



NATIIVO® / FORT LAUDERDALE

THE SMART/ER WAY TO OWN

THE FIRST RESIDENCES IN
FORT LAUDERDALE PURPOSEFULLY
DESIGNED, BUILT, AND
LICENSED FOR SHORT-TERM RENTALS

01

STUDIO TO 3-BEDROOM FULLY
FINISHED & FURNISHED RESIDENCES
DESIGNED FOR SHORT TERM RENTALS

40-STORY TOWER

384 TURNKEY RESIDENCES

DEVELOPER	Newgard Development Group
ARCHITECT	Arquitectonica
INTERIOR DESIGN	IDDI
LANDSCAPE	Witkin Hults + Partners
SALES & MARKETING	Cervera Real Estate

RESIDENCES AVAILABLE

Studio / 1 Bathroom	515 SF	48 M ²
1 Bedroom / 1 Bathroom	610 - 755 SF	57 M ² - 70 M ²
1 Bedroom / 1 Bath + Den	800 SF	74 M ²
2 bedroom / 1 Bathroom	930 SF	86 M ²
2 Bedroom / 1.5 Bathroom	885 SF	79 M ²
2 Bedroom / 2 Bath + Den	1,095 - 1,110 SF	102 M ² - 103 M ²
3 Bedroom / 2 Bathroom	1,150 SF	107M ²

SALES LOUNGE

606 E Broward Blvd.
Fort Lauderdale, Florida 33301

BUILDING LOCATION

200 West Broward Blvd.
Fort Lauderdale, Florida 33311



ARTISTS CONCEPTUAL RENDERING

WHAT IS NATIIVO

STRENGTH / FREEDOM / FLEXIBILITY /

A brand that embodies its location, encouraging owners and guests to own and stay like a native, to fully inhabit the culture, environment, and re-imagined idea of home away from home, with the flexibility to live life on their terms using innovative services, world-class design, expansive amenities, and the ability to rent their property with the ultimate flexibility permitting short or long-term stays.

NATIIVO EMBODIES THE LOCATION

Natiivo embodies the unique character of its location, with each location enriched by local artisans, makers, and innovators.

EMPOWERING PROPERTY OWNERS

Natiivo empowers property owners by optimizing real estate through embracing short-term rentals.

THE ULTIMATE GUEST EXPERIENCE

We craft meaningful and unforgettable experiences. We're dedicated to providing the comforts of home while ensuring top-tier hotel service, security, and reliability.

NATIIVO'S EVERYDAY LUXURIES

Owners and guests enjoy thoughtful amenities, as well as premium bed linens, comfortable robes, and slippers.

NATIIVO FOSTERS SOCIAL CONNECTION

More than a place to stay, Natiivo is a launching pad for local insight, events, and culture. We connect our community by creating spaces to work, play and socialize.



SHORT TERM /
LONG TERM /
YOUR TERMS /

REAL ESTATE THAT WORKS FOR YOU /
NOT THE OTHER WAY AROUND



ARTISTS CONCEPTUAL RENDERING

NATIVO SHORT TERM RENTAL ADVANTAGE



JOE GEBBIA COFOUNDER & CPO OF AIRBNB

"The Airbnb movement has changed the way people experience the world"

GLOBAL SHORT TERM RENTAL MARKET /

- 490.2 M total vacation rental users worldwide
- 2023 USD 121.42 B. Expected to grow at a compound annual growth rate (CAGR) of 11.2% from 2023 to 2030 to reach USD 256.31 B by 2030
- The resort/condominium accommodation type segment is projected to register the fastest CAGR of 12.1% from 2023 to 2030
- Resort condominiums are rising in appeal due to their numerous advantages and comfortable services. Including upfront costs, seamless employee service, secure tourist destinations, spa and wellness facilities, organized activities and adventures, and favorable social interactions

U.S. SHORT TERM RENTAL MARKET /

- In 2023, the short-term rental market reached approximately \$64 B in revenue
- Travelers stayed 207 M nights in vacation rentals in 2023
- 88% of millennials prefer staying in vacation rentals to traditional hotels
- 81% of Gen Z travelers have already stayed in a vacation rental
- 71% of travelers with children say access to cooking their own meals is a major reason they choose a vacation rental
- 23% of Americans report engaging with short-term rental platforms

NATIVO SHORT TERM RENTAL ADVANTAGE

THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

"Downtown FTL is seeing unprecedented interest from out-of-town guests, a 162% increase in tourist trips since 2018, plus a 35% increase from the previous year (2022)."

HOSPITALITY INDUSTRY /

3.0% INCREASE IN TOURISM

Fort Lauderdale's revenue per available room, known as RevPAR, was 12% higher than statewide

HOTEL REVENUE UP 29%

UNPRECEDENTED TOURISM EXPANSION

Experienced increases in all tourism metrics. Downtown continues to benefit from its proximity to Port Everglades, the Broward County Convention Center, and the Fort Lauderdale-Hollywood International Airport. In the first quarter of 2023, the city's hotel occupancy rate outpaced other cities at 85.8%, compared to 77% statewide.



GREATER FORT
LAUDERDALE
HAS MORE THAN
13M OVERNIGHT
VISITORS PER YEAR



FORT LAUDERDALE DIFFERENCE

02

FORT LAUDERDALE
IS MORE THAN
JUST THE BEACH /



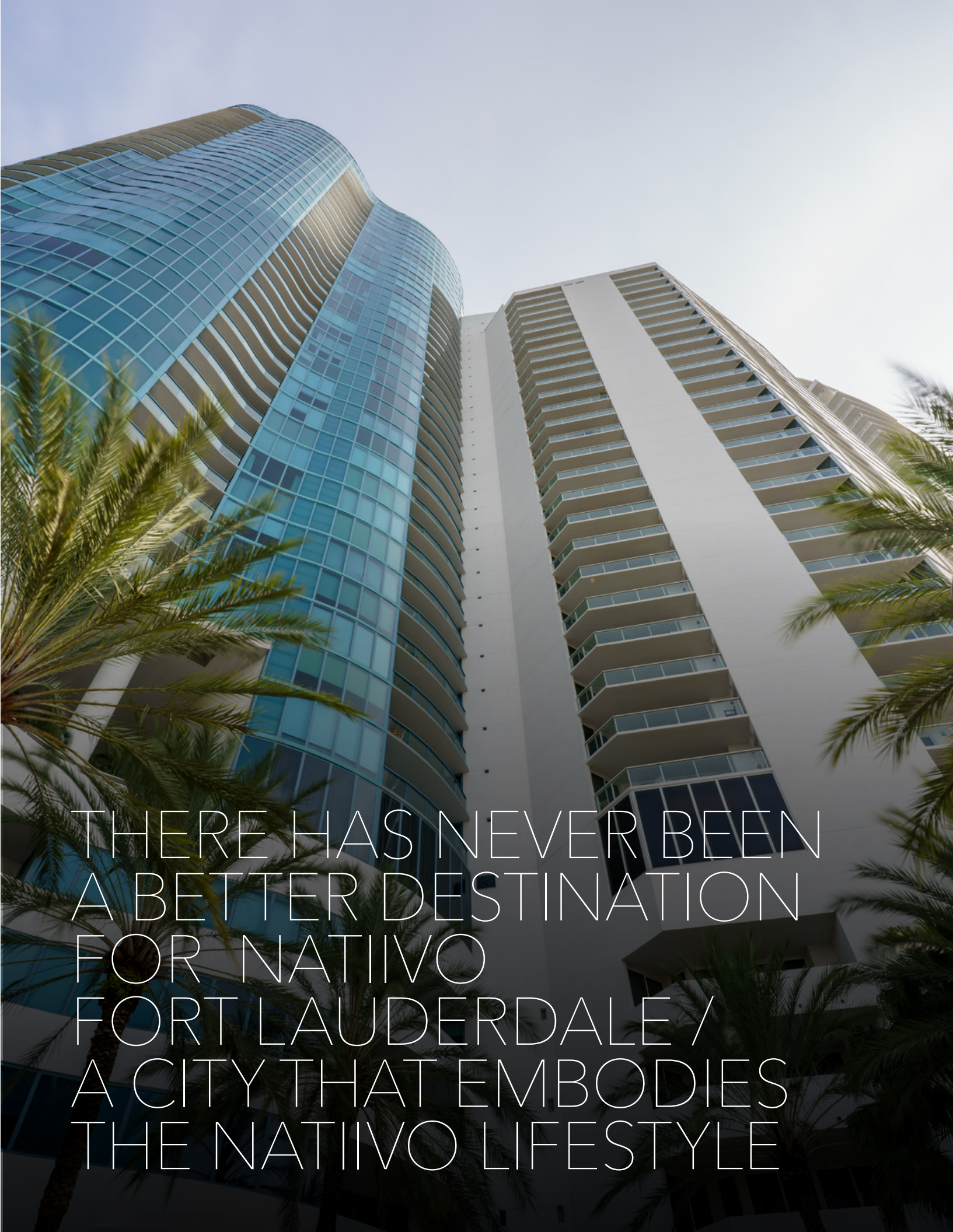
IT'S
A CITY
LIFESTYLE.



A NEW MOMENTUM.
A NEW ERA.
A NEW
FORT LAUDERDALE.

Fort Lauderdale is known for its expansive beaches, vibrant sunrise, and iconic status as the Venice of the Americas. Perfectly situated between Miami and Palm Beach, Fort Lauderdale has become a luxury destination while maintaining its reputation as a laid-back beach town famed for its boating and nautical life.

With its culturally charged downtown environment, Fort Lauderdale embraces an equally rich urban lifestyle with its unique cross of creative energy, beach life, elevated culinary scene, and retail experience. An urban landscape of arts districts, museums, cultural venues, nightlife, and major transportation hubs.



