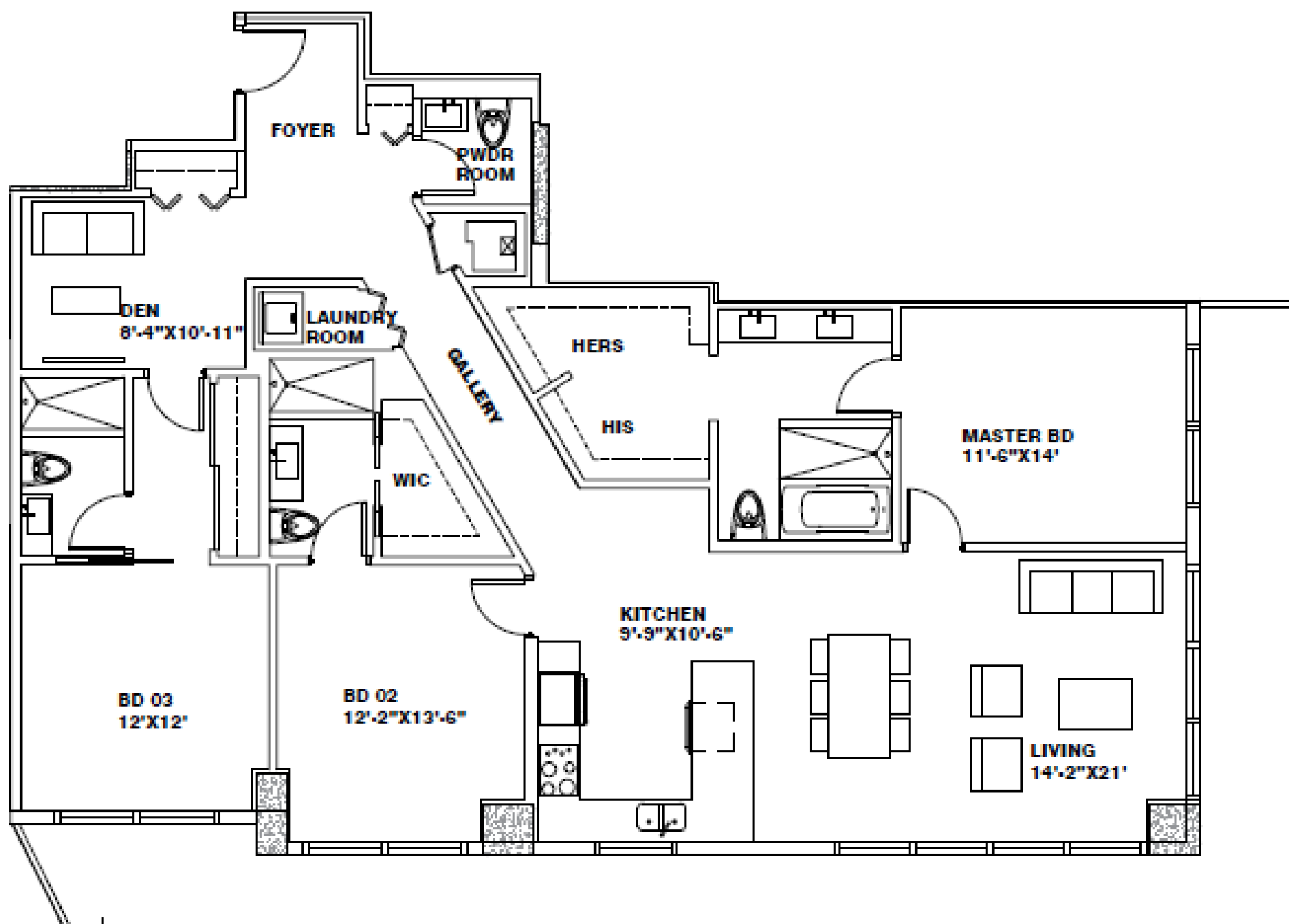


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3 BEDROOMS



UNIT 01

