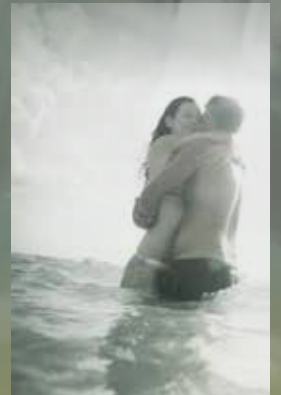




Hilton

AVENTURA

IN THE HEART OF AVENTURA





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AVENTURA TURNBERRY

Aventura - Ideally situated on the Atlantic coast between Miami and Ft. Lauderdale, Aventura is one of South Florida's most celebrated shopping, dining and entertainment venues. Serviced by two international airports to bring the rest of the world to it's doorstep, Aventura rubs shoulders with the area's finest neighbors.

Known for its exclusive parks and recreation department Aventura operates Founders Park, Founders Park Bayside, Waterways Park, Waterways Dog Park, Veterans Park, The Community

Recreation Center, and the new Liberal Arts theater.

Next door or within minutes of:

- Aventura Mall
- Bal Harbour Shops
- Gulfstream Park Racing, Casino & Village
- Turnberry Isle Golf Course
- South Beach and Key Biscayne

Turnberry - In the heart of Aventura is the affluent, exclusive

"...Serviced by two international airports to bring the rest of the world to it's doorstep, Aventura rubs shoulders with the area's finest neighbors."

Turnberry Isles and Country Club Drive Circle, a multimillion dollar horticultural three-mile walking/jogging paved promenade which overlooks lakes, opulent residential highrises, yachts and the Atlantic Ocean.

Turnberry is a world surrounded by tropical waterways, lakes and prestigious golf courses; where guest experience a whole new world of luxury amenities and options with full service hotels, restaurants, shops and entertainment including the Turnberry Isles Country Club and Golf Course, Aventura Mall.



