ALHAMBRA PARC

CORAL GABLES

COMMISSION STRUCTURE

5% BROKER COMMISSION

33% — EARNED AT CONTRACT WITH 20% DEPOSIT

33% — EARNED AT GROUNDBREAKING WITH 30% DEPOSIT

34% — EARNED AT CLOSING

EQUAL HOUSING LENDER

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The Developer (as is defined herein below) reserves the right to revise or modify, in its sole and absolute discretion, any or all improvements, designs and construction specifications depicted and all terms, conditions and statements made. All of the drawings, rendering, and photographs provided by Developer are conceptual only and are for the convenience of illustrating a proposed development; said drawings, renderings and photographs should not be relied upon as representations, express or implied, of the final detail of the residences. All depictions of appliances, fixtures, counters, soffits, wall coverings, floor coverings, furnishings, closets, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily the final finishes and details included with the purchase of a Unit. Consult your Purchase Agreement and the Prospectus for information on what is included with Unit purchases. The photographs contained in these materials and other brochures may be stock photography, or may have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and the photographs are merely intended as illustrations of the activities and concepts depicted therein. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, any future appreciation in value, investment opportunity potential, any rental income potential, the ability or willingness of Developer, or its affiliates, to assist any buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit (except only in response to a direct inquiry from buyer), the economic or tax benefits to be derived from the managerial efforts of a third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement that may have been made should not be relied upon in your decision to purchase. Certain nearby attractions referenced or identified in these materials are off-site and not controlled by the Developer. The references to nearby attractions are based upon public information sources and are believed to be accurate as of the date of these materials or publication; however, there is no guarantee that such attractions will continue to exist, or that there would not be changes and/or substitutions of any of the same. The managing entities, operators, amenities and other features that may be referred to are accurate as of the date of these materials or publication; however, there is no guarantee that the managing entities, operators, amenities and other features that may be referred to will be involved at, or following, the completion of the Condominium. The Developer reserves the right to change any and all such managing entities, operators, amenities and other features that may be referred to as the Developer deems best for the Condominium in the Developer's sole and absolute discretion. Dimensions and square footage of the Units are approximate and may vary with actual construction. The Condominium is being developed by 33 ALHAMBRA LANDCO, LLC, a Delaware limited liability company ("Developer"). You will look solely to Developer with respect to any and all matters relating to the sales, marketing, and development of the Condominium or your purchase of a Unit in the Condominium. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on these materials or other brochures. Please check with the Developer for the most current pricing. Concierge services that may be described are available to Unit owners who pay additional fees. Consult the Prospectus for the site plan and the location of the Unit you desire. Unless otherwise noted, this content is owned by Developer and the unauthorized reproduction, display or other dissemination of these or other materials is strictly prohibited and constitutes copyright infringement. Unless otherwise defined, capitalized terms used herein shall have the meanings ascribed to them in the Prospectus.

MG DEVELOPER

VERTICAL DEVELOPMENTS