THERE HAS NEVER BEEN
A BETTER DESTINATION
FOR NATIVO
FORT LAUDERDALE /
A CITY THAT EMBODIES
THE NATIVO LIFESTYLE

THE CENTER OF EVERYTHING

7 MINS TO FT LAUDERDALE BEACH
10 MINS TO FLL AIRPORT

- 3 MIN WALK TO BRIGHTLINE WITH ACCESS TO OTHER STATIONS:
- Miami
 - Boca Raton
 - Orlando
 - Aventura
 - West Palm Beach
 - Others

WALK SCORE

86 / VERY WALKABLE

Most errands can be accomplished on foot (Walkscore.com)

WALKABILITY MAP

Follow points to see walk time

FD

Future Development Locations

- 1 Residential Rental Development /
UNILAND DEVELOPMENT COMPANY
- 2 Residential Rental Development /
KUSHNER / AIMCO
- 3 Hotel /
HALE HEIGHTS ADVISORS / LEGACY EQUITY
- 4 Residential Rental Development /
HALE HEIGHTS ADVISORS / LEGACY EQUITY
- 5 Residential Rental Development /
SOCIETY LAS OLAS PHASE II PMG
- 6 Residential Rental Development /
WOODFIELD DEVELOPMENT
- 7 Residential Rental / Condo/
Hotel Development /
CYMBAL DEVELOPMENT



THE FORT LAUDERDALE ADVANTAGE



ANNUAL ECONOMIC IMPACT - \$30 BILLION

Supporting 185,000 regional jobs.



RESIDENTIAL EXPANSION ON THE RISE

Close to 20,000 residential units built and approved in Downtown FTL.



THE NEW CENTER OF THE VISITOR EXPERIENCE

About 2,000 Hotel Rooms built or approved, driving a 80% increase in tourist visits.



\$1 BILLION EXPANSION

The Greater Fort Lauderdale Convention Center is underway and anticipated to completed in 2024.



FORT LAUDERDALE INTERNATIONAL AIRPORT (FLL)

Served nearly 35 M passengers in 2023, representing a 10% increase from 2022.

TRANSPORTATION /



BRIGHTLINE

Direct train connectivity to downtown Miami, downtown West Palm Beach, Downtown Fort Lauderdale, Boca Raton, and Orlando.



THE FORT LAUDERDALE ADVANTAGE

LAS OLAS BOULEVARD | 3.4M VISITORS / YEAR

Las Olas Boulevard has evolved into a vibrant destination for residents, downtown workers, and tourists and is home to chic boutiques, galleries and eateries.

THE BROWARD CENTER FOR THE PERFORMING ARTS | 700,000 VISITORS / YEAR

Ranking among the top ten most-visited theaters in the world, the Center presents more than 700 performances each year.

FORT LAUDERDALE INTERNATIONAL BOAT SHOW +\$1.8 BILLION IN ECONOMIC IMPACT

Annually hosting around \$4 billion worth of yachts and nautical merchandise across all niches, the Fort Lauderdale International Boat Show has grown to become the largest in-water boat show in the world. Known to attract 100,000+ visitors each year.

AMERANT BANK ARENA | 1.2+M CUST. / YEAR

The most notable sports and entertainment venue in Florida and among the best in the world. Host to more than 125 events annually including Florida Panthers hockey.

PORT EVERGLADES | +3.89M PASSENGERS / YEAR

Port Everglades is the fourth busiest cruise port in the world.

THE VENICE OF AMERICA

Greater Fort Lauderdale is home to more than 300 miles of inland waterways. 383 boats on the average weekend day and 194 boats on the average weekday.

FORT LAUDERDALE BEACH #1 ATTRACTION IN FORT LAUDERDALE

Downtown Fort Lauderdale is a little more than one mile from world class beaches stretching seven miles along with Atlantic Ocean. The beach is an important amenity of Fort Lauderdale that not many other downtowns have to offer.

SEMINOLE HARD ROCK LIVE AND CASINO

The 7,000-seat indoor arena at Seminole Hard Rock Hotel & Casino Hollywood regularly hosts top musical guests and major sporting events.



TOURISM / FORT LAUDERDALE

DISTRICTS /

FATVILLAGE

A 5.6-acre mixed-use creative village with spaces for living, working, and playing. Anchored by Hanes T3 (Transit, Timber, and Technology), FAT Village will evolve as a premier destination for techies and creative professionals.

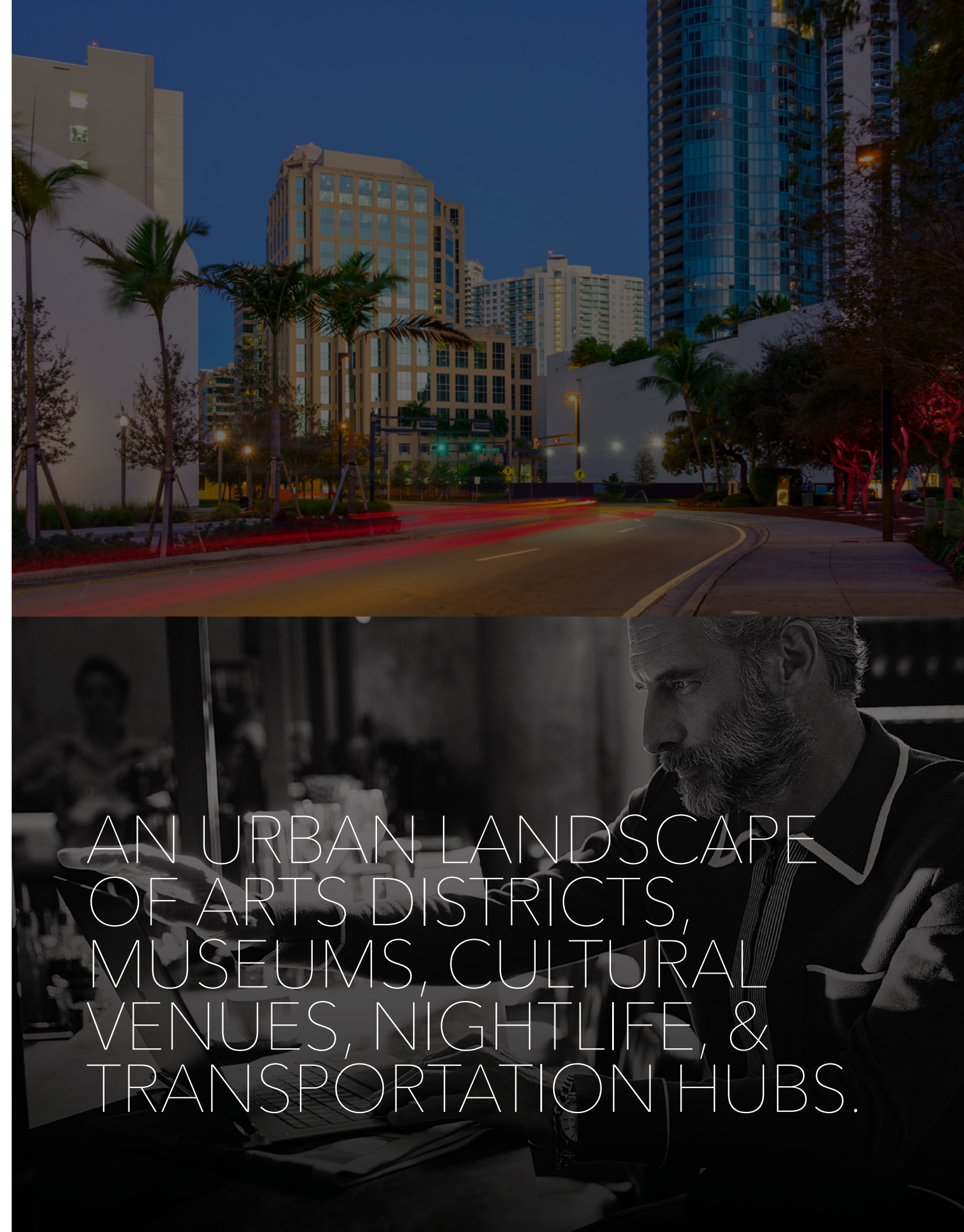
FLAGLER VILLAGE

Known as one of South Florida's fastest-growing neighborhoods, will serve as the epitome of a live-work-play community. It has benefited from the majority of new residential development over the past decade.

ARTS AND CULTURE /

BROWARD CENTER FOR THE PERFORMING ARTS

One of the top ten most visited theaters in the world with more than 700,000 patrons.



AN URBAN LANDSCAPE
OF ARTS DISTRICTS,
MUSEUMS, CULTURAL
VENUES, NIGHTLIFE, &
TRANSPORTATION HUBS.

THE NATIVO MANAGED OPTION /

 MASTERHOST

 HOUSEKEEPING

 VIP AMENITIES

 FOOD AND BEVERAGE

 NATIVO APP

FREEDOM IS YOURS – ANYTIME.ANYWHERE.

03



THE NATIVO APP

By 2027 83% of total revenue in the vacation rental market is projected to be generated through online sales.

FEATURES /

Manage your rental calendar and earnings, schedule a home cleaning, submit service requests and more.

- Chat / Messenger / MasterHost
- Homesharing earnings portal
- Homesharing demand calendar
- Resident & building door controls
- On-demand services
- Real-time homesharing rate guide
- Calendar of events & activities
- Rewards & perks
- Service & Maintenance requests
- Amenity reservations
- Access control
- And more!



A TURN KEY SOLUTION

FREEDOM IS YOURS – ANYTIME. ANYWHERE.

Natiivo Fort Lauderdale offers a one-of-a-kind ownership experience with the luxuries, services, and amenities of a hotel — with the added flexibility to list on any rental platform as desired to monetize your residence. This rental advantage is fully supported by Natiivo Fort Lauderdale's MasterHost who will facilitate the guest stay. Just a few rental platforms to feature Natiivo Fort Lauderdale: Airbnb, HomeAway, VRBO.com, Expedia, Travelocity, Hotels.com, Booking.com, Kayak, Priceline, and more.





