



**UNIVERSITY
BRIDGE**
RESIDENCES • MIAMI

IT ALL STARTS WITH A SMART IDEA.

MIAMI'S FIRST STUDENT CONDO

With direct connection to Florida International University (FIU) campus via a newly built pedestrian bridge, this architecturally striking premium student condominium will offer student focused amenities and fully furnished, finished and managed student residences.

Welcome to University Bridge Residences Miami.



BROUGHT TO YOU BY THE TEAM THAT KNOWS STUDENT HOUSING BEST, UNIVERSITY DEVELOPMENT AND LANDMARK PROPERTIES

Ideal location! High Demand! Worldwide, over **\$16 Billion of the 'Smart Money' has gone into student housing**, one of the fastest growing asset classes in the world as University enrolments continue to trend upward. This recession-resistant sector has quickly matured and a number of large institutional investors are moving into the market. US developers built 47,800 new beds in 2016 to meet the demand.

A DEMAND IS MET

Over **92%** of FIU students have to live off campus due to **on-campus housing shortage**. The need has grown for quality student-aimed housing built with amenities, proximity and security to help students succeed. Students and their parents demand the peace of mind that comes with quality accommodation.

- Perfectly located across from the vibrant and growing Florida International University
- Directly connected to FIU campus and University City via a new \$11 million publicly-funded pedestrian bridge, owned by and with secure access into University Bridge
- Ideally designed for a successful and enjoyable student lifestyle, University Bridge is designed to be the place to live at FIU

IT'S ALL ABOUT PERFORMANCE & STABILITY

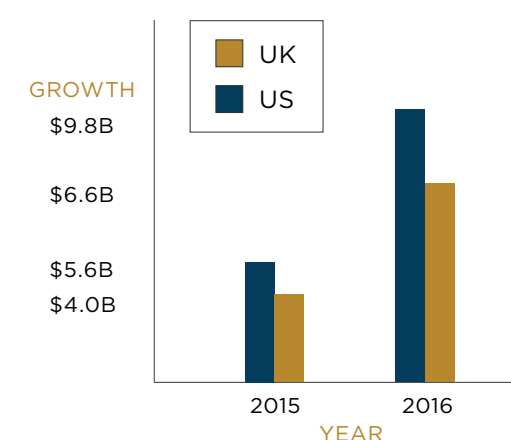
Worldwide, **over \$16 Billion of the 'Smart Money'** has gone into student housing, one of the fastest growing asset classes in the world as University enrolments continue to trend upward.

\$9.8B was invested in 2016  on top of **\$5.6B** in 2015

- US & UK student housing REITs outperformed other REITs by nearly **20%**
- The sector benefits by high levels (**64%**) of cross-border investment with Asian investors accounting for 21% of deals in 2016

US NATIONAL SALES 2016

Student housing transactions in **2016 totaled over \$6.6 billion**, up from \$4.0 billion in 2015. There were 56,174 units and 140,143 beds transacted, **an increase of 52%** in total units and 58% in beds over 2015. The average PPU in 2016 was \$200,915 and the PPB was \$67,769.



- US developers built 47,800 new beds 2016 to meet demand, with **45,700 more** projected in 2017

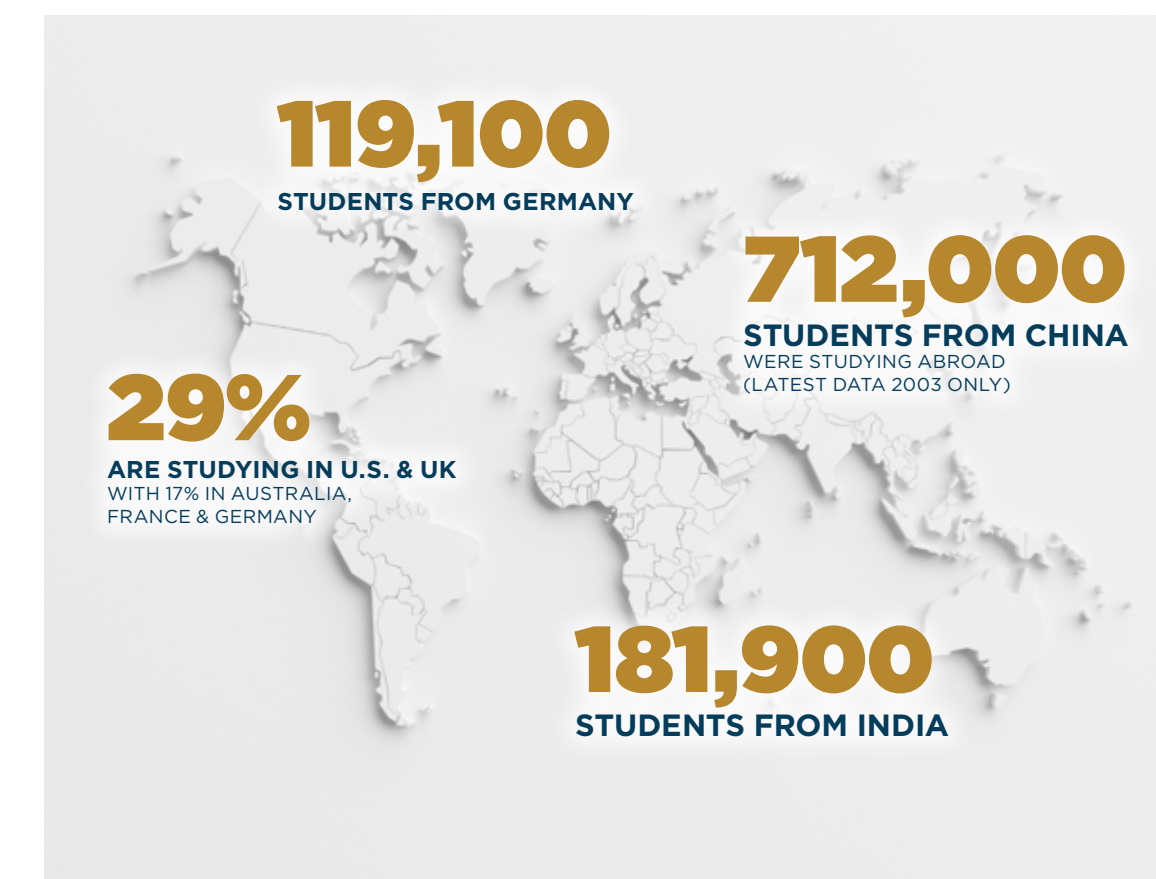
AN INSTITUTIONAL-GRADE CLASS

- Canada Pension Plan Investment Board invested **over \$2.5 billion** in student focused residences and recently partnered with Singapore's sovereign wealth fund and Chicago-based Scion Group
- GIC partnered with Dubai-based GSA to invest in Germany and the UK student accommodation
- In 2016 in the US, 3 significant portfolio sales (20+properties) totaling over 100 individual assets and **\$3.5BN**, represented **55% of the reported total market volume**




INTERNATIONAL STUDENT POPULATION ON THE MOVE AND GROWING

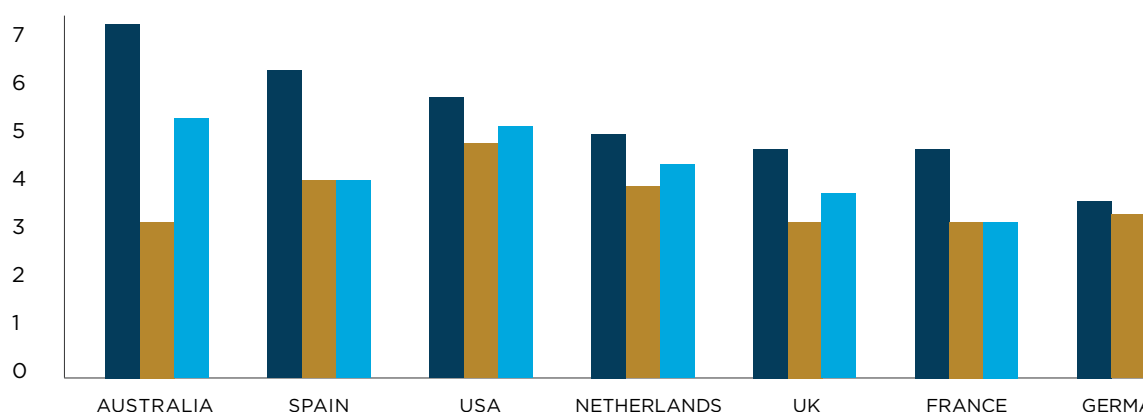
Demand for accommodation is high due to international students from South America, China and South Asia seeking to obtain foreign degrees in Europe and North America.



NATIONAL ENROLLMENT TRENDS

- US college enrollment of 20.5 million in 2016 **is projected to grow 1.36%** per year through 2019, an increase of **1.65** million students according to NCES.
- Estimated **3 million students** were enrolled in post graduate programs in 2016, up from 2.9 million in 2013 and 2.2 million in 2010 
- Estimated off-campus student housing demand is **8,000,000 beds**
- Top 10 owners' supply of student housing represents only 2.5% of total estimated off-campus demand

STUDENT HOUSING OUTPACES RESIDENTIAL AND OFFICE



Source: Savills World Research

FIU GROWTH & DEMAND

Florida International University is the fastest growing University in Florida and the 4th largest in the USA.

