

SOCIETY

Residences Miami

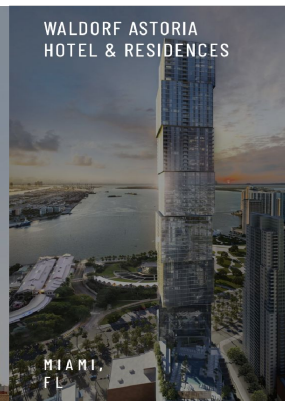


PMG

RESIDENTIAL

Founded in 1991 by Kevin Maloney and led by managing partners, Ryan Sheer and Dan Kaplan, PMG has grown from a local real estate operator in New York City to a national investment, development and asset management firm operating across Florida, New York, Colorado, South Carolina, Tennessee and Georgia.

Our current multi-billion dollar portfolio includes assets across pre-development, construction, lease-up, and sell out, totaling more than 8,500 residential units and over 16 million square feet development.



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Connect and elevate neighbors through inclusive and inspiring shared living experience.

Society Living apartments communities enable meaningful connections in today's bustling urban centers. Efficiently designed luxury homes grant access to inspiring shared spaces that host enriching events.



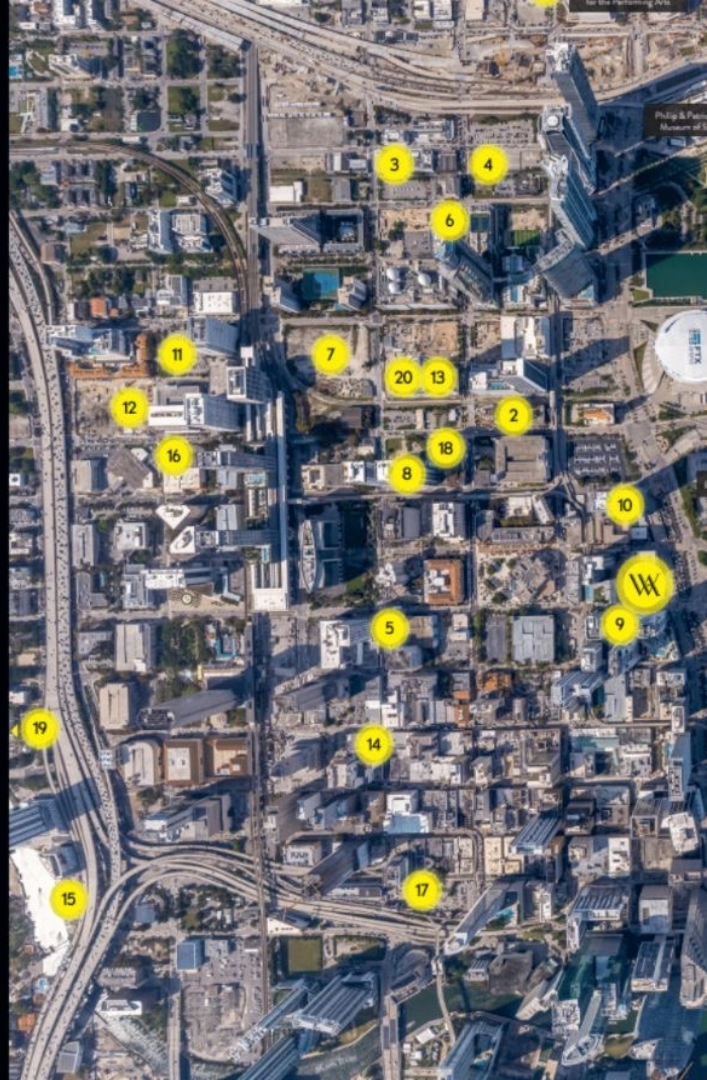
Downtown Miami's Landscape of the Future

