



PHASING AND USE MIX

MIXING EASTWEST, NEIGHBORHOOD TO BAY

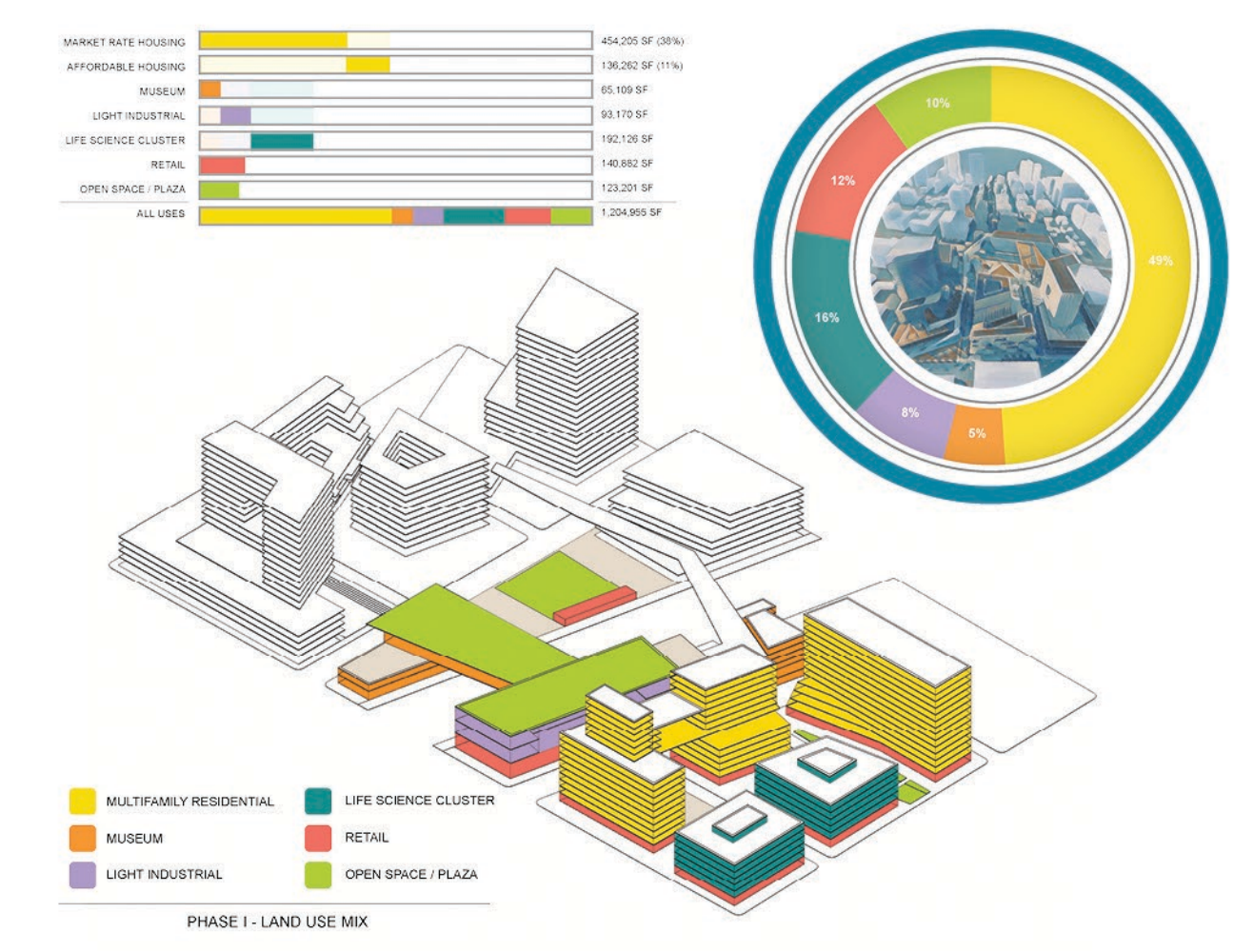
BUILDING TYPOLOGIES

ARCHITECTURAL DESIGN BY PHASE

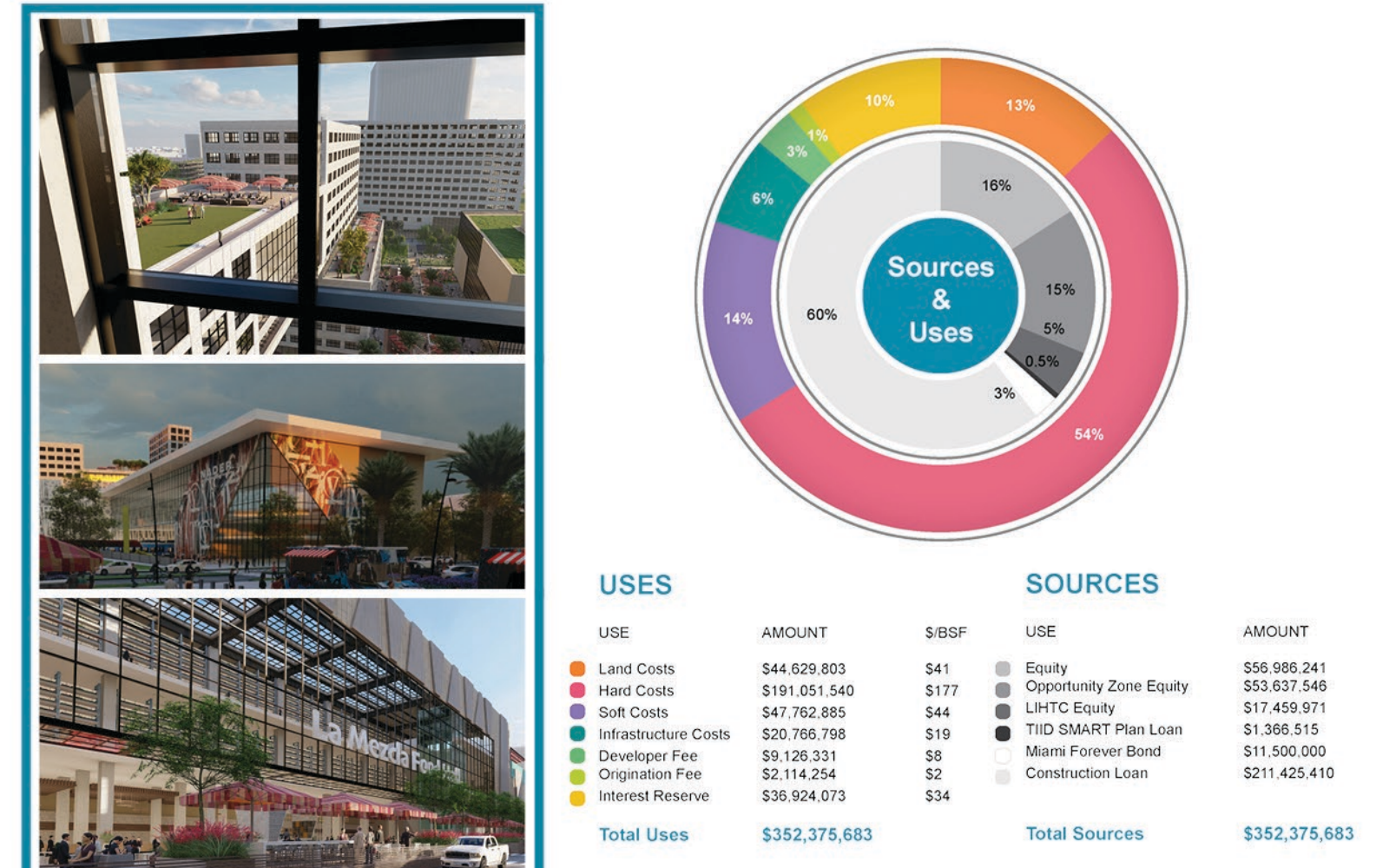
SOURCES & USES

STRATEGIC FUNDING APPROACH

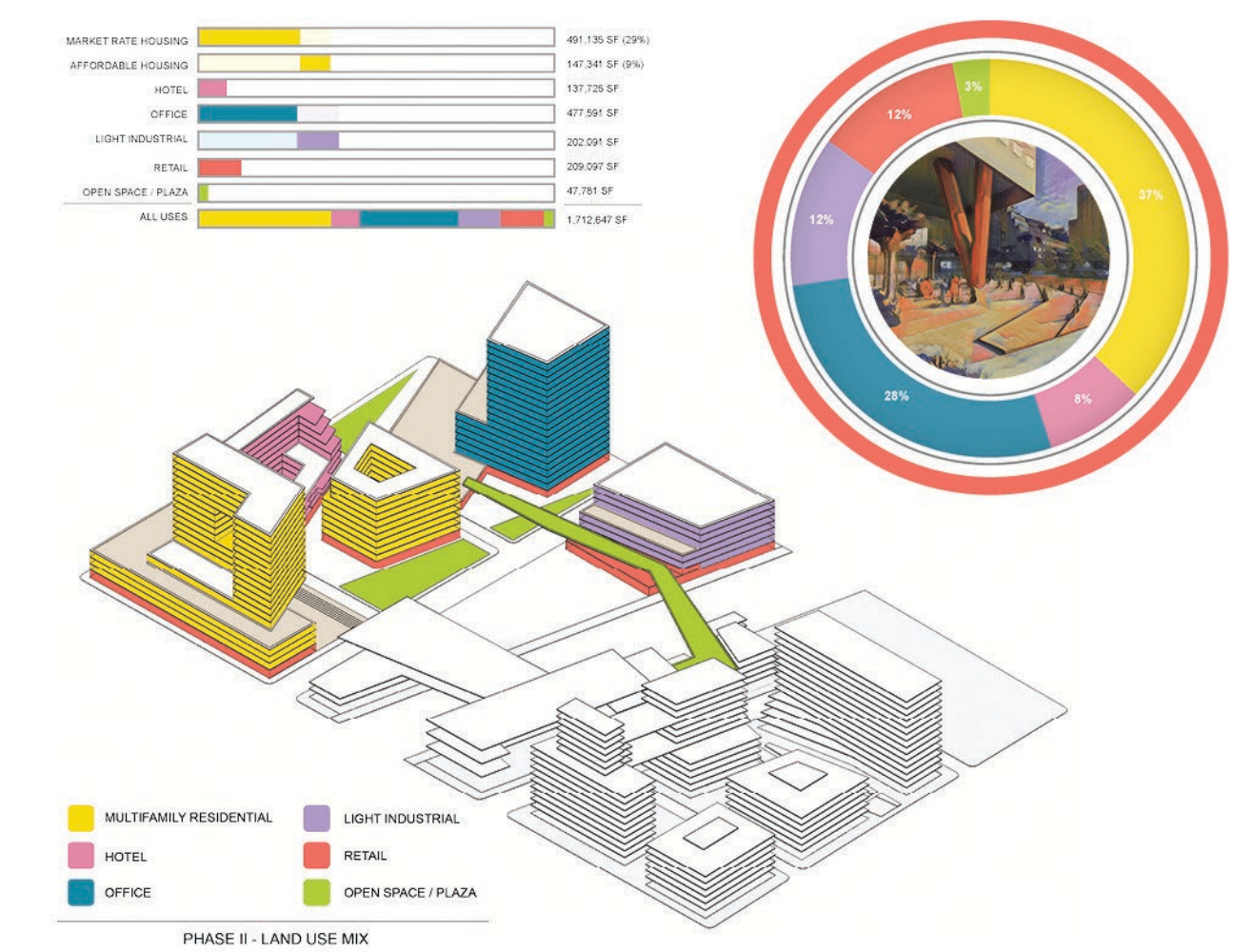