- **55,112 students** in 2016
- Projected growth to **65,000** students in next 5 years
- 191 programs of study, 280 majors
- Graduate programs in architecture, business administration, engineering, law, medicine
- The adjacent south campus is **FIU's largest campus**
- 23 colleges and schools
- Housing is only available for **8%** of student population forcing **92%** of students to live off campus
- Budget of **over \$649 million** for expansion
- Five-Year **\$900 million expansion plan** underway
- Endowments of over **\$100 million**
- Research expenditures approx. **\$110 million**



23 COLLEGES
& SCHOOLS



4TH LARGEST
UNIVERSITY
IN THE USA

55,112 STUDENTS
IN 2016



65,000
STUDENTS IN
NEXT 5 YEARS

THE VALUE OF PROXIMITY



SMART LOCATION

Only 30 minutes from Miami's famed sand beaches, 15 minutes from Miami International Airport and 5 minutes from shopping and dining in Doral, University Bridge will be located directly next to Florida International University, the fastest growing University in Florida.

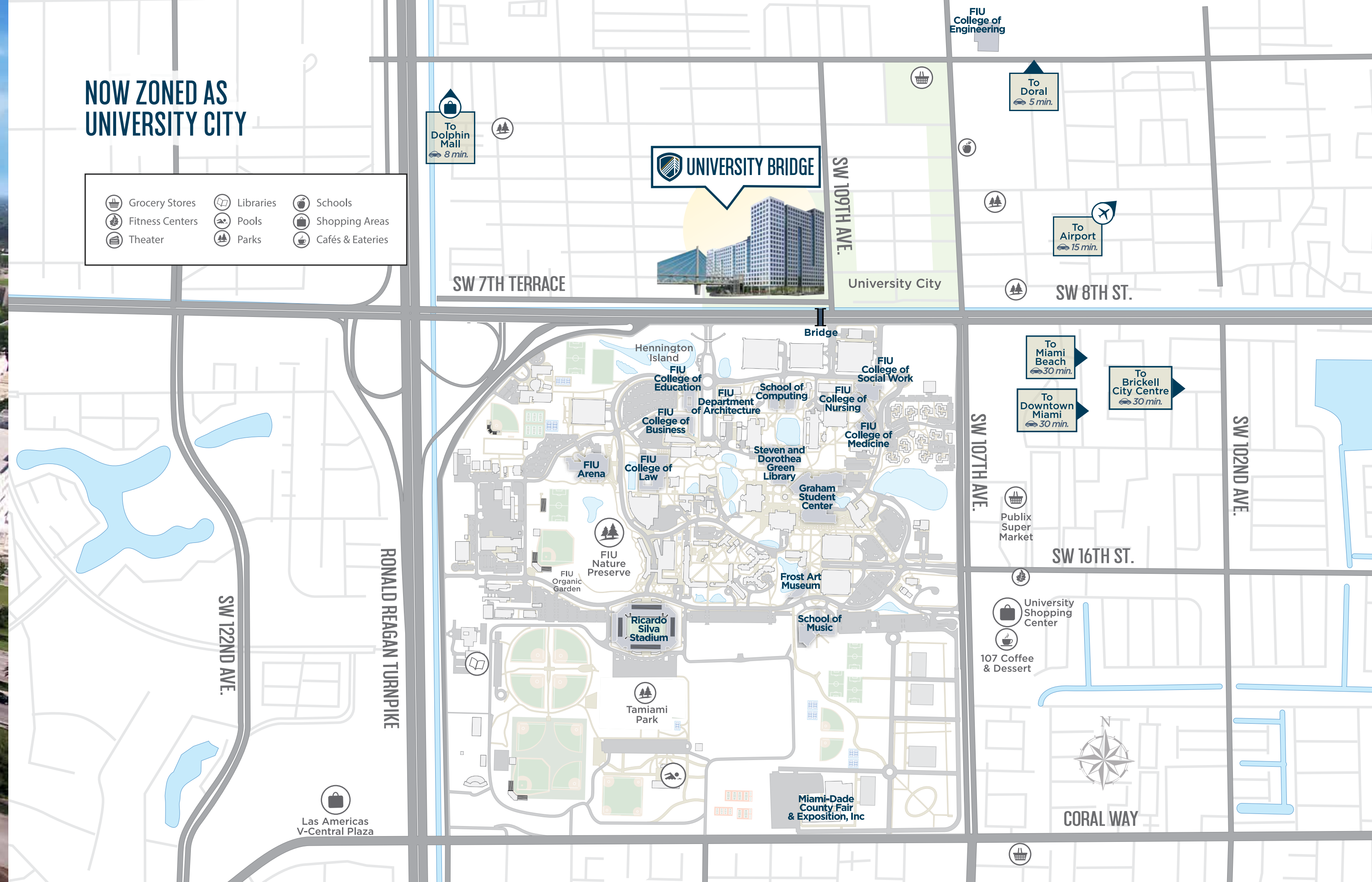
The area has been zoned University City allowing mixed-use developments along with other plans such as a pedestrian

bridge, landscaping and street improvements that will benefit both the local community and students who will live here.

Connected directly to the school via the \$11 million publicly-funded FIU pedestrian bridge, University Bridge will be the only premium student focused building to offer doorstep to school access.

NOW ZONED AS UNIVERSITY CITY

- Grocery Stores
- Libraries
- Schools
- Fitness Centers
- Pools
- Shopping Areas
- Theater
- Parks
- Cafés & Eateries



STUDENT HOUSING SUCCESS CHECKLIST

- ✓ High Growth Tier 1 University
- ✓ Walking distance from campus
- ✓ Well maintained and managed
- ✓ Luxury resort-style, purpose built amenities
- ✓ On site safety and security
- ✓ Fully finished and furnished
- ✓ Private bathrooms
- ✓ In-suite laundry, flat screen tv, wifi, A/C



UNIVERSITY BRIDGE CHECKLIST

- ✓ **Market demand** and University growth projections
- ✓ **Directly connected** to campus
- ✓ **Developer** track record
- ✓ **Property management** track record
- ✓ **Purpose built** amenities



GYM

RESORT POOL

20 STUDY AREAS

THE ROOFTOP

- Fabulous 1,700 sf sunset lounge area and 8,000 sf of outdoor terrace will include BBQs, dining tables, yoga green space and performance stage

THE DECK 6TH FLOOR

- Outdoor video screen
- BBQ and dining areas
- Yoga lawn
- Lounge/games room
- Business center with 4 fully equipped meeting rooms

CABANAS & BBQ

BICYCLE STORAGE

RETAIL & PEDESTRIAN PROMINADE

PARKING

BRIDGE

PROJECT OVERVIEW

An architecturally striking premium condominium designed by Arquitectonica, University Bridge will offer student focused amenities throughout the building as well as ground level designer lobby and retail.

ADDRESS: University Bridge Residences Miami
740 SW 109th Ave, University City
Sweetwater, Miami-Dade, FL 33174

**ARCHITECT/
INTERIOR DESIGN:** Arquitectonica
FLOORS: 20
CONDOS: 492

DEVELOPER: University Developments

RESIDENCES

Fully finished and furnished residences ranging from studios to 4 beds, which include a private bathroom for each bedroom.

LEASEBACK

A 2 Year Fixed Annual Leaseback option will be available that ensures 2 years rent at a fixed rate.

DESIGNED FOR SMART STUDYING

The towers at University Bridge, prominently situated along iconic 8th Street, surround a landscaped court, a green oasis in the heart of this full city block. A virtual outdoor living room complete with an expansive pool and recreational lawns, the space connects to a student lounge and other amenities such as a large indoor/outdoor fitness center. For academics, every level has its own dedicated quiet shared study area for residents' use.

LANDMARK PROPERTIES, PROPERTY MANAGEMENT



Landmark properties has successfully leased over 20 newly-developed student housing properties to over 97% occupancy, including several in Florida. Focused on maximizing the value of each property while delivering an exceptional resident experience. Landmark will provide efficient operations and maintenance services including site assessments to optimize operational savings, service levels and safety practices, among others.

www.landmark-properties.com

PURPOSE BUILT AMENITIES

EVERY CONVENIENCE AT YOUR DOOR. SMART!

Retail will be available on the ground floor at University Bridge, a valuable concept addition that offers doorstep convenience as well as enhancing the overall experience for residents.





