



LEGACY

HOTEL & RESIDENCES



Introducing
LEGACY
HOTEL & RESIDENCES

A residence you buy for yourself,
and for generations to come.

LEGACY

MIAMI



This is where events
happen in the sky,
your swim is in the air,
deals get done and
health is your new wealth.

Legacy is both luxury hotel and residential tower featuring 278 branded residences sitting above a 255 room hotel.

Just a short distance from Brickell, South Beach, Wynwood, Design District and Little Havana, Miami Worldcenter truly puts you at the center of it all.

Legacy Hotel will be one of downtown Miami's only luxury hotels. Within a master plan that includes a convention center, entertainment, restaurants and high-end retail, all helping to drive reservation demand year round.

278
—
255



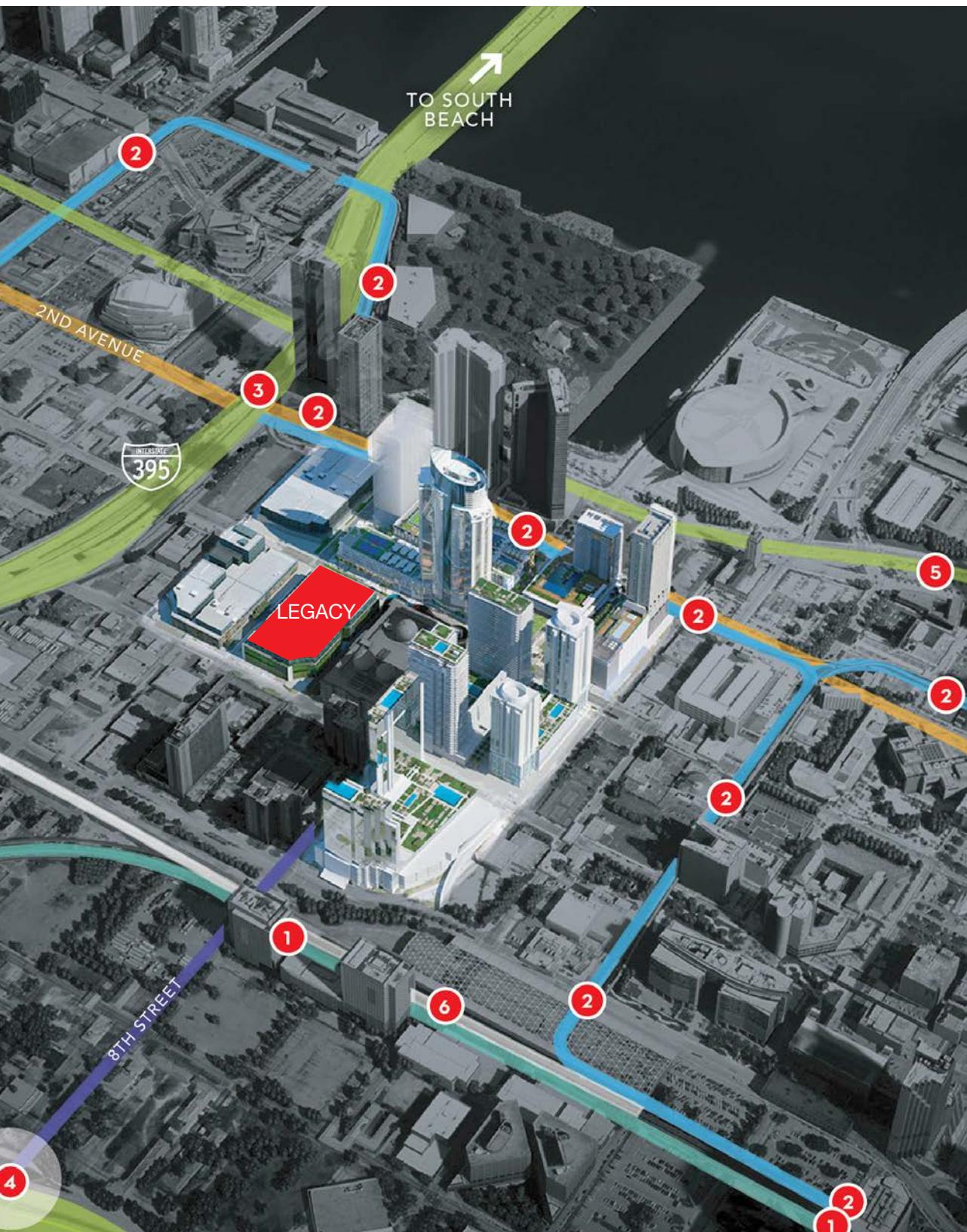
ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE



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LEGACY PROVIDES UNMATCHED ACCESSIBILITY
150 MILLION TRANSIT TRIPS
 CONVENIENTLY LOCATED NEXT TO I-95 AND I-395

- Virgin MiamiCentral Station -- New trains transporting visitors from Miami to Orlando in three hours with expansion coming
- Metrorail and Metromover stations
- Minutes from the Miami International Airport
- Thousands of new parking spaces giving visitors to nearby attractions a convenient place to park.



1 Metrorail line + Station
 - 2.5 million riders annually

2 Metromover + Station
 - 1 million riders annually
 - 3 stops directly at MVCSite

3 I-395 + 2nd Avenue
 - 4.3 million vehicles annually
 - 11,500 vehicles daily

4 I-95 + 8th Street
 - 5.5 million vehicles annually
 - 15,500 vehicles daily

5 Biscayne Boulevard
 - 1 million vehicles annually

6 All Around Florida - Virgin Trains
 - 1 million projected visitors

LEGACY

WORLD PROMENADE
Regional Fashion Retailers
Anchored by Regional and Local
High-end Restaurants

ENTERTAINMENT HUB
90,000 sq. ft. World Class
Entertainment including a Food Hall,
Experience Oriented Activities and a
Citizen M Hotel

WORLDSQUARE
The Heart of Miami Worldcenter
used for Community Gatherings,
Open Markets and Concerts

ROOFTOP RESTAURANT
Exciting Chef Driven &
Best in Class Restaurants

7TH ST. PROMENADE
Daily Necessities: Hair Salon, Nail
Bar, Coffee Shops, Ice Cream Shops,
Banks, and Corner Restaurant.

**MARRIOTT MARQUIS HOTEL
AND CONVENTION CENTER**
600,000 sq. ft. of Convention Space
1,800 Luxury Hotel Rooms

VIRGIN TRAINS
Express Passenger Rail Service
between Miami, Fort Lauderdale,
West Palm Beach and Orlando. (2022)



DISCOVER DOWNTOWN MIAMI

① MUSEUM PARK

Breathtaking views of the Biscayne Bay and the glittering Miami skyline around, it is a gorgeous undulating green expanse of 30 acres. The park is home to the Phillip and Patricia Frost Museum of Science and its waterfront treasure - Perez Art Museum Miami.

② AMERICAN AIRLINES ARENA

The 20,000-seat American Airlines Arena, home to the NBA Miami Heat, is nestled on the majestic Biscayne Bay. Besides its sports accommodation, American Airlines Arena hosts world-class concerts and shows, from Adele to Jennifer Lopez.

③ ADRIENNE ARSHT CENTER

The Adrienne Arsht Center, designed by world-renowned architect Cesar Pelli, is one of the most important performing arts venues, with two major single-purpose halls created to present the finest in classical and popular entertainment, from 'Hamilton' to 'Don Quixote'.

④ MIAMI WORLDCENTER

Miami Worldcenter is stated to be a magnetic destination for tourists and business visitors in the heart of Downtown. This is the biggest mixed-use development in the U.S. after New York's Hudson Yards.



CHANGING RESIDENTIAL HOSPITALITY FOREVER.



FIRST OF ITS KIND ROOFTOP ATRIUM

1

THE ONLY INTERNATIONAL BUSINESS LOUNGES

2

THE FUTURE OF WELLNESS & MEDICINE

3

OUR EXCLUSIVE **MICROLUXE®** ROOM DESIGN

4

This is the new luxury.

ROOFTOP ATRIUM EVENT SPACE AND PLAYGROUND

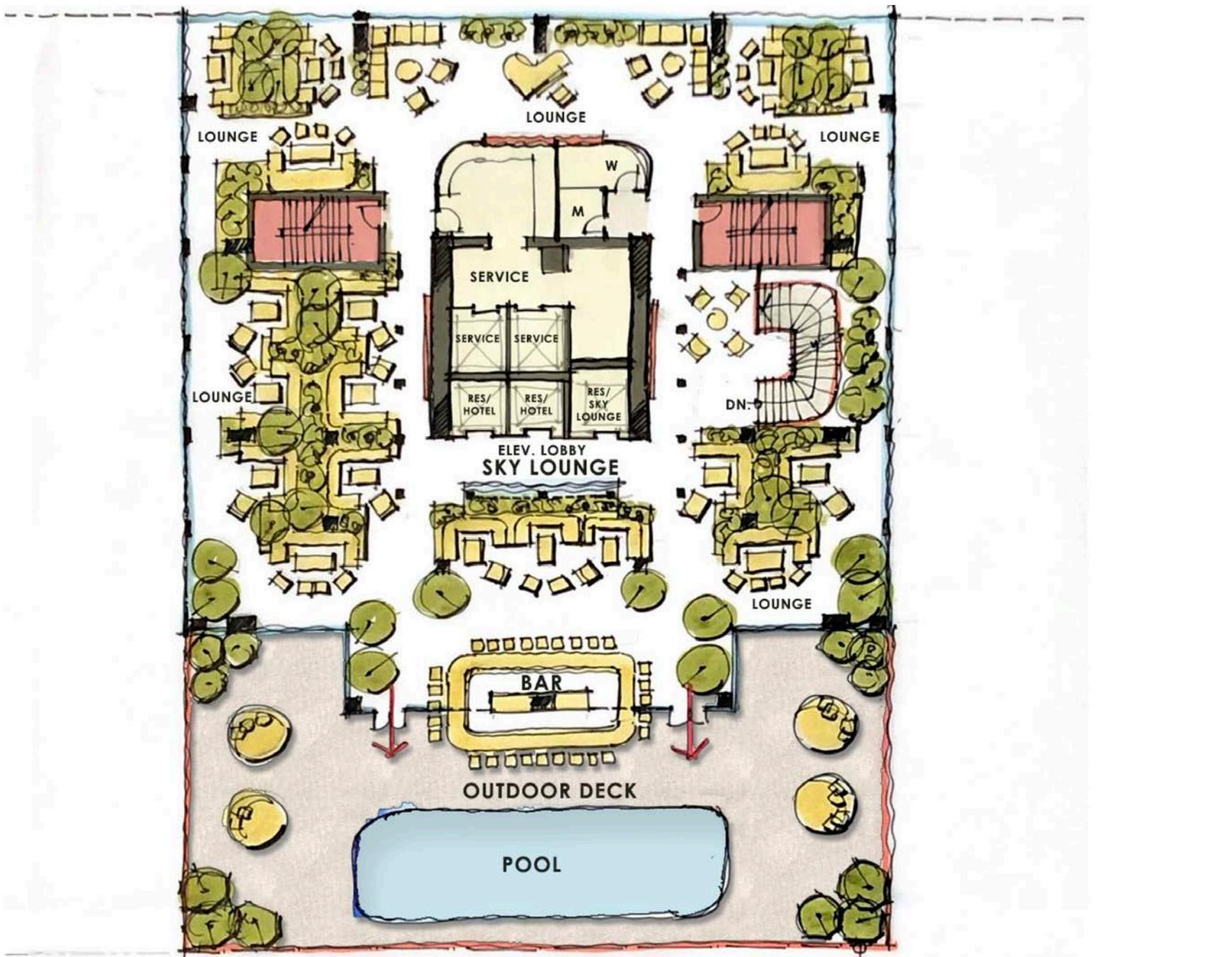
The Atrium is an intimate place for residents and the ultimate public/private space in Miami. Friends, family and co-workers will host their most prestigious events in this city here. The Atrium is Miami's first fully enclosed glass rooftop that gives event-planners the perfect space to plan with its soaring views of downtown, cantilevered glass pool hanging off the edge of the space, air conditioning and of course protection from any rain. No need for contingencies here.

