



LEGACY

HOTELS & RESIDENCES



Introducing

LEGACY

HOTEL & RESIDENCES

A residence you buy for yourself,
and for generations to come.

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LEGACY
MIAMI



*This is where events happen in the sky,
your swim is in the air,
deals get done and
health is your new wealth.*

Legacy is both luxury hotel and residential tower featuring 252 branded residences sitting above a 258 room hotel.

Just a short distance from Brickell, South Beach, Wynwood, Design District and Little Havana, Miami Worldcenter truly puts you at the center of it all.

Legacy Hotel will be one of downtown Miami's only luxury hotels. within a master plan that includes a convention center, entertainment, restaurants and high-end retail, all helping to drive reservation demand year round.



252
—
258



LEGACY

MIAMI WORLD CENTER

WORLD PROMENADE

Regional Fashion Retailers
Anchored by Regional and Local
High-end Restaurants

ENTERTAINMENT HUB

90,000 sq. ft. World Class
Entertainment including a Food Hall,
Experience Oriented Activities and a
Citizen M Hotel

WORLD SQUARE

The Heart of Miami Worldcenter
used for Community Gatherings,
Open Markets and Concerts

ROOFTOP RESTAURANT

Exciting Chef Driven &
Best in Class Restaurants

7TH ST. PROMENADE

Daily Necessities: Hair Salon, Nail
Bar, Coffee Shops, Ice Cream Shops,
Banks, and Corner Restaurant.

MARRIOTT MARQUIS HOTEL AND CONVENTION CENTER

600,000 sq. ft. of Convention Space
1,800 Luxury Hotel Rooms

VIRGIN TRAINS

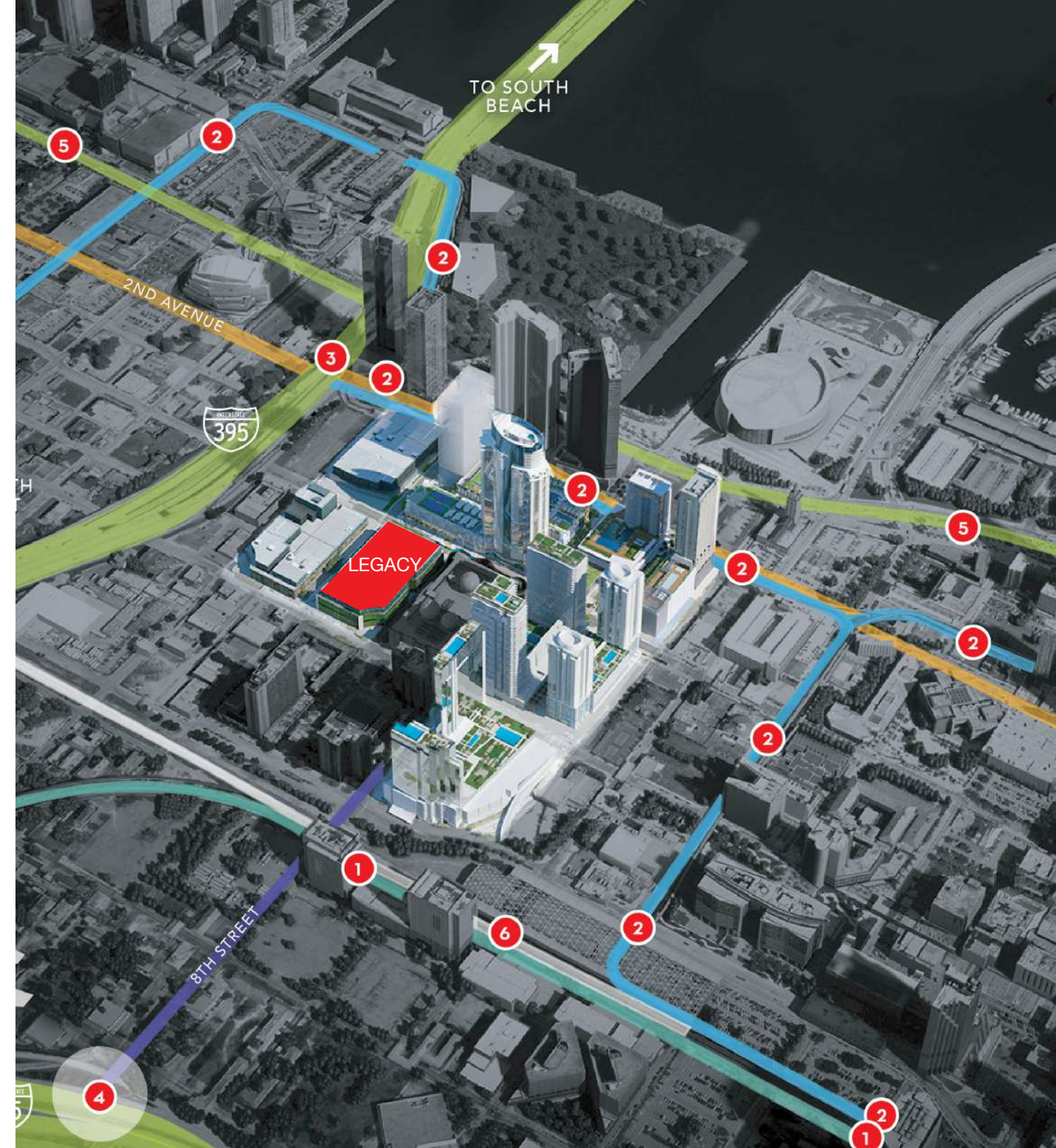
Express Passenger Rail Service
between Miami, Fort Lauderdale,
West Palm Beach and Orlando. (2022)



LEGACY PROVIDES UNMATCHED ACCESSIBILITY
150 MILLION TRANSIT TRIPS

CONVENIENTLY LOCATED NEXT TO I-95 AND I-395

- Virgin MiamiCentral Station -- New trains transporting visitors from Miami to Orlando in three hours with expansion coming
- Metrorail and Metromover stations
- Minutes from the Miami International Airport
- Thousands of new parking spaces giving visitors to nearby attractions a convenient place to park.



- 1 MetroRail Line + Station
- 22.5 million riders annually
- 2 MetroMover + Station
- 10 million riders annually
- 3 stops directly at MWC site
- 3 I-395 + 2nd Avenue
- 43 million vehicles annually
- 117,500 vehicles daily
- 4 I-95 + 8th Street
- 55 million vehicles annually
- 152,500 vehicles daily
- 5 Biscayne Boulevard
- 15 million vehicles annually
- 6 All Aboard Florida - Virgin Trains
- 10 million projected visitors

CHANGING RESIDENTIAL HOSPITALITY FOREVER.



FIRST OF ITS KIND ROOFTOP ATRIUM

1



THE ONLY INTERNATIONAL BUSINESS LOUNGES

2



THE FUTURE OF WELLNESS & MEDICINE

3



OUR EXCLUSIVE **MICROLUXE**® ROOM DESIGN

4

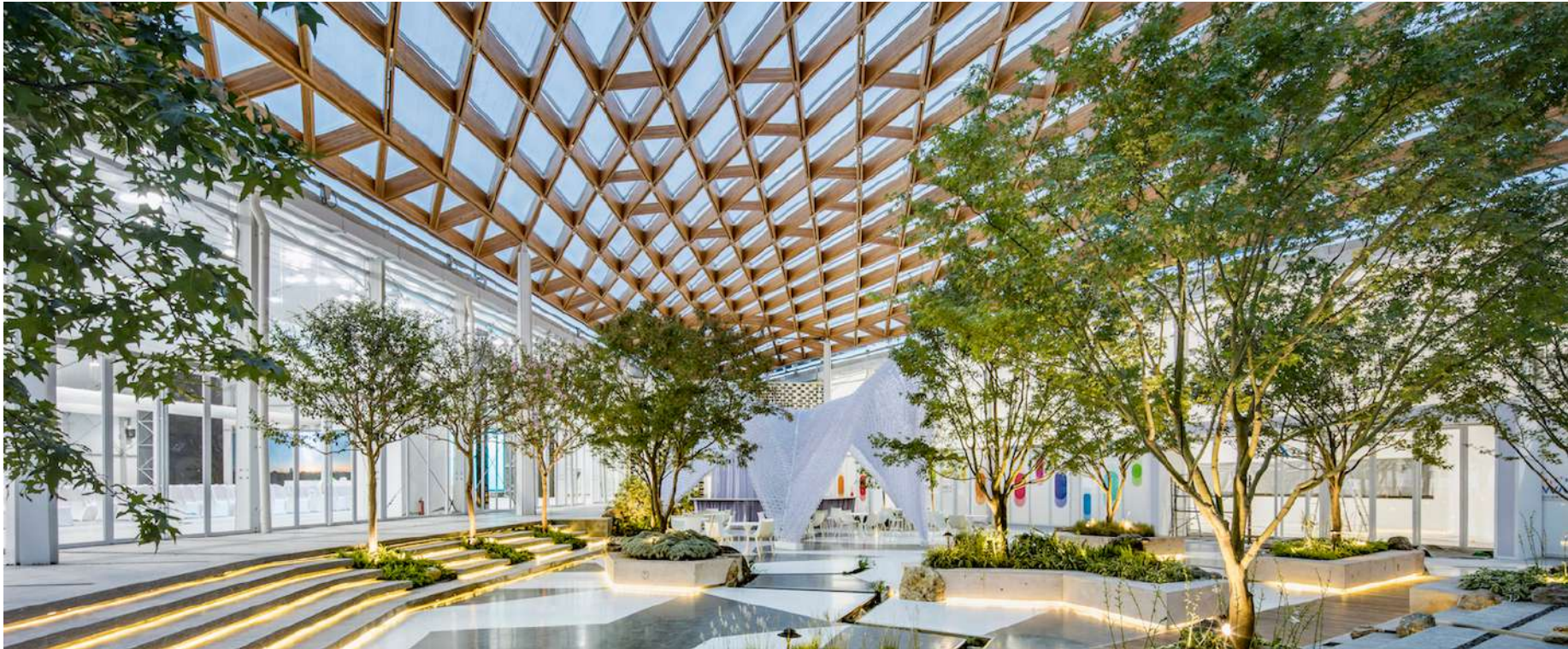
This is the new luxury.

