

COME HOME TO MR.C

A refreshing residential
experience weaving together
the best in hospitality, dining,
wellness and resort style
amenities – offering
a glamorous lifestyle of
splendid ease.

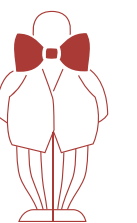
Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. The condominium is also known as 41 SE 4th Street Condominium.

41 SE 4TH Street Condominium



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Timeless sophistication
meets coastal elegance in Boca Raton.









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THE MR. C STORY

OVER NINETY YEARS IN THE MAKING

In 1931, on a tiny street off of Venice's magnificent Piazza San Marco, Giuseppe Cipriani Sr. opened Harry's Bar. In the decades that followed, its welcoming atmosphere and thoughtful attention to detail made this intimate space an iconic destination for stylish locals and international visitors, including a who's who of European royalty, literary figures, and global celebrities.



Ernest Hemingway (left) with Giuseppe Cipriani Sr. (right)

Today, more than 90 years later, Ignazio and Maggio Cipriani have drawn on their rich familial history as well as their own 21st century perspectives to create Mr. C, a luxury hospitality and residential brand for glamorous modern living.

CURATORS OF
ICONIC STYLE



Ignazio (left) and Maggio Cipriani (right)



GOOD TIMES ARE TIMELESS

Mr. C Hotels & Residences live up to the highest standards of design and are set in the most extraordinary global locations. Honoring the approach to hospitality and service that began at Harry's Bar in Venice, the fourth generation of Ciprianis have made personalized attention offered with genuine care an integral part of the Mr. C identity.



Rooted in the values of craftsmanship, hospitality, and a love for bringing people together, Mr. C Hotels & Residences provide residents and guests with a fresh take on the comforts of home, seamlessly blending timeless traditions with modern innovation.



Mr. C Hotels & Residences continue to open new destinations generating global enthusiasm and acclaim, including Mr. C Residences Downtown in Dubai, Mr. C Miami Coconut Grove in Miami, and most recently, Mr. C Hotel & Residences West Palm Beach.

Signature Mr. C

Cuisine & Cocktails

Set in a sophisticated atmosphere that reflects the relaxed and joyful characteristics distinctive of Mr. C Hotels & Residences, Bellini's dining room celebrates the vibrant spirit of Boca Raton.



Bellini's menu respects time-honored recipes and simultaneously encourages new flavors and innovative touches.





Elegant Service

Personalized Experiences

From stylish amenities to impeccable service, Mr. C Residences are inspired by the notion of simplicity—where every experience feels effortless and every detail is refined.





Sophisticated Gatherings

Mr. C Residences Boca
Raton invites residents
to connect and share
in a life of ease and
enrichment.

Experience the best in dining
and service within an elegant
atmosphere.





“MR. C REPRESENTS A MODERN VISION
OF OLD WORLD SIMPLICITY
AND STYLISH EUROPEAN GLAMOUR.”

Ignazio Cipriani

MR. C RESIDENCES BOCA RATON

Mr. C Residences Boca Raton embodies timeless elegance and coastal sophistication in the heart of downtown Boca Raton. Residents will enjoy fine dining from the on-site Bellini Restaurant, gracious indoor and outdoor amenity spaces, and an elevated living experience complemented by four generations of the Cipriani family's perfectly serviced lifestyle.

