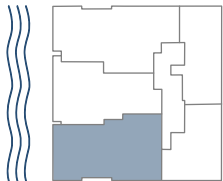
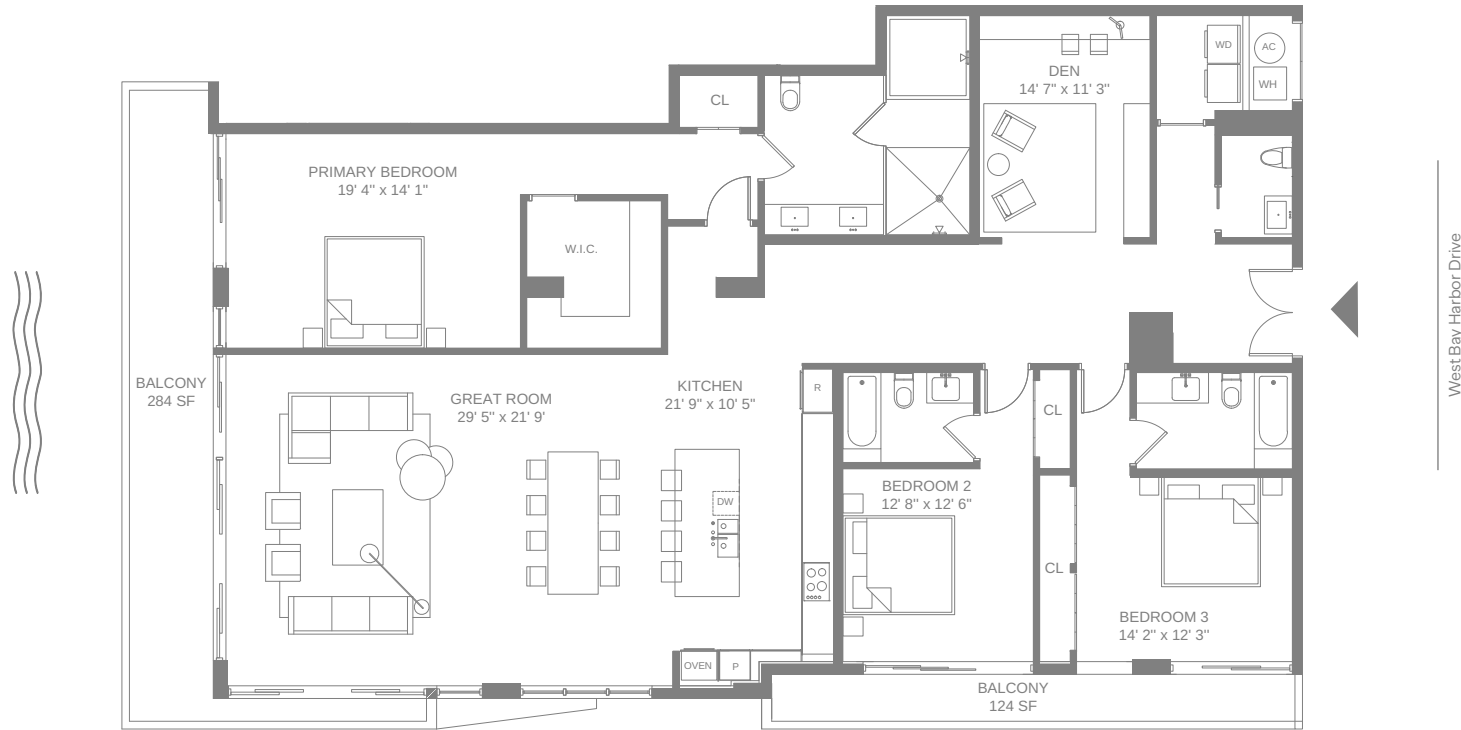


Residence 301

Floor 3

3 Bedrooms + Den
3 Bathrooms
Powder Room

Interior 2,872 SF / 266.8 M²
Exterior 408 SF / 44.6 M²
Total 3,280 SF / 304.7 M²



PROPERTY ADDRESS: 9900 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154



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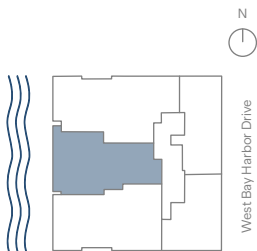
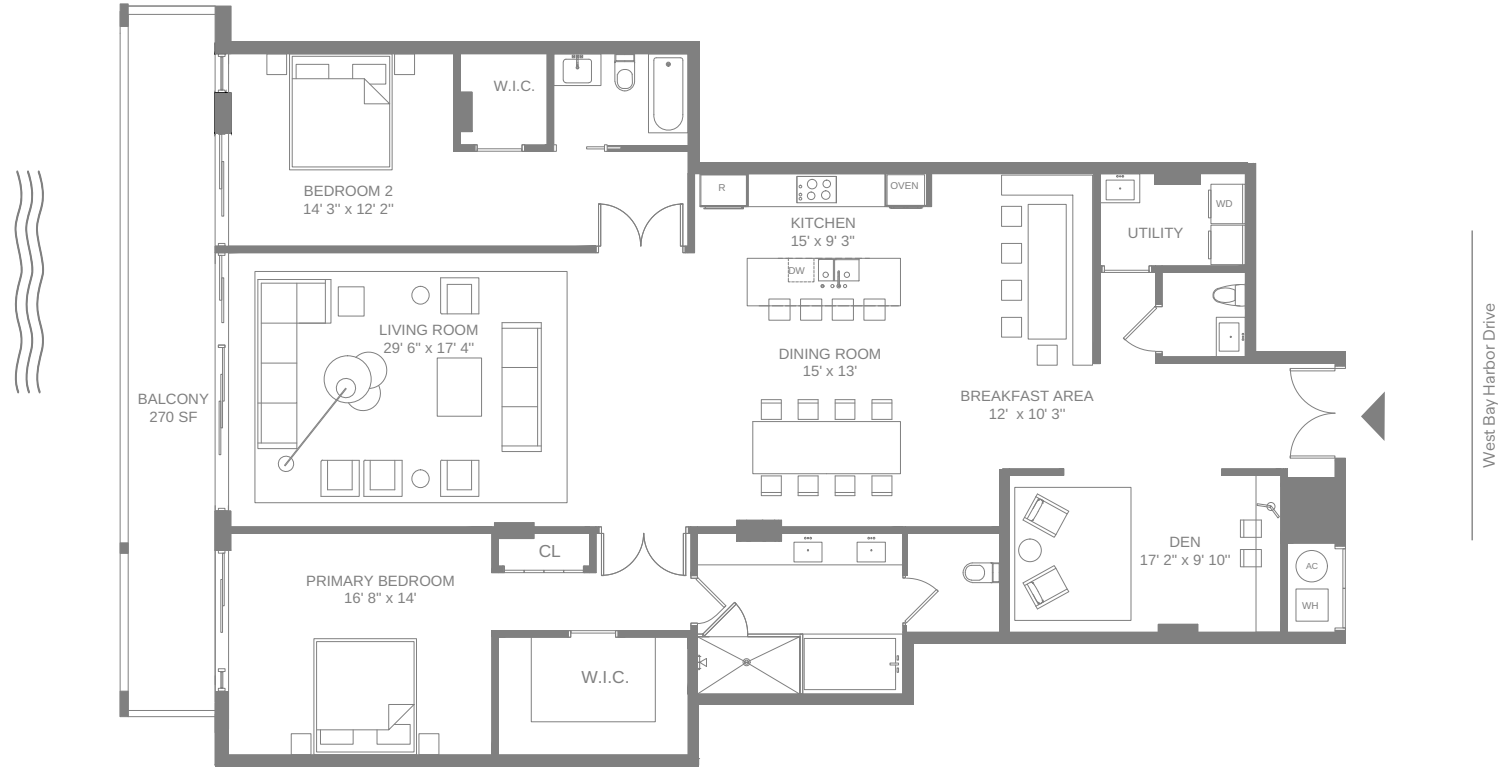
Residence 302

Floor 3

9900 WEST

2 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,560 SF / 237.8 M²
Exterior 270 SF / 25.1 M²
Total 2,830 SF / 262.9 M²



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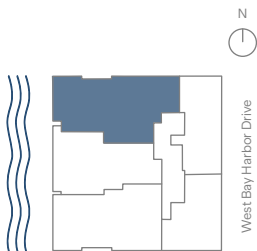
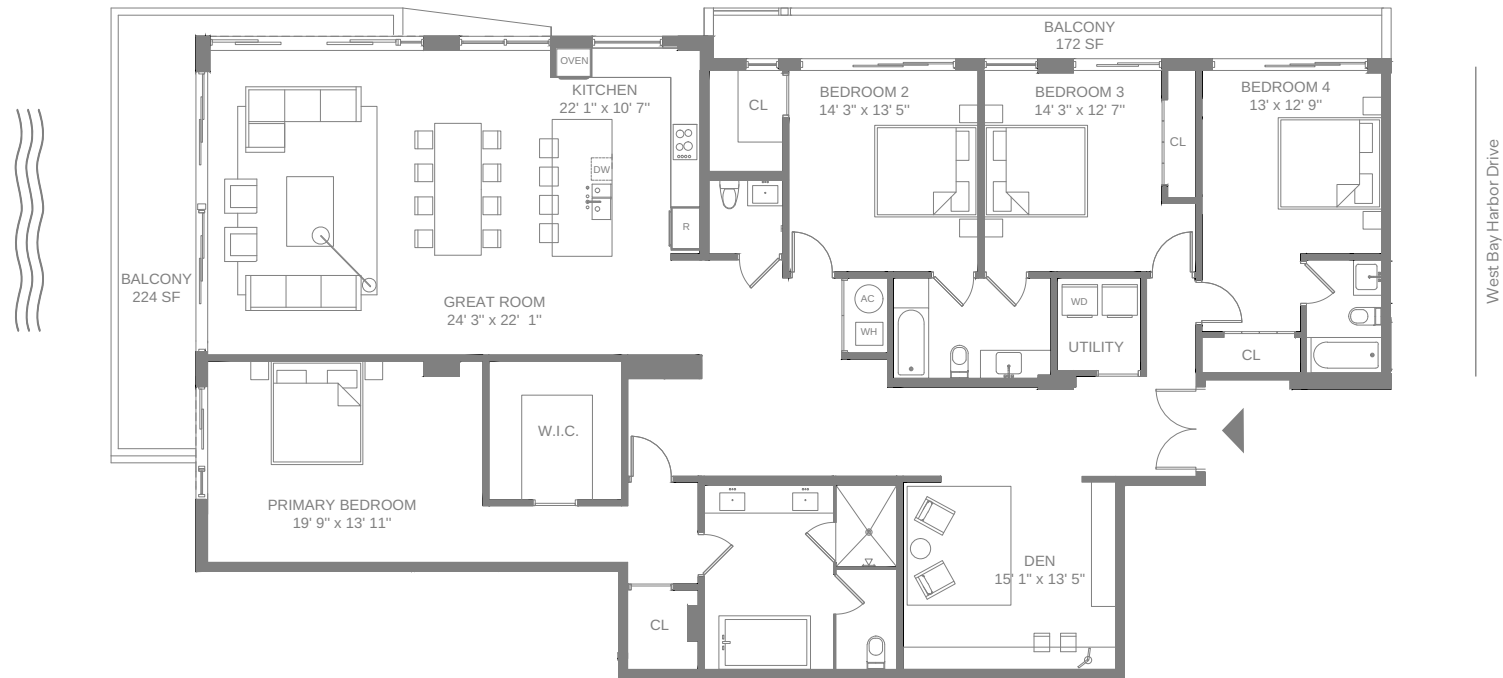
Residence 303

