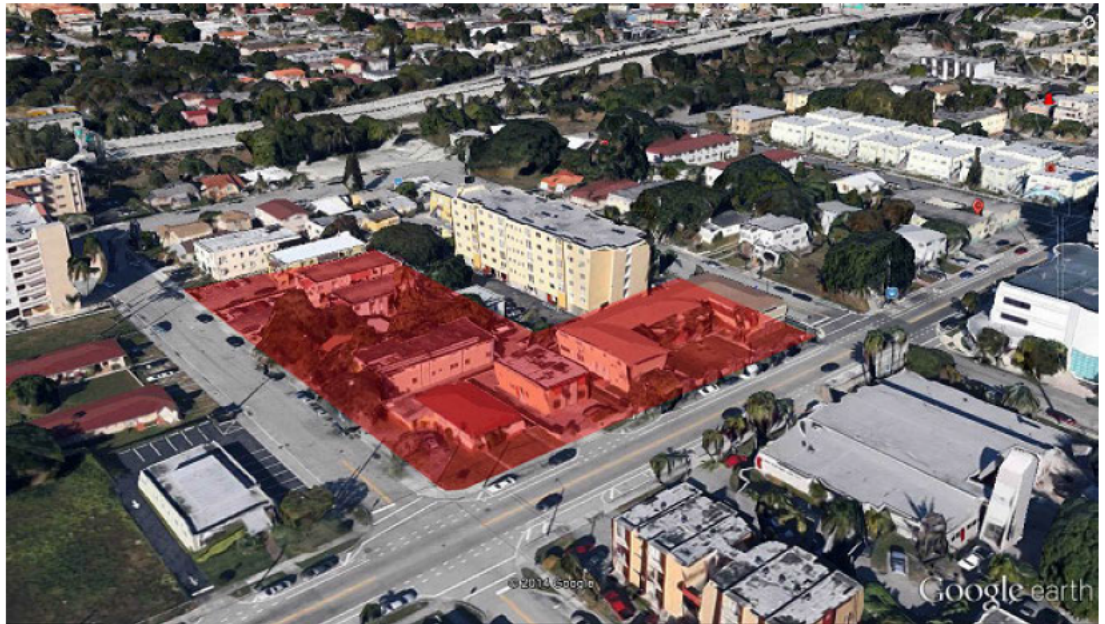


## WEST BRICKELL DEVELOPMENT SITE

Unobstructed Views • T6-24-O • 64,250+ SF Parcel • 584,675+  
Buildable SF • Over 295 Units • Retail • Mixed-use • Proposed  
Density Increase Underway • 2% NOI • Up to 48 Stories



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Assemblage Aerial View

|                     |                           |
|---------------------|---------------------------|
| Price:              | Market                    |
| No. Units:          | 295                       |
| Building Size:      | 584,675                   |
| Property Type:      | High Rise/Mixed-Use       |
| Property Sub-type:  | Condominium/Luxury Retail |
| Additional Subtype: | Luxury Multifamily        |
| Property Use Type:  | Mixed-use                 |
| Cap Rate:           | 2%                        |
| Lot Size:           | 64,250                    |
| Max Height:         | 24 to 48 Stories          |

| Possible Build Out Scenarios |       |       |
|------------------------------|-------|-------|
| #                            | Condo | Hotel |
| 1                            | 295   | 0     |
| 2                            | 245   | 100   |
| 3                            | 220   | 150   |
| 4                            | 195   | 200   |
| 5                            | 145   | 300   |
| 6                            | 100   | 390   |
| 7                            | 0     | 590   |