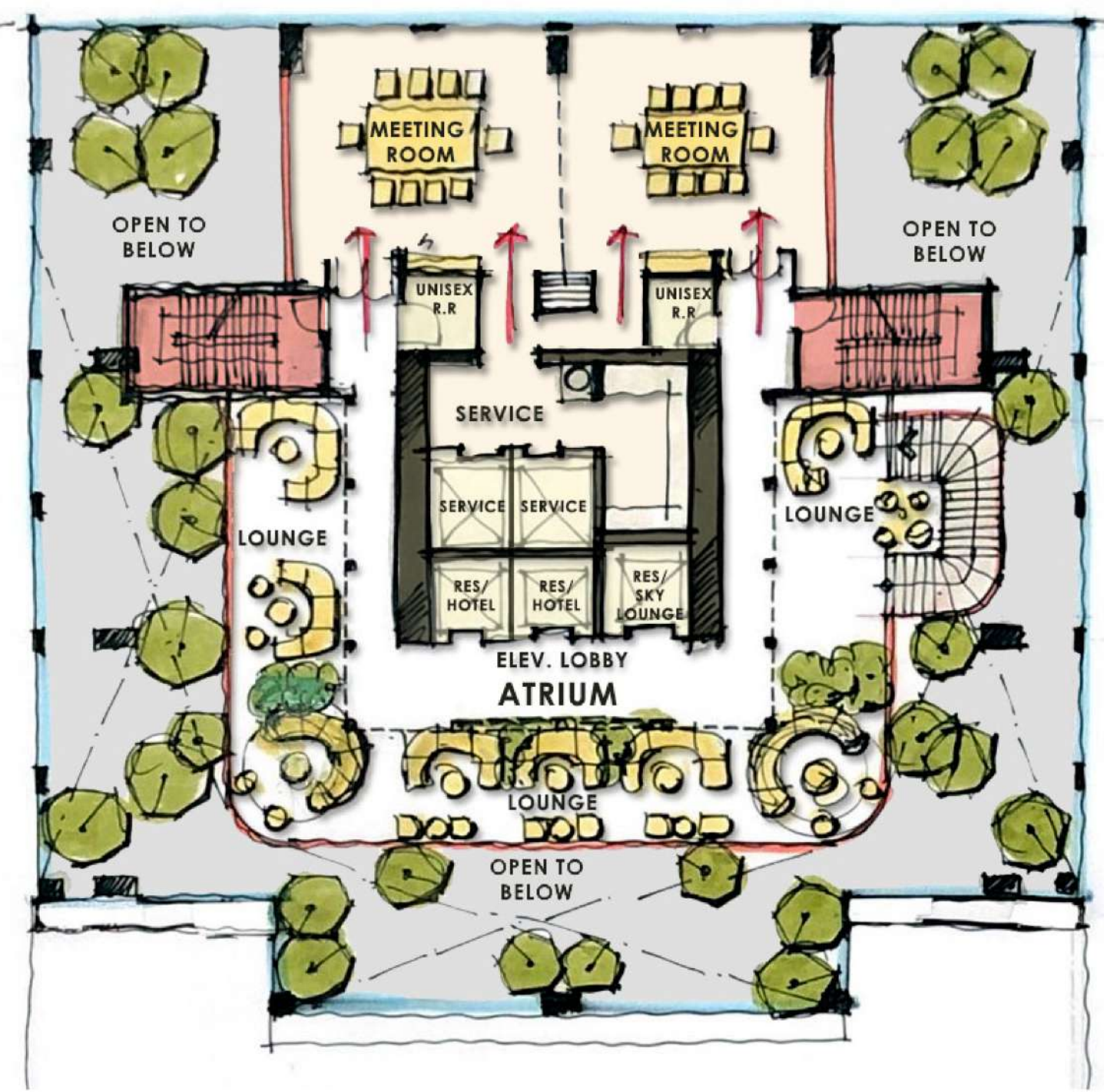
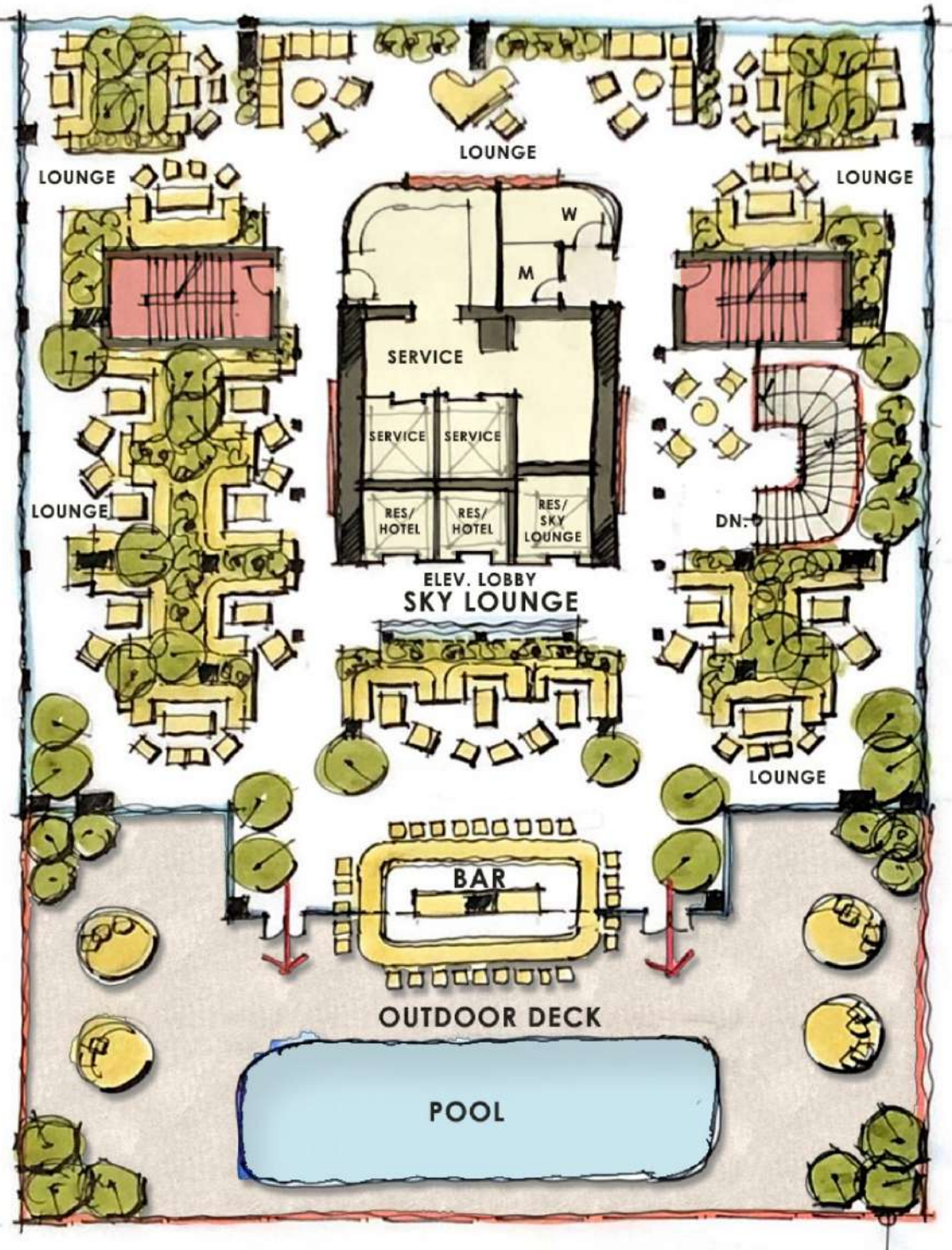
ROOFTOP **ATRIUM** EVENT SPACE AND PLAYGROUND

The Atrium is an intimate place for residents and the ultimate public/private space in Miami. Friends, family and co-workers will host their most prestigious events in this city here. The Atrium is Miami's first fully enclosed glass rooftop that gives event-planners the perfect space to plan with its soaring views of downtown, cantilevered glass pool hanging off the edge of the space, air conditioning and of course protection from any rain. No need for contingencies here.

The rest of Miami will immerse itself into our SkyBar with endless sunsets, cocktails and lite bites as you converse with acquaintances. *This is the first Atrium of its kind in Miami.*

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Introducing Miami's first INTERNATIONAL BUSINESS LOUNGE

The International business lounge is a timeless and tailored setting for intimate social and business experiences.

A place guests can relax over the perfect cup of coffee and face to face talk about important things with no distractions.

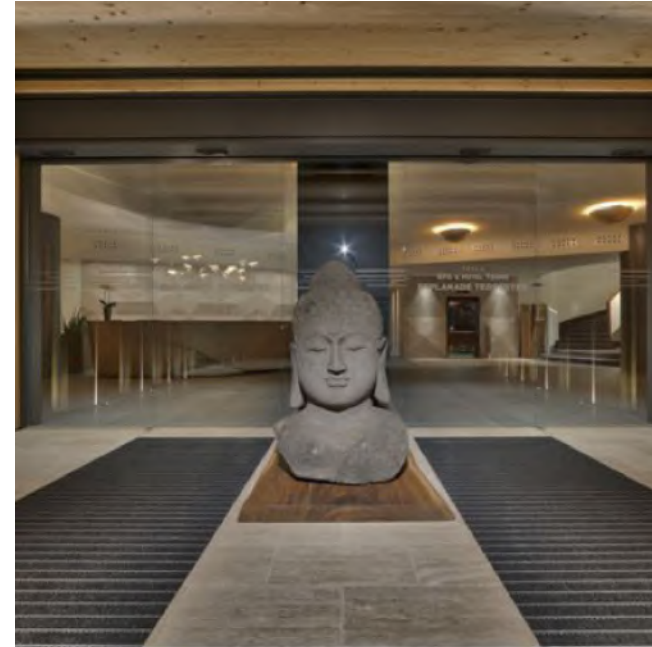
It is a rare delight and a place designed to be where deals to get done.

IBL

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HEALTH IS THE NEW WEALTH

Our VIP medical and wellness center is designed to diagnose your health. Using technology and expertise, the future of understanding the things that matter most both in body and mind will be displayed on a dashboard before you with protocols you can perfect yourself with. Like never before you will have unparalleled access to the best practitioners and technology in the areas of health, wellness, beauty and longevity. From herbal baristas to IV solutions and hormone balancing, you can soon experience the ultimate version of you. *Own where the first downtown longevity, vitality and surgical center in Miami lives.*

