

The image features the word "CANVAS" in a bold, white, sans-serif font, centered horizontally. The text is set against a background of overlapping geometric shapes: a large red triangle on the left, a dark grey triangle on the right, and a black triangle at the bottom. The background is a light cream color.

CANVAS



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INSPIRATION
HAS A NEW
ADDRESS



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Built to inspire. Designed to enjoy Miami living at its best. Canvas is as an elegant masterpiece that will boast 403 feet in total height and 37 stories of groundbreaking architecture. The iconic mixed-use residential and commercial luxury high-rise is destined to be the first in its class in the center of an eclectic, culturally rich metropolis. Refined urban living at your doorsteps and the exquisite amenities of a high-end high rise, but further enhanced by art, fine dining, endless views, music, intrigue, and romance.



***A LIFE WITHOUT
BOUNDARIES AWAITS
WELCOME HOME***



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***AN
AMENITY-RICH LIFESTYLE
CREATED TO INDULGE YOUR SENSES***

Canvas' amenities aren't just add-ons, they're well thought out curated spaces, essential to the unique Canvas lifestyle. Every detail has been meticulously designed to bring home the best of resort living. An exciting mix of retail and entertainment will complement your taste for fine living — and energize a thriving new neighborhood.





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SPECIALIZED LIFESTYLE AMENITIES

30,000 square feet ninth-floor amenity level:

- Sunrise Pool overlooking Downtown Miami & Port of Miami
- Sunset Pool with Bay views featuring separate jacuzzi & Lounge Areas
- Eco-Friendly Gardens
- Several Vista Sun Deck Areas
- Cutting edge 3,000 square feet fitness center
- Zen spa/sauna & treatment rooms
- Serene Indoor/Outdoor yoga garden
- Glass-enclosed Racquetball Court
- Chic and spacious Social Room with catering facilities
- Adjacent children's playroom & lab area

Rooftop Features & Amenities:

- A city-bay view lounge
- Sky Plunge Pool
- Signature Dining
- The Illuminated, colossal "Tree of Life" landmark
- Fully-equipped business center
- State-of-the-art multimedia screening & theatre facility

Ground & Lobby Level Features:

- Specially selected restaurants & bistros
- Retail Shopping
- 24-hour valet parking, concierge & security services