\$9.2B in investment over the next 5 years



New Developments / Hotels - \$7.5 BILLION

- 1 Waldorf Astoria**
PMG • 400 N Biscayne Blvd • Mixed-use • \$1B
- 2 Natiivo Miami**
Sixth Street Developers • 159 NE 6th Street • 44 Units - Residential Airbnb • \$230M
- 3 E11EVEN Hotel & Residences Miami**
PMG & E11even Partners • 20 NE 1st St • 400 Residential Units • \$225 MIL
- 4 E11EVEN Beyond**
PMG & E11even Partners • 21 NE 1st St • 400 Residential Units • \$225 MIL
- 5 The District**
The Related Group • 233 N Miami Ave • Residential Condos w Airbnb • \$172M
- 6 Legacy Hotel & Residences**
Royal Palm Companies • 942 NE 1st Ave • Mixed-use • \$100M
- 7 Miami Arena Site at WorldCenter**
Witkoff Group & Monroe Capital • 700 N Miami Ave • Usage TDB • \$94M
- 8 Downtown 5th**
Melo Group • 55 NE 5th St • Mixed-use • \$90M
- 9 YotelPad Miami**
Aria Development Group • 227 NE 2nd St • Mixed-use • \$85M
- 10 Society Biscayne**
PMG & Greybrook • 400 Biscayne Blvd • Rental • 646 Units • \$150M
- 11 Block 45**
Atlantic Pacific Communities • 152 NW 8th St • Mixed-use • \$70 MIL
- 12 Block 55**
Swerdlow Group, SJM Partners, Alben Duffie • 249 NW 6th St • Mixed-use • \$6M
- 13 Downtown 1st**
Melo Group • 698 NE 1st Ave • Mixed-use • \$60M
- 14 Grand Central Tower**
Rovr Development • 240 N Miami Ave • Rental • \$53M
- 15 Nexus Riverside**
Adler Group • 230 SW 3rd St • Mixed-use • \$50M
- 16 Miami Station**
The Related Group • 525 NW 2nd Ave • Mixed-use • \$85M
- 17 Old Lynx Site**
Enrique Manhard • 16 SE 2nd St • \$46M
- 18 501 First Residences**
Aria Development • 501 NE 1st Ave • Residential • \$100M
- 19 TBD**
Moishe Mana • 491 NW 1st St • Residential • \$12.3M
- 20 The Crosby**
The Related Group/Merrimac • Residential • \$225M
- 21 1400 Biscayne**
The Related Group • 1400 Biscayne Blvd • Residential/Mixed-use • \$5M