CONNECTED
TO ALL

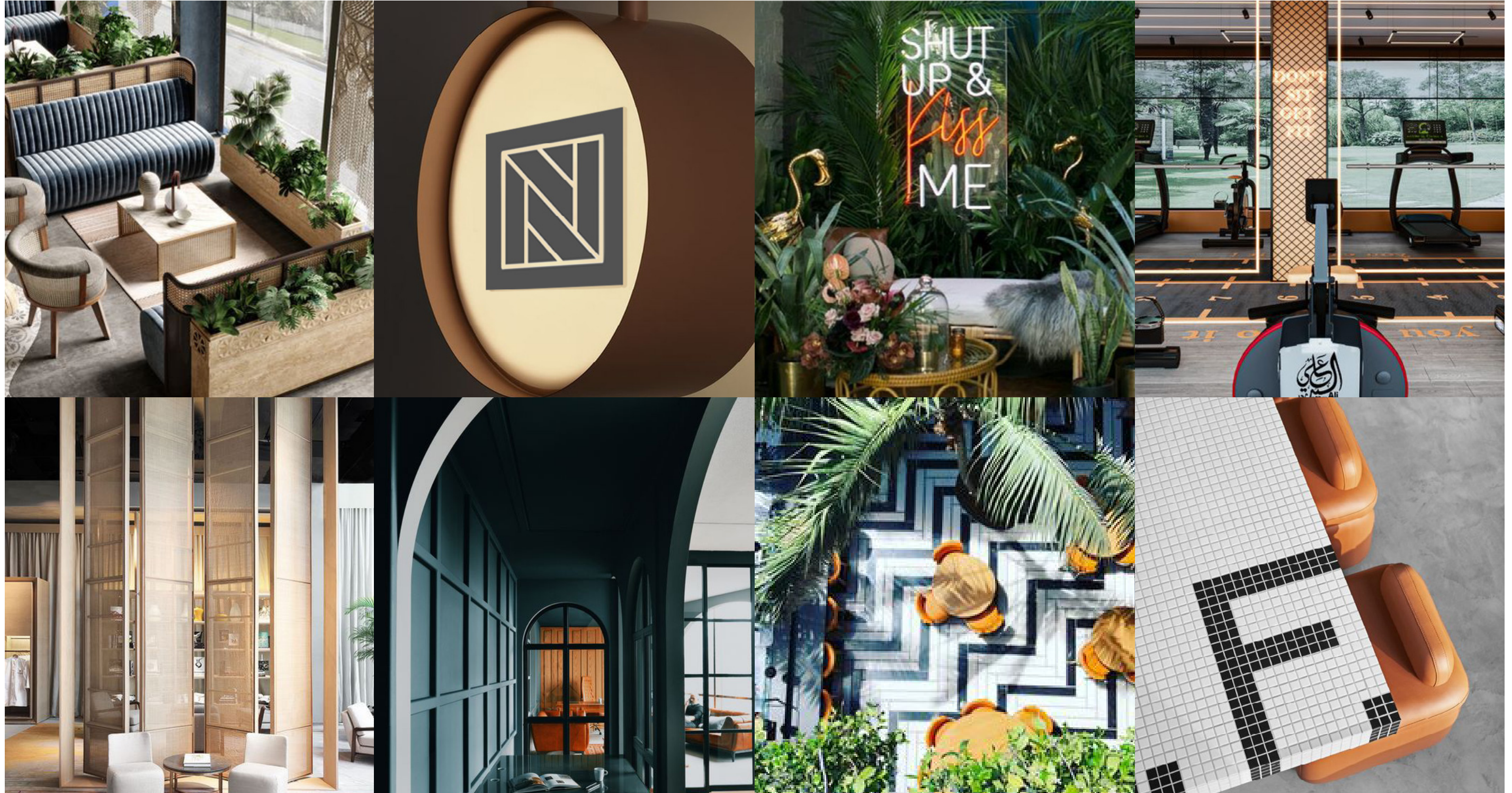
FREEDOM IS YOURS — ANYTIME

NATIIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,
USING ANY RENTAL PLATFORM.

YOUR PROPERTY ON ALL OR MOST OF THESE MAJOR LISTING SITES:

- Airbnb
- Agoda Homes
- 2nd Address
- Booking.com
- BringFido
- Couchsurfing
- Expedia.com
- Flipkey
- HomeAway
- HomeEscape
- Homes & Villas by Marriott
- Homestay
- Houfy
- HouseStay
- Kindred
- ThirdHome
- Tripadvisor Rentals
- VRBO (Vacation Rentals By Owner)
- Whimstay
- AltoVita
- Clickstay
- Edge Retreats
- Plum Guide
- Stayz
- Hopper
- LaCure Villas
- Tujia
- Forenom
- Le Collectionist
- MagicStay
- Misterbnb
- BestFeWo.de
- StayOne
- Trip.com
- Tripvillas
- Wimdu
- GlampingHub

COMMON AREAS / INSPIRED INTERIORS BY IDDI



NATIVO SOCIAL/

A PRIVATE SOCIAL CLUB FOR NATIVO
OWNERS & GUESTS, CREATIVE HQ
OWNERS & TENANTS, AND MEMBERS.

04



NATIVO SOCIAL / OWN SMART, PLAY HARD

Natiivo Social is an exclusive club for Natiivo owners and guests with over 45,000 SF of unparalleled indoor and outdoor amenities. A highly curated mix of lifestyle features and spaces are detailed to provide moments of pure relaxation, community, co-working, creative ideation, endless nights, and inspired days. Discover the world of Natiivo Social.



NATIVO SOCIAL /

01/THE SPLASH

A stunning pool deck with lush tropical foliage.

02/THE WORK

Co-working done different. A designer imagined, creative-driven space for co-ideation, co-creating, co-mingling.

03/THE SOCIAL

Culinary and Cocktail offerings focused on a range of seasonal, local fare and delicacies as well as frequent entertainment.

04/THE FIT

Cutting-edge fitness center with state-of-the-art equipment, including private his and hers changing rooms and spa.

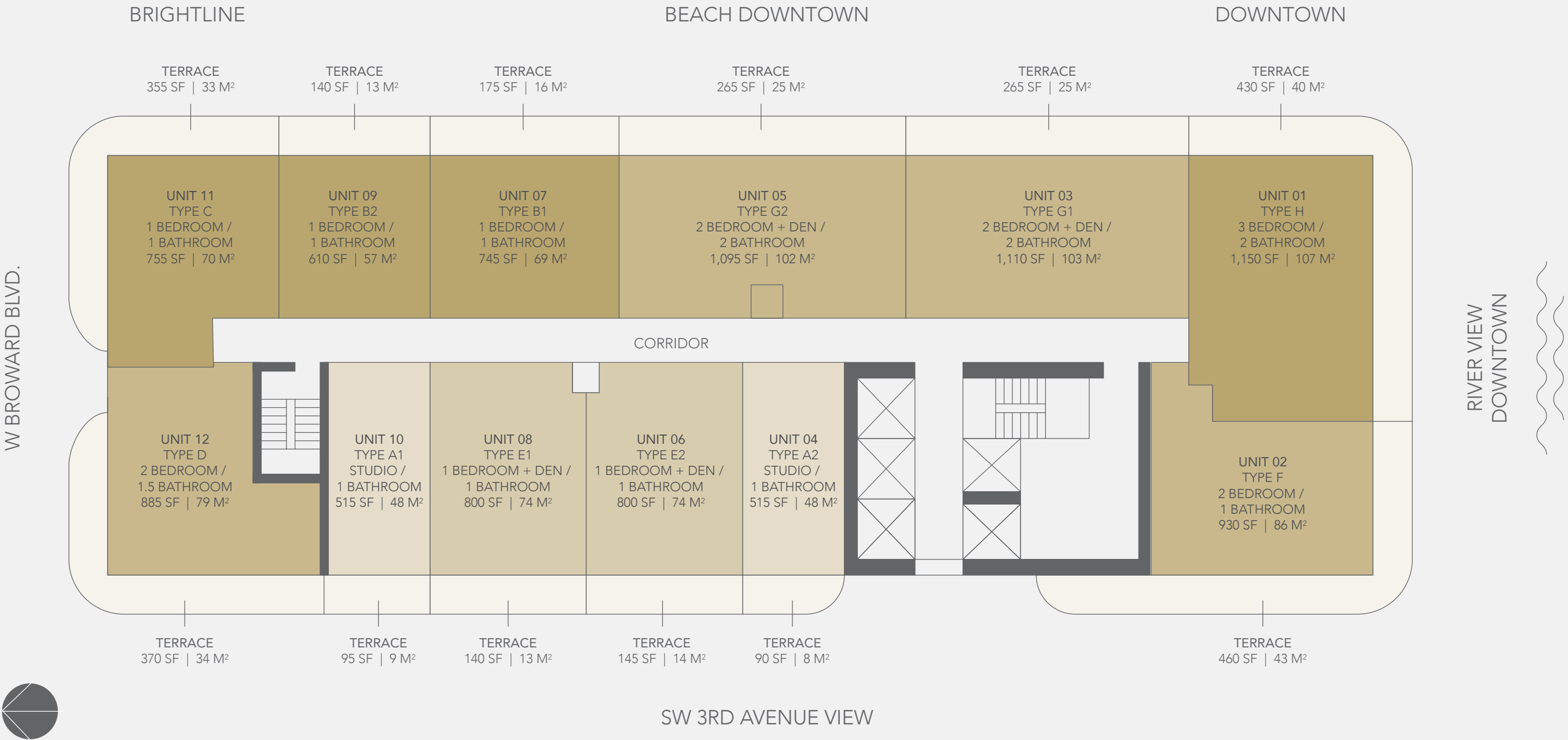


RESIDENCE / INSPIRED INTERIORS BY IDDI





THE
NATIVO
RESIDENCES



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VISIT SALES LOUNGE /
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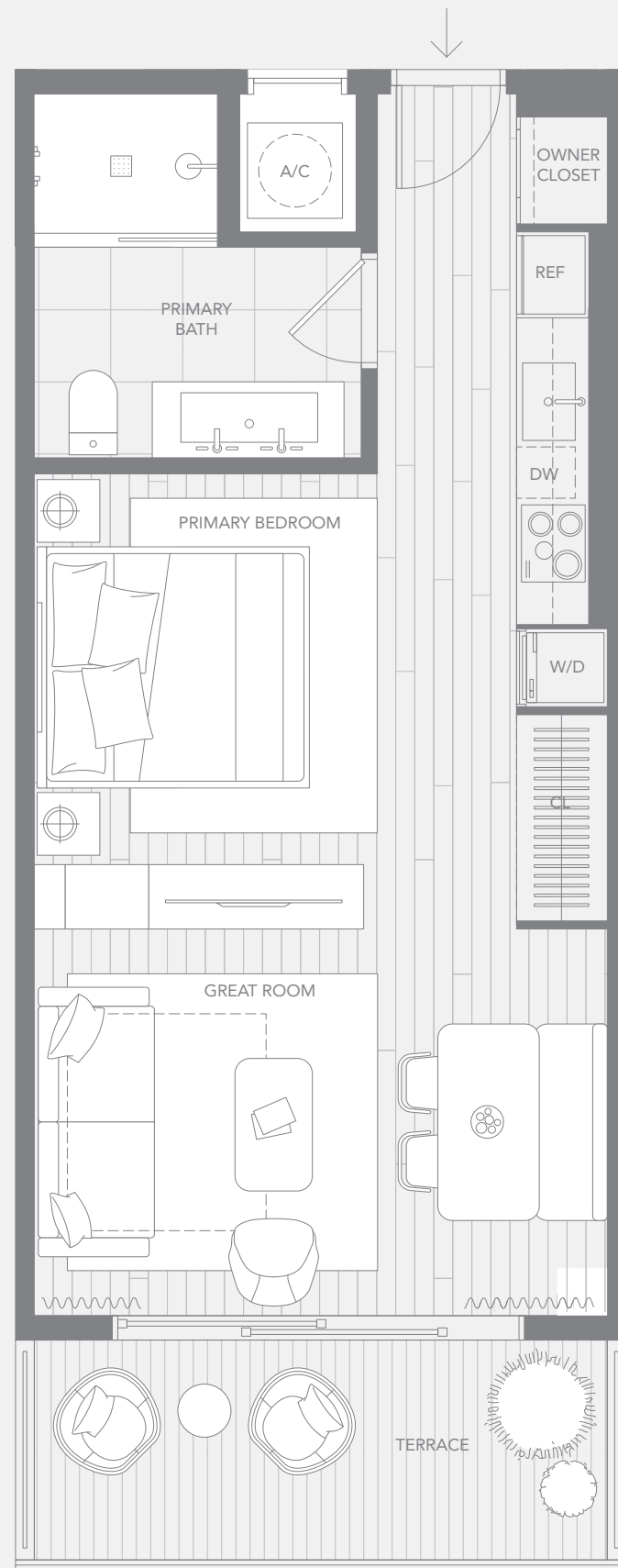
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200 West Broward Blvd.
Fort Lauderdale, Florida 33311