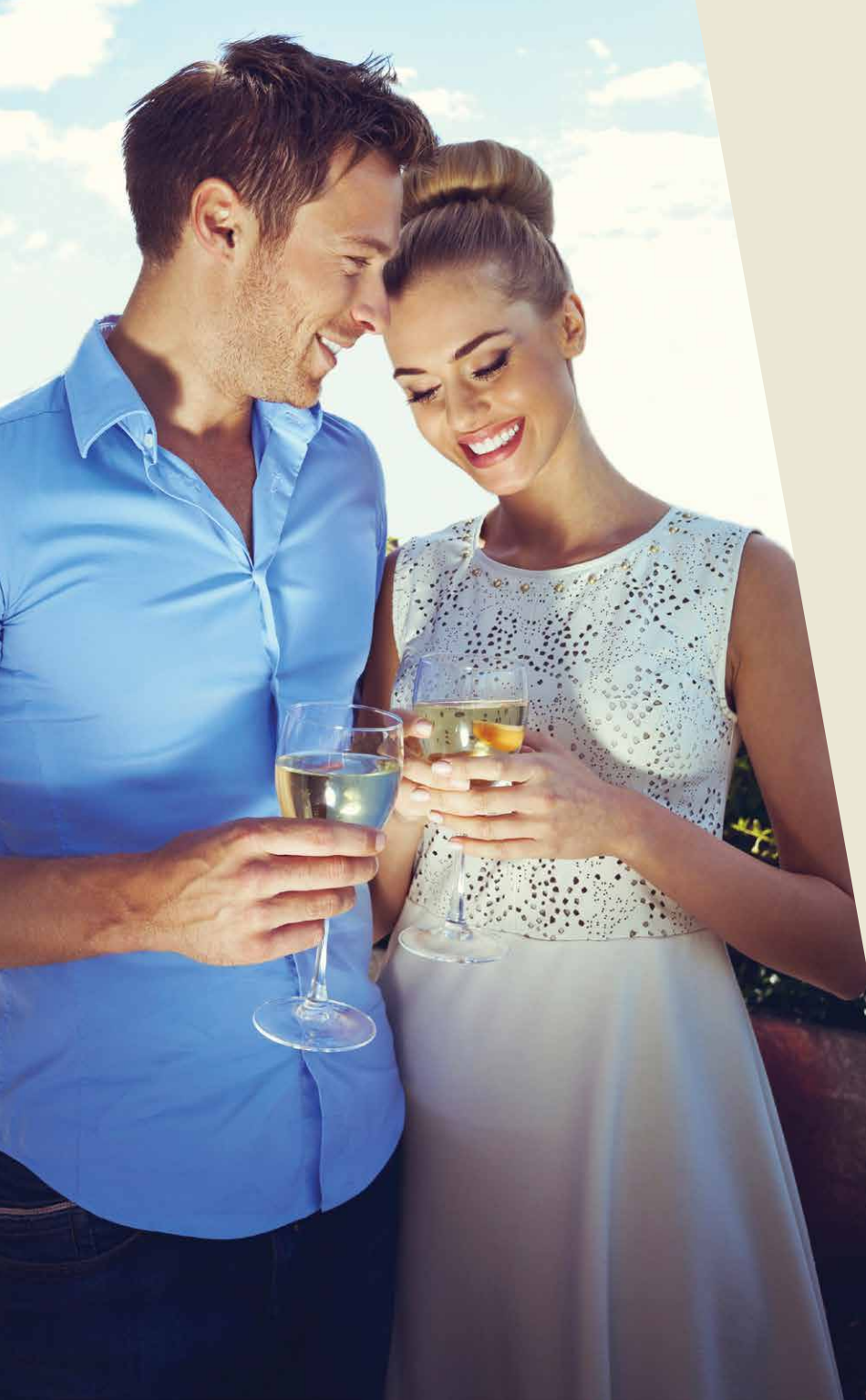


THE ROOFTOP A NEW MIAMI LANDMARK AT YOUR DOORSTEP

Surrounded by the endless lights of Miami's stunning skyline and iconic Biscayne Bay, this heaven on earth will offer the chic, upscale and unpretentious vibe that defines the new "Miami Cool". The Rooftop will feature dining, lounge area, music and art under the Moon over Miami, a perfect place to escape and focus on creating unforgettable memories. Whether you choose to mix it up by the Sky Plunge Pool, mingle at the breathtaking lounge, delight in culinary mastery or illuminate your soul under the colossal Tree of Life; the Rooftop will surely be a place one will never forget.

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THE RESIDENCES

Architecture in South Florida has become recognized as representing some of the world's most impressive examples of artistic expression. The challenge is how to harness that beauty while providing an intelligent, efficient and functional design that inspires the soul through creativity, ingenuity and purpose. Canvas luxury residences have been created for those that live, work and play in the most dynamic city in the world. The goal behind Canvas has always been to create an environment that fuses the core elements of a true luxury urban lifestyle with the energy, culture and vibe of Miami's exhilarating Arts + Entertainment District, an area that is quickly being recognized as the most electrifying region of South Florida.





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A DESIGN-DRIVEN LIFESTYLE OF ARTFUL EXPERIENCE

Each residence at Canvas is a canvas in itself, ready to be enriched by your vision while using sensational city and water views as your backdrop. All Canvas residences welcome you with efficient functional floor plans, top-of-the-line luxury finishes, gourmet quality kitchens, luxuriously appointed baths, and floor to ceiling windows enhanced by uncompromised views of our magical city.

RESIDENTIAL FEATURES

- Panoramic city and bay views
- Fully appointed units including choice of 12 x 24 porcelain floors and 24 x 24 in bathrooms
- Top of the line European-designed glossy white combo kitchen cabinets featuring quartz counter tops
- Floor to ceiling windows
- Highly efficient floor plans
- Contemporary open kitchen layouts
- Stainless steel high-level appliances
- Frameless showers and bathtub enclosures
- Expansive closets



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WELCOME TO MIAMI'S NEXT GREAT NEIGHBORHOOD



**ARTS +
ENTERTAINMENT
DISTRICT**

The Arts + Entertainment District is a burgeoning, urban residential neighborhood connecting the Wynwood Art District, Design District and Downtown Miami. Because of the recent, explosive growth in these bordering districts, the Arts + Entertainment District has seen a renaissance in its residential, culinary, entertainment and nightlife offerings. Curious where the hip set of Miami ends up on a Saturday night? They'll be just down the street, enjoying the best of Miami's nightlife, art gallery openings, nights at the Opera, new culinary experiences, and the world's best entertainment and shopping. There is no time like now to make your mark on Miami's next great district.



MIAMI'S NEXT GREAT FRONTIER

With future development plans for the Arts + Entertainment District poised to make the area among the most vibrant in Miami, choosing Canvas means choosing to be at the heart of Miami's next cultural wave. Miami World Center –to Canvas's immediate south– will be the new high-end commercial hub of the Downtown area, while projected plans for a Gloria Estefan hotel and restaurant, located just one block away, will infuse the area with in-the-know tourists looking for a sophisticated, cultural stay in Miami. With numerous development plans within short blocks, the developers of Canvas are among the pioneers recognizing that the Arts + Entertainment District, currently Miami's great nexus, is rapidly becoming Miami's next great neighborhood.

“The rise of the Arts + Entertainment District is part of a natural progression as Miami evolves into a world-class city.”

