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GUMENICK PROPERTIES REVITALIZES ICONIC SOUTHGATE TOWERS

Miami Beach Project Will Strengthen the Local Apartment Community's Enduring Appeal

MIAMI BEACH – Gumenick Properties is revitalizing its Southgate Towers Apartments here to ensure the property will continue to offer quality accommodations for decades to come.

The project includes both structures on the site -- the North Building at 910 West Avenue and the South Building at 900 West Avenue.

When completed, Southgate Towers will among be the most modern, comfortable and convenient apartment communities in Miami Beach. Apartments will have many notable features, including flow-through layouts, open floor plans with spacious areas for living, dining, entertaining and relaxing. Individual apartments will have gourmet kitchens with stainless steel appliances, solid surface countertops, handy washers and driers, individual water heaters, all temperature control with programmable thermostats and porcelain tile floors. One of the most attractive features the buildings provide are spectacular views of Biscayne Bay and the Atlantic Ocean. Residents can enjoy these thanks to private balconies and ceiling-to-floor glass doors and windows.

In addition to offering all these amenities, Southgate Towers also has an unbeatable location. It is on West Avenue between 9th and 10th streets, and is just minutes from Lincoln Road, Ocean Drive, Biscayne, Brickell, Downtown and Midtown.

Southgate Towers opened for business in 1960 as the first high-rise apartment neighborhood in Miami. While it still will feature its readily-recognizable, mid-century exterior, it also will have many modern amenities. These include: an on-site restaurant and shop, a resort-style pool, a lap pool, poolside cabanas, a spa, a state-of-the-art athletic club, a media lounge, boat slips, a yoga room, an e-café, Wi-Fi hotspots, a demonstration kitchen, private penthouse floors, 24-hour concierge service and multi-purpose and billiards rooms.

During the past 50 years, Southgate Towers has received regular maintenance and improvements, including significant kitchen upgrades in the 1990s. Yet, even with great care, the buildings now need revitalization as a result of steady use, bright sunlight, powerful storms and saltwater. Plus, changing consumer tastes and advancing building technology mandate a full-scale rehabilitation.

Construction work is being conducted one building at a time. The project began on the North Building in 2013. It is slated for completion mid-year of 2014. Leasing activity for this building will begin in winter 2014. Work on the South Building will start in 2014 and will last for approximately 14 months. The full project is expected to be completed in 2015.

Five decades ago, Southgate Towers was among the tallest, if not the tallest, residential buildings in the Miami area. While larger structures now form the South Florida skyline, Southgate Towers has become iconic. It has been lauded for its pioneering status and enduring appeal. The community also has been a home and gathering place for countless residents and guests.

Based in Henrico, Va., Gumenick Properties is an award-winning real estate development and property management company with operations throughout the Southeast. Founded in the

late 1940s, the company now engages in two primary lines of business – apartment community management and commercial and residential construction.

To learn more about the “renewed” Southgate Towers and leasing a home there, contact the community at (305) 672-2412 or visit the website at www.sobesouthgate.com.