Floor 3

9900 WEST

4 Bedrooms + Den
3 Bathrooms
Powder Room

Interior 3,152 SF / 292.8 M²
Exterior 396 SF / 36.8 M²
Total 3,548 SF / 329.6 M²



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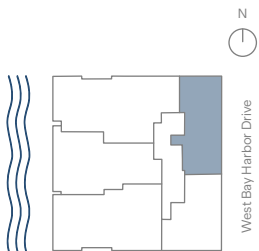
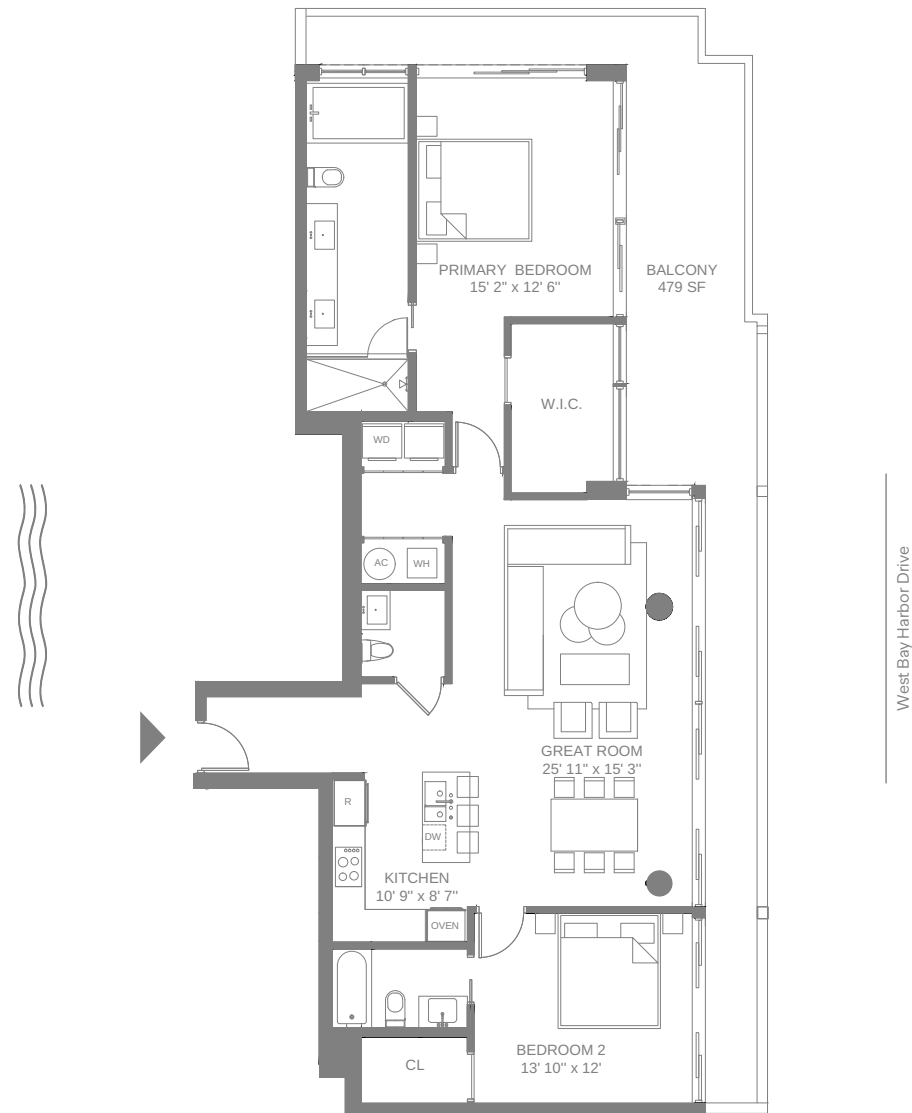
Residence 304

Floor 3

2 Bedrooms
2 Bathrooms
Powder Room

Interior 1,516 SF / 140.8 M²
Exterior 479 SF / 44.5 M²
Total 1,995 SF / 185.3 M²

9900 WEST



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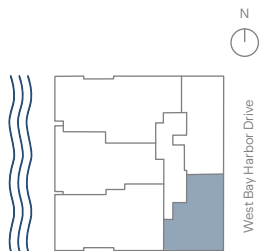
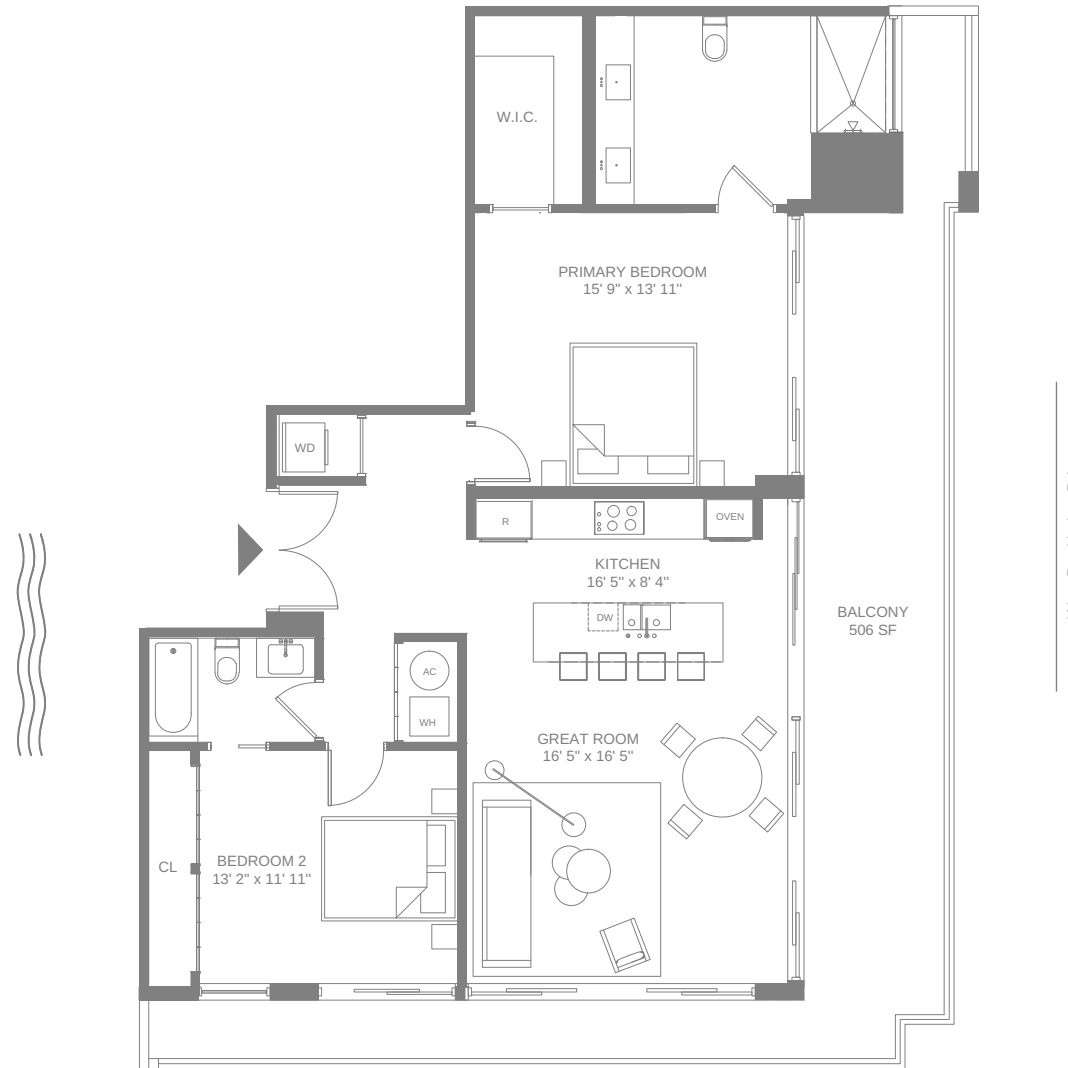
Residence 305

Floor 3

2 Bedrooms
2 Bathrooms

Interior 1,358 SF / 126.2 M²
Exterior 506 SF / 47 M²
Total 1,864 SF / 173.2 M²

9900 WEST



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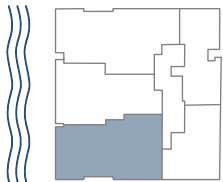
Residence 401