Walter Defortuna, chairman of Fortune International Realty

- | | | |
|---------------------------------------|--|---|
| 1. Park Lofts | 8. Bayside | 14. Adrienne Arsht Center for the Performing Arts |
| 2. Filling Station Lofts | 9. AA Arena | 15. Resorts World Miami |
| 3. Miami Entertainment Complex | 10. Skyrise Miami | 16. Island Gardens |
| 4. Estefan Hotel & Restaurant | 11. Port of Miami | 17. Melody Tower |
| 5. NR Investments 14th Street Project | 12. Perez Art Museum Miami | 18. Hilton Miami Downtown |
| 6. Miami World Center | 13. Patricia and Phillip Frost Museum of Science | |
| 7. Brickell City Centre | | |





SOUTH BEACH



BRICKELL



RESORTS WORLD MIAMI



ALL ABOARD FLORIDA



BRICKELL CITY CENTRE



PORT OF MIAMI



PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE



ADRIENNE ARSHT CENTER



MIAMI WORLD CENTER



PEREZ ART MUSEUM MIAMI



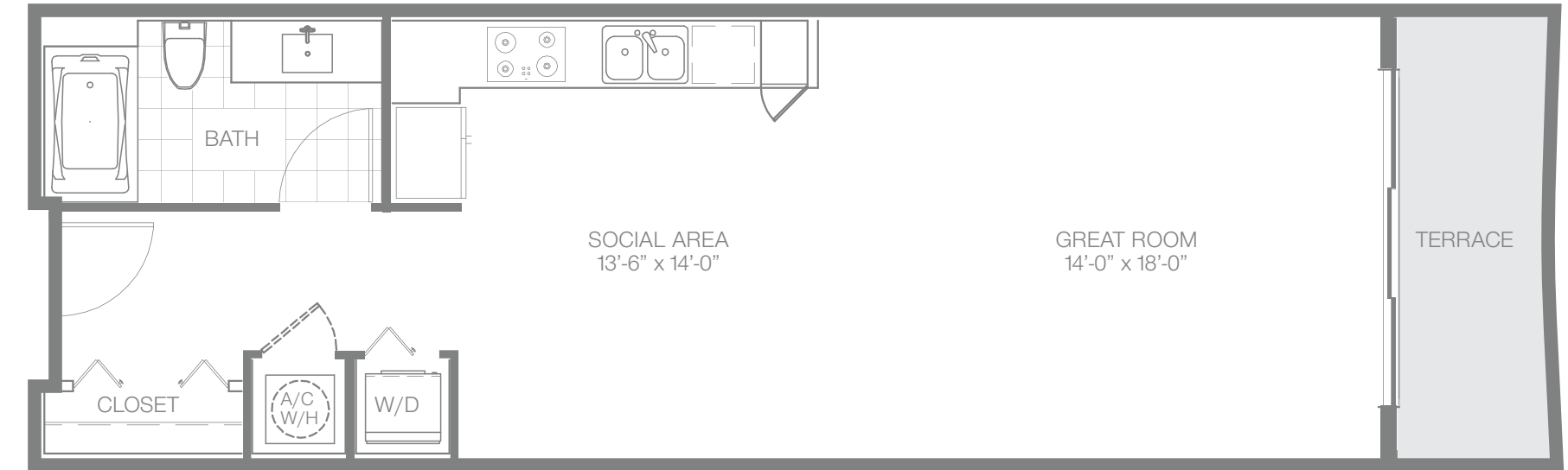
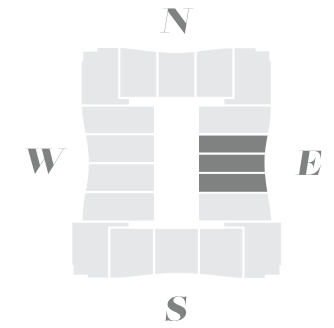
AA ARENA