3B 3.5B+D 1803 SF / 167 M²

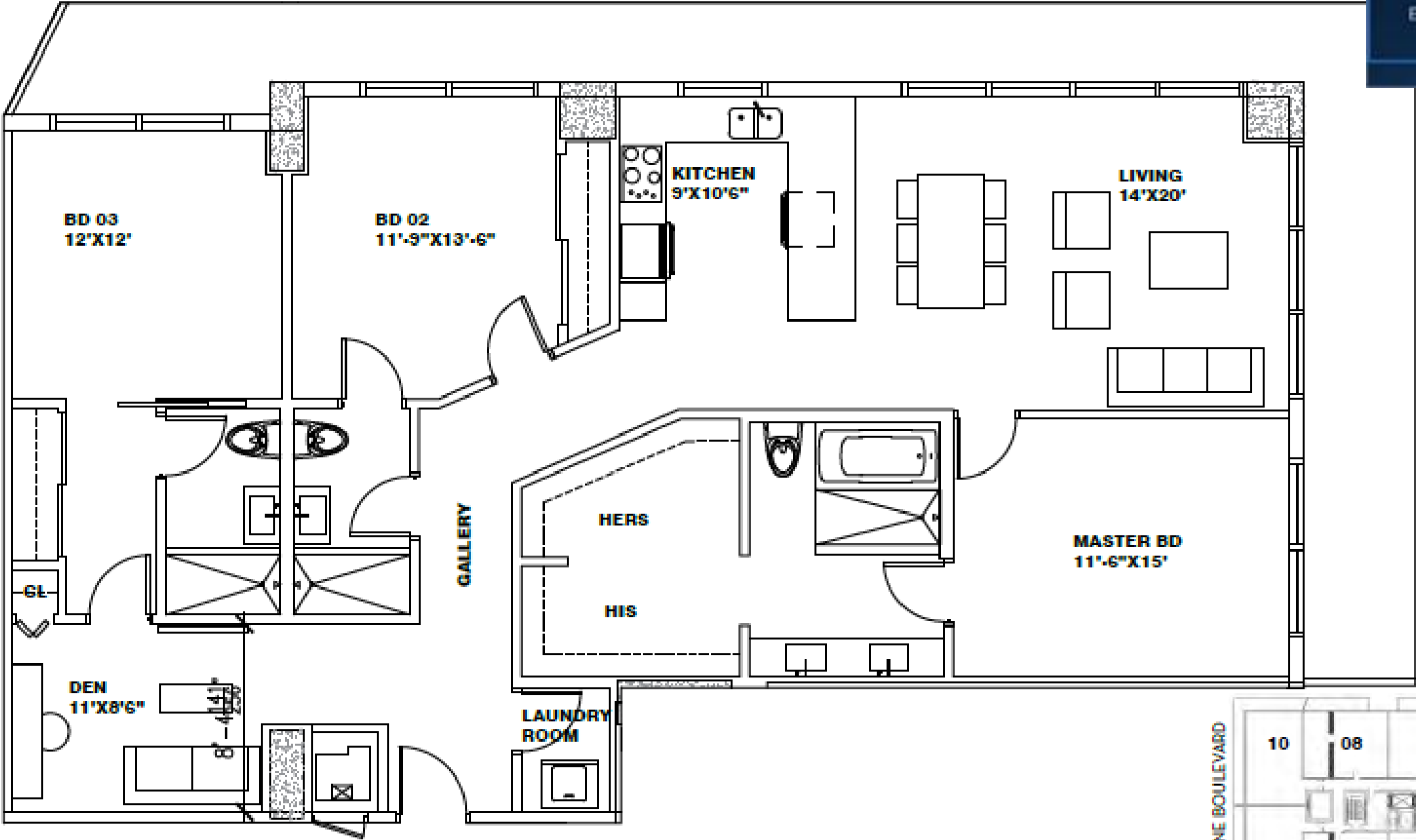
LVL 17 TO LVL 34

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UNIT 02

