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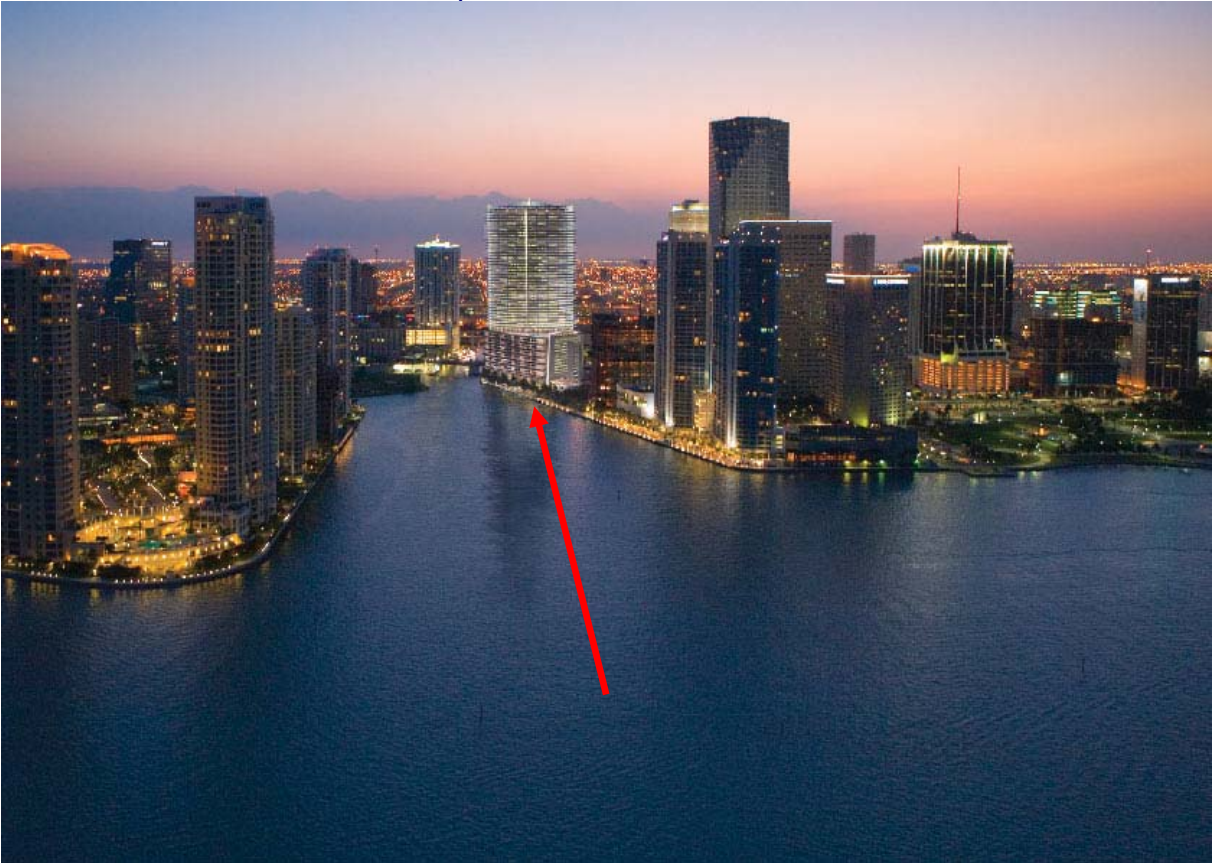
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# EPIC

RESIDENCES & HOTEL

The new development of CMC Construction – MIAMI







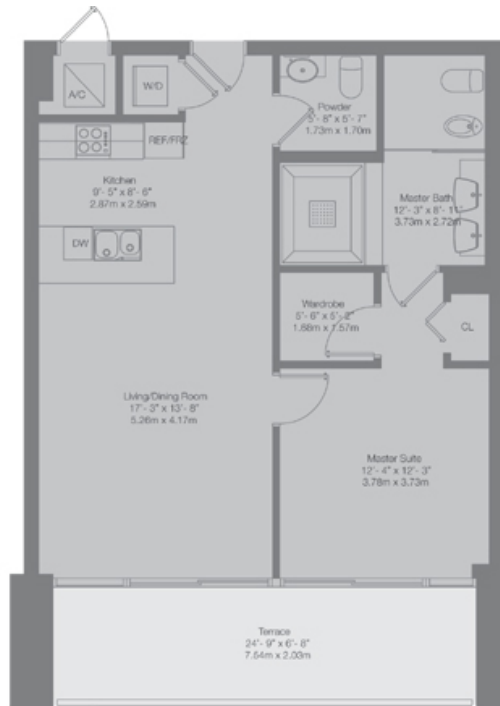
Example of the cheapest apartment

The price does not include the covering of the floor (except for the bathrooms) and the covering of the walls;  
 The price includes a full equipment of the kitchen and bathrooms.