UNIT S

STUDIO

RESIDENCE	620 SF	57.59 M ²
TERRACE	70 SF	6.51 M ²
TOTAL	690 SF	64.10 M ²

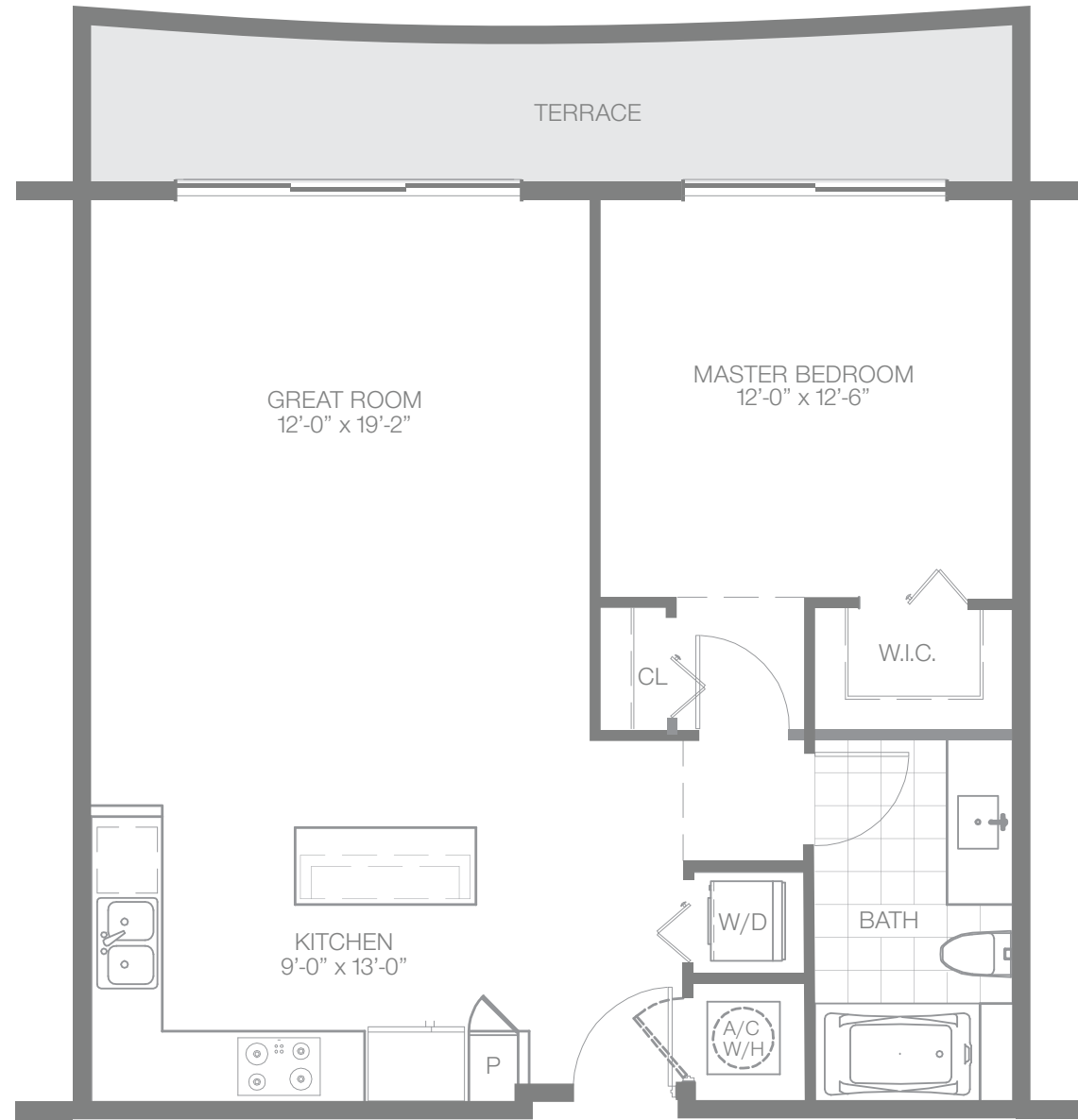
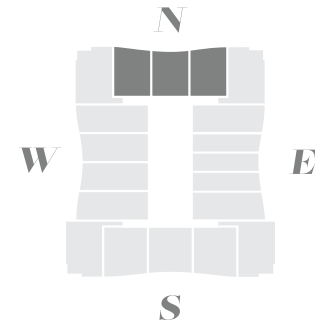


Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the "Unit" set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