## WEST BRICKELL DEVELOPMENT SITE

*64,250 SF land parcel for sale*

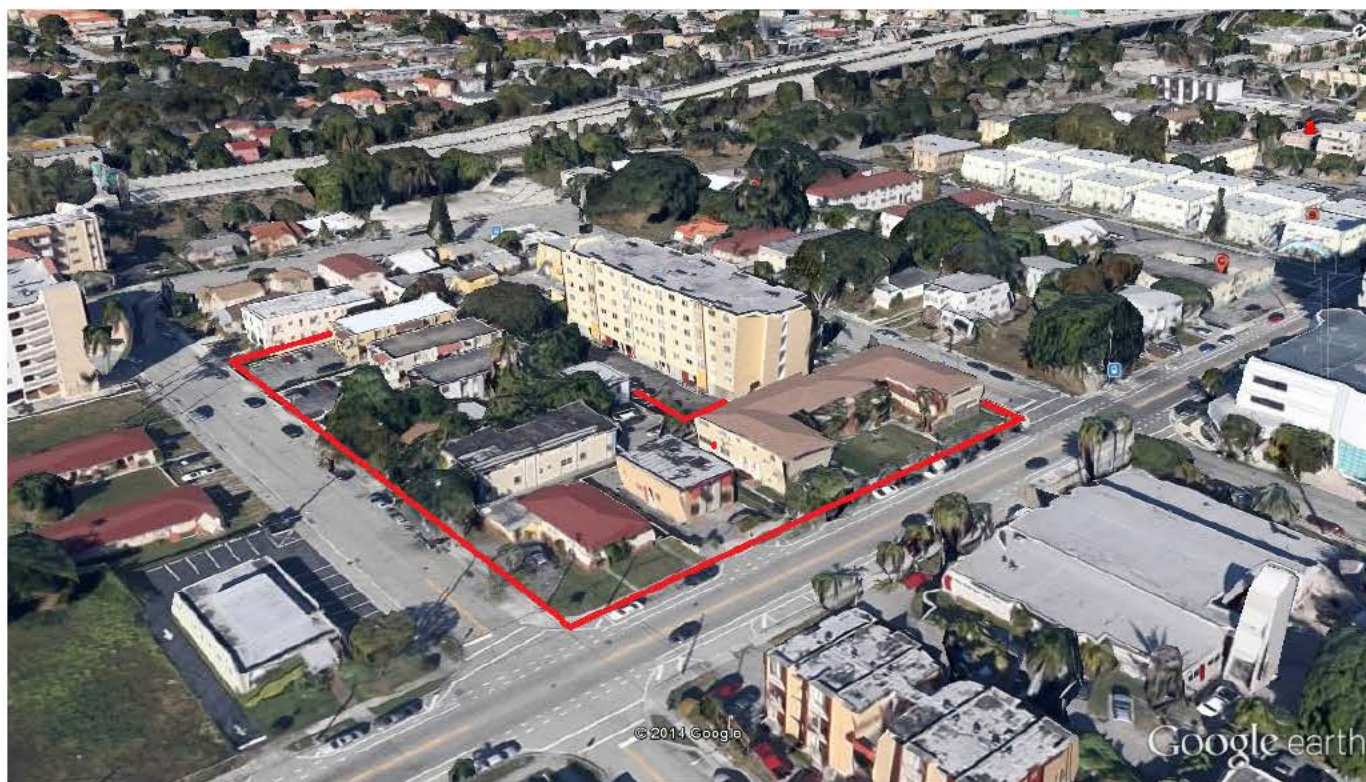
**DESCRIPTION:** 64,250 Sq. Ft. development site zoned T6-24-O in West Brickell. Site is just a few blocks from City Centre and Mary Brickell Village. This is the only parcel of this size on the market. All other similar sized parcels have traded. This property has an FAR of 7 with a 30% bonus as of right and it has an unobstructed view of Brickell as it sits in front of a City Park.

*Property's proximity to public transportation allows for a reduced parking requirement of 1 parking space per unit for condo/multifamily or 1/2 parking space per hotel room.*