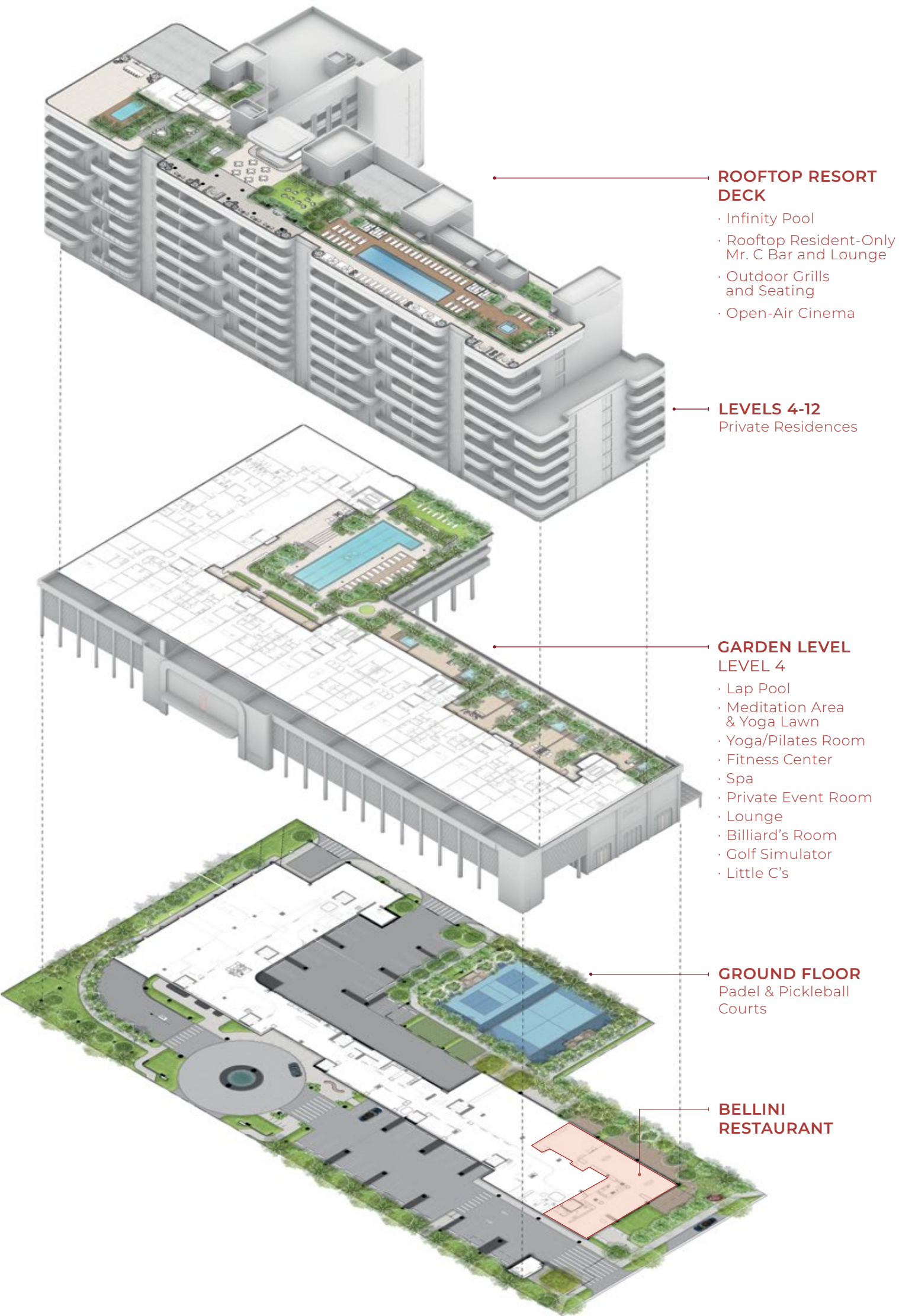


ARTISTS' CONCEPTUAL RENDERING – SEE DISCLAIMER PAGE

Mr. C RESIDENCES

Boca Raton, FL

Mr. C Residences Boca Raton offers a world unto itself without ever leaving the property.



SERVICES & AMENITIES

A Tradition of Attentive Hospitality

Guided by the philosophy, 'to serve is first to love,' Mr. C hospitality stewards are the essential link between the property's timeless elegance, four generations of culinary and service excellence, and the modern sophisticated lifestyle that defines the Mr. C residential experience.

Building Features

- 12 Stories of Elegant Living, Featuring 133 Private Residences and a Rooftop Resort Deck
- Two- to Three-Bedroom Residences
- Lushly Landscaped Porte Cochère Entrance with Water Feature
- Grand Residential Lobby Lounge with Seating Areas and Curated Artwork

Building Services

- Concierge Reception
- Valet and Security
- Towel Service at the Pool, Gym, and Spa
- Housekeeping Services Available*
- State-of-the-Art Fiber Optics Provide High Quality Wifi Service from Every Corner
- Mr. C Residences Mobile Application

Building Amenities

- Rooftop Pool with Panoramic Views
- Sun Lounger Seating and Cabanas
- Outdoor Grill and Dining Areas
- Open-Air Cinema
- Golf Simulator
- Bike Storage
- Little C's Playroom
- Mail and Package Room
- Residents' Lounge with Billiard and Card Tables
- Electric Vehicle Charging Stations
- Mr. C Residences Boca Raton Owners Have Exclusive Access to a Suite of Benefits Across the Mr. C Portfolio of Properties, Including Preferred Rates on Hotel Stays, Signature Dining, and Invitations to Select Special Events

*Services may be provided à la carte and for an additional cost.





ARRIVAL

A Friendly Reception
and Gracious Hospitality

An inviting entry to the
porte cochère with tranquil
water feature, lush landscaping
and valet parking.

Living at Mr. C Residences Boca Raton
means every interaction is defined
by warmth, ease, and impeccable service.





ELEGANT PORTE COCHERE

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GRAND RESIDENTIAL LOBBY LOUNGE

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In the grand residential lobby lounge, residents and their guests are greeted with care and discretion. Step into a curated haven of elegant design where soft light and polished metal accents set the tone for a gracious entrance.

BELLINI RESTAURANT

Bellini Restaurant serves sophisticated cuisine paired with impeccable service, all set in a lively atmosphere. Choose to dine al fresco on the European-style terrace, or enjoy a meal inside the inviting dining room, where an abundance of natural light enhances the intimate, thoughtfully refined space.



BELLINI RESTAURANT

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CULINARY EXPERIENCES

Inspired by the travels of Ignazio and Maggio Cipriani, menus have been designed to bring a contemporary edge to the much-loved Italian favorites.







WELLNESS AND AMENITY LEVEL

A Bespoke Journey of Restoration,
Rejuvenation, and Relaxation

Residents will have access to an oasis of wellness, fitness and recovery. Indulge in the hammam-style spa, swim laps in the pool and reset in the hot and cold plunges. Train in a spacious and light-filled gym, indoor studio or outdoor yoga lawn.