The estimate price for the standard final touches (floor and wall) is about an extra 10% of the price

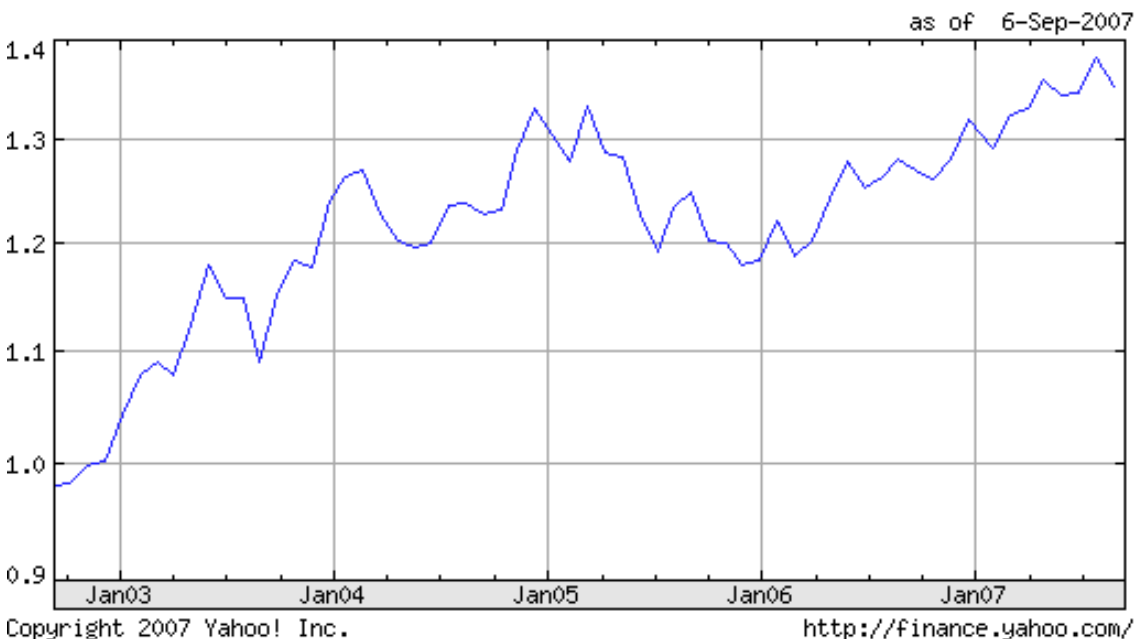
TOWER		
09/10/13/14		
1 Bedroom - 1.5 Baths		
Interior	867 sq. ft.	80.55 m <sup>2</sup>
Terrace	173 sq. ft.	16.07 m <sup>2</sup>
<b>Total</b>	<b>1,040 sq. ft.</b>	<b>96.62 m<sup>2</sup></b>

T09		
Square feet surface	1040	96.42m <sup>2</sup>
price	\$470 000.00	
Finishing	\$20 800.00	
Furnitures	\$10 000.00	\$500 800.00
Reservation	-\$47 000.00	
Registration	-\$47 000.00	
Floor	-\$47 000.00	
downpayment	-\$100 000.00	-\$241 000.00
Financing		\$259 800.00
15 year loan	4,50%	\$1 987.00
debt interests		\$11 160.00
Annual Tax fees	\$1 457.00	0,31%
Maintenance fees	\$8 948.61	2,151108742
Condo expenses	\$6 672.52	
Yearly Fees	-\$17 278.13	
Estimated rental income	\$42 000.00	\$3 500.00
Estimated Net Income	\$24 721.87	4,94%



USD revaluation

The international financial analyst estimate a future revaluation of the USD



Some examples of apartment's river side view  
The city view is also cheaper

<b>TOWER</b> 05/06		
1 Bedroom - 1.5 Baths		
Interior	1,042 sq. ft.	96.80 m <sup>2</sup>
Terrace	240 sq. ft.	22.30 m <sup>2</sup>
<b>Total</b>	<b>1,282 sq. ft.</b>	<b>119.10 m<sup>2</sup></b>

Floors : from 31 to 44  
 Price : \$ 668.000 to 686.000  
 Payment : 10% at the reservation  
           10% at the notary registr.  
           10% at achievement of the floor  
           70% at delivery date

the price do not include :  
 floor marble and wall colors in the  
 living room and bed rooms



