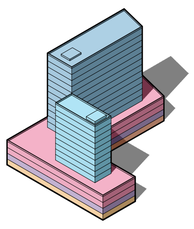
R5 View 5 | Rock Ridge Station Ground Level

R6 View 6 | Public Shuffleboard Coart

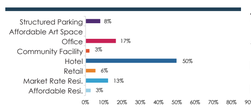
Parcel Breakdown

Parcel 1 | Epicurean Market Towers



Highlights

- Unique, destination hotel
- Modern, Class-A office space
- Norte Food Hall
- Ground floor high-end retail along 29th street
- Mixed-income housing for families and professionals
- Food entrepreneur incubator and commissary kitchen space financed with New Markets Tax Credits



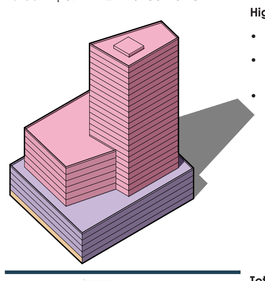
Total GSF

485,108

Development Period:

Phase 2

Parcel 2 | 59 NW 29th Street Tower



Highlights:

- Modern, class-A office space
- High-end ground floor retail along 29th Street
- Structured parking

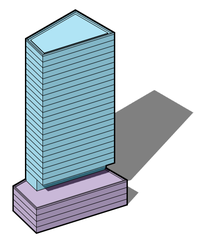
Total GSF

910,151

Development Period:

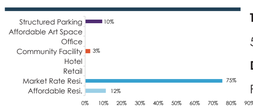
Phase 1

Parcel 3 | Tierra Tower



Highlights

- Mixed-income housing serving a range of incomes and family types, including a significant component of affordable housing for seniors and families.
- Affordably-priced ground floor retail space hosting a daycare facility
- Structured parking



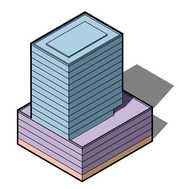
Total GSF

533,991

Development Period:

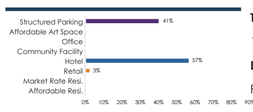
Phase 1

Parcel 4 | NW 29th Street Towers



Highlights

- Modern, full-service hotel
- Ground floor retail facing NE 2nd Ave
- Structured parking



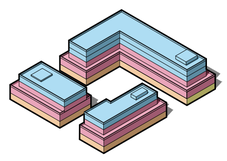
Total GSF

183,696

Development Period:

Phase 3

Parcel 5 | East Wynwood Center



Highlights

- Lofted, modern mixed-income housing oriented to young professional
- Modern flexible office space
- Affordable gallery and studio space
- Ground floor bars, cafes and restaurants

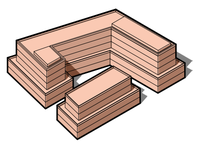
Total GSF

130,180

Development Period:

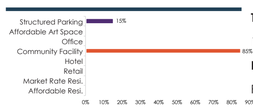
Phase 2

Parcel 7 | Rock Ridge Community Health



Highlights

- Rock Ridge Community Health Center, a Programs of All-Inclusive Care for the Elderly (PACE) center to serve seniors at Rock Ridge and across the community.
- Structured parking
- Development supported by grant from University of Miami Hospital (U-Health)



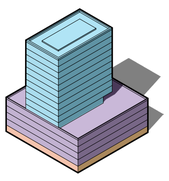
Total GSF

132,702

Development Period:

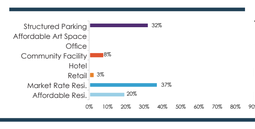
Phase 1

Parcel 8 | Midtown Gardens



Highlights

- Market rate housing oriented to elders and downsizing professionals
- Affordable housing designed towards elders and those with physical disabilities
- Ground floor retail facing NE 2nd Ave
- Ground floor affordable retail space for workforce development and job training
- Structured parking



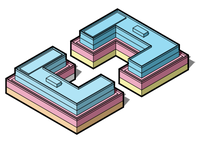
Total GSF

183,696

Development Period:

Phase 3

Parcel 9 | Nadar Park



Highlights

- Affordable arts gallery and museum space
- Flexible co-working office space
- Ground floor retail
- Lofted, modern mixed-income housing oriented toward young professionals

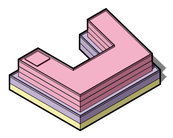
Total GSF

84,376

Development Period:

Phase 2

Parcel 10 | The Loop Center



Highlights

- Hip, modern office space
- Ground floor bars, cafes and restaurants
- Affordable performance venue for music and other artists
- Structured parking

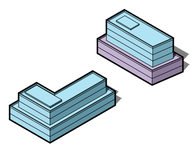
Total GSF

82,380

Development Period:

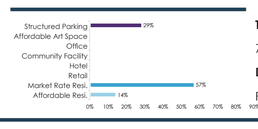
Phase 1

Parcel 11 | NE 26th Street Condos



Highlights

- Mixed-income housing for families
- Structured parking



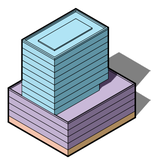
Total GSF

71,438

Development Period:

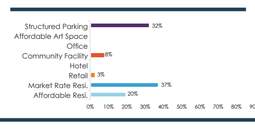
Phase 1

Parcel 12| Caja Condos



Highlights

- Mixed-Income housung for seniors and families
- Affordable housing
- Ground floor retail facing NE 2nd Ave
- Ground floor affordable retail space for arts education nonprofit



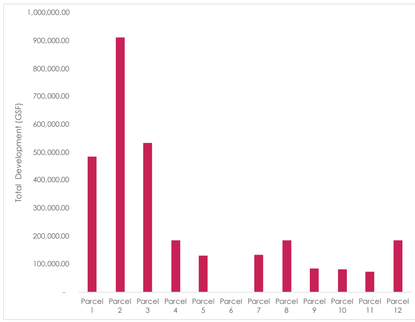
Total GSF

183,696

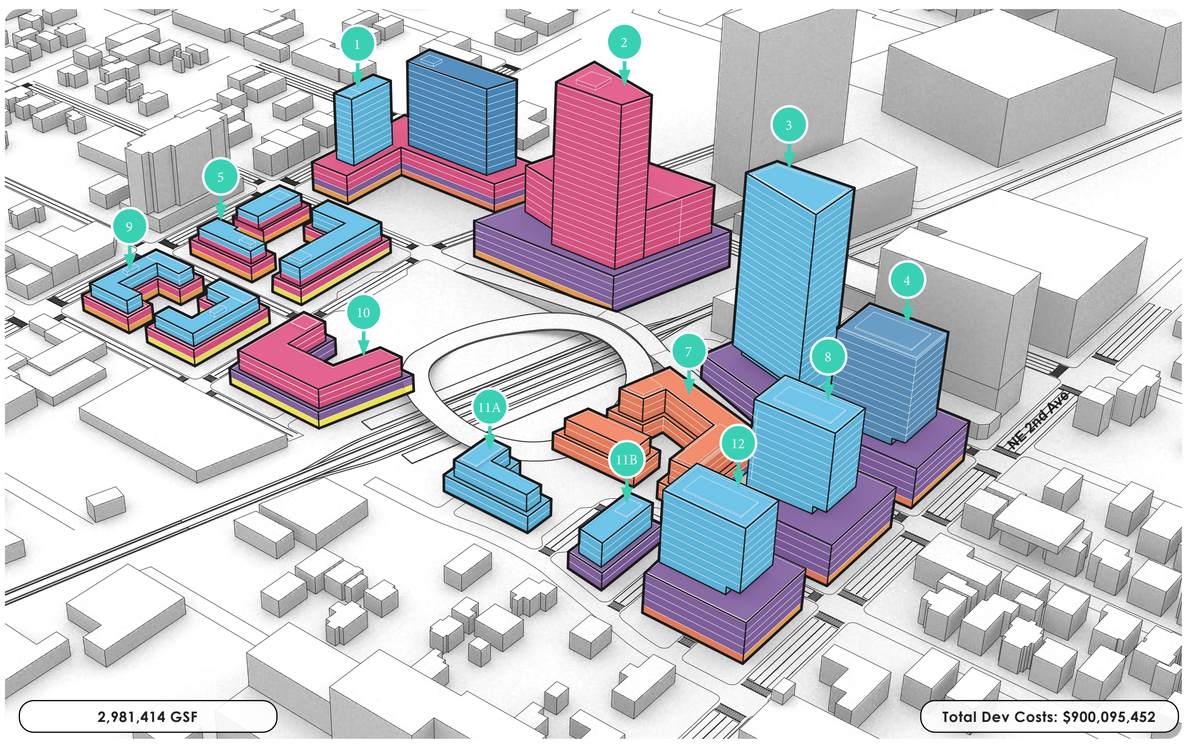
Development Period:

Phase 3

Parcel Breakdown | Sq/Ft



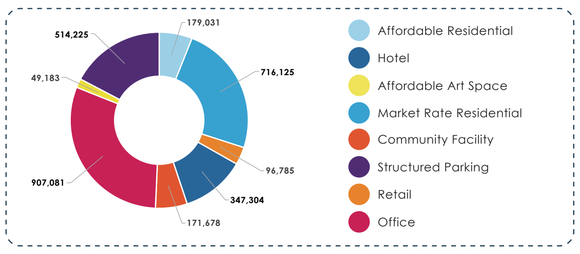
Full Build Out



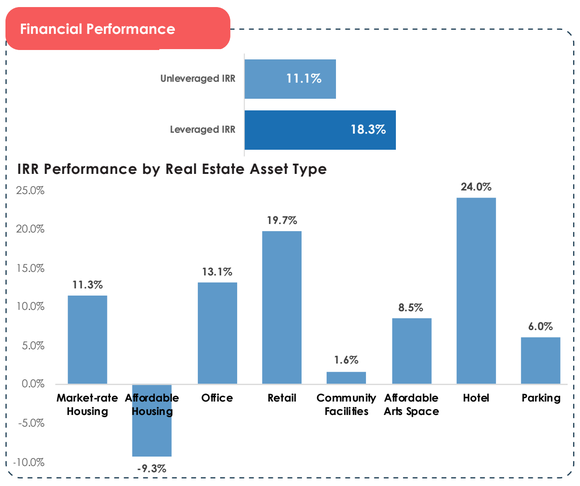
2,981,414 GSF

Total Dev Costs: $900,095,452

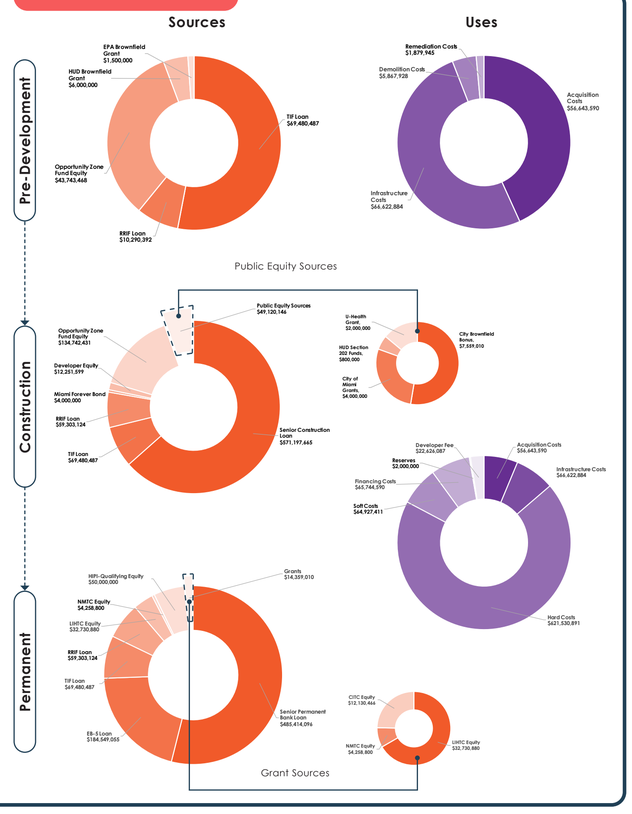
Land Use Breakdown (Sq/Ft)



Financial Performance



Creative Financing

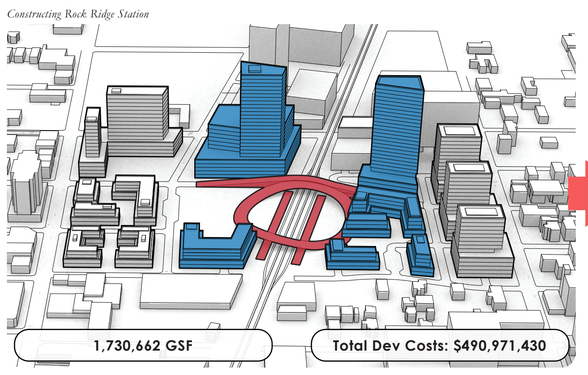


Phasing Diagrams

Phase One

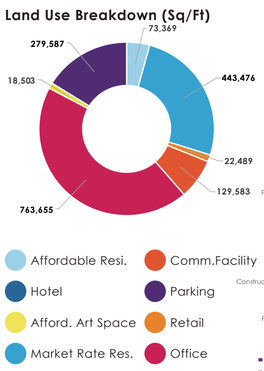
Developing a Community Cornerstone — 2021-2024

Constructing Rock Ridge Station

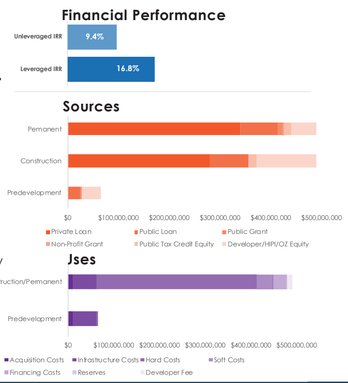


1,730,662 GSF — Total Dev Costs: $490,971,430

Land Use Breakdown (Sq/Ft)



