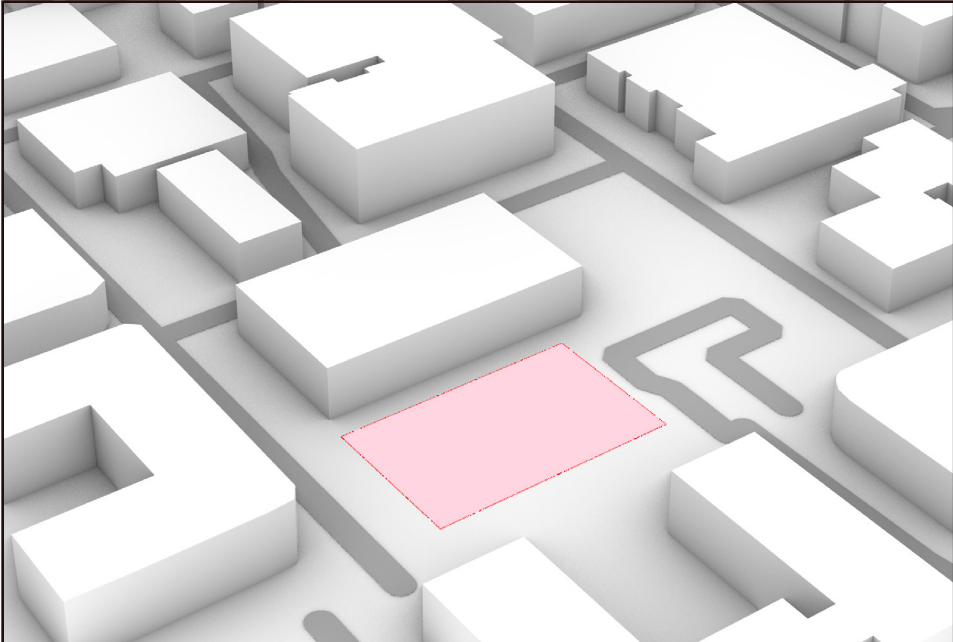




# FEASIBILITY REPORT

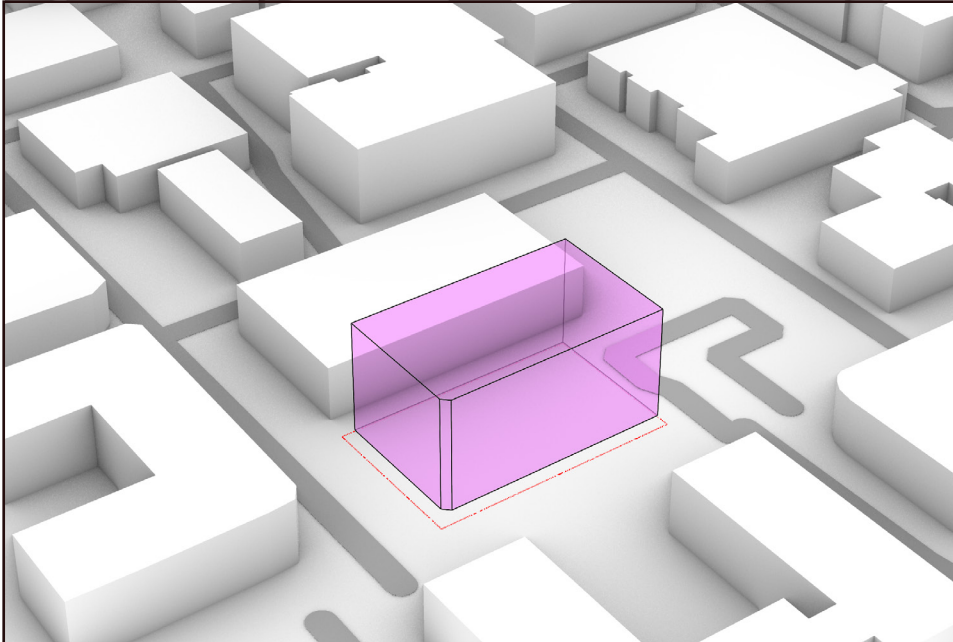
2214 North Miami Ave  
MIAMI, FL

SITE ANALYSIS



GENERAL INFORMATION	
Area	20,464 ft²
Area / acres	0,47
City	Miami
Zoning Code	T6-8-O
Density	150
OVERLAYS	
Transit Corridor	<input checked="" type="checkbox"/>
NRD-1	<input checked="" type="checkbox"/>
Transit Oriented Development	<input type="checkbox"/>
FAA Height Limitation	<input checked="" type="checkbox"/>
Live Local Act	<input checked="" type="checkbox"/>

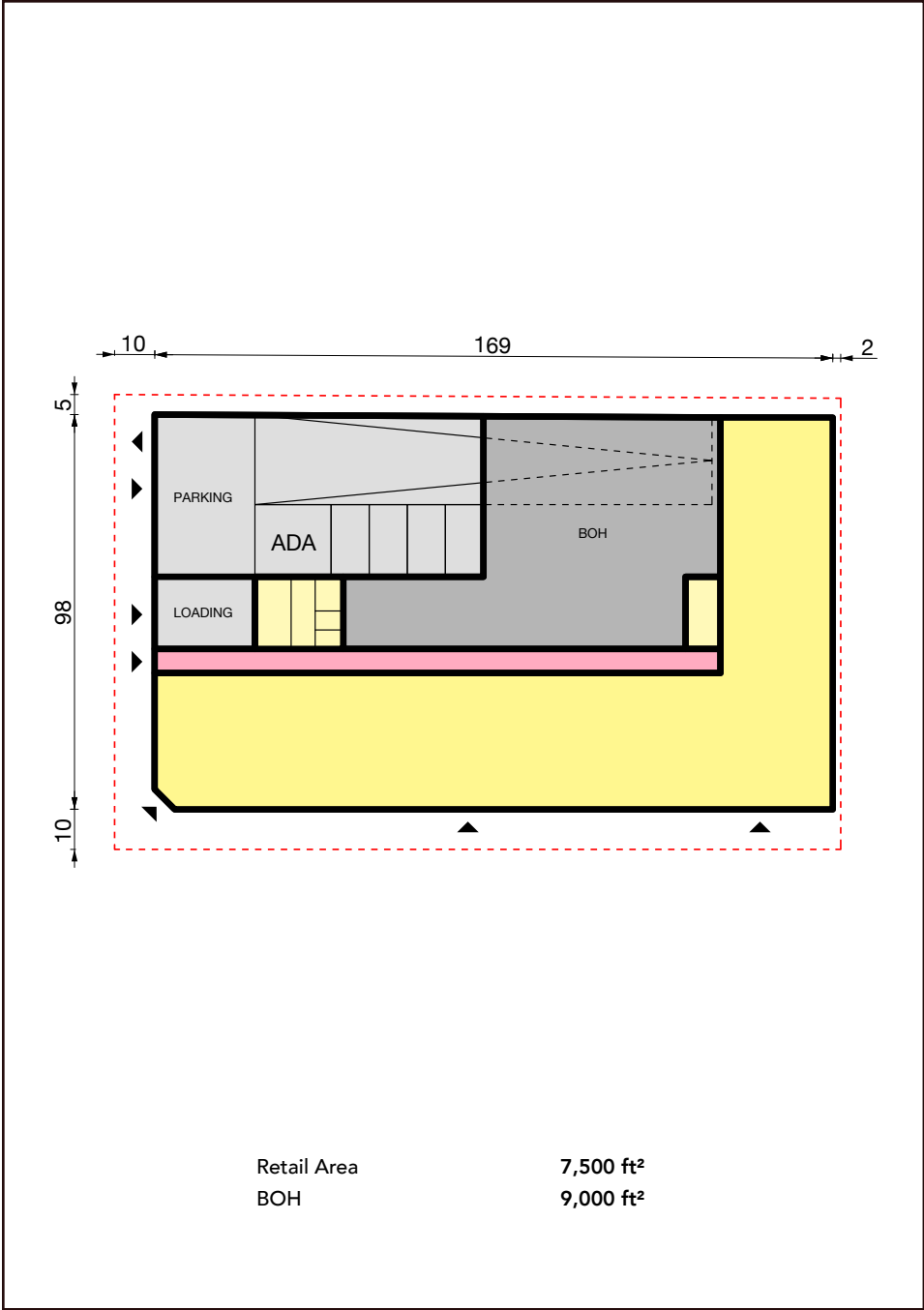
ENVELOPE ANALYSIS



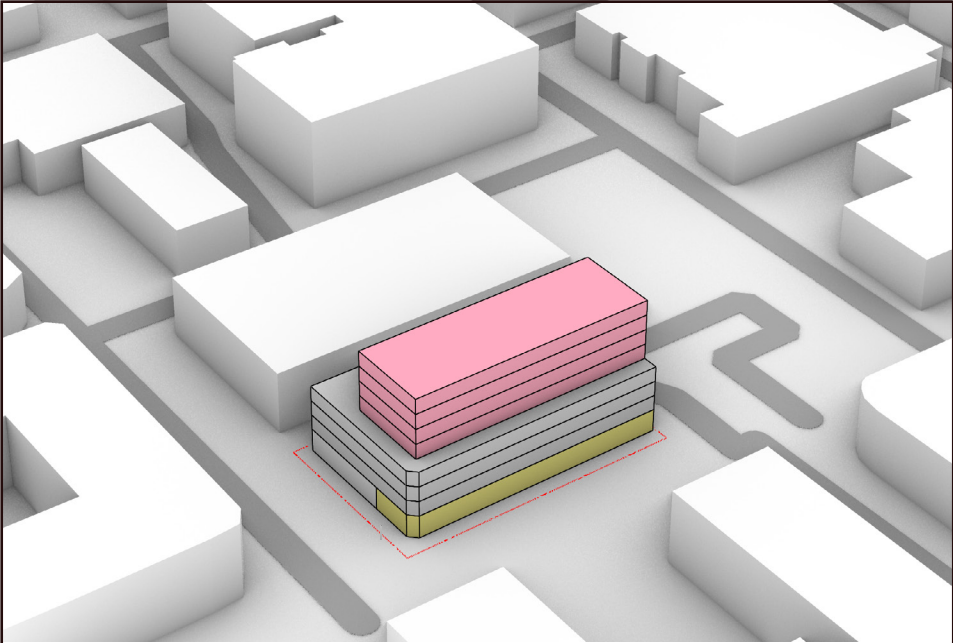
SETBACK	
Primary	10 ft; 20 ft (above 8th)
Secondary	10 ft; 20 ft (above 8th)
Side	0 ft; 30 ft (above 8th)
Rear	0 ft; 30 ft (above 8th)
LIVE LOCAL ZONING REFERENCE	
Zoning Reference	T6-80
Height Limit	80 floors
FAA Height Limit	500 ft
Max Height	500 ft
Max Building Coverage	80%
FLR	36
Density	1000 units / acre