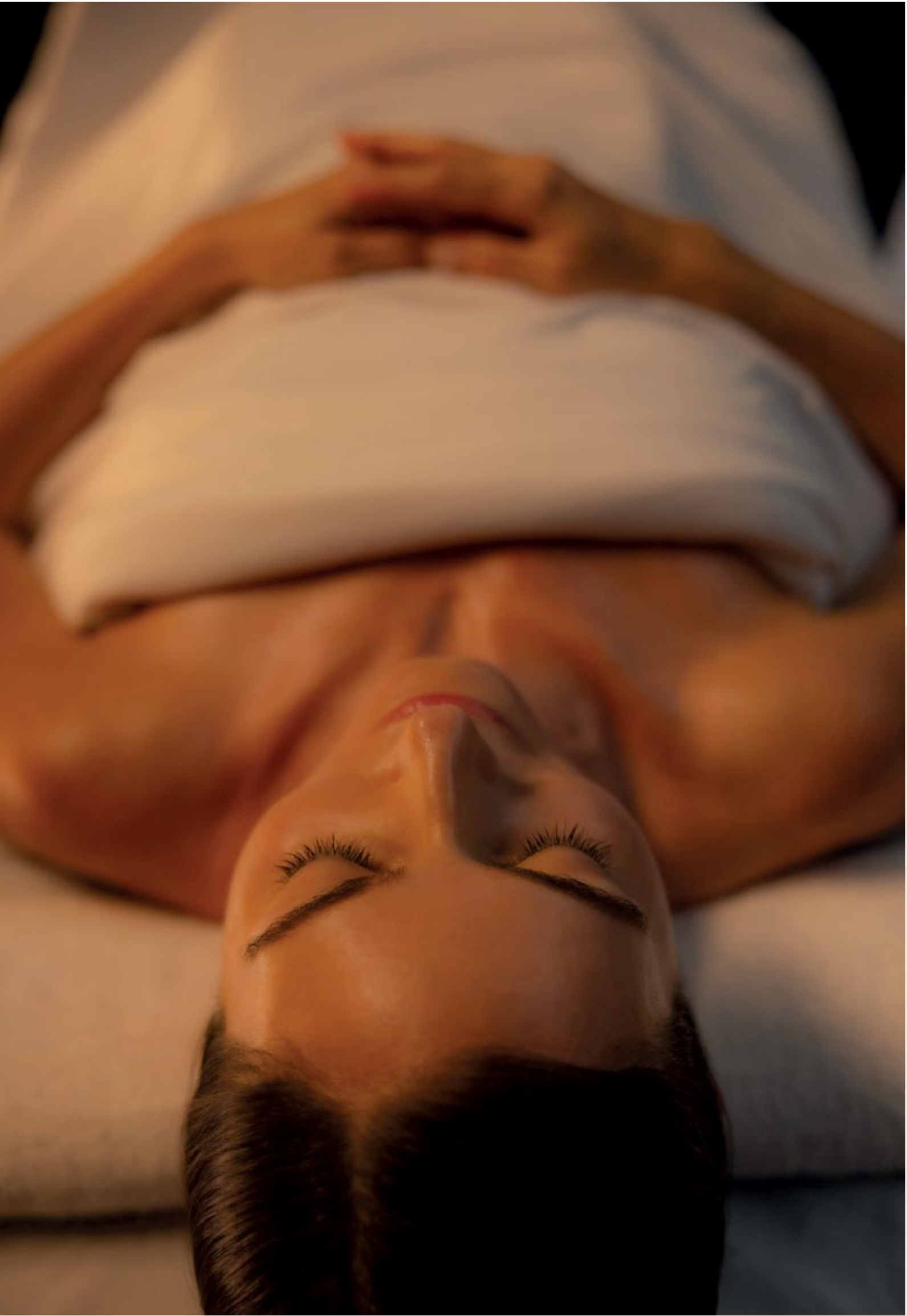
Signature Spa

- Private Treatment Rooms
- Hammam
- Experience Shower
- Infrared Sauna
- Steam Room
- Sound Dome
- Private Spa Locker Rooms and Showers