Another Development by
Newgard

Sales & Marketing by
CERVERA
REAL ESTATE • 1969

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NATIIVO® / FORT LAUDERDALE

UNIT / 10



TYPE / A1
STUDIO / 1 BATHROOM

INTERIOR 515 SF | 48 M²
EXTERIOR 95 SF | 9 M²
TOTAL 610 SF | 57 M²

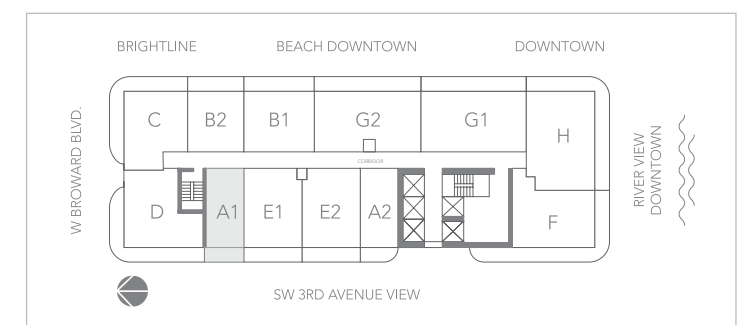
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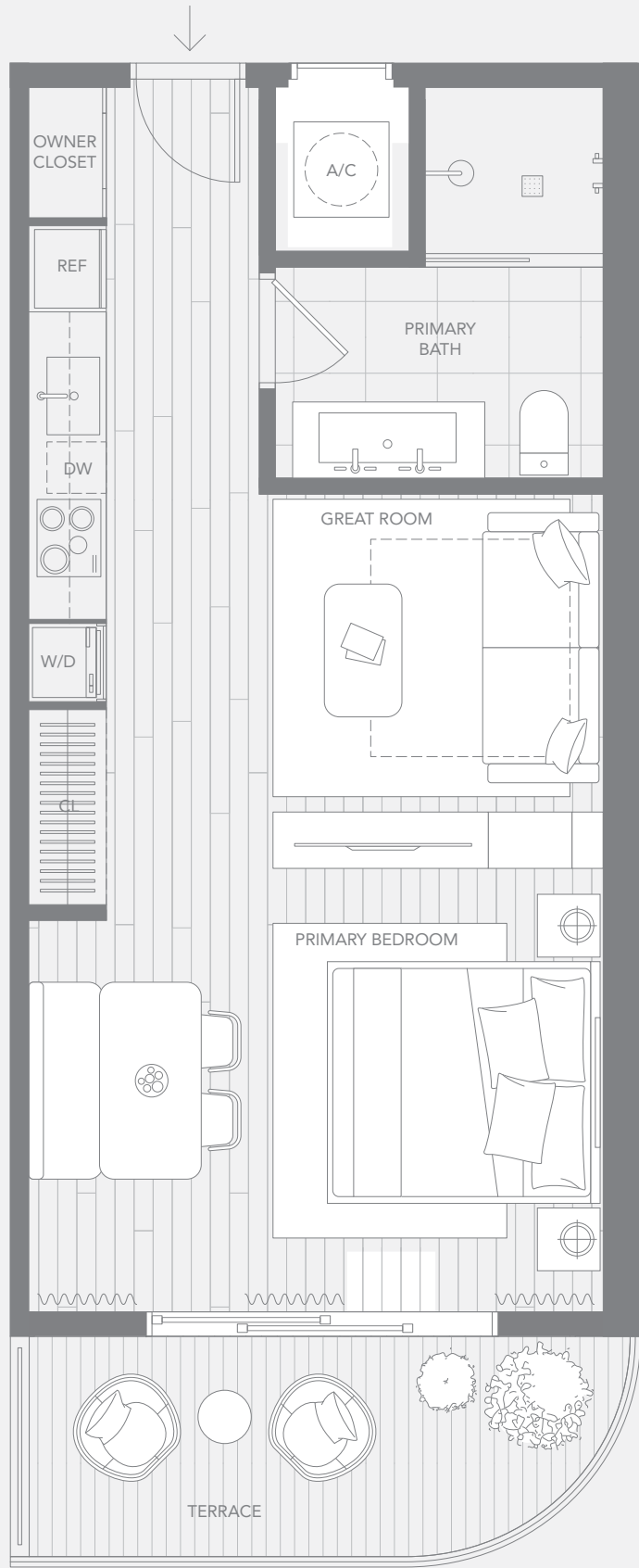
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NATIIVO® / FORT LAUDERDALE

UNIT / 04



TYPE / A2
STUDIO / 1 BATHROOM

INTERIOR 515 SF | 48 M²
EXTERIOR 90 SF | 8 M²
TOTAL 605 SF | 56 M²

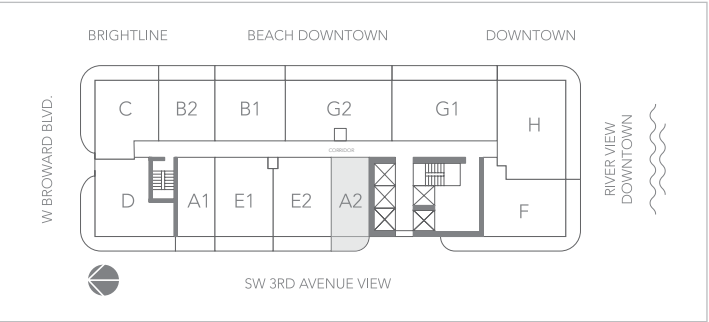
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UNIT / 07



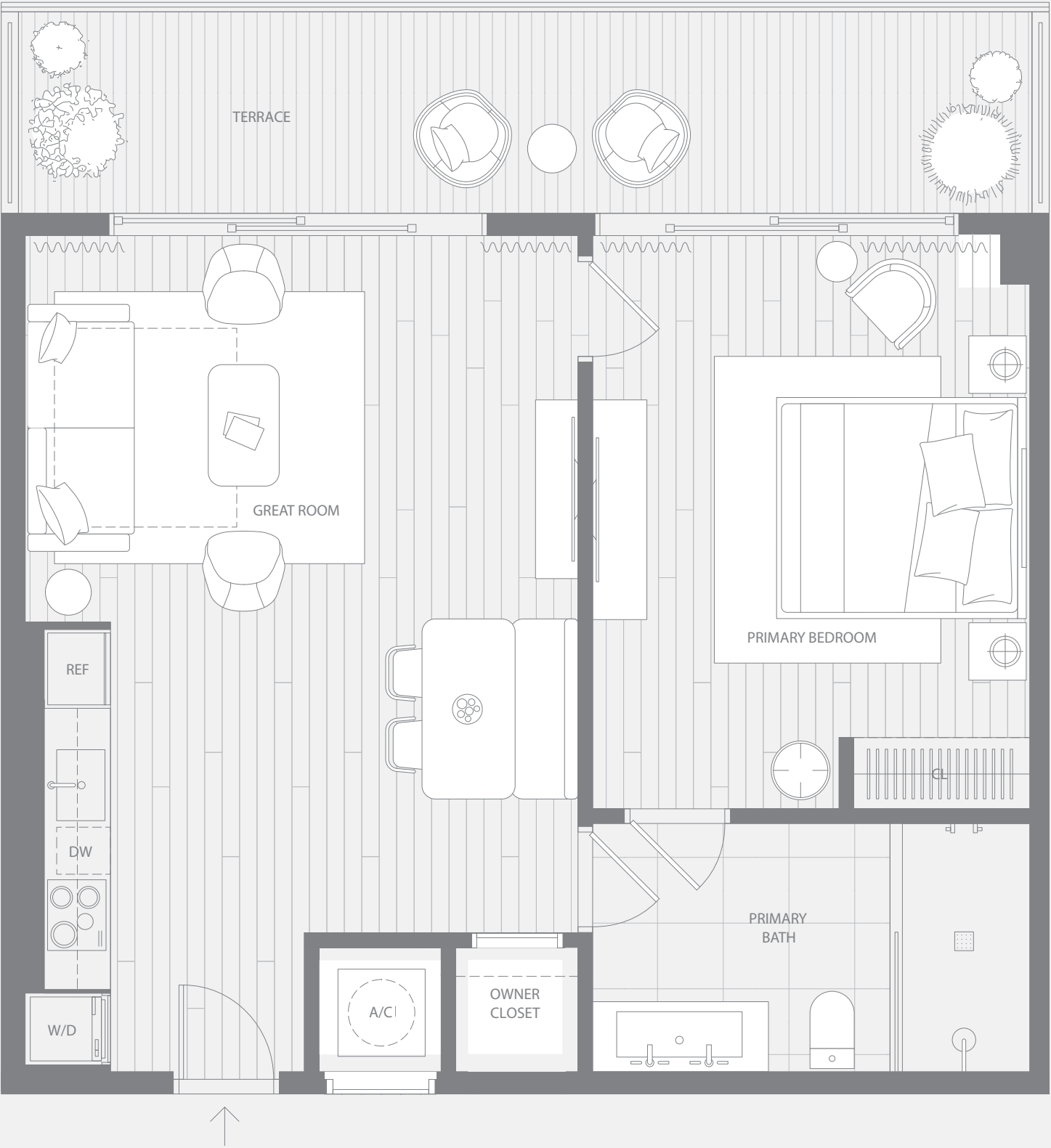
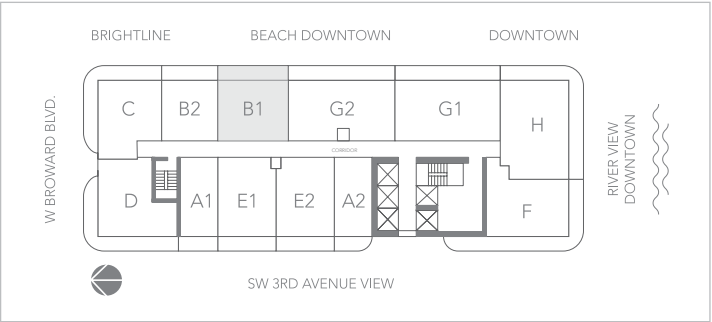
TYPE / B1
1 BEDROOM / 1 BATHROOM

