PENDRY

RESIDENCES | TAMPA

A New Luxury Offering by Montage

813-930-8800 | PendryResidencesTampa.com | 100 S. Ashley Drive, Suite 100 | Tampa, FL 33602

Broker participation is welcomed and encouraged.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice.

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. Renderings depict proposed views, which are not identical from each unit. 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.

This project is being developed by Riverwalk Tower, LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project. This condominium is being developed by Riverwalk Tower, LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads and/or any of its affiliates) 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.

The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by Pendry Intellectual Property Holding Company, LLC or any of its respective affiliates (collectively, "Pendry"), and Pendry does not make any representations, warranties or guaranties whatsoever with respect to the Residential Units, the Project or any part thereof.

TRD Riverwalk Developer LLC uses the PENDRY brand name and certain other Pendry trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under a limited, non-exclusive and non-sublicensable license from Pendry. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a PENDRY-branded project or have any rights to use the Trademarks.

ARTIST'S CONCEPTUAL RENDERINGS. SUBJECT TO CHANGE.

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RESIDENCE L

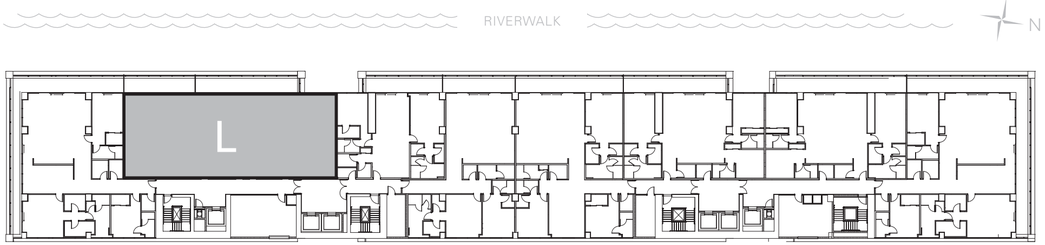
RESIDENCE L

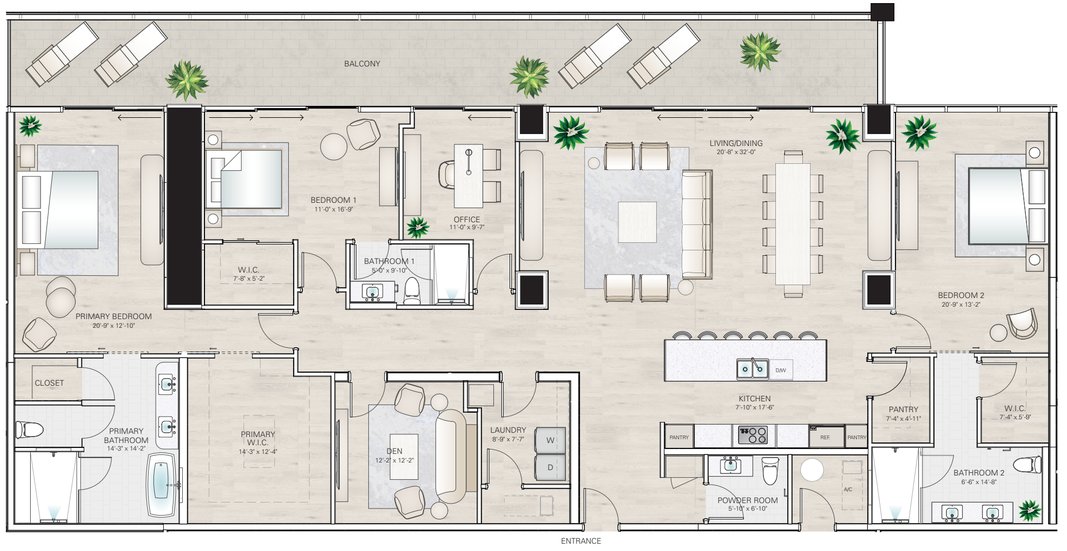
3 Bedroom, 3.5 Baths, Plus Den

Interior: 3,309 sq ft

Exterior: 605 sq ft

Total: 3,914 sq ft





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Sunset Subsidiary LLC uses the PENDRY, MONTAGE, and MONTAGE RESIDENCES REAL ESTATE brand names and certain other KT IP and Montage trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under limited, non-exclusive and non-sublicensable licenses from Licensors. The foregoing licenses may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a PENDRY-branded project or a MONTAGE-branded project or have any rights to use the Trademarks.

This does not constitute an offer to sell or a solicitation of an offer to buy a unit. Nor is it an offering or solicitation of sale of condominium units in any jurisdiction where registration is required to offer real estate unless we have met such requirements. We will not knowingly disseminate any information regarding the condominium where such offering or solicitation would otherwise be prohibited by law. Obtain all disclosure documents required by applicable laws and read them before signing anything. No governmental agency has judged the merits or value, if any, of the development. Further, ownership of a condominium unit in the development will be subject to the terms of various documents relating to the development which include membership in a condominium association and the obligation to pay various assessments. The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by KT Intellectual Property Holding Company, LLC ("KT IP") or Montage Hotels & Resorts, LLC ("Montage") (collectively, "Licensors") and Licensors do not make any representations, warranties or guaranties whatsoever with respect to the Residential Units, the Project or any part thereof. Sunset Subsidiary LLC uses the PENDRY and MONTAGE brand names and certain other KT IP and Montage trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under limited, non-exclusive and non-sublicense-able licenses from Licensors.

The final shape, design, and square footage of Buyer's Unit are subject to constructed measurements. All dimensions are approximate and subject to construction variances and differing measuring techniques. Plans and dimensions for similar units may contain minor variations from floor to floor. All floor plans and floor plan elements such as: room sizes, casework, other fixtures and furniture are not drawn to scale, may not be included in every unit with that floor plan and are shown for illustrative purposes only. Seller reserves the right to make changes and modifications to plans, materials, specifications, features and delivery of home without notice or obligation. The dimensions for balconies may vary per level. Consult with your Sales Representative or condominium documents for exact dimensions.

Montage Residences Real Estate. NY Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP19-0068. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1269-01-01. This Condominium is exempt from the registration requirements in Colorado, New Jersey and Utah. WARNING, THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. CalDRE# 0121140.