PHASE I



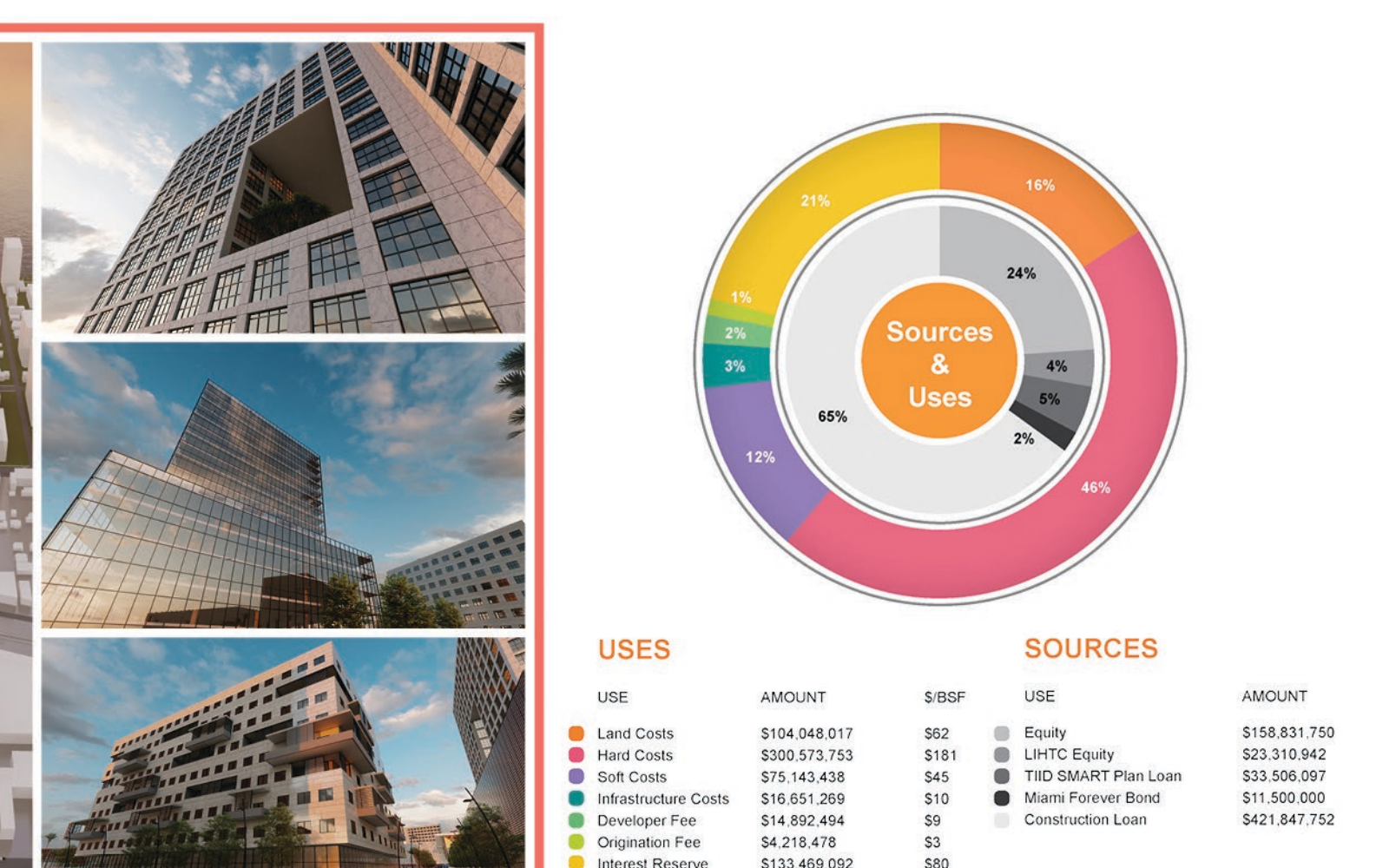
Building Typology	Total Building SF	Residential SF	Office SF	Hotel SF	Parking Spaces	Highlights
Residential Tower	289,010 SF	255,510	330	0	151	High Efficiency HVAC, 20% Affordable Units, Flexible Parking Level
Office Tower	116,825 SF	NA	116,825	0	NA	Green Aspect, Community Aspect, Resiliency Aspect
Hotel Tower	112,474 SF	NA	NA	112,474	NA	High Efficiency HVAC, 80/20 Senior Center, Proximity
Office Tower	353,162 SF	323,907	275	0	184	Green Aspect, Community Aspect, Green Roof / Photovoltaic, Elevated Public Space, Flexible Parking Level
Office Tower	113,162 SF	NA	69,850	43,312	NA	Green Aspect, Community Aspect, Resiliency Aspect
Office Tower	31,311 SF	NA	7,743	23,568	NA	High Efficiency HVAC, 20% Affordable Units, Green Roof