INTERIOR 745 SF | 69 M²
EXTERIOR 175 SF | 16 M²
TOTAL 920 SF | 85 M²

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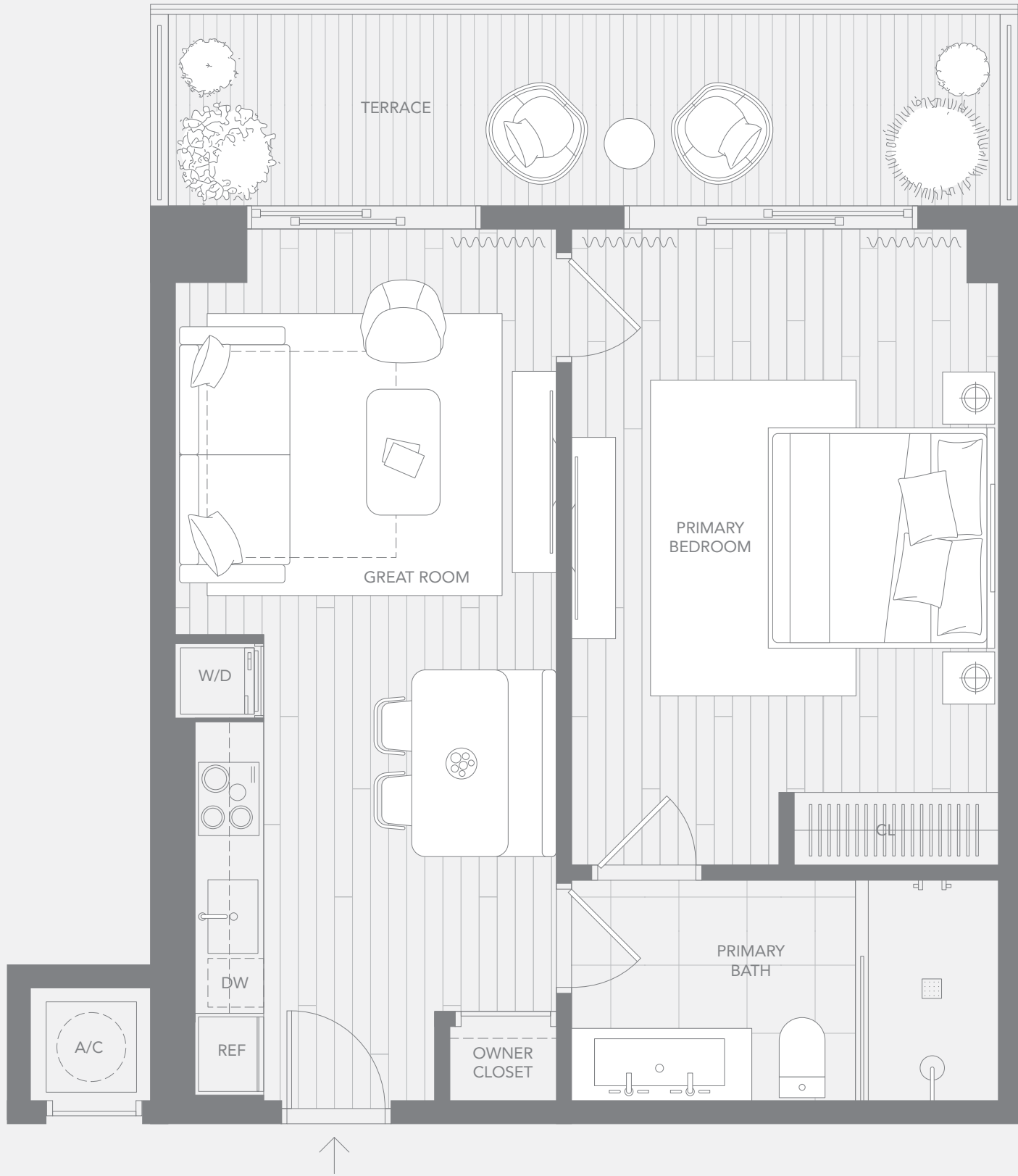
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NATIIVO® / FORT LAUDERDALE

UNIT / 09



TYPE / B2
1 BEDROOM / 1 BATHROOM

INTERIOR 610 SF | 57 M²
EXTERIOR 140 SF | 13 M²
TOTAL 750 SF | 70 M²

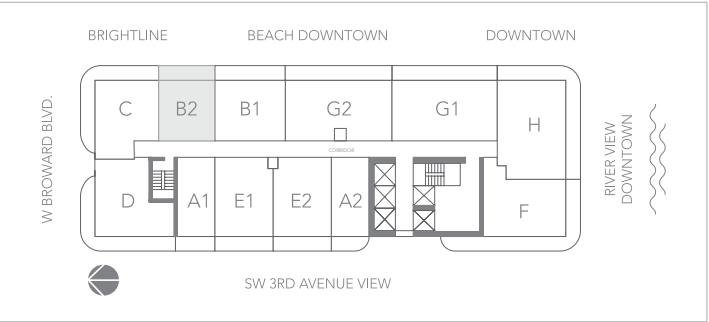
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UNIT / 11



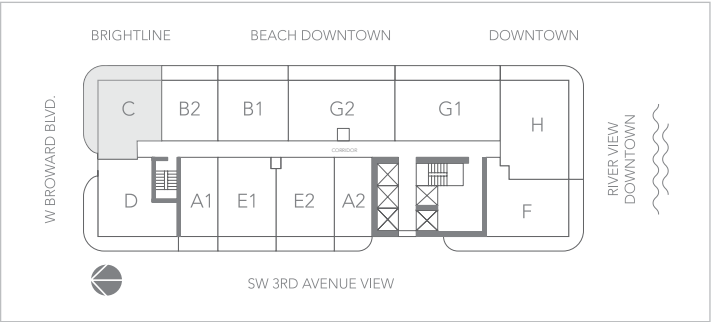
TYPE / C
1 BEDROOM / 1 BATHROOM

INTERIOR 755 SF | 70 M²
EXTERIOR 355 SF | 33 M²
TOTAL 1,100 SF | 102 M²

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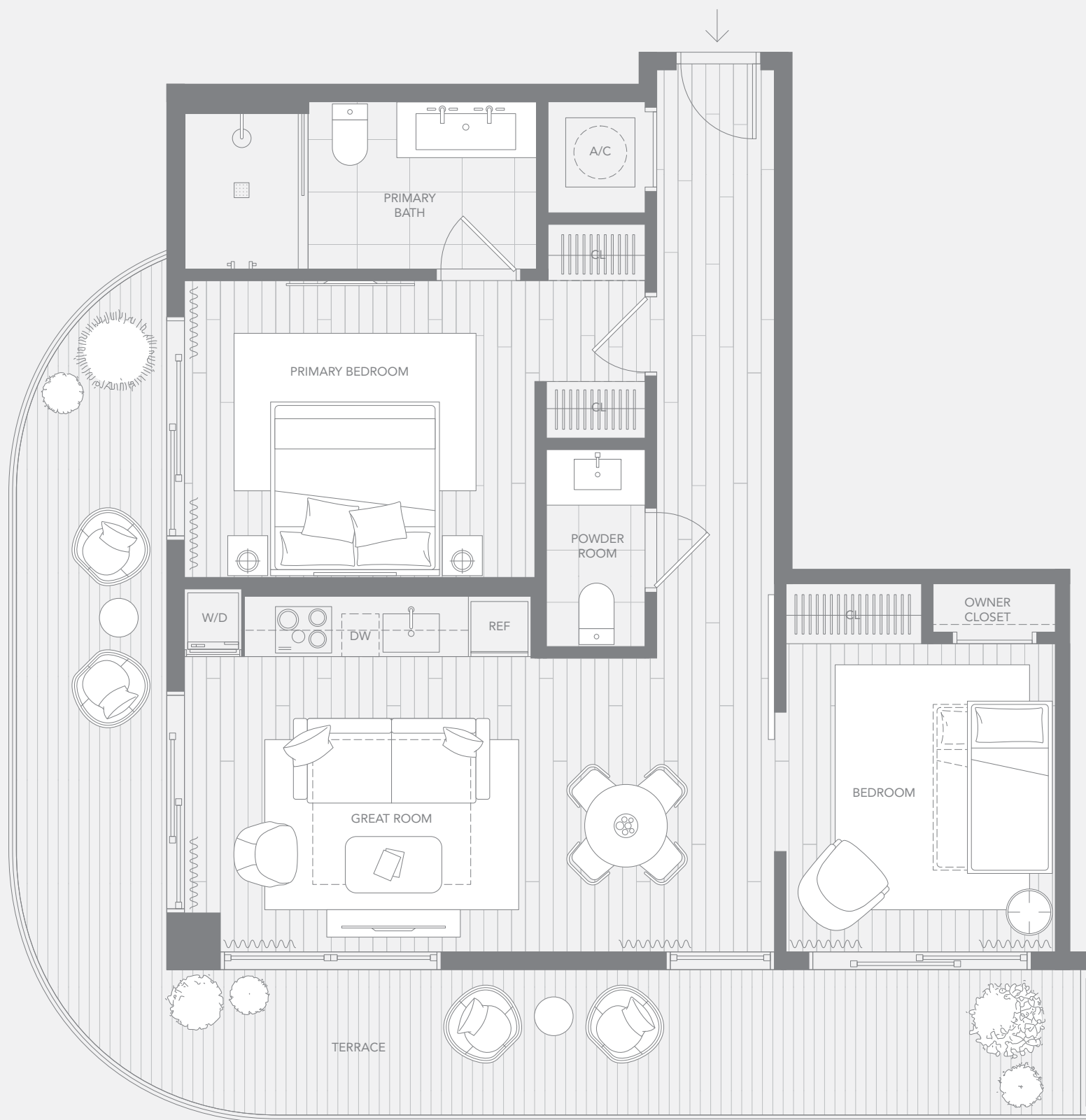
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NATIIVO® / FORT LAUDERDALE

