



NINE

AT MARY BRICKELL VILLAGE



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

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 LIFESTYLES 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. GRAND BAY BEACH CLUB IS OWNED AND OPERATED INDEPENDENTLY BY PARTIES UNAFFILIATED WITH THE DEVELOPER. DEVELOPER HAS ARRANGED FOR UNIT PURCHASERS TO RECEIVE A LIMITED TERM MEMBERSHIP. CONTINUED USE AFTER THE INITIAL TERM IS NOT GUARANTEED. FOR DETAILS, CONTACT YOUR SALES REPRESENTATIVE. NEITHER STARWOOD CAPITAL GROUP, NOR LYND ARE THE PROJECT DEVELOPER. THIS CONDOMINIUM IS BEING DEVELOPED BY MBV OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"). ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY STARWOOD CAPITAL GROUP AND/OR LYND, AND YOU AGREE TO LOOK SOLELY TO DEVELOPER (AND NOT TO STARWOOD CAPITAL GROUP AND/OR LYND AND/OR ANY OF ITS OR THEIR AFFILIATES) WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE MARKETING AND/OR DEVELOPMENT OF THE CONDOMINIUM AND WITH RESPECT TO THE SALES OF UNITS IN THE CONDOMINIUM.



1

LIVE HAPPY



IS THE NEW 10

MIAMI'S MOST SPECTACULAR LIFESTYLE.



1

Soaring above Miami's dynamic Brickell neighborhood, NINE at Mary Brickell Village is an oasis of residential luxury infused with glamour. Sweeping skyline and ocean views, expansive indoor and outdoor amenities, and elite personal services create a truly spectacular lifestyle for every resident.

At NINE, convenience and pleasure come together in the perfect all-day all-night cocktail. Mary Brickell Village's extraordinary shopping and dining destinations are just downstairs and even more of Miami's finest attractions are only minutes away. And, with VIP access to the exclusive Grand Bay Beach Club on Key Biscayne, owners of NINE also enjoy a privileged place in the sun on Miami's internationally renowned beaches.



1





LIVE LUXURIOUSLY

2

MAKE YOUR ENTRANCE

NINE's elegant private porte-cochere welcomes residents and their guests into a contemporary paradise designed to impress. Inside the sleek marble lobby, modern art and sculptural lighting create an atmosphere as chic as the city itself. NINE's expert concierge* is ready to assist with everything from reservations at Miami's hottest new restaurants to residential services that make daily life truly effortless.

