



# Caribbean Isles

## Miami, Florida

*A unique opportunity to invest in an exclusive high-end gated community*



## Why Miami?

### Miami is recognized as America's 2nd leading international financial and business center

- Home to the largest concentration of international banks in the United States
- The eighth-largest metropolitan area in the United States
- Miami is recognized as America's Cleanest City
- Miami serves as the headquarters of Latin American operations for more than 1400 multinational corporations, nicknamed "Capital of Latin America"
- The major tourism hub, No.2 in the U.S. after New York City and No.13 in the world
- Miami is famous for elite brands, distinguished department stores and the huge choice of designer shops.
- Miami International Airport and Port Miami are among the nation's busiest ports of entry



Miami's skyline is ranked third-most impressive in the U.S., behind New York City and Chicago



# World Class Infastructure



Port Miami -The largest cruise ship port in the world. "Cruise Capital of the World" and the "Cargo Gateway of the Americas"

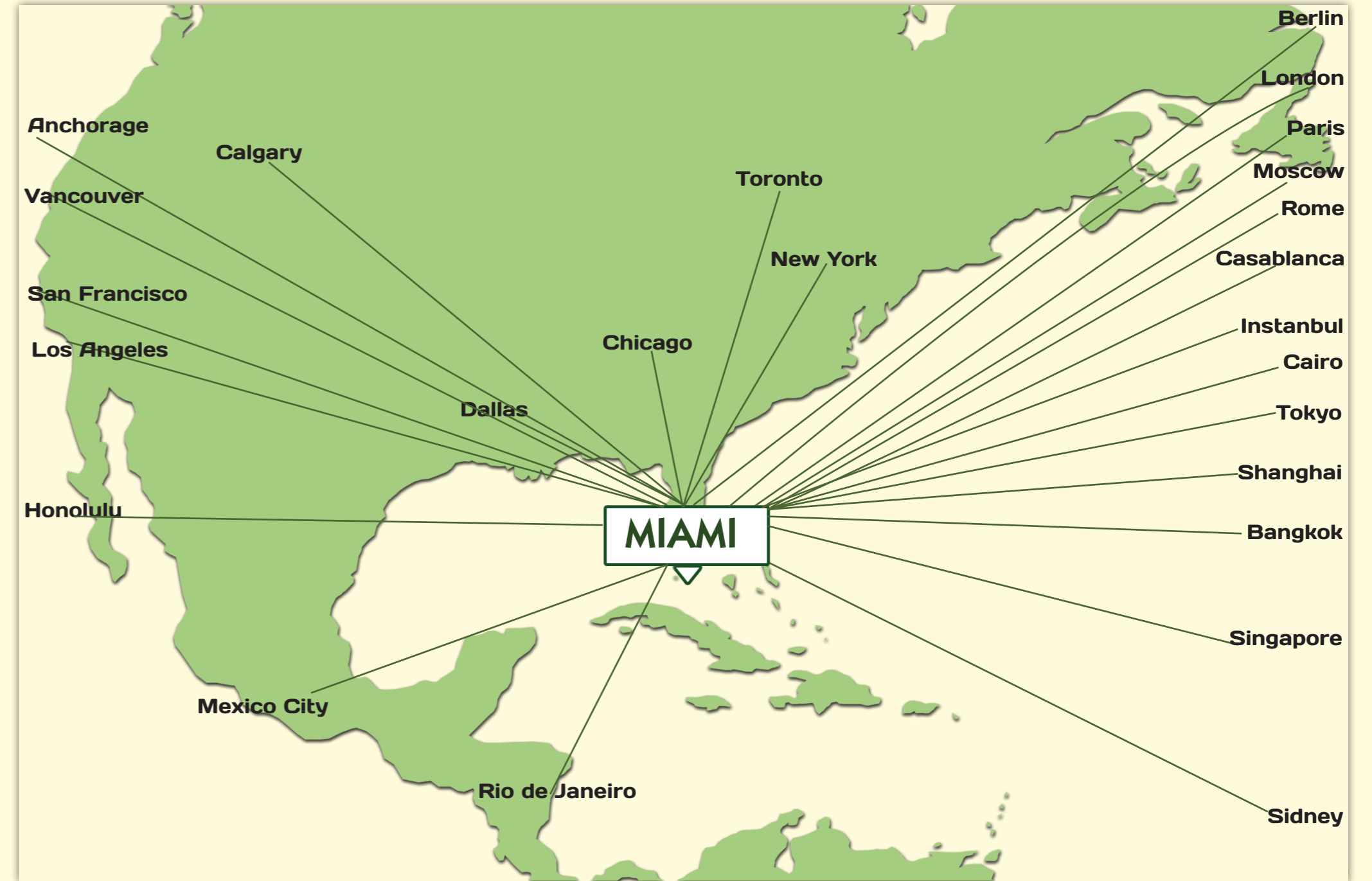


Ranked No.1 in the United States by percentage of international flights and No.2 by volume of international passengers, behind only New York-JFK.