Floor 4

9900 WEST

3 Bedrooms + Den
3 Bathrooms
Powder Room

Interior 2,872 SF / 266.8 M²
Exterior 401 SF / 37.2 M²
Total 3,273 SF / 304.1 M²



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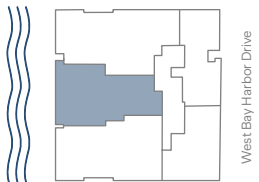
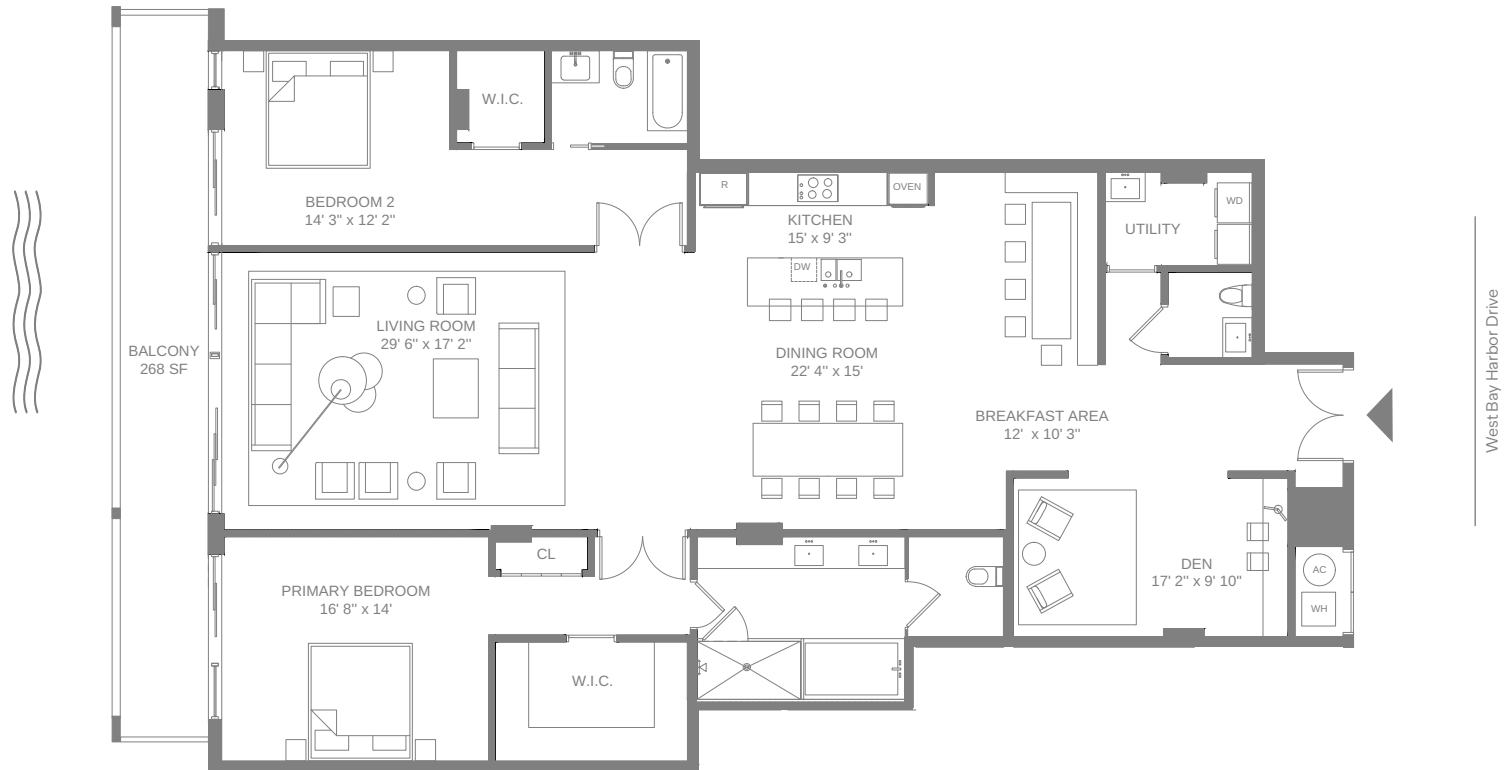
Residence 402

Floor 4

9900 WEST BAY HARBOR DRIVE

2 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,560 SF / 237.8 M²
Exterior 268 SF / 25 M²
Total 2,828 SF / 262.7 M²



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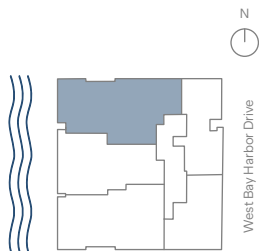
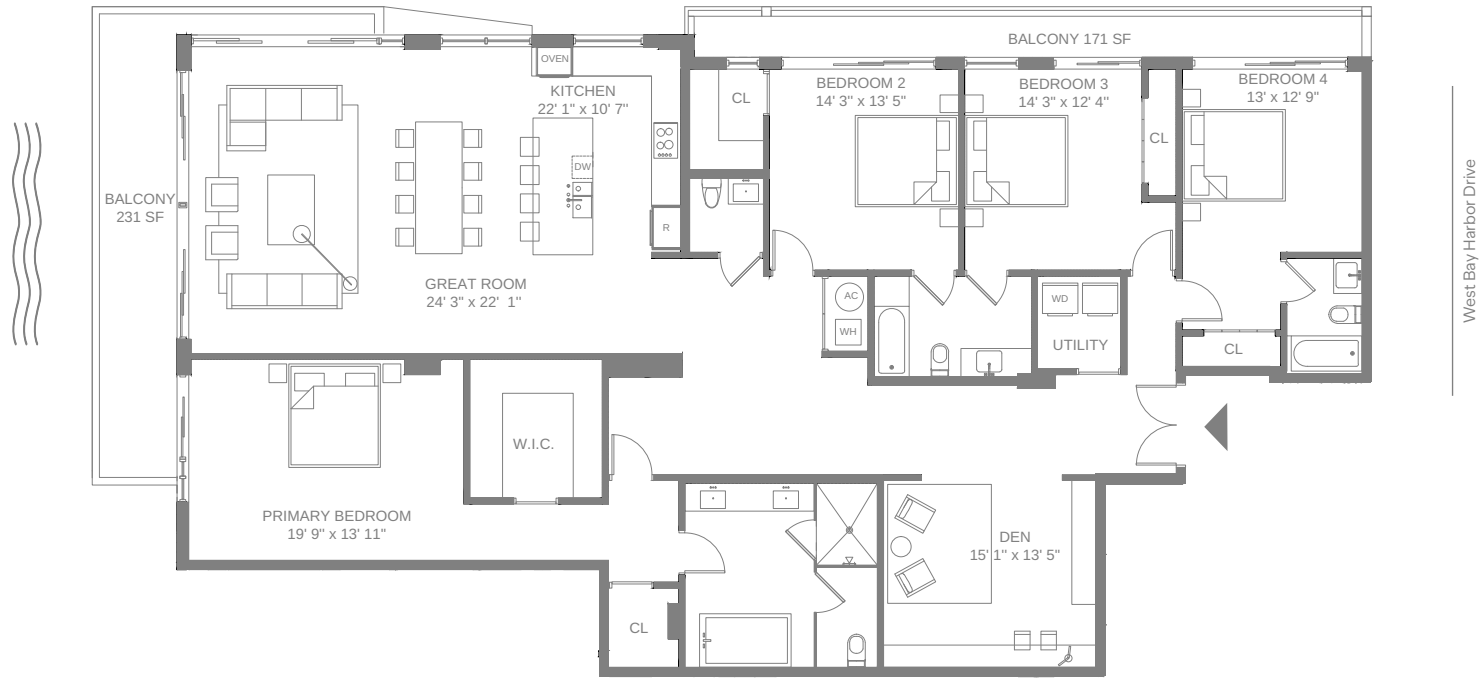
Residence 403

Floor 4

9900 WEST

4 Bedrooms + Den
3 Bathrooms
Powder Room

Interior 3,152 SF / 292.8 M²
Exterior 402 SF / 37.3 M²
Total 3,554 SF / 330.2 M²



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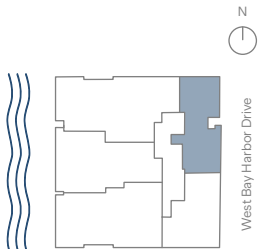
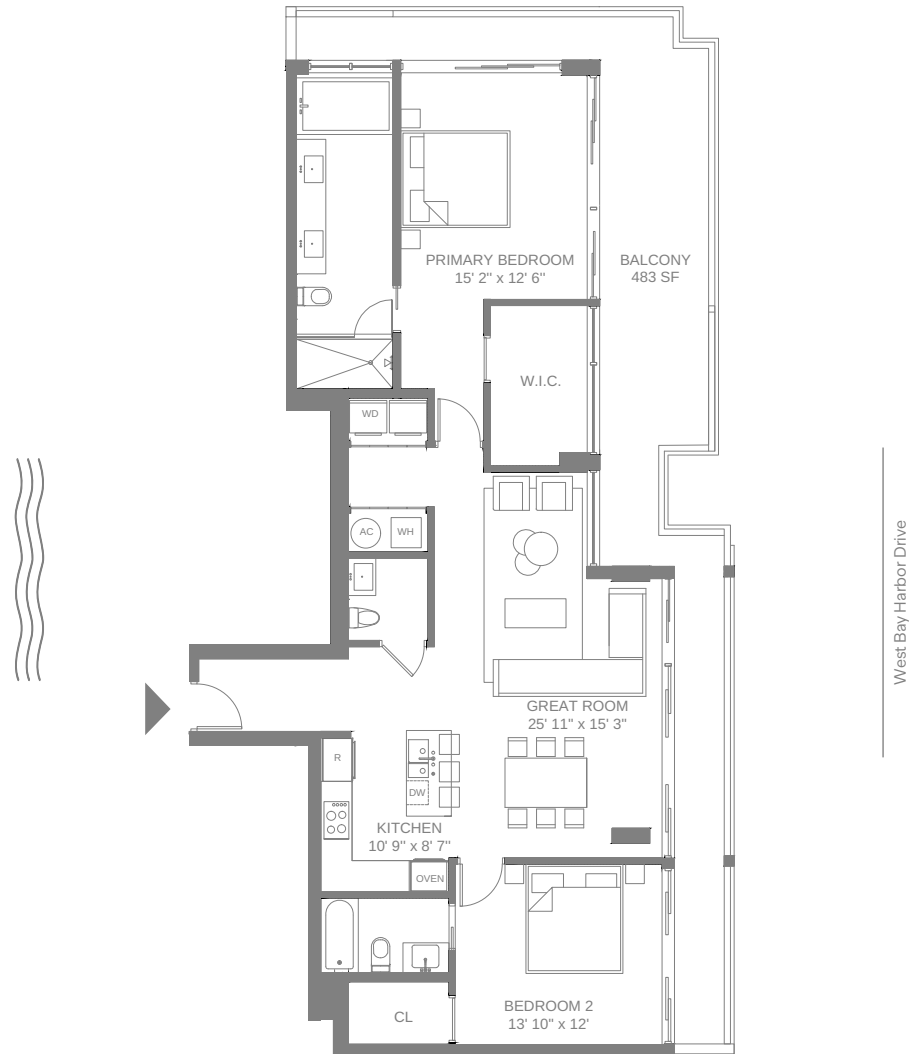
Residence 404