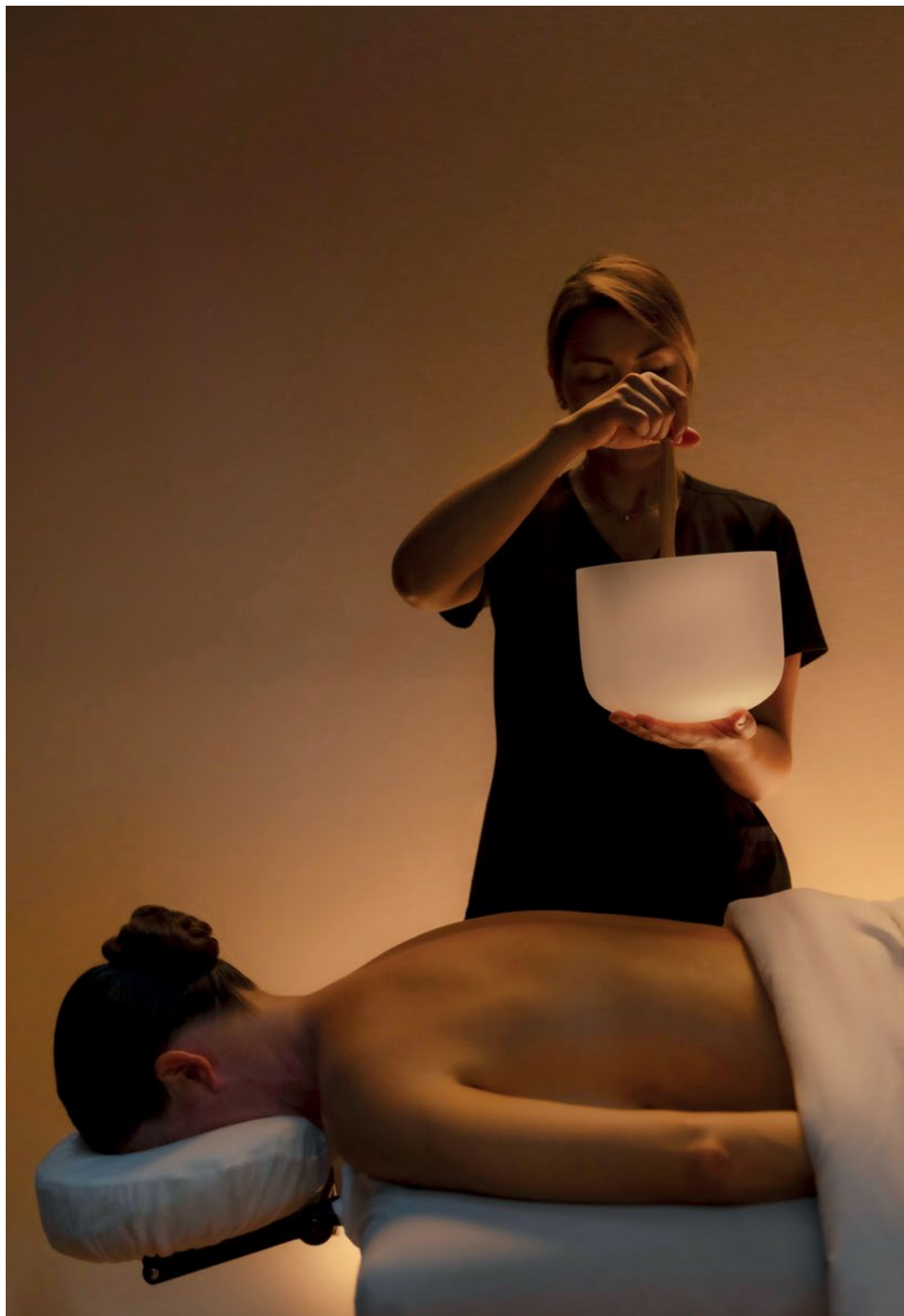
Fitness and Wellness Amenities

- Fitness Center with State-of-the-Art Technogym Equipment
- Indoor Yoga Studio
- Outdoor Meditation Area
- Yoga Lawn
- Lap Pool
- Cold and Hot Plunge Pools
- Private Padel and Pickleball Courts

*Services may be provided à la carte and for an additional cost.







Book a treatment in the infrared and sound healing room, enjoy a deep scrub and steam in the hammam, relax with a soothing hot stone massage, and revive within the cold plunge pool.*

*Services may be provided à la carte and for an additional cost.



WELLNESS LEVEL LAP POOL

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Whether swimming laps or lounging under the stars, the outdoor pool and adjoining garden provide an inviting oasis designed for relaxation and socialization.





FITNESS CENTER

ARTIST'S CONCEPTUAL RENDERING - SEE DISCLAIMER PAGE

A selection of state-of-the-art cardio and strength training equipment by Technogym ensures a workout is within reach when desired.



OUTDOOR MEDITATION AREA AND YOGA LAWN

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An outdoor yoga lawn provides a tranquil environment to practice individually or in a group setting.



