THE LINCOLN COCONUT GROVE

Cooperating Broker

Commission 5%

Milestone	Total Payment
50% at Contract	2.5%
20% at Groundbreaking	1.0% 1.5%
30% at Closing	

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. 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. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by 3151 SW 27Ave PropCo, LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. MDLV, LLC. "One Sotheby's" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to One Sotheby's and/or any of its affiliates other than developer) 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. 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 in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components.