The rest of Miami will immerse itself into our SkyBar with endless sunsets, cocktails and lite bites as you converse with acquaintances. *This is the first Atrium of its kind in Miami.*

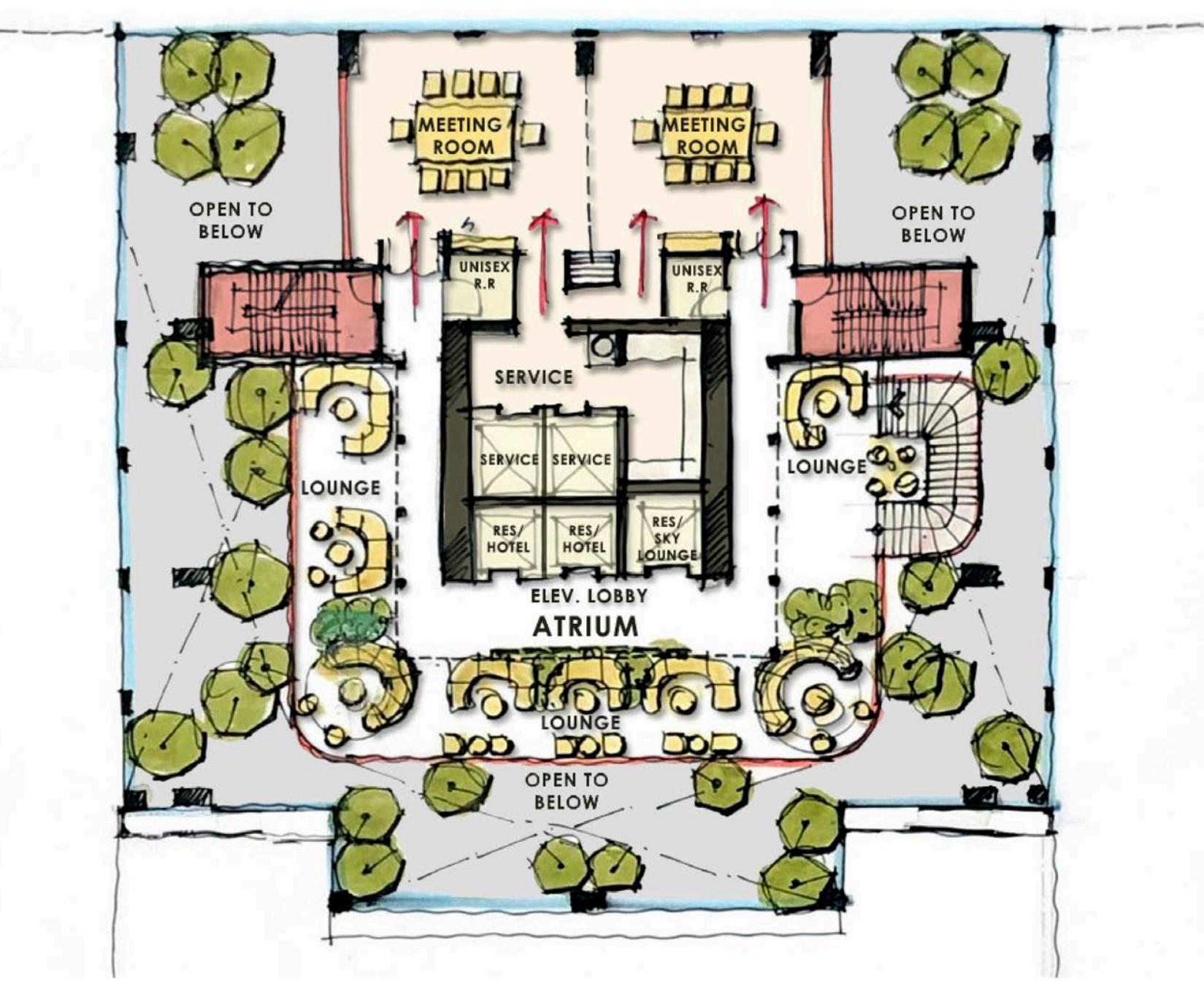


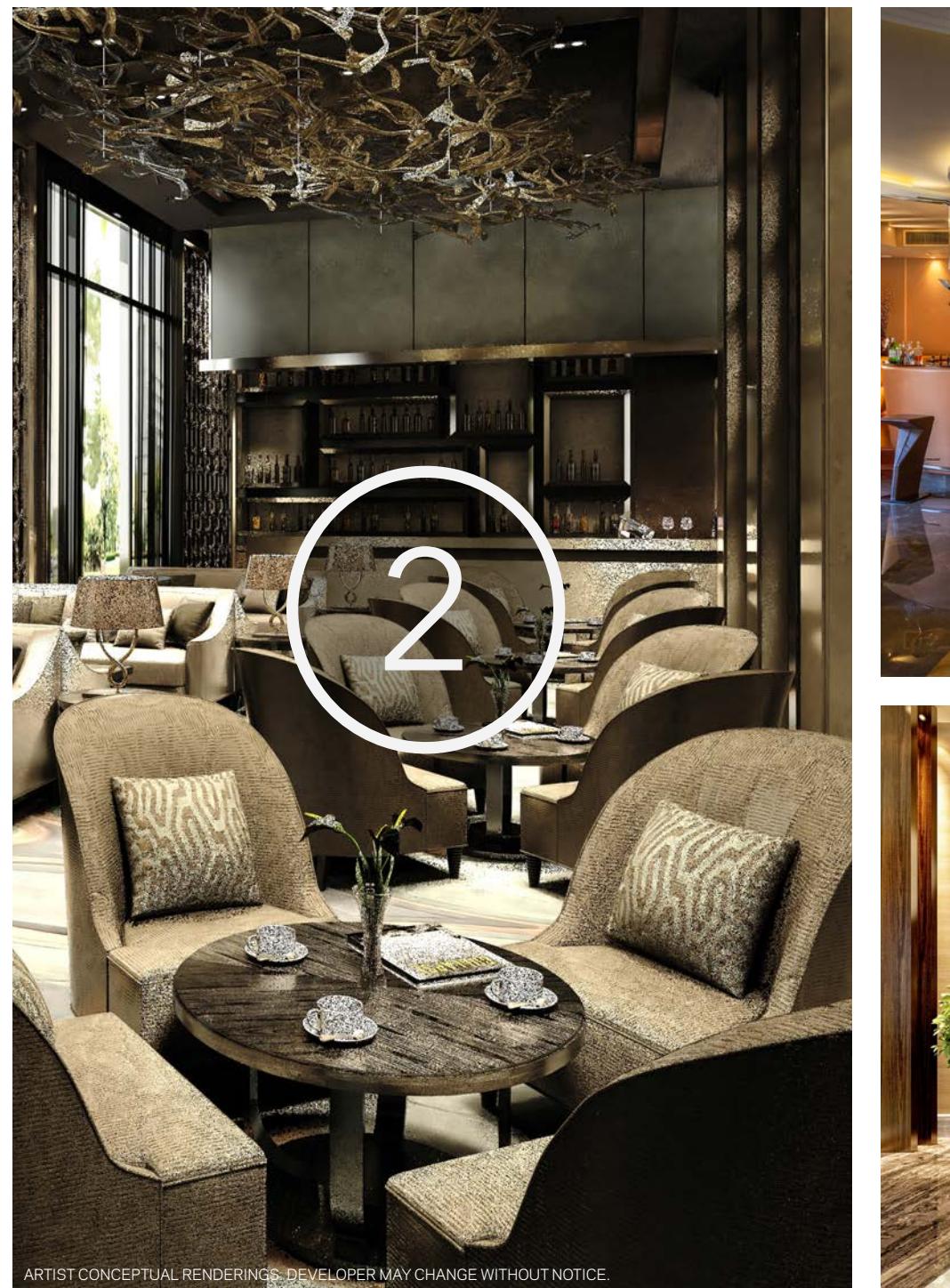
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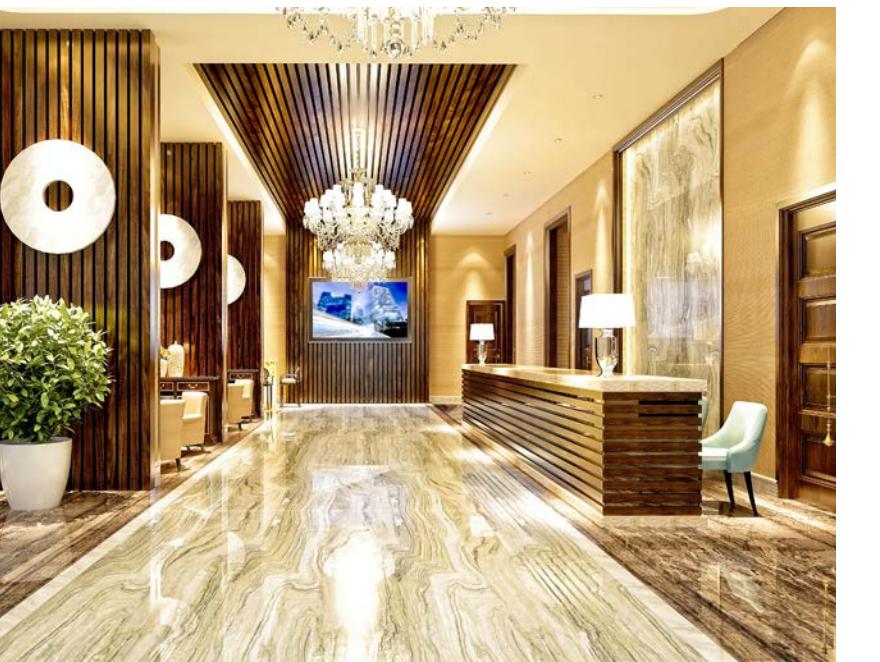


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22



Introducing Miami's first INTERNATIONAL BUSINESS LOUNGE

The International business lounge is a timeless and tailored setting for intimate social and business experiences.

