



THE
NEW
WAY
TO
OWN

NATIIVO™ / AUSTIN

01 / FLEXIBLE OWNERSHIP FOR THE MODERN-DAY OWNER

**THE FIRST PURPOSEFULLY DESIGNED, BUILT, AND LICENSED
BUILDING FOR HOMESHARING.**

Developed by local developer, Pearlstone Partners and Miami based developer Newgard, Natiivo Austin is a one-of-a-kind ownership experience with the luxuries, services, and amenities of a hotel – with the added flexibility to list on any homesharing platform as desired. Your homeshare advantage is fully supported by Natiivo Austin's MasterHost who will facilitate the guest stay.

OUR RAPIDLY GROWING CITY:



ABIA AIRPORT
18MM PASSENGERS / YEAR



AUSTIN
152 NEW RESIDENTS / DAY



AUSTIN
476+ CONFERENCES &
EVENTS HOSTED ANNUALLY



UT AUSTIN
51,832 STUDENTS



AUSTIN
#1 BEST PLACE TO LIVE*



AUSTIN
FASTEST GROWING OF U.S.
TOP 50 METRO AREAS

SHORT TERM. LONG TERM. YOUR TERMS.

**NATIIVO OFFERS FLEXIBILITY TO LIVE AND HOST WITH EASE,
USING ANY HOMESHARING PLATFORM.**

INCLUDING:

/ Airbnb
/ VRBO.com
/ TripAdvisor
/ Expedia
/ Orbitz
/ Hotels.com

/ Travelocity
/ Booking.com
/ Kayak
/ Priceline
/ FlipKey
/ Tripping

/ Trivago
/ Venere
/ Hotwire
/ Owner Direct Vacation Rentals
/ Beachhouse.com
/ **AND MORE!**



TO LIVE AS A
NATIVE IS
TO EXPERIENCE
THE FREEDOM
OF EXPLORATION
AND PLACE

02 /

BUILDING FEATURES






- / 33-story hospitality tower located in the Historic Rainey Street District
- / 249 fully-finished and furnished units
- / Studio, 1, & 2-bedroom units
- / Steps from Lady Bird Lake and Ann and Roy Butler Hike & Bike Trail
- / Amazing views of Lady Bird Lake, surrounding Hill Country, the East Side, and downtown
- / On-site hospitality management
- / 24-hour welcome desk
- / 24-hour valet parking
- / 24-hour secured access
- / Smart building technology, high capacity communications technology, and green innovations
- / Integrated high-speed Wi-Fi throughout the common areas
- / Exclusive Natiivo app
- / Keyless/digital access control systems
- / Active & vibrant lobby with imported stone, wood, & custom finishes
- / Pet-friendly building





03 / NATIIVO MANAGED OPTION

A TURNKEY SOLUTION /

-  MASTERHOST
-  HOUSEKEEPING
-  VIP AMENITIES
-  FOOD & BEVERAGE
-  NATIIVO APP

WHAT IS NATIIVO?

STRENGTH /
FREEDOM /
FLEXIBILITY /

NATIIVO COMBINES THE WARMTH OF A HOME WITH AN IMMERSIVE, LOCAL HOSPITALITY EXPERIENCE TO OFFER PEOPLE A UNIQUE WAY TO LIVE AND STAY.

By combining the local atmosphere of a homestay with the service, security, and consistency of a hotel, Natiivo fills a gap in the hospitality landscape by delivering a unique, forward-thinking option for people with a modern, flexible lifestyle.

Resident owners also have the advantage of being able to maximize on their real estate by renting units on a short term basis, when they aren't using their home, on any homesharing platform they prefer.

NATIIVO EMBODIES THE LOCATION

- / Each Natiivo embodies the quintessential character of its location
- / We celebrate each city's makers and doers by including them into the Natiivo experience

NATIIVO DESIGNS FOR DOMESTICITY

Intimate spaces for living, not just staying - with:

- / Full kitchen with oven, dishwasher, refrigerator, range, microwave, flatware, dishes, pots and pans, ect.
- / Owner's closet
- / Washer & dryer in every unit
- / Plenty of room to spread out
- / Expansive balconies

NATIIVO FOSTERS SOCIAL CONNECTION

- / More than a place to stay- a launching pad for local insight, events, and culture
- / Creating spaces to work, play and socialize

NATIIVO'S EVERYDAY LUXURIES

- / Thoughtful amenities—premium bed linens, comfortable robes and slippers
- / Customizable, well-stocked refrigerator



04/ THE HOMESHARE ADVANTAGE



GLOBAL SHORT-TERM RENTAL SALES

\$132.5 billion & 10 million listings by 2022



SHORT-TERM RENTAL USE

1 in 4 Americans report engaging with platform



NATIONAL RANKING FOR OPERATOR REVENUE

9th best city for short-term rentals



VACATION RENTAL USERS

Spend \$297.2 Million globally



MILLENNIAL PREFERRED

More likely to choose short-term rental stay over hotel

Sources:

*U.S. News and World Report, ipropertymanagement.com, realtor.com



LOBBY



BEDROOM



LIVING ROOM



MASTER BATHROOM

06 / FIVE-STAR CONVENIENCE

Owners and guests of Natiivo Austin have access to 24-hour valet parking, co-working spaces, a lobby coffee bar, and a 6,000 square foot terrace and garden on the 10th floor—just a few of the many world-class amenities offered to ensure every stay is never the last.

NATIIVO MANAGED

Coordinating everything from housekeeping and restaurant reservations to grocery delivery and itinerary planning, our experienced team of MasterHosts makes every moment, effortless. This 24-hour Concierge Service includes homesharing management, meaning MasterHosts will handle all listings, reservation requests, inquiries, as well as check-ins and check outs on the home-sharing platform of choice.

ROOFTOP SWIMMING POOL

Shaded cabanas and outdoor lounge seating line our rooftop swimming pool, granting views of Lady Bird Lake's shimmering waters and the breathtaking city below.

FITNESS CENTER

With a yoga meditation space, outdoor workout area, state-of-the-art cardio machines, weight lifting equipment, and Peloton Bike Studio, our 10th floor fitness center promises everything you'll need to maintain your training regimen. Plus, with miles of hike and bike trails lining Lady Bird Lake nearby, you can stay active in the city you love.

ADDITIONAL INCLUSIONS

- | | |
|---------------------------|-----------------------|
| / ROOFTOP FIREPLACE | / DOG RUN |
| / CLUBHOUSE ON 33RD FLOOR | / PET WASHING STATION |
| / KEYLESS ENTRY | / BIKE STORAGE |



ROOFTOP POOL



CLUB ROOM

NATIIVO™ / AUSTIN



SALES CENTER /
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DEVELOPED BY
PEARLSTONE PARTNERS **Newgard**

SALES BY
PROSPECT
REAL ESTATE

ARCHITECT
SG
DESIGN

INTERIORS
HN

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