**AS OF RIGHT**

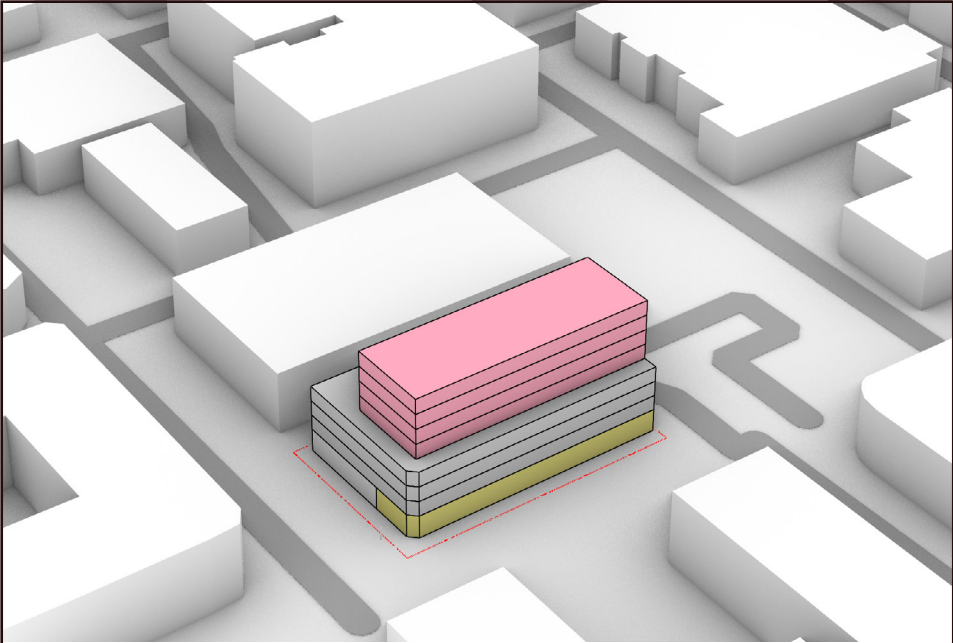
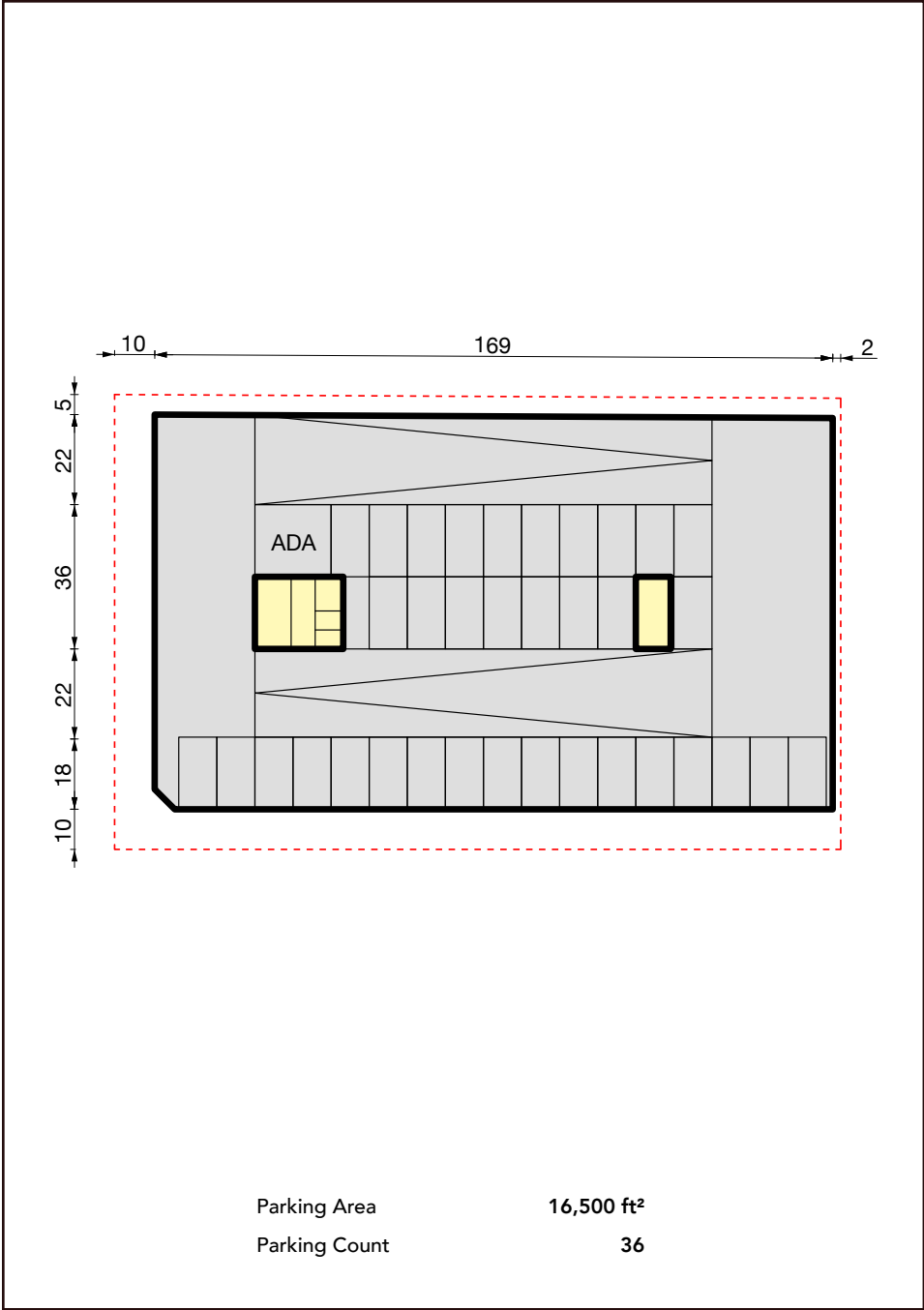
PLAN - GROUND FLOOR



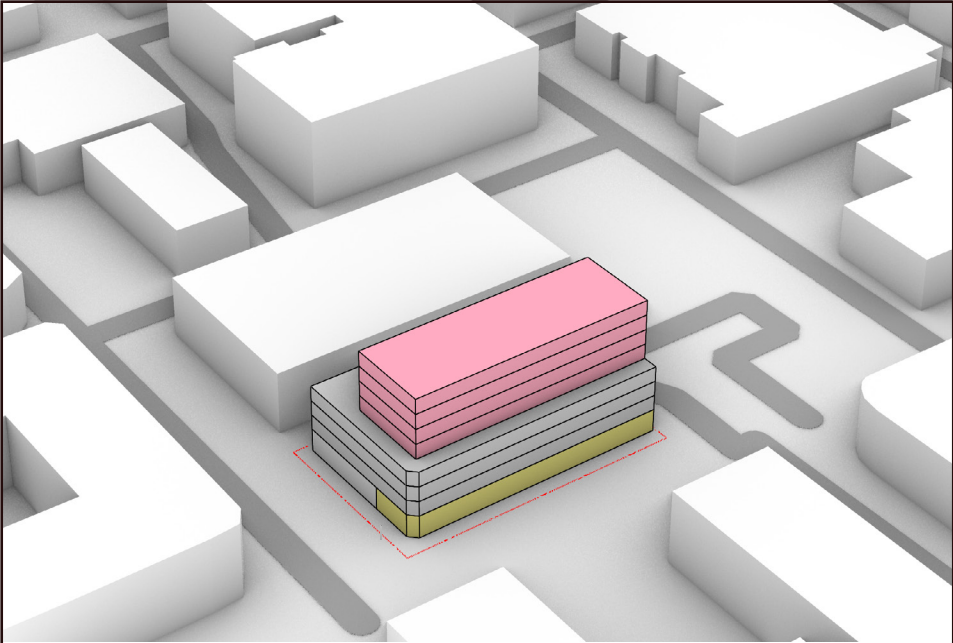
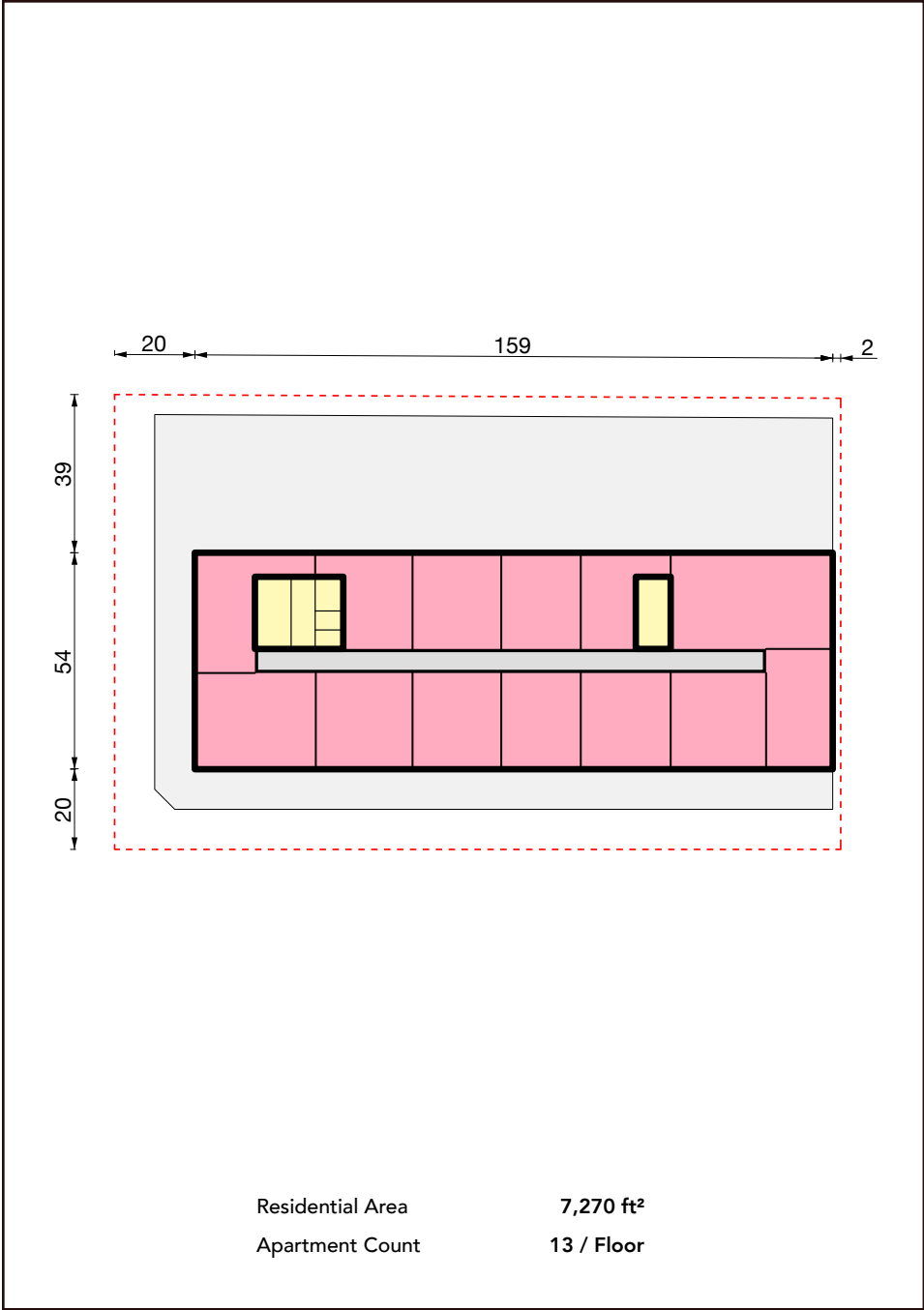
AS OF RIGHT