A place guests can relax over the perfect cup of coffee and face to face talk about important things with no distractions.

It is a rare delight and a place designed to be where deals are done.

IBL

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23

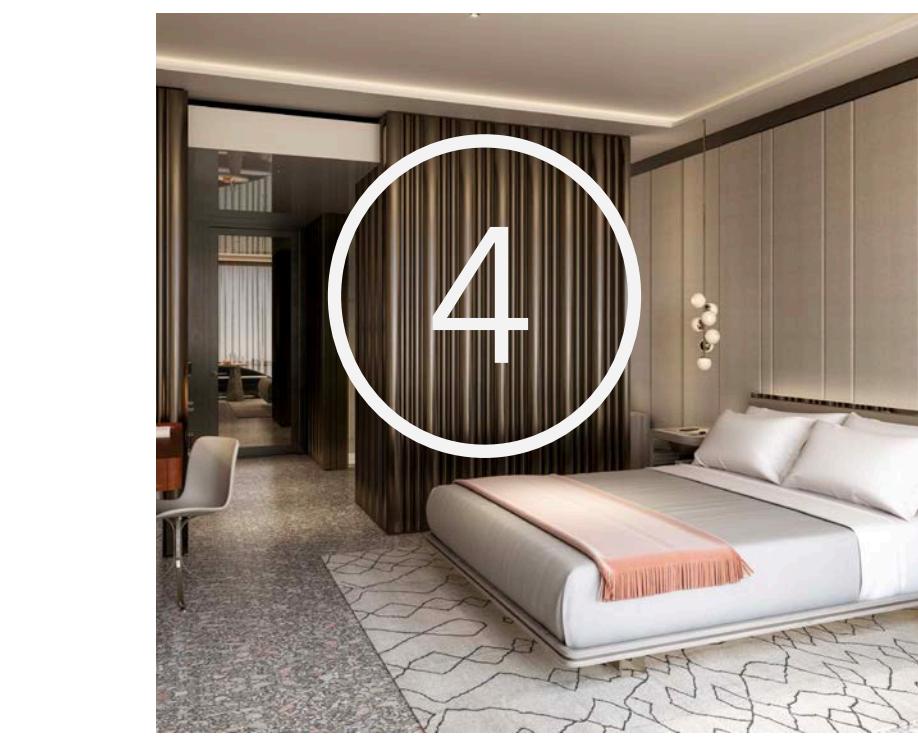
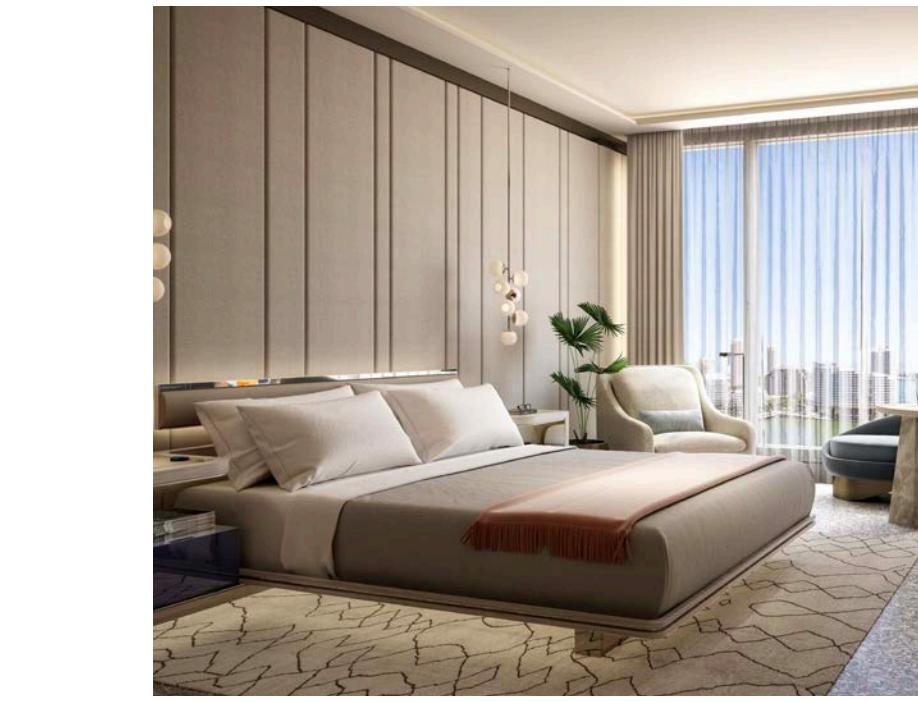
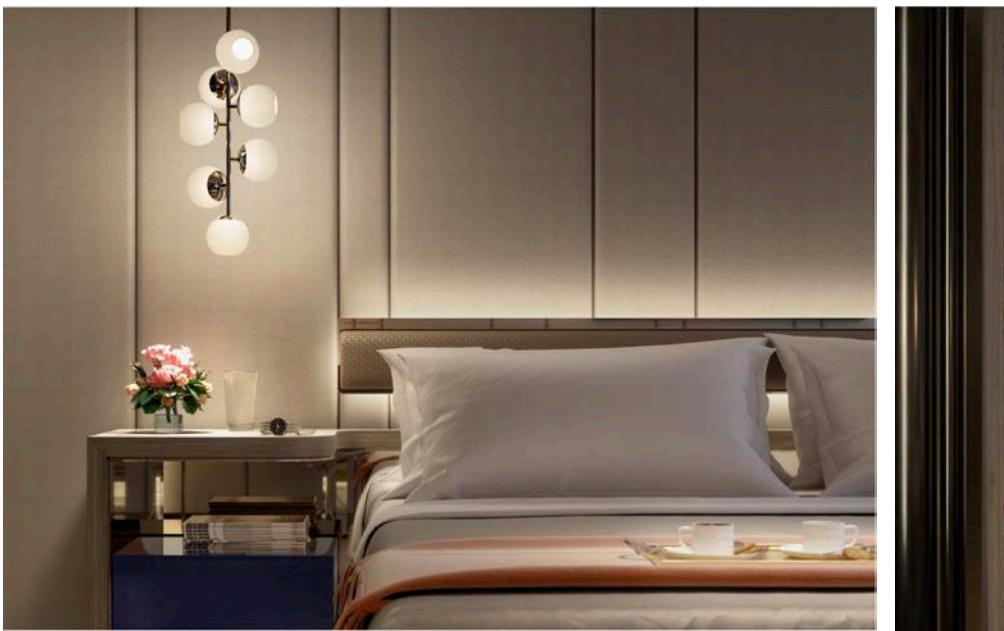
HEALTH IS THE NEW WEALTH

Our VIP medical and wellness center is designed to diagnose your health. Using technology and expertise, the future of understanding the things that matter most both in body and mind will be displayed on a dashboard before you with protocols you can perfect yourself with. Like never before you will have unparalleled access to the best practitioners and technology in the areas of health, wellness, beauty and longevity. From herbal baristas to IV solutions and hormone balancing, you can soon experience the ultimate version of you. *Own where the first downtown longevity, vitality and surgical center in Miami lives.*



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MICROLUXE® ROOM DESIGN

Legacy Hotels & Residences will exist at the confluence of elegance and functionality. State-of-the-art digital resources and ergonomic integration will be woven into living spaces that marry a refined quality of life with commercial practicality and ease of ownership. Every innovation is intended to help guests simplify, streamline, and personalize their stay while enhancing our buyer experience as well.

Legacy Hotels & Residences is developing a technology-driven approach to real-time communication and connectivity for both guests and owners. Everyone will be just a click away from a reservation, concierge, check-in arrival and much more.

Legacy is the first high-end, high-touch hotel and residence experience that incorporates a holistic lifestyle and guest experience that energizes the mind and calms the spirit.