The airport handled more international cargo than any other airport in the United States.



Brightline Rail Travel from Miami to West Palm Beach in an hour with Fort Lauderdale in between – and coming soon, Phase Two expansion to Orlando.



# Why Homestead?

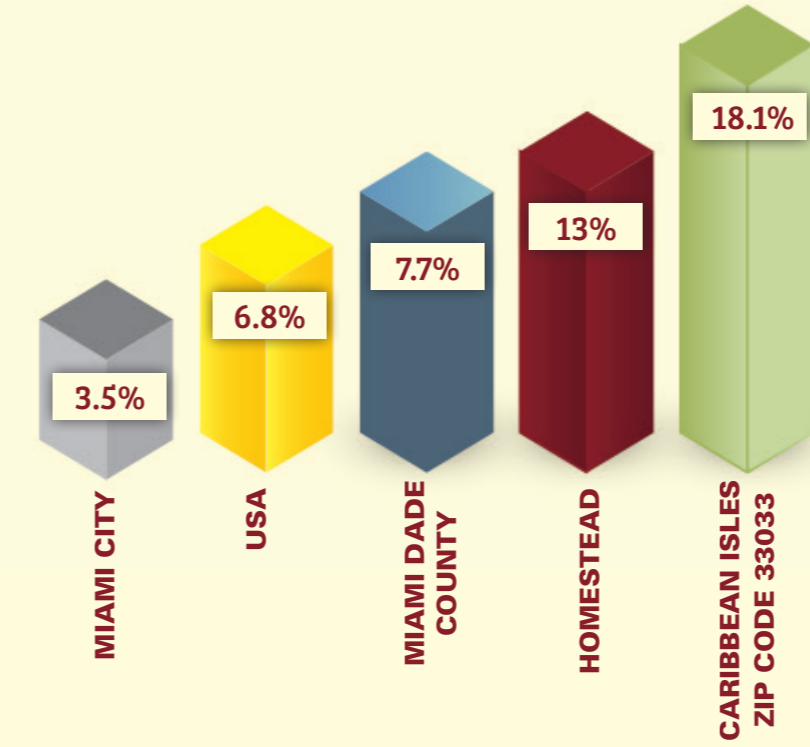
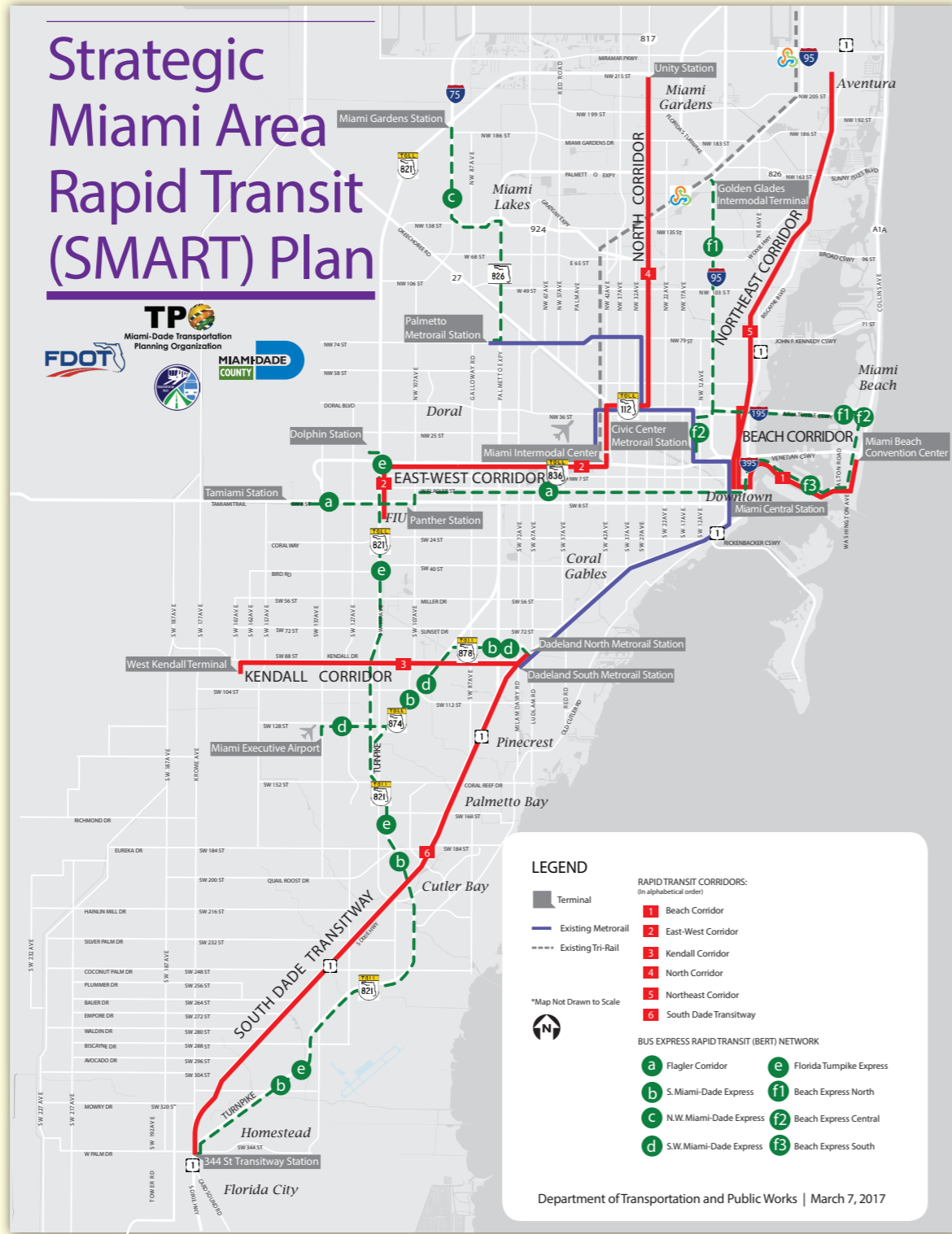
## The SMART Plan (Strategic Miami Area Rapid Transit)