UNIT A1

1 BEDROOM/1 BATHROOM

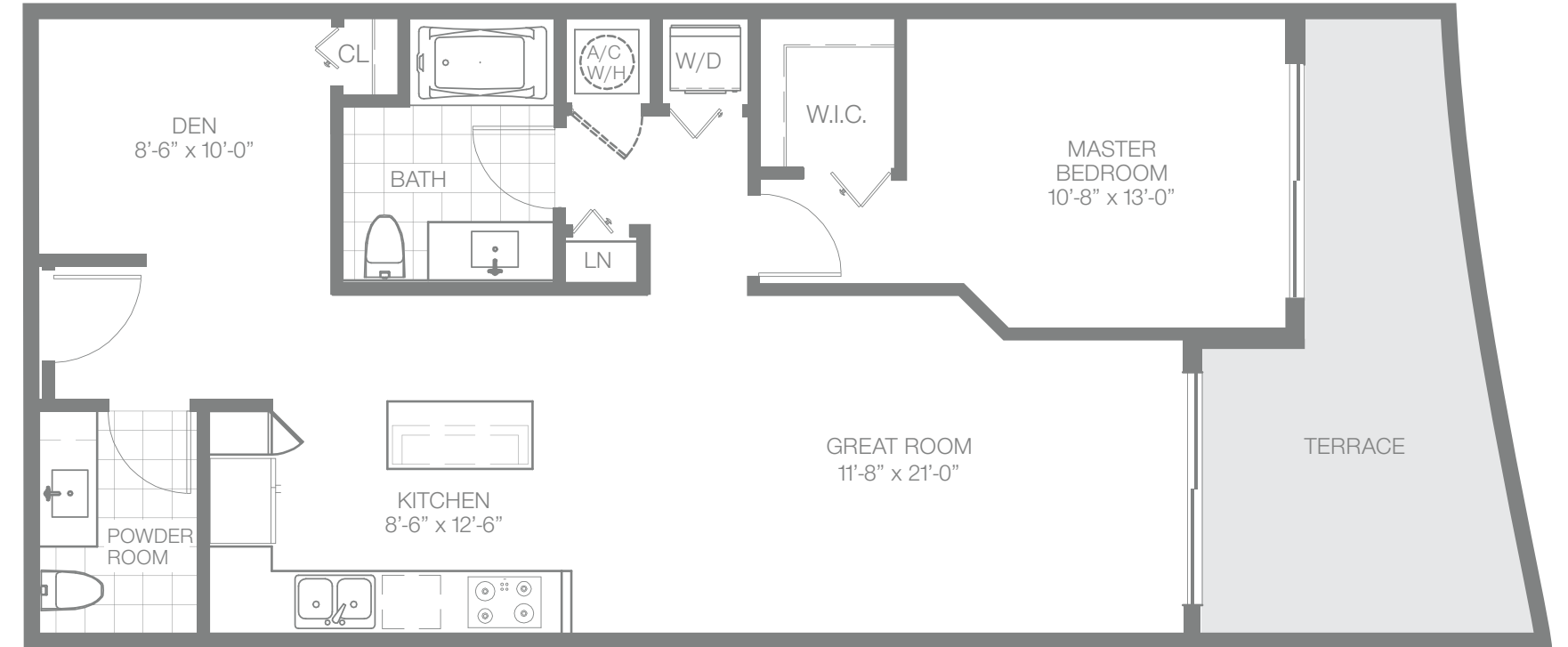
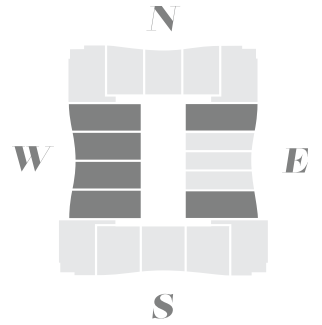
RESIDENCE	800 SF	74.32 M ²
TERRACE	135 SF	12.54 M ²
TOTAL	935 SF	86.86 M ²



UNIT A2

1 BEDROOM/1.5 BATHROOM + DEN

RESIDENCE	910 SF	84.54 M ²
TERRACE	150 SF	13.93 M ²
TOTAL	1,060 SF	98.47 M ²



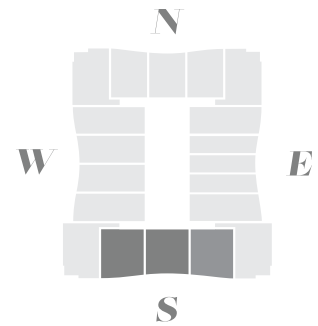
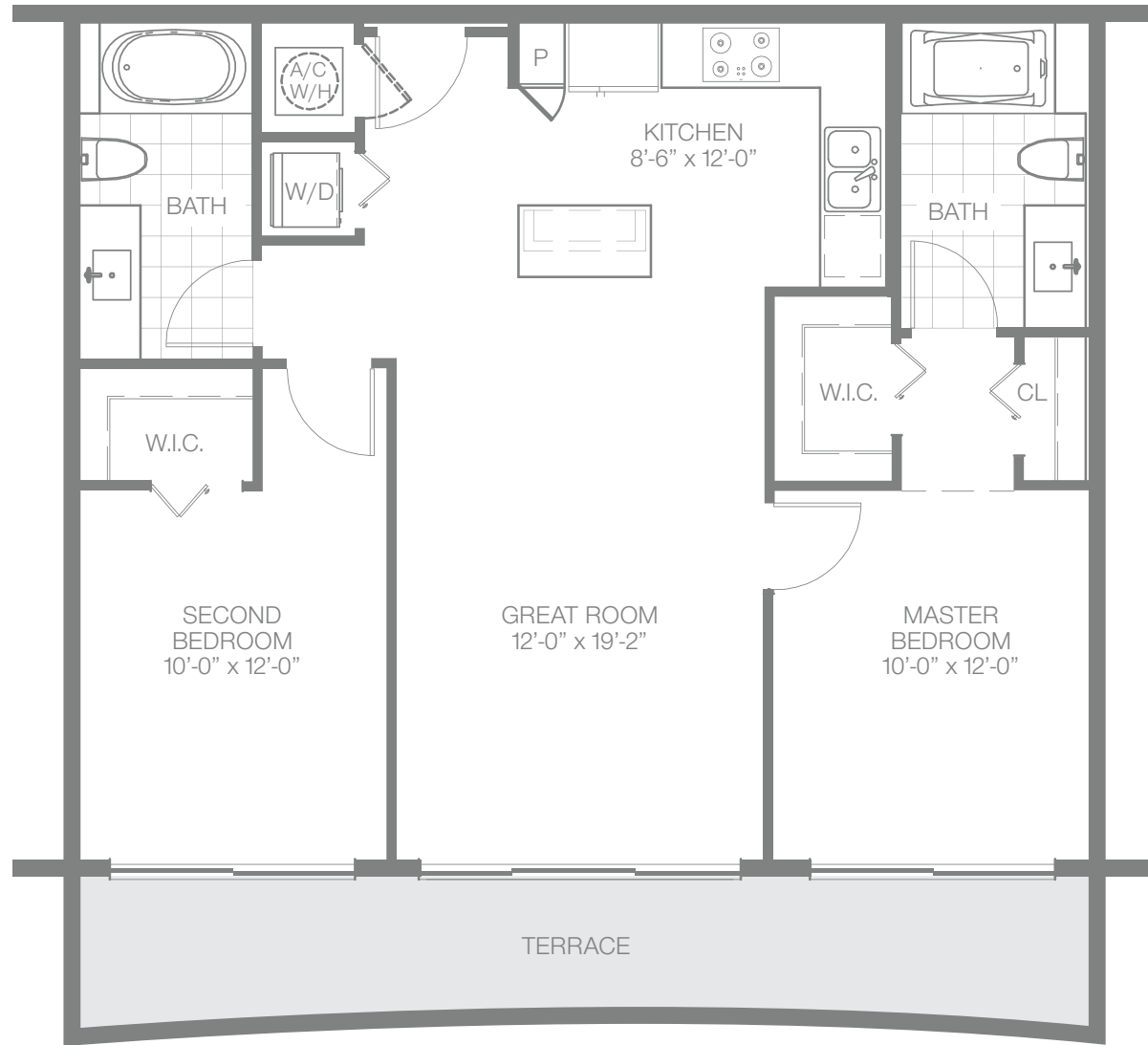
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UNIT B1