Floor 4

2 Bedrooms
2 Bathrooms
Powder Room

Interior 1,480 SF / 137.5 M²
Exterior 483 SF / 44.9 M²
Total 1,963 SF / 182.4 M²

9900 WEST



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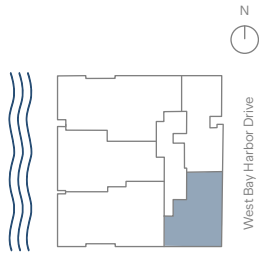
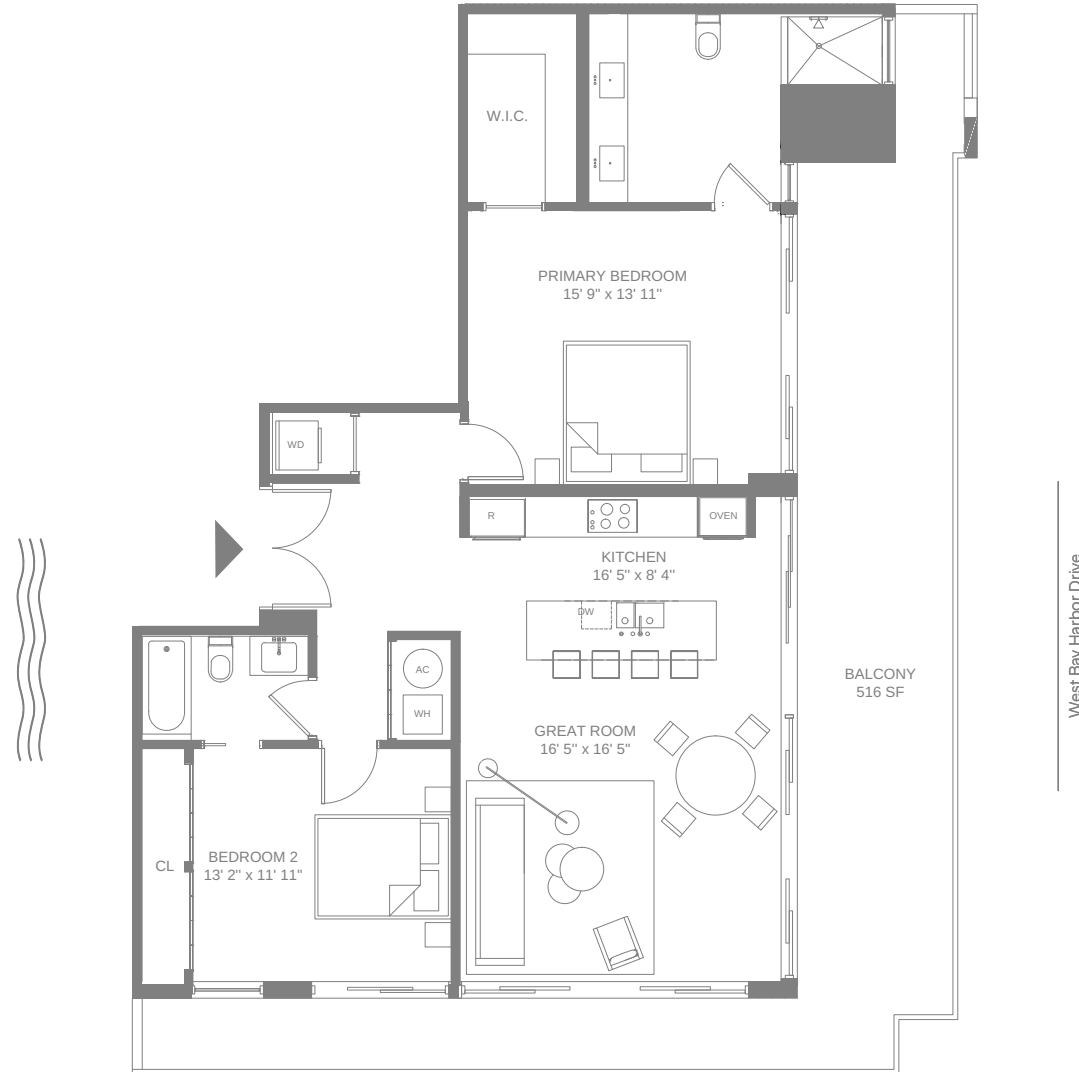
Residence 405

Floor 4

2 Bedrooms
2 Bathrooms

Interior 1,358 SF / 126.2 M²
Exterior 516 SF / 47.9 M²
Total 1,874 SF / 174.1 M²

9900 WEST



PROPERTY ADDRESS: 9900 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154



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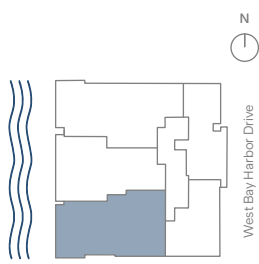
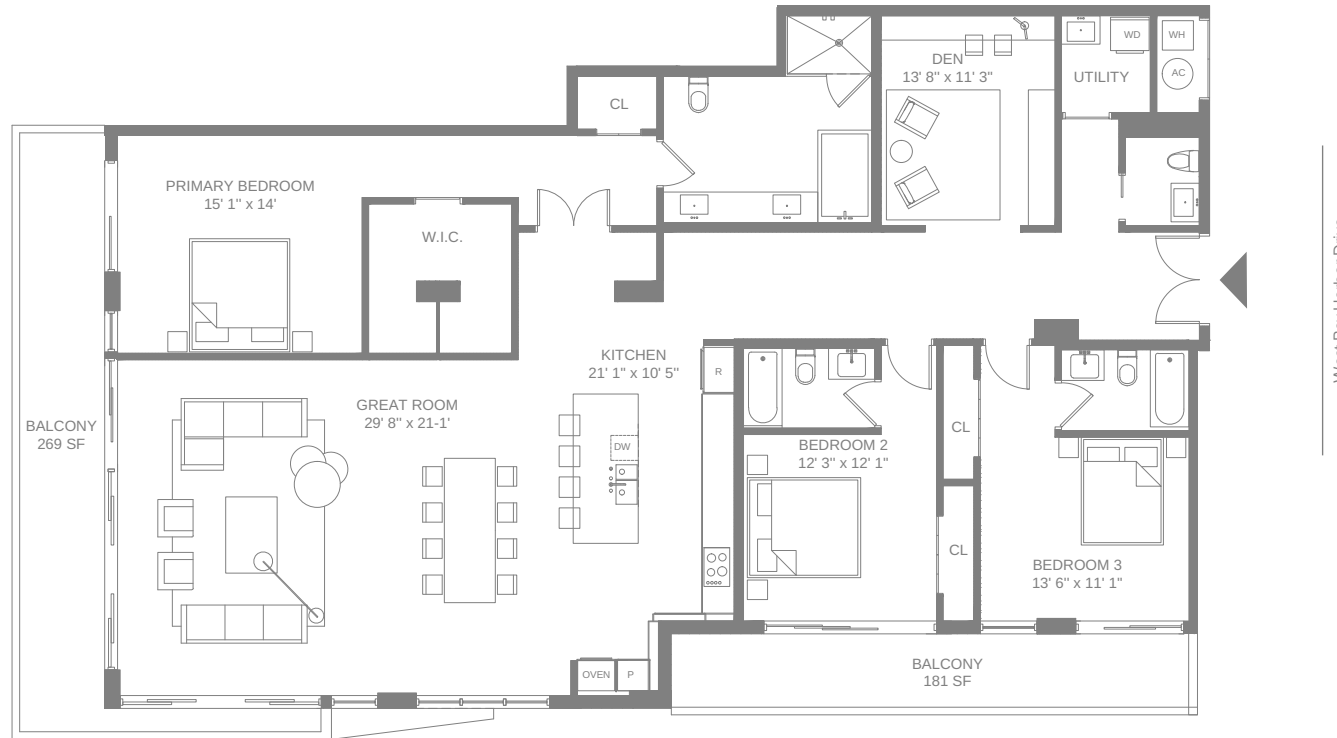
Residence 501

Floor 5

9900 WEST

3 Bedrooms + Den
3 Bathrooms
Powder Room

Interior 2,760 SF / 256.4 M²
Exterior 450 SF / 41.8 M²
Total 3,210 SF / 298.2 M²



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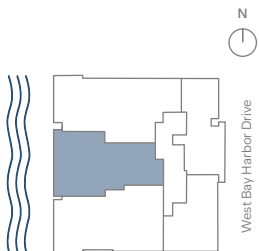
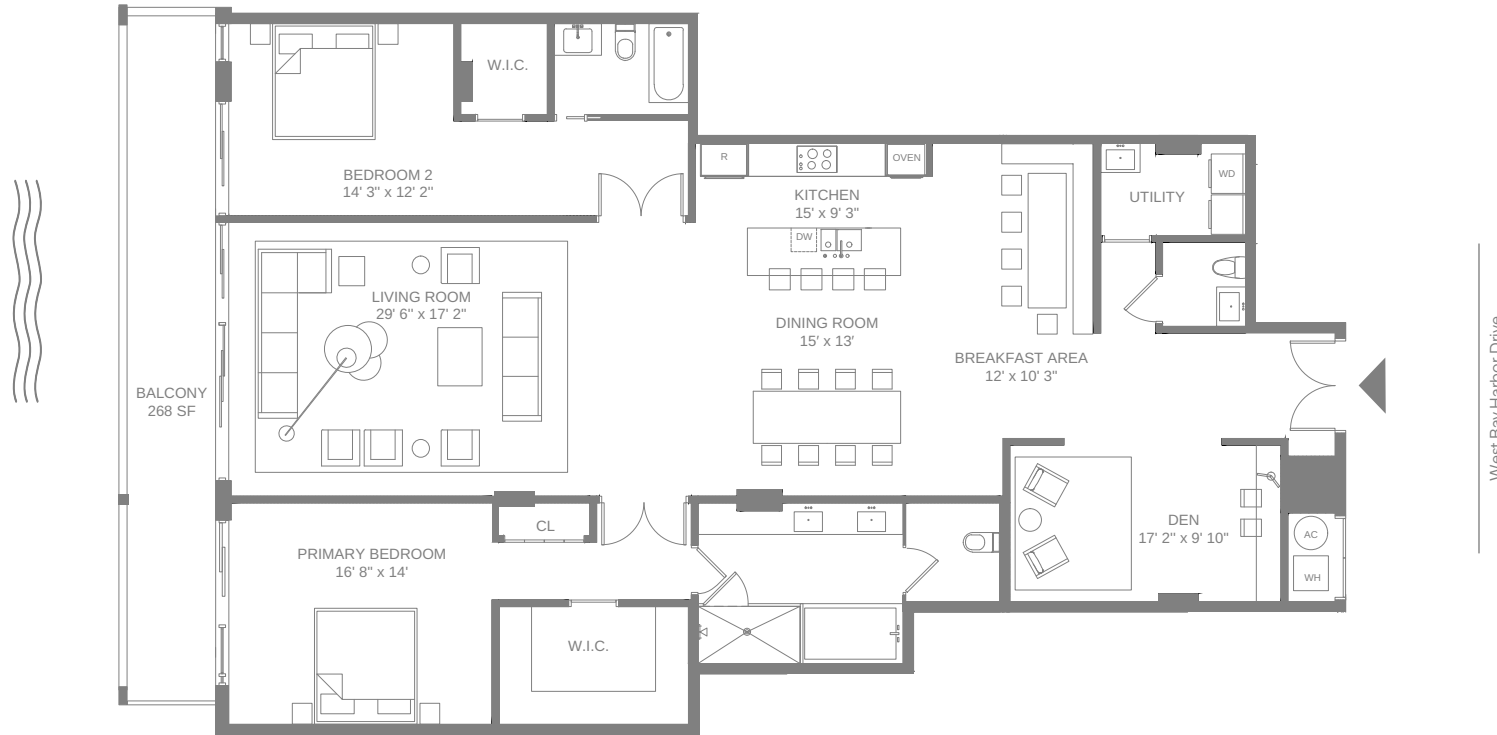
Residence 502