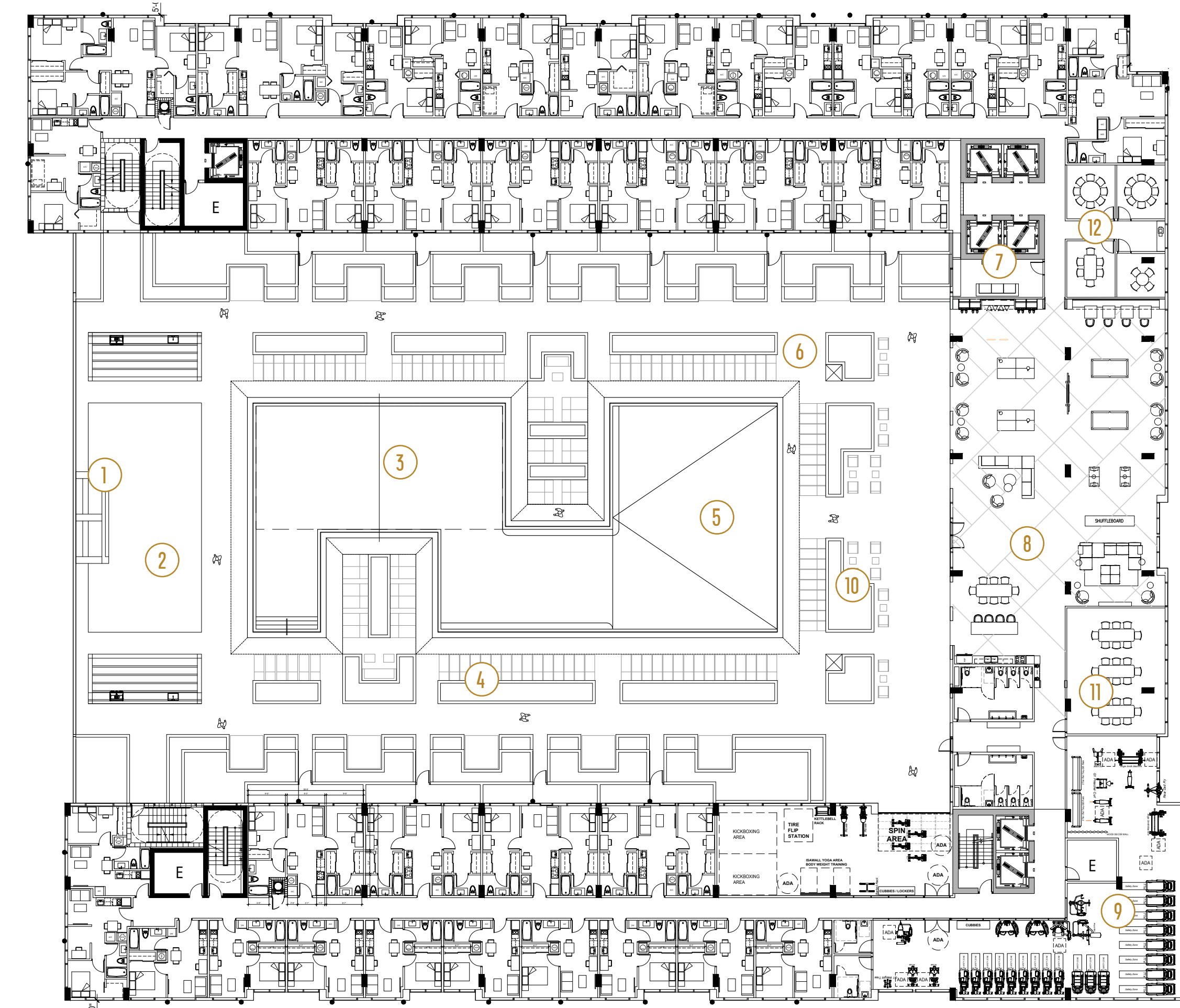
THE DECK

STUDYING BY THE POOL. SMART MOVE.

- Stunning amenity deck with landscaped recreational area and expansive terrace
- Outdoor video screen for movies or sports
- Resort-style pool with beach entry and pool volleyball/lap area
- BBQ and dining areas
- Cabanas
- Sun deck with daybeds
- 4,050 sf state-of-the-art fitness room with roll-up door to outdoor terrace
- Yoga lawn
- 5,500 sf indoor lounge/games room
- Business center with 4 fully equipped meeting rooms



THE DECK



THE DECK

PURPOSE BUILT 6TH FLOOR AMENITIES

- ① OUTDOOR VIDEO
- ② YOGA LAWN
- ③ VOLLEY BALL
- ④ CABANAS
- ⑤ POOL
- ⑥ SUNDECK
- ⑦ GAMES ROOM
- ⑧ INDOOR LOUNGE
- ⑨ FITNESS CENTER
- ⑩ DINING & BBQS
- ⑪ BUSINESS CENTER
- ⑫ MEETING ROOMS



THE ROOFTOP

UNOBSTRUCTED VIEWS OF CAMPUS AND FLORIDA SUNSET.

WHERE SMART STUDENTS CONTEMPLATE LIFE, THE UNIVERSE AND EVERYTHING WHERE THE SUN SETS, STARS RISE. HOW SMART IS THAT?

The Rooftop at University Bridge is where the stars come out to play, and students come out to unwind. After a hard day in class and studying, residents will enjoy spectacular views of the sunset and the Miami skyline, while they dream of their future successes to come.

- Fabulous 1,700 sf sunset lounge area and 8,000 sf of outdoor terrace will include BBQs, dining tables, yoga green space and performance stage





SMART & INNOVATIVE

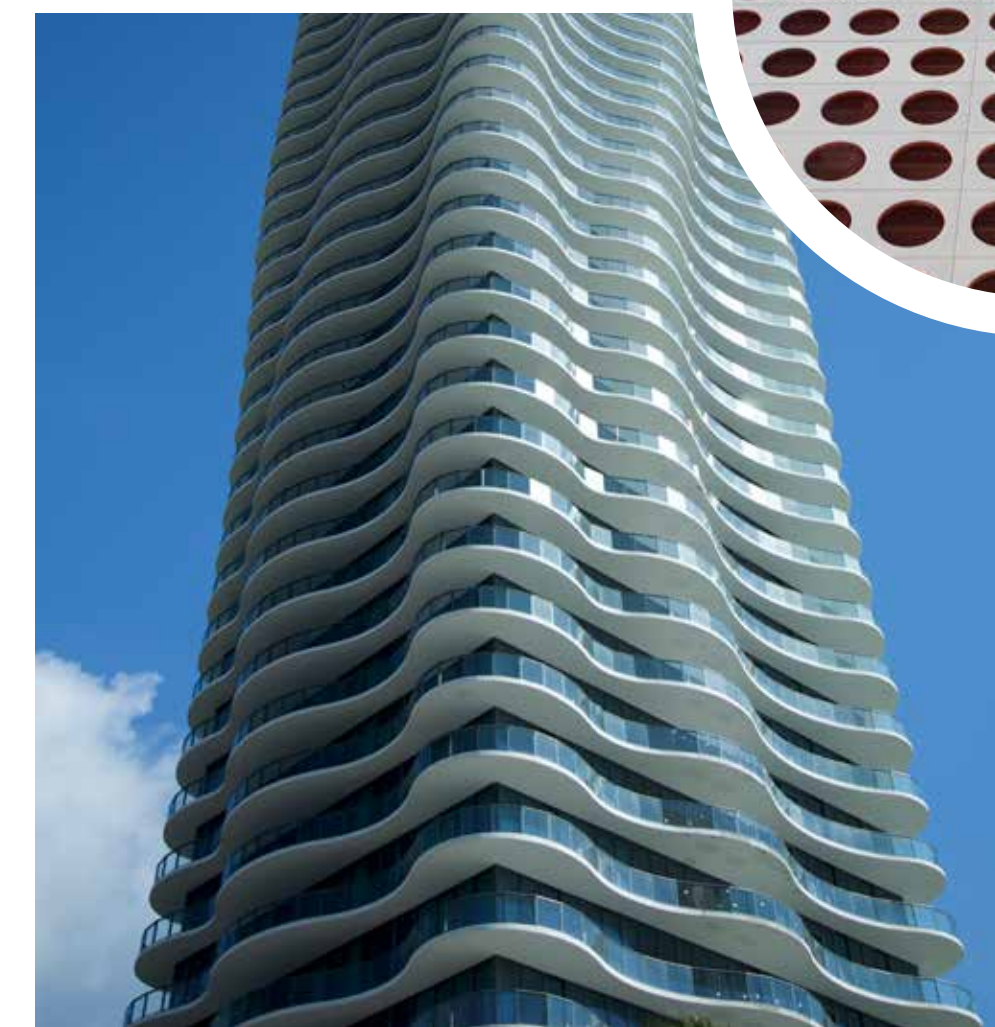
AN INTEGRATED VISION FROM WORLD RENOWNED ARQUITECTONICA

Founded in 1977, Arquitectonica has designed many of Miami's most recognizable buildings and virtually created the city's iconic shorescape.

"University Bridge boldly delivers a major improvement to student life at Florida International University. It does so in a monumental way," says Bernardo Fort-Brescia, founding Principal of Arquitectonica.

With its visually striking S-wave exterior statement, the architecture of University Bridge embodies everything that is appealing about Miami; sun, sea, sand, shopping and socializing. The ocean flows in waves across the building's exterior from the ground floor up to the rooftop garden amenity space, and repeats in a kinetic expression of gleaming glass and shining metals. Living in this vibrant expression of youth and Miami, residents will enjoy inspired student suites and luxe lifestyle amenities in a building they are proud to call home.