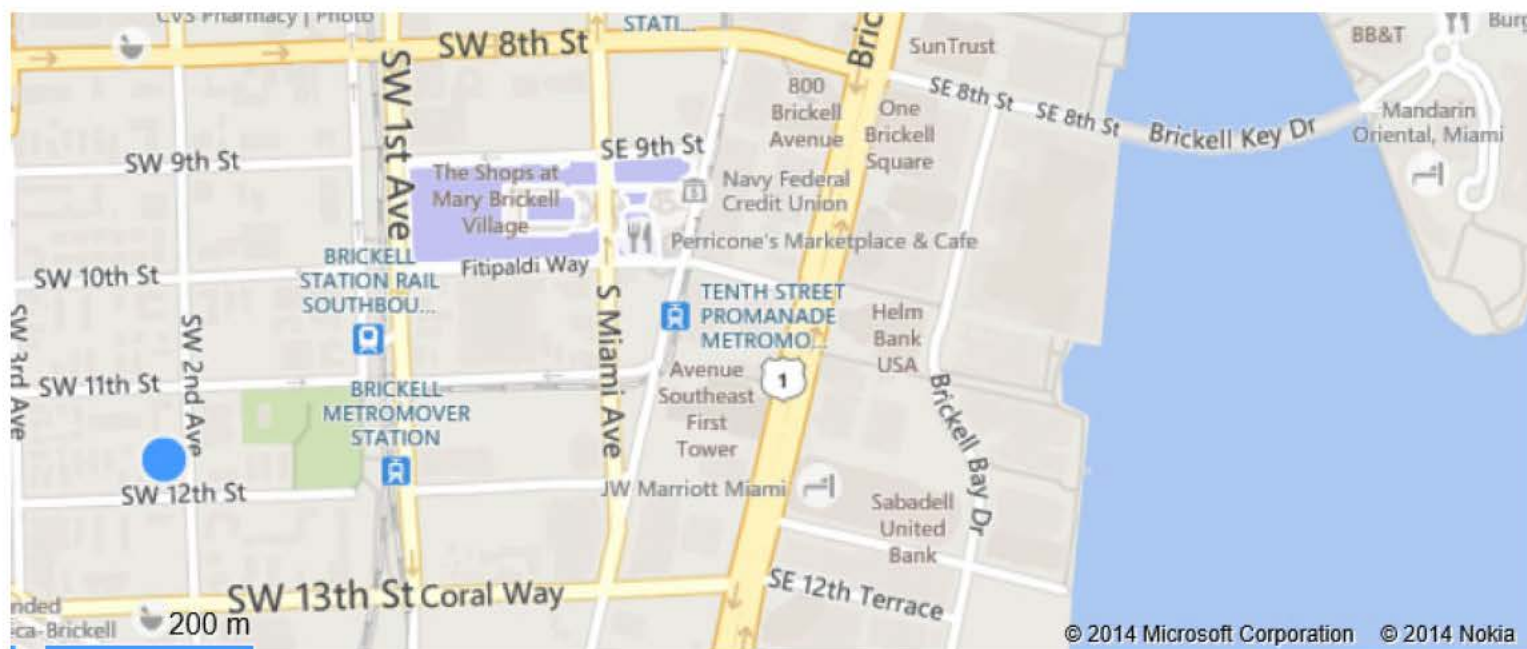
*T6-24-O zoning allows for a mixed-use development of commercial, office, hotel, multifamily, retail, condo, storage, etc.*

*Development opportunity up to 48+ stories and up to 584,675+ Sq. Ft. Presently, the properties generates an NOI of \$440,000+.*