<b>TOWER</b> 03/04		
2 Bedrooms - 2.5 Baths		

Floors : from 31 to 44  
 Price : \$ 854.000 to 874.000  
 Payment : 10% at the reservation  
           10% at the notary registr.  
           10% at achievement of the floor  
           70% at delivery date

Interior	1,372 sq. ft.	127.46 m <sup>2</sup>
Terrace	367 sq. ft.	34.10 m <sup>2</sup>
<b>Total</b>	<b>1,739 sq. ft.</b>	<b>161.56 m<sup>2</sup></b>

the price do not include :  
 floor marble and wall colors in the  
 living room and bed rooms







Here the complete list of prices in US \$

Remember that these prices do not include the covering of the floor (except for the bathrooms) and the covering of the walls; the price includes a full equipment of the kitchen and bathrooms.

The estimate price for the standard final touches (floor and wall) is about an extra 10% of the price

Revised 8/16/07



RESIDENCES & HOTEL  
RIVER SIDE

Floors	Unit	Description	Ceiling Height	Interior Sq. Feet	Balcony Sq. Feet	Total Sq. Feet	Interior Sq. Meters	Balcony Sq. Meters	Total Sq. Meters	Price Range
Floors 31-44	T01	2 bedrooms 2.5 baths	9' / 2.74 m.	1,604 sq. ft.	331 sq. ft.	1,935 sq. ft.	149.02	30.75	179.77	923,000 to 971,000
Floors 31-44	T02	2 bedrooms 2.5 baths	9' / 2.74 m.	1,604 sq. ft.	331 sq. ft.	1,935 sq. ft.	149.02	30.75	179.77	935,000 to 1,013,000
Floors 31-44	T03	2 bedrooms 2.5 baths	9' / 2.74 m.	1,372 sq. ft.	367 sq. ft.	1,739 sq. ft.	127.46	34.10	161.56	850,000 to 930,000
Floors 31-44	T04	2 bedrooms 2.5 baths	9' / 2.74 m.	1,372 sq. ft.	367 sq. ft.	1,739 sq. ft.	127.46	34.10	161.56	854,000 to 874,000
Floors 31-44	T05	1 bedroom 1.5 baths	9' / 2.74 m.	1,042 sq. ft.	240 sq. ft.	1,282 sq. ft.	96.80	22.30	119.10	SOLD
Floors 31-44	T06	1 bedroom 1.5 baths	9' / 2.74 m.	1,042 sq. ft.	240 sq. ft.	1,282 sq. ft.	96.80	22.30	119.10	668,000 to 686,000
Floors 31-44	T07	2 bedrooms den 2.5 baths	9' / 2.74 m.	1,598 sq. ft.	290 sq. ft.	1,888 sq. ft.	148.46	26.94	175.40	986,000 to 988,000
Floors 31-44	T08	2 bedrooms den 2.5 baths	9' / 2.74 m.	1,598 sq. ft.	290 sq. ft.	1,888 sq. ft.	148.46	26.94	175.40	SOLD
Floors 45-52	PH01	3 bedrooms den 3.5 baths	10' / 3.05 m.	2,502 sq. ft.	597 sq. ft.	3,099 sq. ft.	232.44	55.46	287.91	1,600,000 to 1,660,000
Floors 45-52	PH02	3 bedrooms den 3.5 baths	10' / 3.05 m.	2,502 sq. ft.	597 sq. ft.	3,099 sq. ft.	232.44	55.46	287.91	1,650,000 to 1,835,000
Floors 45-52	PH03	2 bedrooms den 2.5 baths	10' / 3.05 m.	1,596 sq. ft.	398 sq. ft.	1,994 sq. ft.	148.27	36.98	185.25	SOLD
Floors 45-52	PH04	2 bedrooms den 2.5 baths	10' / 3.05 m.	1,596 sq. ft.	398 sq. ft.	1,994 sq. ft.	148.27	36.98	185.25	SOLD
Floors 45-52	PH07	2 bedrooms den 2.5 baths	10' / 3.05 m.	1,598 sq. ft.	290 sq. ft.	1,888 sq. ft.	148.46	26.94	175.40	SOLD
Floors 45-52	PH08	2 bedrooms den 2.5 baths	10' / 3.05 m.	1,598 sq. ft.	290 sq. ft.	1,888 sq. ft.	148.46	26.94	175.40	SOLD
Floor 53	UPH01	3 bedrooms exercise 4.5 baths	11' / 3.35 m.	3,392 sq. ft.	767 sq. ft.	4,159 sq. ft.	315.13	71.26	386.38	3,500,000
Floor 53	UPH02	3 bedrooms exercise 4.5 baths	11' / 3.35 m.	3,392 sq. ft.	767 sq. ft.	4,159 sq. ft.	315.13	71.26	386.38	3,500,000
Floor 53	UPH03	3 bedrooms den exercise 4.5 baths	11' / 3.35 m.	3,233 sq. ft.	738 sq. ft.	3,971 sq. ft.	300.36	68.56	368.92	3,380,000
Floor 53	UPH04	3 bedrooms den exercise 4.5 baths	11' / 3.35 m.	3,233 sq. ft.	738 sq. ft.	3,971 sq. ft.	300.36	68.56	368.92	3,380,000
Floor 54	RUPH01	3 bedrooms entertainment exercise	11' / 3.35 m.	4,522 sq. ft.	2,966 sq. ft.	7,488 sq. ft.	420.11	275.55	695.66	5,000,000
Floor 54	RUPH02	3 bedrooms entertainment exercise	11' / 3.35 m.	4,522 sq. ft.	2,966 sq. ft.	7,488 sq. ft.	420.11	275.55	695.66	SOLD
Floor 54	RUPH03	3 bedrooms den entertainment exercise	11' / 3.35 m.	4,159 sq. ft.	2,126 sq. ft.	6,285 sq. ft.	386.38	197.51	583.90	4,250,000
Floor 54	RUPH04	3 bedrooms den entertainment exercise	11' / 3.35 m.	4,159 sq. ft.	2,126 sq. ft.	6,285 sq. ft.	386.38	197.51	583.90	SOLD