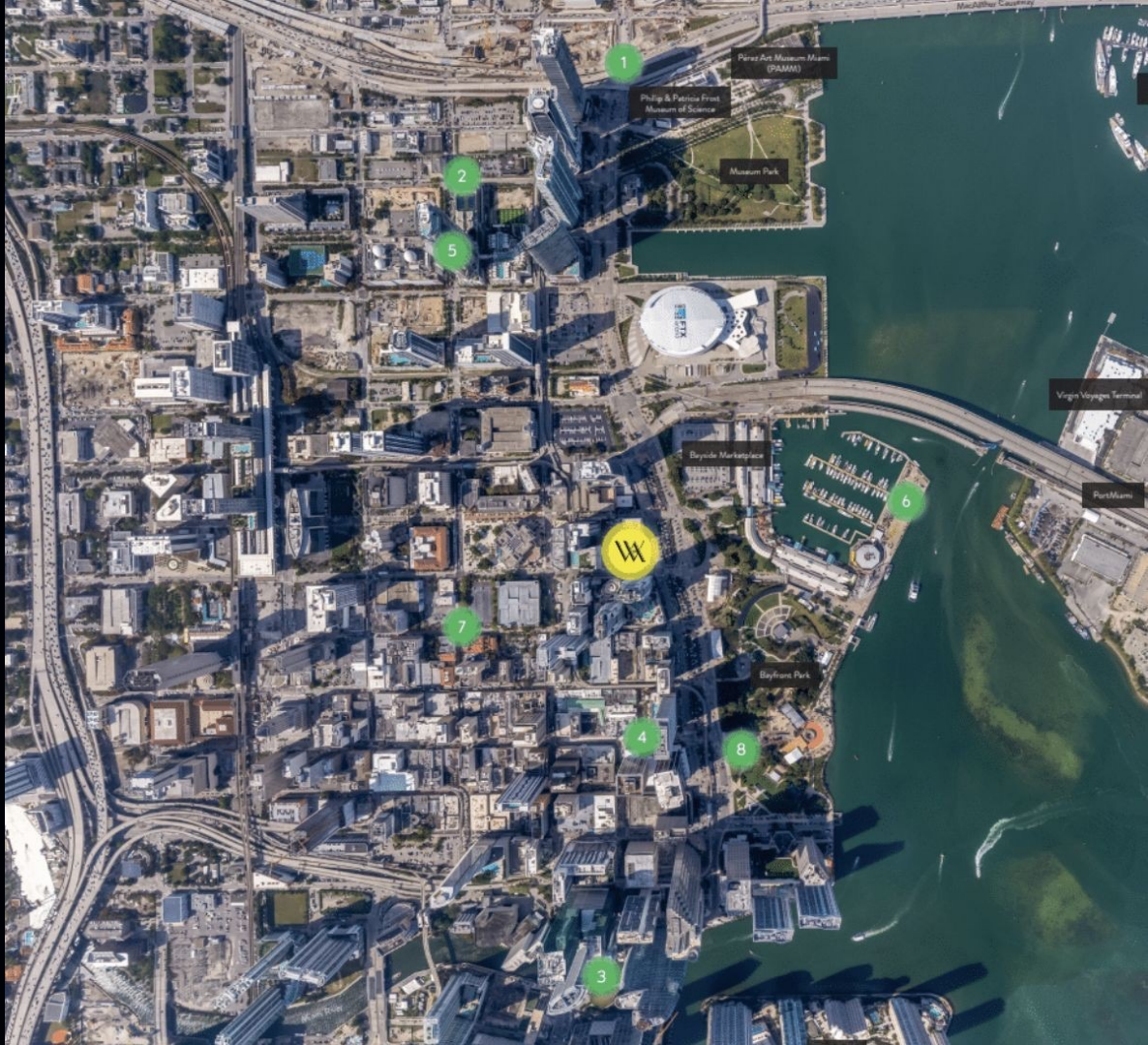
Commercial - \$147 MILLION

- 1 Jewelry Mall
Jewelry Mall • \$50M
- 2 Jill & Henry's
Stambu • 200 East Flagler • Food Hall, Offices, Rooftop • \$35M
- 3 41 East Flagler
Moishe Mana • \$27.2M
- 4 Nikola Tesla Innovation Hub
Moishe Mana • \$15M
- 5 Publix
New Publix At Brightline's 3 MiamiCentral In Downtown Miami • \$10M
- 6 Watson Building
Moishe Mana • \$6.825M
- 7 62 Northeast First Street
Moishe Mana • Multi-level dining and entertainment venue
- 8 Mana Common
Moishe Mana • Partnership with a tech platform called Plug and Play for events
- 9 MiamiCentral
Chick-Fil-A • Grand floor MiamiCentral