3B 3B+D 1695 SF / 157 M²

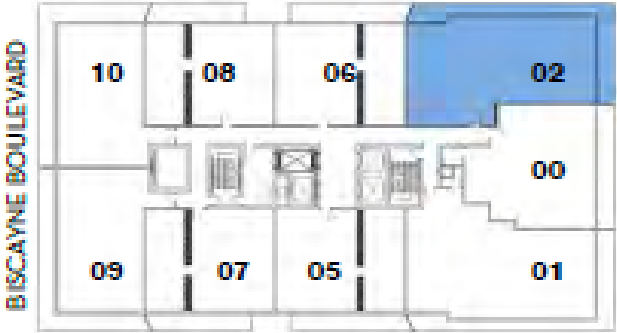
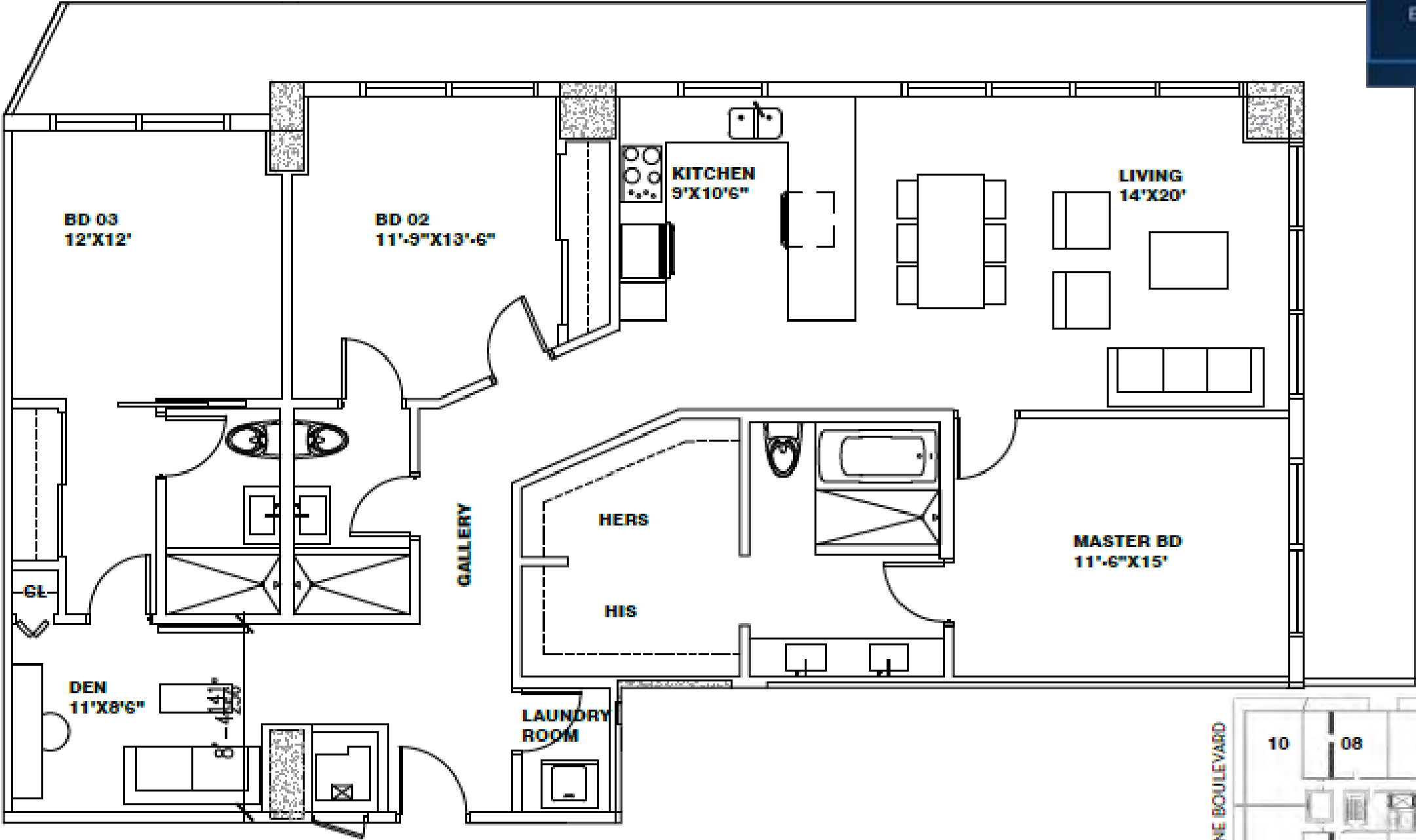
LVL 17 TO LVL 34