2 BEDROOMS/2 BATHROOMS

RESIDENCE	940 SF	87.32 M ²
TERRACE	150 SF	13.93 M ²
TOTAL	1,090 SF	101.25 M ²

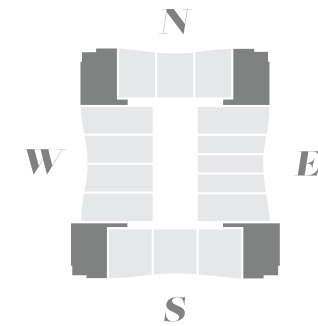
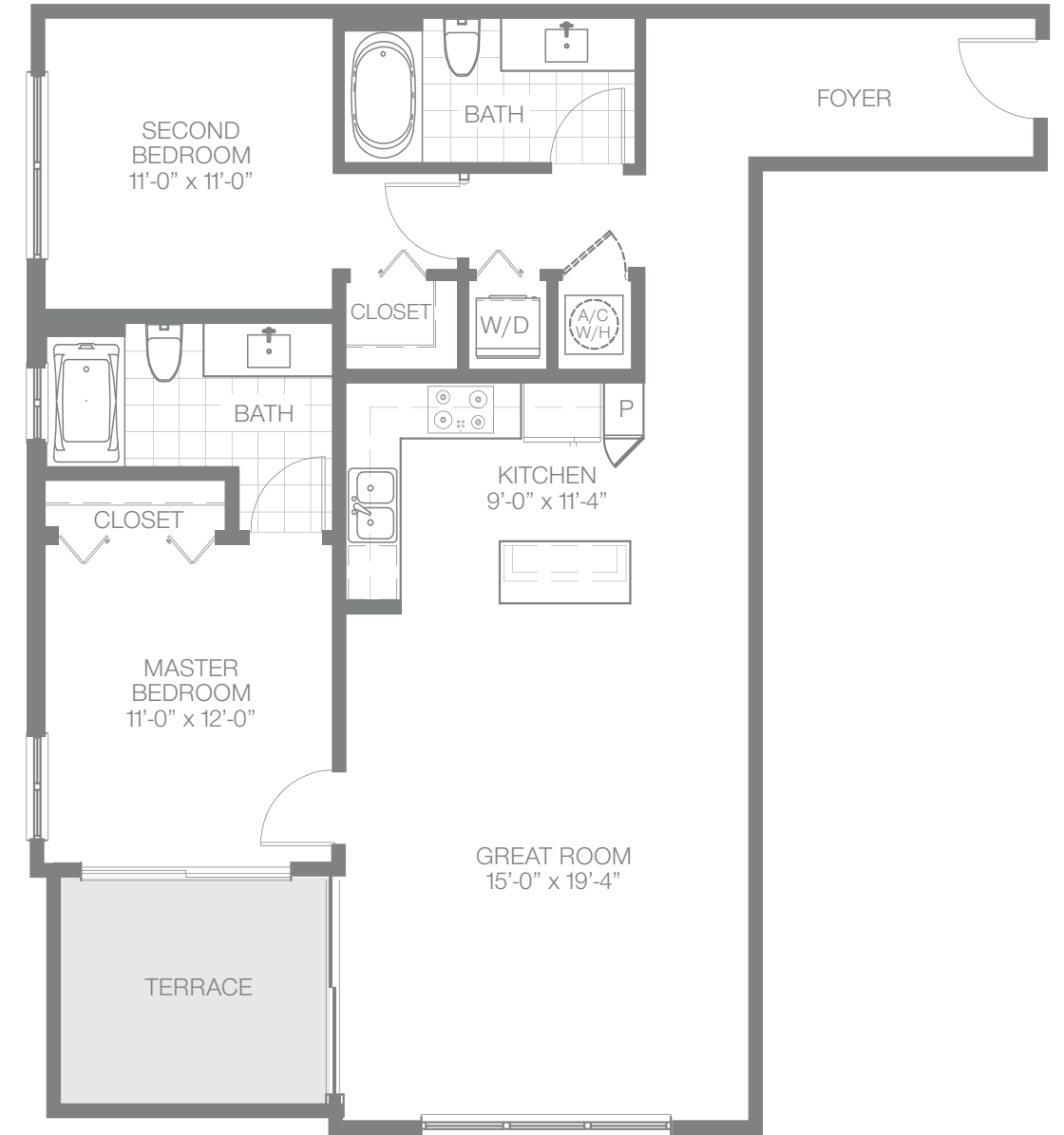