RESIDENTIAL	
Buildable Area	100,400 ft²
Rentable Area	36,500 ft²
Viable Unit Count	54 units
Average Unit Size	540 ft²
Building Height	85 ft
Total Floor Count	8
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	3 / 49,500 ft²
Count - Residential	85
Count - Retail	24
Ratio	1,6
Floor Count / Height	10 ft

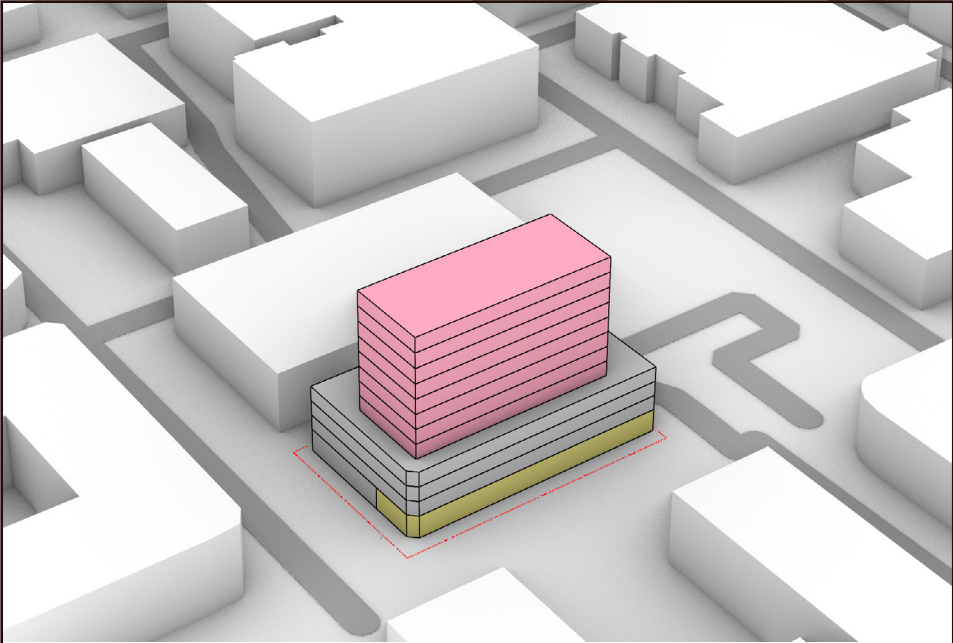
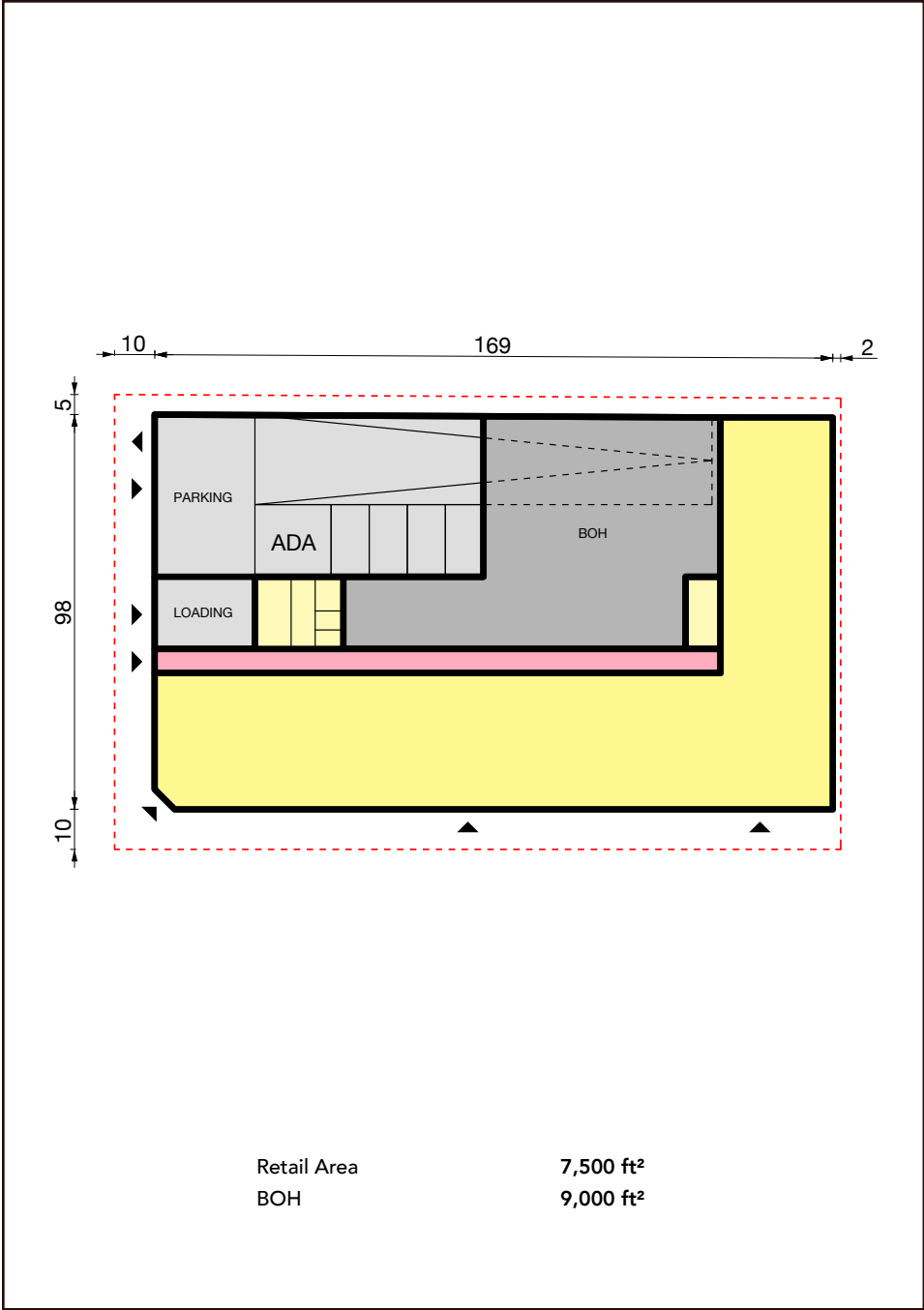