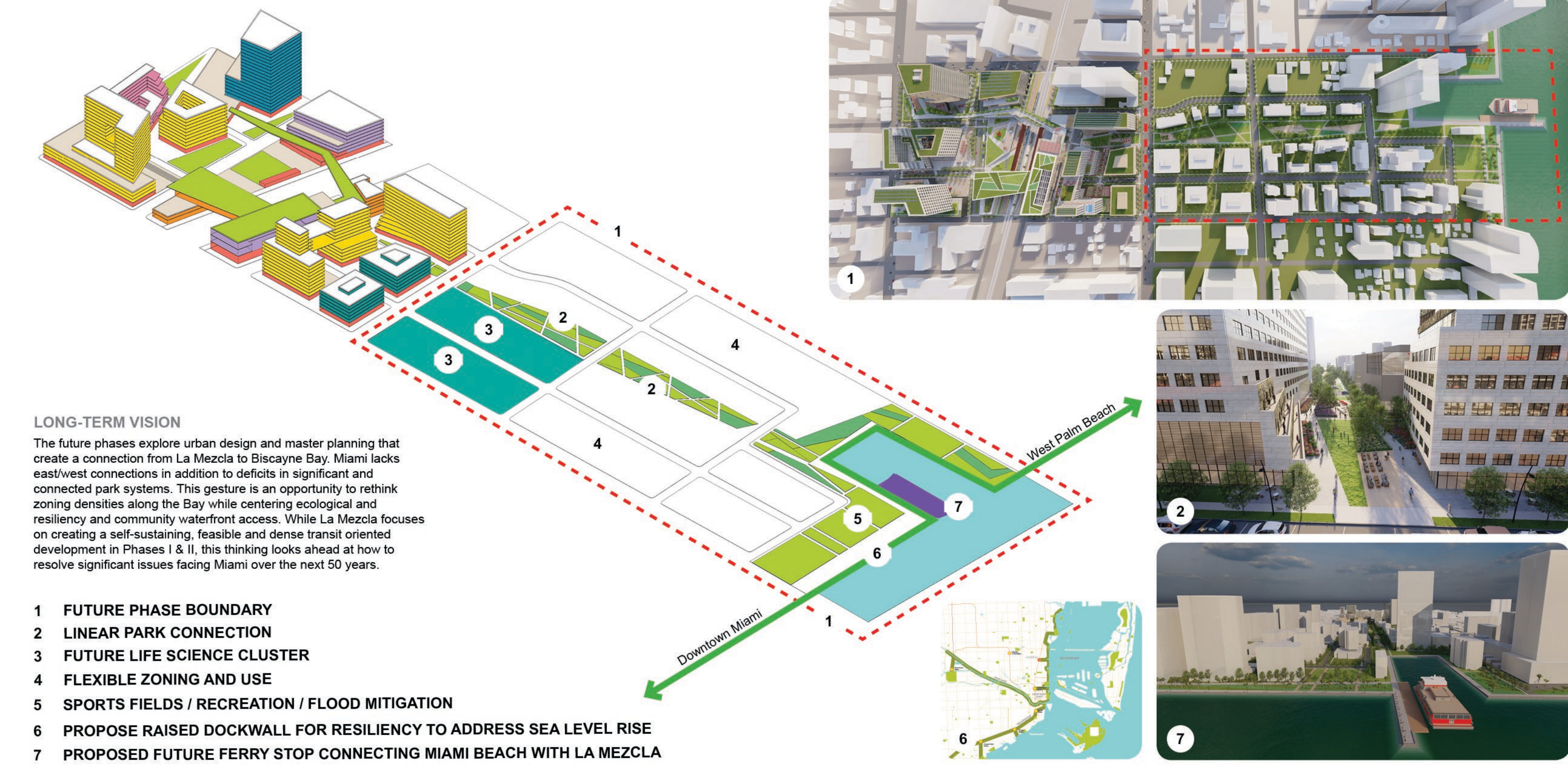
PHASE II



Building Typology	Total Building SF	Residential SF	Office SF	Hotel SF	Parking Spaces	Highlights
Residential Tower	533,702 SF	479,654	54	0	272	Green Roof / Photovoltaic, 20% Affordable Units, Stormwater Retention Plaza
Office Tower	181,686 SF	158,799	22,887	0	90	Green Aspect, Community Aspect, Resiliency Aspect
Hotel Tower	163,654 SF	NA	NA	163,654	NA	Green Roof / Photovoltaic, Senior Plaza
Office Tower	541,128 SF	510,814	30,314	0	184	High Efficiency HVAC, 20% Affordable Units, Resiliency Aspect
Office Tower	244,696 SF	NA	202,091	42,605	NA	Green Roof / Photovoltaic, Light Industrial



FUTURE PHASES



Phase	Development Costs	Levered IRR
Phase I	\$352,375,683	14.6%
Phase II	\$648,996,541	23.1%
Total Development	\$1,001,372,225	18.5%



- 1 FUTURE PHASE BOUNDARY
- 2 LINEAR PARK CONNECTION
- 3 FUTURE LIFE SCIENCE CLUSTER
- 4 FLEXIBLE ZONING AND USE
- 5 SPORTS FIELDS / RECREATION / FLOOD MITIGATION
- 6 PROPOSE RAISED DOCKWALL FOR RESILIENCY TO ADDRESS SEA LEVEL RISE
- 7 PROPOSED FUTURE FERRY STOP CONNECTING MIAMI BEACH WITH LA MEZCRA