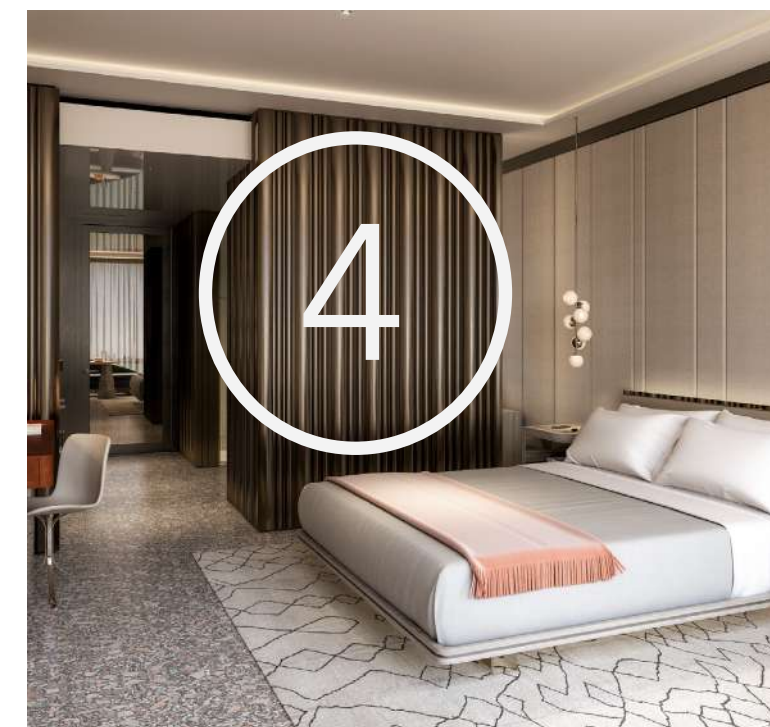


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MICROLUXE®

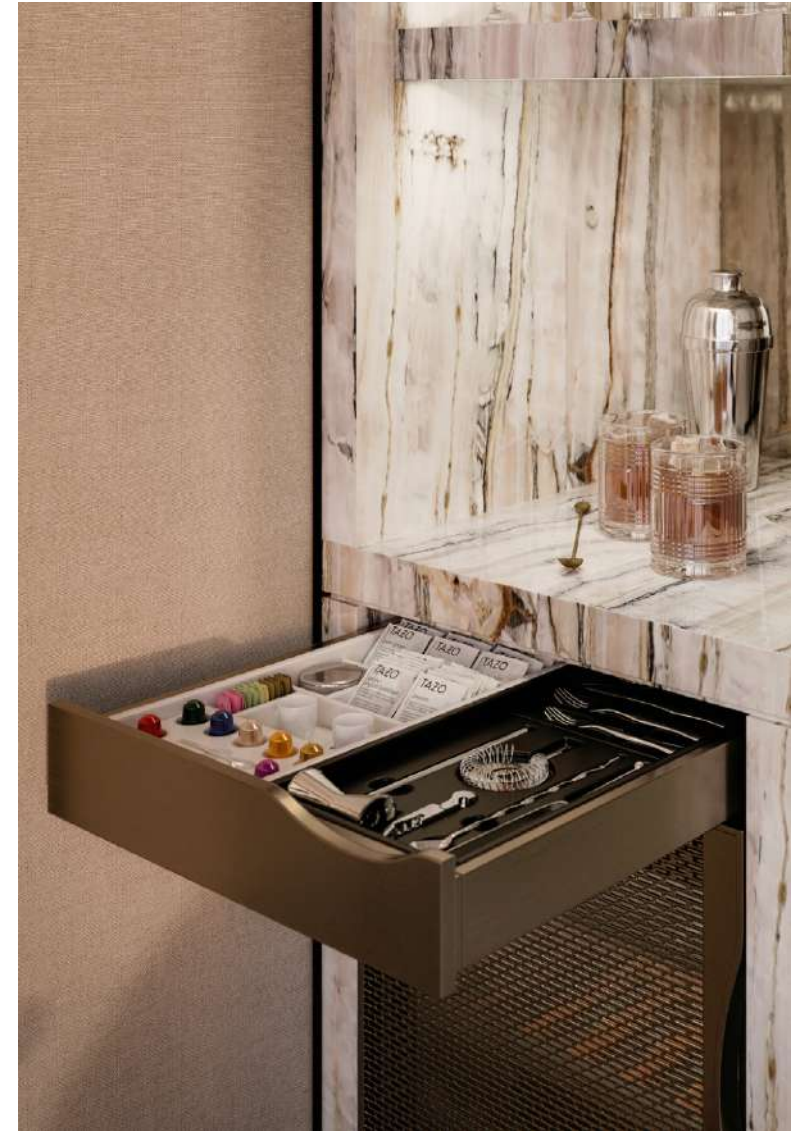
ROOM DESIGN

Legacy Hotels & Residences will exist at the confluence of elegance and functionality. State-of-the-art digital resources and ergonomic integration will be woven into living spaces that marry a refined quality of life with commercial practicality and ease of ownership. Every innovation is intended to help guests simplify, streamline, and personalize their stay while enhancing our buyer experience as well.

Legacy Hotels & Residences is developing a technology-driven approach to real-time communication and connectivity for both guests and owners. Everyone will be just a click away from a reservation, concierge, check-in arrival and much more.

Legacy is the first high-end, high-touch hotel and residence experience that incorporates a holistic lifestyle and guest experience that energizes the mind and calms the spirit.

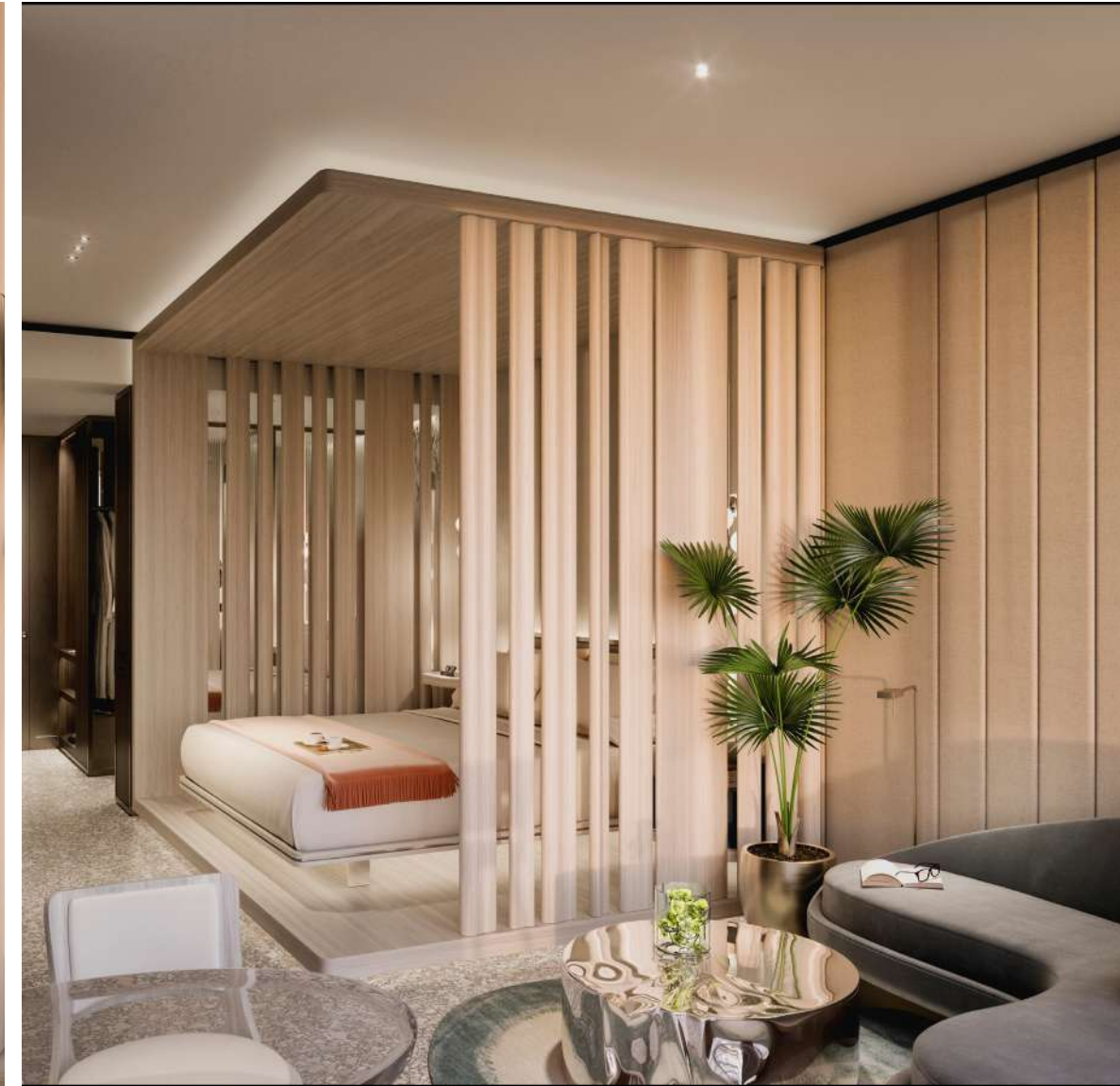
Ergonomic



Integrated

BESPOKE RESIDENCE INTERIORS THAT ARE LARGER AND COME WITH KITCHENS AS WELL AS WASHER/DRYER COMBINATIONS

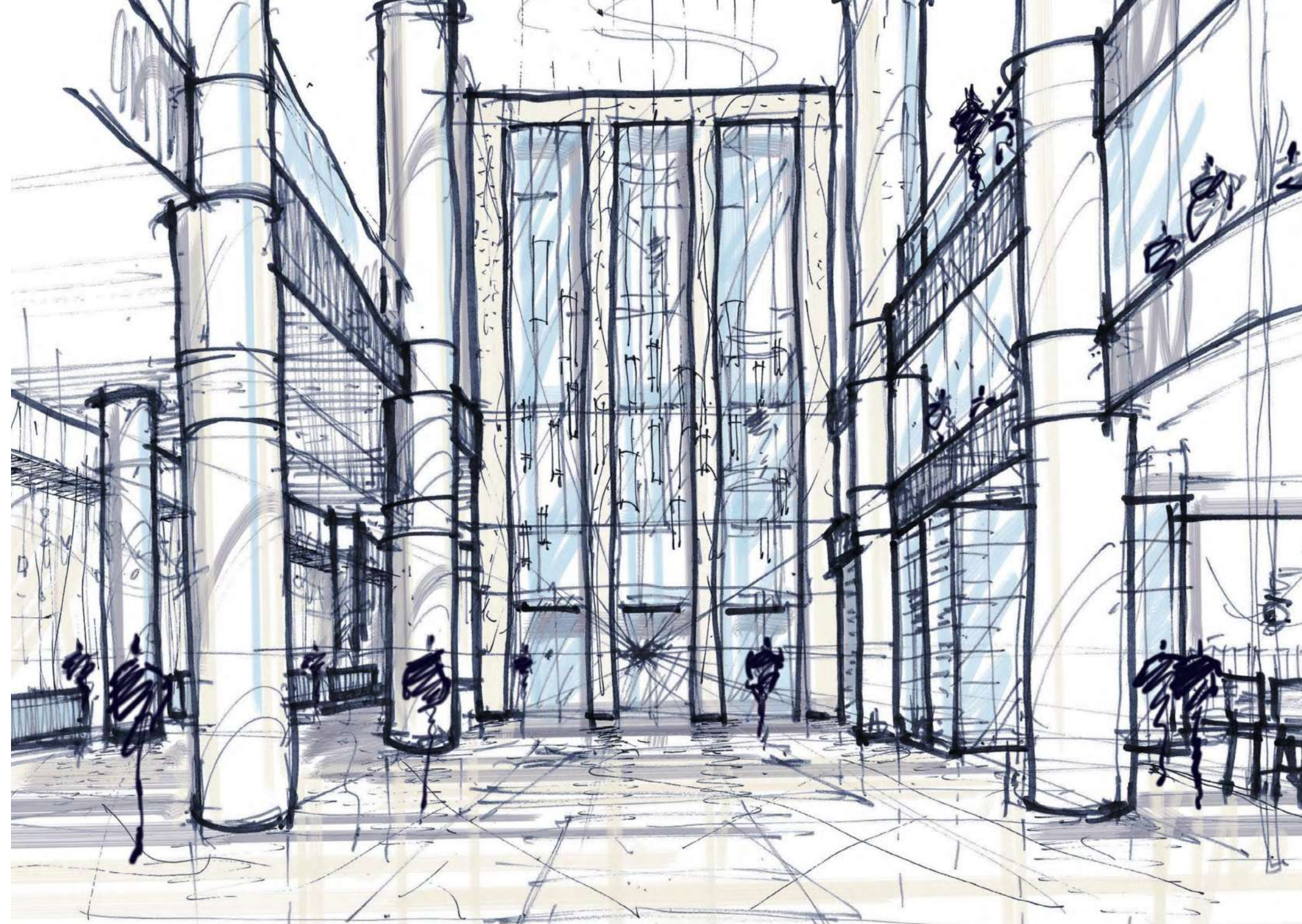
COMPLIMENTARY AND **NOT COMPETITIVE** WITH HOTEL ROOMS BELOW



THE LEGACY EXPERIENCE

Exemplified by extraordinary comfort with an unrivaled level of service and innovation.

Legacy can be a memorable escape or meaningful destination.



ALWAYS A REFINED PALETTE OF FORMS & MATERIALS SELECTED BY AN INTERNATIONALLY RENOWNED TEAM OF DESIGNERS



WORLD-CLASS

LOBBY DESIGN

Elegance the minute you step inside.

Functional technology engaging you into the Legacy experience. Clad in natural stone and glass, the Lobby will showcase the energy within the hotel. An impactful experience, with the utmost attention to detail - the guest experience starts before you arrive. As you are greeted by international assistants who exceed expectations and can match the most demanding of guests, you are in awe of a heightened space, lit naturally with grand statements surrounding you.



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REFINED

COMMON

SPACES

With every step you explore new spaces and experiences, all curated for our guests and owners. Nothing is by coincidence, everything is designed for you.