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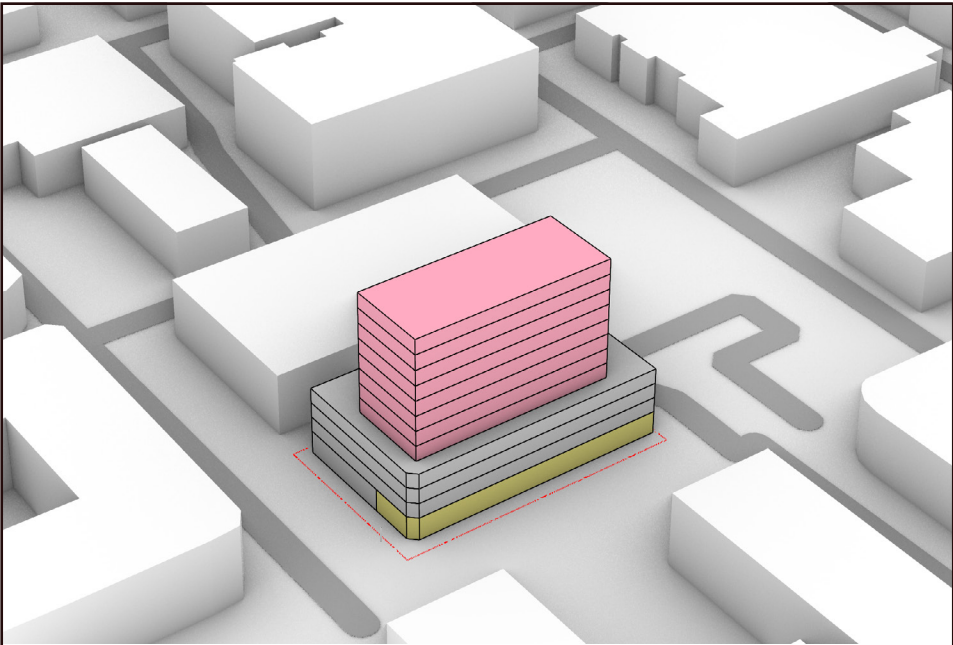
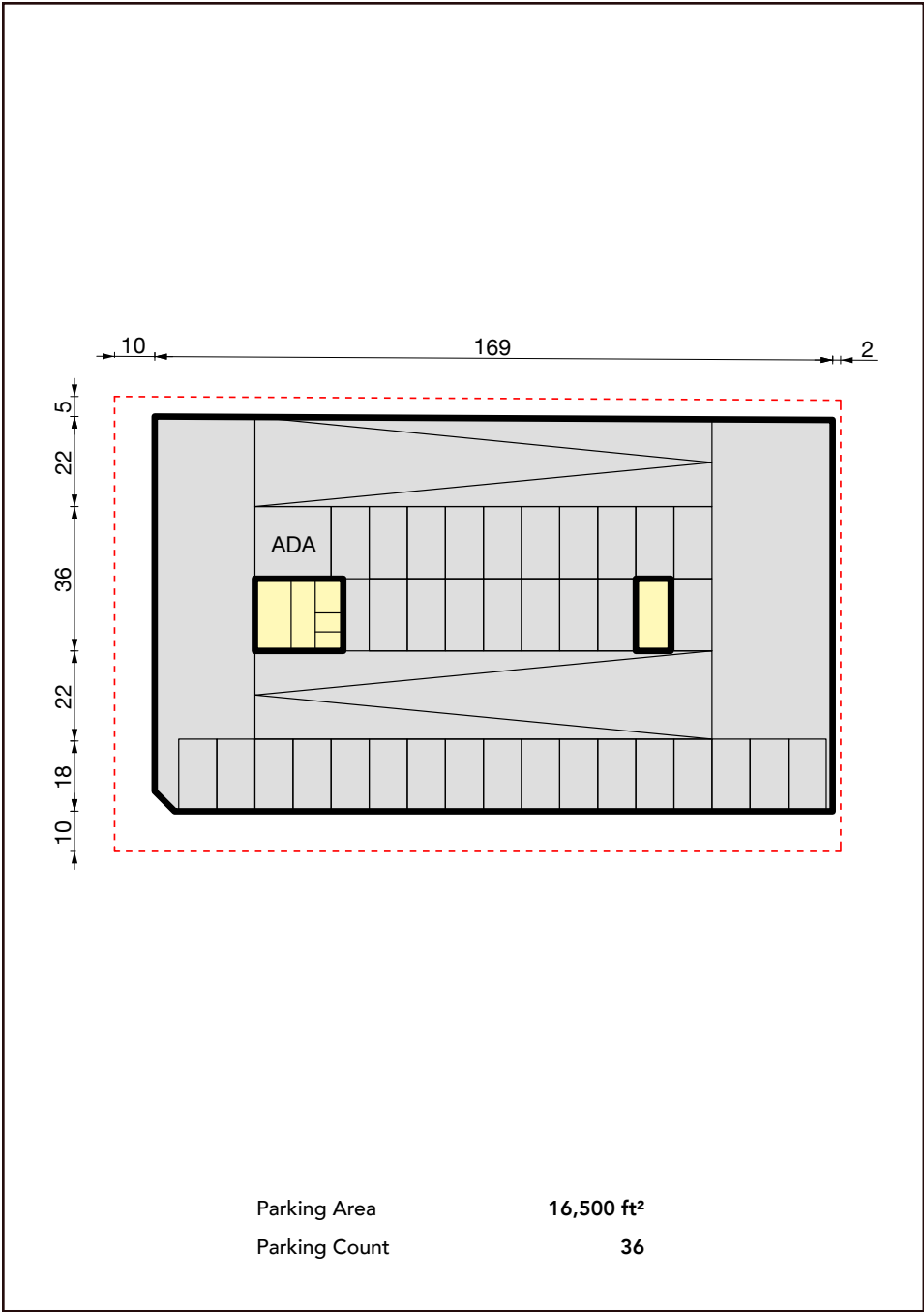
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Floors / Area	3 / 49,500 ft²
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**WITH BONUS**

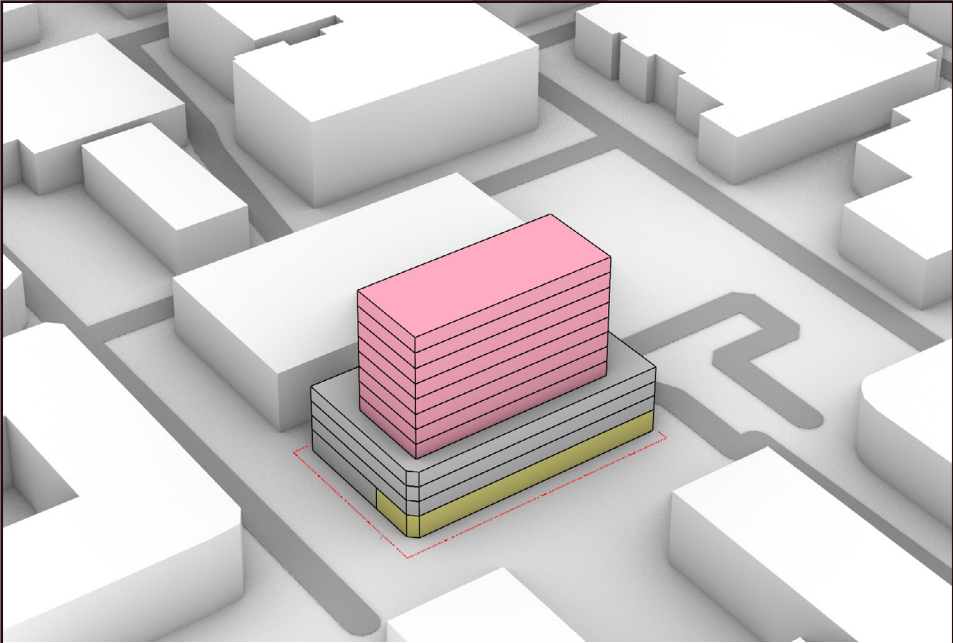
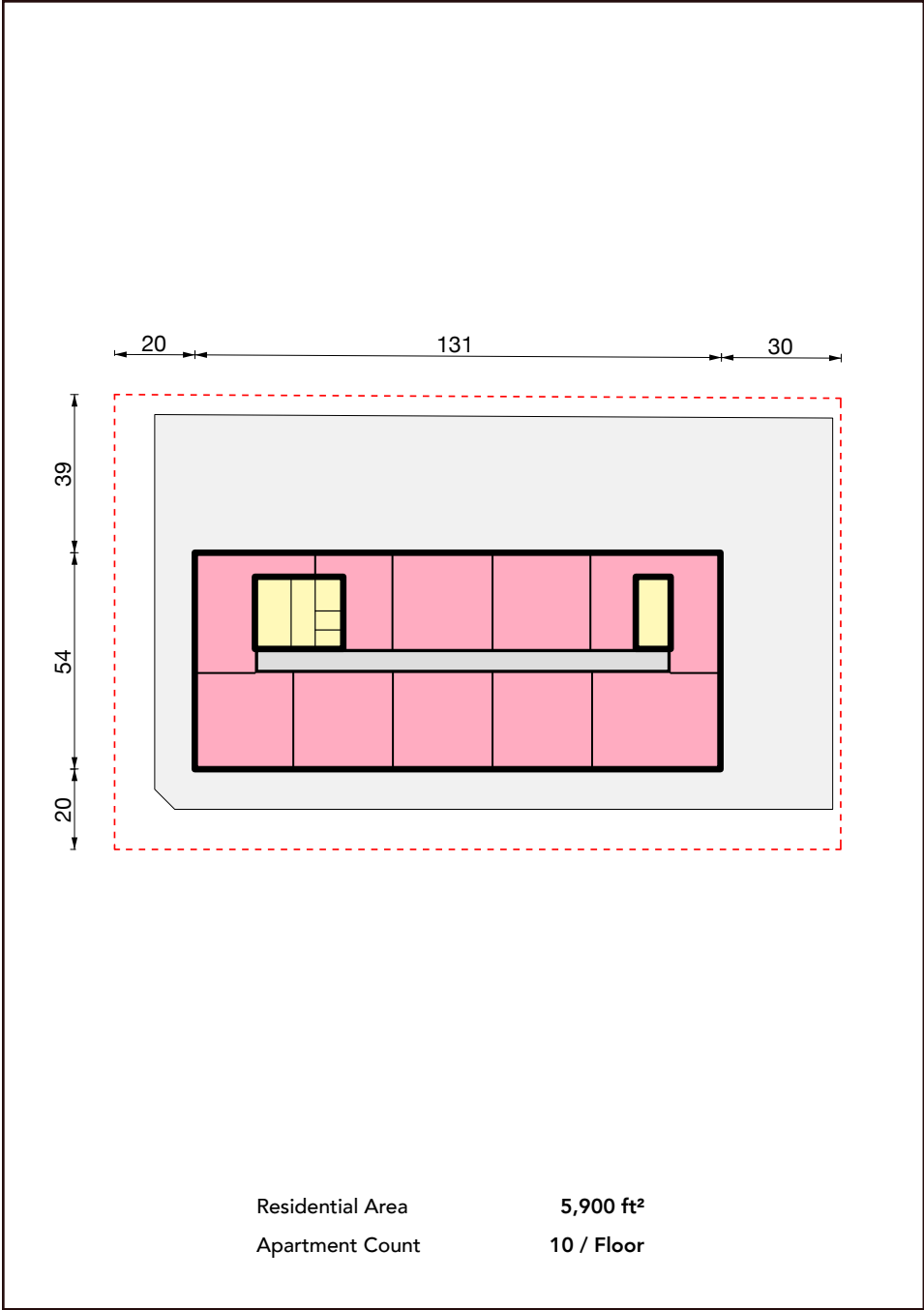


