1. Summary Pro Forma

Year 0       Phase I       Phase 2       Phase 3

Project Buildout by Development Units

- Market Residential
- Affordable Residential
- Live/Work
- Office
- Retail
- Parking
- Total Net Operating Income
- Museum Asset Sale

Development Costs

- Market Residential
- Affordable Residential
- Live/Work
- Office
- Retail
- Parking
- Loan to Value Ratio (LVR)
- construction loan
- Annual Cash Flow
- Total Development Costs
- Indirect costs
- Construction Loan Payments
- Public Infrastructure Costs
- Total Infrastructure Costs
- Total Subsidies
- Net Present Value
- Loan to Value Ratio (LVR)


2. Multiyear Development Program

- Year-by-Year Cumulative Absorption

3. Unit Development and Infrastructure Costs

- Private Development Costs
- Affordable Residential
- Live/Work
- Office
- Retail
- Parking
- Public Infrastructure Costs
- Museum
- Train Deck
- Plaza
- Utilities

4. Equity and Financing Sources

- Equity Sources (total)
- JV Partners
- Gary Nader Art Foundation
- Total Equity

- Financing Sources (total)
- Phase 1 Construction Loan
- Phase 2 Construction Loan
- Phase 3 Construction Loan
- Total Debt

- Public Subsidies (total, if any)
- Miami Forever Bond (Phase 1 - 25% of public infrastructure)
- Miami-Dade Economic Development Fund Grant ($340,000)

Total Development Costs

Total Infrastructure Costs

Total Financing

2019 ULI Hines Student Competition
Team Summary Board