### “Historic Rail Expansion”

Construction began in January 2017, to include the development of six rapid transit corridors into the suburbs at total cost of \$3.6 Billion. They will directly support the mobility of Miami Dade County’s projected future population and employment growth.

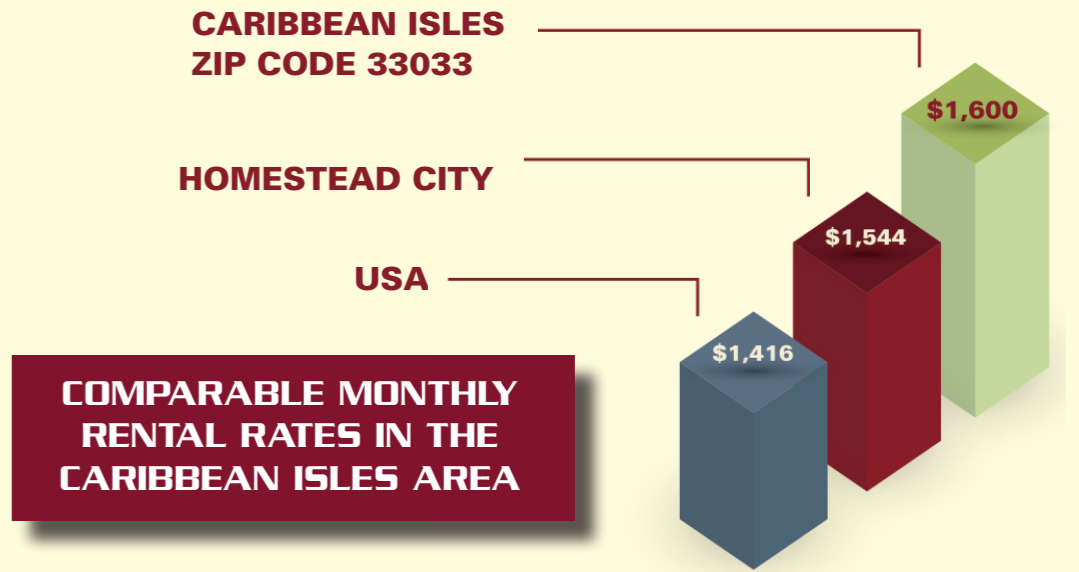
**South-Dade Corridor** will transform transportation to Caribbean Isles, Homestead and Miami. It will connect Homestead to Miami City, Miami Airport and many more destinations via a new rapid train system.

- From Downtown Miami to Homestead
- Homestead to Miami in 30 Minutes
- It will cost \$1.1 Billion
- Homestead Metro Rail Link to – Universities / Shopping Malls / Coral Gables / Miami Airport / Downtown Miami / South Beach
- Homestead is poised to become a major relocation Hub for Miami City commuters
- Home values in the Homestead area are rising as a result already.