ARQUITECTONICA



**FURNISHED.
TURNKEY MANAGEMENT
OPTION AVAILABLE**

**STUDENT
CONDOS FROM THE \$190's**





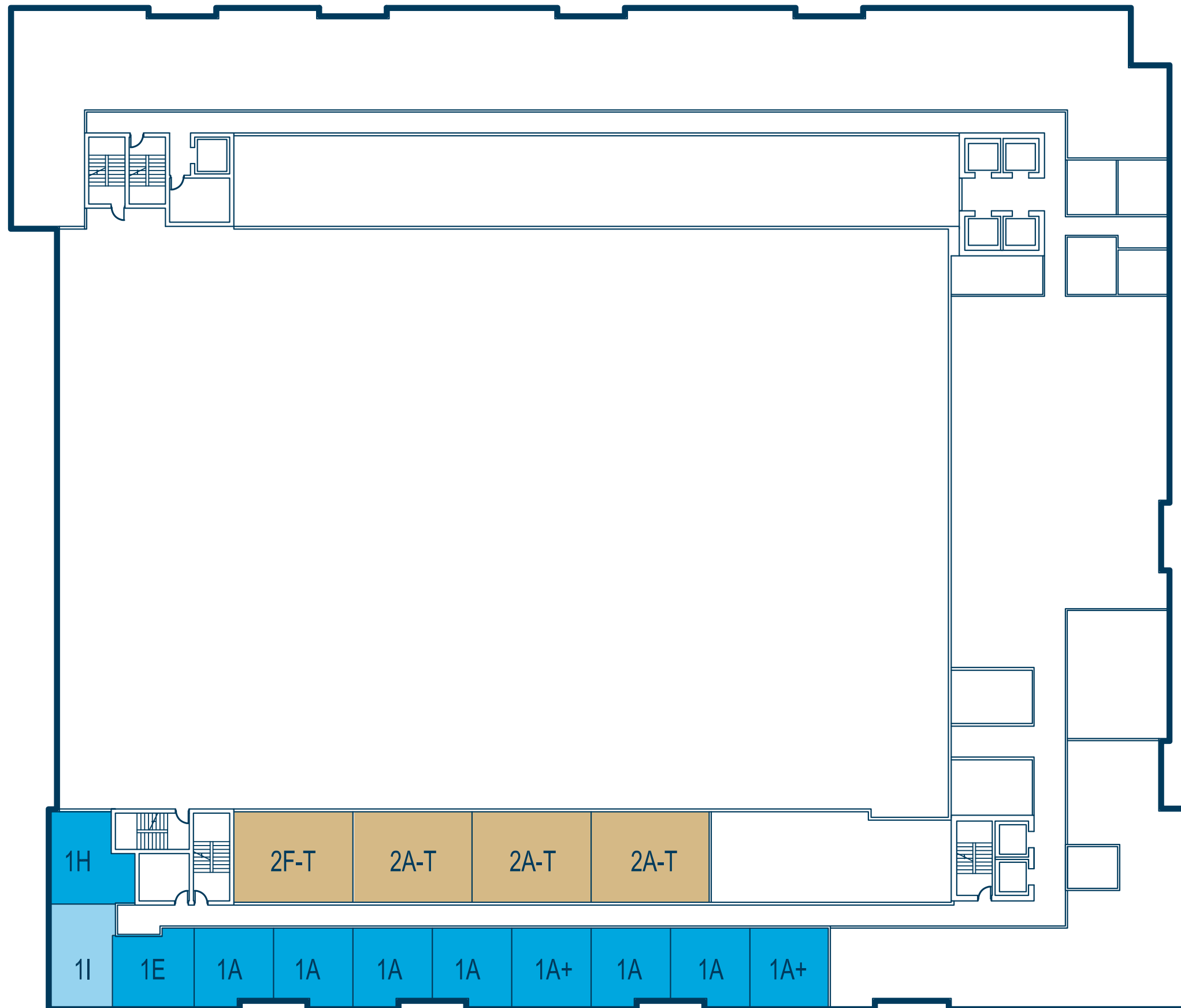
THE RESIDENCES

FINISHED. FURNISHED. TURNKEY.

6TH FLOOR

RESIDENCES

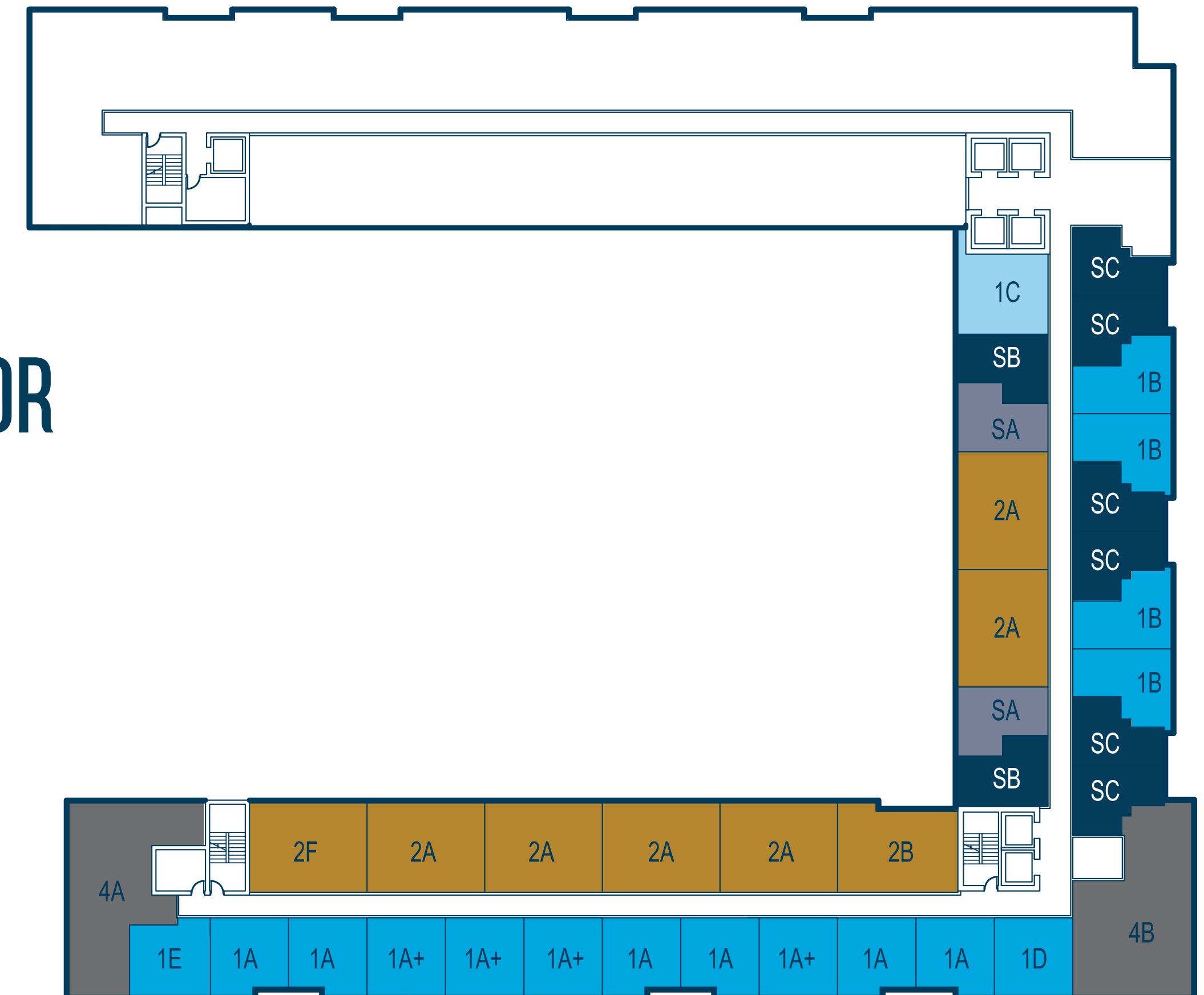
- Studio
- Jr. 1 Bed
- 1 Bed
- 1 Bed + Den
- 2 Bed
- 2 Bed + Terrace
- 4 Bedroom