*Some services available through concierge are at an additional fee

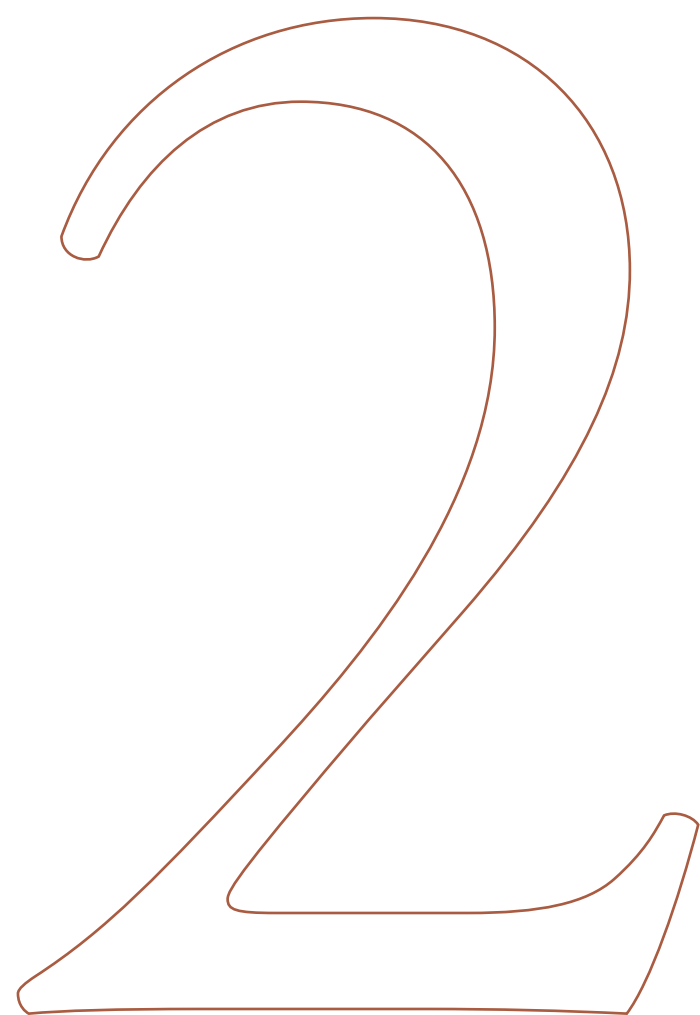




BRILLIANTLY DESIGNED LIFESTYLE FEATURES

Throughout NINE's 35-story luxury condominium tower, residents of one- to three-bedroom apartments and penthouses enjoy a host of design features that make life elegant and convenient.

- Private landscaped porte-cochere entrance with valet parking
- Access-controlled, multi-level parking garage
- Elegant double-height marble-clad lobby
- State-of-the-art electronic access system for all amenity spaces
- 24/7 security with video surveillance
- Complimentary Wi-Fi throughout all indoor and outdoor amenity spaces
- Pet-friendly services
- Enclosed Dog Run
- Access-controlled residential storage facilities
- Conveniently located adjacent to the Brickell Metromover and Metrorail stations
- Direct private elevator access to The Shops at Mary Brickell Village, LA Fitness Signature Club, and Publix Supermarket





3

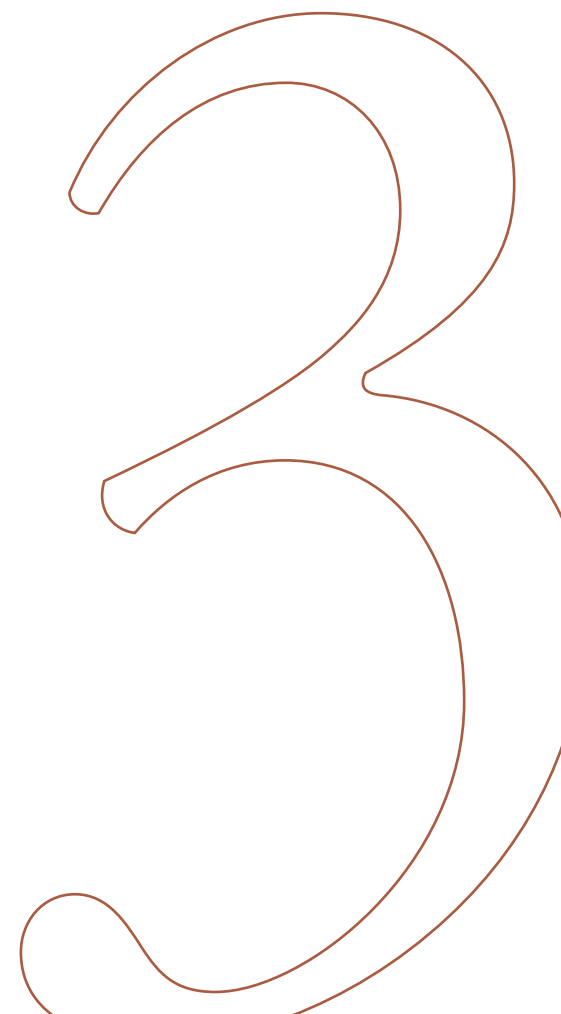
LIVE FUN



CLUBROOM

STYLISHLY SOCIAL

The privileges of a chic private club are exclusively yours at NINE. Style and substance come together in the Clubroom, where lively conversation unfolds in a sophisticated setting. Raise the stakes with a game of poker or billiards in the casually comfortable Residents' Lounge, or sit back and enjoy the latest movies on a wide-screen television. With the catering kitchen nearby and seamless access to the Pool, Dining, and Lounge Terraces, NINE is an ideal venue for every kind of special event from a formal dinner to a stylish party.



