**Two Roads Development and Alpha Blue Ventures**

**Secure $ 121.5 Million in Construction Financing For**

**Forté Luxury Condominium in West Palm Beach, Florida**

***With approximately 60% of its 41 luxury residences already sold, the Arquitectonica-designed waterfront tower is slated to break ground later this year and deliver in 2024.***

**WEST PALM BEACH, FL – November 29, 2021 –** Two Roads Development and Alpha Blue Ventures, the development team behind Forté, a new waterfront luxury condominium at 1309 South Flagler Drive in West Palm Beach, have secured $121.5 million in construction financing from Bank OZK. The loan will fund construction of the 24-story boutique tower, which is set to commence in December and be completed in 2024. Approximately 60% of Forté’s 41 residences have already been sold, with the majority of buyers coming from markets across the domestic U.S.

“Closing this loan with Bank OZK is a significant milestone for our team and the broader West Palm Beach residential market,” said James Harpel, Chairman and Senior Partner of Two Roads Development. “Forté’s waterfront location, combined with Bernardo Fort-Brescia’s sophisticated design and the equity we’ve built through strong pre-construction sales, have created a powerful combination that puts us in the position to secure favorable financing.”

“Bank OZK is delighted to finance the construction of Forté on Flagler. This project embodies the high standards Bank OZK consistently seeks in its project financings – marquee real estate, strong market fundamentals and top-tier sponsorship. We appreciate the opportunity to serve as the sole senior secured lender and look forward to future opportunities to work with Two Roads Development,” stated Greg Newman, Managing Director of Originations for Bank OZK’s Real Estate Specialties Group.

Designed by Bernardo Fort-Brescia of Arquitectonica, with interiors imagined by Jean-Louis Deniot, Forté’s sleek design will boast only two residences per floor, each with sweeping views of Worth Avenue, the Intracoastal Waterway and the Atlantic Ocean. Expansive three- and four-bedroom residences range from 4,200 to 8,400 square feet in size with the option to combine residences for a full-floor home. Forté’s six-bedroom penthouse spans 8,900 enclosed square feet with an additional 2,000-square-foot private rooftop deck which includes a pool, summer kitchen, cabana bath and unmatched 360-degree views.

Unit prices at the luxury tower range from about $6.7 million to in excess of $30 million. All residences will include private elevator foyers, at least 1,000 square feet of outdoor living space, no less than 10-foot-high ceilings, as well as Jean Louis-Deniot and Italkraft® custom-designed kitchen and bathroom cabinetry with top-of-the-line finishes, fixtures and appliances from Sub-Zero®, Wolf® and Waterworks®.

“We are very proud to have Bank OZK join the Forte project," said Scott Maslin, Founding Partner and Managing Member of Alpha Blue Ventures. "Bank OZK has certainly established themselves as a leader in the South Florida market, and having them on board is a testament to the quality of our product as well as the significance of this exciting waterfront development.”

Among Forté’s standout amenities is an impressive second-story pool deck overlooking Palm Beach, complete with a 75' lap pool, heated spa, and an outdoor dining and lounge area perfectly suited for hosting old friends and socializing with new neighbors. Designed to foster new levels of fitness, relaxation and rejuvenation, the third floor’s health and wellness spaces are equipped with a steam room, sauna, private treatment rooms, a relaxation area and locker facilities. These spa-inspired amenities are complemented by a state-of-the-art fitness center and yoga studio. Additional amenities include a private dining room with seating for up to 24 guests, a great room, a theater, an evening lounge, a card room and a multi-sport simulator. Two fully furnished guest suites are also available to create privacy for family and friends, while a business center offers all the office essentials residents might need for working remotely.

Resident services include 24-hour security and surveillance, 24-hour lobby attendant and valet service, access to the Forté House of Cars, as well as electric vehicle charging stations. An array of personalized concierge services include access to premium tickets and VIP events, restaurant reservations, moving coordination and storage solutions, interior design services, housekeeping services, spa and salon appointments, personal shopping, travel service with private and commercial air bookings, and in-residence wellness and fitness coordination.

Situated on storied South Flagler Drive, Forté rests within a tranquil residential neighborhood just south of the private Palm Beach Atlantic University campus. The Norton Museum of Art, Ann Norton Sculpture Gardens, and Antique Row Art & Design are all within proximity. The building’s central location gives residents convenient access to Palm Beach’s renowned social and cultural scenes, as well as several surrounding designer boutiques, jewelers, cafes and celebrity chef-driven restaurants.

Forté benefits from the track-record and expertise of a proven development team in South Florida-based Two Roads Development and Alpha Blue Ventures. Most recently, Two Roads Development delivered its latest luxury condominium to the market: Elysee, a 57-story waterfront tower in Miami’s Edgewater enclave.

For more information about Forté, including preconstruction sales opportunities, please call (561) 903-2819 or visit the project’s sales gallery at 1217 South Flagler Drive in West Palm Beach, FL 33401. Learn more at [www.fortewpb.com](http://www.fortewpb.com).

# # #

**About Two Roads Development:**

Two Roads Development is a South Florida-based real estate development firm whose principals have combined over 120 years of experience in developing, financing, and marketing residential and commercial projects across the United States. Over the years, Two Roads has set the standard for luxury development with properties that feature the best location, architecture, amenities, and services in the industry. The firm’s current residential portfolio includes Elysee Miami and Biscayne Beach, two luxury condominiums in downtown Miami, FL; Pendry Residences, a branded hotel-condominium in Tampa, FL; Forte, a 41-residence luxury waterfront condominium in West Palm Beach, FL; Tuscany Ranch, a 6,000-home master-planned active adult community in Citrus County, FL; and Freeport Plantation, a master-planned mixed-use community in Freeport, FL. Learn more at: [www.tworoadsre.com](http://www.tworoadsre.com).

**About Alpha Blue Ventures:**

Alpha Blue Ventures is a joint venture between founder Marius Fortelni, who provided Forté’s initial design inspiration, and managing partner Scott Maslin. The company specializes in the acquisition, development, and management of unique high-quality real estate projects throughout New York and Southeast Florida. Prior to Alpha Blue Ventures, Fortelni spent more

than 20 years building and operating a large multinational cement distribution and development company in Africa and Saudi Arabia and has developed several residential projects throughout the New York metropolitan area. Maslin is the founding member of Woodglen Investments, a New York-based real estate investment company that manages a diversified portfolio of real estate assets concentrated in New York and Florida. Learn more at [www.alphablueventures.com](http://www.alphablueventures.com).

**About Bank OZK:**

Bank OZK (Nasdaq: OZK) is a regional bank providing innovative financial solutions delivered by expert bankers with a relentless pursuit of excellence. Headquartered in Little Rock, Arkansas, Bank OZK conducts operations through 250 branches, loan production offices and other offices in Arkansas, Georgia, Florida, North Carolina, Texas, California, New York and Mississippi. Learn more at: [www.ozk.com](http://www.ozk.com).