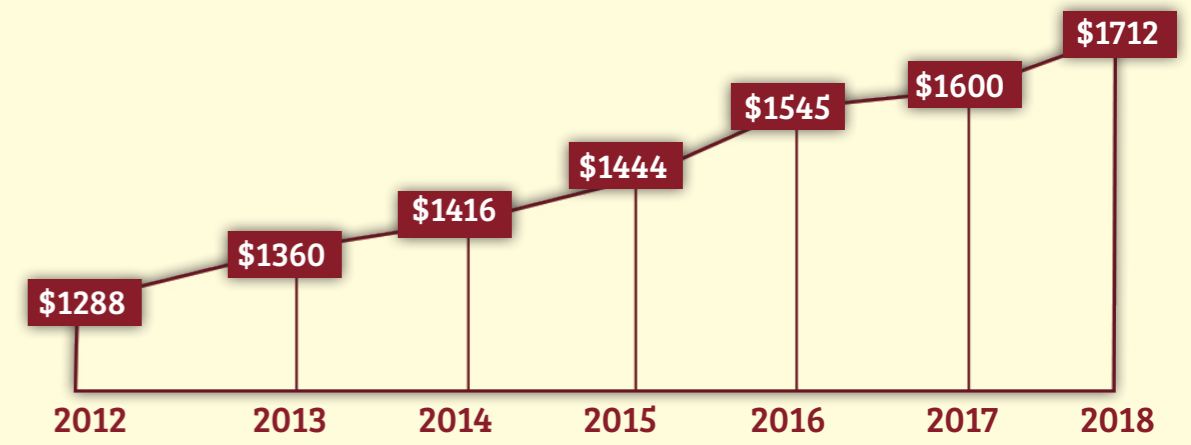


**GROWTH IN HOME VALUES (12 MONTHS) IN THE CARIBBEAN ISLES AREA**

# Zillow Comparison



**COMPARABLE MONTHLY RENTAL RATES IN THE CARIBBEAN ISLES AREA**



**AVERAGE MONTHLY RENTS IN ZIP CODE 33033**

# Excellence in Education

The schools in Miami-Dade County rate very highly on a national level, and there are seven of the top 100 high schools in the U.S. located in this area, according to the 2017 annual school ratings. The school district is the fourth largest school district in the United States and it comprises of 392 schools.55,000 students.”

**Caribbean Isles Villas** has **5 top rated schools** all located less than 15 minutes from the development and one 10/10 rated school located only three miles away.

The Florida International University is located just 20 miles from Caribbean Isles and it is the 4th largest university in the U.S. with over 55,000 students.



- US 1 is a major Highway that serves the East Coast of the United States.
- The Florida Turnpike begins near Florida City in Miami-Dade County and ends in Northern Florida.
- State Highway 997 runs north and south in western Miami.



# Location Map

## Entertainment/Activities

- 1** Homestead Historic Downtown District
- 2** Key Largo Hammock Park
- 3** Redland Golf & Country Club
- 4** Fruit and Spice Park
- 5** Fairchild Gardens
- 6** Historic Seminole Theatre
- 7** Vizcaya Museum and Gardens
- 8** Homestead - Miami Speedway
- 9** Miami Zoo
- 10** Dadeland Shopping Mall
- 11** Florida Keys Outlets
- 12** The Falls Shopping Mall
- 13** Southland Shopping Mall

## Universities/Education

- 14** Florida International University (FIU)
- 15** University of Florida (Tropical Research Cntr.)
- 16** University of Miami

## Transportation

- 17** Metro-Rail
- 18** Dadeland North Transit Station
- 19** Dadeland South Transit Station
- 20** "SMART" Transit Station Hub

--- Metrorail expansion  
 \*\*In addition to the transportation currently on offer, Metrorail is expanding in South Florida to Homestead and Florida City. This will significantly reduce current travel times to Miami. These services will run from the Florida City Station to Miami Metro Stations which are just short distances away.

# Homestead - Great Living Environment

Caribbean Isles in Homestead is stylish city living amidst a beautiful ecological setting. Homestead is one of the only cities in America located between two national parks – Everglades National Park to the west and Biscayne National Park to the east. Due to its location within this unique Eco-System, the Homestead area enjoys a clean environment with superb air quality.