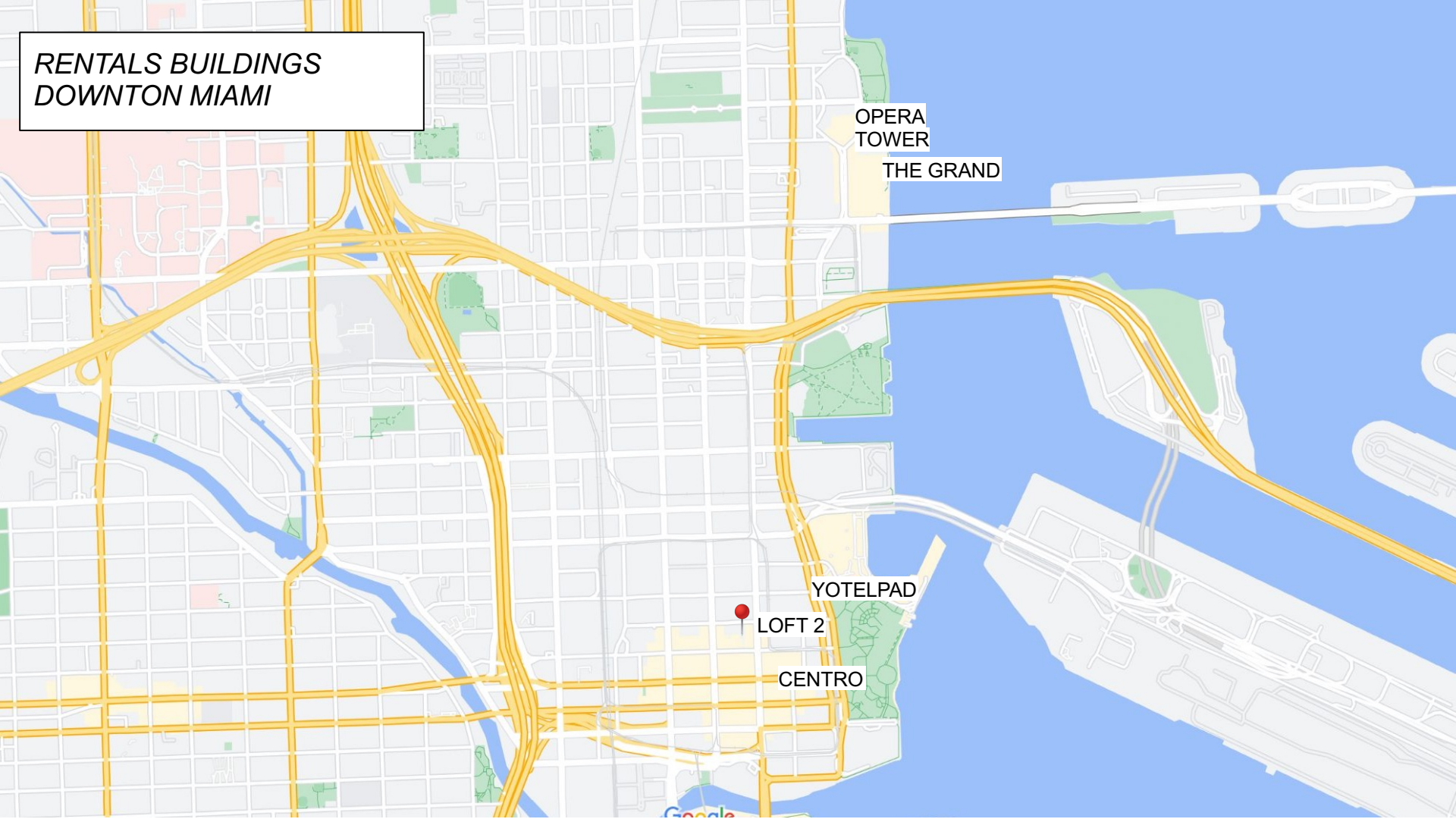


Redevelopment - \$936 MILLION

- 1 I-395 Signature Bridge**
Under construction • Scheduled completion for Fall 2024 • \$818M
- 2 Brickell Tunnel**
In pre-development • \$30M
- 3 Bayside Marketplace**
Private operator has committed to improvements • \$27M
- 4 Flagler Street Beautification Project**
Under construction • Outdoor dining areas, public art, and smart city technology • \$20.5M
- 5 Miami World Center (new tenants)**
Restaurateurs Michael Beltran (2 restaurants), Danny Grant (2 restaurants) • \$20M
- 6 Skyviews Miami**
Construction completed • \$10M
- 7 Scramble Crosswalk**
Construction completed at the intersection of NE 1st Ave. & NE 2nd St. • \$5M
- 8 Solar Tree**
Installation completed and collecting solar power at Bayfront Park • \$5M



**RENTALS BUILDINGS
DOWNTON MIAMI**



OPERA
TOWER

THE GRAND

YOTELPAD

LOFT 2

CENTRO



BUILDING FEATURES

- 49-story tower located in Downtown Miami
- Designed by internationally renowned architecture firm Sieger Suarez Architects.
- Views of Miami skyline, unobstructed views of Biscayne Bay and the Atlantic Ocean.
- Modern residential lobby with 24/7 concierge service.
- Electric vehicles charging stations.
- Features the latest smart building technology.
- Custom Society Residences app.
- Access-controlled entry points throughout.
- Valet parking.