Player 2
1st
Par 5
Index 1
Hole 1 2 3 4 5

SPYGLASS HILL
Wind 8 MPH
112.1 YDS
Fairway 112.1 YDS

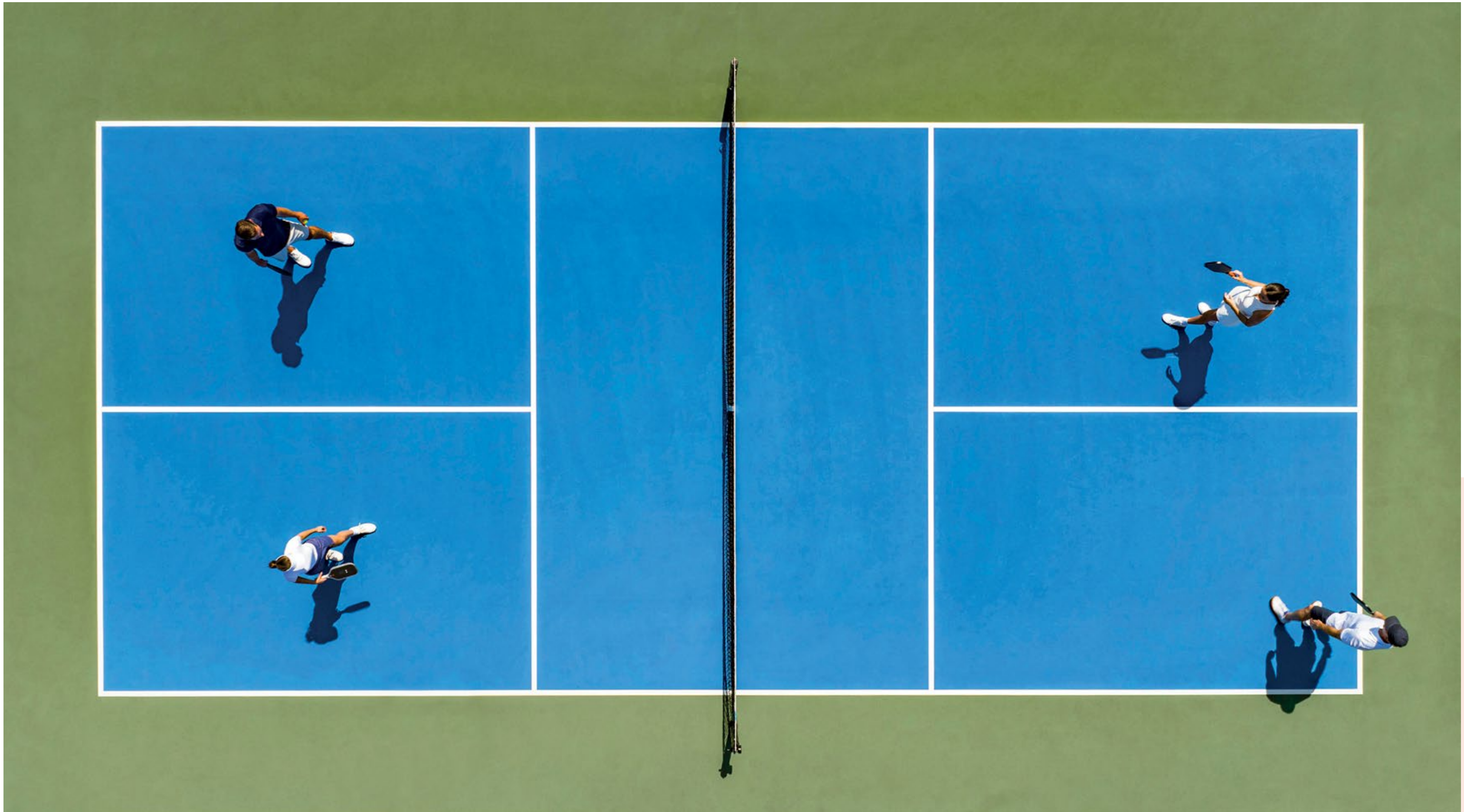
112 yds 3h

GW

Ready
Ball Only Mode



THE BARCLAYS	
Player	Score
1. PATRICK REED	-11
2. RICKIE FOWLER	-9
3. SEAN O'HAIR	-8
4. JASON DAY	-7
5. GARY WOODLAND	-7
6. ENRIQUE BELLON	-6
7. ADAM SCOTT	-5



Serve up a friendly game of pickleball or padel with friends any time the mood strikes.



ROOFTOP RESORT DECK

An Expansive Life with a View

Entertain in style on the Rooftop Resort deck, with views of Boca Raton's famous golf courses and coastal waters. Take a dip in the infinity pool, lounge with loved ones on the resort deck, order a cocktail and light bites from the rooftop bar or have it delivered to a private poolside cabana.

On the Resort Level, the best of Boca Raton living can be savored while surrounded by great company in signature Mr. C style.





ROOFTOP POOL

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Begin the day with sunrise views stretching across green golf courses and out to the Atlantic Ocean. Take in the morning light with friends or loved ones, surrounded by peaceful scenery that invites quiet moments and meaningful connection.







RESIDENTS ROOFTOP TERRACE

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Spend an afternoon surrounded by lush vegetation, plush seating and impressive views of the city and coastline.



THE RESIDENCES

European Traditions, Modern Warmth

Mr. C Residences Boca Raton offers a contemporary perspective on classic European living.

Each residence is bathed in natural light, enriched with luxury and well-being, and elevated by Cipriani's fourth-generation legacy of impeccable service.

Residence Features

- Open Kitchens Designed in Mr. C's Signature Style, Appointed with Custom Italian Cabinetry, Natural Stone Countertops, and Premium Wolf and Sub-Zero Appliances
- Spacious, Open Floor Plan Layouts
- Floor-to-Ceiling Windows
- Expansive Balconies with Glass Railings
- Porcelain Tile Flooring Throughout the Residences*
- Solid Core Interior Wood Doors
- Pre-Wired for High Speed Internet
- Pre-Wired for Window Shades
- Full-Size Washer and Dryer



KITCHEN *Upgraded Wood Flooring Finish Shown

ARTISTS CONCEPTUAL RENDERING – SEE DISCLAIMER PAGE



LIVING ROOM, DINING ROOM AND KITCHEN *Upgraded Wood Flooring Finish Shown

ARTISTS CONCEPTUAL RENDERING - SEE DISCLAIMER PAGE

Great rooms feature floor-to-ceiling windows that invite in natural light, bathing each room in a calm, airy glow. Interiors are serene and refined, in a palette of warm, neutral tones that extend seamlessly to the private terrace — a haven that blends the comforts of indoor and outdoor living.



Celebrate life's special moments with in-residence dining, exclusively available to residents at Mr. C Residences Boca Raton.



KITCHEN AND DINING ROOM

ARTISTS CONCEPTUAL RENDERING - SEE DISCLAIMER PAGE

Elegantly appointed kitchens feature Italian cabinetry, stone countertops, and premium Wolf and Sub-Zero appliances.



