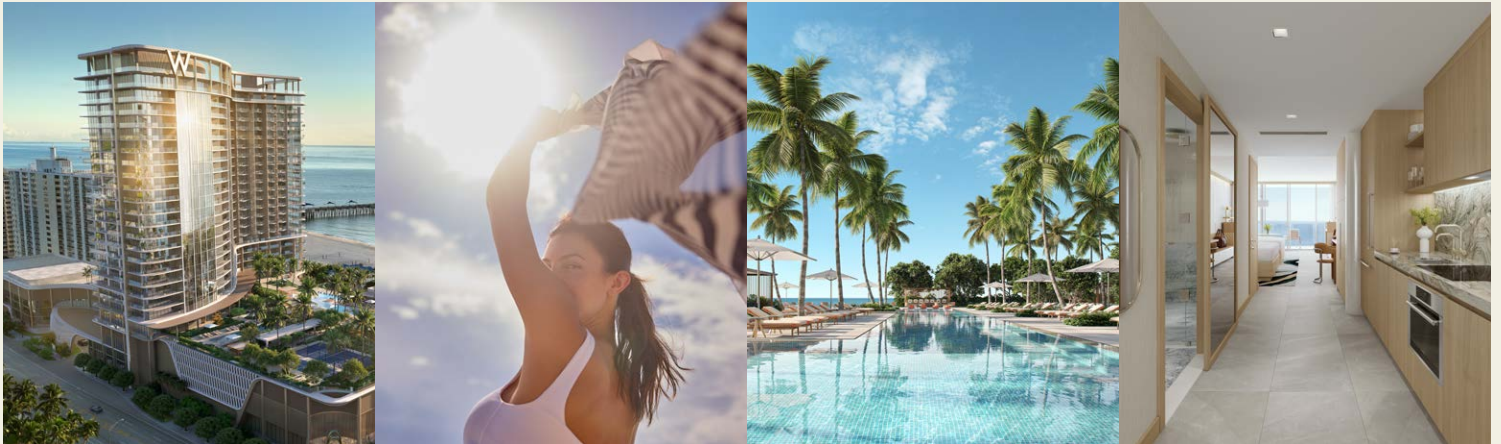


LEASEBACK PROGRAM

For a limited time, enjoy professionally managed home ownership through W Pompano Beach's exclusive leaseback program, an exceptional benefit that helps your asset work for you. Lease your Suite back to the Developer under a fixed-term agreement.



PROGRAM HIGHLIGHTS

Available for studio and one-bedroom Suites only

Fixed quarterly payments equal to 10% annually of the purchase price for a two-year term are remitted to owners, in arrears

Suites are professionally managed and included in the Marriott managed hotel rental program

Maintenance fees and utilities are the responsibility of the owner during the course of the leaseback program

FOR EXAMPLE

Purchase Price: \$900,000

Annual Lease Payment: \$90,000 per year for a period of two years

DISCLAIMER

This leaseback program is voluntary and made available by the Developer for a limited period. Participation is entirely optional, and the specific terms of the lease are set forth in the formal lease agreement. Enrollment in the program must be completed prior to the execution of the contract in order to participate. No representations or warranties are made concerning potential rental income, future market conditions, or the property's resale value.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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