AVENTURA MALL



BAL HARBOR SHOPS



GULFSTREAM PARK



TURNBERRY ISLE GOLF COURSE



LAS OLAS BOULEVARD



SOUTH BEACH

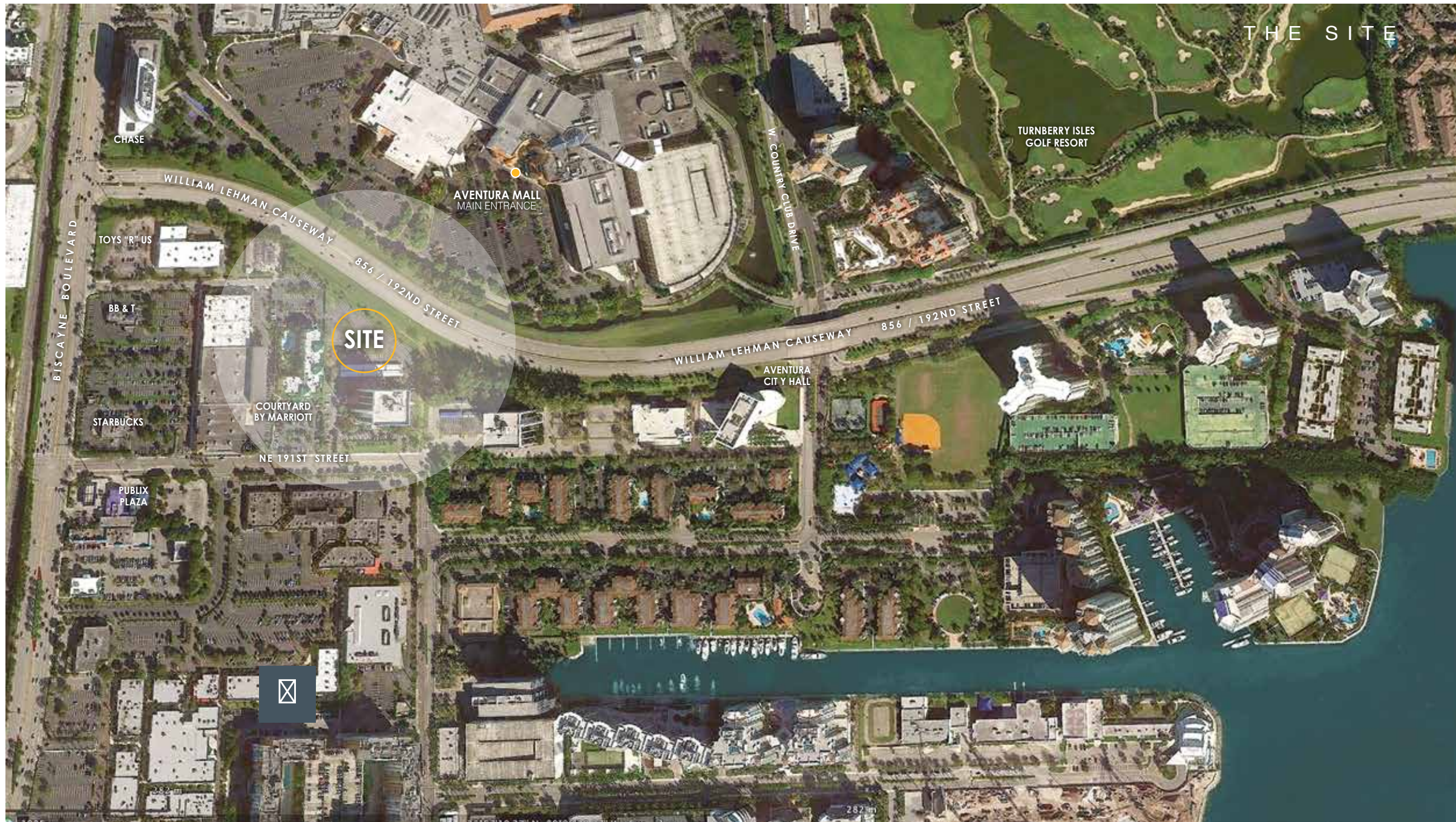


A FULL SERVICE HOTEL



The new Hilton Aventura will be a full service hotel offering the services and amenities expected by Aventura/Turnberry guests. Located in the heart of Aventura, opposite the landmark Aventura Mall, Turnberry Isles and Williams Island, this new 12-story facility is designed to deliver new levels of first class luxury with premium, business services and amenities.

- A convenient "Immediate Access" location to Aventura Mall, Turnberry Isles, Williams Island and the beaches
- High visibility with a 342 Ft. frontage directly on the William Lehman Causeway
- 6-story, full-service hotel with 6 story, access controlled, secure garage parking
- 5,000 SF ballroom with dedicated kitchen and service facilities
- 2 Meeting and conferences facilities featuring indoor and outdoor meeting space
- 2 Full service restaurants
- Lobby bar
- 2 amenity decks hosting pool with multi-use dining/entertainment, fitness terrace and fitness center



Hilton Aventura fulfills a unique position within South Florida's affluent business, entertainment, hospitality and residential neighborhoods. But that's only the beginning of the story! Aventura/Turnberry is the playground of the titans of business, celebrities, presidents and a list of Who's Who that make the area simply extraordinary!

- Iconic location within Aventura's stylish, waterfront neighborhoods.
- Adjacent to Aventura Mall on NE 191st Street and the William Lehman Causeway
- Between Turnberry Isles and Williams Island
- Minutes to the Intracoastal waterway and Golden, Sunny Isles and Miami beaches
- Ample complimentary parking and access-controlled, garage parking
- Onsite office space, professional services and banking
- Unprecedented access to South Florida's most notable retailers, services, accommodations, dining and entertainment.