PRIMARY BEDROOM *Upgraded Wood Flooring Finish Shown

ARTISTS CONCEPTUAL RENDERING - SEE DISCLAIMER PAGE



PRIMARY BATH

ARTISTS CONCEPTUAL RENDERING - SEE DISCLAIMER PAGE



DESIGN COLLABORATION

A Perfect Partnership

Mr. C Residences Boca Raton is the result of a masterful pairing between renowned developers, architects, and designers, each contributing their unique expertise.

This premier resort-style residence combines innovation, sustainability, and luxury, with thoughtful landscaping and architecture that integrates every space into its surroundings. Meticulous attention to detail and timeless design elevate the living experience, balancing elegance, comfort, and exclusivity. Together, these visionary forces create a living environment where timeless sophistication meets enduring modernity.

Ignazio and Maggio Cipriani

Mr. C

Mr. C is a hospitality and residential property brand founded by brothers Ignazio and Maggio Cipriani. Members of the fourth generation of the Cipriani family, internationally renowned for restaurants, landmark event spaces, lounges, and residences, Ignazio and Maggio were uniquely qualified to develop the brand into destinations that would bring together traditional European sensibilities and modern luxury for today's sophisticated clientele.

Both brothers, Ignazio and Maggio, had experienced hospitality on an international level while working for the family business, and this greatly influenced the development and vision for the Mr. C brand, ultimately defining its aesthetic and ethos. This mindset reflects a commitment to making today's travel experience effortless, through sophisticated design, simplicity, and European glamour.





Arquitectonica Architecture

With offices in Miami, New York, Los Angeles, Palm Beach, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima, and Sao Paulo, Arquitectonica is a major presence on architecture's international stage. The firm offers architecture, planning, interior design, and landscape architecture services. At its inception in 1977, the firm introduced a bold modernism that was immediately identified with a renaissance in Miami's urban landscape.

Today Arquitectonica's practice spans the globe, with projects in 59 countries on five continents. We partner with the world's leading organizations to design and build residential, commercial, institutional, mixed-use, and public projects that explore new territories through novel approaches to geometry, materiality, color, pattern, and nature. The result is a brand of humanistic modern design that creates a delightful harmony between buildings and their environments, and realizes the unexpressed potential in every project to find the answers to our client's most pressing challenges.

1508 London

Interior Design



1508 London is an international design firm known for creating bespoke, luxury interiors and architecture. Founded in 2010, the design firm has over a decade's worth of experience in creating luxury interiors, becoming a definition for the world's most innovative and exquisite living spaces, providing furnishings for the finest homes, hotels, luxury developments and superyachts.

With studios across the globe, 1508 London delivers exceptional spaces worldwide. Their projects, spanning elite locations, reflect a timeless and innovative design approach rooted in culture, history, and architectural principles. Each project blends timeless elegance with forward-thinking design, earning the firm a reputation as a leader in high-end residential and hospitality design worldwide.



ArquitectonicaGEO

Landscape Design

ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design with the goal of elevating the conversation about the role of landscape architecture in the built environment.

Founded in 2005 by Laurinda Spear and Margarita Blanco, ArquitectonicaGEO was born from the desire to offer a more holistic approach to each project and address the challenges presented in the face of climate change and sea level rise. Renowned for our innovative, sustainable, and resilient solutions, we are dedicated to promoting environmental consciousness through our designs. Our collaborative approach fosters vibrant, safe, and sustainable environments that leverage and protect natural resources and enhance quality of life.

Key International Visionary

Founded in 1970, Key International is a global real estate development and investment firm renowned for its transformative impact on the South Florida market. With over \$8 billion of diversified real estate transactions, spanning residential, hospitality, office, commercial, and mixed-use developments. The company's portfolio boasts an impressive record, including the development of over 10 million square feet of property, comprising of more than 6,000 residential units and over 3,300 hotel keys.

Key International has been a driving force in the growth of South Florida's real estate market as developers and owners of iconic developments, including the Eden Roc Resort Miami Beach, the Marriott Stanton Resort South Beach, and the 848 Brickell Avenue office building. Key International has also led the way as developers of marquee residential projects throughout Florida, including 1010 Brickell, 400 Sunny Isles, The Ivy and Mint on the Miami Riverfront. As a family-run enterprise, the company remains devoted to creating long-term, community-centered developments that inspire growth and enhance urban landscapes.





Wexford Real Estate Investors Visionary

Wexford Real Estate Investors is an opportunistic real estate investment, development and management firm based in West Palm Beach, FL, focused on investing capital on behalf of its principals and third-party investors. The firm has a long-term commitment to investing and developing high-quality communities in growth markets that exhibit meaningful barriers to entry, delivering above-market returns, while seeking to limit risk by prioritizing the preservation of capital.

Today WREI is managing a portfolio with market value in excess of \$1.4 billion, with a geographic focus on Florida and the Sunbelt. The firm's investments are concentrated in multifamily, condominium and senior housing, as well as select commercial assets. WREI, which spun out of Wexford Capital (an alternative asset manager), has a multi-decade track record in real estate and has invested in excess of \$900 million of equity since 2011.

BOCA RATON, FL

A Heritage of Style

Boca Raton is where elegance lives without pretense—where mornings begin with ocean breezes and end in candlelit courtyards. With seamless access to pristine beaches, a thriving yachting culture, and world-renowned golf and tennis, this is a lifestyle built around leisure that is refined and unrushed.









