

THE OCEAN

RESORT RESIDENCES
Fort Lauderdale Beach

ADDRESS	551 NORTH FORT LAUDERDALE BEACH BLVD., FORT LAUDERDALE, FL 33304
	ON-SITE SALES GALLERY ON THE 24TH FLOOR, PENTHOUSE
FLOORS	24
RESIDENCES	109
RESORT RESIDENCES	181
TYPES	STUDIOS, ONE-, TWO-, THREE-BEDROOM UNITS, AND PENTHOUSES
PRICING	STARTING IN THE \$400,000s

BUILDING OVERVIEW

- Waterfront address on the sands of the Atlantic Ocean
- Contemporary mid-rise tower limited to 24 floors
- 109 decorator-ready fully-serviced Oceanfront Residences with multiple finish and furnish options
- 181 Oceanfront Resort Residences delivered fully finished and furnished
- Managed by Conrad Hotels & Resorts – the global leader in innovative luxury
- The first-ever Conrad Hotels & Resorts Residential Resort property in North America
- Developed by Orchestra Hotels & Resorts
- Designed by world leading architect Michael Graves

THE ULTIMATE ADVANTAGE OF OWNERSHIP – THE EXCLUSIVE 8% LEASEBACK PROGRAM

Elevate your ownership experience with The Ocean Fort Lauderdale Beach's 8% leaseback program. Through this one-of-a-kind offering, the developer will lease the resort residence back from buyers for 5 years*¹, allowing you to maximize the luxurious lifestyle of The Ocean with everything you could desire, while also eliminating the hassle and costs of ownership.

Developer will lease unit back from buyer for 5 years *¹

- Year 1: 8% "Leaseback Plus Program" *²
- Years 2 - 5: Extended Leaseback Program*^{3/5}

Owner retains option to use the unit *⁴

*¹ 5 year lease agreement with buyer option to cancel lease within 90 days before 1st anniversary.

*² Fixed annual lease contract amount equivalent to 8% of purchase price of unit available only on studios & 1 bedroom resort residences qualify for Extended Leaseback Program for years 1-5, and do not qualify for Leaseback Plus Program.

*³ Fixed annual contract amount equivalent to 4% of purchase price of unit.

*⁴ 90 days at \$20/day rental fee plus cleaning fee; Select days and days may not be consecutive. Additional rental fee for additional days. Based on availability.

*⁵ Available to all units except PH & 3 bedrooms.

*This Owner Availability Calendar shall be available to all initial purchasers of units at the Conrad Fort Lauderdale and is subject to change from time to time without prior notice. The Owner Availability Calendar may change from year to year. The terms that apply to the Owner Availability Calendar at the Conrad Fort Lauderdale which may apply to you will be those which are set out in the definitive agreement that you sign. If you decide to participate in the Lease Back Program, you should review that agreement and the Owner Availability Calendar provisions carefully.

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HOTELS & RESORTS™

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PRIVILEGE PROGRAM

On Property

- Free membership to 6th floor sky beach
- Conrad E-Concierge
- 10% off food & beverage on the property
- Access to The Ocean's private fleet of pleasure boats
- Access to The Ocean's private cars or car service
- Fun and engaging Kids Program supervised by trained staff
- Exclusive access to art exhibits located throughout the property
- Rotating schedule of Life Enrichment Courses for residents- activities include cooking, art, wine, travel, computers, programming, and more
- Bike along the Fort Lauderdale beachfront with Conrad's bike-share program
- Upscale happy hour for residents and guests only
- Movie night in the owner's lounge every Friday
- Complimentary WIFI internet in all common areas
- Complimentary laundry service
- Complimentary beach chairs
- Priority seating at signature restaurant
- Complimentary 1 year personal trainer/life coach

Local

- Preferred boat slip rates at a nearby marina for residents with their own watercraft
- Included membership at a nearby golf and tennis Country Club
- VIP access to the Museum of Discovery and Science

Global

- 100,000 HHonors points with your purchase
- Diamond HHonors membership status
 - 50% elite status bonus – automatically receive 50% bonus on all HH Honors points you earn
- 48-Hour Room Guarantee – you are guaranteed a room in any Hilton Worldwide property when you make a reservation at least 48 hours prior to your arrival
- 5th Night Free
- Quick Reservations and check-ins based on your room preferences
- Late Check out
- Express Check out
- 2nd guest stays free
- Complimentary access to fitness and health clubs
- Two complimentary bottles of water per stay
- E-check in
- Complimentary in room and lobby wi-fi access
- Upgrade to a preferred room
- 1,000 Hhonors bonus points per stay
- Complimentary continental breakfast for you and up to one additional guest registered to the same room each day you stay
- Executive floor lounge access
- Complimentary Wifi
- Complimentary Continental Breakfast

- VIP status at all Orchestra Hotels & Resorts including upgrades and discounts on food & beverage
 - 10% off best available rate for Orchestra Managed hotels