Floor 5

9900 WEST

2 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,560 SF / 237.8 M²
Exterior 268 SF / 25 M²
Total 2,828 SF / 262.7 M²



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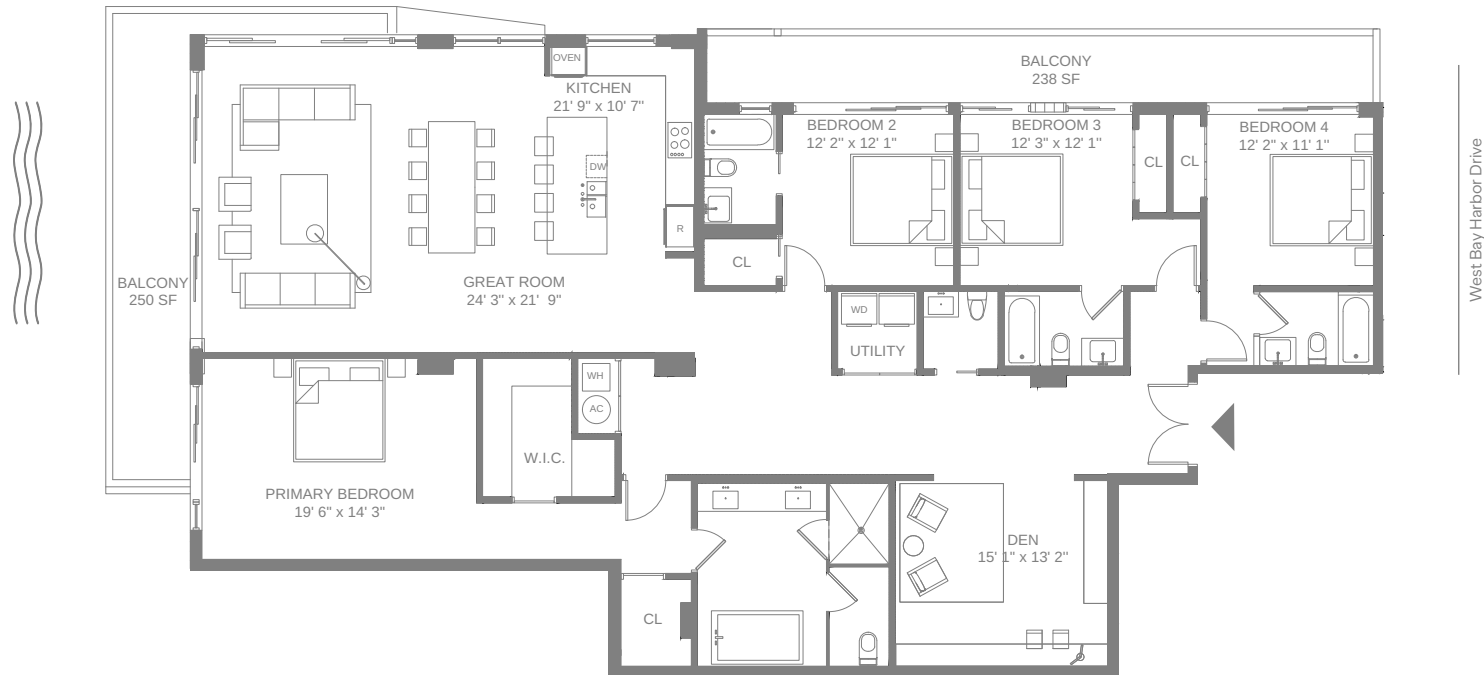
Residence 503

Floor 5

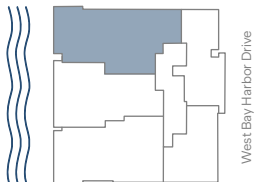
9900 WEST

4 Bedrooms + Den
4 Bathrooms
Powder Room

Interior 2,995 SF / 278.2 M²
Exterior 488 SF / 45.3 M²
Total 3,483 SF / 323.6 M²



West Bay Harbor Drive



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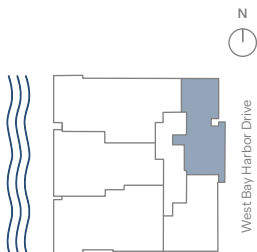
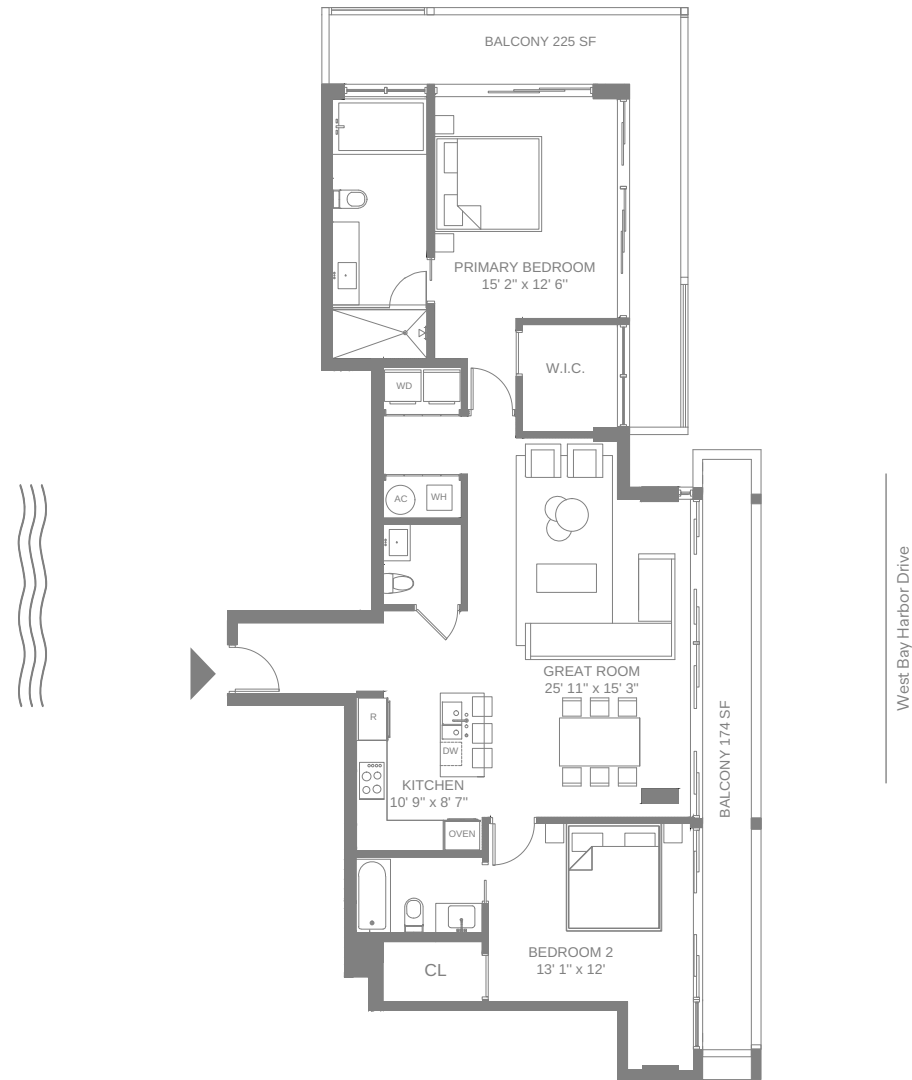
Residence 504