CONNECTIONS

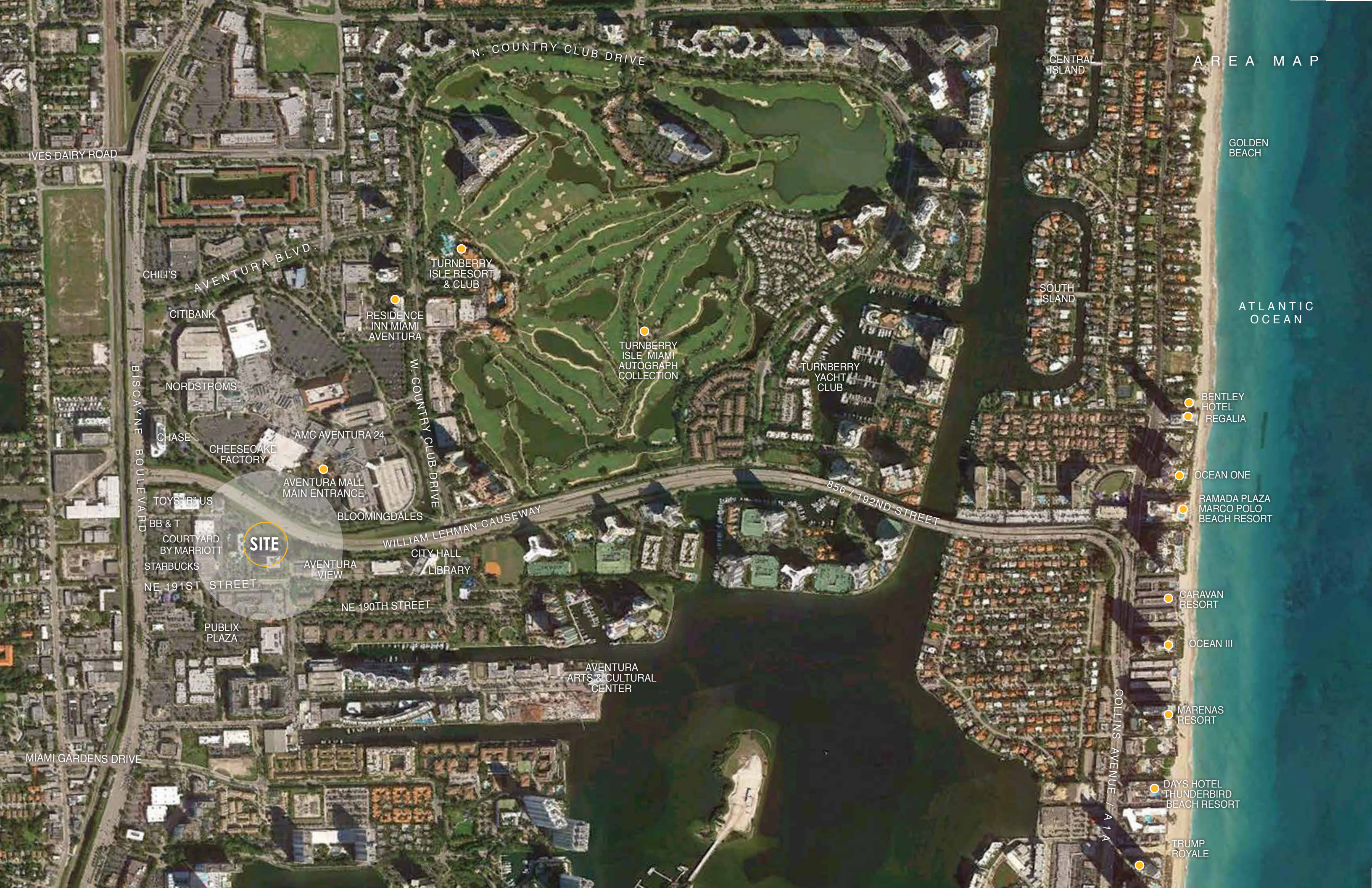


Hilton Aventura is well connected with a premium location between the William Lehman Causeway and NE 191st Street, in the southeast of the intersection of Biscayne and Ives Dairy Road. Biscayne Boulevard (U.S. Highway 1) is a primary north/south commercial artery through many of south Florida's most exclusive waterfront communities.