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BUILDING AMENITIES

- Private Beach Club with Caribbean pink sands in the pool deck area – the only private beach club in Fort Lauderdale
- 20,000-square-foot pool deck with a private beach club, a heated fresh water pool, two whirlpools, areas for sunbathing, priority owners cabanas, and a poolside restaurant and bar
- Food and beverage service with dedicated attendants on the pool deck
- Private beach concierge services and complimentary chaise lounges on Fort Lauderdale Beach
- Private owner lounge in the Beach Villa Tower
- Signature restaurant & lounge overlooking the Atlantic Ocean
- Conrad E-Concierge: mobile app for seamless, instant service. Keyless smart phone access; order room service, arrange valet pick-up, coordinate dining reservations, manage housekeeping, and more from any mobile device. For Hotel Residences and members enrolled in the leaseback program you can select and reserve your room from your smart phone
- 4,000-square-foot fitness center with ocean views, state-of-the-art cardio machines, weight training equipment, studio space and personal training
- Conrad Branded spa featuring massages, skin and beauty treatments, lifestyle coaching and more

- Onsite upscale gourmet market with wine, coffee, patisserie, and other sundries
- Resort Retail Store
- Grand porte-cochere entrance with 24-hour valet, featuring a dramatic arrival sculpture.
- Expansive reception lobby and intimate lounge & mixology bar with seating areas
- 20,000-square-feet of meeting spaces designed to host memorable social and corporate events
- High-speed wireless encrypted internet throughout the building with access on the beach
- Commissioned artwork throughout the building
- Five high-speed elevators throughout

RESORT RESIDENCES: FLOORS 6-17

- Gourmet kitchens with Subzero refrigerators and Wolfe cooktops
- Bathrooms with walk-in-showers, marble Kohler double vanities with Water Works faucets, and showers with Kohler separate soaking tubs
- Home IMAX 80" projection theatre
- Flat screen televisions in every residence with the latest technology
- Twice daily housekeeping and laundry service
- Marble Entry Foyer

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RESIDENCE FEATURES:

FLOORS 18-24 + BEACHFRONT VILLA RESIDENCES

- Spacious residences with oversized balconies & limitless views of the Atlantic Ocean, the Intracoastal Waterways, and the City of Fort Lauderdale
- Marble Entry Foyer
- Gourmet kitchens with Subzero refrigerators and Wolfe cooktops
- Bathrooms with walk-in-showers, marble Kohler double vanities with Water Works faucets, and showers with Kohler separate soaking tubs
- All residences are delivered with carpet throughout the living area, painted walls, and lighting installed. Additional finish options & furniture packages available.
- Top-Quality choice of year-round living or participation in residential rental program (leaseback)

ABOUT FORT LAUDERDALE BEACH

As the world's attention continues to focus in on South Florida, today's Fort Lauderdale Beach is poised to become a new international capital of business, luxury, culture, and opportunity. Fueled by massive investment and development, the city is more than a carefree beach town with award-winning shorelines... it is the next major destination the world will be watching.

Already, more than \$719 million is building the future of the nearby Fort Lauderdale International Airport. When complete, the new FLL will serve nearly 500,000 international flights per year with a new runway, expanded facilities, and more global routes. Similarly, Port Everglades is growing to accommodate even more cruise ship traffic as well as major cargo routes.

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The three in-progress expansions have already contributed to thousands of new local jobs and will continue to support as many as 200,000 jobs throughout the State. Also on the horizon is All Aboard Florida – the new high-speed rail line that will connect Fort Lauderdale, Miami, Palm Beach, and Orlando with "minutes-away" convenience like never before. Groundbreaking for stations have begun, and will bring billions of dollars of business and tourism opportunities to all cities included as stations.

Everything planned for Fort Lauderdale Beach is a powerful statement for what the future holds for The Ocean as a landmark in connected living. The Fort Lauderdale International Airport and Port Everglades Cruise Terminals are both less than 20 minutes away. Hop on nearby I-95 or the Florida Turnpike, and Miami and Palm Beach are only 30 minutes away. By boat, the islands of the Bahamas are a short cruise away, as are other coastal cities along the Florida East Coast. Locally, the area's many winding canals, rivers, and waterways are ideal for sailing, boating, and yachting community. The city itself offers a smart mix of vintage architecture, contemporary culture, and leading-edge dining, live music and entertainment... from historic Las Olas Boulevard, to legendary A1A, to the oceanfront itself. The thriving Downtown Arts District includes The Broward Center for the Performing Arts, The Museum of Art Fort Lauderdale, FAT Village Arts District, the Museum of Discovery and Science, the Mark K. Wheeler Gallery, several live music venues, and relaxing waterfront parks. As well, many of the nation's top shopping destinations such as Sawgrass Mills Mall, The Galleria Mall, Aventura Mall, and The Bal Harbour Shops are just moments away.

The Ocean Fort Lauderdale Beach places all of this and much more right at your fingertips.

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