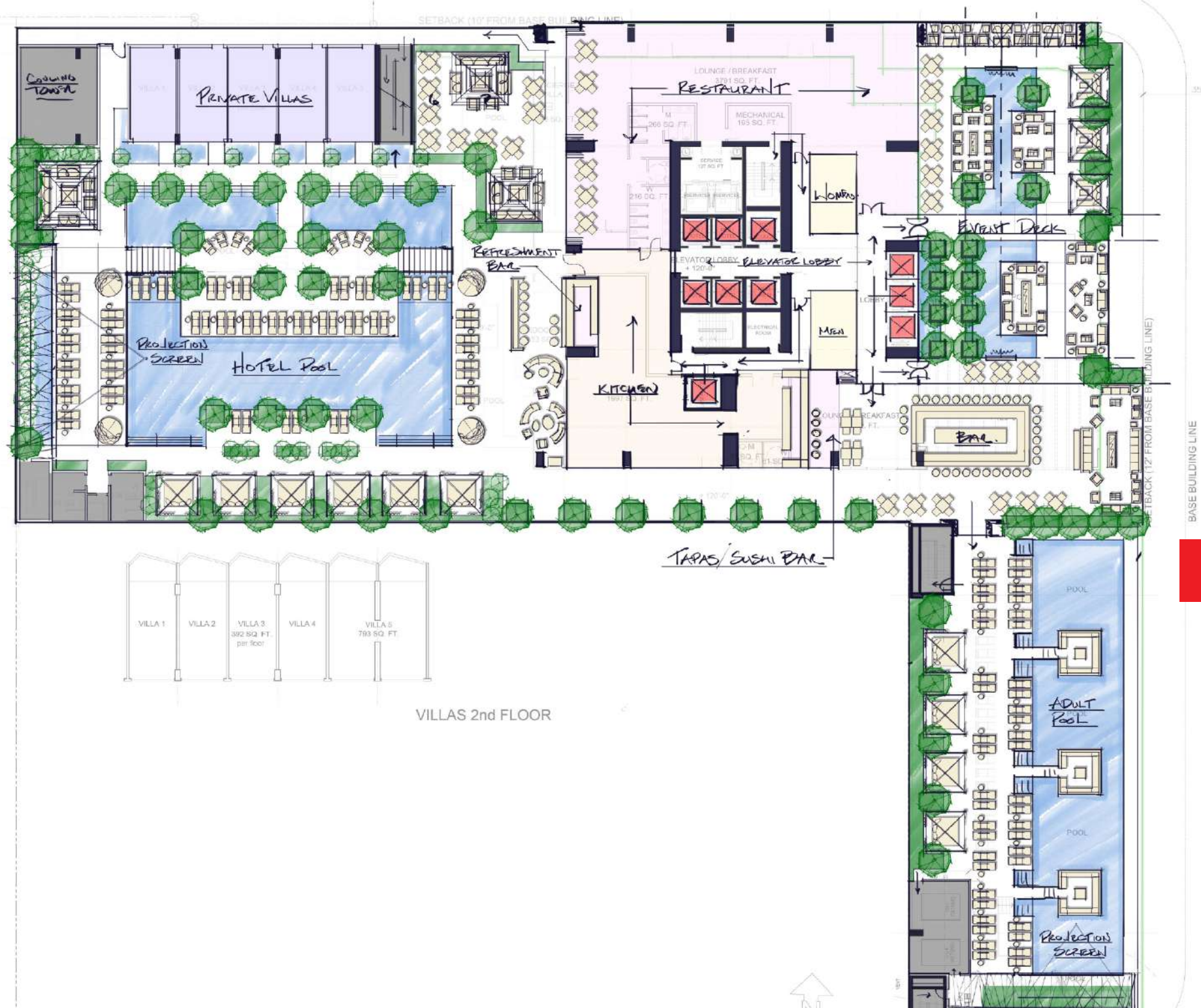


WE HAVE 5 DIFFERENT TYPES OF ICE

This goes way beyond food and restaurants. Types and shapes of ice generally sounds unimportant but in fact it speaks to the attention to detail a hotel and residence experience will offer. Legacy Hotel in downtown Miami will have superior offerings whether you are in the International Business Lounge, our 1-acre urban pool, rooftop atrium, signature restaurant or in-room.

Raising the bar is an understatement.



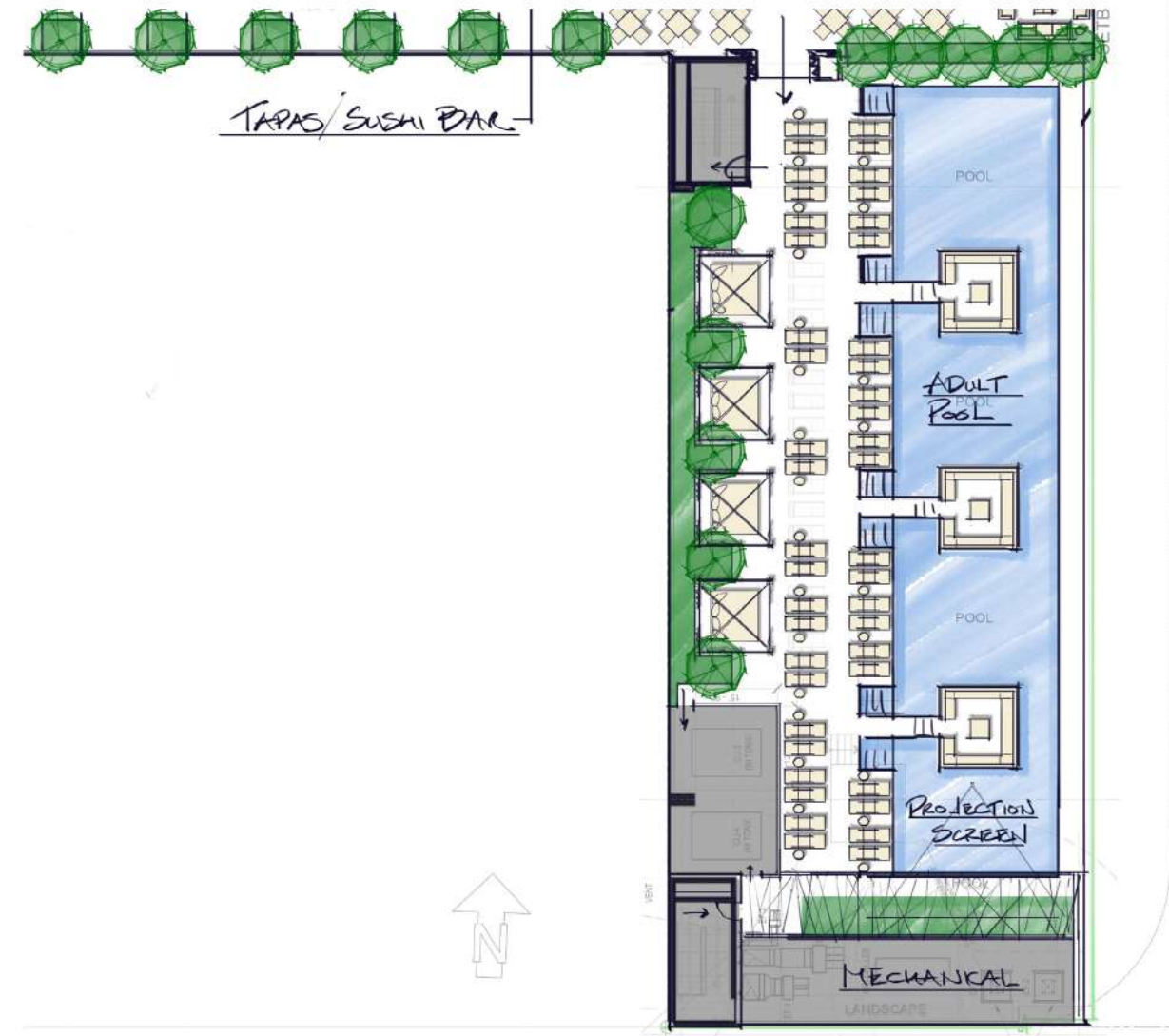
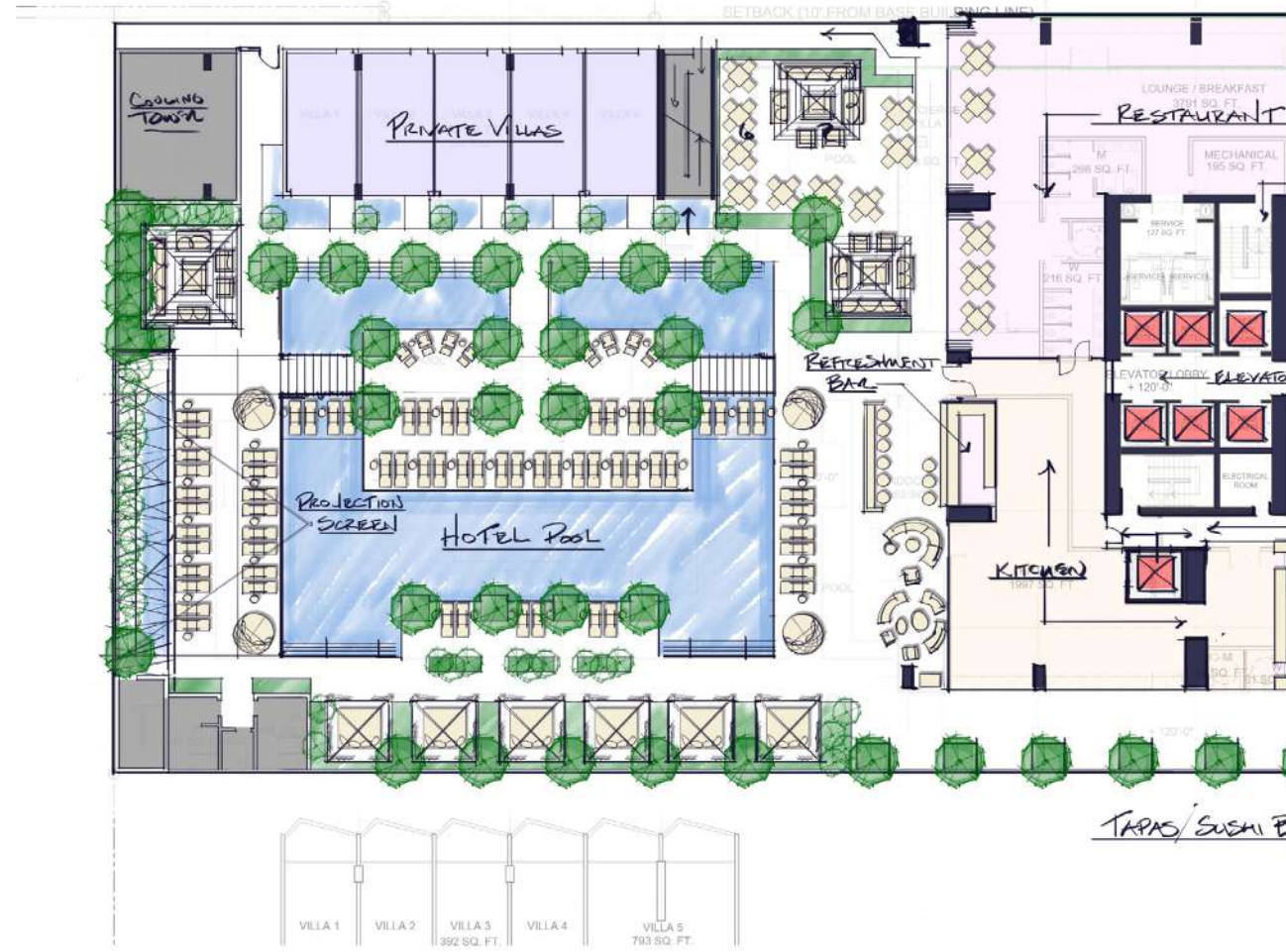
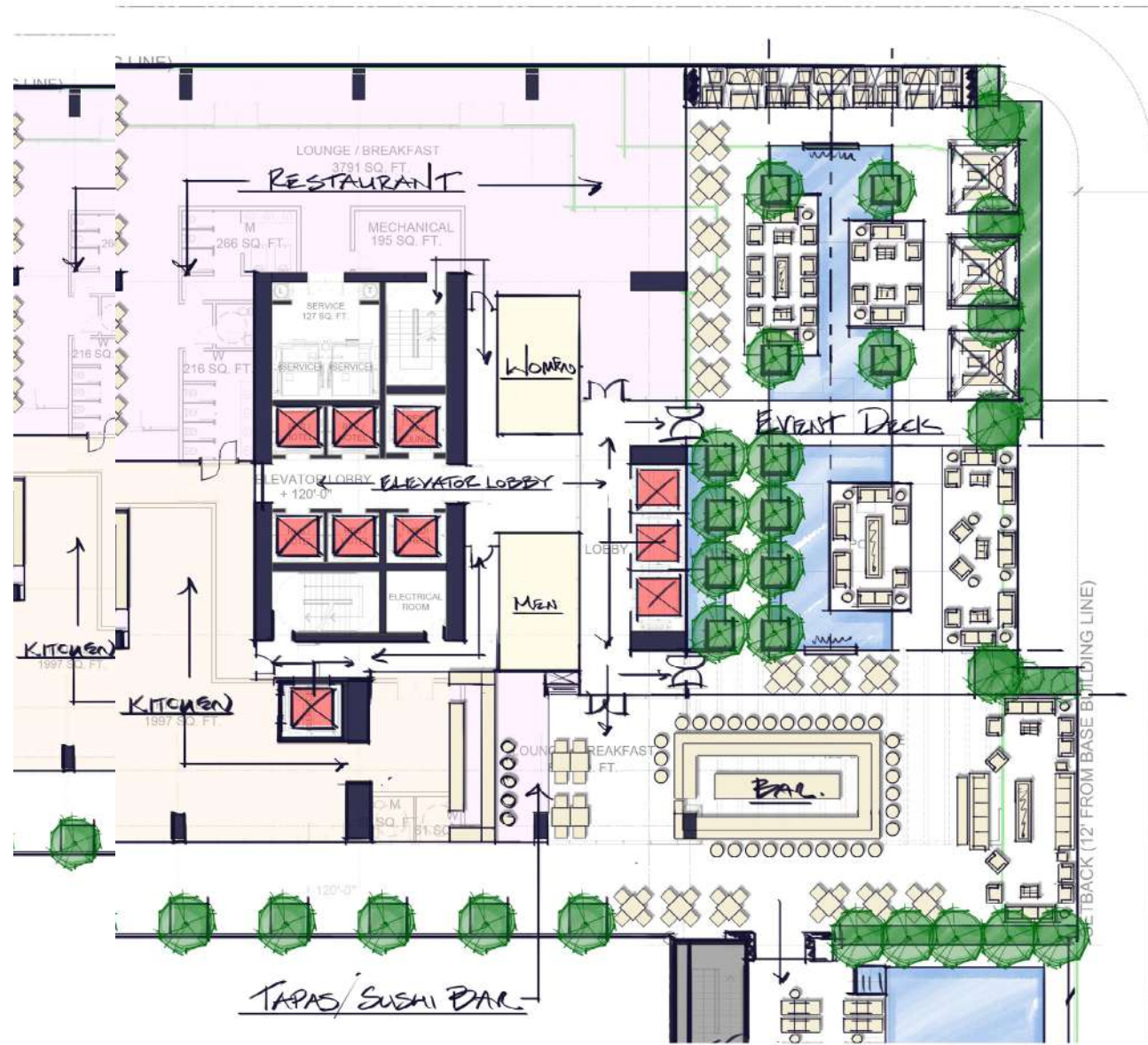