Dolphin Mall Outlets close to Caribbean Isles





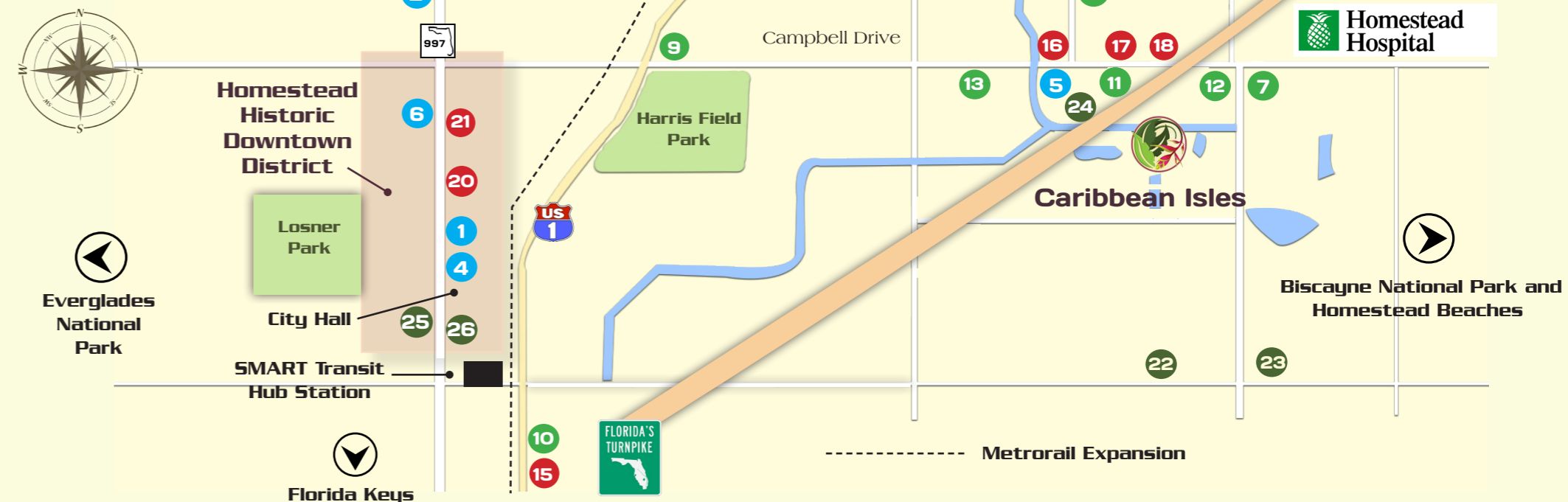
## Homestead - High Amenity Living

The city of Homestead recently embarked on a colossal \$94 million Revitalization Project designed to breathe new life into the Cities Historic District through a variety of public & private projects. The Revitalisation Plan, some of which has been completed to date consists of three phases due for completion in 2020 that will transform Homestead into a cultural and recreational hub.



## In the Neighborhood

Homestead is compact in size with the majority of its amenities and services all within walking distance or a short drive from Caribbean Isles.



### Schools & Education

- 1 School for Advanced Studies - Homestead - Rated 10/10
- 2 Medical Academy for Science & Technology - Rated 9/10
- 3 Air Base Elementary School - Rated 9/10
- 4 Miami Dade College - Homestead
- 5 Beauty School of America - Homestead
- 6 Miami Dade Medical College

### Shopping

- 7 Oasis Shopping Plaza
- 8 Homestead Pavillion
- 9 Homestead Town Square
- 10 Florida Keys Outlets
- 11 Portofino Plaza Mall
- 12 Walgreens Pharmacy
- 13 Lowes Home Improvement
- 14 Walmart Neighborhood Store

### Restaurants & Bars

- 15 Mutineer Pirate Theme Grill
- 16 Olive Garden
- 17 Chili's Grill & Bar
- 18 Red Lobster
- 19 LongHorn Steakhouse
- 20 Chefs on the Run
- 21 Mamma Mia

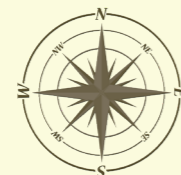
### Sports & Entertainment

- 22 Homestead Sports Complex
- 23 Homestead - Miami Speedway
- 24 Flagship Cinema
- 25 Historic Seminole Theatre
- 26 Trolley to National Parks
- 27 Coral Castle



**Site Map**

| MODEL | BR/BA   | SQM | FLR    |
|-------|---------|-----|--------|
| A-1   | 3BR/2BA | 111 | First  |
| A-2   | 3BR/2BA | 111 | Second |
| B-1   | 2BR/2BA | 97  | First  |
| B-2   | 2BR/2BA | 97  | Second |
| C-1   | 3BR/2BA | 112 | First  |
| C-2   | 3BR/2BA | 112 | Second |



**THE ISLES AT OASIS**

- Lagoon Swimming Pool
- Hot Tub/Jacuzzi
- Fitness Center
- Children's Playroom
- Children's Splash Pool
- Children's Playground
- Sauna
- Entertainment Areas