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UNIT B2

2 BEDROOMS/2 BATHROOMS

RESIDENCE	1,110 SF	103.12 M ²
TERRACE	95 SF	8.82 M ²
TOTAL	1,205 SF	111.94 M ²



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THE DEVELOPER

Ron Gottesmann and Nir Shoshani are the principals of NR Investments Inc. Founded in 2001, NR Investments is a fully integrated, privately held, real estate investment and management firm headquartered in Miami. The company focuses on commercial and residential real estate assets. NR Investments has acquired more than 7,500 residential units and nearly five million square feet of office space. The launch of Canvas residences, a mixed-use luxury condominium, will set the foundation for the burgeoning Arts + Entertainment District of Greater Downtown Miami. NR Investments has helped to drive the movement of the Arts + Entertainment District with the completion of the 81-unit Filling Station Lofts on the site adjacent to Canvas.

“Every detail has been thoughtfully curated to bring the essence of the Arts + Entertainment District home – and energize a thriving new neighborhood.”

Nir Shoshani



THE ARCHITECT

Cohen, Freedman, Encinosa & Associates have been established for over 50 years in the South Florida Area - specializing in Mid-Rise and High-Rise Luxury Apartment Developments.

The firm has participated in and been involved with joint ventures overseeing the development of nearly four billion dollars of construction across central and South Florida.

A Multi-Disciplinary Partnership, which dates back to 1961, the architectural firm consists of three principals (Stuart Cohen A.I.A., Lawrence Freedman A.I.A., and Guillermo J. Encinosa A.I.A.); three associates (Sandy Peaceman, Arturo Robinson, and Iliana Lince); and professional staff. Established engineering consultants, who are selected on a project to best meet a clients needs, also augment CFE's Staff.

The firm has gained local and national recognition for successful high-rise residential and mixed use projects ranging from 80,000 to over 600,000 square feet. Their projects include the complete island known as 'Grove Isle' in Coconut Grove; 'Sunrise Harbor' in Fort Lauderdale; 'The Metropolitan' in West Palm Beach - and over 80 other prominent buildings in this area.

Currently projects like the 50 Story 'Mansions at Aqualina' in Sunny Isles; 'Echo Aventura' in Aventura; and 'Millicento' in Miami, are under construction. Leading the team for 'Canvas' is Lawrence Freedman, A.I.A., Principal and Chief Designer, and Iliana Lince as Project Manager - along with the CFE Staff of experienced professionals.

CFE | Architects, PA
COHEN • FREEDMAN • ENCINOSA & ASSOCIATES

LANDSCAPE & INTERIOR DESIGNER

Urban Robot Associates is a boutique design firm located in Miami Beach, offering urban design, architecture, interior design, and landscape architecture services.

Three of the founding principals met at Harvard Graduate School of Design, and established the firm after earning master degrees in their respective fields. All the while, UR's fourth partner completed his master's degree in Milan, Italy and pursued his professional career stateside based out of Miami, Florida. Whether a historical home, a luxury hotel, a precious natural resource, or a company brand identity, Urban Robot makes places by telling stories and capitalizes on the unique aspects of each project to create an experience that is meaningful, memorable, and functional. UR's designs go beyond beauty, to fulfill the needs of their client's budgets, and business goals. Urban Robot is committed to innovative design; environmental sustainability; on-time, on-budget construction; and total client satisfaction.