Floor 5

2 Bedrooms
2 Bathrooms
Powder Room

Interior 1,452 SF / 134.9 M²
Exterior 399 SF / 37.1 M²
Total 1,851 SF / 172 M²

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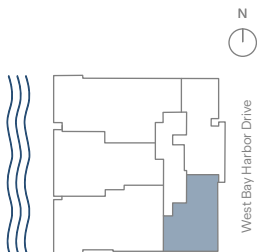
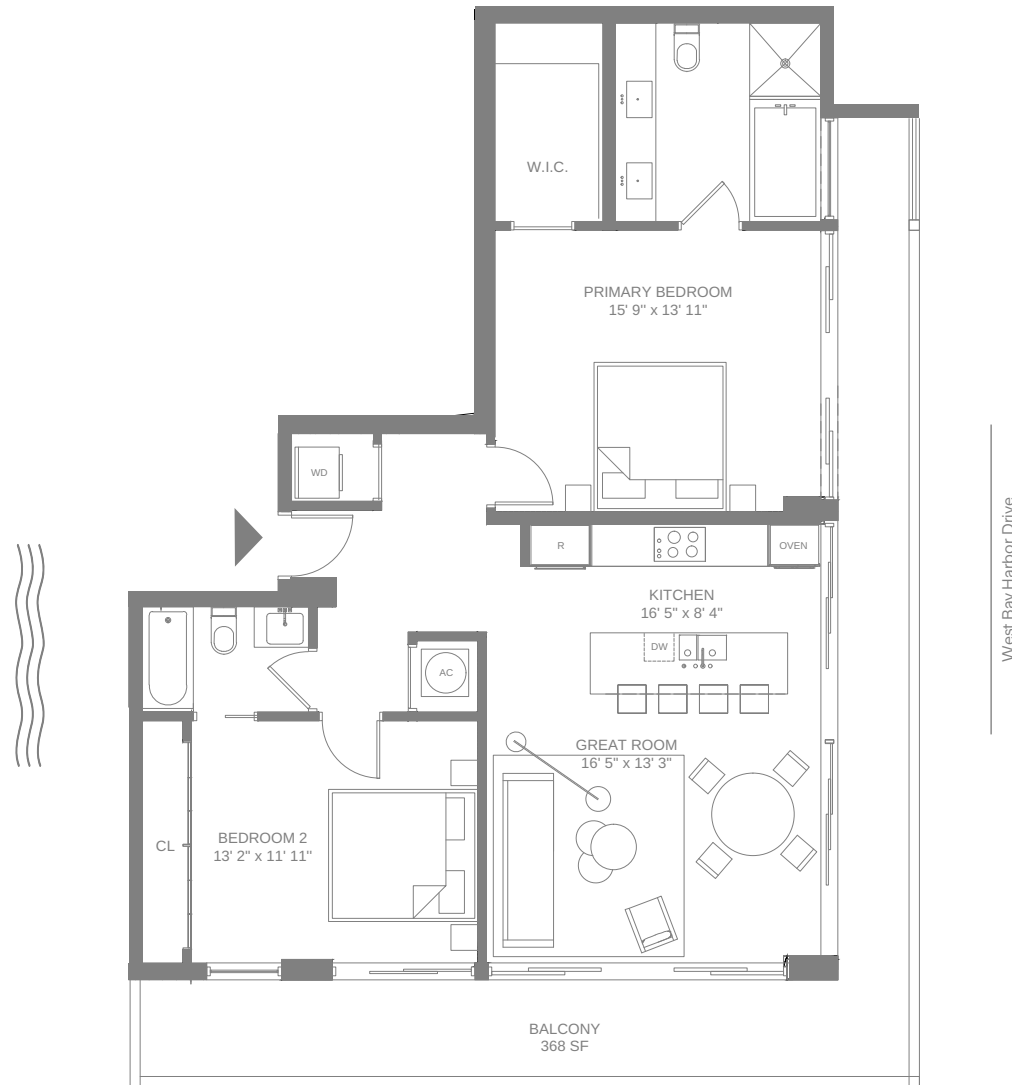
Residence 505

Floor 5

2 Bedrooms
2 Bathrooms

Interior 1,213 SF / 112.7 M²
Exterior 368 SF / 34.5 M²
Total 1,581 SF / 146.9 M²

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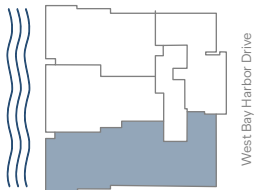
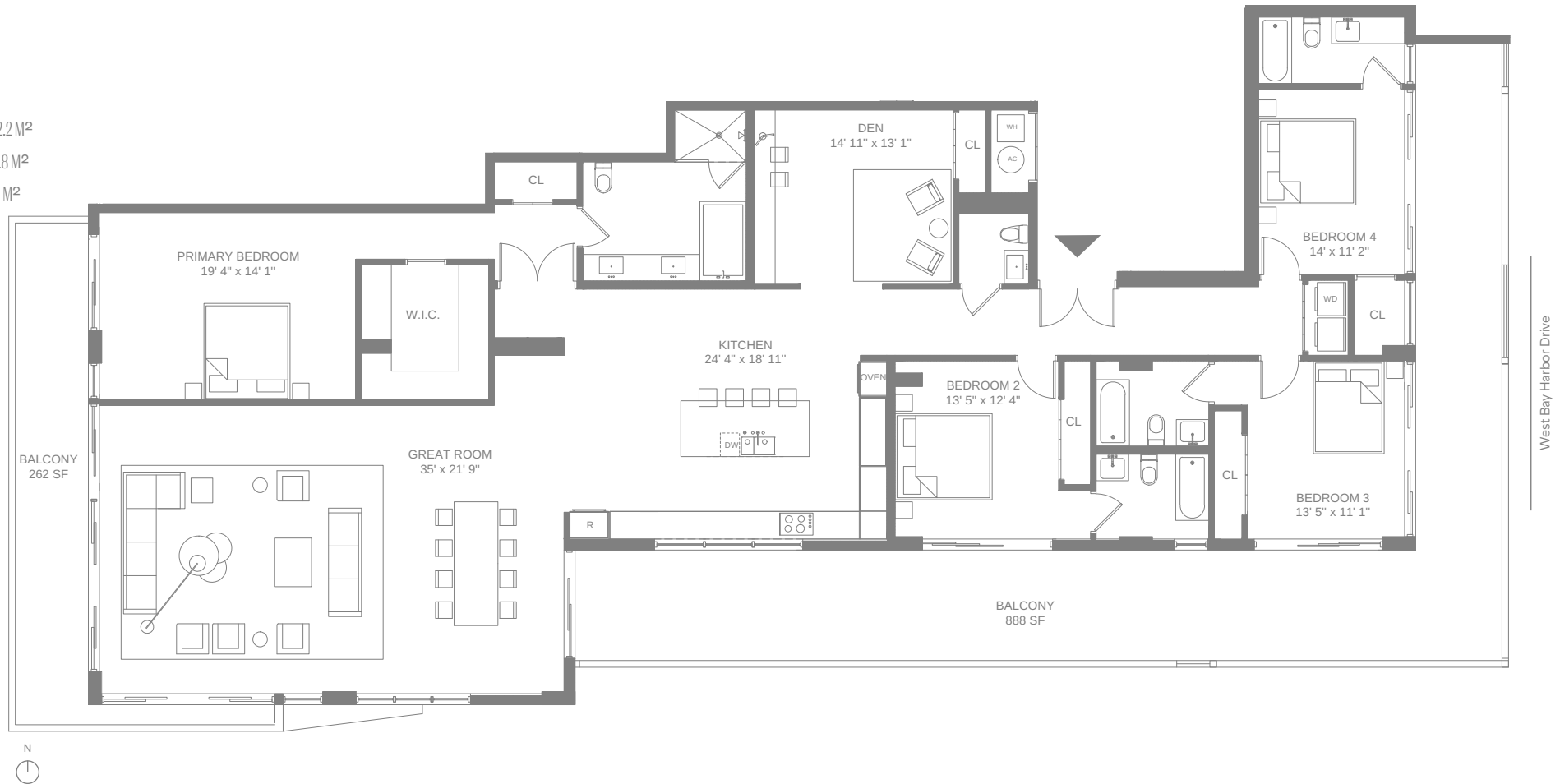
Residence 601

Floor 6

9900 WEST

4 Bedrooms + Den
4 Bathrooms
Powder Room

Interior 3,360 SF / 312.2 M²
Exterior 1,150 SF / 106.8 M²
Total 4,510 SF / 419 M²



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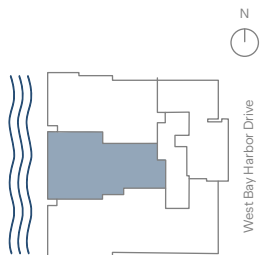
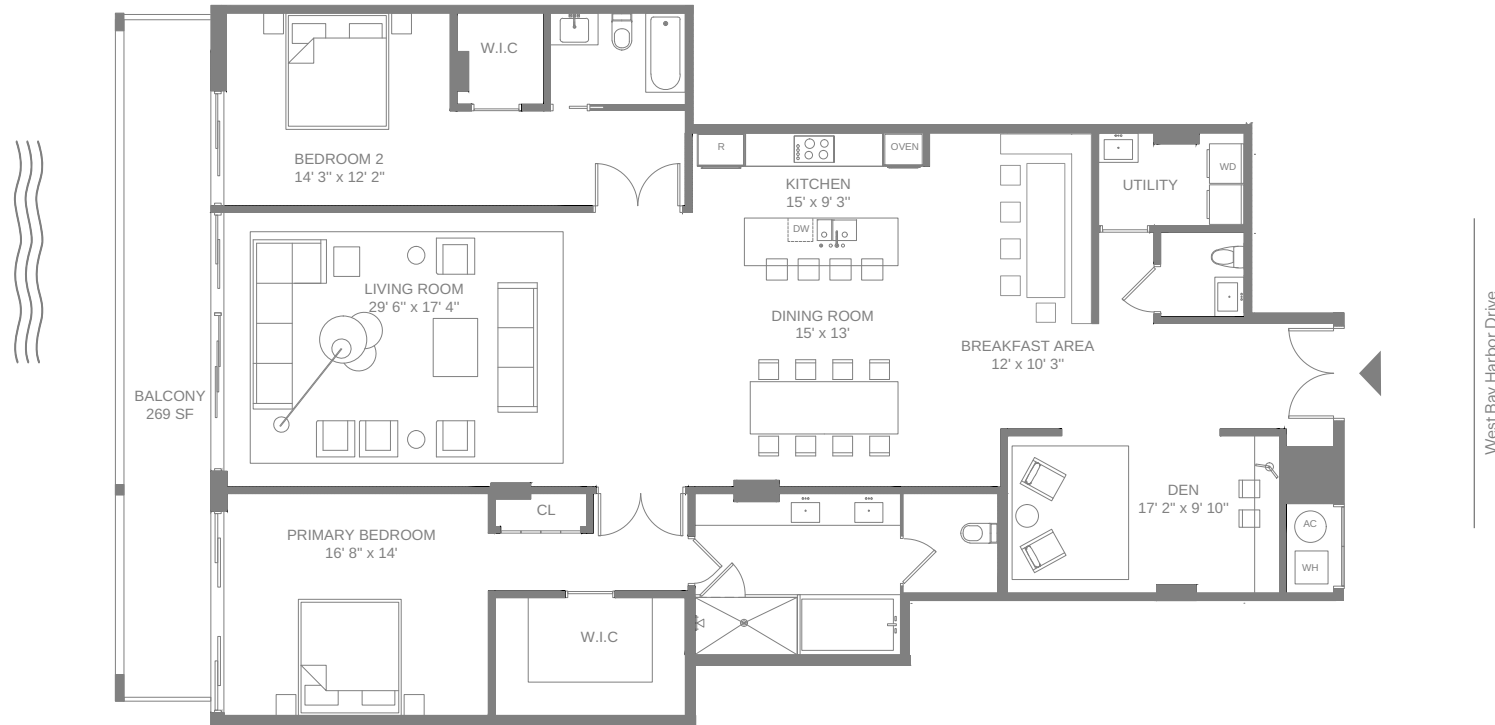
Residence 602