RESIDENTIAL	
Total Area	122,000 ft²
Rentable Area	54,700 ft²
Viable Unit Count	75 units (max density)
Average Unit Size	630 ft²
Building Height	125 ft
Total Floor Count	12
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	3 / 49,500 ft²
Count - Residential	85
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	10 ft



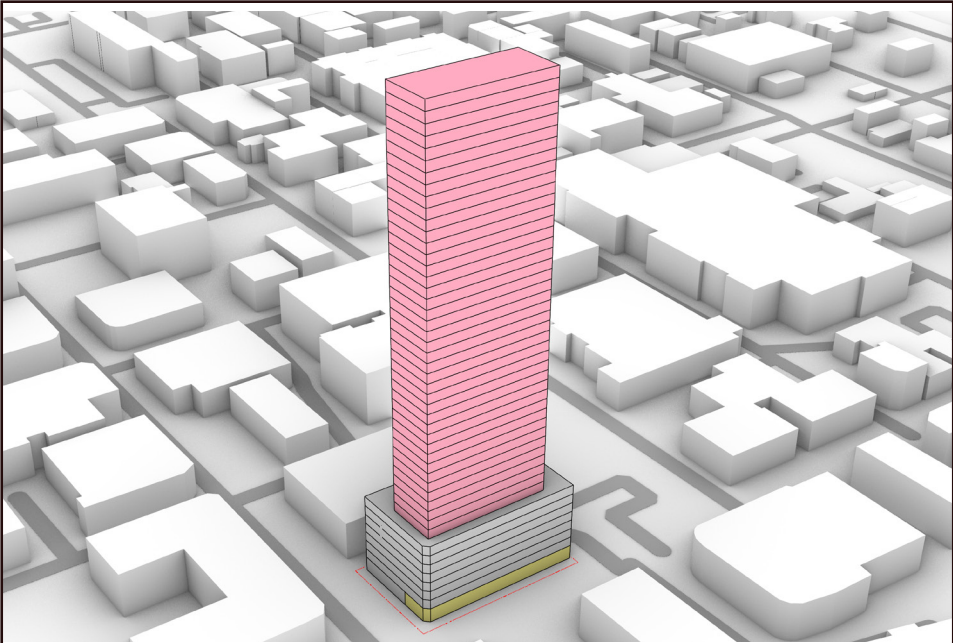
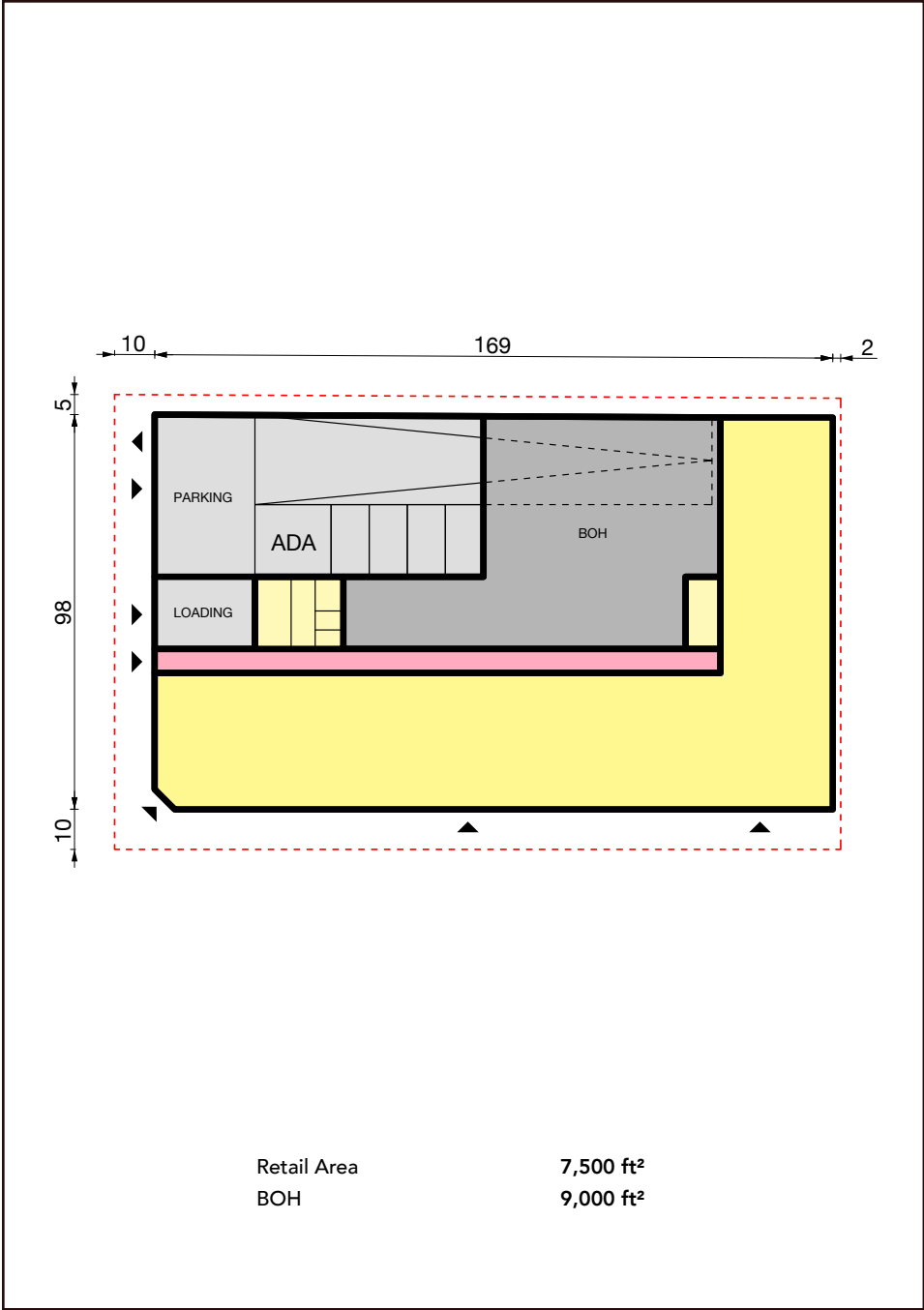


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Floors / Area	3 / 49,500 ft²
Count - Residential	85
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	10 ft

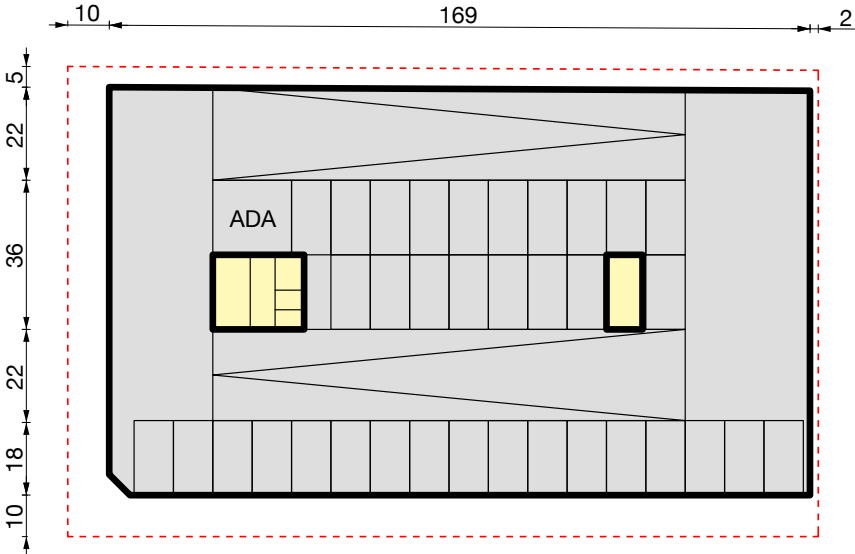


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Floors / Area	3 / 49,500 ft²
Count - Residential	85
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	10 ft