SALES & MARKETING

Fortune International Realty's management and staff are a diverse group of seasoned real estate professionals composed of businessmen, accountants, and lawyers who not only share a passion for real estate but also bring a sense of family and hospitality to every transaction.

It's not just about selling an apartment or an investment: it's about communicating trust, experience, loyalty and expertise. It's not just about erecting buildings: it's about creating neighborhoods, shaping cityscapes, creating skylines. Fortune International Realty has had the privilege to actively participate in the evolution of Florida's transformation from a sleepy retirement destination into one of the greatest residential and financial destinations of the Americas. Today, Fortune faces the exciting possibility of complementing NR Investments' latest venture, Canvas, and further impacting the Florida real estate market.

Fortune's approach to selling real estate is one that showcases product and location while emphasizing the brands they represent. Bringing Latin America, Canada, and Europe to their backyard has been the core of their daily business for the past 35 years. Fortune's reputation is a direct result of their long-standing commitment to maintaining their Broker relationships. The trust of their general real estate agents and broker network and the firms' commitment to Fortune's core values sets them apart.



DINING & ENTERTAINMENT

Roman Jones is Managing Partner in The Opium Group, one of the country's most successful hospitality conglomerates, operating the Miami area's top nightclubs: Mansion, SET, Cameo Theatre, Mokai, and, most recently, Space, in Downtown Miami. A driving force behind South Beach's ongoing cultural renaissance and the national nightlife industry, Roman Jones and The Opium Group have been heralded for helping put Miami nightlife on the map. Roman has been tapped to curate the dining and entertainment offerings at CANVAS, where he will partner with Kevin Aoki on Otabe, a Japanese hibachi restaurant. Featuring a modern Japanese menu, Otabe will offer a warm, village atmosphere and lively bar scene.

Son of rocker Mick Jones, Roman was soon drawn to a career in entertainment of his own when moving to South Beach in the 1990's where he helped operate The Living Room on Washington Avenue, which inspired the numerous bars and nightclubs that now line this popular street. Roman used his business acumen to parlay this experience into a career as one of the leading nightclub operators in the country.

Iconic venues to follow include Opium Garden, a 30,000 square foot space in South Beach's "South of Fifth" neighborhood; Privé, a chic ber-lounge within Opium Garden designed with A-list guests and Hollywood's elite in mind; the legendary hotspot Mansion, located on Washington Avenue, bringing world-class glamour back to this street; SET, The Opium Group's chicest boîte yet; Cameo Theatre, South Beach's most legendary theatre space next to Mansion; and, in 2010, Mokai, one of South Beach's favorite locals' hangout and celebrity hotspots. In 2003, Roman also joined in to the operation of Space, the US's most celebrated dance club.

With unprecedented understanding of the dance music industry, and relationships with the world's top DJs, Roman's future plans include continued expansion of its successful existing brands in the Miami market and beyond, as well as development of other strategic hospitality partnerships, including clubs, lounges, bars, restaurants, pool and beach clubs, and other new business opportunities.



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

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.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the documents furnished by NR MaxMiami LLC, a Florida limited liability company (the "Developer"). In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this 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 artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Any features described for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement.

No representations or warranties whatsoever are made that existing or future views of the project and nearby areas depicted by artist's conceptual renderings or otherwise described herein, including green spaces and other existing or proposed buildings, will be provided or, if provided, will be as depicted or described herein. The project is in a rapidly developing area and any view from any unit, or from any other portions of the property, may in the future be limited or eliminated by future development or by forces of nature. These renderings include certain (but not all) nearby existing and proposed projects and facilities. Since these other properties and proposed projects and facilities are not owned by, and are not being developed by, the Developer, no representations or warranties are made as to whether or when they will be developed, or if developed, as to their nature, size, appearance or quality. Certain adjacent or nearby green space areas, and other areas and improvements depicted or described herein, are conceptual only and may not reflect currently existing, proposed or other potential improvements for such sites. Accordingly, the Developer makes no representations or warranties whatsoever regarding what, if anything, will be included within any adjacent or nearby properties.

Except as may be otherwise provided in the prospectus for the Condominium, the use of the commercial spaces will be in discretion of the purchasers or lessees of those spaces and there is no assurance that they will be used for the purposes, and/or with any particular operators. Restaurants and/or other businesses establishments may (without imposing any obligation) be operated from the commercial components of the project which will be offered for sale to third parties. Any restaurants and other business establishments and/or any operators of same are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within or adjacent to the project may be relied upon.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. In addition, photographs contained herein may depict artwork located within public or private areas located adjacent to or within close proximity to the Condominium. Such artwork is not and will not be part of or located within the Condominium and may be a subject to copyright or other proprietary rights governing use, reproduction, distribution, modification, adaptation and republication of such materials.

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The Condominium is being developed by the Developer, which was formed solely for such purpose. Any and all statements, disclosures and/or representations set forth in this brochure shall be deemed made by the Developer and not by any of its affiliates, and each buyer shall look solely to Developer (and not any of its affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium.

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