EXCLUSIVE SERVICES

At NINE, a wide array of exclusive services is at your fingertips through the concierge.* Reservations at Miami's hottest new restaurants and tickets to top social and sporting events are yours upon request. Housekeeping, laundry, dry cleaning, and pet care – among many other things – can be organized with a single call. In addition, the concierge can arrange for specialized personal services – such as fitness training and massage therapy – to be delivered in-residence or in NINE's amenity spaces. For busy professionals, NINE also features a beautifully appointed state-of-the-art Board Room with large-screen video conferencing equipment.

* Some services available through concierge are at an additional fee





HEALTH & WELLBEING

In addition to the LA Fitness Signature Club at Mary Brickell Village just an elevator ride away, even more opportunities for health and wellbeing abound within NINE. The state-of-the-art Fitness Center is outfitted with a wide range of top-of-the-line equipment, including cardio machines with integrated touchscreen televisions. Adjacent to the Fitness Center, a dedicated Yoga Studio with hardwood floors and an integrated sound system offers a tranquil retreat for daily practice.



LIVE ELEVATED

THE LIGHTS OF THE MIAMI SKYLINE FROM BRICKELL'S MOST EXCITING NEW LUXURY TOWER



NINE
AT MARY BRICKELL VILLAGE



4

PANORAMIC SKYLINE AND ATLANTIC OCEAN VIEWS

From sunrise over Biscayne Bay to the dramatic lights of the nighttime skyline, NINE at Mary Brickell Village offers panoramic views over Miami and the Atlantic Ocean. Whether you enjoy them from the privacy of your residential balcony or from the expanse of the Pool, Dining, and Lounge Terraces, the views form a dynamic backdrop for the enviable lifestyle at NINE.



PANORAMIC VIEWS OF THE ATLANTIC OCEAN AND METROPOLITAN MIAMI





5

LIVE BEAUTIFULLY



5

CONTEMPORARY RESIDENCES & PENTHOUSES

NINE's exceptional collection of contemporary style residences has been designed to maximize enjoyment of abundant natural light and spectacular views. Sophisticated floor plans, some with open-plan kitchen and living spaces, all offer private balconies. Elegant penthouses feature 10-foot ceilings, larger living and dining areas, and unobstructed views over Biscayne Bay and the Miami skyline. Select penthouses have been designed with larger or multiple balconies.

Throughout all residences and penthouses, the finest finishes, features, and amenities bring comfort and finesse to every room. From truly generous closet space and the convenience of full-size washers and dryers to custom millwork and luxurious quartz countertops, every last detail has been thoughtfully considered.

SOPHISTICATED INTERIOR DETAILS

- Imported porcelain tile flooring in a wood grain finish and solar window shades
- Contemporary kitchens, some with islands, feature white lacquer European cabinetry, including custom 8-foot-tall integrated pantries, and quartz countertops with full-height backsplashes
- Extra deep and wide stainless steel under-mount sink with arched, pull-down chrome-finish faucet
- High-performance ENERGY STAR® stainless steel appliances include a 25-cubic foot side-by-side refrigerator with in-door ice and water dispenser and a drop-in oven with glass cook top
- Oversized bathrooms with designer lighting feature white lacquer vanities, dual vanities in most master baths, and a custom white lacquer linen closet or cabinet
- Fine bathroom details include quartz countertops with under-mount sinks, chrome-finish hardware, oversized deep soaking tubs and/or semi-frameless glass-enclosed showers with soothing rainfall showerheads
- Spacious walk-in closets in most bedrooms and oversized walk-in closets in all master bedrooms
- Laundry room or utility closet with full-size washer and dryer in every residence
- Tinted, UV-rated windows are energy efficient and offer privacy
- Pre-wired with AT&T U-verse 200, offering approximately 200 digital channels and high-speed internet



LIVE CONVENIENTLY



6

MARY BRICKELL VILLAGE - DELIGHTFULLY CONVENIENT

Life above Mary Brickell Village puts residents of NINE at the center of excitement with dozens of restaurants, boutiques, and specialty food shops as well as a Publix supermarket and LA Fitness Signature Club just an elevator ride away.

Catering to every kind of everyday need, Mary Brickell Village is simply the ultimate in convenience. It's also the ultimate resource for fashion and beauty of every kind. Trendy apparel and accessories boutiques as well as spa destinations make it spectacularly simple to get ready for a hot night of club hopping or one of Miami's many chic gala events.