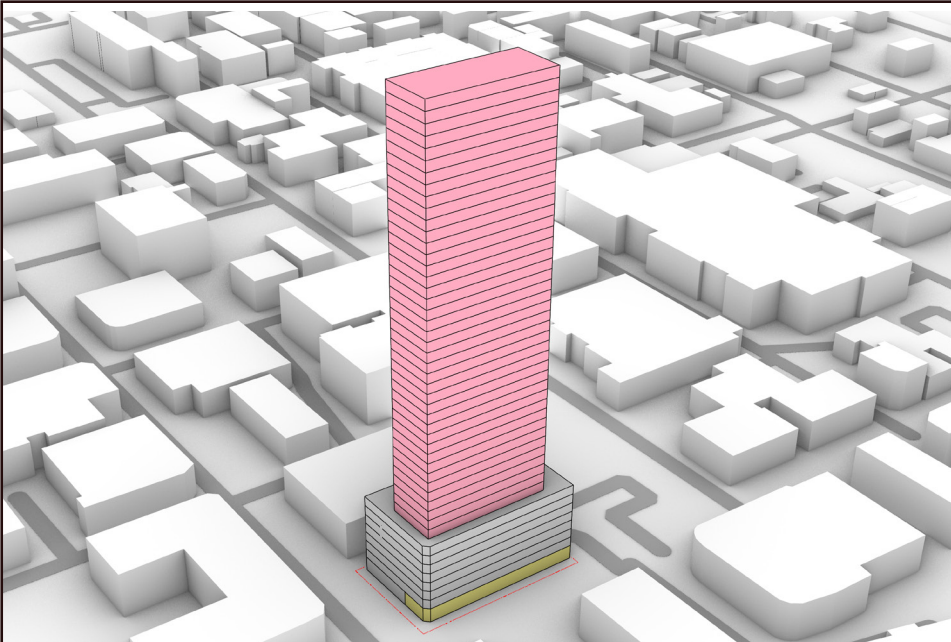
**LIVE LOCAL**



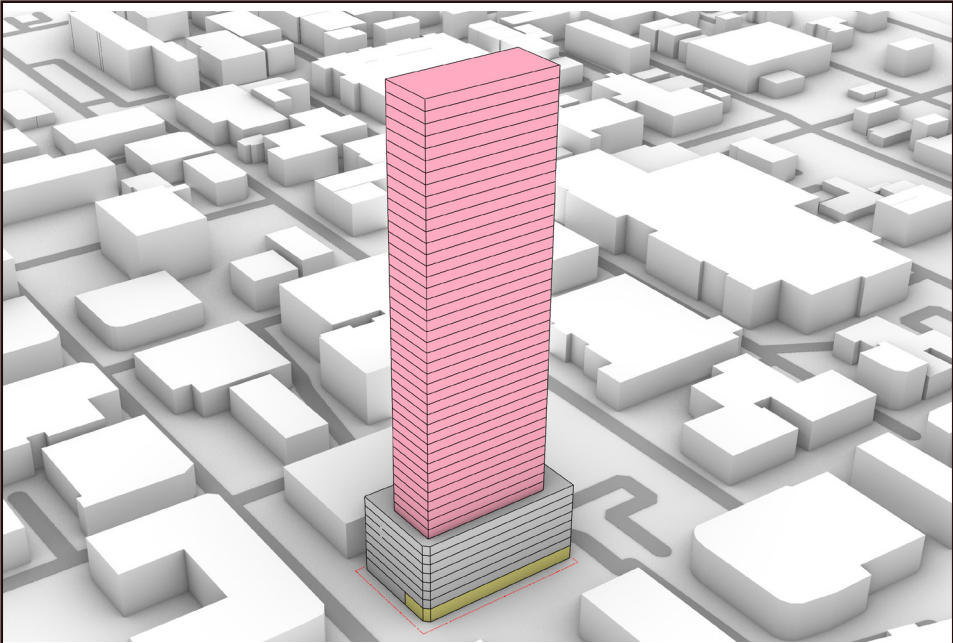
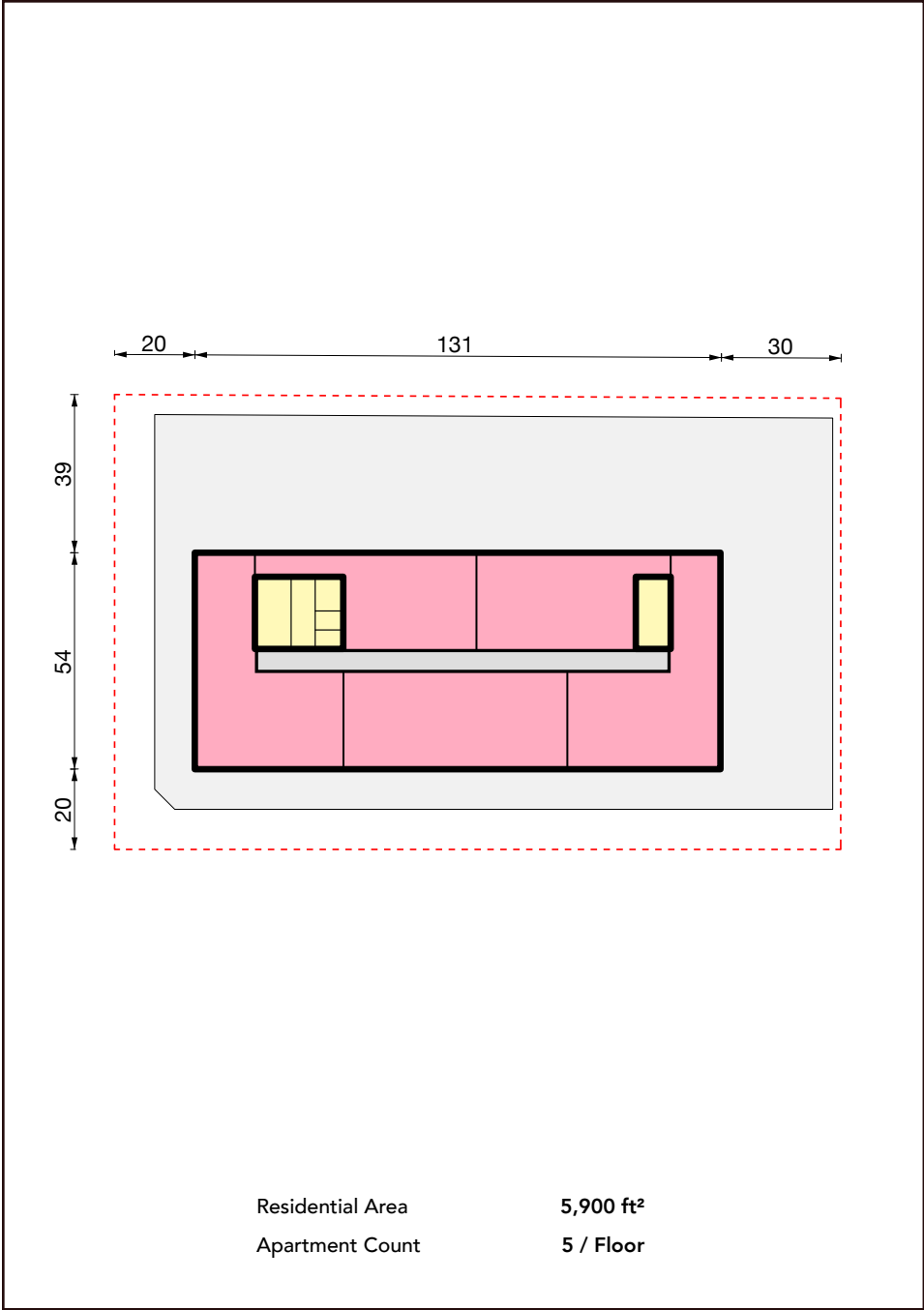
RESIDENTIAL	
Total Area	422,000 ft²
Rentable Area	250,000 ft²
Viable Unit Count	202 units
Average Unit Size	1,200 ft²
Building Height	495 ft
Total Floor Count	49
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	7 / 115,500 ft²
Count - Residential	227
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	10 ft



Parking Area                    16,500 ft²  
Parking Count                    36



RESIDENTIAL	
Total Area	422,000 ft²
Rentable Area	250,000 ft²
Viable Unit Count	202 units
Average Unit Size	1,200 ft²
Building Height	495 ft
Total Floor Count	49
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	7 / 115,500 ft²
Count - Residential	227
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	10 ft

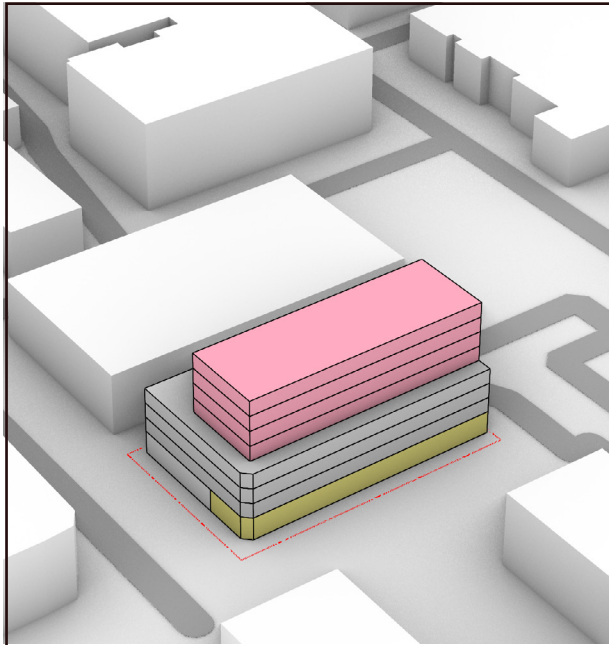


RESIDENTIAL	
Total Area	422,000 ft²
Rentable Area	250,000 ft²
Viable Unit Count	202 units
Average Unit Size	1,200 ft²
Building Height	495 ft
Total Floor Count	49
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	7 / 115,500 ft²
Count - Residential	227
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	10 ft

**COMPARISON**

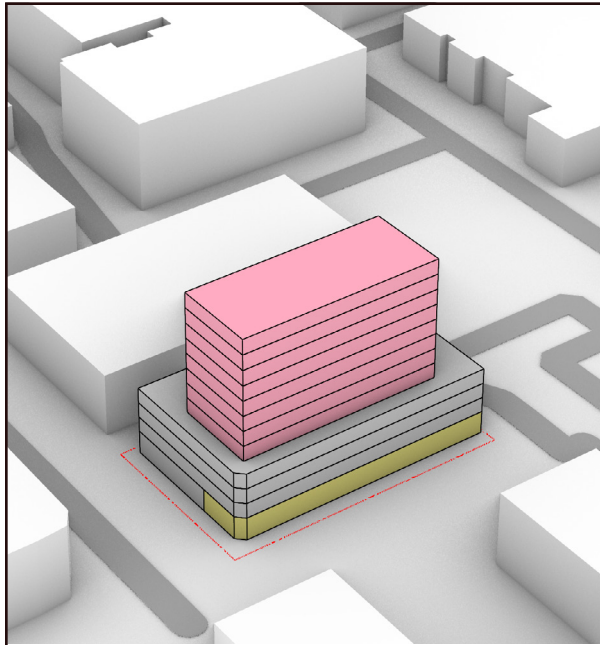


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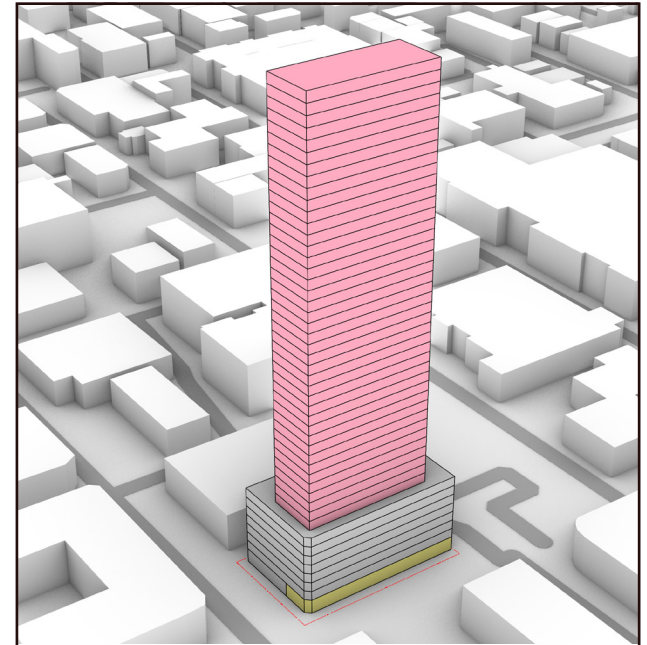
RESIDENTIAL	
Buildable Area	100,400 ft²
Rentable Area	36,500 ft²
Viable Unit Count	54 units
Average Unit Size	540 ft²
Building Height	85 ft
Total Floor Count	8
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Area	49,500 ft²
Count - Residential	85
Count - Retail	24
Ratio	1,6
Floor Count / Height	3 / 10 ft