EVERYTHING HAS ITS PLACE

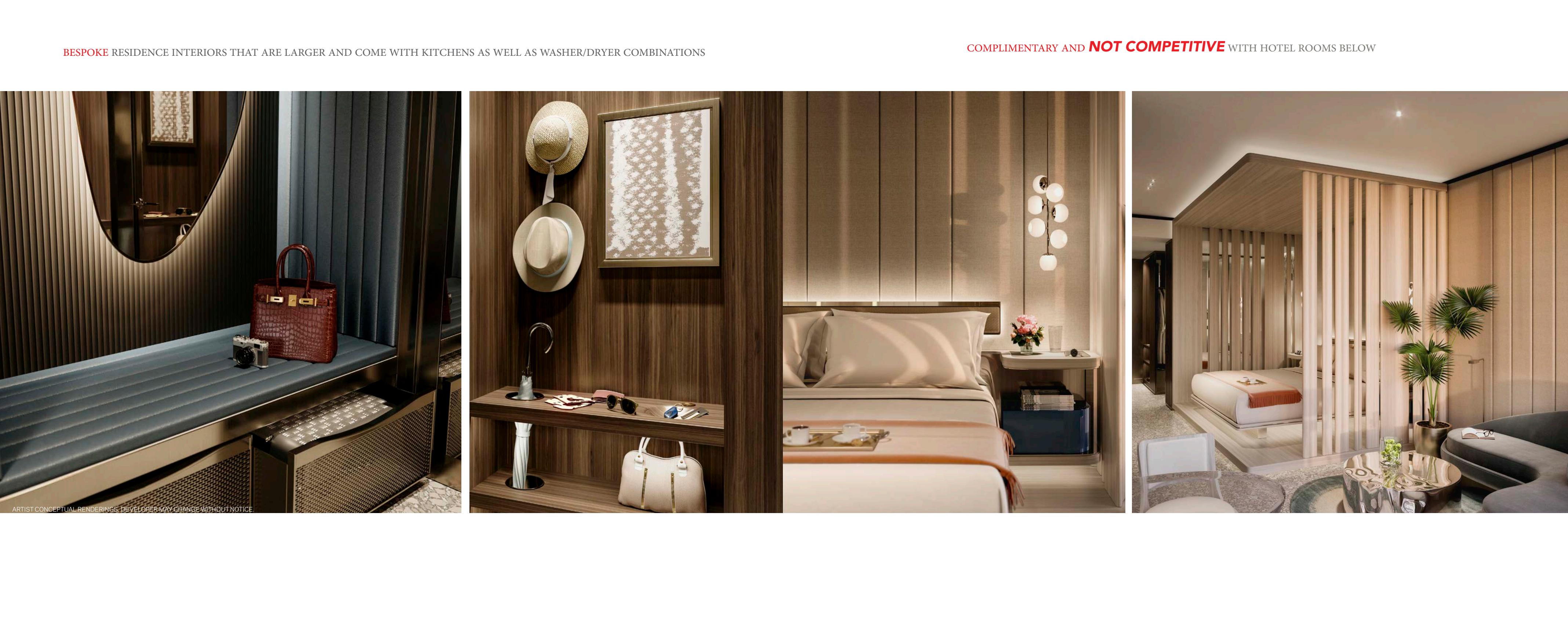
BESPOKE RESIDENCE INTERIORS THAT ARE LARGER AND COME WITH KITCHENS AS WELL AS WASHER/DRYER COMBINATIONS



ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.



COMPLIMENTARY AND **NOT COMPETITIVE** WITH HOTEL ROOMS BELOW



BESPOKE RESIDENCE INTERIORS THAT ARE LARGER AND COME WITH KITCHENS AS WELL AS WASHER/DRYER COMBINATIONS

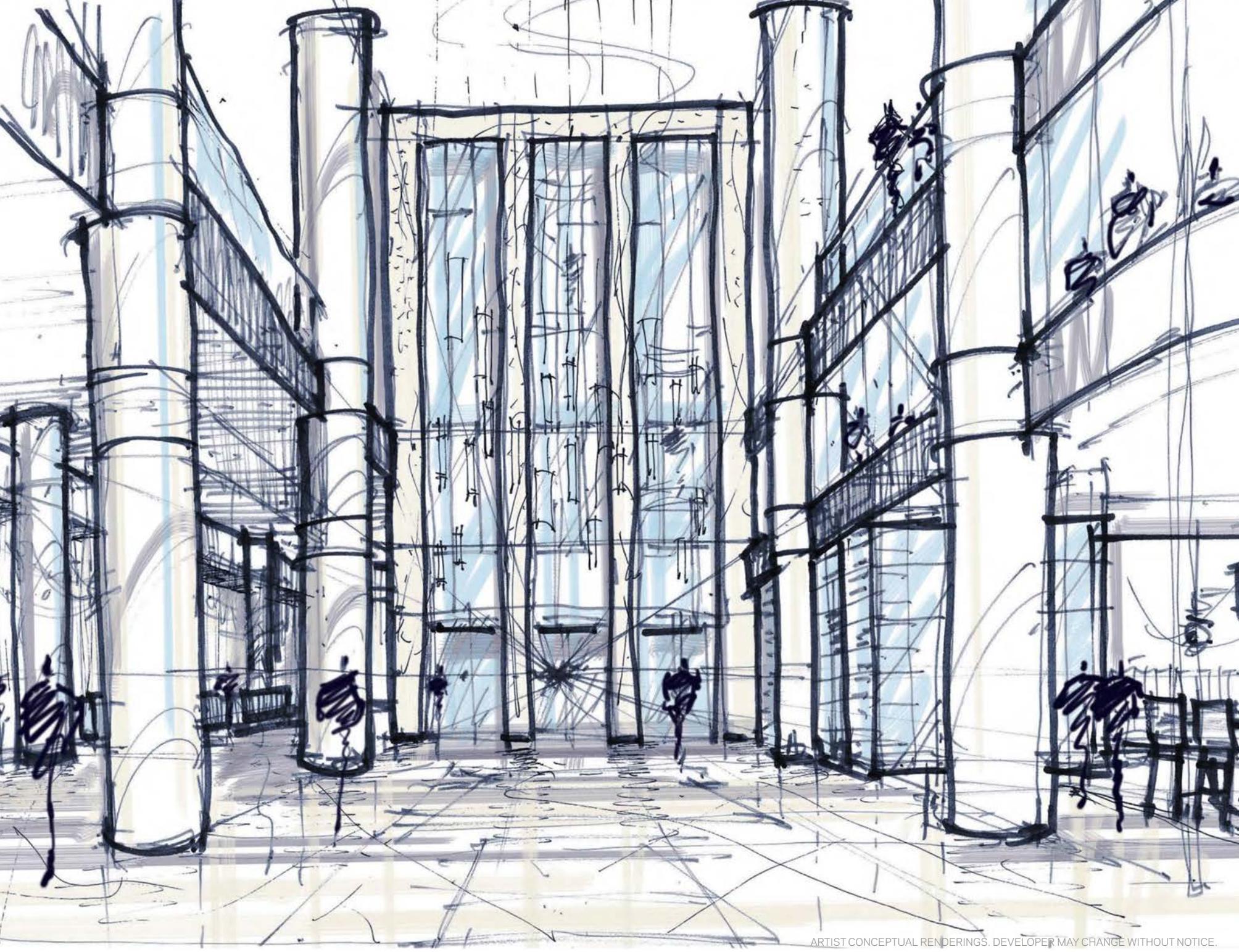
COMPLIMENTARY AND **NOT COMPETITIVE** WITH HOTEL ROOMS BELOW

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THE LEGACY EXPERIENCE

Exemplified by extraordinary comfort with an unrivaled level of service and innovation.

Legacy can be a memorable escape or meaningful destination.



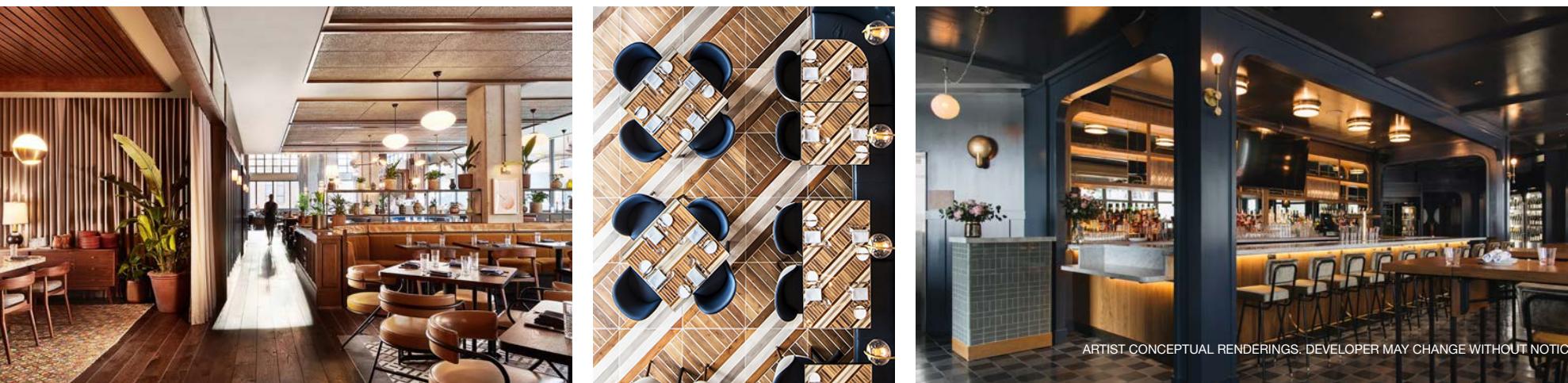
ARTIST CONCEPTUAL RENDERING. DEVELOPED BY CHANGWOU INC.