- Minutes to Miami International or Fort Lauderdale-Hollywood International Airports
- 20 minutes to Port Miami to the south or Port Everglades to the north

- Minutes to the beach, Bal Harbor, Sunny Isles, Miami Beach and South Beach
- Direct access to A1A, Federal Highway, Dixie Highway/US 1, I-95 and the Florida Turnpike as the main north/south corridors.
- Minutes to major roadways, SR 112 (Airport Expressway), 826 (Palmetto Expressway), SR 836 (Dolphin Expressway), SR 874 (Don Shula Expressway), 826/Bird Road to Homestead Extension of Florida's Turnpike/Kendall, SR 878 (Snapper Creek Expressway), SR 874/Kendall to U.S. Route 1/Pinecrest and South Miami, and SR 924 (Gratigny Parkway) Miami Lakes to Opa-locka.

AREA MAP



IVES DAIRY ROAD

N. COUNTRY CLUB DRIVE

CENTRAL ISLAND

GOLDEN BEACH

CHILI'S
AVENTURA BLVD.

TURNBERRY ISLE RESORT & CLUB

SOUTH ISLAND

ATLANTIC OCEAN

CITIBANK

RESIDENCE INN MIAMI AVENTURA

TURNBERRY ISLE MIAMI AUTOGRAPH COLLECTION

TURNBERRY YACHT CLUB

NORDSTROMS

AMC AVENTURA 24

CHEESECAKE FACTORY

AVENTURA MALL MAIN ENTRANCE

BENTLEY HOTEL REGALIA

BISCAYNE BOULEVARD

CHASE

TOYS "R" US

BB & T
COURTYARD BY MARRIOTT

STARBUCKS

NE 191ST STREET

PUBLIX PLAZA

BLOOMINGDALES

WILLIAM LEHMAN CAUSEWAY

AVENTURA VIEW

CITY HALL LIBRARY

NE 190TH STREET

856 / 192ND STREET

OCEAN ONE

RAMADA PLAZA MARCO POLO BEACH RESORT

SITE

AVENTURA ARTS & CULTURAL CENTER

CARAVAN RESORT

OCEAN III

MIAMI GARDENS DRIVE

COLLINS AVENUE / A 1 A

MARENAS RESORT

DAYS HOTEL THUNDERBIRD BEACH RESORT

TRUMP ROYALE

AREA OVERVIEW

Aventura is a planned, suburban city located in northeastern Miami-Dade County, Florida, that began its development during the early 1970s and was initially referred to as Turnberry. Aventura became an incorporated city in 1995.

While commercial retail centers are the most evident commercial use in Aventura and have been developed to support its growing and affluent residential population; hotel construction has not kept pace leaving viable hotel space at a premium.

Aventura Mall

Located across the street from the Site, Aventura Mall is one of the 10 top-grossing centers in the nation with nearly 2.0 million SF and a 650,000 SF entertainment wing with a 24-screen movie complex. Major anchors Nordstrom, Macy's, Sears, Bloomingdale's and J.C. Penney Co. Aventura Mall has become the centerpiece of an emerging retail hub for northeastern Miami-Dade and southeastern Broward County.

Aventura Commons

This \$35 million "power" center along the east side of Biscayne Boulevard between N.E. 207th Street and the county line includes an 117,000 square foot Target, plus outlets occupied by PetSmart, Whole Foods Market and Best Buy. Another large complex in the immediate area is anchored by Bed, Bath & Beyond, Old Navy and DSW, and has a 162-room Courtyard by Marriott hotel to the rear.

Turnberry Isles

In the center of the heart of Aventura is The Turnberry Golf Course encapsulated by Aventura's Country Club Drive Circle, a multimillion dollar horticultural three-mile walking/jogging paved promenade which overlooks lakes, opulent residential highrises, yachts and the Atlantic Ocean.

Gulfstream Park

Just north of Aventura is Gulfstream Park, a 225-acre thoroughbred horse racing facility and a major tourist attraction hosting year-round concerts, festivals and a full slate of horse-racing. January 2006 marked the completion of an enlarged main track, expanded turf course and expanded 300,000 square foot air conditioned clubhouse. Additionally, Phase I of the \$1.2 billion Hallandale Beach complex includes 410,000 square feet of retail space, 90,000 square of office space and 310,000 square feet of clubhouse space.