UNIT / 12



TYPE / D
2 BEDROOM / 1.5 BATHROOM

INTERIOR 885 SF | 79 M²

EXTERIOR 370 SF | 34 M²

TOTAL 1,255 SF | 117 M²

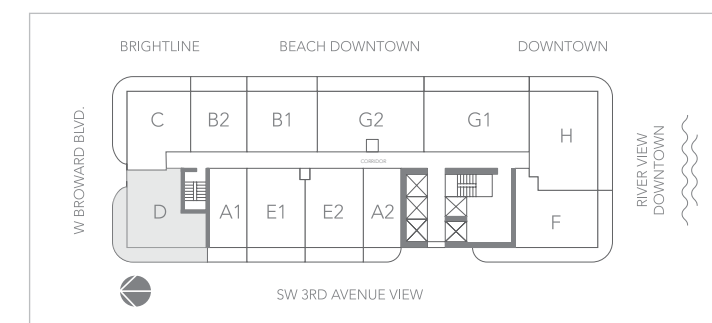
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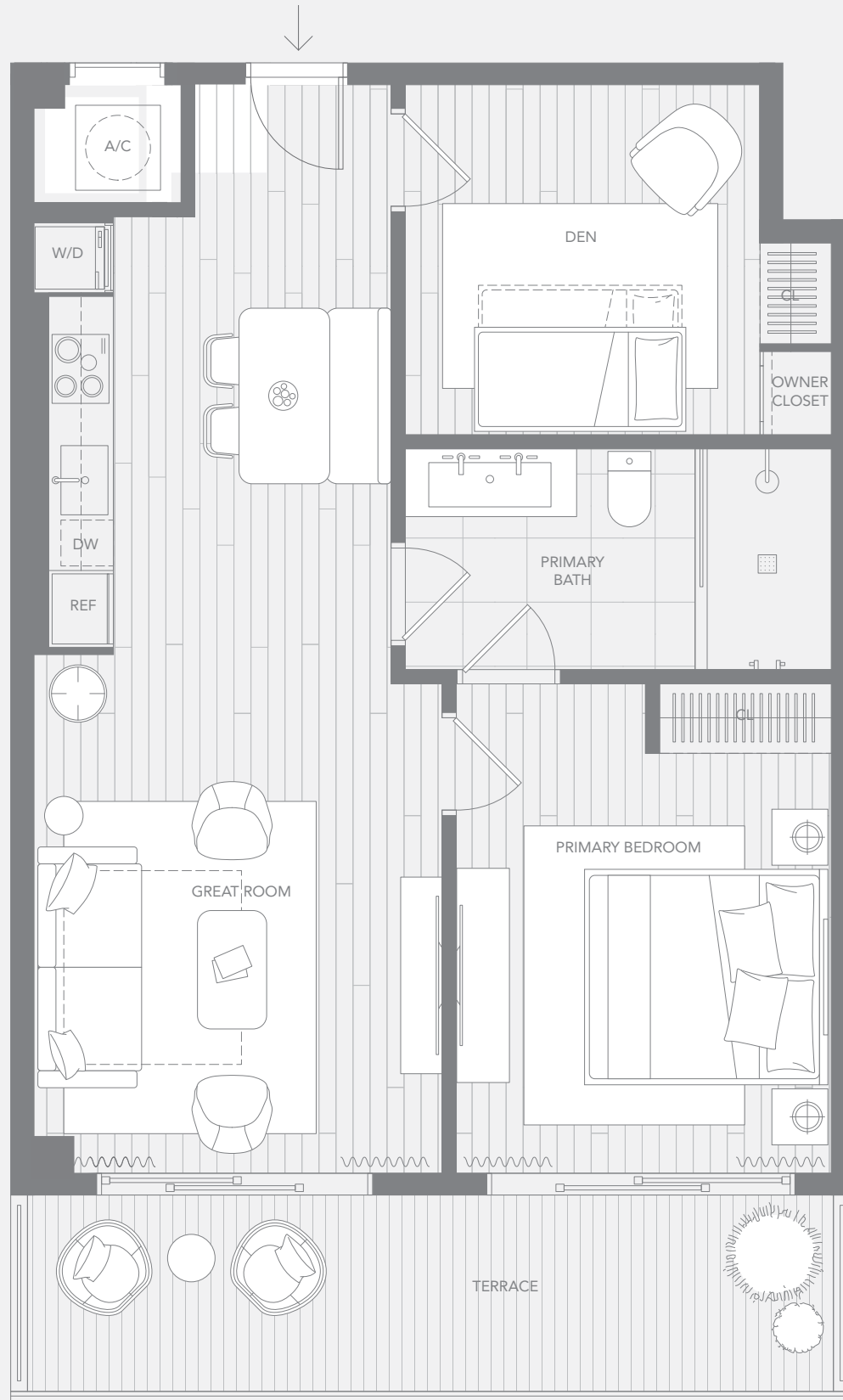
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NATIIVO® / FORT LAUDERDALE

UNIT / 08



TYPE / E1
1 BEDROOM + DEN / 1 BATHROOM

INTERIOR 800 SF | 74 M²

EXTERIOR 140 SF | 13 M²

TOTAL 940 SF | 87 M²

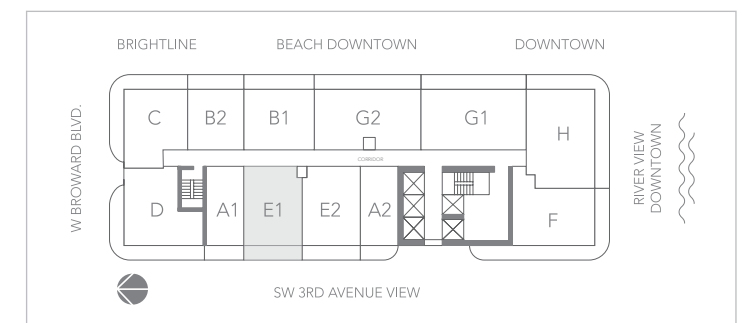
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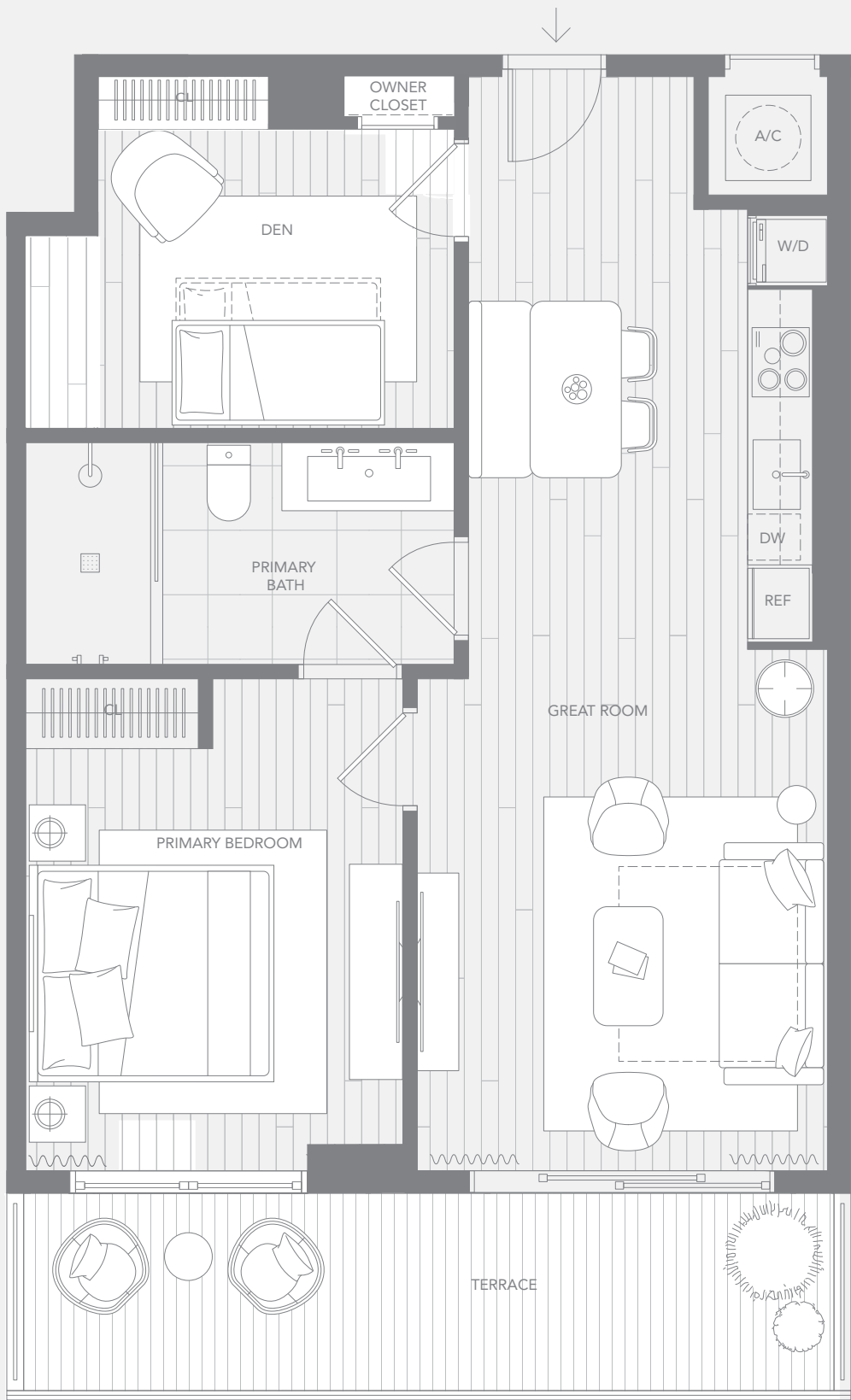
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NATIIVO® / FORT LAUDERDALE