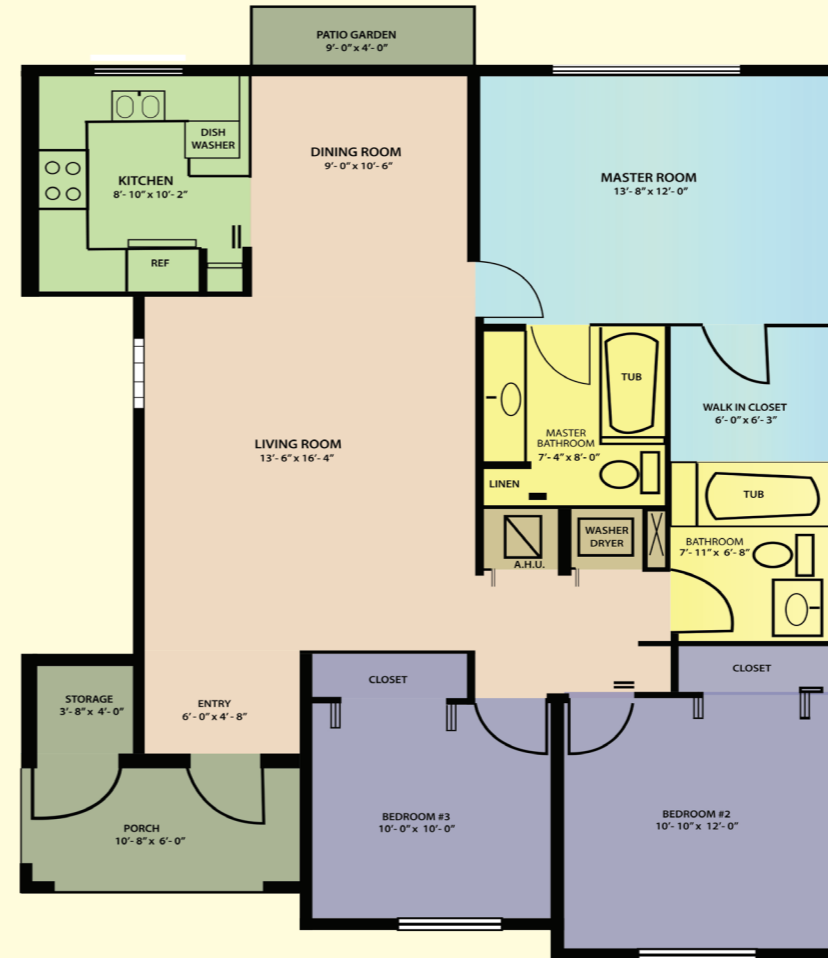






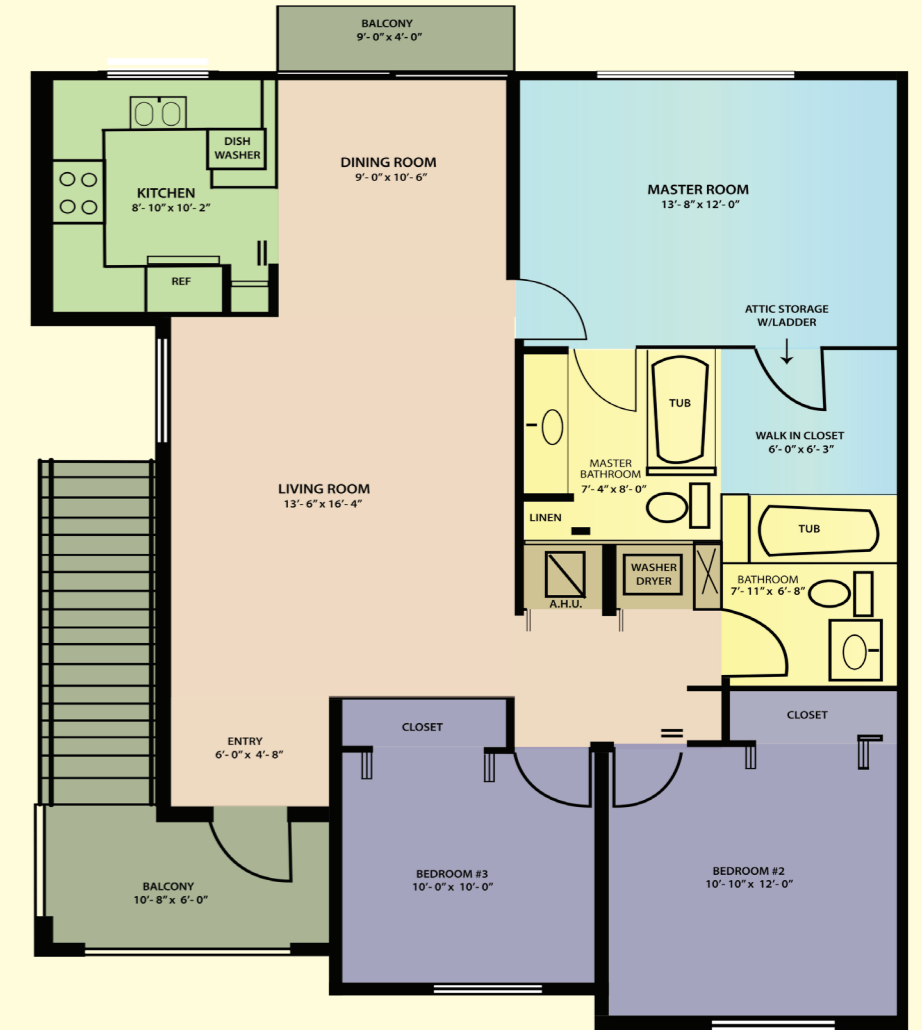
## Model A-1

3 Bedroom / 2 Bath - 111 sqm  
Ground floor - Backyard Garden



## Model A-2

3 Bedroom / 2 Bath - 111 sqm  
Second floor - Balcony  
Attic Storage in Master Closet