The 36,000 square foot LA Fitness Signature Club at Mary Brickell Village supports your health and wellness goals with state-of-the-art equipment and group fitness classes. And Publix brings gourmet food and Florida's legendary fresh produce just steps away from your front door.



NINE

AT MARY BRICKELL VILLAGE

IN THE HEART OF MIAMI'S DYNAMIC BRICKELL NEIGHBORHOOD

RESTAURANTS

1. My Ceviche
2. La Boca
3. Temaris
4. OTC
5. Piola
6. Kukaramakara
7. Batch (Pub)
8. Momi Ramen
9. SuViche
10. Gelato Nostro
11. The Hoxton
12. Kokoriko
13. Rosinella
14. Rosa Vito
15. El Vato & Taco Bar
16. Smoothie King
17. Dolores But You Can Call Me Lolita
18. Baru Urbano
19. Sushi Maki
20. D Dog House
21. Rice House of Kabob
22. Red Bar
23. Power Pizzeria
24. Pasta Box
25. Perricone's Marketplace & Café
26. Morton's The Steakhouse
27. Chicken Kitchen
28. La Lupita
29. Zuma
30. Mint Leaf Indian Brasserie
31. Au Bon Pain
32. La Provence
33. Truluck's
34. Deli Lane
35. Sushi Siam
36. Gordon Biersch
37. Cipriani's
38. Capital Grille

39. Bon Fromage Inc.
40. Pizza Rustica
41. Finnegan's
42. Azul
43. Cafe Sambal
44. China Grill (coming soon)
45. Tobacco Road
46. The River Seafood and Oyster Bar

SERVICES

47. Apollo Bank
48. Bank of America
49. Chase Bank
50. Citi Bank
51. Roberto Giordano Salon
52. Jean Claude Biguine Salon
53. Trini Salon and Spa
54. The Rok Family Shul (coming soon)
55. First Presbyterian Church of Miami
56. Urgent Care