THE LARGEST URBAN HOTEL POOL IN MIAMI



ANYTHING BUT ORDINARY

3 Unique Aquatic Experiences



THIS IS THE BEGINNING OF
AN INTERNATIONAL NETWORK OF **BESPOKE** DESTINATIONS

- Miami, FL - **IT ALL STARTS HERE AND NOW**
- Grand Reserve, Puerto Rico
- Tampa/St. Petersburg, FL
- San Diego, CA
- New York, NY
- Los Angeles, CA
- London, UK
- Dubai, UAE



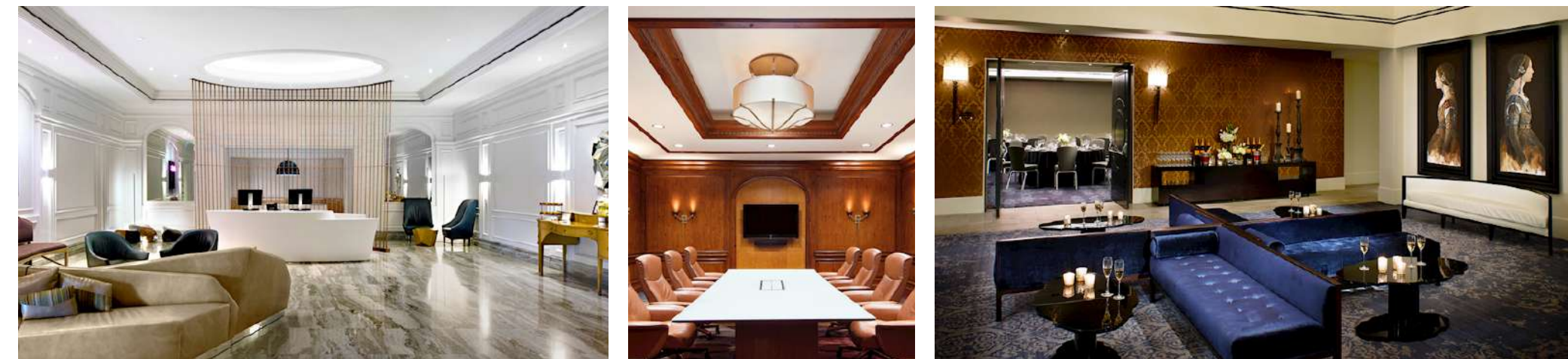
**BIGGER
THAN
MIAMI**



1

WORLD-CLASS HOSPITALITY MANAGEMENT COMES FROM *EXPERIENCE*

A remarkable thing happens when you bring people together who are driven by a common goal and personal passion to make a difference—they do. Every team member at Pivot Hotels & Resorts is united behind a singular vision: Delivering hospitality and creating value for every customer, every time. To date there are 33 luxury hotels managed throughout the United States.



ASK US HOW WE ARE PUTTING OUR MONEY WHERE OUR MOUTH IS.

2

IF YOU PREFER SELF MANAGEMENT, THEN WHY LIMIT YOURSELF TO ONE WHEN YOU CAN **HAVE THEM ALL**

Enjoy the freedom of ownership - the way you like.

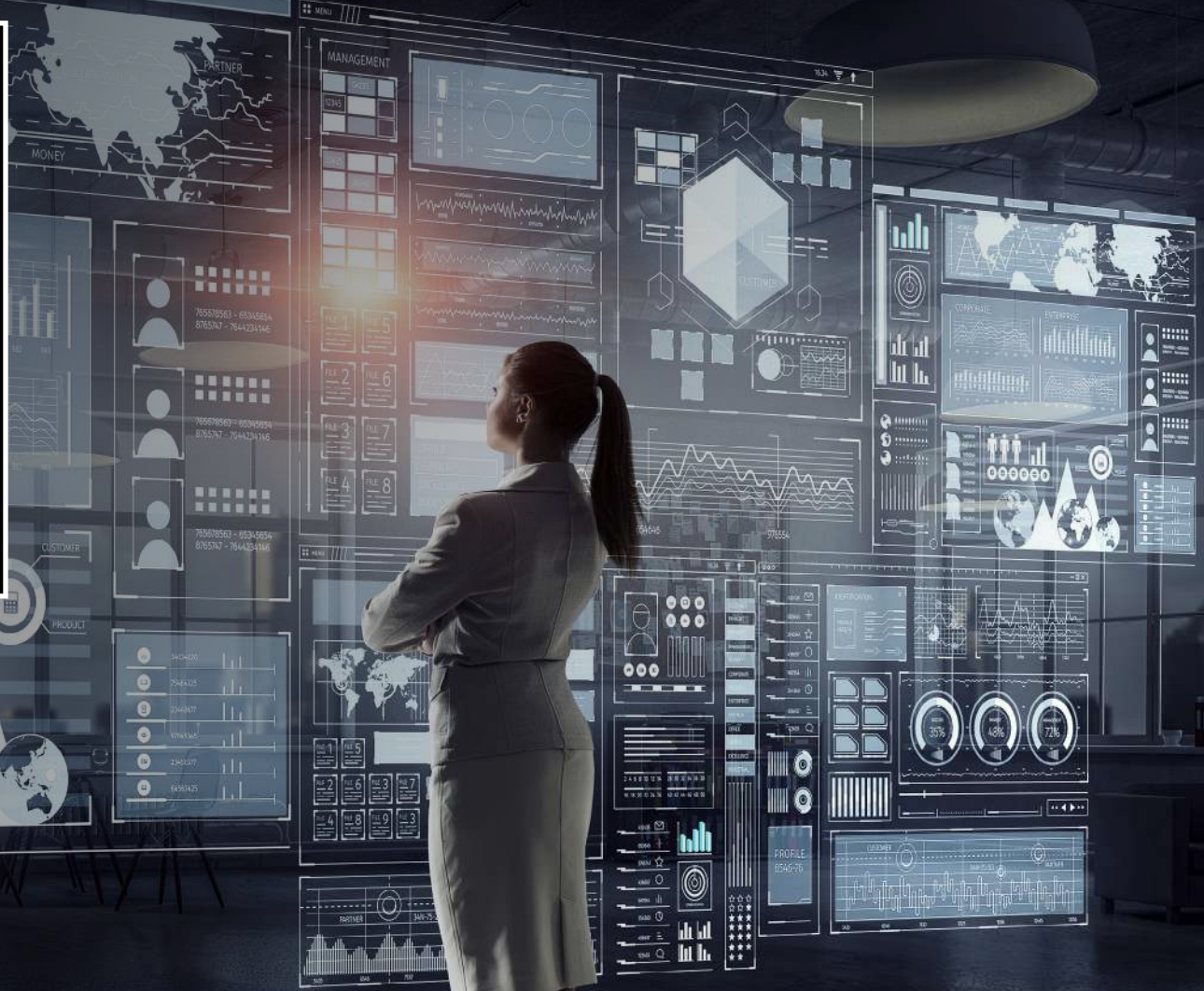
GET *TURBO* *CHARGED*

OneFineStay 1
Airbnb 2
VRbO 3
TripAdvisor 4
Booking.com 5
Home Away 6
Flipkey 7
HomeStay 8
House Sitting 9
Villas Direct 10
VacationRentals.com 11

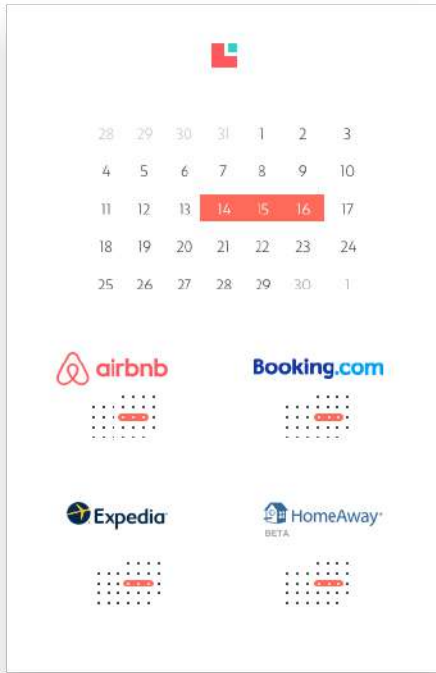
Wimdu 12
Interhome 13
ExecuStay 14
Perfect Places That Come 15
VacationRentals.com 16
Turnkey 17
Roomarama 18
Hotels.com 19
HouseTrip 20
BedYCasa 21
RoomKey 22

ThirdHome 23
Expedia 24
9Flats 25
Priceline 26
Orbitz 27
Trivago 28
LateRooms.com 29
Hotwire 30
Kayak 31
Travelocity 32
LastMinute.com 33

Your Legacy Reservations and rentals can all be controlled electronically utilizing our third party tools and a proprietary system Legacy Hotels and Resorts is developing. Whether you choose our hotel brand to give you seamless control without any hassle or chose to manage things yourself you are always in control from anywhere you are.