10TH FLOOR

RESIDENCES

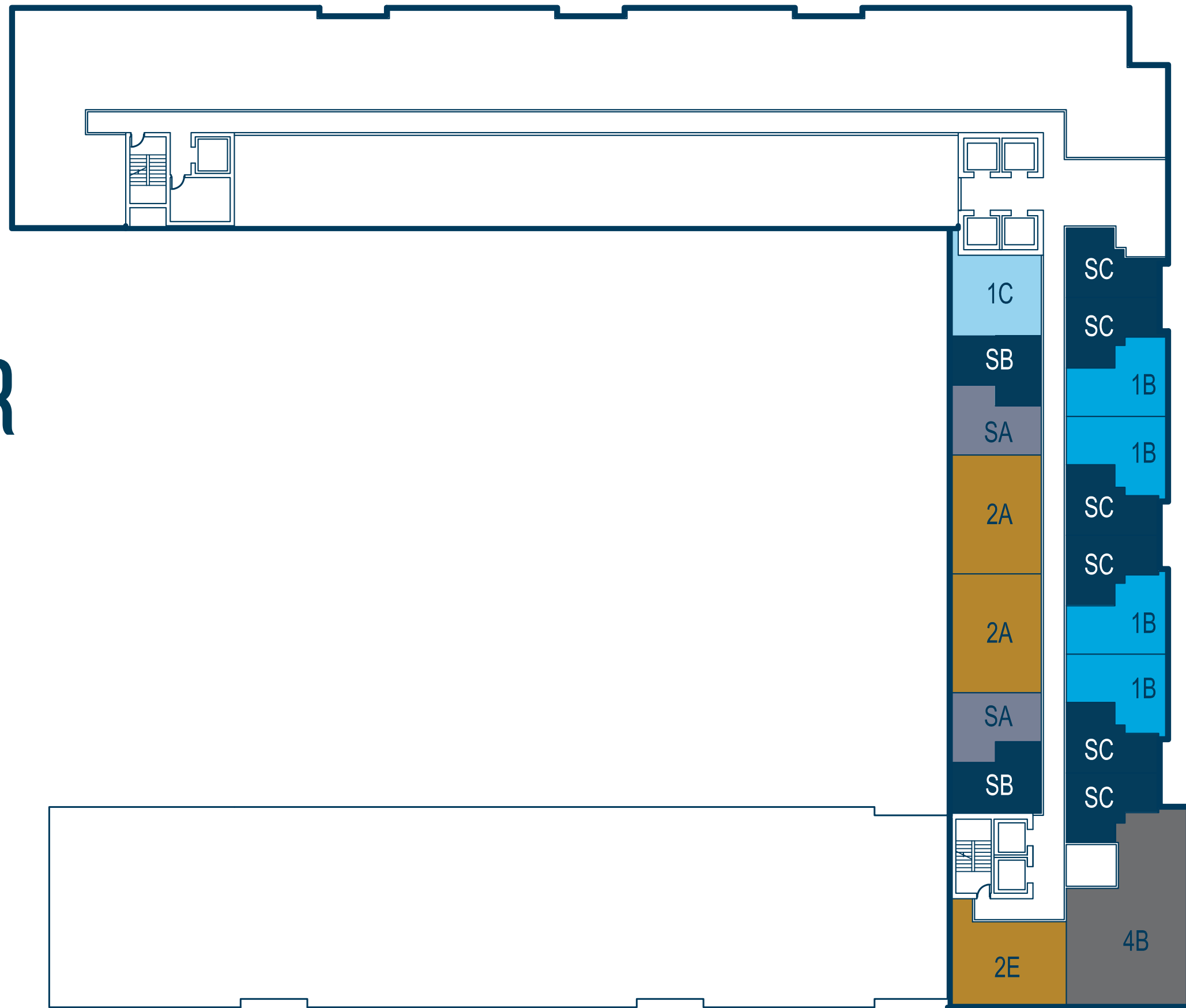
- Studio
- Jr. 1 Bed
- 1 Bed
- 1 Bed + Den
- 2 Bed
- 2 Bed + Terrace
- 4 Bedroom



15TH FLOOR

RESIDENCES

- Studio
- Jr. 1 Bed
- 1 Bed
- 1 Bed + Den
- 2 Bed
- 2 Bed + Terrace
- 4 Bedroom

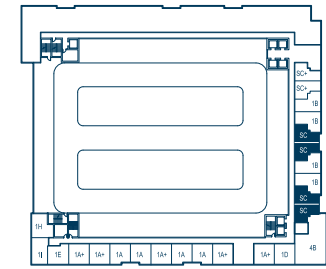


STUDIO

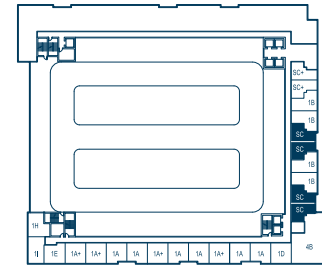
317 sf / 29 sm

1 bed & 1 bath

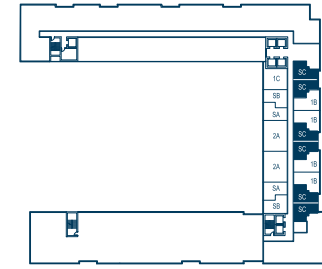
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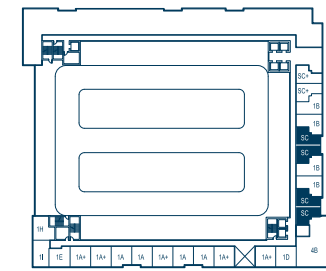
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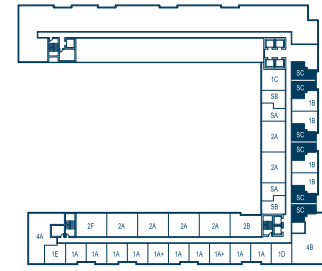
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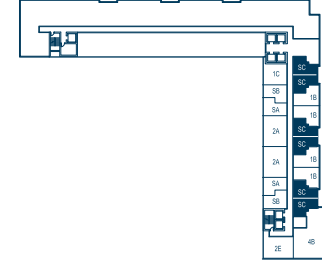
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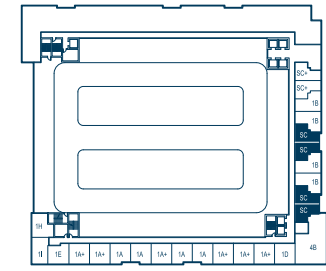
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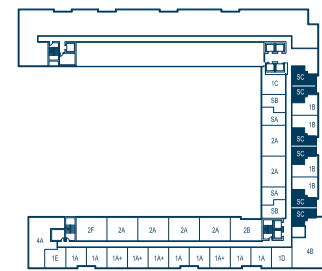
LEVELS 07-09



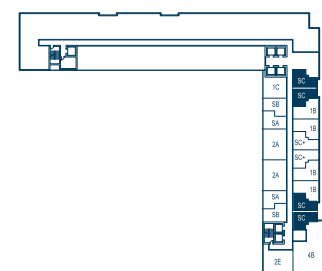
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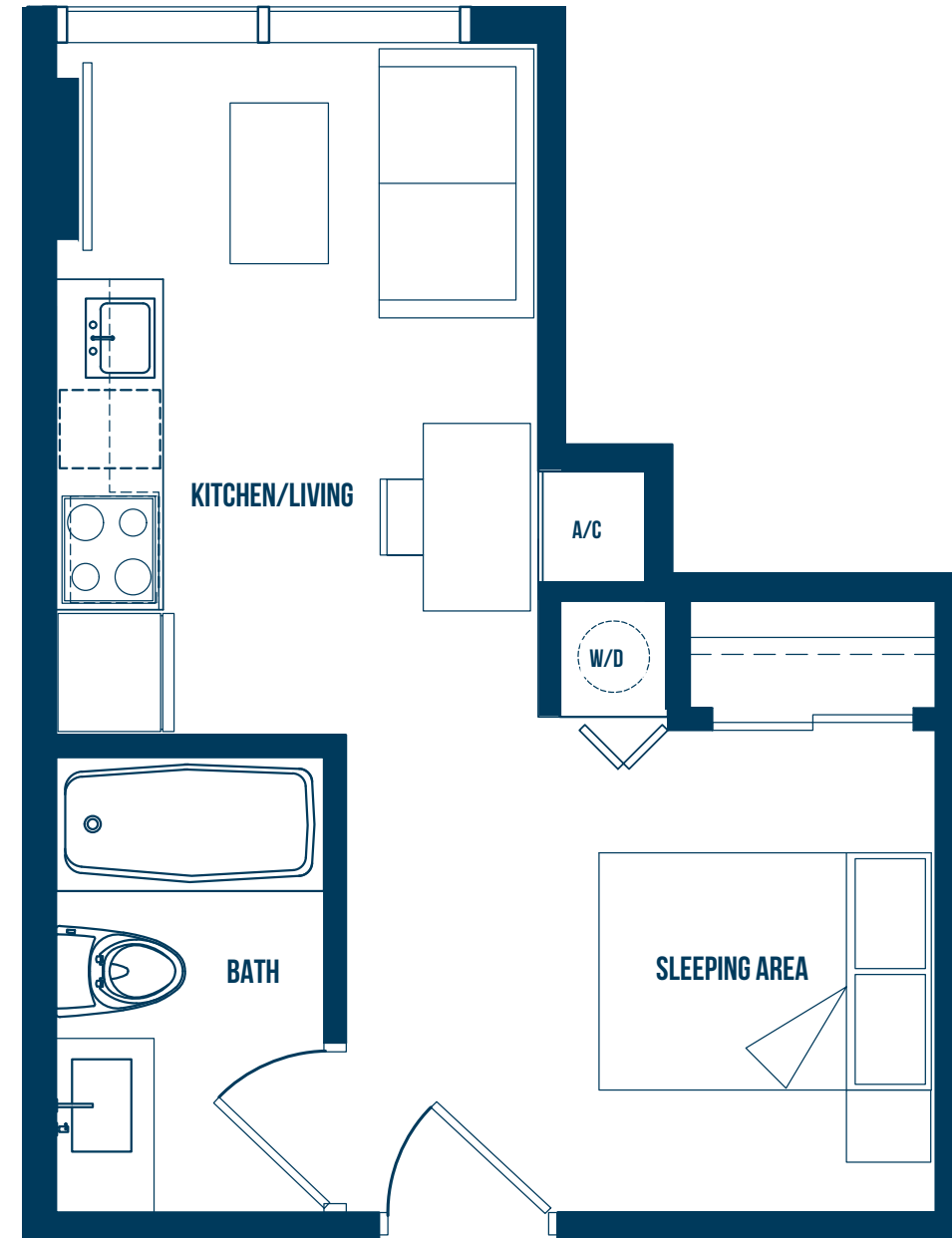
LEVEL 04