THE SITE

Hilton Aventura is located within the affluent City of Aventura in northeastern Miami-Dade County, situated south of the intersection of Biscayne and Ives Dairy on N.E. 191st Street, just east of Biscayne Boulevard. Biscayne Boulevard (U.S. Highway 1). This is the primary north/south commercial artery through the waterfront communities of South Florida. Interstate 95 and Biscayne Boulevard connect the submarket to Miami to the south and Hollywood and Fort Lauderdale to the north.

The site has 342 foot of frontage directly on William Lehman Causeway which is a limited access expressway to the barrier islands and Atlantic Ocean beaches.

Hotel Comp Set

OFFICE	LOCATION	DATE OPENED	NO. OF ROOMS
Hampton Inn Hallandale Beach Aventura	Hallandale Beach, FL	Dec 2002	151
Crowne Plaza Hollywood Beach Resort	Hollywood, FL	Sep 2007	311
Doubletree Ocean Point Resorrt & Spa Miami	Sunny Isles Beach, FL	Jan 2000	127
Courtyard Miami Aventura Mall	Aventura, FL	Apr 1999	166
Residence Inn Miami Aventura Mall	Aventura, FL	Oct 2002	191

Major Corporations and Employers

- City of Aventura
- Miami Dade County
- State Farm
- Turnberry Golf and Country Club
- Whole Foods Markets
- Aventura Mall
- Nordstroms
- Sony Electronics
- Puma North America
- Apple
- Aventura Hospital and Medical Center
- Best Buy
- Bloomingdales
- Macy's
- Sears
- Wackenhut
- Target
- Williams Island

Demographics

Current Population	26,279	Median Household Income	\$77,256
Adjusted Total Pop (Carrier Route)	29,143	Total Households	\$12,103
Total Daytime Pop	35,240	Median Home Value	\$370,209
Workplace Pop	20,007	Total Consumer Spending/Capita (Weekly)	\$329
Average Household Income	\$104,123		

Tourism and Hospitality

Aventura's international shopping destinations, beaches, warm weather and unique culture make the area a top international tourist destination. As the worldwide economy continues to improve, Aventura will benefit from further growth in domestic, European and Latin American travel.

In the fiscal year ending 2013, had set a new record providing an increase in visitation of nearly 7% from the previous 12-month period. Since then growth rates have been 2.4%, 3.3% and in July, just 0.6% with more than 1.1 million overnight visitors to Miami-Dade in July.

Observers say the area is also gaining stature internationally because of the growth of arts and culture, as well as its ability to attract business from places including Russia and Asia in addition to Latin America.

Sources: City of Aventura Business Directory, LoopNet, US Census.gov, City-Data.co, MiamiDade.gov and Florida STR Report

Disclaimer: Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions or other changes in the data due to economic, social or other unforeseen conditions.



BUSINESS ADVANTAGES

- A stable, business-friendly local government, strong base of existing businesses, a well-educated labor force, diverse housing options, and excellent quality of life
- Numerous tax advantages -- no state or local personal income tax, no county or city sales tax, no state ad valorem, franchise or inventory tax, no gift tax
- Numerous economic development opportunities, business assistance and incentive programs
- Advanced global communications network.
- One of the fastest growing markets for global trade, with more than 40 percent of local businesses engaged in or supporting some type of international commerce
- A central location to multiple municipalities, city and county government centers, federal and county courthouses, school district offices, a state regional complex, legal services and professional offices
- More than 900 miles of waterways, marinas and marine manufacturing and repair facilities make Greater Fort Lauderdale a world-class port of call for the yachting industry



TRANSPORTATION

Public Transportation

Public transportation in Miami is operated by Miami-Dade Transit and SFRTA, and includes commuter rail (Tri-Rail), heavy-rail rapid transit (Metrorail), an elevated people mover (Metromover), and buses (Metrobus). Miami has Florida's highest transit ridership as about 17% of Miamians use transit on a daily basis.