Floor 6

9900 WEST

2 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,560 SF / 237.8 M²
Exterior 269 SF / 25 M²
Total 2,829 SF / 262.8 M²



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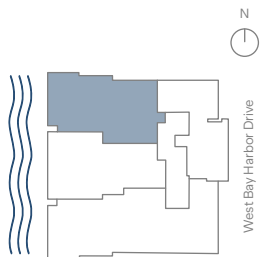
Residence 603

Floor 6

9900 WEST

3 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,475 SF / 229.9 M²
Exterior 509 SF / 47.3 M²
Total 2,984 SF / 277.2 M²



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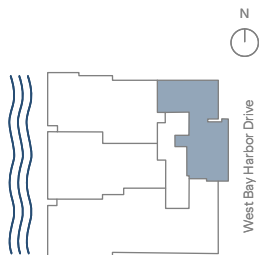
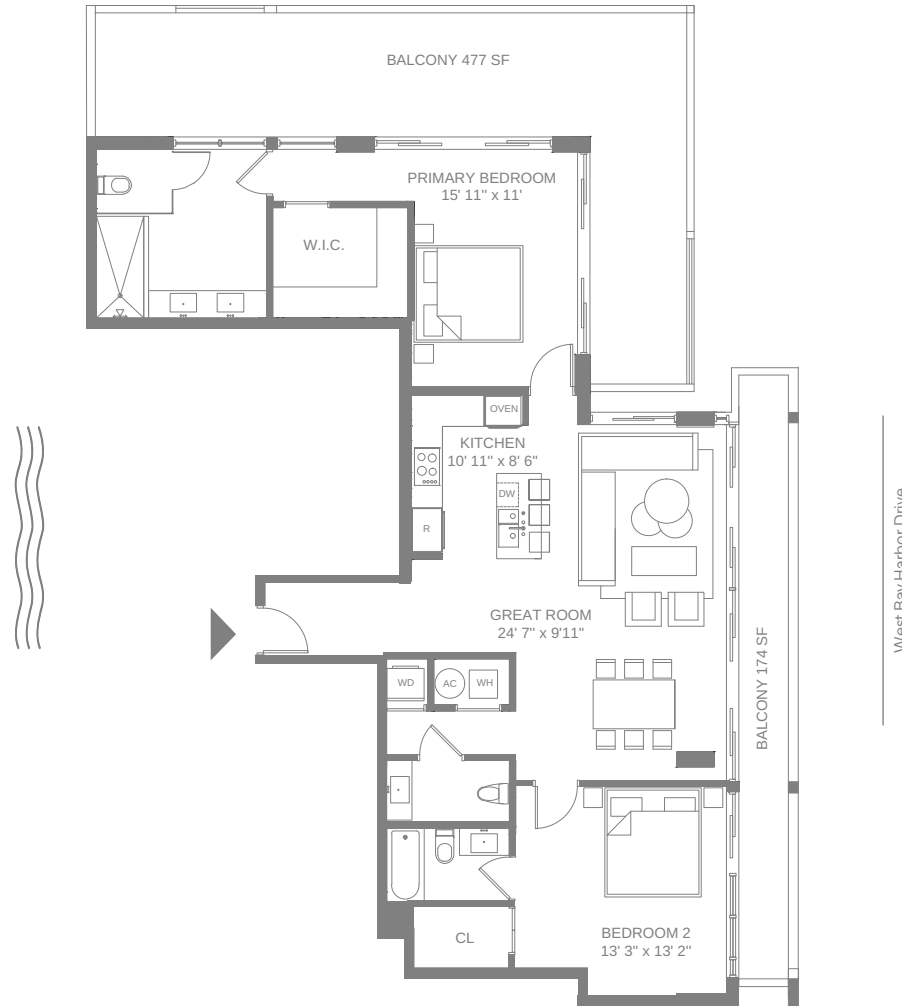
Residence 604

Floor 6

2 Bedrooms
2 Bathrooms
Powder Room

Interior 1,455 SF / 135.2 M²
Exterior 651 SF / 60.5 M²
Total 2,106 SF / 195.6 M²

9900 WEST



PROPERTY ADDRESS: 9900 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

This condominium is being developed by Horizon BHL LLC, a Florida limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to 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. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by Section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. 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. FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR, FILE NO. CP21-0065. Stated square footages and dimensions are measured to the exterior boundaries of the exterior 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. 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. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

Penthouse 1

Floor 7

9900 WEST

4 Bedrooms + Den

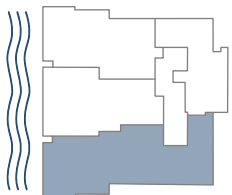
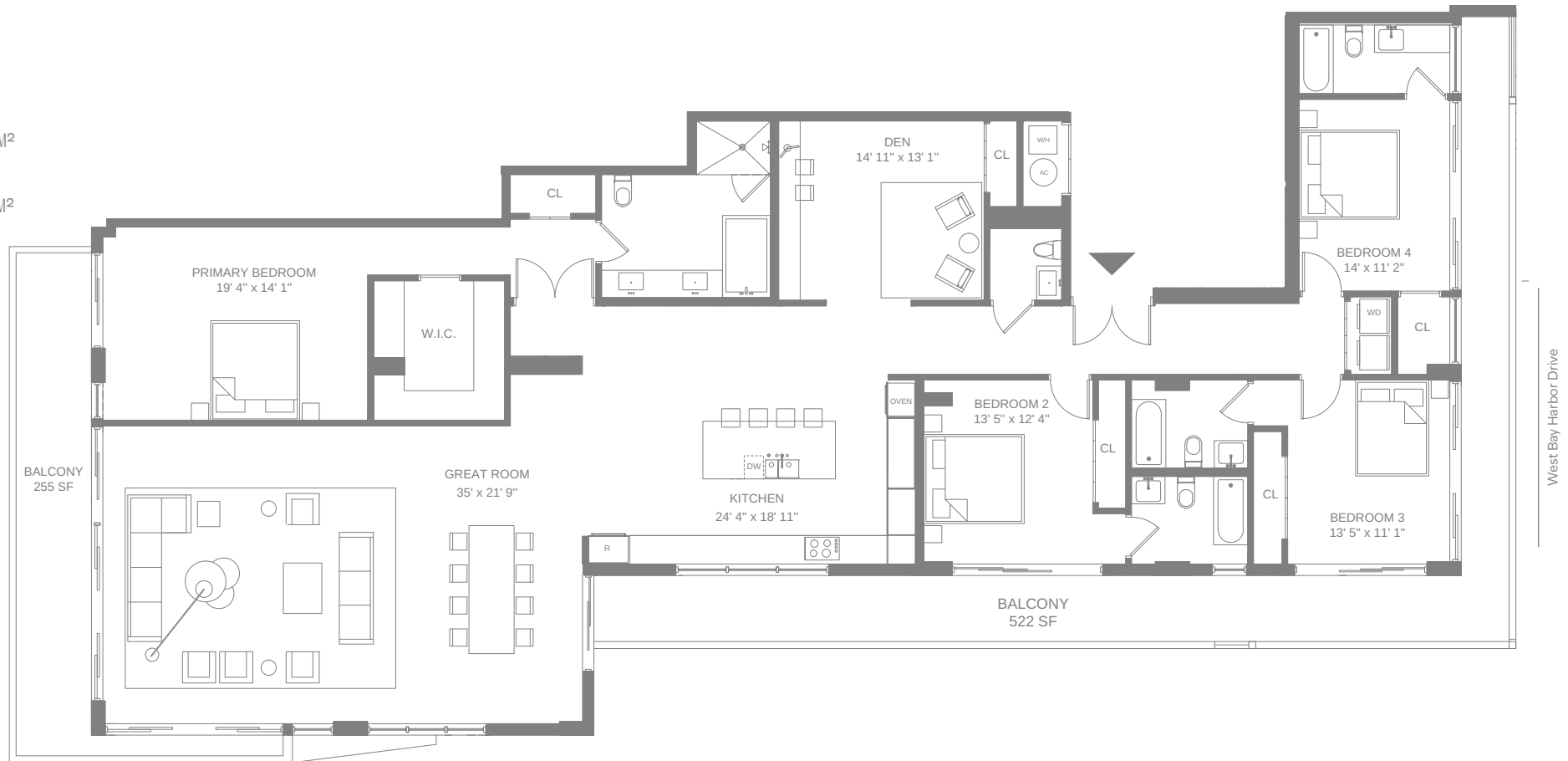
4 Bathrooms