CITY SIDE

Floors	Unit	Description	Ceiling Height	Interior Sq. Feet	Balcony Sq. Feet	Total Sq. Feet	Interior Sq. Meters	Balcony Sq. Meters	Total Sq. Meters	Price Range
Floors 31-44	T09	1 bedroom 1.5 baths	9' / 2.74 m.	867 sq. ft.	173 sq. ft.	1,040 sq. ft.	80.55	16.07	96.62	470,000 to 504,000
Floors 31-44	T10	1 bedroom 1.5 baths	9' / 2.74 m.	867 sq. ft.	173 sq. ft.	1,040 sq. ft.	80.55	16.07	96.62	476,000 TO 492,000
Floors 31-44	T11	1 bedroom 1.5 baths	9' / 2.74 m.	894 sq. ft.	178 sq. ft.	1,072 sq. ft.	83.06	16.54	99.59	476,000 to 508,000
Floors 31-44	T12	1 bedroom 1.5 baths	9' / 2.74 m.	894 sq. ft.	178 sq. ft.	1,072 sq. ft.	83.06	16.54	99.59	SOLD
Floors 31-44	T13	1 bedroom 1.5 baths	9' / 2.74 m.	867 sq. ft.	173 sq. ft.	1,040 sq. ft.	80.55	16.07	96.62	470,000 to 494,000
Floors 31-44	T14	1 bedroom 1.5 baths	9' / 2.74 m.	867 sq. ft.	173 sq. ft.	1,040 sq. ft.	80.55	16.07	96.62	SOLD
Floors 45-52	PH09	2 bedroom den 2.5 baths	10' / 3.05 m.	1,326 sq. ft.	270 sq. ft.	1,596 sq. ft.	123.19	25.08	148.27	750,000 to 770,000
Floors 45-52	PH10	2 bedroom den 2.5 baths	10' / 3.05 m.	1,326 sq. ft.	270 sq. ft.	1,596 sq. ft.	123.19	25.08	148.27	750,000 to 770,000
Floors 45-52	PH11	2 bedroom den 2.5 baths	10' / 3.05 m.	1,326 sq. ft.	270 sq. ft.	1,596 sq. ft.	123.19	25.08	148.27	750,000 to 770,000
Floors 45-52	PH12	2 bedroom den 2.5 baths	10' / 3.05 m.	1,326 sq. ft.	270 sq. ft.	1,596 sq. ft.	123.19	25.08	148.27	750,000 to 760,000
Floor 53	UPH09	2 bedrooms 2.5 baths	11' / 3.35 m.	1,761 sq. ft.	359 sq. ft.	2,120 sq. ft.	163.60	33.35	196.95	1,350,000
Floor 53	UPH10	2 bedrooms 2.5 baths	11' / 3.35 m.	1,761 sq. ft.	359 sq. ft.	2,120 sq. ft.	163.60	33.35	196.95	1,380,000
Floor 54	UPH09	2 bedrooms 2.5 baths	11' / 3.35 m.	1,761 sq. ft.	359 sq. ft.	2,120 sq. ft.	163.60	33.35	196.95	1,380,000
Floor 54	UPH10	2 bedrooms 2.5 baths	11' / 3.35 m.	1,761 sq. ft.	359 sq. ft.	2,120 sq. ft.	163.60	33.35	196.95	1,380,000