Miami's heavy-rail rapid transit system, Metrorail, is an elevated system comprising two lines and 23 stations on a 24.4-mile (39.3 km)-long line. Metrorail connects the urban western suburbs of Hialeah, Medley, and inner-city Miami with suburban The Roads, Coconut Grove, Coral Gables, South Miami and urban Kendall via the central business districts of Miami International Airport, the Civic Center, and Downtown.



All Aboard Florida's Aventura Station

Aventura commissioners say they support a proposed new commuter rail line serving South Florida's coastal cities. Unlike the existing Tri-Rail line, the new rail line will take travelers directly to and from coastal cities with growing urban populations and large concentrations of downtown offices including Aventura to downtown Miami and northern Florida cities.

The proposed Aventura station would be across from the north end of the Aventura Mall, where the railroad tracks run parallel to Biscayne Boulevard. There could be a bridge across Biscayne Boulevard to help passengers cross the busy street.

Passenger service on the tracks has been discussed for decades, but not always supported, however now that the railroad is directly involved with the city it has legitimacy and people are excited.

All Aboard Florida, a privately funded project that would connect Miami, Fort Lauderdale and West Palm Beach to Orlando. It is expected to be operational in 2016.

Roadways

The William Lehman Causeway connects Aventura with its beaches, Sunny Isles, Miami Beach and South Beach while A1A, Federal Highway, Dixie Highway/US 1, I-95 and the Florida Turnpike acting as the main north/south corridors.

Other major corridors include SR 112 (Airport Expressway), 826 (Palmetto Expressway), SR 836 (Dolphin Expressway), SR 874 (Don Shula Expressway), 826/Bird Road to Homestead Extension of Florida's Turnpike/Kendall, SR 878 (Snapper Creek Expressway), SR 874/Kendall to U.S. Route 1/Pinecrest & South Miami and SR 924 (Gratigny Parkway) Miami Lakes to Opa-locka.

Miami International Airport

Miami International Airport serves as the primary international airport of the Greater Miami Area. One of the busiest international airports in the world, catering to over 35 million passengers a year. Miami International is the busiest airport in Florida, and is the United States' second-largest international port of entry for foreign air passengers, and the seventh-largest such gateway in the world. The airport's extensive international route network includes non-stop flights to over seventy international cities in North and South America, Europe, Asia, and the Middle East.



Fort Lauderdale-Hollywood International Airport

Alternatively, nearby Fort Lauderdale-Hollywood International Airport also serves commercial traffic in the Miami area is undergoing a massive 2.3 billion expansion to handle the substantial growth in air traffic into south Florida. The expansion includes a long-haul international terminal with increased international traffic and increased gate capacity from 66 to 97 gates.



PortMiami

Miami is home to one of the largest ports in the United States and is often called the "Cruise Capital of the World" and the "Cargo Gateway of the Americas." It is the number one cruise/passenger port in the world and is one of the nation's busiest cargo ports, importing more than 7.8 million tons of cargo annually.

Port Everglades

A short distance north of Aventura is Ft. Lauderdale's Port Everglades which generates is home to the world's two largest cruise ships, Royal Caribbean International's Oasis of the Seas and Allure of the Seas.

Port Everglades is a top container port in Florida, handling more than 5.9 million tons of cargo annually and generating more than \$31.3 million in revenue.

PortMiami Expansion

PortMiami's Deep Dredge project will deepen the Port's existing channel from its current 42-foot depth to minus 50-52' in preparation for the Panama Canal Expansion, scheduled for completion in 2015. The Deep Dredge will make PortMiami the only U.S. port south of Norfolk, Virginia, that can accommodate the new, mega cargo vessels that will pass through the expanded Panama Canal.

The deepening of Miami's channel will create 33,000 new jobs, double cargo throughput, and increase PortMiami's annual economic impact to more than \$34 billion. Located in the heart of downtown Miami, PortMiami contributes nearly \$27 billion annually to the local and state economies and supports 207,000 jobs, both directly and indirectly, in the State of Florida.



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