WE HAVE 5 DIFFERENT TYPES OF ICE

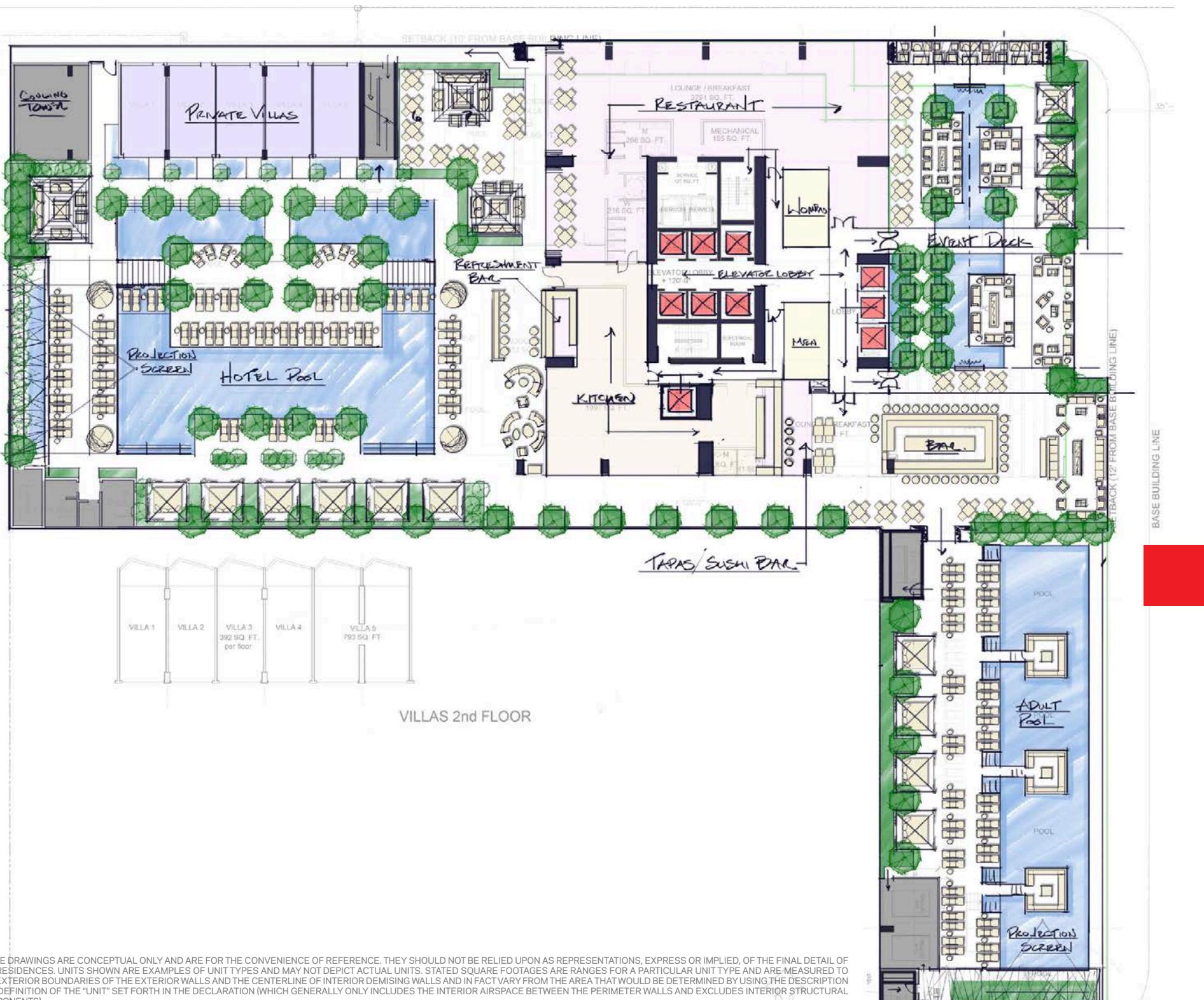
This goes way beyond food and restaurants. Types and shapes of ice generally sounds unimportant but in fact it speaks to the attention to detail a hotel and residence experience will offer. Legacy Hotel in downtown Miami will have superior offerings whether you are in the International Business Lounge, our 1-acre urban pool, rooftop atrium, signature restaurant or in-room.

Raising the bar is an understatement.

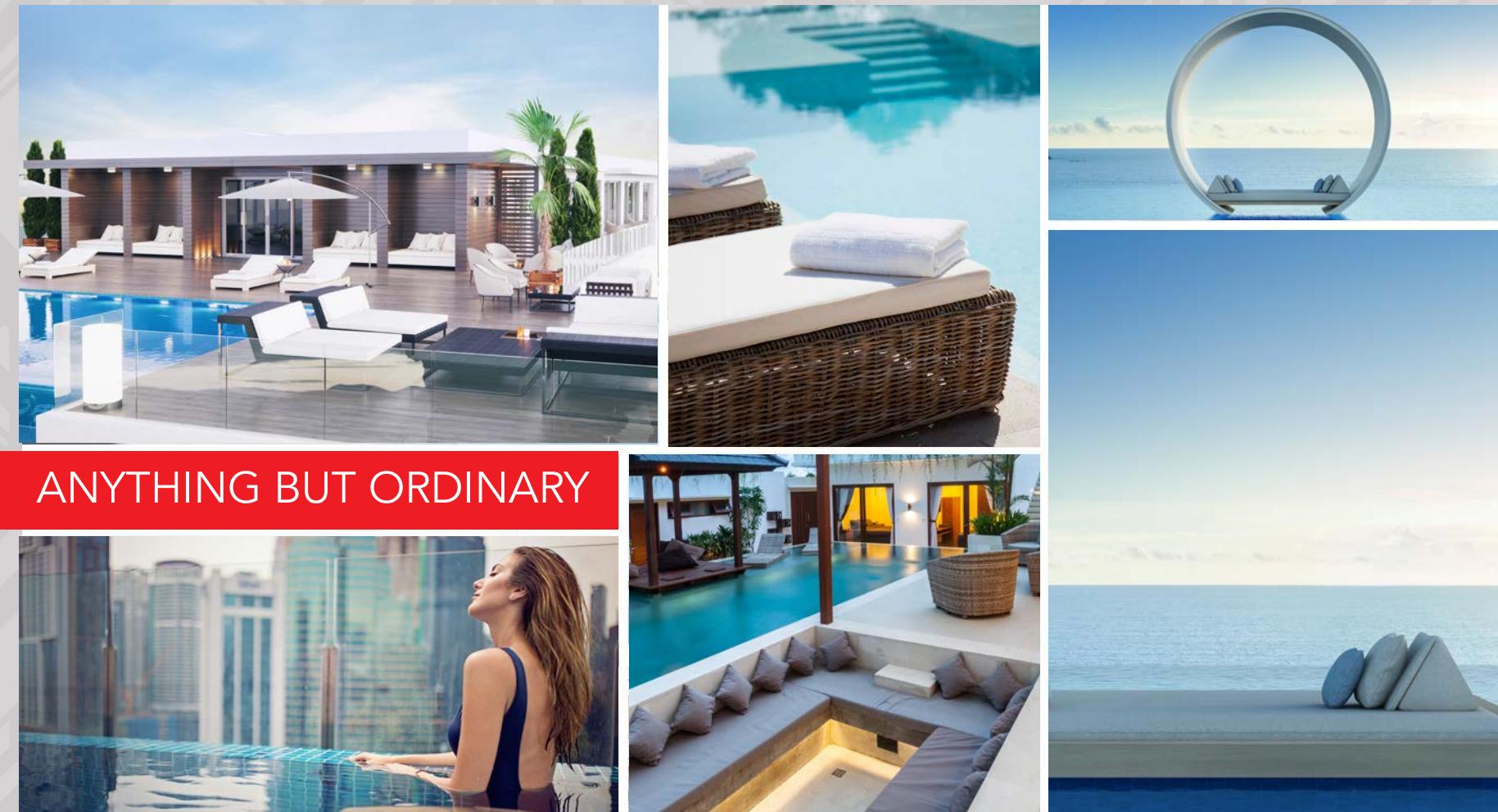


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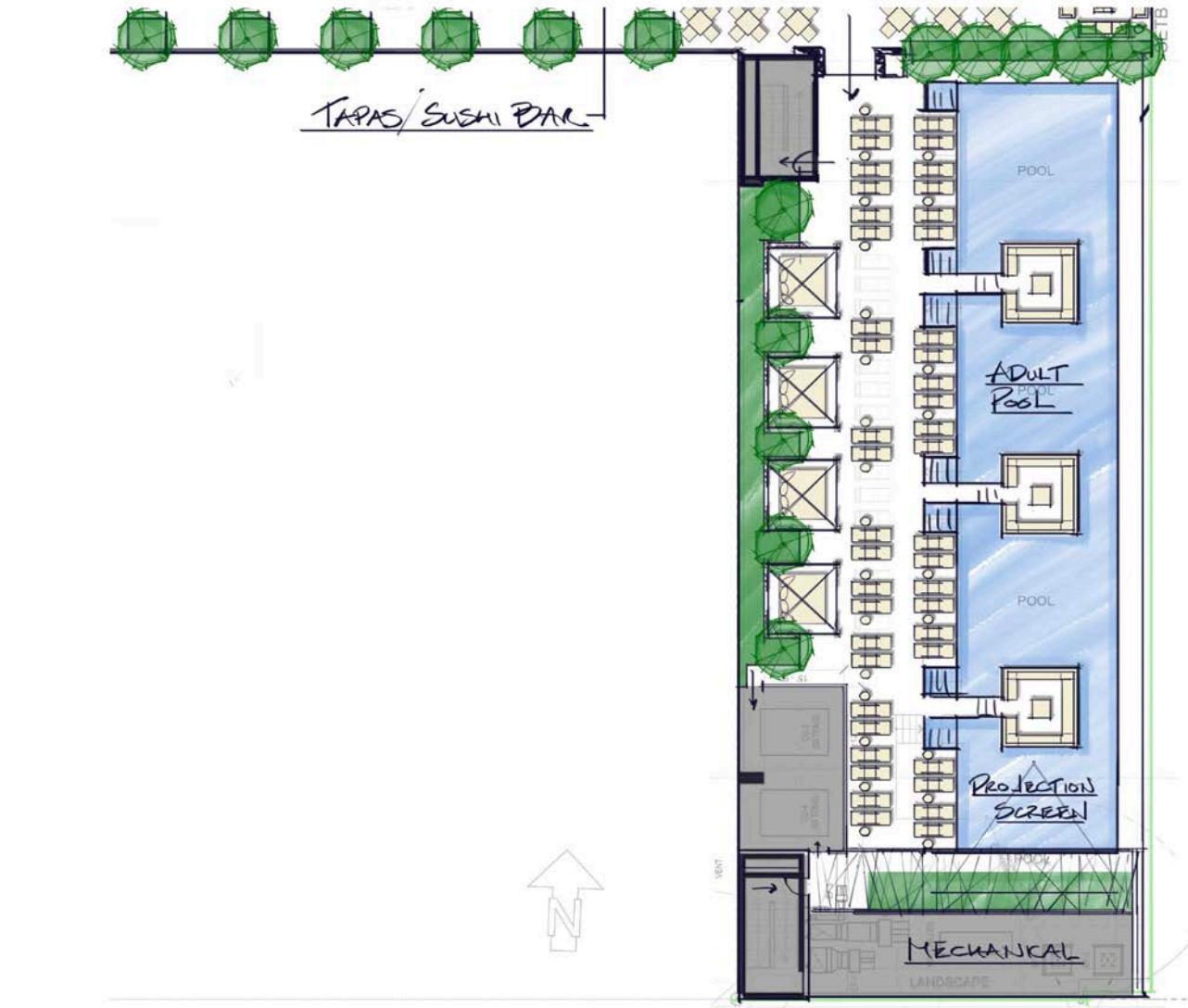


THE LARGEST URBAN HOTEL POOL IN MIAMI



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3 Unique Aquatic Experiences



1

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WORLD-CLASS HOSPITALITY MANAGEMENT COMES FROM *EXPERIENCE*

A remarkable thing happens when you bring people together who are driven by a common goal and personal passion to make a difference—they do. Every team member at Pivot Hotels & Resorts is united behind a singular vision: Delivering hospitality and creating value for every customer, every time. To date there are 33 luxury hotels managed throughout the United States.