10,000+ gym space - 2 Levels
Pool Deck - Grilling Terrace (8 BBQ)
Deck - Lawn - Yoga - Skybar

14-47, Residences

11, 12 & 13 - Commercial Spaces

Spa - Oversized hot tub
Dan Le Batord Recording Studio
Co-working spaces - Cafe Domino

Lobby - Jaguar Sun Restaurant
Reception - Lounge



RESIDENCES

SOCIETY
Living

Lobby - Concierge



Co-working Spaces



Cafe Domino

CAFÉ **Domino**

ad
vibes
unity



Pool Deck



Pool Deck - Grilling Terrace



Wooden Deck - Yoga



Lawn - Sky Lounge

Spa - Oversized hut tub





Gym - Fitness Center



2 level Gym - Fitness Center



Gym - Fitness Center
Cardio

SOCIETY

Biscayne

- STUDIO
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS



NORTHEAST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



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ATELIER & HAUTE COLLECTION

- Ready for immediate occupancy
- Rentals available yearly or through Rental program

Floors:

14 - 20

37 - 47

BOHEME COLLECTION

- Tenant Occupied for 1 year
- 2 years of maintenance credit
 - 2 years of taxes credit

Floors:

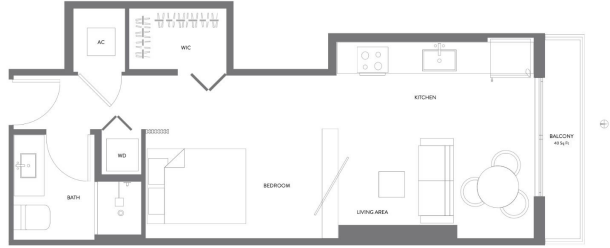
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RESIDENCE 05