A VIBRANT DOWNTOWN

Art, culture, and design converge at Mizner Park, home to the Boca Raton Museum of Art and a curated calendar of exhibitions and performances. Just beyond, enclaves like Royal Palm Plaza and The Shops at Boca Center offer an exclusive mix of upscale boutiques, fine and casual dining, and vibrant nightlife.

All in a highly walkable and stylish setting without spectacle or pretense. The city's social rhythm is unhurried but intentional. Whether at Town Center at Boca Raton, where fashion houses and fine jewelers quietly line polished promenades, or along the sun-drenched paths of Spanish River Park, Boca Raton offers space to move, connect, and retreat.





A HAVEN OF PRIVACY AND PRESTIGE

East Boca Raton is the pinnacle of refined coastal living—offering rare seclusion without sacrificing access to pristine beaches and endless ocean views. Known for its quiet luxury, the neighborhood is a sanctuary of privacy, with gated enclaves and discreet estates that provide a secure, tranquil retreat. Here, Mediterranean-inspired architecture and palm-lined streets create an elegant setting where understated sophistication is the norm.

For those who seek a lifestyle defined by calm exclusivity and natural beauty, East Boca offers an unparalleled address.

A GOLFER'S PARADISE

Known as a prime destination for golf enthusiasts, the city features a collection of prestigious golf courses, including The Boca Raton Club Course, Royal Palm Yacht & Country Club, and Sanctuary Golf Club, among others. A local favorite, The Boca Raton Club, is nestled within a treasured Audubon Cooperative Sanctuary of dramatic landscapes, featuring twelve acres of tranquil water features and an iconic island-green finishing hole.



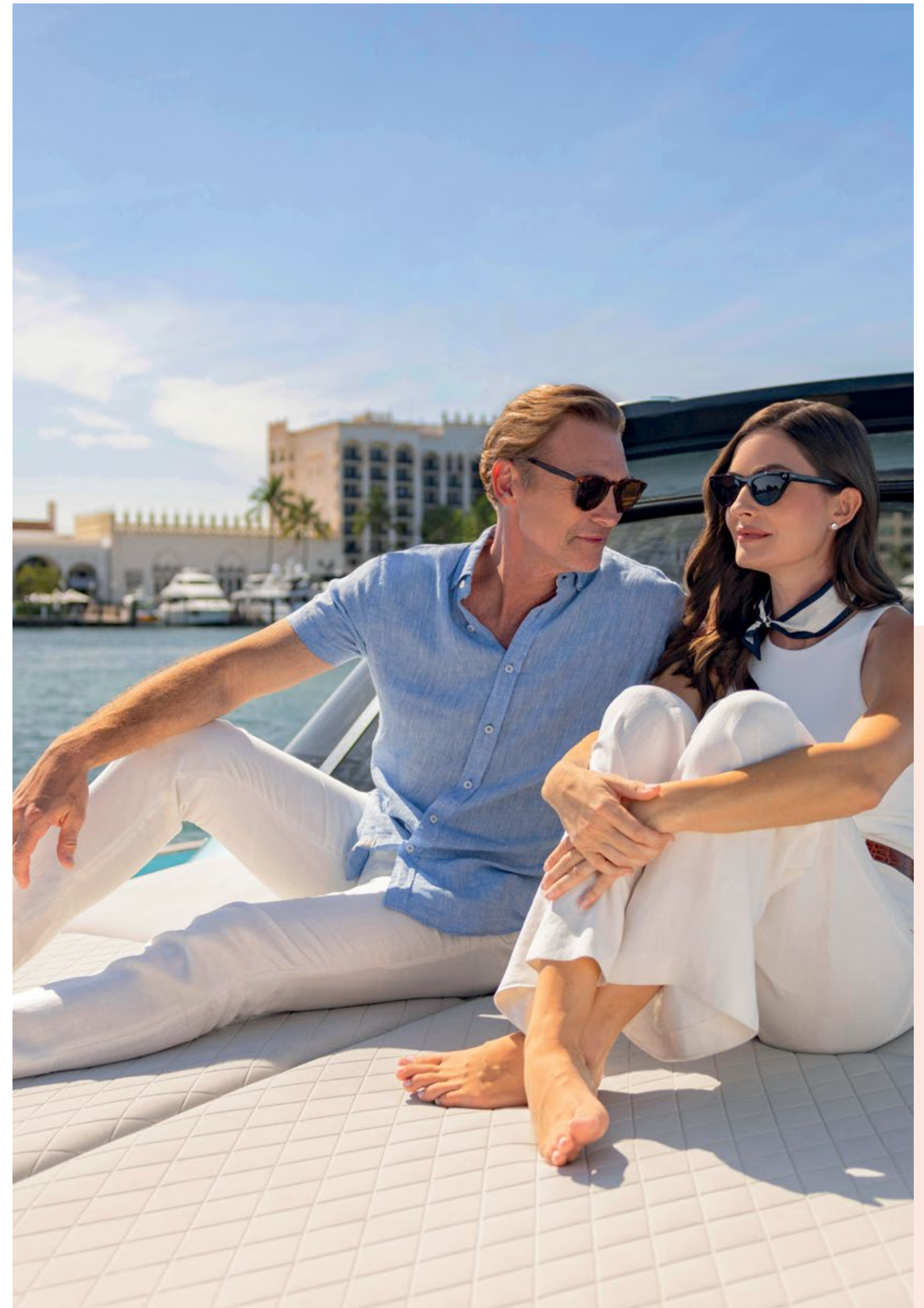




ELEVATED COASTAL LIVING

From the tranquil waters of the Intracoastal to the vast expanse of the Atlantic Ocean, Boca Raton's waterfront is a vibrant tapestry of luxurious yachts, private charters, and leisurely boating pursuits. Anchored in a tradition of elegance and refined living, the city's maritime culture is woven into its identity—offering a dynamic blend of recreation, relaxation, and adventure.