HOTELS

57. SLS Hotel
58. Viceroy Hotel & Spa
59. JW Marriott
60. Mandarin Oriental

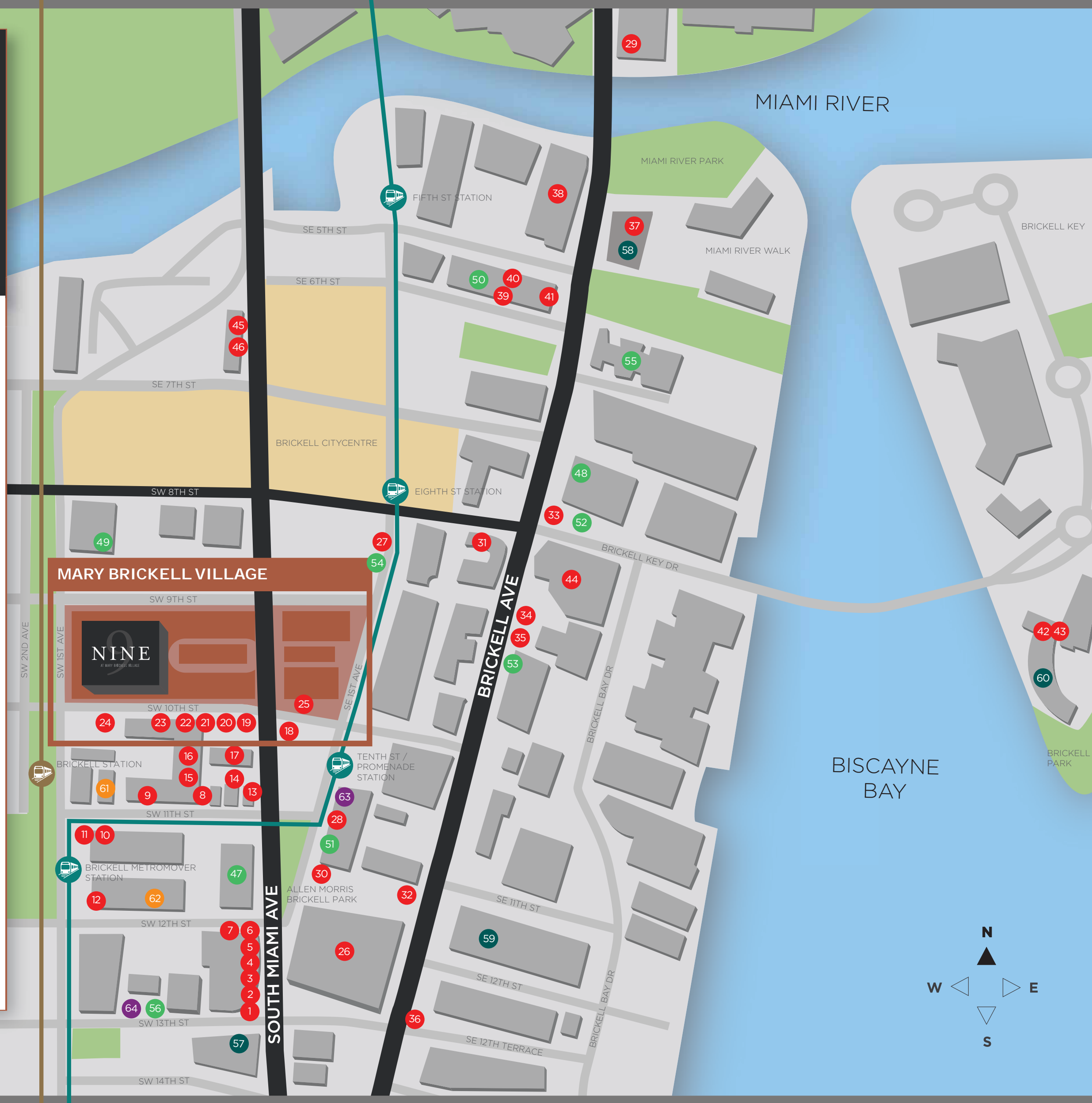
SHOPS

61. EBP
62. Star Dog

SCHOOLS

63. Champs Preschool & Tutoring
64. Southside Elementary Museum Magnet School

- Metrorail
— Metromover



MARY BRICKELL VILLAGE – DELICIOUS CHOICES



IN THE HEART OF MIAMI’S DYNAMIC
MARY BRICKELL VILLAGE

RESTAURANTS

- 1. Balans
- 2. Blue Martini
- 3. Brother Jimmy’s BBQ
- 4. Burger and Beer Joint
- 5. Doraku Sushi
- 6. Fado Irish Pub
- 7. Oceanaire Seafood Room
- 8. P.F. Chang’s
- 9. Porcao Grill
- 10. Rosa Mexicano
- 11. Salad Creations
- 12. Subway
- 13. Tapas Xperience
- 14. Taverna Opa
- 15. Toscano Divino
- 16. Perricone’s Marketplace

SPECIALTY FOODS

- 17. Amore Gelato
- 18. Ganache Chocolate
- 19. L.A. Sweets
- 20. Starbuck’s Coffee
- 21. TCBY