TRIBUTE
PORTFOLIO

CURIO
A COLLECTION BY HILTON™

KIMPTON®
HOTELS & RESTAURANTS

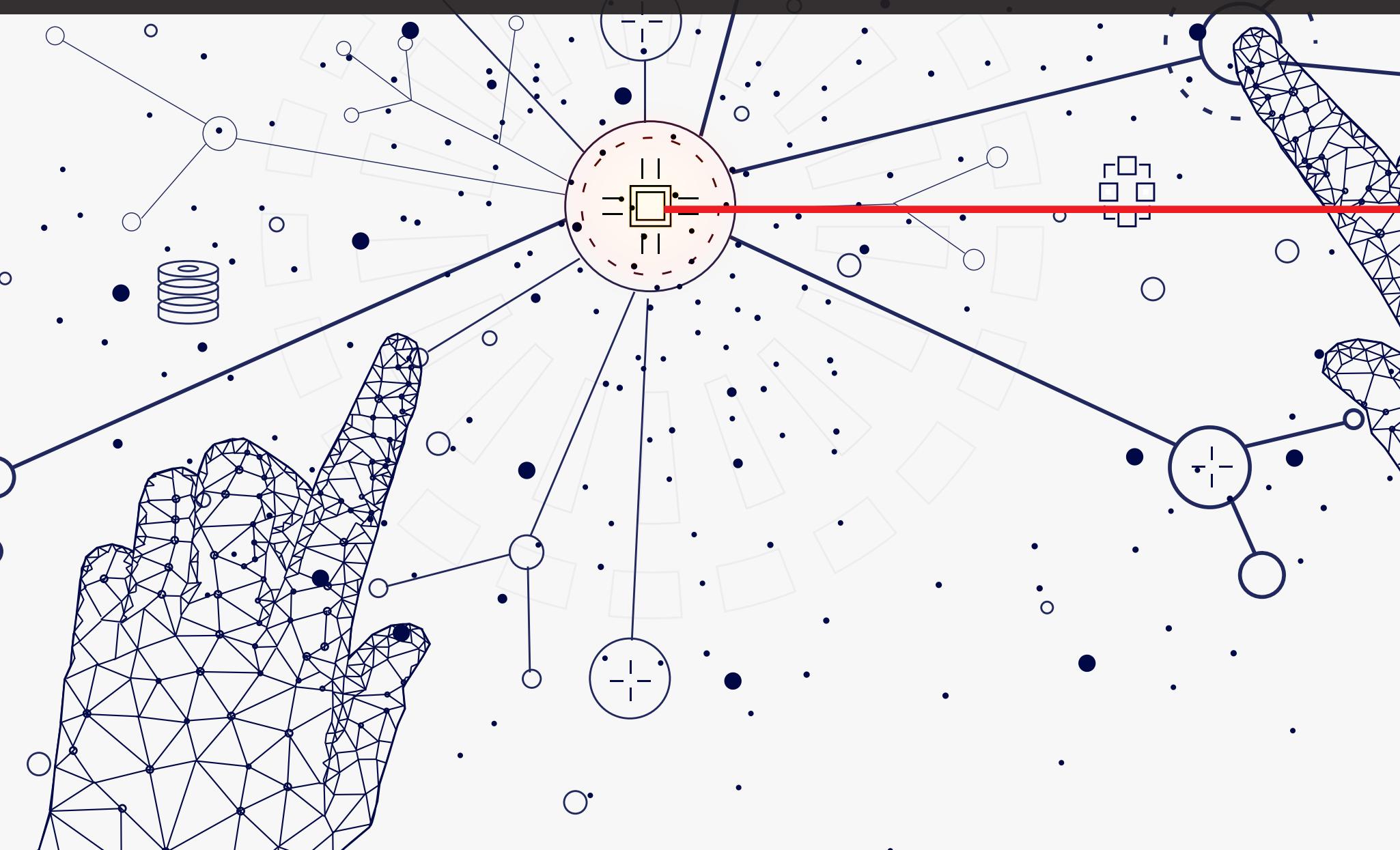
AUTOGRAPH
COLLECTION®
HOTELS

THOMPSON HOTELS

ASK US HOW WE ARE PUTTING OUR MONEY WHERE OUR MOUTH IS.

2.

IF YOU PREFER SELF MANAGEMENT, THEN WHY LIMIT
YOURSELF TO ONE WHEN
YOU CAN **HAVE THEM ALL**



Enjoy the freedom of ownership - the way you like.

GET TURBO CHARGED

OneFineStay 1
Airbnb 2
VRbO 3
TripAdvisor 4
Booking.com 5
Home Away 6
Flipkey 7
HomeStay 8
House Sitting 9
Villas Direct 10
VacationRentals.com 11

Wimdu 12
Interhome 13
ExecuStay 14
Perfect Places That Come 15
VacationRentals.com 16
Turnkey 17
Roomarama 18
Hotels.com 19
HouseTrip 20
BedYCasa 21
RoomKey 22

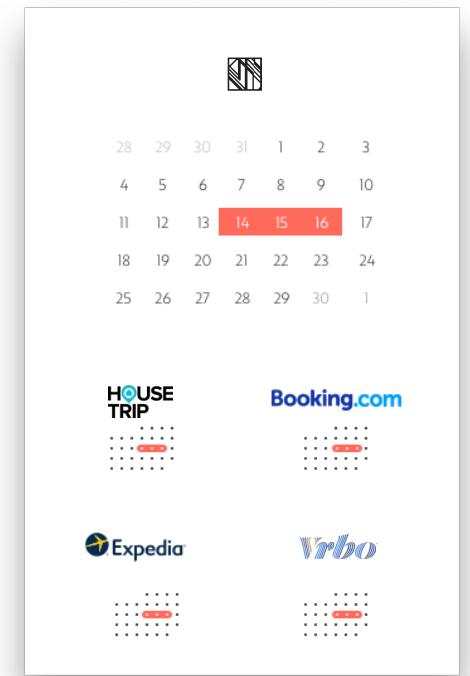
ThirdHome 23
Expedia 24
9Flats 25
Priceline 26
Orbitz 27
Trivago 28
LateRooms.com 29
Hotwire 30
Kayak 31
Travelocity 32
LastMinute.com 33
Agoda 34
Splendia 35
and many more...

Your Legacy Reservations and rentals can all be controlled electronically utilizing our third party tools and a proprietary system Legacy Hotels and Resorts is developing. Whether you choose our hotel brand to give you seamless control without any hassle or chose to manage things yourself you are always in control from anywhere you are.



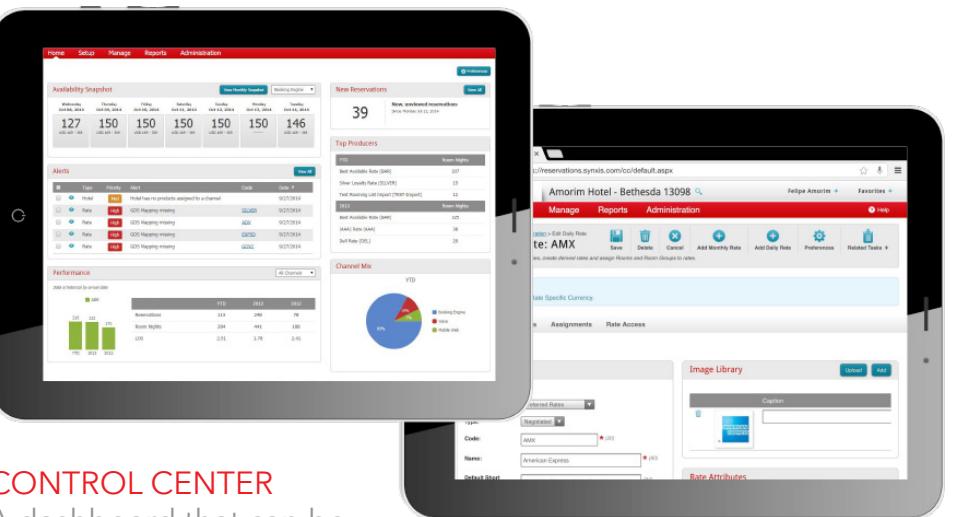
PRICE OPTIMIZATION

With algorithms designed to know when and where the best events in the world and in your city are happening you can count on pricing that reflects the supply and demand for your home - any day of the year.



CHANNEL MANAGEMENT

Software allows all your reservation platforms to be up-to-date with all other reservations so you can avoid duplicate bookings and plan your perfect vacation when you want.

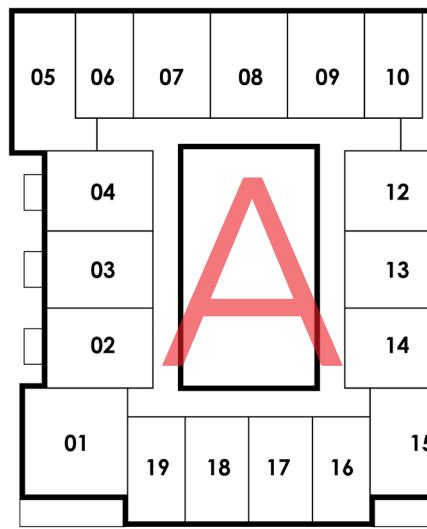


CONTROL CENTER

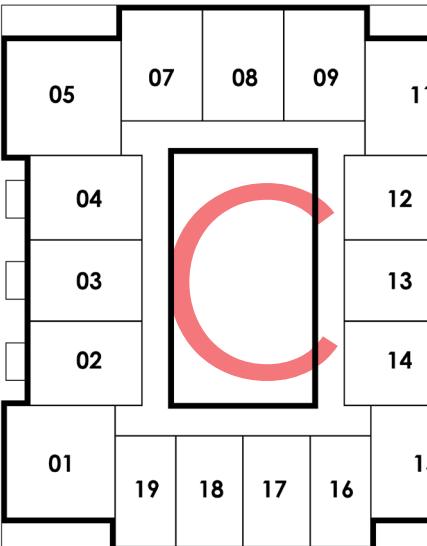
A dashboard that can be viewed on your mobile devices to see your performance and results at any time.