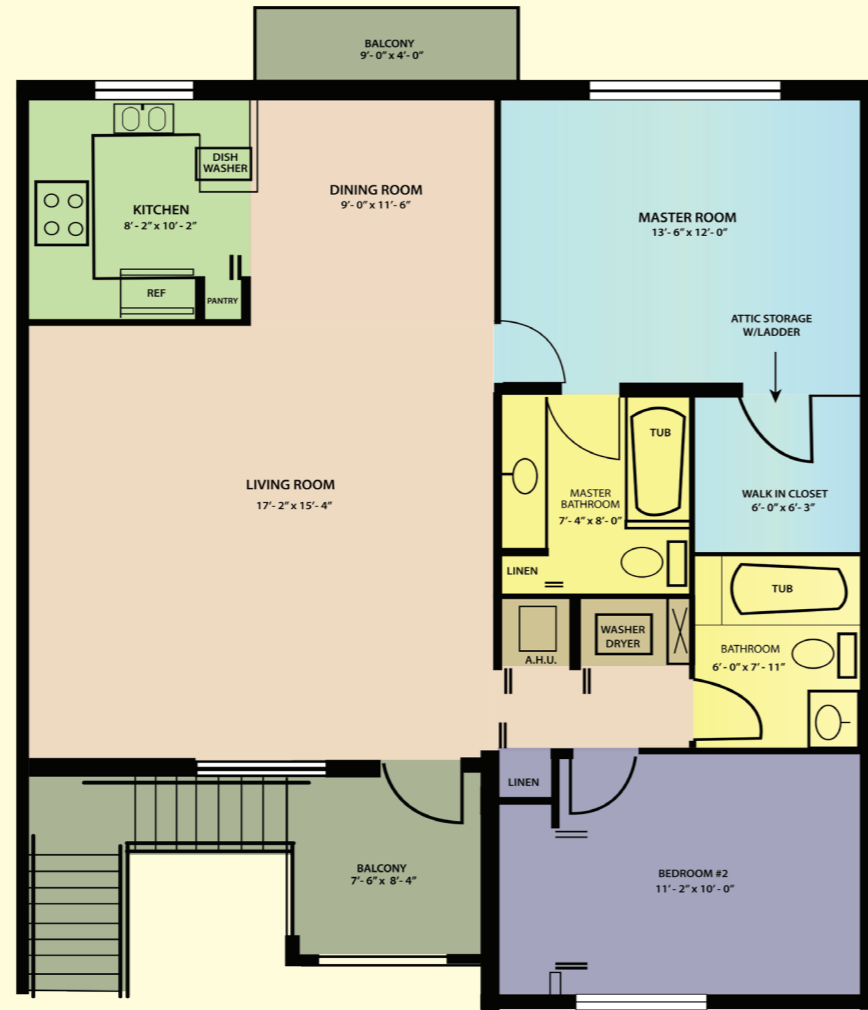
## Model B-1

2 Bedroom / 2 Bath - 97 sqm  
Ground floor - Backyard Garden



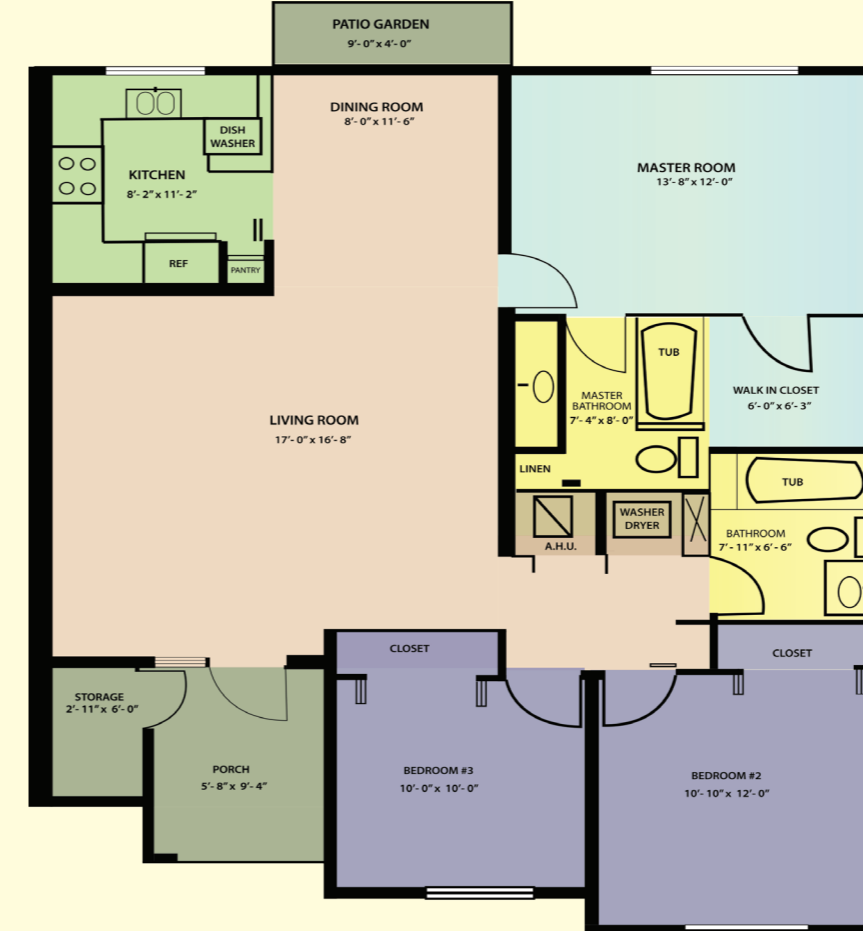
## Model B-2

2 Bedroom / 2 Bath - 97 sqm  
Second floor - Balcony  
Attic Storage in Master Closet