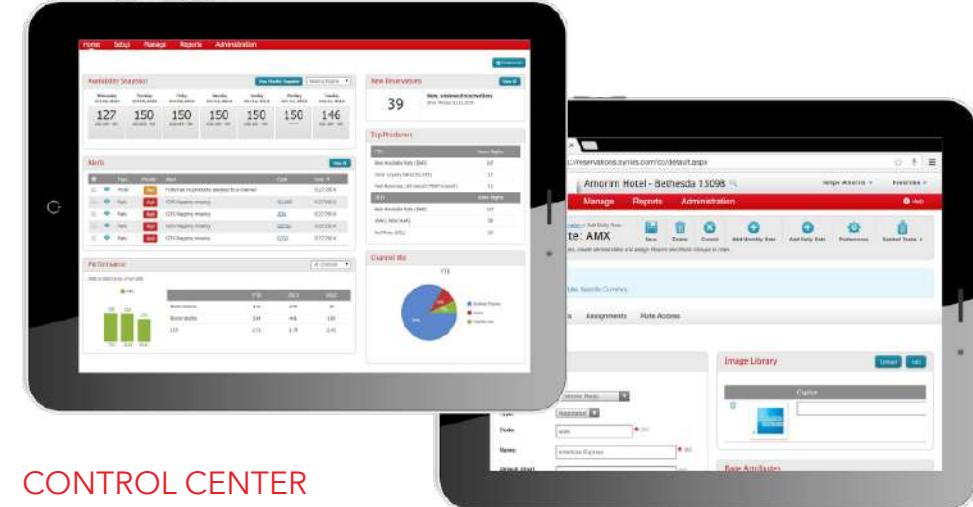


SIMPLE MATH AND TIMING
THAT MAKE SENSE



CHANNEL MANAGEMENT

Software allows all your reservation platforms to be up-to-date with all other reservations so you can avoid duplicate bookings and plan your perfect vacation when you want.



CONTROL CENTER

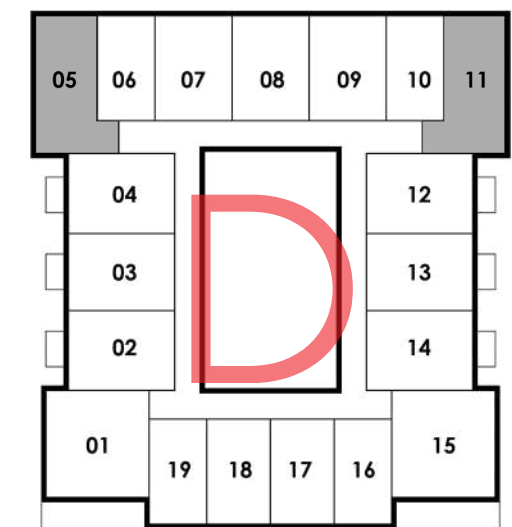
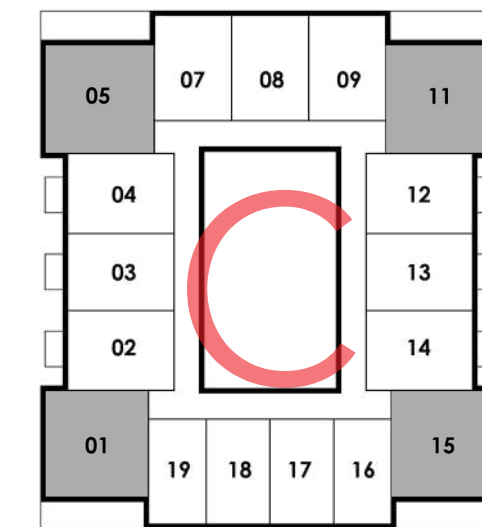
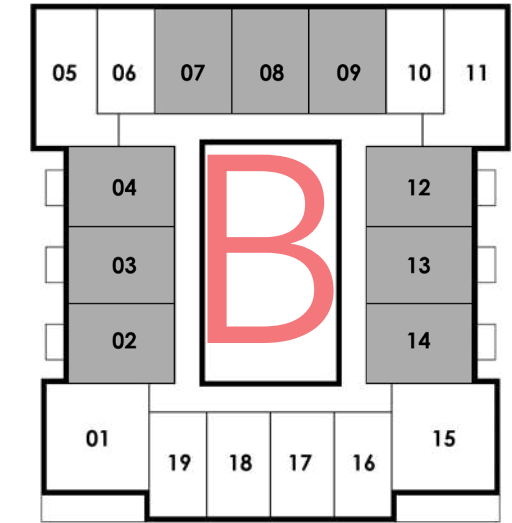
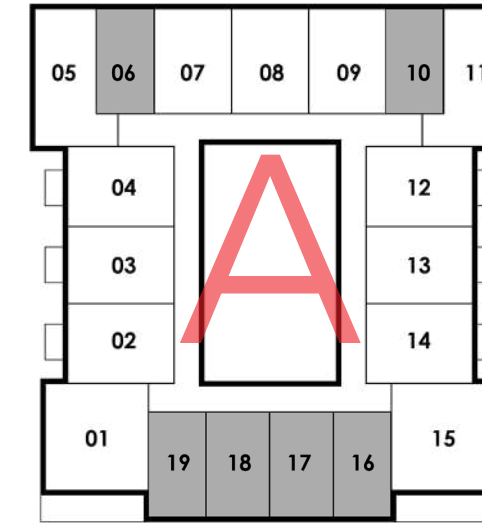
A dashboard that can be viewed on your mobile devices to see your asset performance and revenue at any time.

PRICE OPTIMIZATION

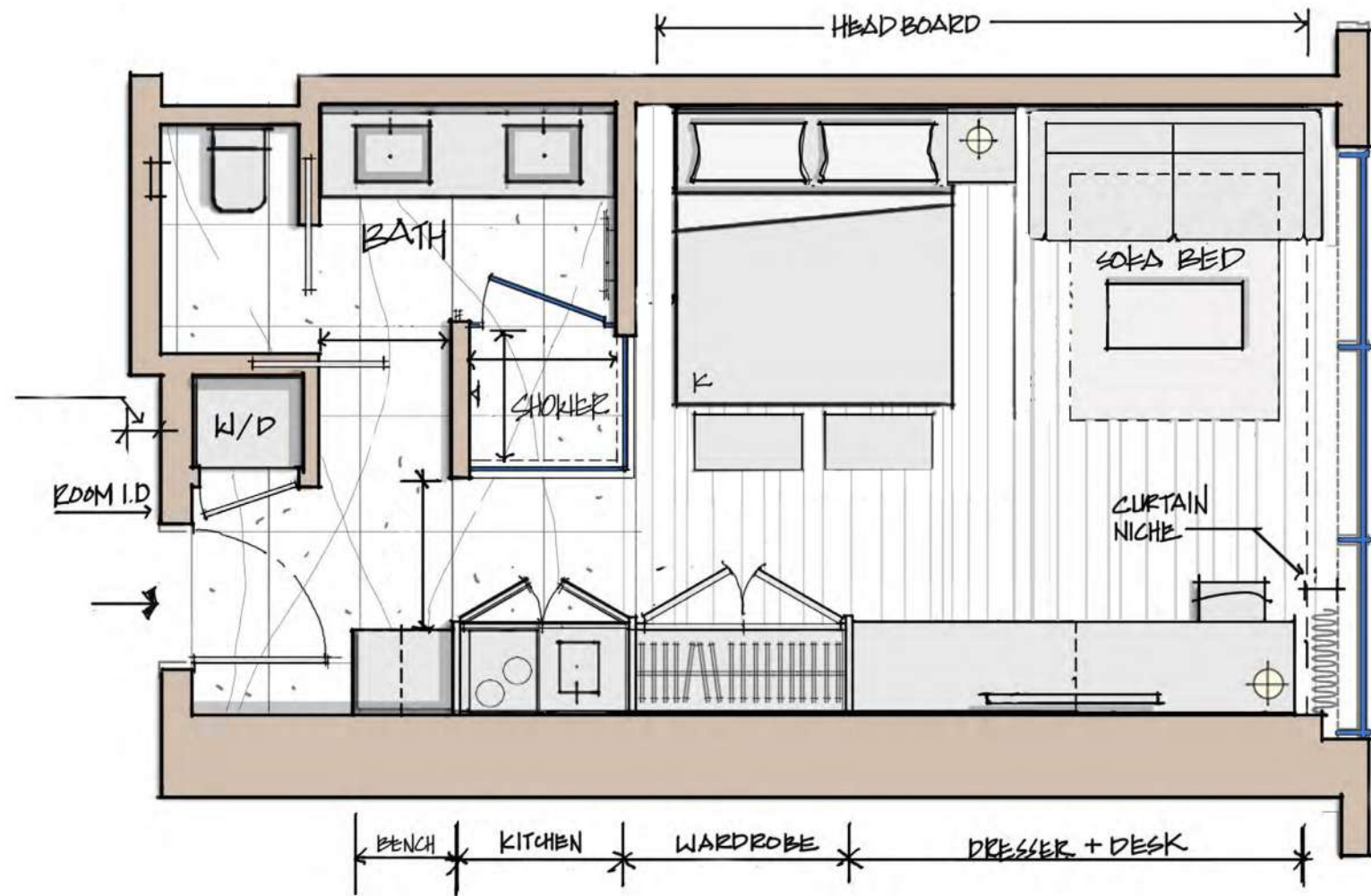
With algorithms designed to know when and where the best events in the world and in your city are happening you can count on pricing that reflects the supply and demand for your home - any day of the year.