JR. SUITE | 1 BATH
LEVELS 14 - 47

LIVING AREA	492 SQ FT	45.70 M ²
BALCONY	40 SQ FT	3.71 M ²
TOTAL	532 SQ FT	49.42 M ²



RESIDENCE LINE 10

1 BEDROOM
Starting at \$800,000

RESIDENCE LINE 05

STUDIOS

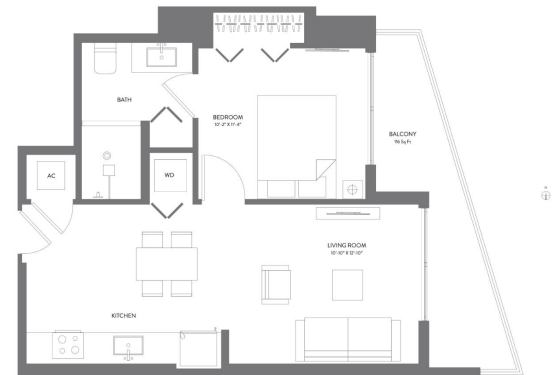
Starting at \$670,000

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RESIDENCE 10

1 BEDROOM | 1 BATH
LEVELS 14 - 47

LIVING AREA	572 SQ FT	48.49 M ²
BALCONY	16 SQ FT	1.47 M ²
TOTAL	688 SQ FT	63.91 M ²



RESIDENCE 17

2 BEDROOMS | 3 BATHS + DEN
LEVELS 20 - 47

LIVING AREA	1,549 SQ FT	106.74 M ²
BALCONY	105 SQ FT	9.75 M ²
TOTAL	1,254 SQ FT	116.50 M ²



RESIDENCE LINE 17

2 BEDROOMS
Starting at \$1.4M

RESIDENCE LINE 01

3 BEDROOMS
Starting at \$1.5M

RESIDENCE 01

3 BEDROOMS | 3 BATHS
LEVELS 14 - 47

LIVING AREA	1,307 SQ FT	121.42 M ²
BALCONY	226 SQ FT	20.99 M ²
TOTAL	1,533 SQ FT	142.42 M ²





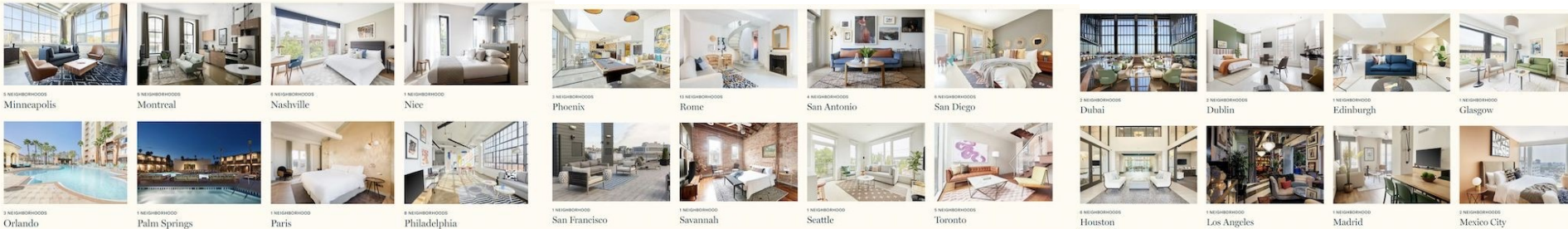
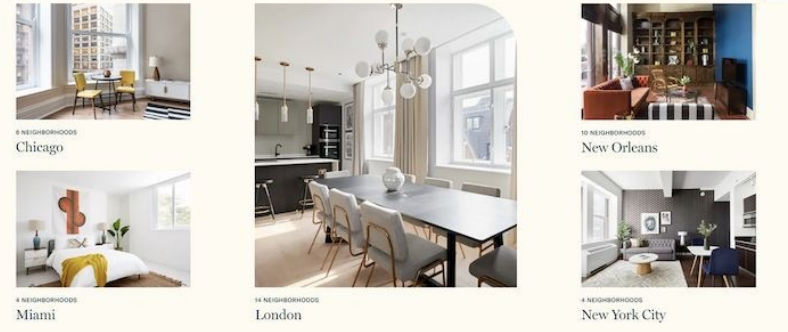
‘Building the Future of Hospitality’

Why we’re here?

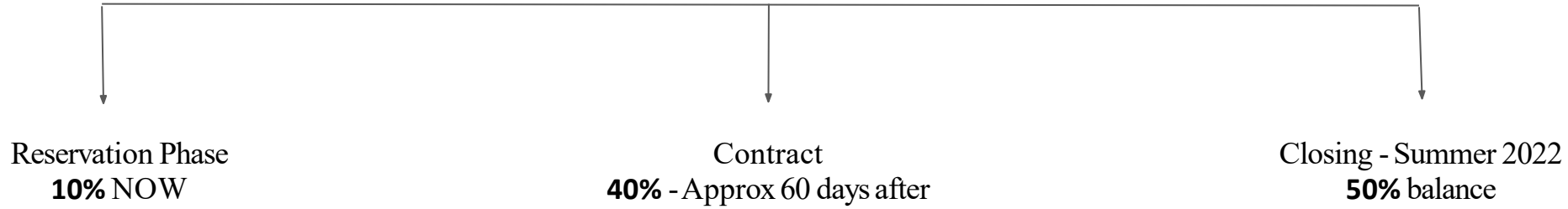
- Sonder is changing the game. With spaces that inspire and delight, that fulfill need without sacrificing style, all while delivering seamless, personalized experiences. We deliver hospitality that’s both remarkable and accessible.

Sonder Today

- 35+ Cities in 10 countries
- Approximately 6,300 units live worldwide
- 1M+ guests



Payment Structure



CRYPTO ASSETS ACCEPTED

SOCIETY

Residences Miami

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ARTIST CONCEPTUAL RENDERING