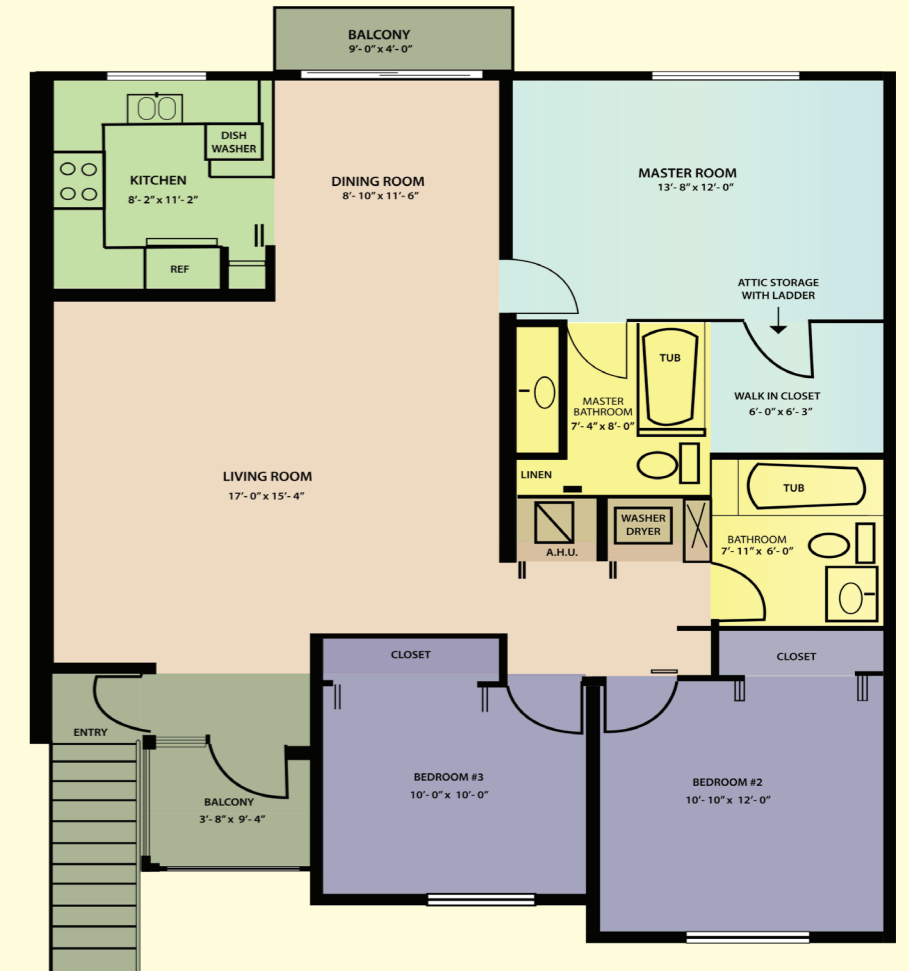
## Model C-1

3 Bedroom / 2 Bath - 112 sqm  
Ground floor - Backyard Garden



## Model C-2

3 Bedroom / 2 Bath - 112 sqm  
Second floor - Balcony  
Attic Storage in Master Closet





# Caribbean Isles

**Miami, Florida**