JEWELRY

- 22. Brickell Jewelry
- 23. Sowinski Jewelry

SPECIALTY RETAILERS

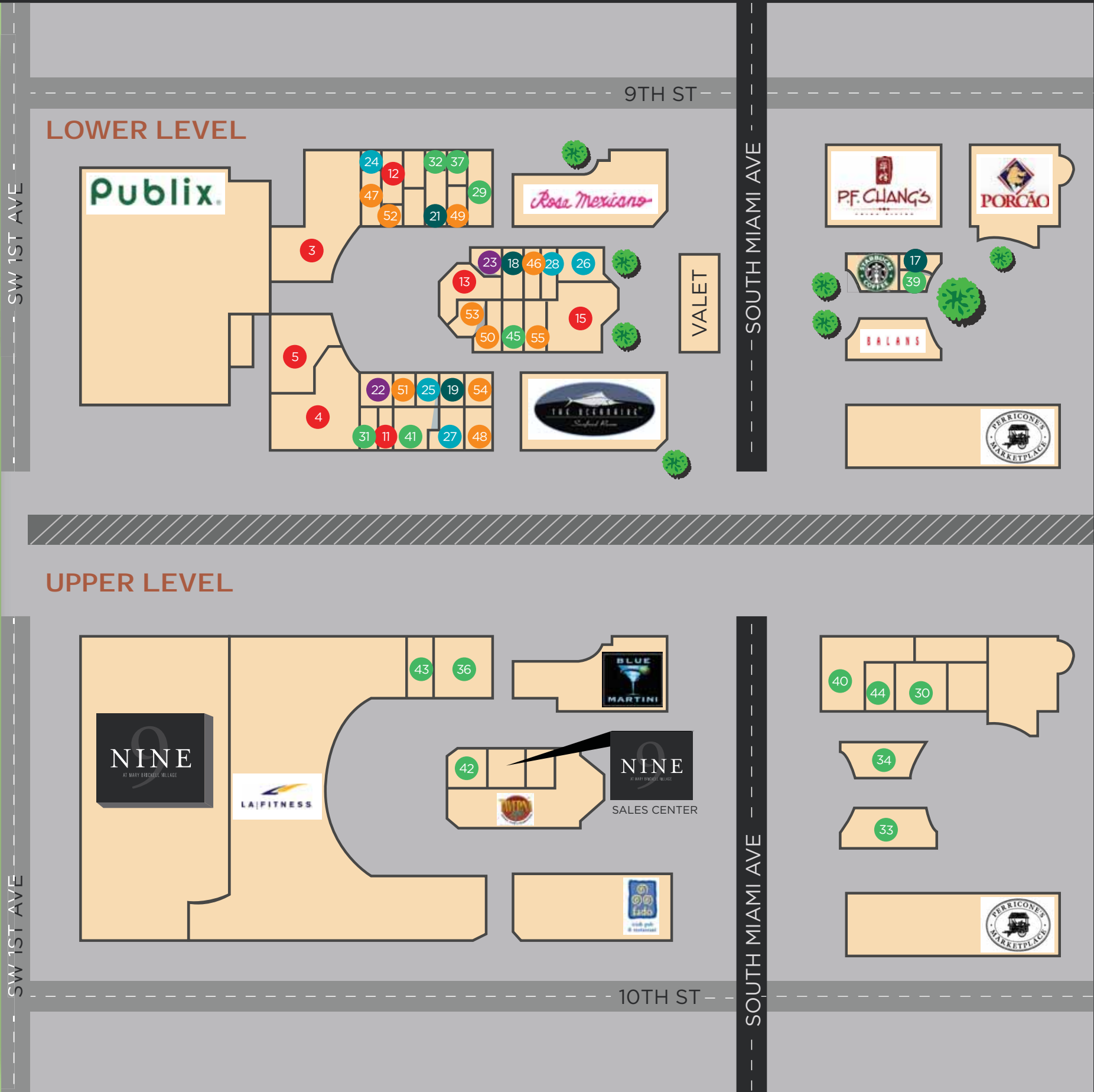
- 24. Blooming Flowers
- 25. D-Plata & Compliments
- 26. Edward Beiner Eyewear
- 27. Total Nutrition
- 28. Village Humidor

SERVICES

- 29. AT&T
- 30. Beauty Full Day Spa
- 31. Blo Blow Dry Bar
- 32. Brickell Shoe Repair
- 33. EWM Realtor
- 34. FedEx Kinko’s
- 35. LA Fitness Signature Club
- 36. Massage Envy Spa
- 37. OXXO Cleaners
- 38. Publix
- 39. Razzledazzle Barber Shop
- 40. Regions Bank
- 41. Spa & Nail Fever
- 42. Toni & Guy Hairdressing
- 43. Uni K Wax
- 44. Watch 305 - Broadcasting Studio
- 45. Downtownmiami.com

FASHION

- 46. Atik Shop
- 47. B2000
- 48. Blush Brickell
- 49. Essence Shoes
- 50. Joanna Paige
- 51. Indie Souls
- 52. Mogra
- 53. Peace Love World
- 54. Studio LX
- 55. OFY



From renowned national restaurateurs to top local chefs, Mary Brickell Village features cuisine for every palate and the perfect dining experience for every occasion. The party spills out onto the plaza with outdoor seating and live music contributing to the vibrant atmosphere throughout every season.

With the wide array of specialty stores at Mary Brickell Village, it's easy to find the things you need exactly when you need them. From life's finest luxuries to sweet indulgences, satisfaction is just steps away.