LEVELS 10-12



LEVELS 18-21

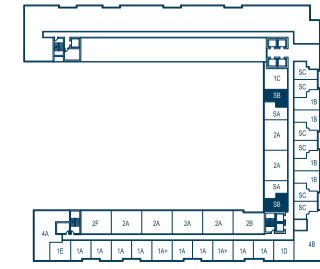


STUDIO

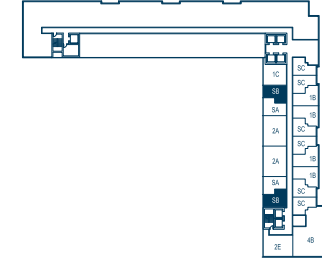
330 sf / 31 sm

1 bed & 1 bath

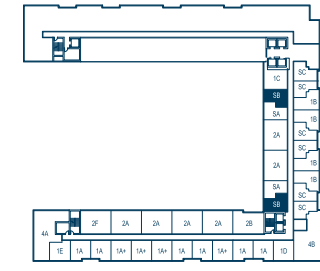
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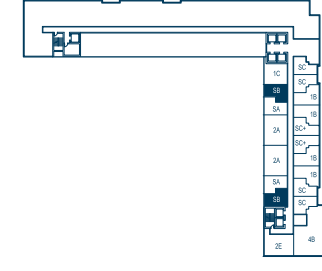
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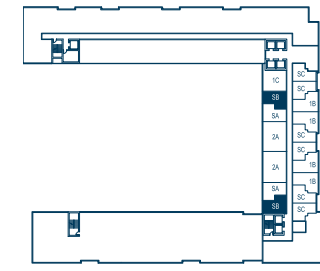
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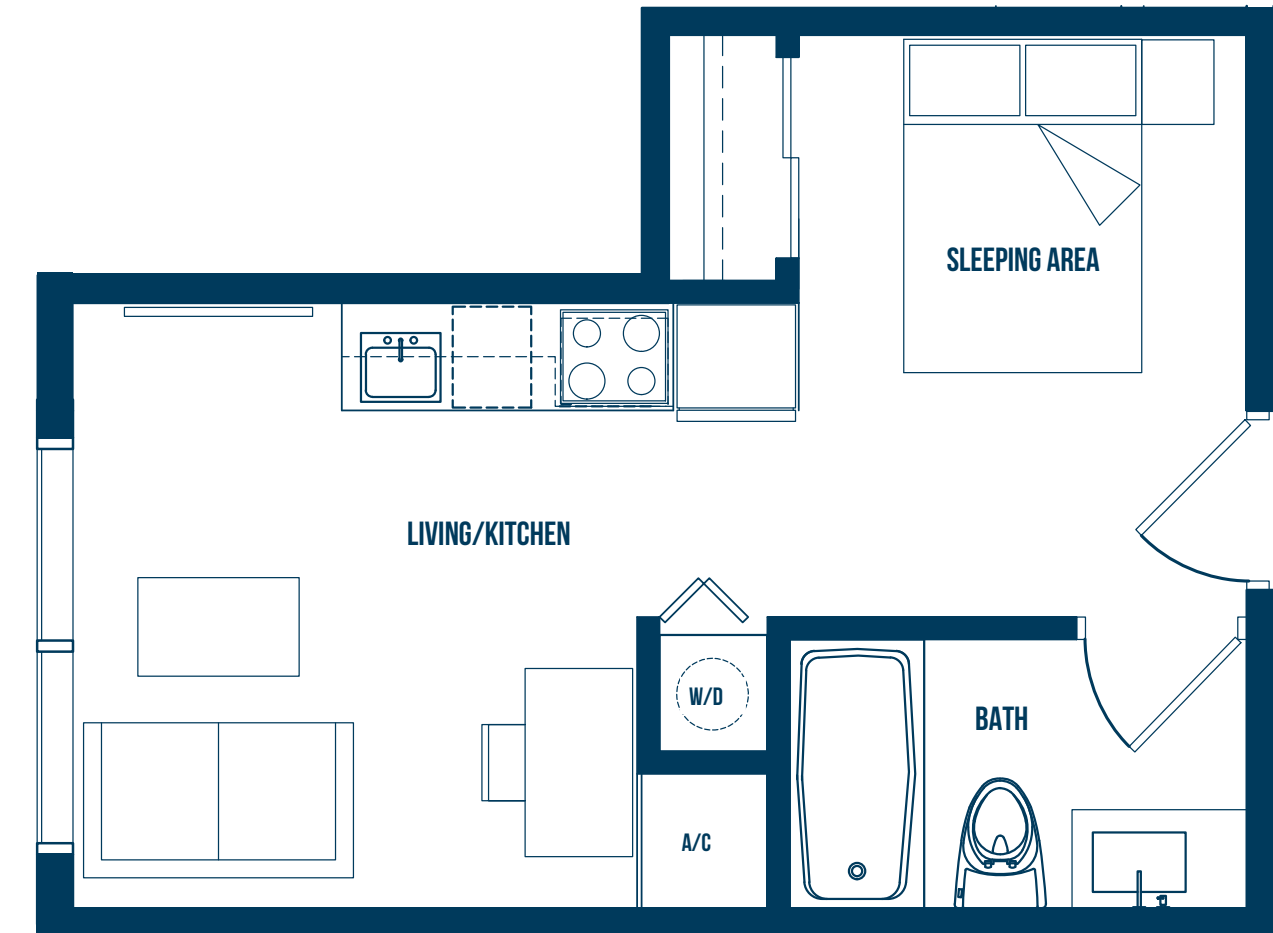
LEVELS 10-12



LEVELS 18-21



LEVEL 14



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "2" to the Declaration, which is included in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

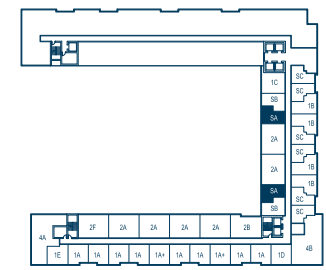
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JR 1 BED

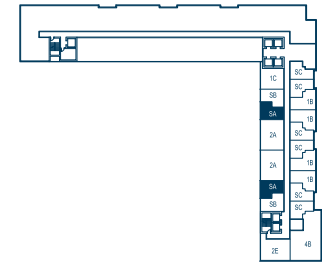
330 sf / 31 sm

1 bed & 1 bath

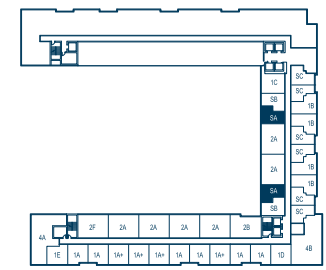
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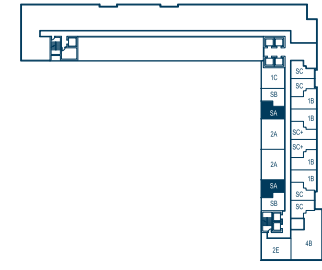
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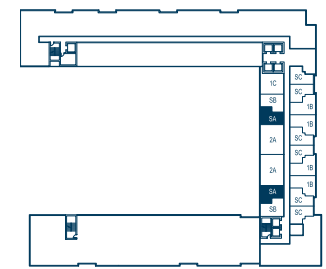
LEVELS 15-17



LEVELS 10-12



LEVELS 18-21



LEVEL 14



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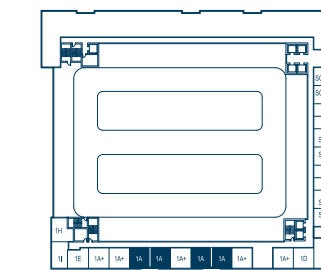


1 BED

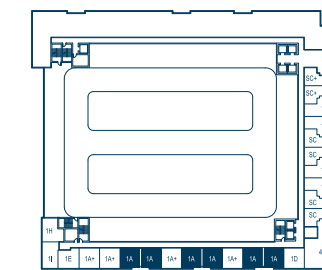
364 sf / 34 sm

1 bed & 1 bath

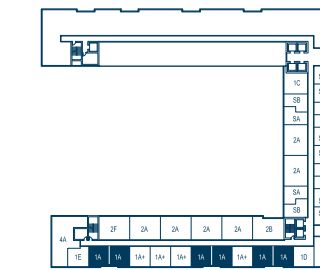
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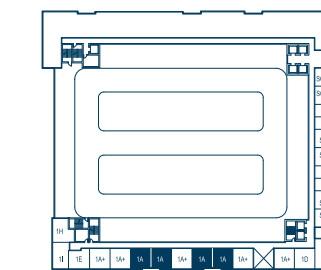
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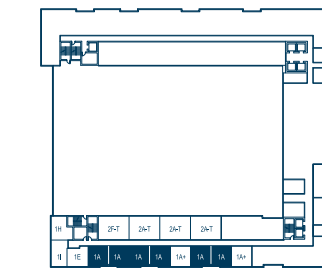
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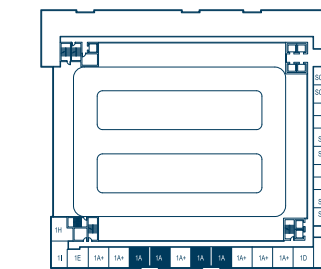
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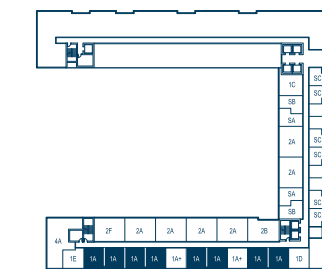
LEVEL 03