Powder Room

Interior 3,360 SF / 312.2 M²

Exterior 777 SF / 72.2 M²

Total 4,137 SF / 384.3 M²



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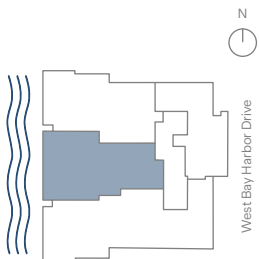
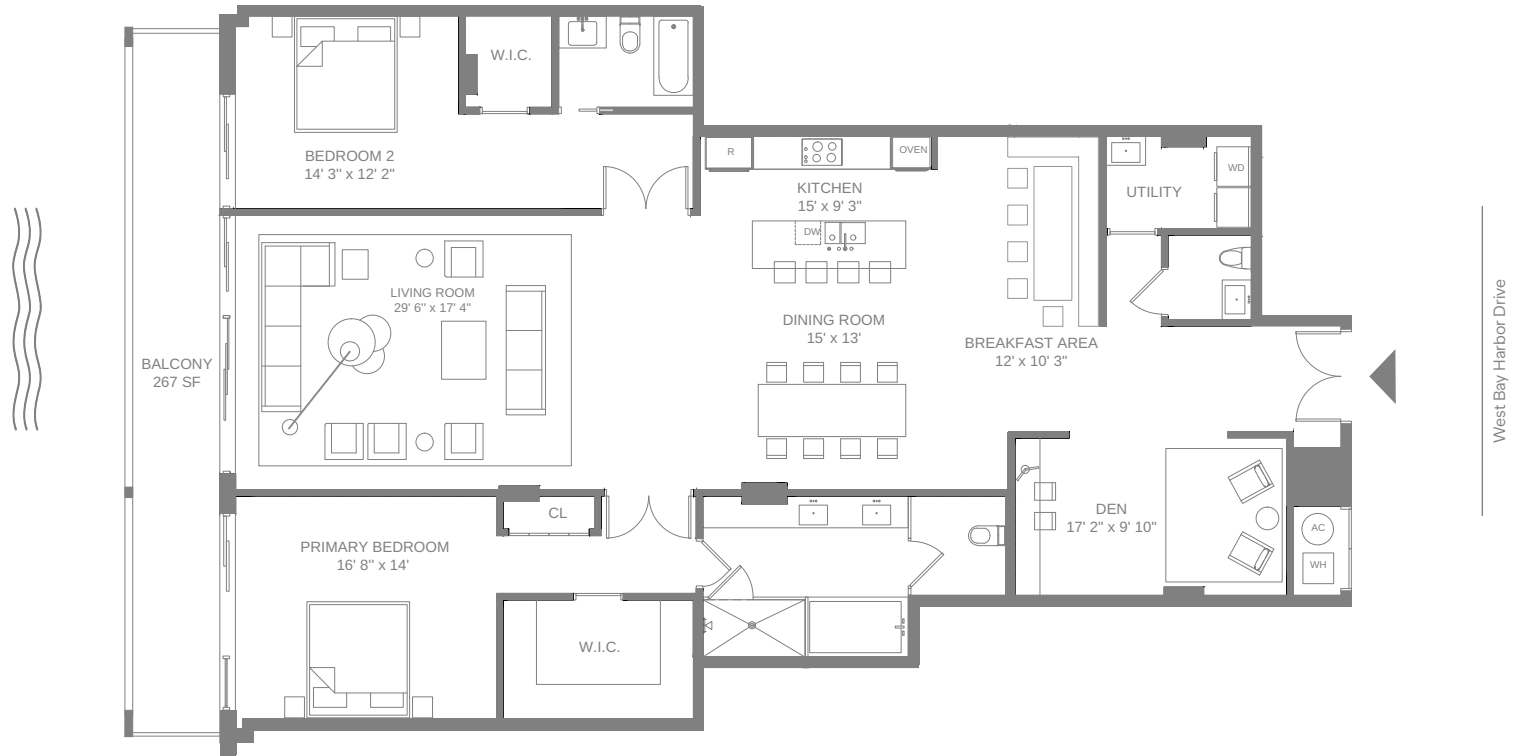
Penthouse 2

Floor 7

9900 WEST

2 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,560 SF / 237.8 M²
Exterior 267 SF / 24.8 M²
Total 2,827 SF / 262.3 M²



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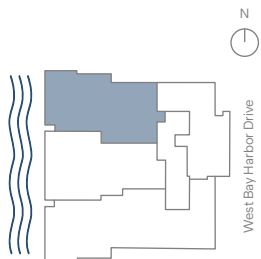
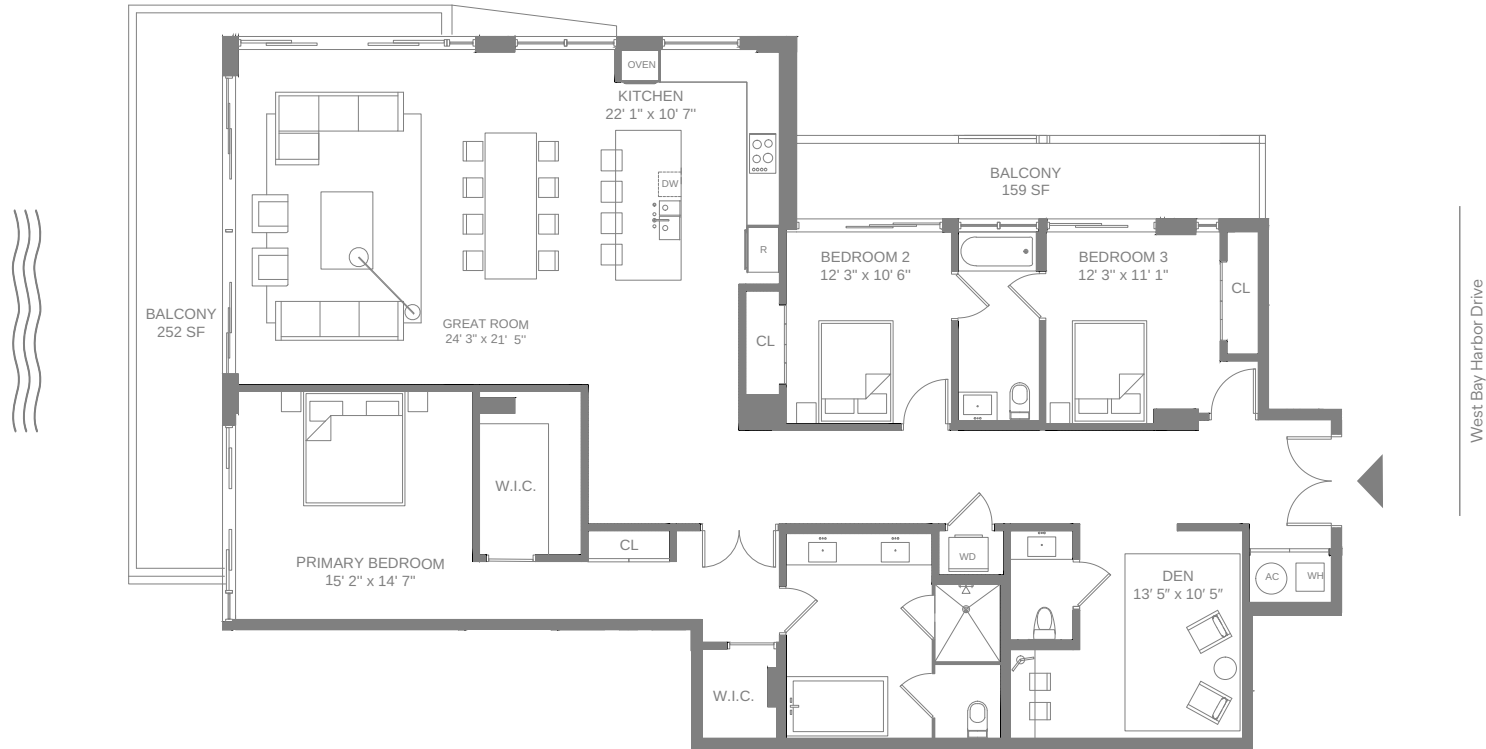
Penthouse 3

Floor 7

9900 WEST

3 Bedrooms + Den
2 Bathrooms
Powder Room

Interior 2,475 SF / 229.9 M²
Exterior 411 SF / 38.2 M²
Total 2,886 SF / 268.1 M²



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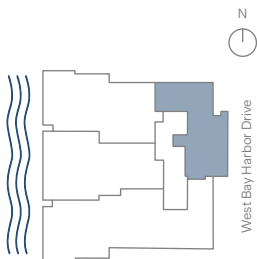
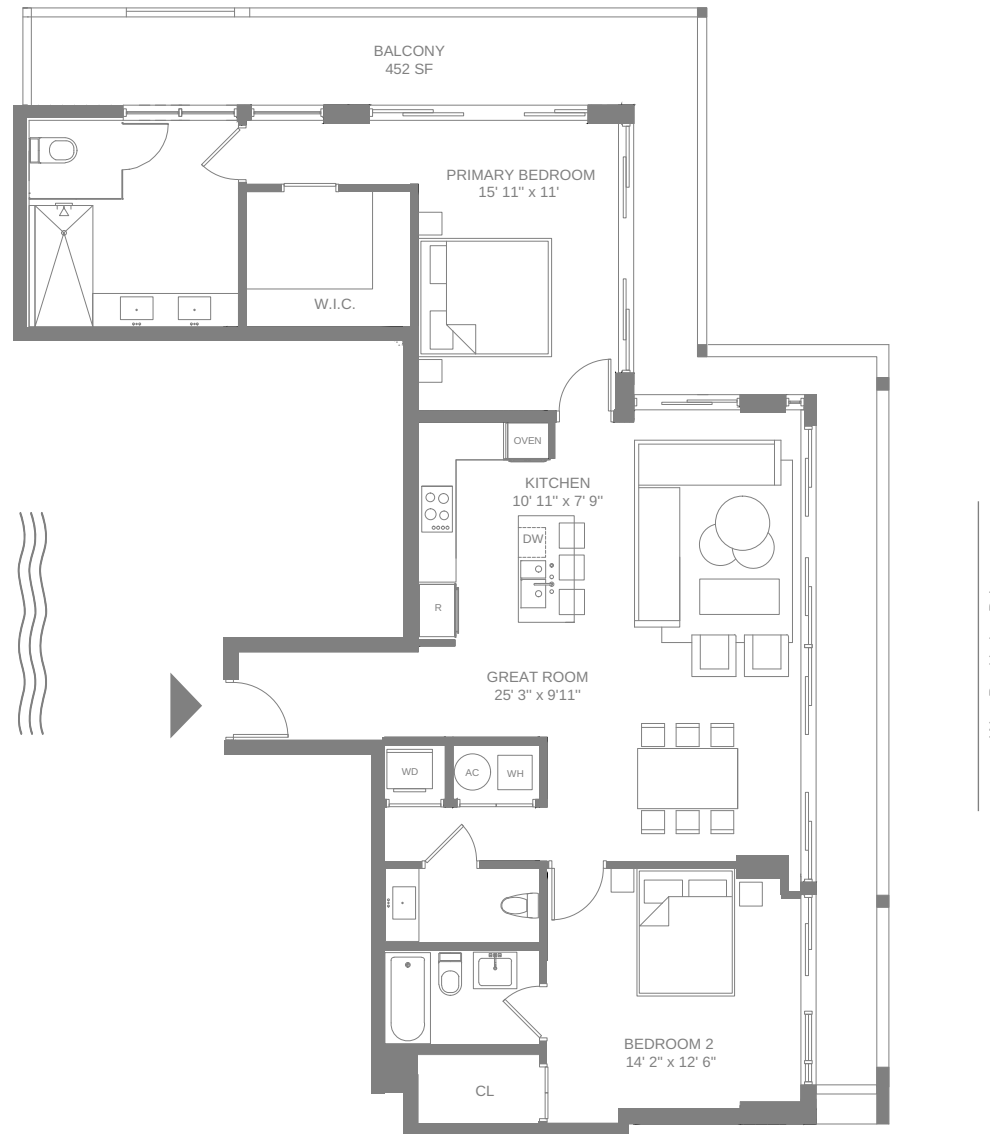
Penthouse 4

Floor 7

2 Bedrooms
2 Bathrooms
Powder Room

Interior 1,455 SF / 135.2 M²
Exterior 452 SF / 42 M²
Total 1,907 SF / 177.2 M²

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