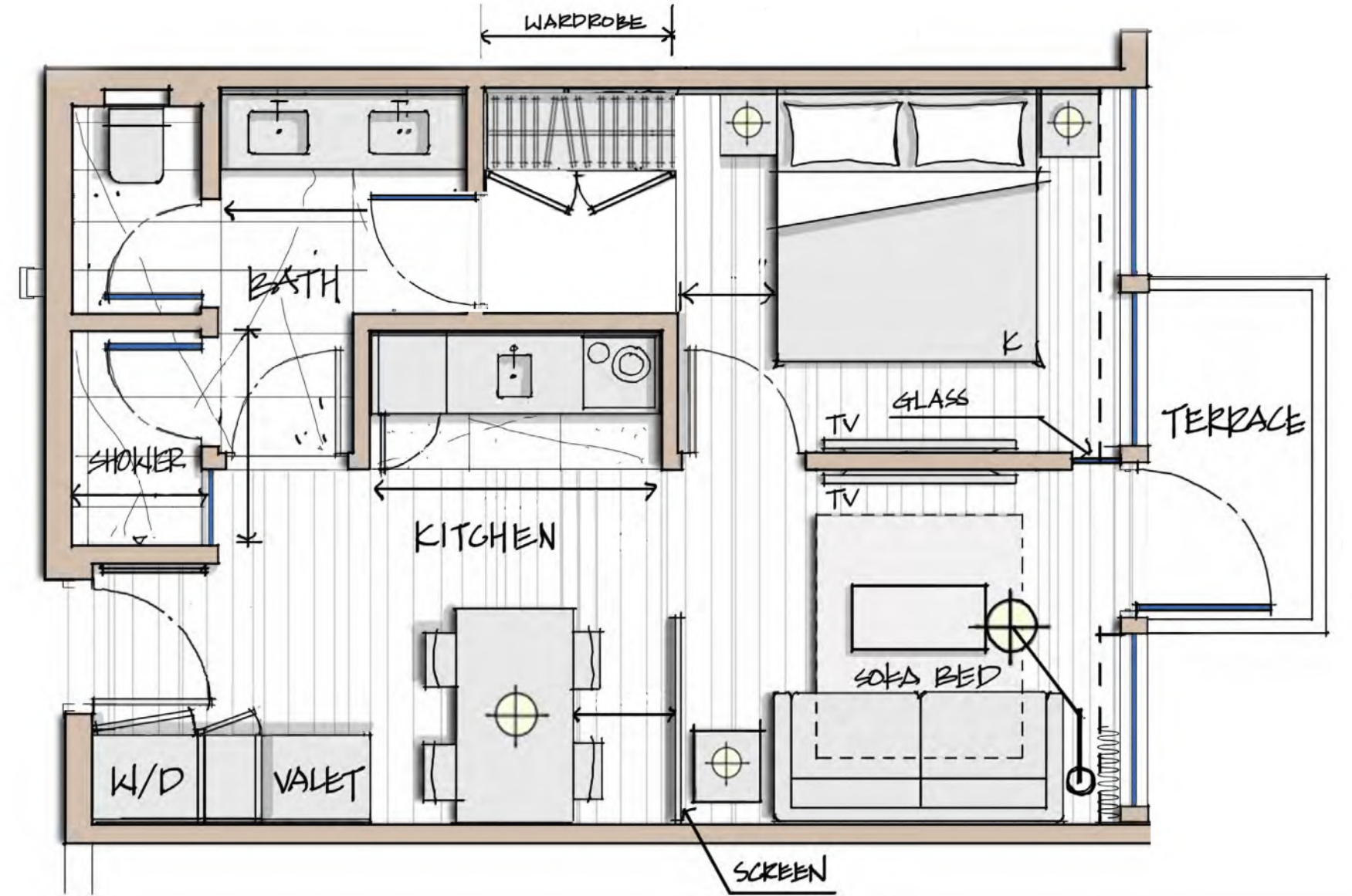
MICROLUXE
FLOOR PLANS



A
 363 SQ. FT. | 34 M²



B1
 488 SQ. FT. | 45 M²

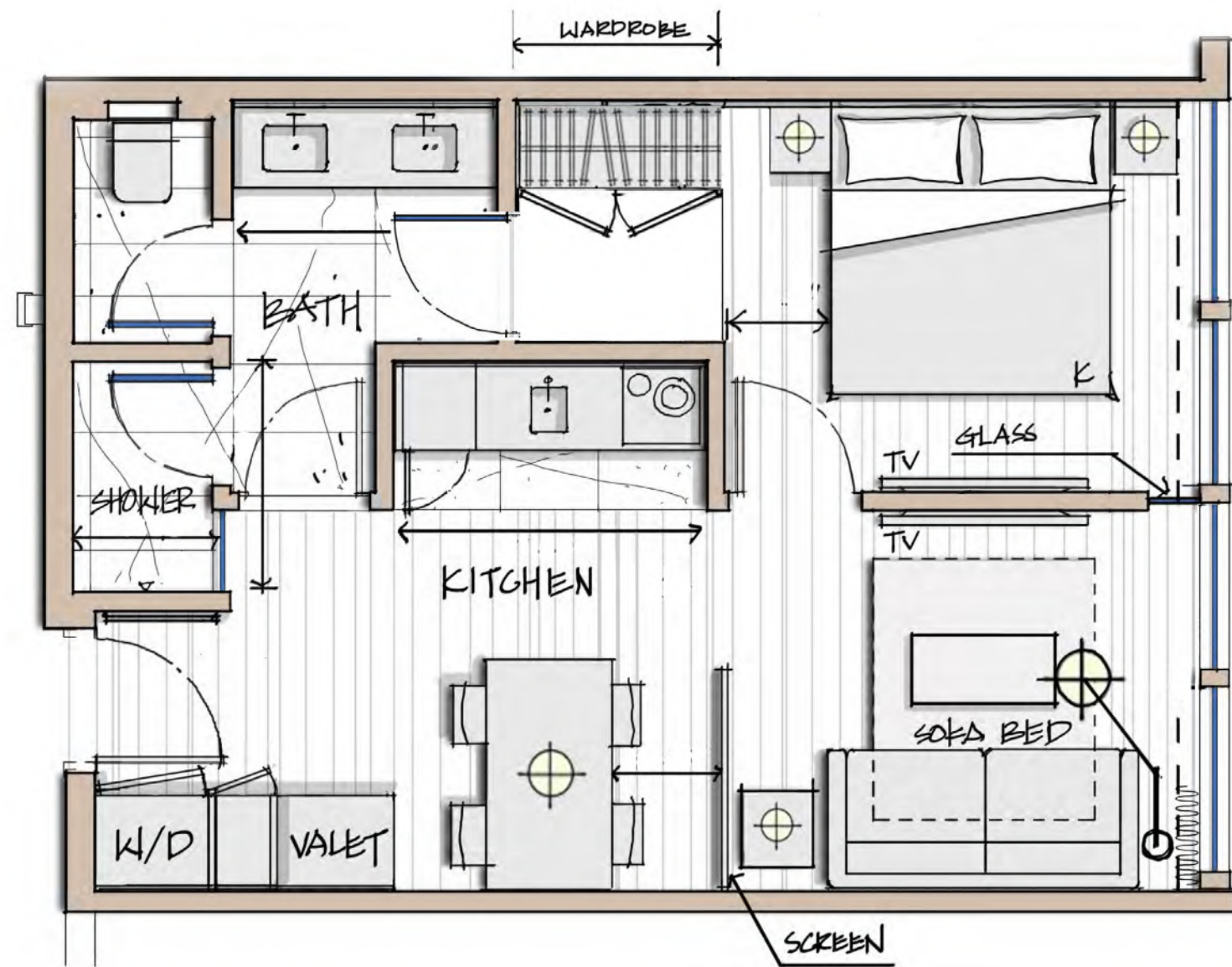


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All fixtures and items of finish, furnishing and decoration are for display only and are not to be included with the Unit. Consult the Prospectus for a description of those features which are to be included in the Unit.