LEVEL 06



LEVEL 04



LEVELS 07-09



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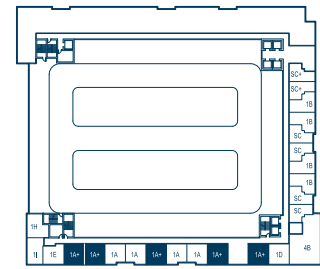
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1 BED

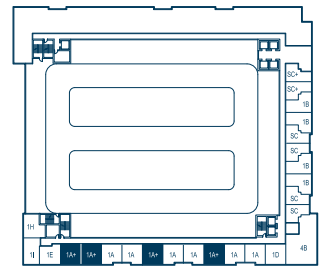
380 sf / 35 sm

1 bed & 1 bath

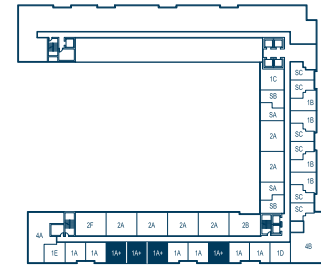
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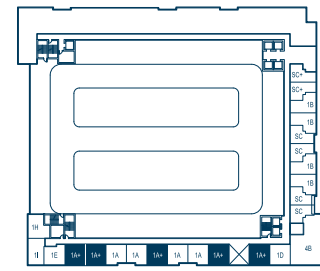
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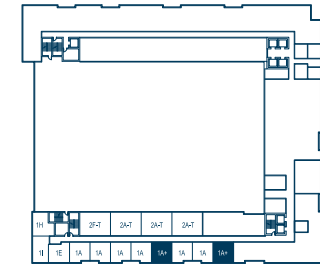
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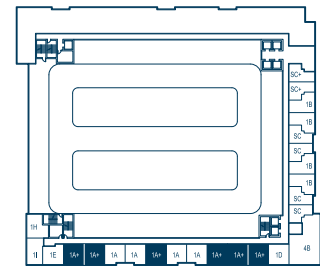
LEVELS 10-12



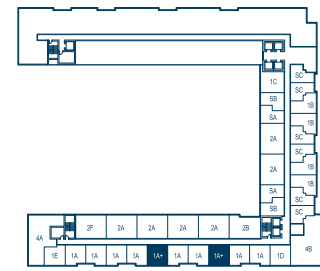
LEVEL 03



LEVEL 06



LEVEL 04



LEVELS 07-09

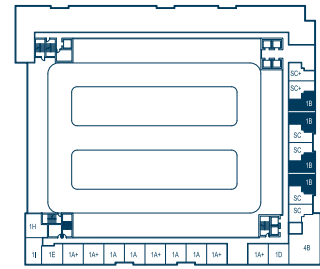


1 BED

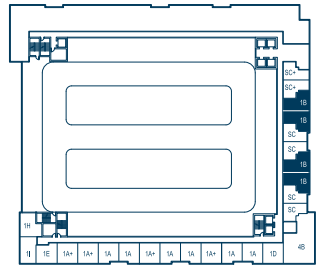
380 sf / 35 sm

1 bed & 1 bath

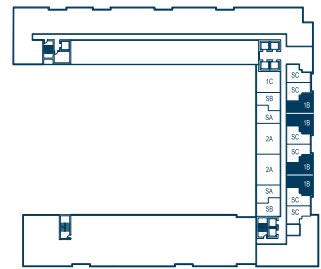
Model: 1B



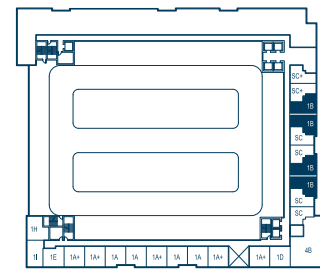
LEVEL 02



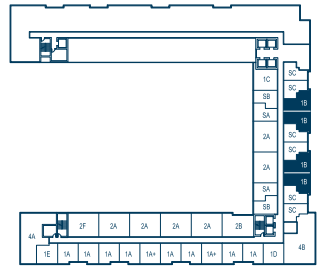
LEVEL 05



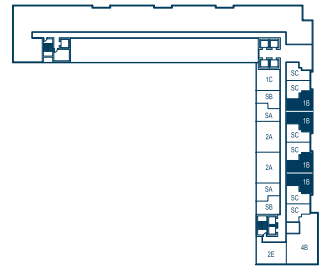
LEVEL 14



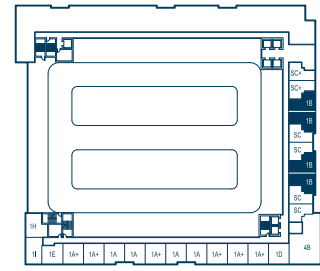
LEVEL 03



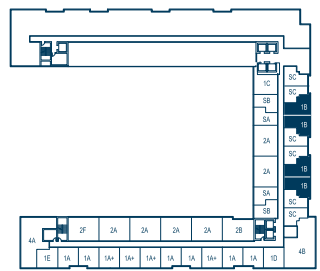
LEVELS 07-09



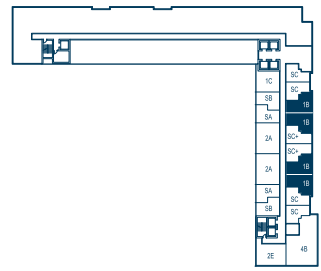
LEVELS 15-17



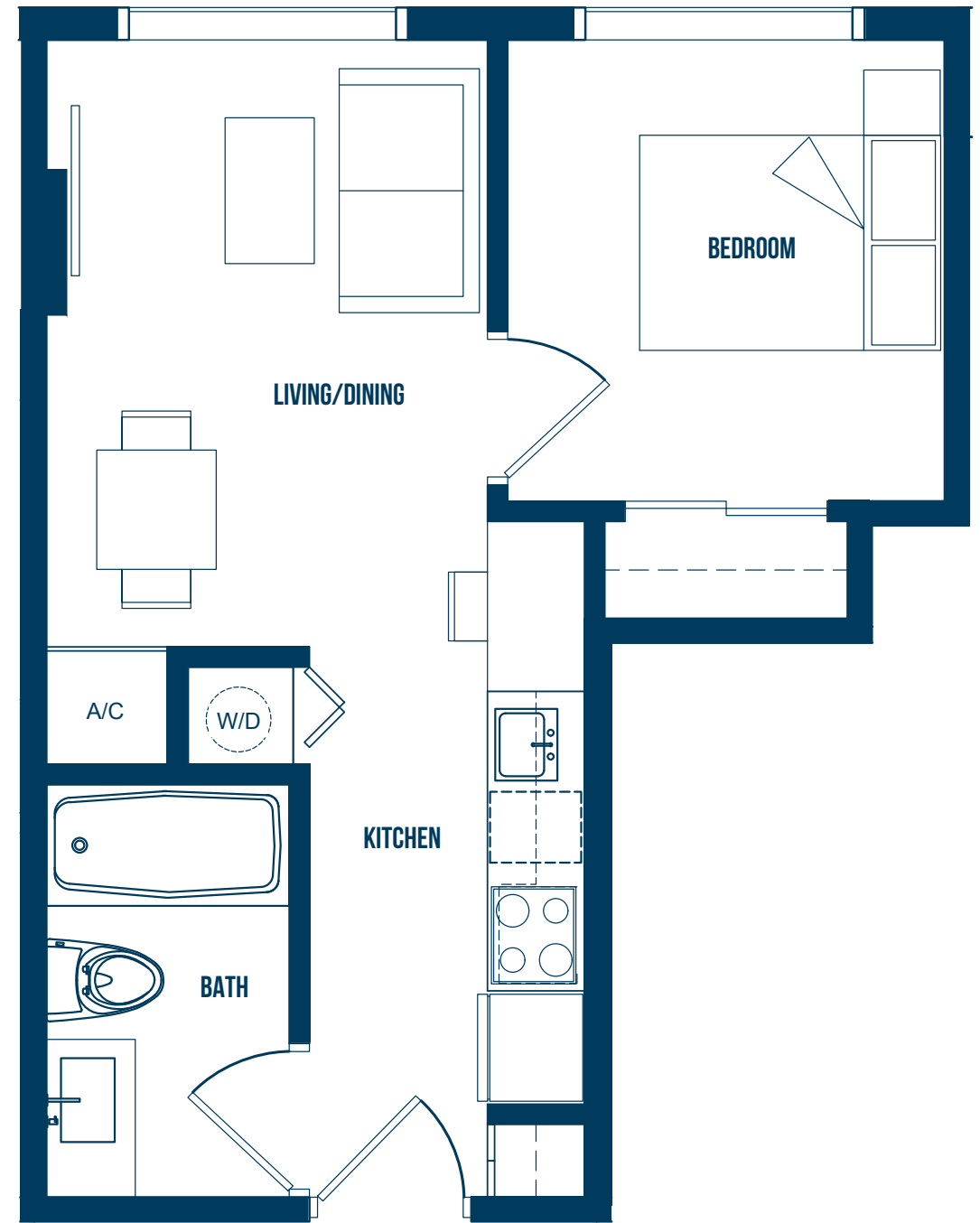
LEVEL 04



LEVELS 10-12



LEVELS 18-21



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "2" to the Declaration, which is included in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