## WITH BONUS



RESIDENTIAL	
Total Area	122,000 ft²
Rentable Area	54,700 ft²
Viable Unit Count	75 units (max density)
Average Unit Size	630 ft²
Building Height	125 ft
Total Floor Count	12
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Area	49,500 ft²
Count - Residential	85
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	3 / 10 ft

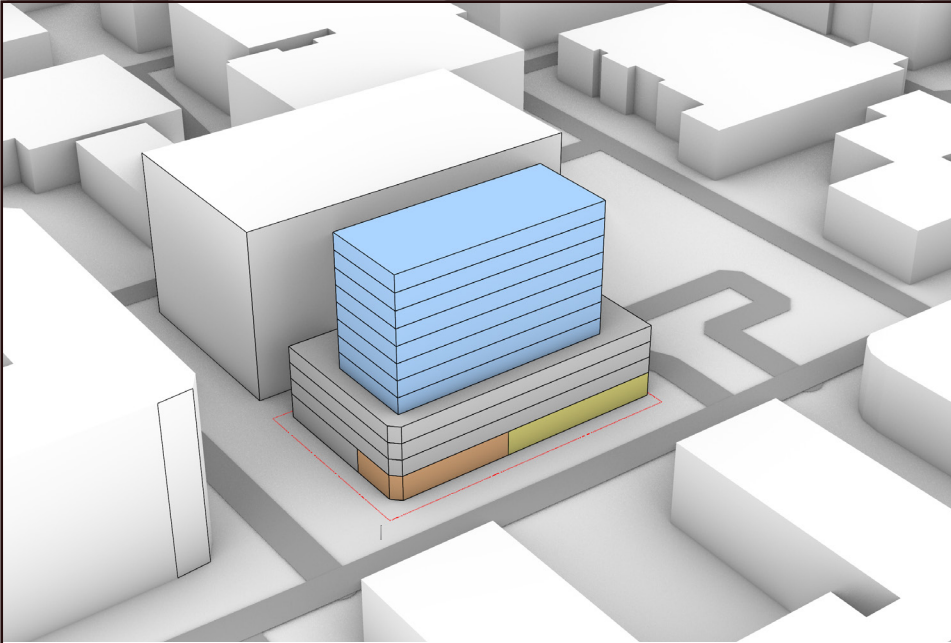
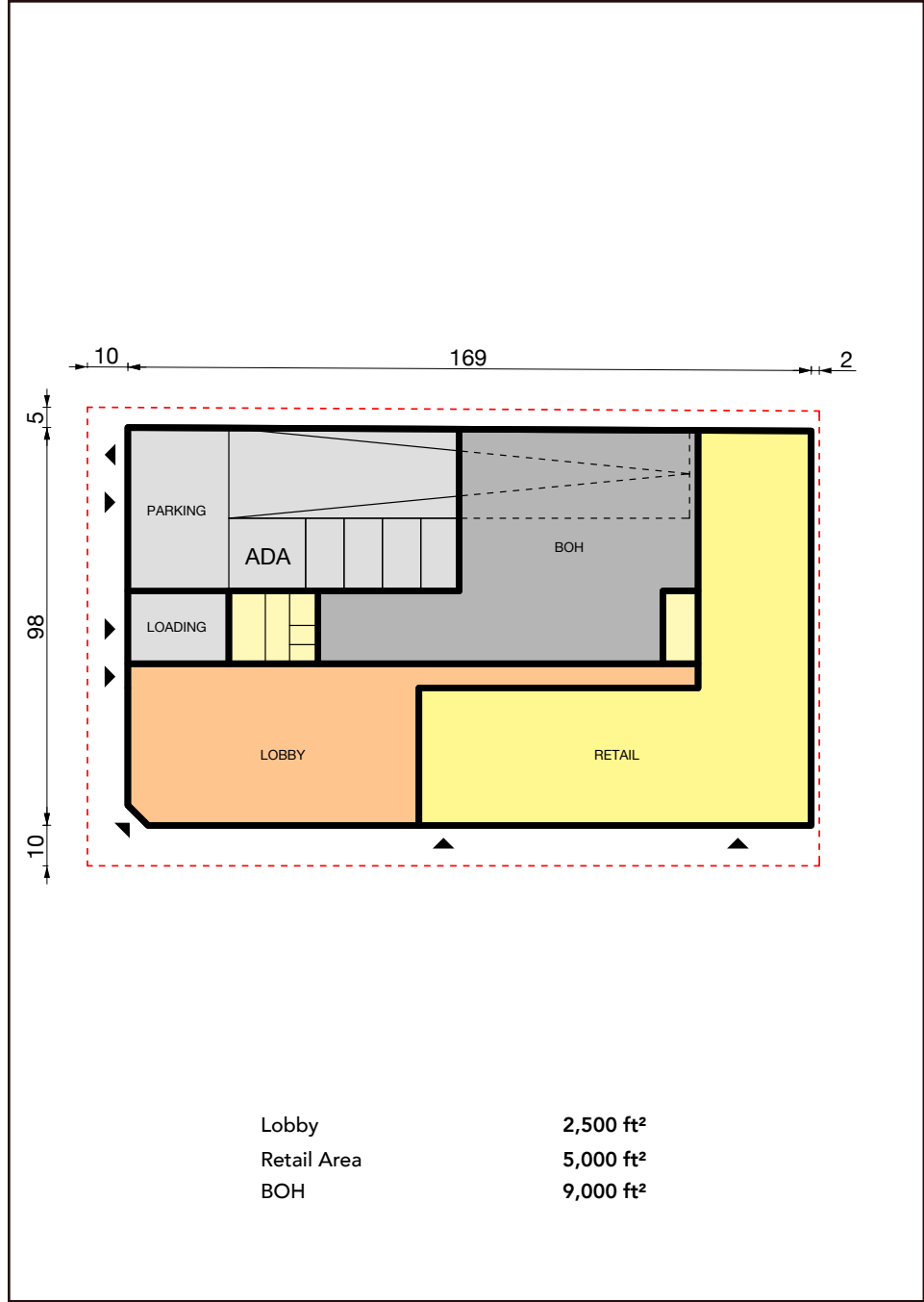
## LIVE LOCAL



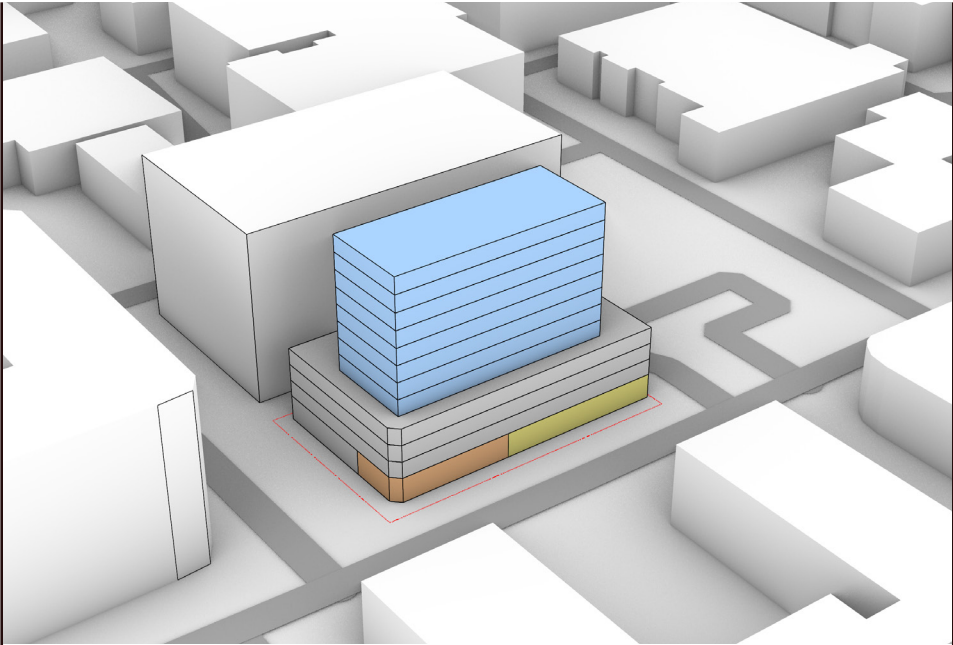
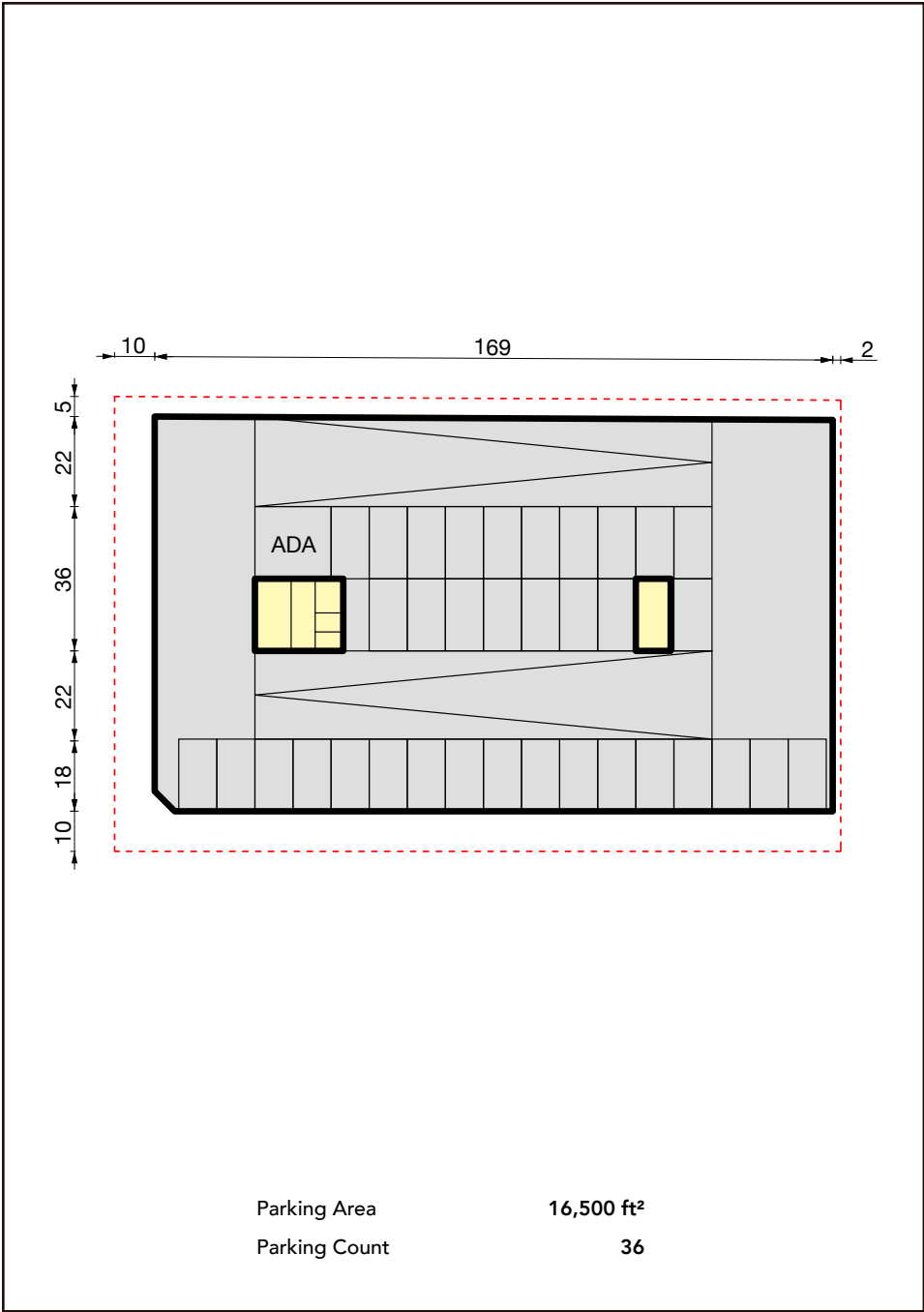
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Viable Unit Count	202 units
Average Unit Size	1,200 ft²
Building Height	495 ft
Total Floor Count	49
RETAIL	
Rentable Area	7,500 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Area	115,500 ft²
Count - Residential	227
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	7 / 10 ft