LIVE MIAMI



7

MAGICAL CULTURE, MIRACULOUS CLIMATE

Sunshine, soft white sand, and an endless expanse of deep blue sea define Miami as one of the most desirable places to visit, vacation, or call home. Amplifying the attraction is a calendar of globally renowned cultural, sporting, art, and design events that fill every month with a range of opportunities to indulge your passions.

Beyond special events, Miami has also become internationally respected for its increasing collection of prestigious cultural institutions. Those seeking inspired art and live performances ranging from classical to contemporary will find endless options from downtown Miami to South Beach.





LIVE STYLISHLY

8

FIND YOUR STYLE AT CITYCENTRE

With a world-renowned club scene, glamorous social events, and increasing numbers of celebrity-chef restaurants making their debut, Miami is among the most stylish cities on the global stage and its residents are among the most fashionable. Soon, with the 5 million square foot CityCentre in the nearby Brickell Financial District, residents of NINE will enjoy peerless access to a luxurious new destination for shopping, dining, and entertainment.

Developed in partnership with Bal Harbour Shops, South Florida's most prestigious shopping mall, CityCentre will feature the ultimate in haute couture, fine jewelry, and must-have accessories. Only at CityCentre will you find the newest creations by today's hottest designers and the classic elegance of legendary European ateliers within a truly sophisticated environment. This exquisite environment will also offer premier restaurants and cafes, and prestigious hotel accommodations.





LIVE LEISURELY



GRAND BAY BEACH CLUB

Miami’s exquisite white sand beaches and sparkling blue ocean are the envy of the world, and with VIP access to the exclusive Grand Bay Beach Club, owners of NINE will enjoy them even more. Located just minutes away on Key Biscayne, the Grand Bay Beach Club offers an elegant seaside escape where there are just as many opportunities for active fun as there are for complete relaxation.

GRAND BAY BEACH CLUB HIGHLIGHTS

- Beautifully designed 15,000 square foot beachfront clubhouse
- Indoor and outdoor dining overlooking the Atlantic Ocean and complimentary continental breakfast Tuesday through Sunday
- Beachfront cabanas with air conditioning, mini-bar, bathroom, and cable hook-up
- Beachfront chaise lounges
- Gymnasium, heated swimming pool, whirlpools, and children’s pool
- Food and beverage service in cabanas, on the beach, at the Tiki Bar and poolside
- Exciting social events and activities for adults and children
- Complimentary valet parking Tuesday through Sunday





NINE IS THE NEW 10

NINE

AT MARY BRICKELL VILLAGE

IS THE NEW 10

STARWOOD CAPITAL GROUP

Starwood Capital Group is a private, U.S.-based investment firm with a core focus on global real estate. Since the group's inception in 1991, the firm has raised over \$20 billion of equity capital and, through its various funds, has invested \$16 billion representing over \$41 billion in assets. Starwood Capital Group currently has \$26.3 billion of assets under management. Starwood Capital Group maintains offices in Greenwich, Atlanta, San Francisco, Washington, D.C., Los Angeles, Chicago and Miami, and affiliated offices in London, Luxembourg, Paris and Sao Paulo. Starwood Capital Group has invested in nearly every class of real estate on a global basis, including office, retail, residential, senior housing, golf, hotels, resorts and industrial assets. Starwood Capital Group and its affiliates have successfully executed an investment strategy that includes building enterprises around core real estate portfolios in both the private and public markets. Additional information about Starwood Capital can be found at www.starwoodcapital.com.

LYND

Founded in 1980, Lynd is a privately held full-service national real estate company with broad experience in all types on institutional-grade properties. Originally established to provide investment and third-party management services, the company now acquires, develops, manages, finances, and invests in multifamily, commercial, and hospitality properties located in high-growth regions across the United States. Over the past 15 years, Lynd has aggressively expanded its platform in the acquisition, development, and management of multifamily assets in particular. Today, its portfolio is valued at over \$1.5 billion, and, with over 35,000 residential units under management, it is one of the largest multifamily management companies in the country. Lynd is committed to delivering exceptional results to clients and investors through sound strategy and an active, opportunistic approach to growth. Headquartered in San Antonio, Texas, Lynd also has offices in Miami, Florida and Denver, Colorado.