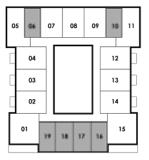
MICROLUXE FLOOR PLANS



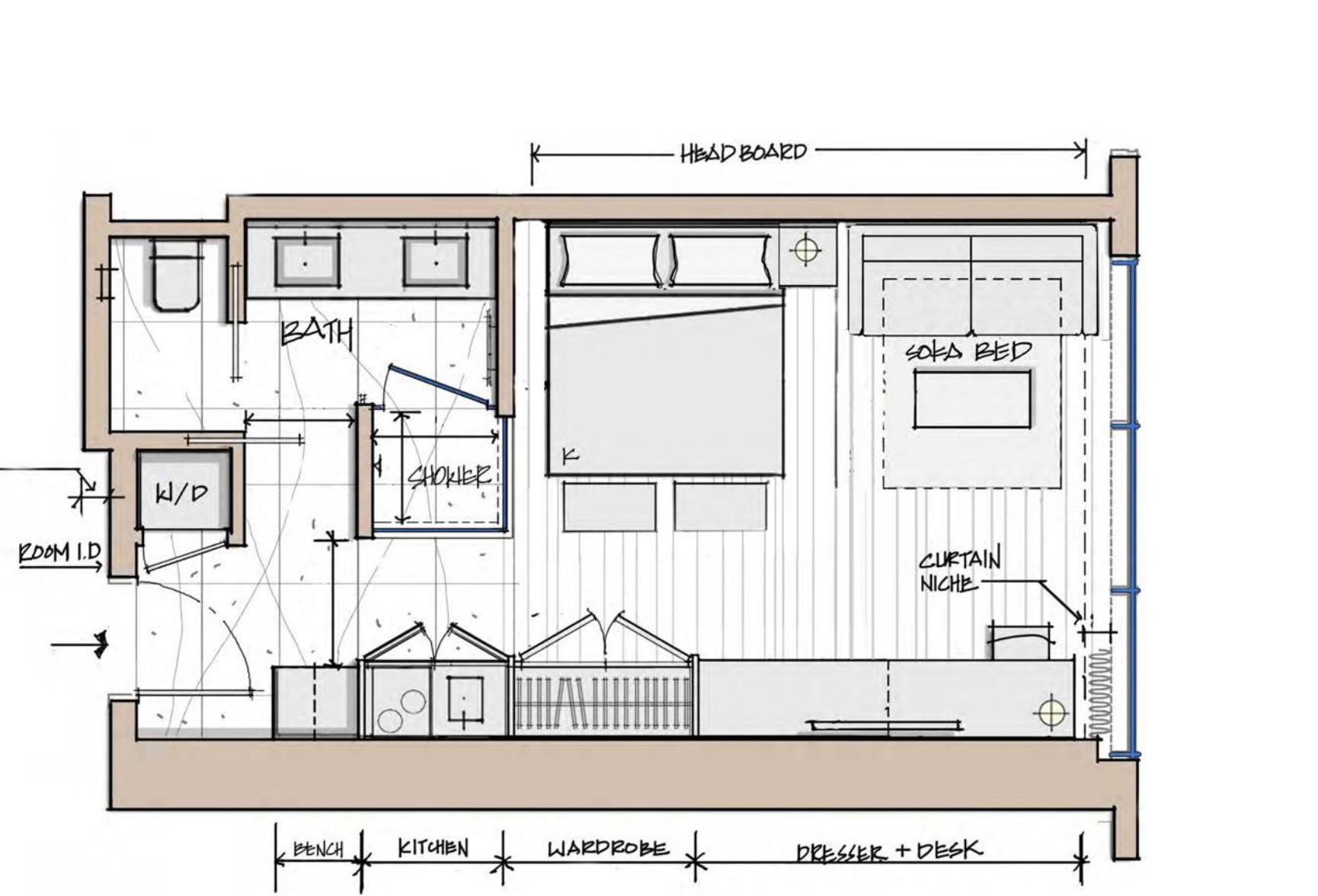
KEYPLATE A
LEVELS: 28-31, 34-37



KEYPLATE C
LEVELS: 26, 27, 32, 33, 38, 39



A
362 SQ. FT. | 34 M²



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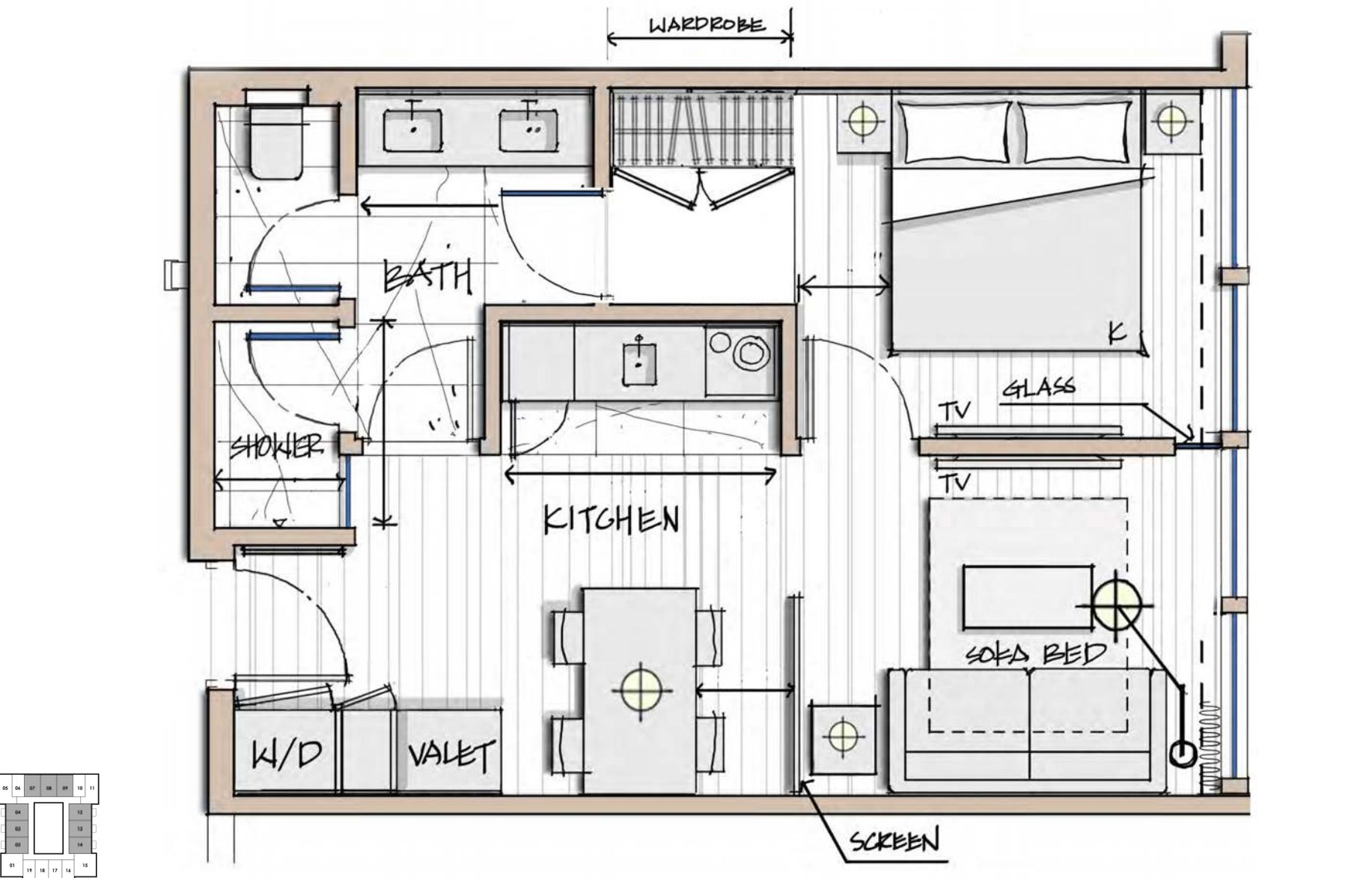