UNIT / 06



TYPE / E2
1 BEDROOM + DEN / 1 BATHROOM

INTERIOR 800 SF | 74 M²
EXTERIOR 145 SF | 14 M²
TOTAL 950 SF | 88 M²

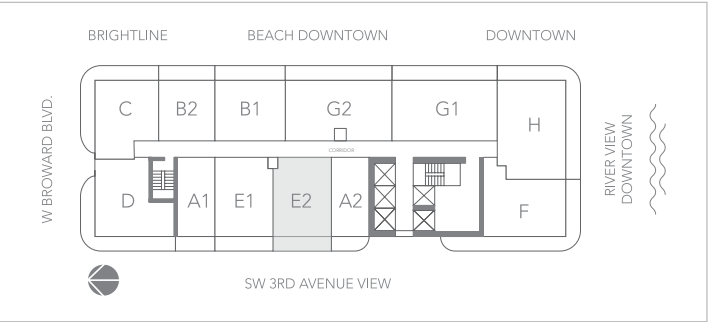
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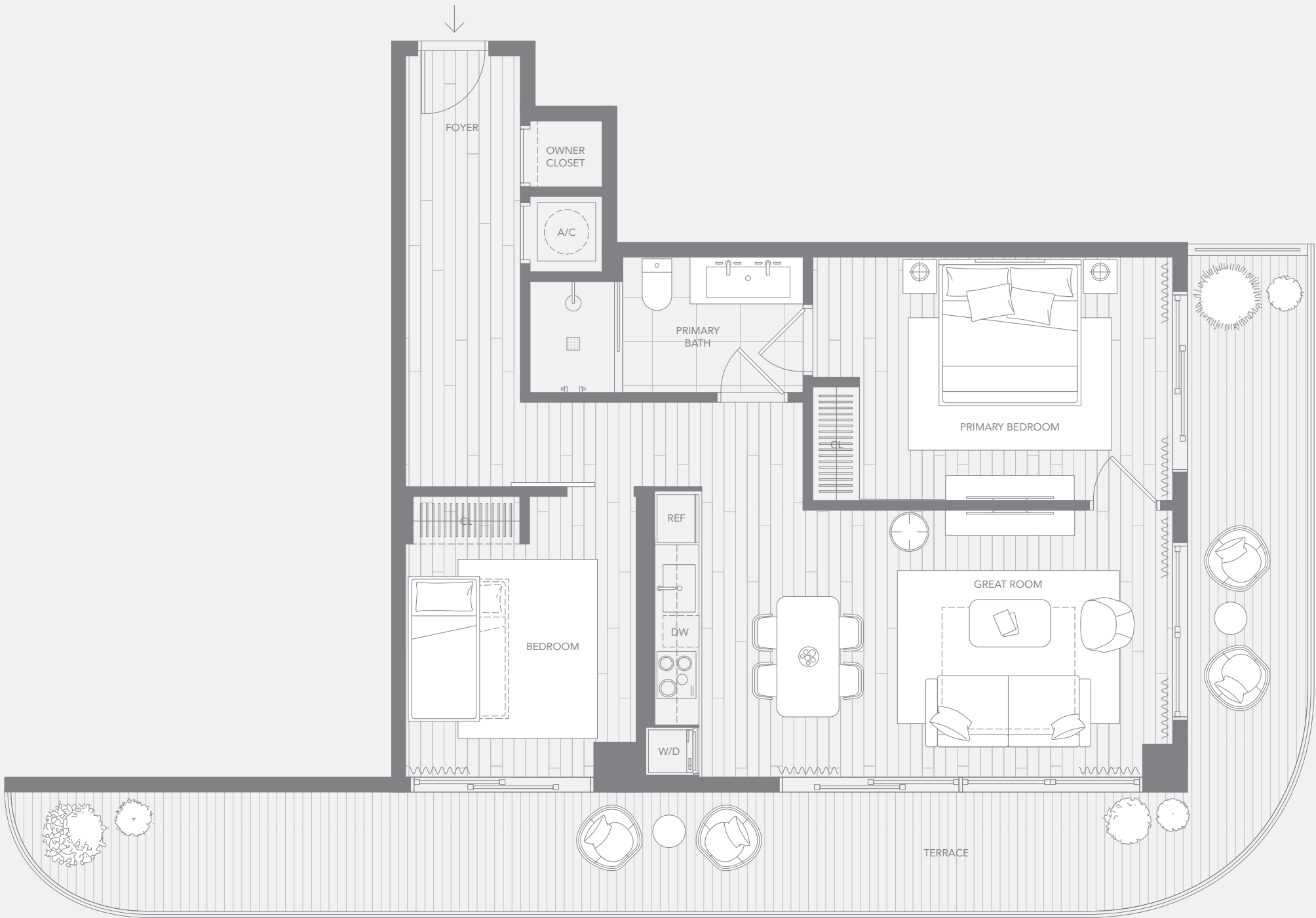


UNIT / 02



TYPE / F
2 BEDROOM / 1 BATHROOM

INTERIOR 930 SF | 86 M²
EXTERIOR 460 SF | 43 M²
TOTAL 1,390 SF | 129 M²



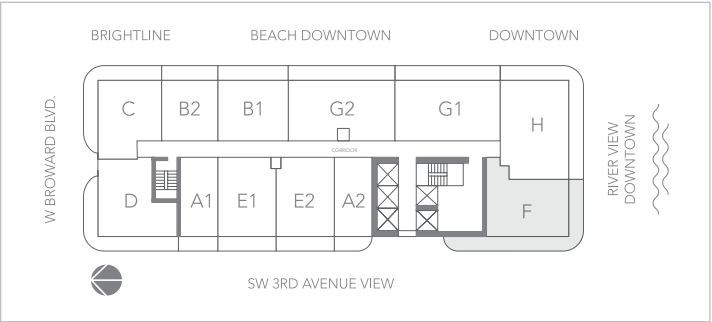
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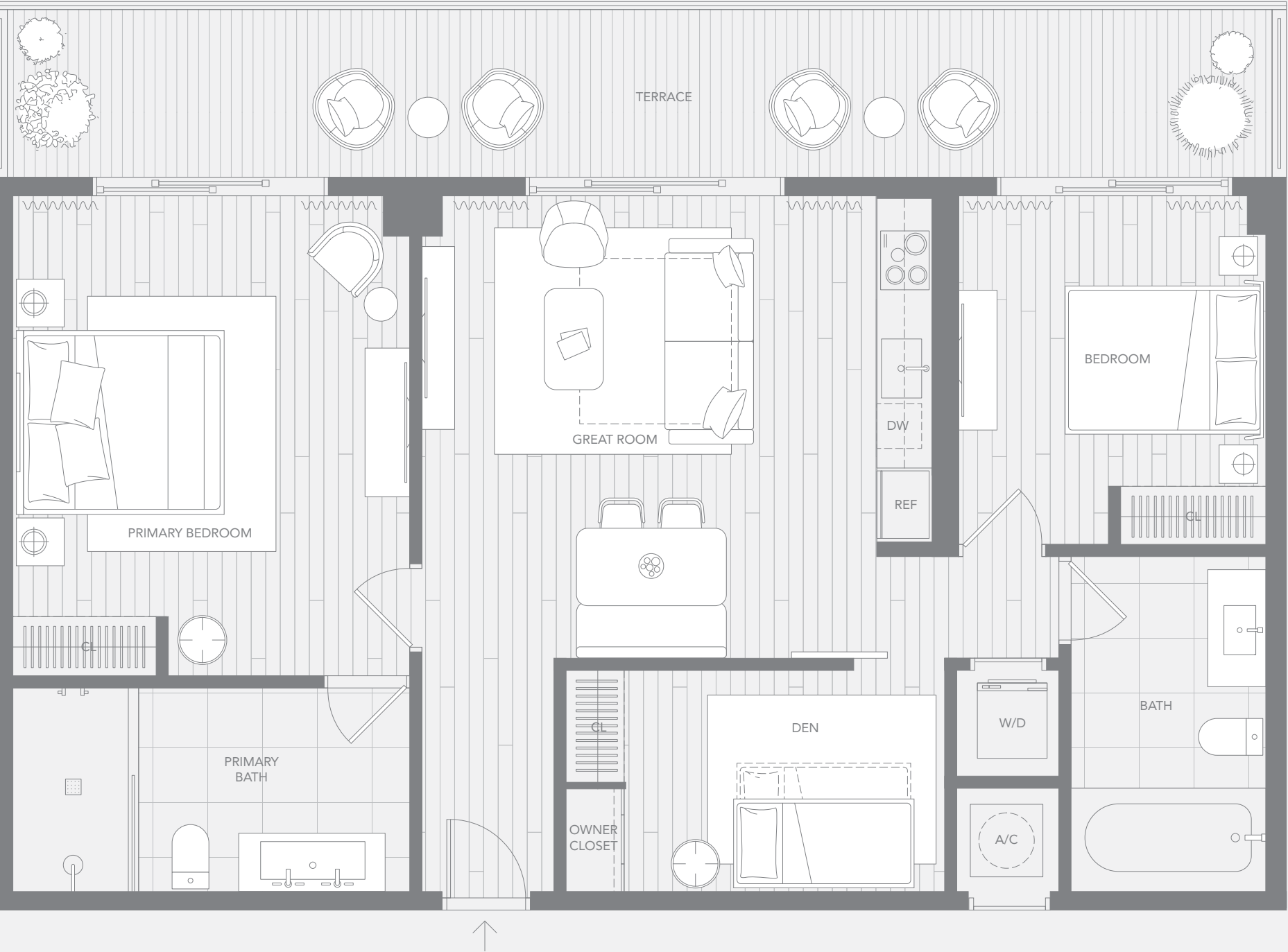
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UNIT / 03