Today, Boca Raton stands as a living celebration of both the timeless allure of the sea and the modern luxury of coastal living, inviting those who call it home to embrace the art of life on the water.







Coastal elegance, elevated
by timeless sophistication
in Boca Raton.





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This project is being developed by KW SE 4th Street Boca LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Mr. C. "Mr. C is not a partner, affiliate or otherwise related to the Developer. Additionally, Developer has a right to use the trade names, marks, and logos of licensors: (1) Key International ("Key"); and (2) Wexford Real Estate Investments ("WREI")". Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Key, WREI or any of its or their affiliates or by Mr. C and any purchaser agrees 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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. 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. FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CO26-0054. All images and designs, plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional fees may apply. Private pools depicted are not guaranteed and may only be offered as an upgrade for additional fees. Renderings depict proposed views, which are not identical from each unit. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics materials, plans, specifications, amenities, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All depictions of appliances, counters, built-ins, close finishes, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, architectural design elements, views and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. All residence features and building features and amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units.

Restaurants and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Ongoing use of the Mr. C logos and concepts, including, without limitation, Bellini branded food and beverage services and amenities are subject to a license agreement with Mr. C and/or its affiliates being entered into and maintained by the Association. There is no guarantee that any such agreement will be entered into or if entered into, that same will remain in perpetuity. There is no guarantee of any proposed brand and/or branded amenities (even if a brand agreement is entered into and maintained), artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants. Neighborhood restaurants, shopping and attractions referenced herein are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same.

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.

Restaurants, culinary experiences and other food and beverage services and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, bars, and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences, bars and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which are private businesses not controlled by the Association. Determination regarding use of the commercial components will be in the discretion of the owners of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.

The Association of the Condominium will be required to maintain a brand license and/or management agreement with Mr. C, or its affiliate, to use the names and logos of Mr. C and to offer the Mr. C amenities described in this brochure and there is no assurance that any such agreement will be entered into, or if entered into, then perpetually afforded to the Condominium. Accordingly, in making a decision to purchase a Unit, purchaser has not relied upon the availability or perpetual availability of the Mr. C brand in connection with the Condominium. Additionally, some amenities and services are available only at an additional cost to unit owners and are not included with purchase or ownership. Certain services, such as, but not limited to, food and beverage, spa services, and others shall be offered on an a la carte basis, with fees (beyond condominium assessment payments) imposed. The Association and/or third party service providers shall establish the applicable fee schedules from time to time. Certain services may have limited availability and the Association may establish reservation and priority policies to allocate use of same. There is no assurance of the continued involvement of any third party.



Mr. C HOTELS & RESIDENCES

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This project is being developed by KW SE 4th Street Boca LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Mr. C. "Mr. C is not a partner, affiliate or otherwise related to the Developer. Additionally, Developer has a right to use the trade names, marks, and logos of licensors: (1) Key International ("Key"); and (2) Wexford Real Estate Investments ("WREI"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Key, WREI or any of its or their affiliates or by Mr. C and any purchaser agrees 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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. 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. FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CO26-0054. All images and designs, plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional fees may apply. Private pools depicted are not guaranteed and may only be offered as an upgrade for additional fees. Renderings depict proposed views, which are not identical from each unit. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics materials, plans, specifications, amenities, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All depictions of appliances, counters, built-ins, close finishes, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, architectural design elements, views and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. All residence features and building features and amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units.

Restaurants and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Ongoing use of the Mr. C logos and concepts, including, without limitation, Bellini branded food and beverage services and amenities are subject to a license agreement with Mr. C and/or its affiliates being entered into and maintained by the Association. There is no guarantee that any such agreement will be entered into or if entered into, that same will remain in perpetuity. There is no guarantee of any proposed brand and/or branded amenities (even if a brand agreement is entered into and maintained), artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants. Neighborhood restaurants, shopping and attractions referenced herein are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same.

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.

Restaurants, culinary experiences and other food and beverage services and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, bars, and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences, bars and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which are private businesses not controlled by the Association. Determination regarding use of the commercial components will be in the discretion of the owners of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.

The Association of the Condominium will be required to maintain a brand license and/or management agreement with Mr. C, or its affiliate, to use the names and logos of Mr. C and to offer the Mr. C amenities described in this brochure and there is no assurance that any such agreement will be entered into, or if entered into, then perpetually afforded to the Condominium. Accordingly, in making a decision to purchase a Unit, purchaser has not relied upon the availability or perpetual availability of the Mr. C brand in connection with the Condominium. Additionally, some amenities and services are available only at an additional cost to unit owners and are not included with purchase or ownership. Certain services, such as, but not limited to, food and beverage, spa services, and others shall be offered on an a la carte basis, with fees (beyond condominium assessment payments) imposed. The Association and/or third party service providers shall establish the applicable fee schedules from time to time. Certain services may have limited availability and the Association may establish reservation and priority policies to allocate use of same. There is no assurance of the continued involvement of any third party.