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B1
487 SQ. FT. | 45 M²

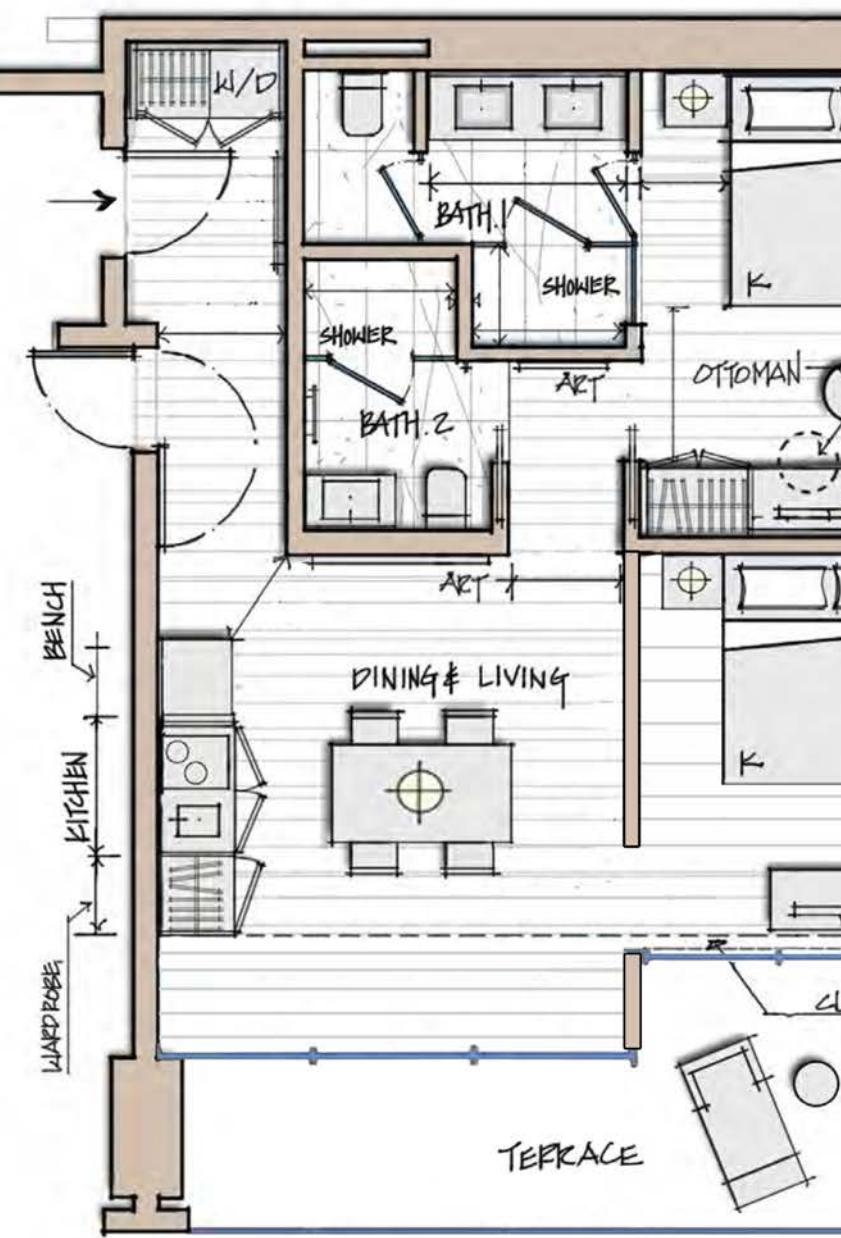
B2

486 SQ. FT. | 45 M²



C

686 - 786 SQ. FT. | 63 - 73 M²



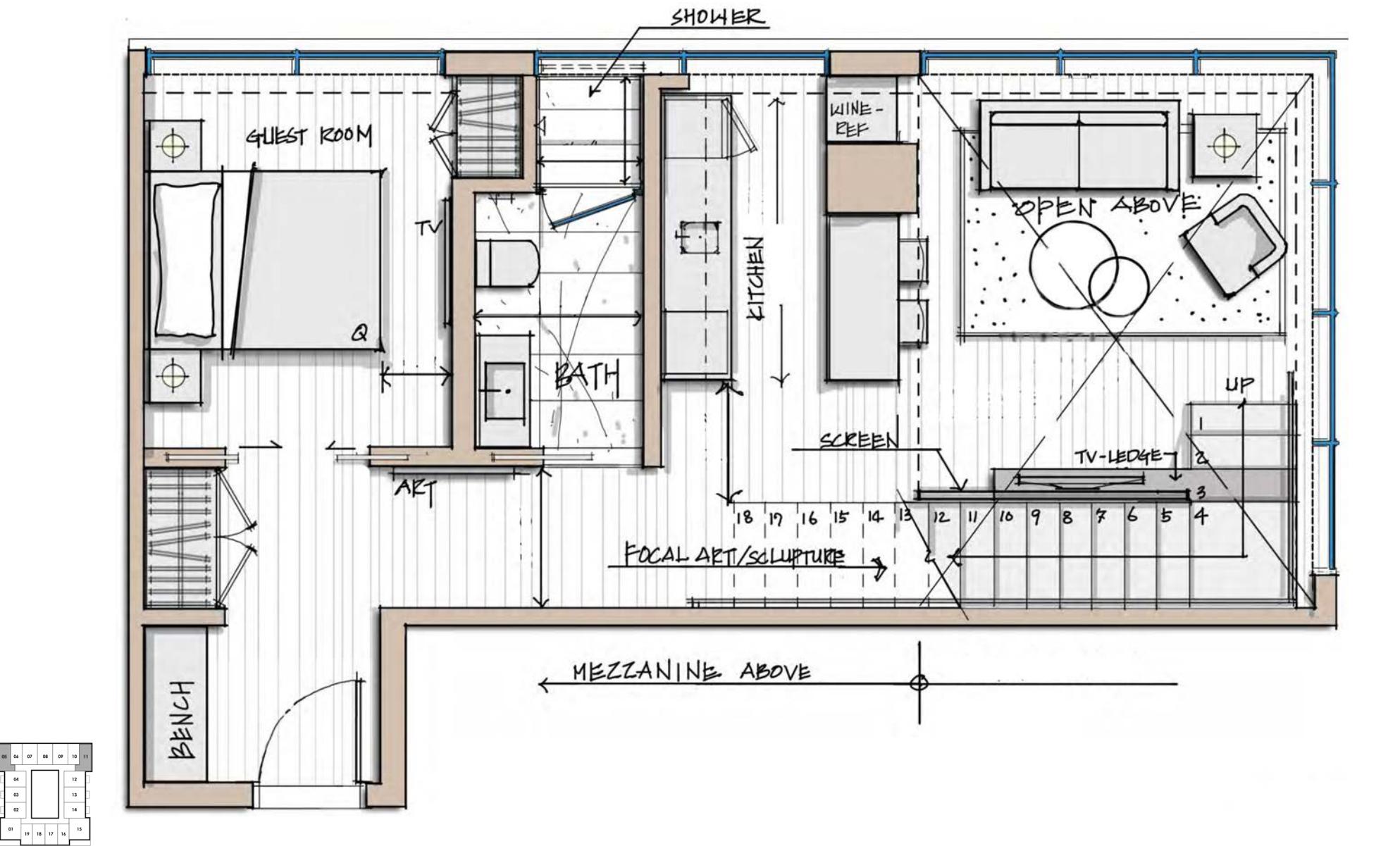
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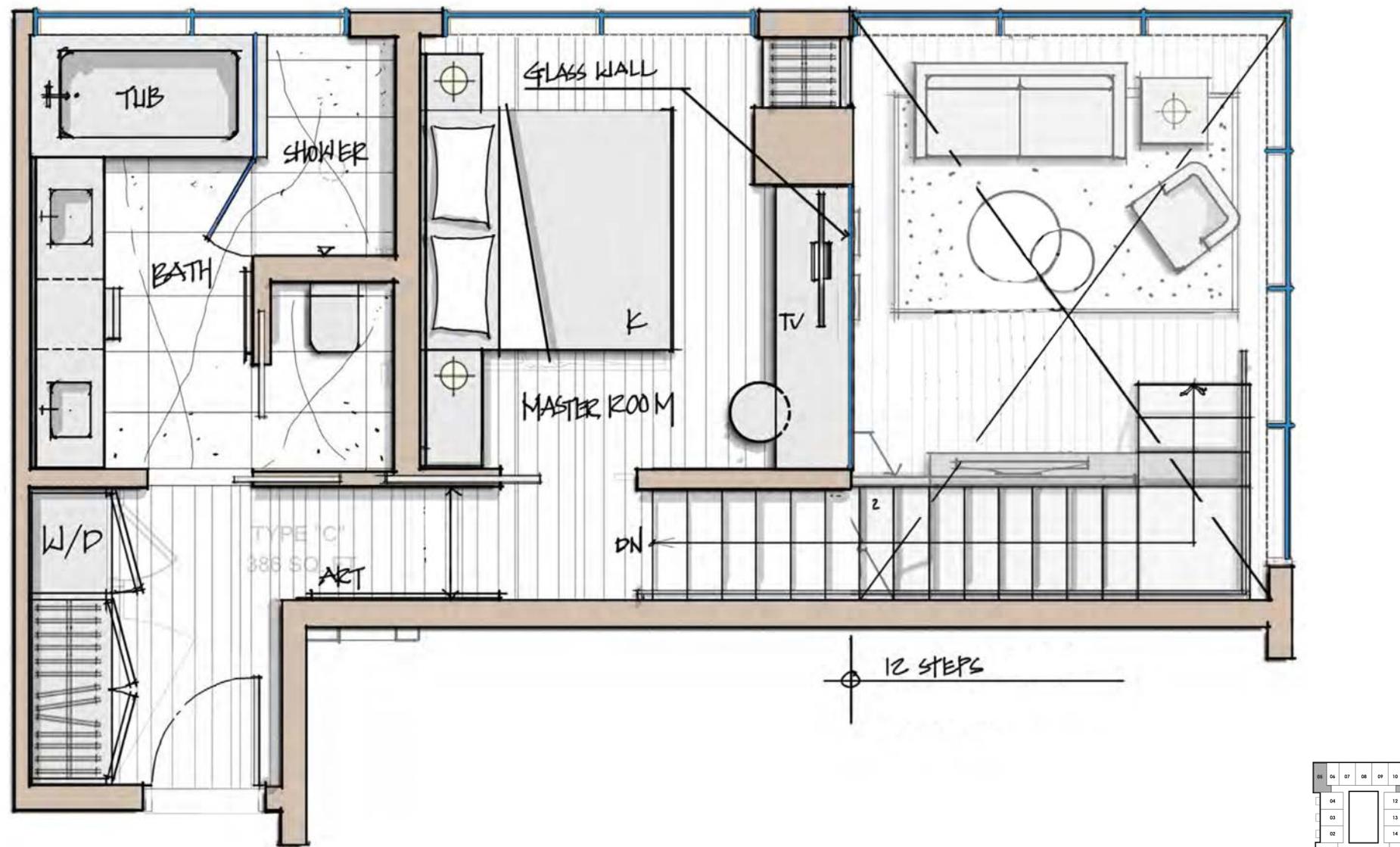
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D - LOWER

950 SQ. FT. | 88 M²



D - UPPER





OVER \$2.5B BUILT

IN A DIVERSIFIED PORTFOLIO



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DEVELOPER



Royal Palm Companies is an award-winning real estate developer and enjoys a 40-year reputation of creating exquisite large-scale, amenity-rich properties. Its profitable portfolio of completed projects include Mixed-Use, Condominium & Planned Residential Communities, Multi-Family Apartment Complexes, and Hospitality including Vacation Rentals, Second Homes, and Serviced Residences. Since the 1970s, Royal Palm Companies has completed more than 50 different developments, representing more than 6,000 income-producing units, and totaling more than \$2.5 billion in asset value.

The company has established itself as an industry leader because of its exceptional attention to detail and by creating high-added-value facilities that are strategically located and embody an unbeatable combination of focused design, aesthetic form, and purposeful functionality that together resonate an elegant sense of space and refined quality of life.

HOSPITALITY MANAGEMENT



A full-service hotel management company providing development/renovation, acquisition, consulting and accounting expertise for the hospitality industry. With over 40 years in the field, its team builds on the proven success of hospitality management experience with the world's best brands and properties. As a lifestyle division of Davidson Hotels & Resorts, Pivot brings innovative amenities and world-class facilities that create unique guest experiences for hospitality management clients.

SALES & MARKETING





WHEN YOU DARE TO BE DIFFERENT
A PIONEER
A DISRUPTOR
IT'S BECAUSE YOU SEE THINGS
OTHERS DON'T
AND IMAGINING THEM IS NOT ENOUGH.
SO PENCIL TO PAPER YOU DRAW.
YOU MEASURE - OFTEN TWICE
AND THEN YOU CUT - DIG - CREATE.



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PROPERTIES