TYPE / G1
2 BEDROOM + DEN / 2 BATHROOM

INTERIOR 1,110 SF | 103 M²
EXTERIOR 265 SF | 25 M²
TOTAL 1,375 SF | 128 M²

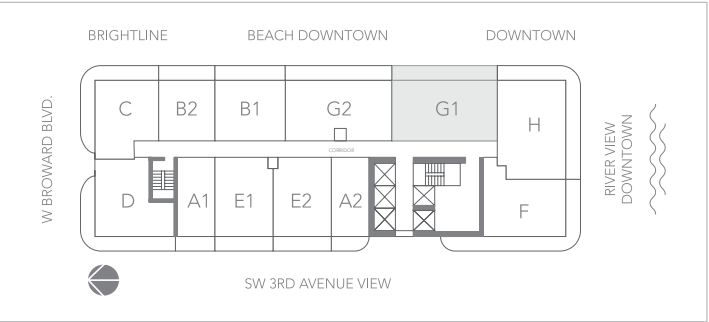
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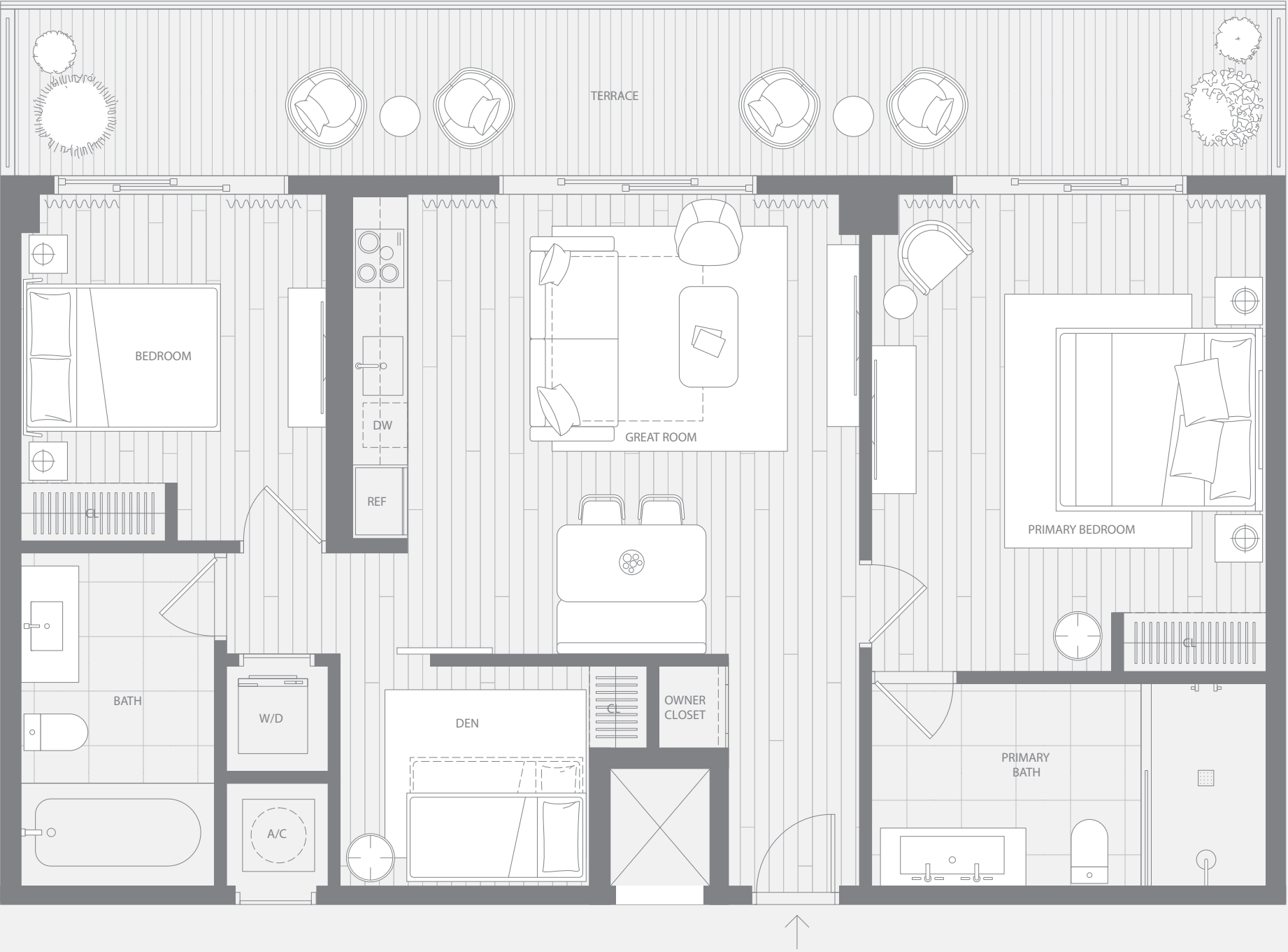
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UNIT / 05



TYPE / G2
2 BEDROOM + DEN / 2 BATHROOM

INTERIOR 1,095 SF | 102 M²
EXTERIOR 265 SF | 25 M²
TOTAL 1,360 SF | 127 M²

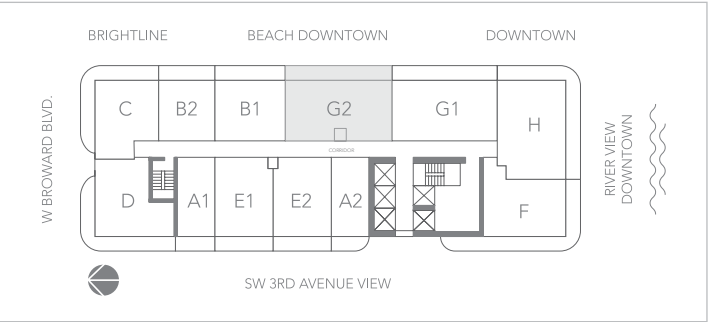
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NATIIVO® / FORT LAUDERDALE

UNIT / 01



TYPE / H
3 BEDROOM / 2 BATHROOM

INTERIOR 1,150 SF | 107 M²

EXTERIOR 430 SF | 40 M²

TOTAL 1,580 SF | 147 M²

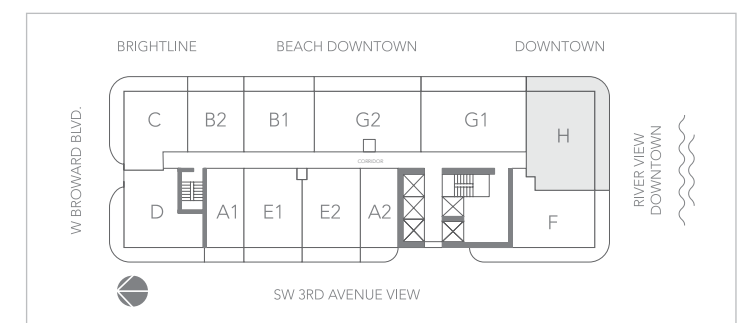
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THE VISIONARY TEAM /

NATIIVO

06

NATIIVO AUSTIN
Austin, Texas

A SELECTION OF NEWGARD DEVELOPED PROPERTIES

NEWGARD DEVELOPMENT GROUP

DEVELOPER

Founded by Harvey Hernandez, Newgard Development Group has a 25-year track record of forward-thinking development, design, marketing, construction, and innovation. Newgard delivers trendsetting luxury residential buildings with cutting-edge amenities in highly desirable, pedestrian-oriented, and centrally located neighborhoods across the U.S. Newgard pioneered the flexible ownership category and continues to refine it in each new lifestyle development. Its building designs reflect a commitment to relevant architectural detailing and a keen understanding of resident behaviors and needs. Newgard's commitment to quality extends to its professional construction team, ensuring superior attention to detail, exceptional finishes, and timely completion. Representative projects include Lofty Brickell, Natiivo Austin, Natiivo Miami, Gale Residences Fort Lauderdale Beach, Gale Hotel, BrickellHouse, Centro and One Flagler - among others. The company is based in downtown Miami, Florida.

For more information, please visit www.newgardgroup.com.



ARQUITECTONICA

ARCHITECTURE

A SELECTION OF ARQUITECTONICA PROPERTIES

Founded in 1977, Arquitectonica is a full-service architecture, interior design, and landscape architecture firm based in Miami. Led by Bernardo Fort-Brescia and Laurinda Spear the firm has evolved into a global practice. With offices in Miami, Palm Beach, New York, Los Angeles, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima and São Paulo, the firm has a major presence globally. Arquitectonica's practice includes mixed-use developments, luxury residential towers, hotels, resorts and casinos, retail, office buildings and academia. The firm's most notable projects include Brickell City Centre and Virgin Voyages Terminal V in Miami, The Bronx Museum of the Arts in New York, Microsoft Europe Headquarters in Paris, Mount Parker Residences in Hong Kong, International Finance Center in Seoul, and the Agricultural Bank of China, Mandarin Oriental Hotel and Residences in Shanghai.



A SELECTION OF IDDI INTERIOR DESIGN PROJECTS



OPAL SOL
Clearwater Beach, Florida



WARREN
Naples, Florida

IDDI

INTERIOR DESIGN

ID & Design International is a world-class diversified team of over 72 design and branding professionals with extensive experience specializing in commercial mixed-use, retail, hospitality, lifestyle, and entertainment projects, worldwide.

The IDDI team collaboratively leads and takes a logistical “business approach” to all design solutions and transforms them into uniquely branded environments. As a result, the firm has been ranked & awarded TOP ID FIRM in South Florida for 5 consecutive years.

Clients include Hilton, Marriott, Whole Foods Market, Royal Caribbean Cruise Lines, Celebrity Cruises, LVMH, IPIC Theaters, The Related Group, ZOM, Stiles, Kolter, Greystar, BBX Capital, Millcreek, and WeWork among many more world-renowned brands.

As Founder and President of IDDI, Sherif Ayad’s passion for iconic design combined with a unique business approach to all design solutions has been the cornerstone of the company with recognition around the world in a multitude of trade publications, books, and awards throughout the years, contributing to his recognition as one of the leaders in the design industry since 1979.

IDDI is committed to providing compelling design solutions that build strong brand equity, create market differentiation, and ultimately increase sales and productivity for our clients. “We design environments as revenue producing machines; it’s really as simple as that”.

CERVERA REAL ESTATE

SALES & MARKETING

Cervera Real Estate is a Miami-based, family-owned and operated, full-service international real estate brokerage. Founded in 1969 as the first agency to exclusively represent developers in the sales and marketing of their projects, Cervera created a specialized field within the brokerage industry; and was the first to market extensively in international markets. Since then, Cervera has played a role in every Miami real estate cycle and closed more than \$22 billion in sales. The Cervera name has represented over 120 luxury high-rise condominium towers across South Florida and played an integral role in the revitalization of neighborhoods, including Brickell, Miami Beach's South of Fifth, Downtown Miami, Coconut Grove, and Edgewater. Today, Cervera continues to broaden its international relationships, while expanding its global reach. In 2021, the firm was selected for membership in Leading Real Estate Companies of the World TM and Luxury Portfolio International TM.



Alicia Cervera Lamadrid, Jesse Ottley, and Alicia Lamadrid Paysse



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