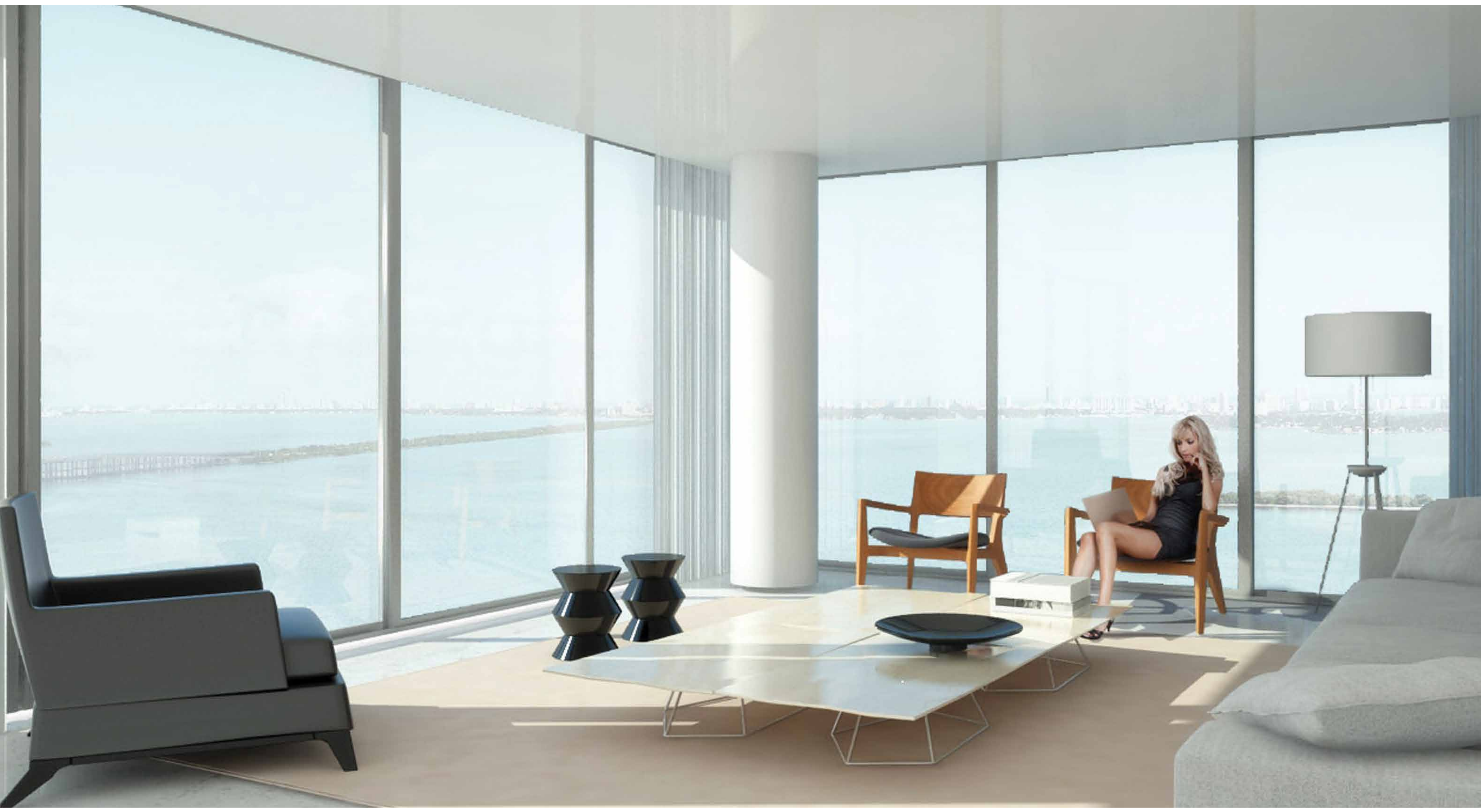
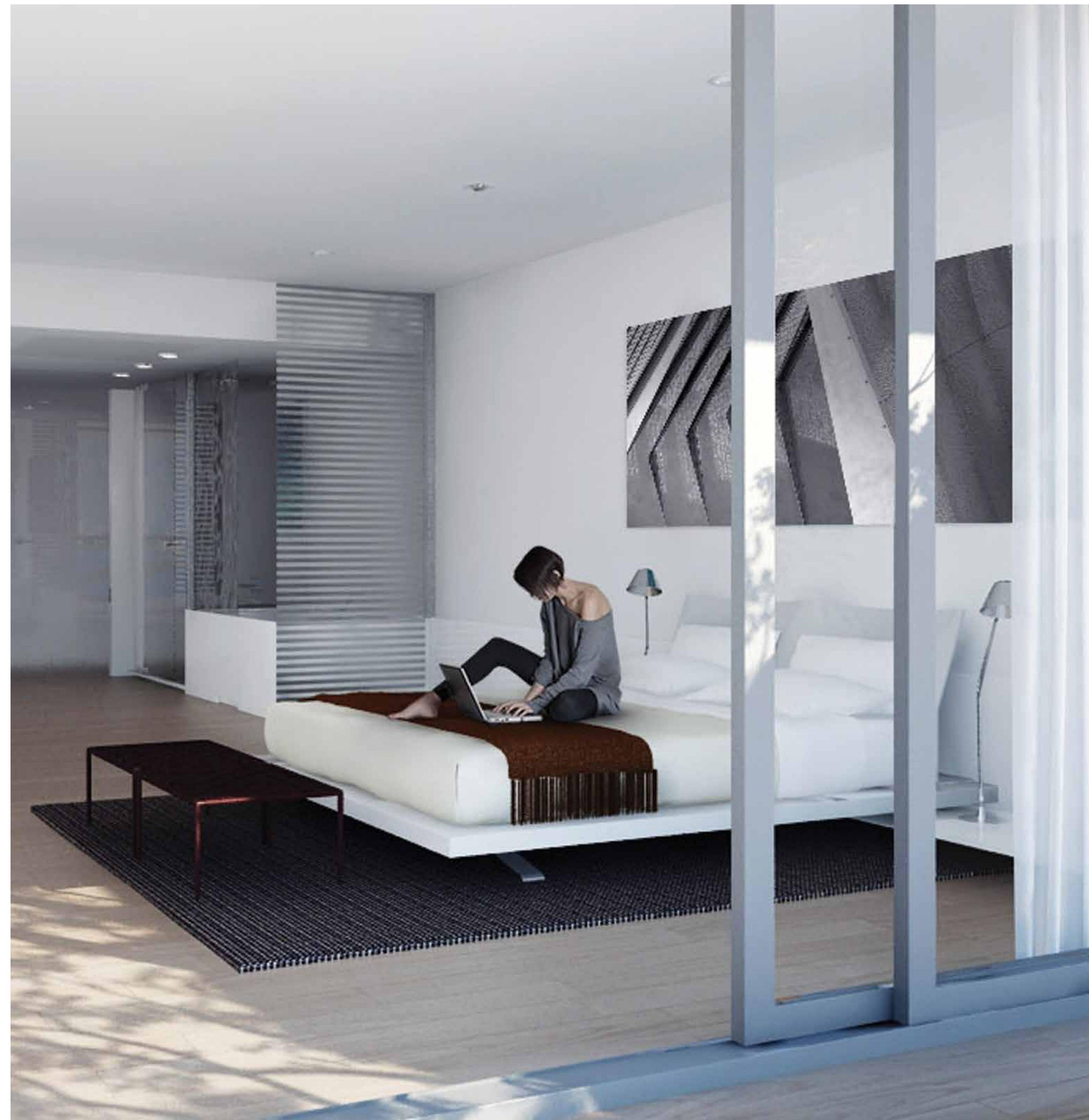


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Sales by RELATED REALTY in collaboration with FORTUNE DEVELOPMENT SALES



 Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. 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 by 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. The Developer is PRH NE 31st Street LLC ("DEVELOPER") which has a license to use the trademarked names and logos of The Related Group pursuant to a licensing agreement. The graphics and text reflected are the copyrighted property of Developer. THE RENDERINGS illustrate and depict a lifestyle; however amenities and attractions are subject to change. While there are water views at the property, views may vary. The marina and restaurant are all 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.