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B2

487 SQ. FT. | 45 M²



C

746 - 783 SQ. FT. | 69 - 73 M²

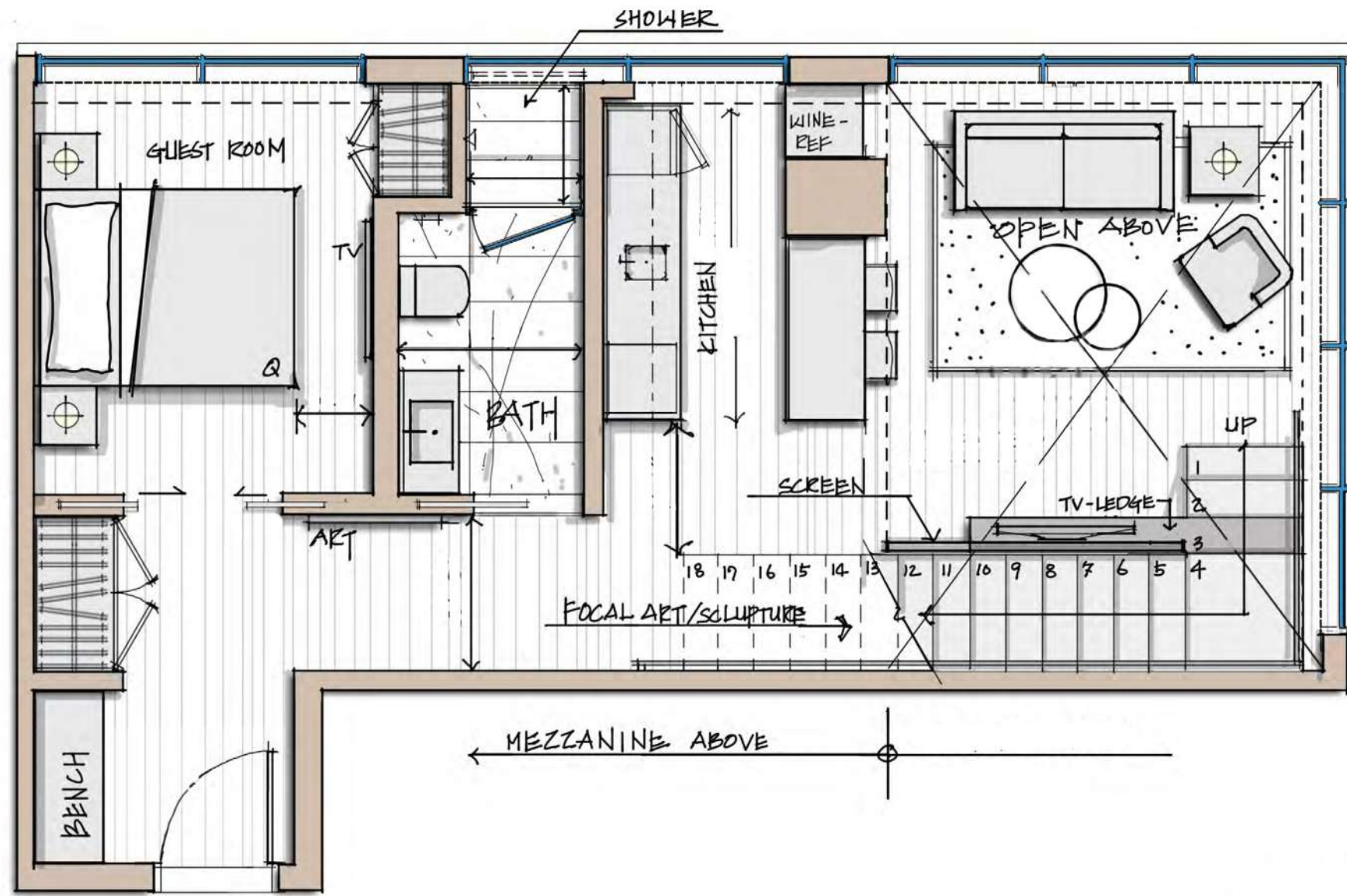


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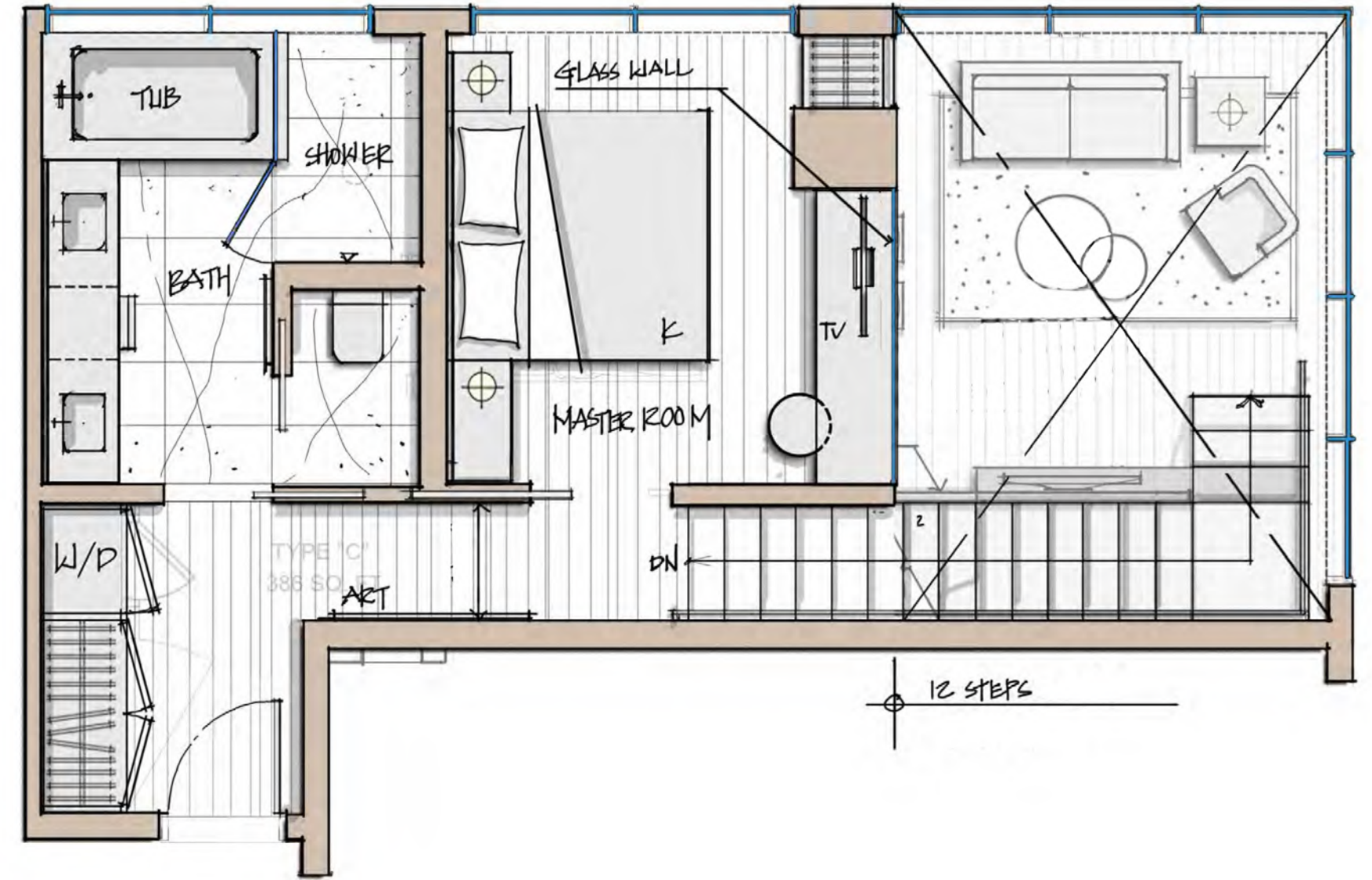
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D - LOWER

949 SQ. FT. | 88 M²

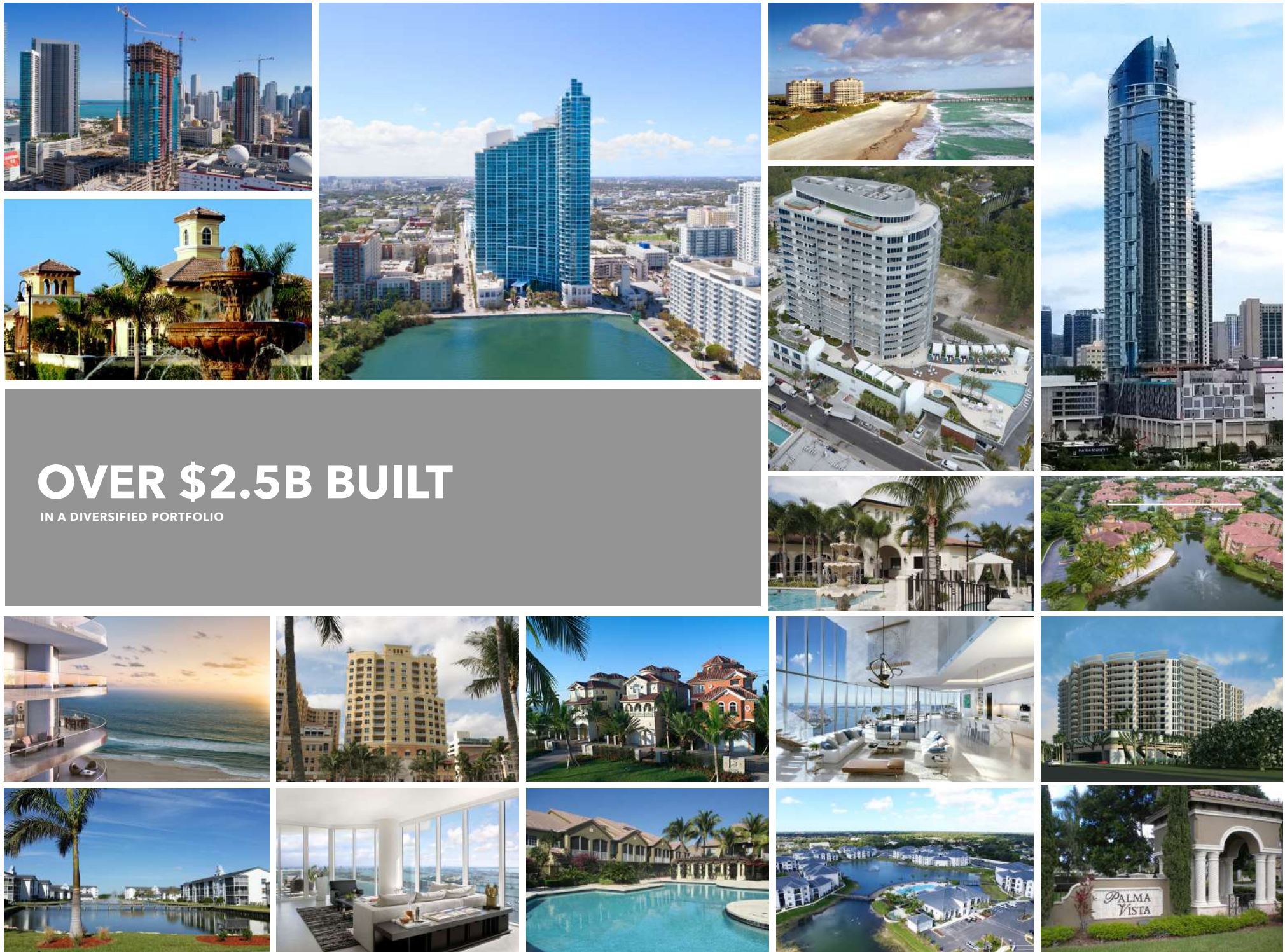


D - UPPER



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OVER \$2.5B BUILT
 IN A DIVERSIFIED PORTFOLIO

DEVELOPER

R | P | C
 ROYAL PALM COMPANIES

Royal Palm Companies is an award-winning real estate developer and enjoys a 40-year reputation of creating exquisite large-scale, amenity-rich properties. Its profitable portfolio of completed projects include Mixed-Use, Condominium & Planned Residential Communities, Multi-Family Apartment Complexes, and Hospitality including Vacation Rentals, Second Homes, and Serviced Residences. Since the 1970s, Royal Palm Companies has completed more than 50 different developments, representing more than 6,000 income-producing units, and totaling more than \$2.5 billion in asset value.

The company has established itself as an industry leader because of its exceptional attention to detail and by creating high-added-value facilities that are strategically located and embody an unbeatable combination of focused design, aesthetic form, and purposeful functionality that together resonate an elegant sense of space and refined quality of life.

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HOSPITALITY MANAGEMENT



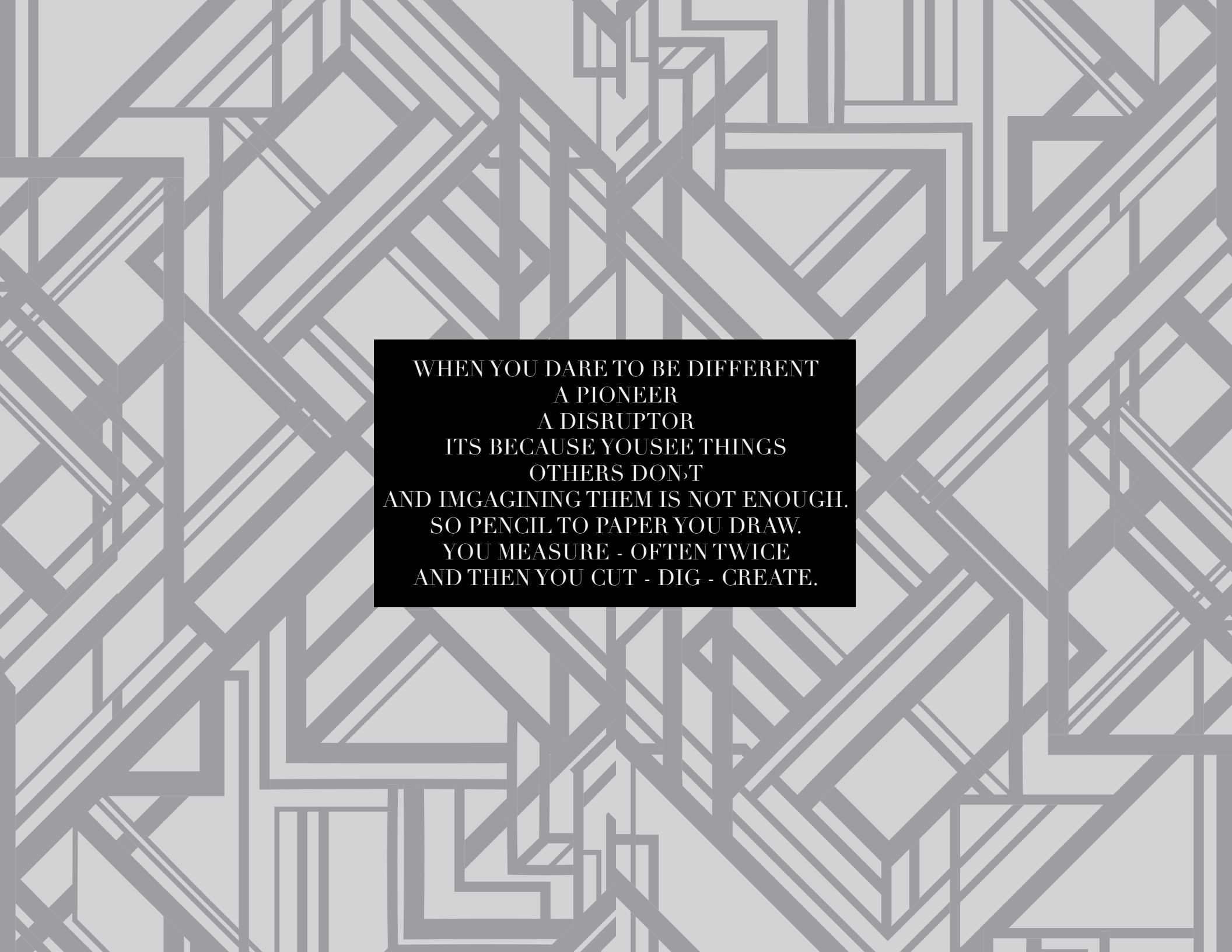
A full-service hotel management company providing development/renovation, acquisition, consulting and accounting expertise for the hospitality industry. With over 40 years in the field, its team builds on the proven success of hospitality management experience with the world's best brands and properties. As a lifestyle division of Davidson Hotels & Resorts, Pivot brings innovative amenities and world-class facilities that create unique guest experiences for hospitality management clients.

SALES & MARKETING



One World Properties offers comprehensive solutions for developers, investors, and buyers. OneWorld Properties' knowledgeable, experienced and well-connected team markets and sells luxury condominiums worldwide with integrity, expertise, and passion.

Team



WHEN YOU DARE TO BE DIFFERENT
A PIONEER
A DISRUPTOR
IT'S BECAUSE YOU SEE THINGS
OTHERS DON'T
AND IMAGINING THEM IS NOT ENOUGH.
SO PENCIL TO PAPER YOU DRAW.
YOU MEASURE - OFTEN TWICE
AND THEN YOU CUT - DIG - CREATE.