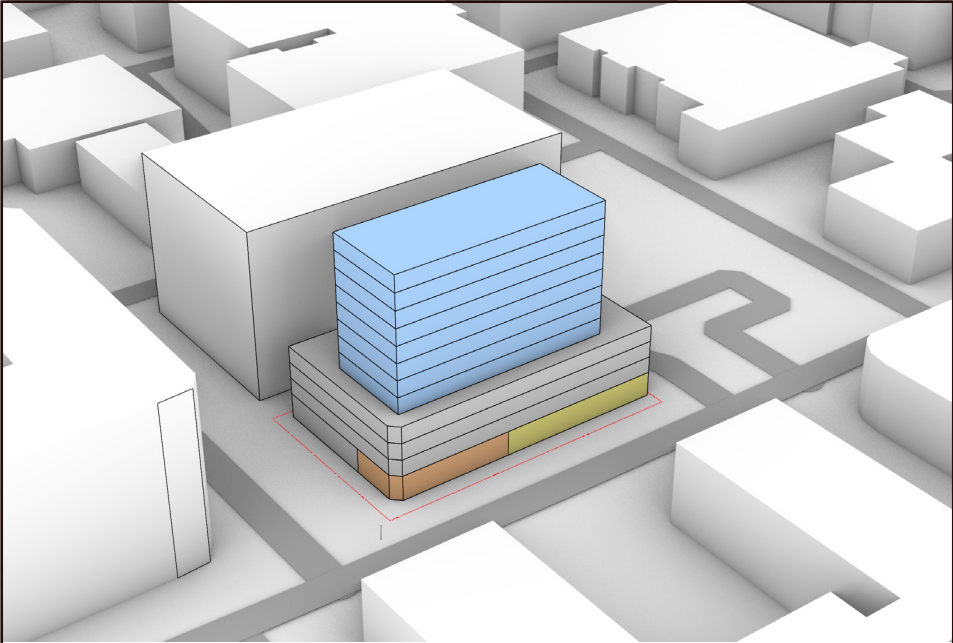
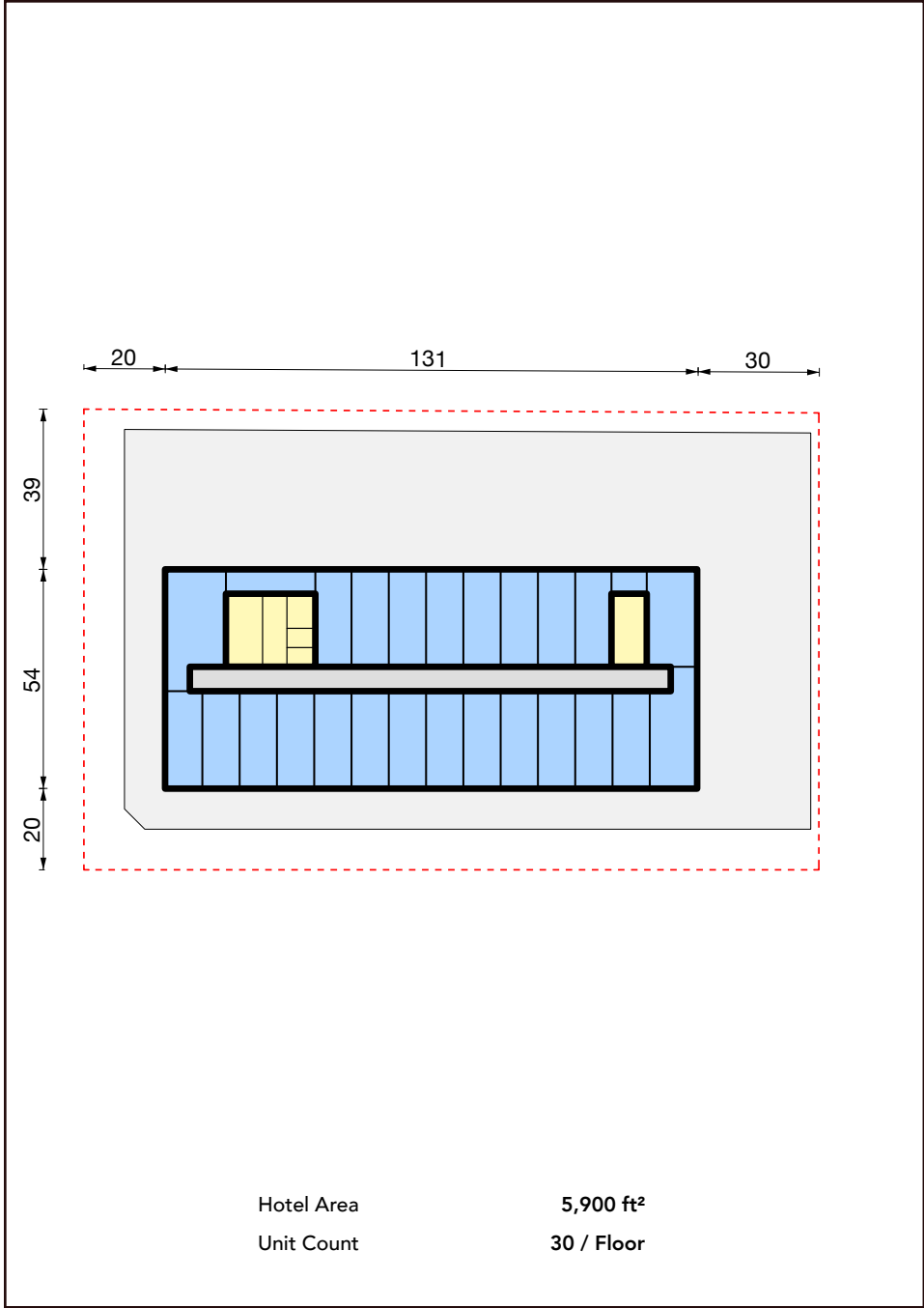
**HOTEL**



RESIDENTIAL	
Total Area	122,000 ft²
Rentable Area	52,200 ft²
Viable Unit Count	236 units (with a Waiver)
Average Unit Size	200 ft²
Building Height	125 ft
Total Floor Count	12
RETAIL	
Rentable Area	5,000 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	3 / 49,500 ft²
Count - Hotel	94
Count - Retail	15
Ratio	Normal = 0,57, Waiver -30% = 0,4
Floor Count / Height	10 ft



RESIDENTIAL	
Total Area	122,000 ft²
Rentable Area	52,200 ft²
Viable Unit Count	236 units (with a Waiver)
Average Unit Size	200 ft²
Building Height	125 ft
Total Floor Count	12
RETAIL	
Rentable Area	5,000 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	3 / 49,500 ft²
Count - Hotel	94
Count - Retail	15
Ratio	Normal = 0,57, Waiver -30% = 0,4
Floor Count / Height	10 ft



RESIDENTIAL	
Total Area	122,000 ft²
Rentable Area	52,200 ft²
Viable Unit Count	236 units (with a Waiver)
Average Unit Size	200 ft²
Building Height	125 ft
Total Floor Count	12
RETAIL	
Rentable Area	5,000 ft²
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	3 / 49,500 ft²
Count - Hotel	94
Count - Retail	15
Ratio	Normal = 0,57, Waiver -30% = 0,4
Floor Count / Height	10 ft

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