



LYND
Conscious Real Estate



**LYND, LNR PROPERTY KICKOFF CONSTRUCTION ON 34-STORY LUXURY TOWER
NEAR DOWNTOWN MIAMI**



EnV Brickell

Miami, FL

[March 21, 2013] Miami, FL – Lynd and LNR Property, LLC, have broken ground on EnV Brickell, a 34-story, 390-unit luxury tower in the vibrant and urban area of Brickell, the epicenter of Miami's financial district. Equity financing for the project is being provided by New York City-based BlackRock, on behalf of an institutional investor. The project will be Lynd's second utilizing their EnV concept, the first of which was EnV Chicago, which was awarded Multifamily Executive's *High-rise of the Year*. Lynd's EnV residential concept was created with a focus and design that incorporates the following: urban, luxury, boutique, energetic, sophisticated, exclusive, environmentally conscious, chic, mysterious, and efficient. Lynd adjusts the characteristics and emphasis of each building according to submarket, culture, demographics, and geography to provide a residential experience that is tailored to the demands and desires of the marketplace.

Located at 999 SW 1st Avenue, EnV is located at the west end of Mary Brickell Village, a 200,000 square foot lifestyle center, which offers an eclectic mix of upscale dining, shopping, and entertainment options. The base of the building contains a Publix Super Market, as well as an LA Fitness Signature Club – two amenities that no other residential building in Miami can offer its residents. The project commenced construction in September 2012, with a projected completion date in the first quarter of 2014. The site is directly across the street from Miami's Metrorail and Metromover station and four blocks from Biscayne Bay.

The architect of record is Miami-based Behar-Font & Partners and the general contractor is New York City-based Plaza Construction, which is being overseen by their Miami office. Units will range in size from 860 square foot one-bedroom units to over 2,000 square foot three-bedrooms. The building will contain a majority of two-bedroom units, and the top two residential floors will house 24 penthouse units. There are 18 typical floor plans, with an average unit size of approximately 1,200 square feet.

Building amenities will include:

- Concierge services
- Controlled access
- One acre recreation deck that contains an expansive swimming pool and lounging area, intimate cabanas, grilling area, and lush landscaping throughout
- Publix Super Market and LA Fitness at base of building
- Dog run and wash
- Fitness center overlooking recreation deck
- Clubroom with kitchen
- Coffee bar
- Billiard and media room
- Computer kiosks
- Porte-cochere

The luxury residences will feature:

- Stainless steel appliances
- Spacious balconies
- Full-size washers and dryers
- Solar window shades
- Custom cabinetry
- Quartz countertops with undermount sinks
- Dual vanities in most master bathrooms
- Walk-in closet in every bedroom
- Tile flooring throughout
- Soaking tubs and/or walk-in showers

About Lynd

Headquartered in San Antonio, with regional offices in Miami and Denver, Lynd is a national real estate company that develops, manages, finances, and invests in multifamily, commercial, and hospitality properties. With nearly 36,000 residential units under management in 13 states, Lynd is one of the largest multifamily management companies in the country. For more information, visit www.lyndworld.com.

About LNR Property, LLC

LNR Property, LLC, is a market leader in commercial real estate finance, management, and development. LNR is headquartered in Miami Beach, Florida, and has approximately 600 associates located throughout the U.S. and Europe. LNR's Commercial Property Group is focused on creating value by acquiring, entitling, developing, repositioning, and asset managing commercial real property investments throughout the U.S., including office, retail, warehouse, and multifamily developments and larger mixed use communities. For more information, visit www.lnrproperty.com or www.lnrcpg.com.

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Lynd | Bringing a full-service, strategic approach to real estate investment and management

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