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2 BED

660 sf / 61 sm

2 bed & 2 bath

Model: 2A



LEVELS 07-09



LEVELS 15-17



LEVELS 10-12



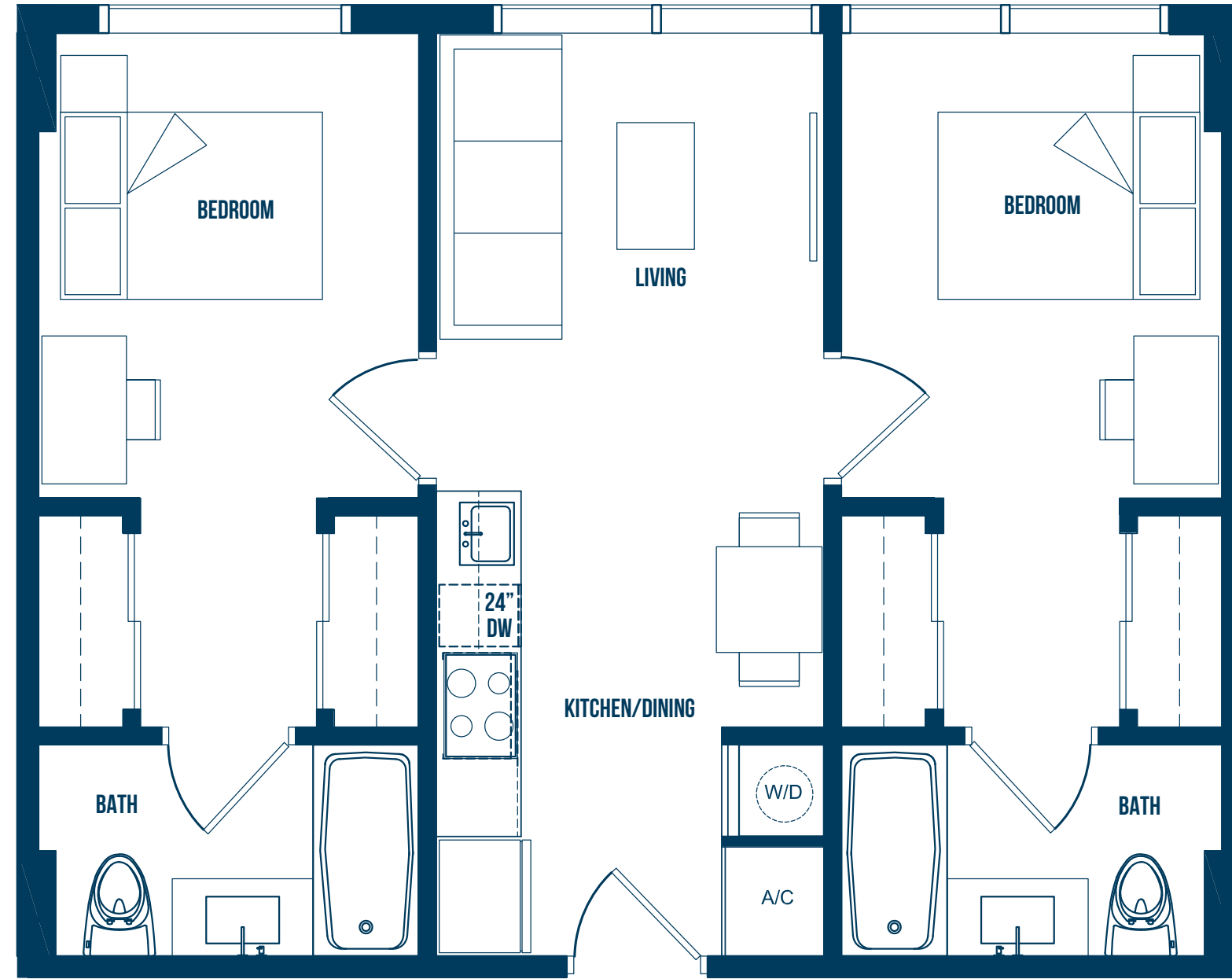
LEVELS 18-21



LEVEL 14



N



2 BED

660 sf / 61 sm

2 bed & 2 bath

138 sf / 12 sm of outdoor space

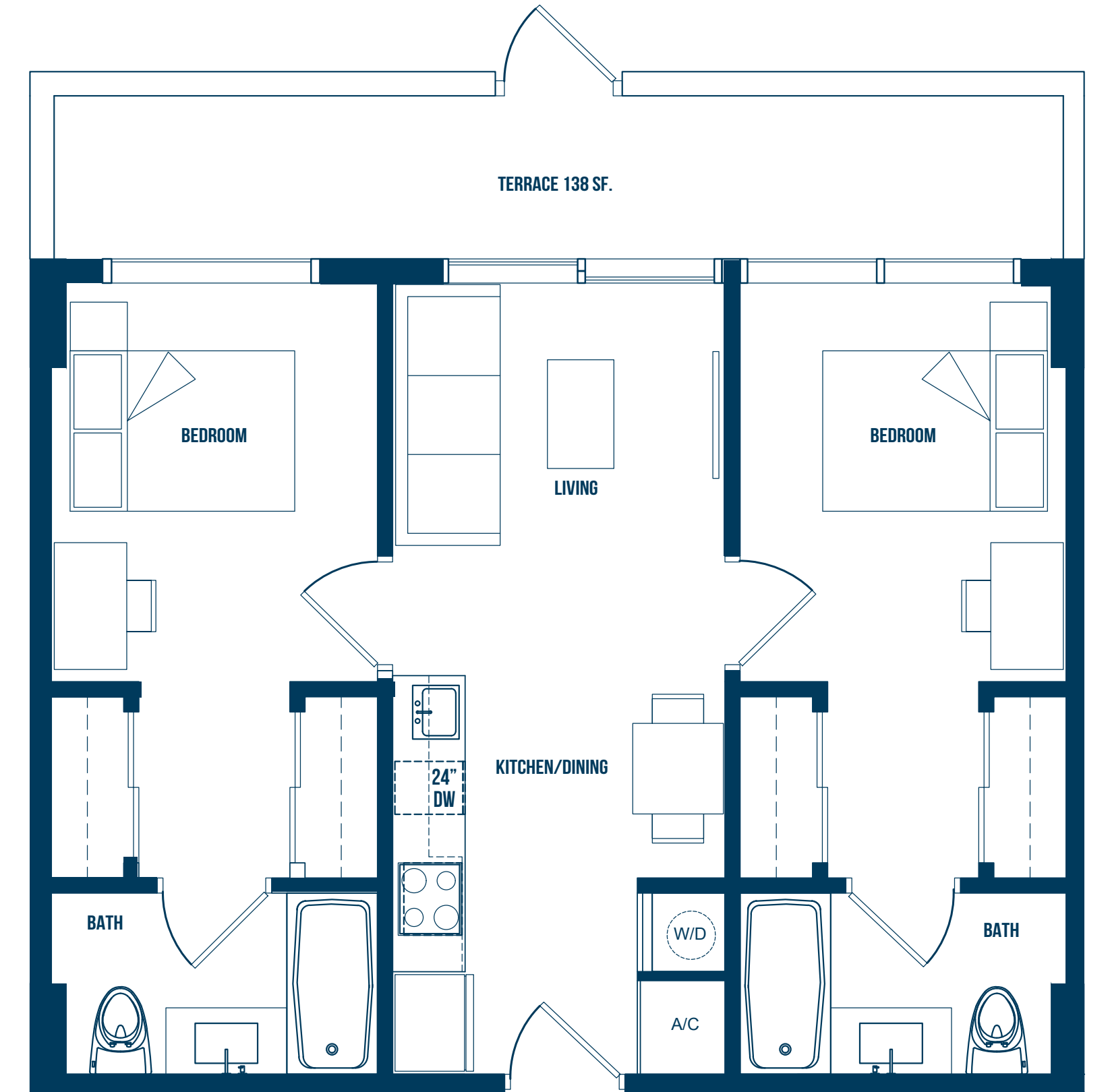
Model: 2A-T



LEVEL 06



N



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "2" to the Declaration, which is included in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

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