



# METROPICA

SUNRISE, FLORIDA

## PRICE RANGES

As of 06.03.2016

### ONE BEDROOMS

Lines	# of Bedrooms	# of Bathrooms	# of Dens	Square Foot Range	Price Range
17	1	1.5	1	920 sf	\$382,000 - \$389,000

### TWO BEDROOMS

Lines	# of Bedrooms	# of Bathrooms	# of Dens	Square Foot Range	Price Range
07   08   10	2	2	0	996 – 1079 sf	\$421,000 - \$545,000
02   06	2	2	1	1092 – 1131 sf	\$469,000 - \$535,000
03	2	2	1	1271 sf	\$575,000 - \$633,000

### THREE BEDROOMS

Lines	# of Bedrooms	# of Bathrooms	# of Dens	Square Foot Range	Price Range
01	3	3	1	1375 sf	\$560,000 - \$640,000

### DEPOSITS

- 10% at Contract
- 10% 60 days from Contract
- 10% 90 days from Contract
- 10% 120 days from Contract
- 10% Top off estimated December 2017

\*\*\* Prices subject to change without notice

This is not an offering for the purchase of a unit. An offering is made only by the prospectus and its exhibits (the "Condominium Documents") for Metropica North Tower I, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the Condominium Documents furnished by Metropica Residential I, LLC, a Delaware limited liability company (the "Developer") pursuant to applicable law. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. 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. Broker participation is welcomed. No real estate broker or salesperson is authorized to make any representations or other statements regarding the Condominium or the overall 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. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. If developed, the development of the overall project is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. All depictions or descriptions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not included in the unit unless expressly indicated in your purchase agreement. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. Renderings depict proposed views, which are not identical from each unit. Any view from a unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. No guarantees or representations whatsoever are made that existing or future views of the Condominium and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. The photographs contained herein 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 illustration of the activities and concepts depicted therein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions 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 units. The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Any and all references to and/or renderings, depictions or descriptions of other proposed projects or nearby facilities depicted or described are proposed only, are not constructed, and are not being developed by the Developer. The Developer has no control over those projects or facilities, and there is no guarantee that they will be developed, or if so, when and what they will consist of. Any information provided regarding any such projects or facilities was obtained from public information, including, without limitation, newspaper articles, and the Developer makes no representations as to same. Restaurants and/or other businesses establishments are anticipated to 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 referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Except as may be otherwise provided in the Condominium Documents, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and or with the operators, named herein. The Condominium is being developed by the Developer, which was formed solely for such purpose and has a limited right to use the trademarked names and logos of The Trillist Companies, Inc. and K Group Holdings, LLC pursuant to a license and marketing agreement with each entity. The Trillist Companies, Inc. and K Group Holdings, LLC are affiliated with the Developer, but neither of them is the developer of this Condominium. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by The Trillist Companies, Inc., K Group Holdings, LLC or any other party, and each buyer shall look solely to Developer (and not to The Trillist Companies, Inc., K Group Holdings, LLC and/or any of their respective 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. This brochure is an overview of the Condominium and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.