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UNIT 02

3B 3B+D 1695 SF / 157 M²

LVL 17 TO LVL 34

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THE TEAM



JUANMIAMI.COM
FLORIDA REAL ESTATE



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.



Barbara Salk
Principal

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.



Stephen Kornfeld
Principal



DEVELOPER'S PROJECT HISTORY

Barbara Salk, as Senior Developer of The Related Group

ion
EAST EDGEWATER



CityPlace - South Tower 1
West Palm Beach, Florida



The Slade
West Palm Beach, Florida



CityPlace - Condominium Conversion
West Palm Beach, Florida



The Prado
West Palm Beach, Florida



Villa Lofts
West Palm Beach, Florida



2080 Ocean Drive
Hallandale Beach, Florida



DEVELOPER'S PROJECT HISTORY

Stephen Kornfeld, as Developer



University Riverview
Bronx, New York



80 Broad Street
Stamford, Connecticut



Baryshnikov Arts Center
New York, NY

ion
EAST EDGEWATER

Stephen Kornfeld, as Specialty M&P Contractor



The Marquis Condominium
& Hotel
Miami, Florida



Paramount Bay
Miami, Florida



St. Regis Bal Harbour
Bal Harbour, Florida



Freedom Tower
New York, NY



ARQUITECTONICA

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.

Inspiration for building...

The building is a metaphorical map of the unique location of the property. The western portion of the building represents the Miami/Edgewater area and the eastern portion represents Miami Beach. The two areas are joined together by Biscayne Bay flowing between them. As the building is turned upright, the Bay turns into a sensual cascading waterfall and becomes a landmark lighted beacon at night for all to enjoy.



Bernardo Fort-Brescia, FAIA



Cascades at East Edgewater



Icon Brickell Condominium +
Viceroy Resort
Miami, Florida



Brickell City Centre
Brickell, Florida



American Airlines Arena
Miami, Florida



Canyon Ranch Hotel, Spa
and Residences
Miami Beach, Florida



Banco Wiese
Lima, Peru



500 Brickell Condominium
Miami, Florida



Four Seasons Hotel, Guangzhou

Interior Designer

Hirsh Bedner Associates brings hotel chic design to Spectra 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 enables 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.



Greg Bates, NCIDQ



Mandarin Oriental, Miami



Mandarin Oriental, New York
Time Warner Center



JW Marriott Hotel Beijing



The Reef Atlantis



Mandarin Oriental, Washington
DC



Park Hyatt Hyderabad



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
- \$12 Billion Plus in Sales
- Over 100 Condominium Projects Represented Exclusively
- Leaders in Global Connections with over 400 Global Strategic Alliances
- Over 45 Years and 3 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, FL



Epic Residences & Hotel
Miami, FL



Marquis
Miami, FL



Governor House
Coconut Grove, FL



Quantum on the Bay
Miami, FL



St. Regis Bal Harbour
Bal Harbour, FL



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Alicia Cervera Lamadrid
Managing Partner



Brickell House
Miami, FL



Epic Residences & Hotel
Miami, FL



Marquis
Miami, FL



Governor House
Coconut Grove, FL



Quantum on the Bay
Miami, FL



St. Regis Bal Harbour
Bal Harbour, FL





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Real Estate & Business Consultant, e-PRO, TRC
Pre-Construction Specialist
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info@JuanMiami.com



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FLORIDA REAL ESTATE

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.