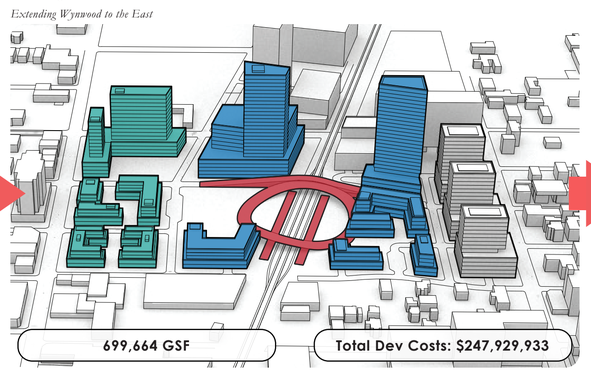
Financial Performance



Phase Two

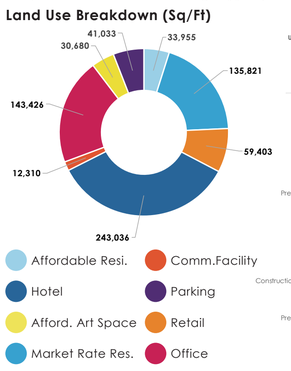
Creating an Arts + Entertainment Extension — 2023-2026

Extending Wynwood to the East

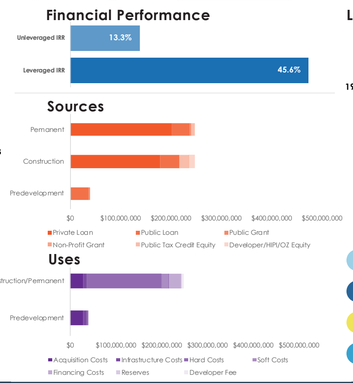


699,664 GSF — Total Dev Costs: $247,929,933

Land Use Breakdown (Sq/Ft)



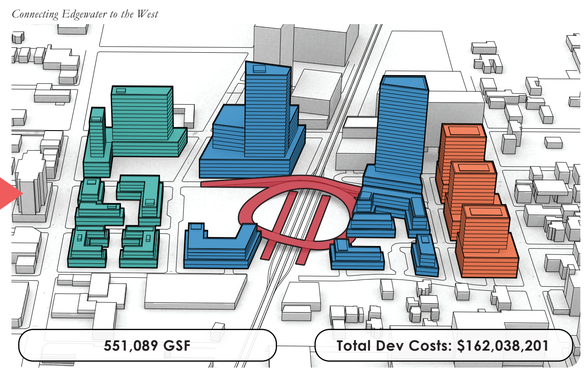
Financial Performance



Phase Three

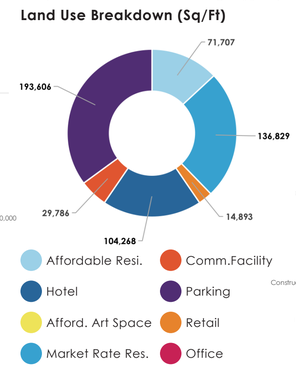
Establishing a Resilient Neighborhood — 2025-2028

Connecting Edgewater to the West

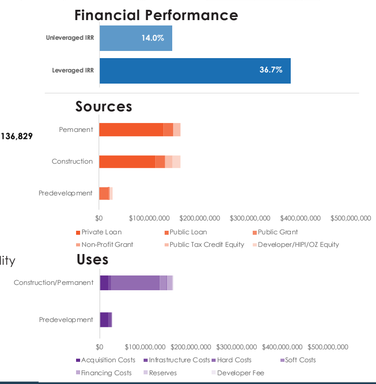


551,089 GSF — Total Dev Costs: $162,038,201

Land Use Breakdown (Sq/Ft)

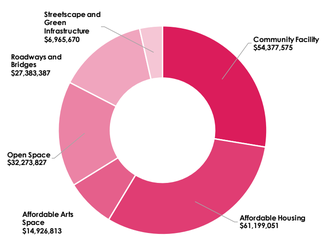
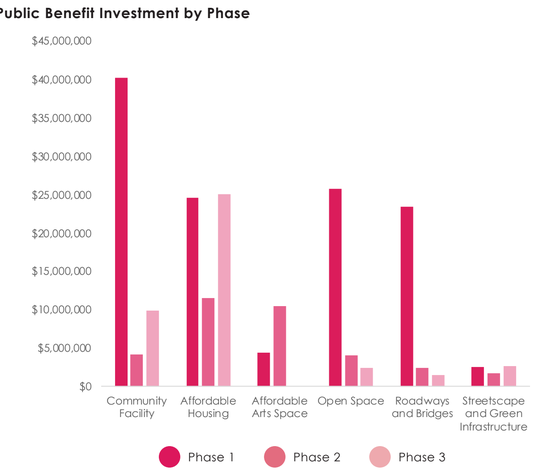


Financial Performance



Community Benefits

Total Public Benefit Investment



Public Benefit Investment by Phase