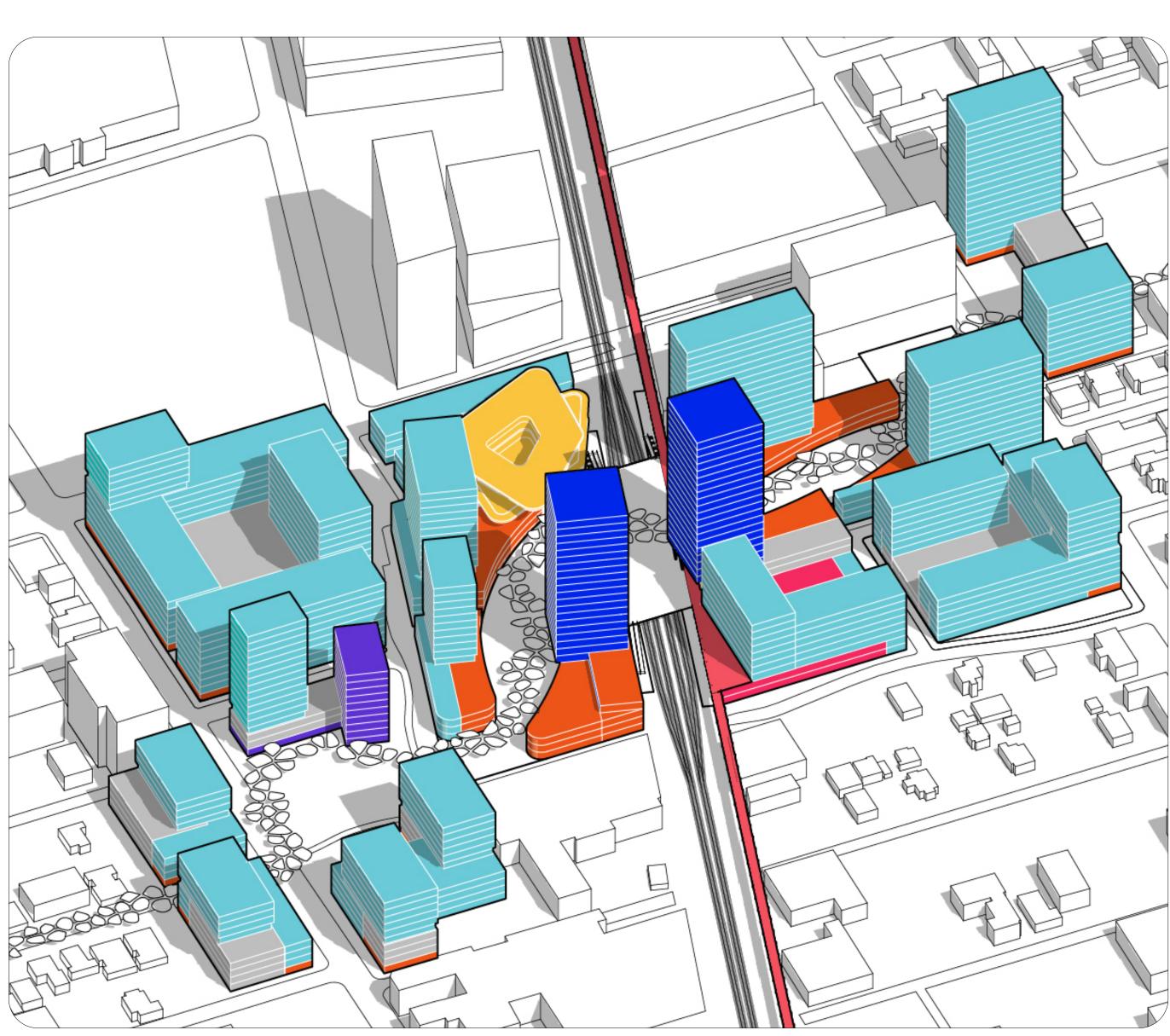


Levered 18.5% SOURCES & USES Construction Sources Permanent Sources 18.517.8 5778.3 Sanior Construction Loan Mami Forever Bond MITC STIT Fi Loan Till) Civil Equity S1,141,510,338 Total Development Budget S2 528.3 Total Infrastructure Budget S77,375,650 Total Infrastructure Budget S77,375,650 Total Infrastructure Budget Total Development Budget S77,375,650 Total Infrastructure Budget



A DAY & NIGHT AT THE LIFELINE **Activity** Have LUNCH delivered Ferry to MIAMI BEACH for Sunbathing Dinner in EDGEWATER Kids play in courtyard Enjoy Movie on THE STAGE Morning yoga After a productive day at the office, there is still time to catch an evening flight for your next business trip. Expanded Tri-Rail will service Miami, Fort After a fun day, movie night on THE STAGE is a great way to relax and unwind, TRI-RAIL's new Midtown station provides office and service workers an THE OVERLINE is an elevated bike "super-highway." Whether biking or walking LIFELINE residents have the luxury of enjoying Miami Beach. The proposed while enjoying the cool evening air. This is great for the many families with kids that call the LIFELINE home. affordable and convenient transit option from several points North, including for exercise, commuting or leisure, LIFELINE residents have direct access to Edgewater ferry is just a few blocks away. Imagine lounging on the beach in Fort Lauderdale and West Palm Beach. downtown in about 10 minutes. Lauderdale and West Palm Beach Airports. Commute with TRI-RAIL Coffee Meeting Take care of business in OFFICE TOWER Eat lunch at the FOOD HALL Afternoon Walk Take care of business in OFFICE TOWER Happy Hour by THE OASIS Take TRI-RAIL to the Airport THE STAGE is always active with a variety of events and programming. Instructor guided Salsa Dancing is a fun weekly event with popular appeal for Just steps away from your office, the centrally located FOOD HALL features an eclectic variety of local incubator food stalls, with common seating both inside Meow Wolf is a colorful and immersive art experience, which was born in Santa Fe by grassroots artists. Now Expanding to several cities, the LIFELINE The LIFELINE will house the new Nader Art Museum Latin America, a grand collection featuring modern and contemporary works of all media from Latin America and the Caribbean. and patio seating spilling outside. will house Miami's 1st location. all ages and skill levels. Walk around WYNWOOD WALLS Salsa Dancing on THE STAGE Nightcap Dinner on THE SPINE Weekly Tuesday Wednesday Thursday Friday Saturday Sunday **Events** Food Trucks Arts / Farmers Market Kids Games **Arts / Farmers Market** TRIVIA NIGHT **MOVIE NIGHT** LIVE JAZZ SALSA DANCING MOVIE NIGHT **Annual** Summer Everyone gather along THE SPINE for a wild ride! The Red Bull box cart race will take over the LIFELINE once each year. Locals and tourist of all ages will Discover the unique hidden gems throughout Wynwood and Celebrate earth day at the LIFELINE with a street festival full of the LIFELINE. It's a fun way to get around Midtown with the new colorful and pedestrian friendly shared streets. art, food and music. Also, tour and learn about the many **Events** sustainability elements found throughout the LIFELINE. RED BULL BOX CART RACE DOWN THE SPINE SCAVENGER HUNT - THE SPINE & WYNWOOD ST. PAT'S WYNWOOD BASEL HOUSE MURAL FESTIVAL WYNWOOD (大) WYNWOOD ART WALK BLOCK PARTY (1) ART DECO WEEKEND MIAMI BEACH (ROLLING LOUD HIP-HOP FESTIVAL DOWNTOWN SOUTH BEACH SEAFOOD FESTIVAL **PARTNERSHIPS** Immersive art experience will open Affordable Housing (LIH) Pop-up arts and food market will at the LIFELINE Funding operate part-time at the LIFELINE **MIDTOWN** Boutique hotel with Wynwood Garment Museum at the LIFELINE Beaker & Gray New facility for Gary Nadar art at the LIFELINE **Community Parters** Providing public easement for the proposed ferry dock Train operator for new station at the LIFELINE **Arts & Culture Parters** Corporate/ Strategically enabling greater Miami to tackle urbanization and climate change. **Mobility Parters Development Parters** TRI&RAIL Innovative developers of emerging neighborhoods currently active in Wynwood and S. FL **Sustainability Parters** amazon Financing for green infrastructure Assist with green stormwater infrastructure on site BLOCK CAPITAL GROUP **FedEx** RELATED **≡**C Florida East Coast miami-dade volume of the control of MIAMI **FOREVER** ADAPTING FOR CHANGE **INVESTING IN WYNWOOD EXPANDING TO EDGEWATER GROWING THE COMMUNITY** PHASE 1 - 2022 PHASE 2 - 2024 PHASE 3 - 2027 PHASE 4 - 2050 A Haven for Miamians seeking higher 1,897,542 SQ/FT Total 1,222,822 SQ/FT Total 1,697,094 SQ/FT Total ground in the event of future sea level rise. The LIFELINE takes a proactive Residential - Affordable — Affordable Public Space – approach to addressing future housing Market Rate Residential Residential Residential The Stage needs. Smart adaptable design allows Structure— Parking 278 units Structure – 407 units Public Space additional housing units to be built Parking 422 spaces 792 spaces Surface Parking 1427 spaces when demand is high in the future. Due to the site's elevated position along the Miami Rock Ridge, The LIFELINE will act as a haven for coastal residents seeking Market Rate— Residential 610 units Unlevered 10.0% Unlevered 10.4% **Levered 12.4%**