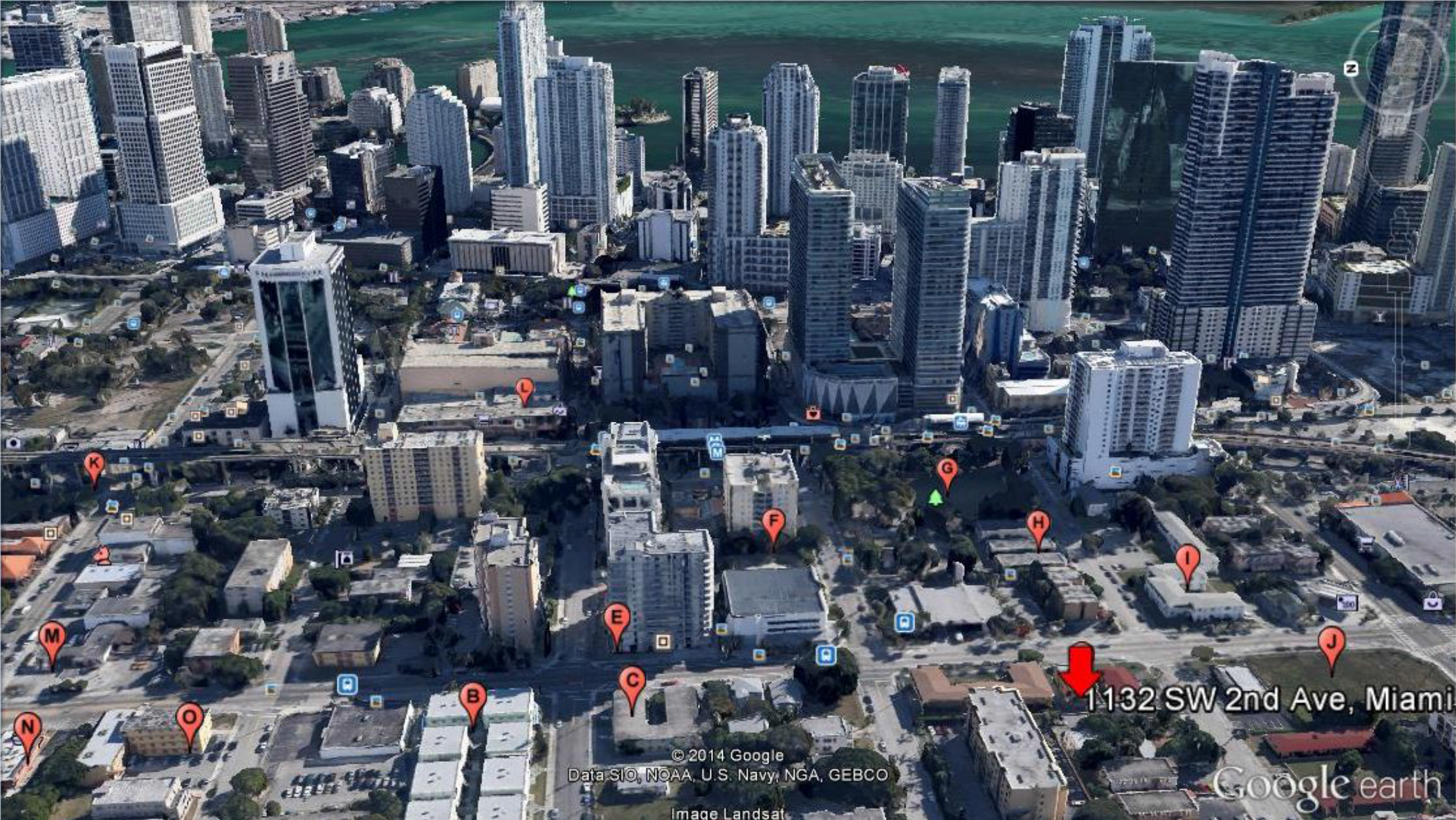




***West Brickell development site just a few blocks from City Centre and Mary Brickell Village. This is the only parcel of this size on the market. All other similar sized parcels have traded. This property has an FAR of 7 with a 30% bonus as of right and it has an unobstructed view of Brickell as it sits in front of a City Park.***



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**A - 1132 SW 2 AVE: Site owned by Albert Cabrera**

**B - Future development site owned by Related Group**

**C - Brickell 10: Luxury condos presently under construction (60% sold out)**

**D - Broadstone at Brickell: 372 luxury rentals developed by Alliance Residential**

**E - Aloft Hotel (above 80% occupancy)**

**F - Indigo Hotel: Under construction**

**G - City Park - view will not be obstructed**

**H - Cambria Suites: Property purchased by choice hotels, presently in the design phase**

**I - Soma at Brickell: 418 luxury apartments developed by Alliance Residential**

**J - Fully operational new Chase Bank**

**K - Brickell City Centre: 1B luxury retail shopping center**

**L - Mary Brickell Village: Shopping Center**

**M - Luxury Rentals: Property sold for 10M to a local investor, presently in the design phase**

**N - Luxury Rentals: Property sold for 10M to a local investor, presently in the design phase**

**O - Brand new completed condominiums**

## Land Bank Opportunity: Present Properties



**1100 SW 2ND AVE**

*Folio: 01-4138-051-0170*



**1132 SW 2ND AVE**

*Folio: 01-4138-051-0370*



**1142 SW 2ND AVE**

*Folio: 01-4138-051-0360*



**221 SW 12TH STREET**

*Folio: 01-4138-051-0350*



**231 SW 12TH STREET**

*Folio: 01-4138-051-0340*

*Folio: 01-4138-051-0330*



**235 SW 12TH STREET**

*Folio: 01-4138-051-0320*



**239 SW 12TH STREET**

*Folio: 01-4138-051-0300*



**235 SW 12TH STREET**

*Folio: 01-4138-051-0310*

| 2014 Net Operating Income |              |            |            |  |
|---------------------------|--------------|------------|------------|--|
| Address                   | Gross Income | Expenses   | Net Income |  |
| 1100 SW 2 AVE             | \$ 220,000   | \$ 66,000  | \$ 154,000 |  |
| 1132 SW 2 AVE             | \$ 72,000    | \$ 21,600  | \$ 50,400  |  |
| 1142 SW 2 AVE             | \$ 40,000    | \$ 13,000  | \$ 27,000  |  |
| 221 SW 12 ST              | \$ 90,000    | \$ 27,000  | \$ 63,000  |  |
| 231 SW 12 ST              | \$ 65,000    | \$ 19,500  | \$ 45,500  |  |
| 235 SW 12 ST              | \$ 75,000    | \$ 22,500  | \$ 52,500  |  |
| 237 SW 12 ST              | \$ 75,000    | \$ 22,500  | \$ 52,500  |  |
| 239 SW 12 ST              | \$ 75,000    | \$ 22,500  | \$ 52,500  |  |
|                           | \$ 712,000   | \$ 214,600 | \$ 497,400 |  |

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