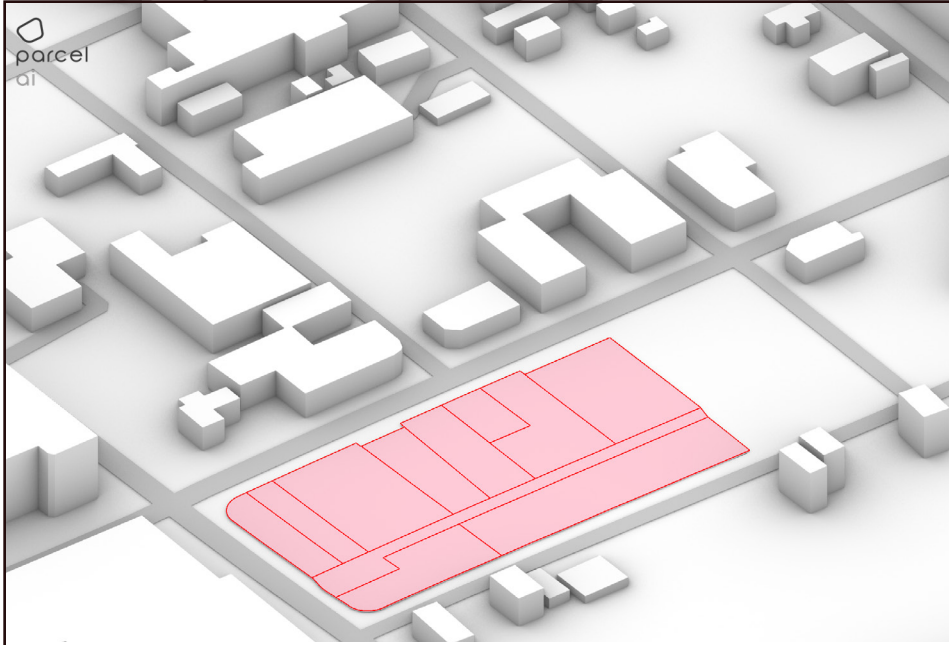


SITE ANALYSIS



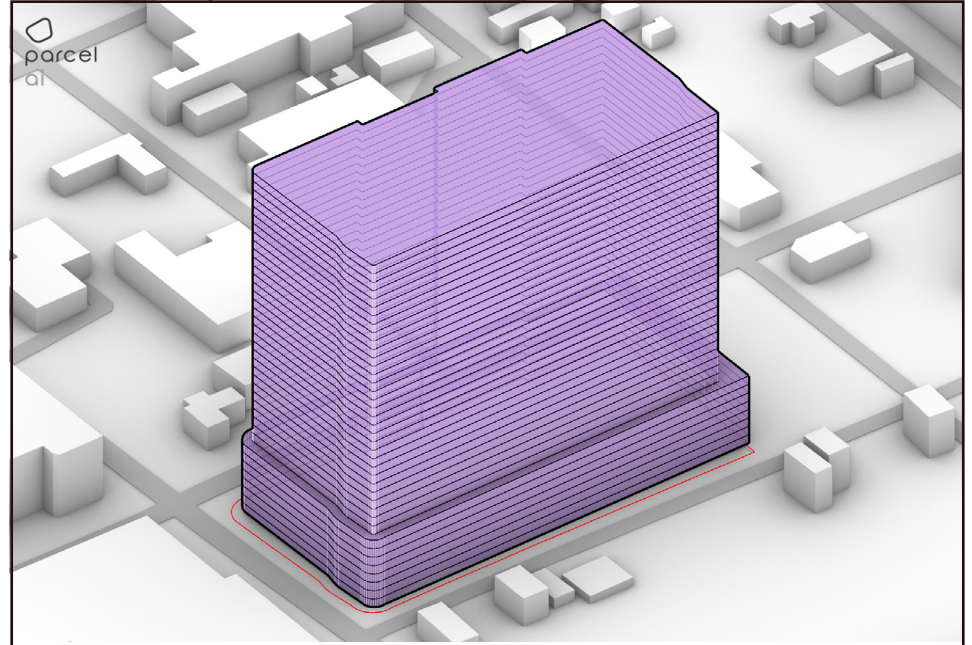
GENERAL INFORMATION

Area	110,516 ft ²
Area / acres	2,64
City	Miami
Zoning Code	D2

OVERLAYS

Flood Zone	<input type="checkbox"/>
Transit Oriented Development	<input type="checkbox"/>
Opportunity Zone	<input checked="" type="checkbox"/>
Residential Density Increase	<input type="checkbox"/>
Rapid Transit Zone	<input type="checkbox"/>
FAA Height Limitation	<input checked="" type="checkbox"/>
Live Local Act	<input checked="" type="checkbox"/>

ENVELOPE ANALYSIS

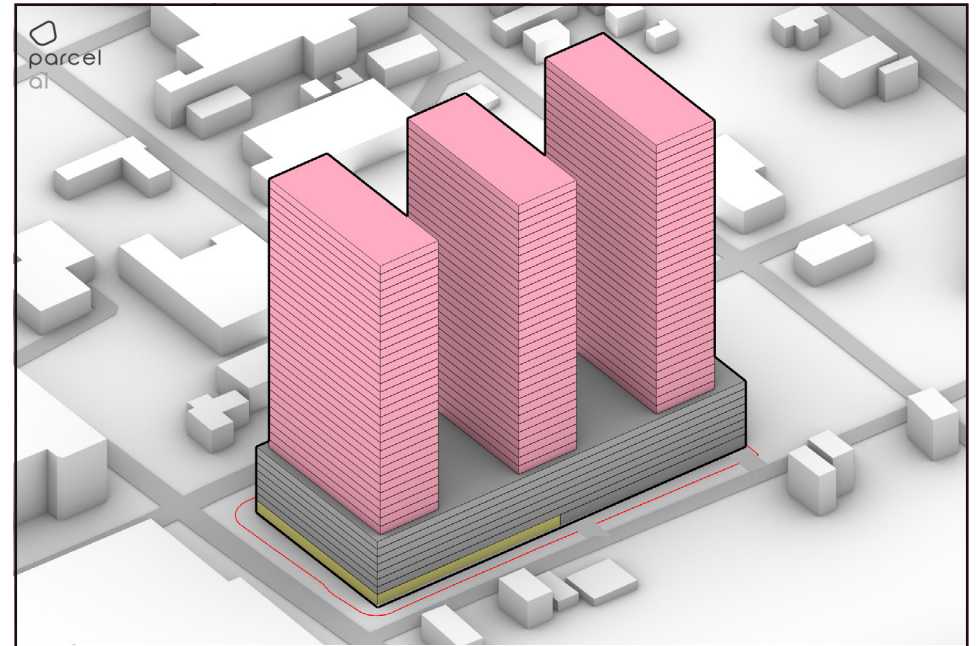
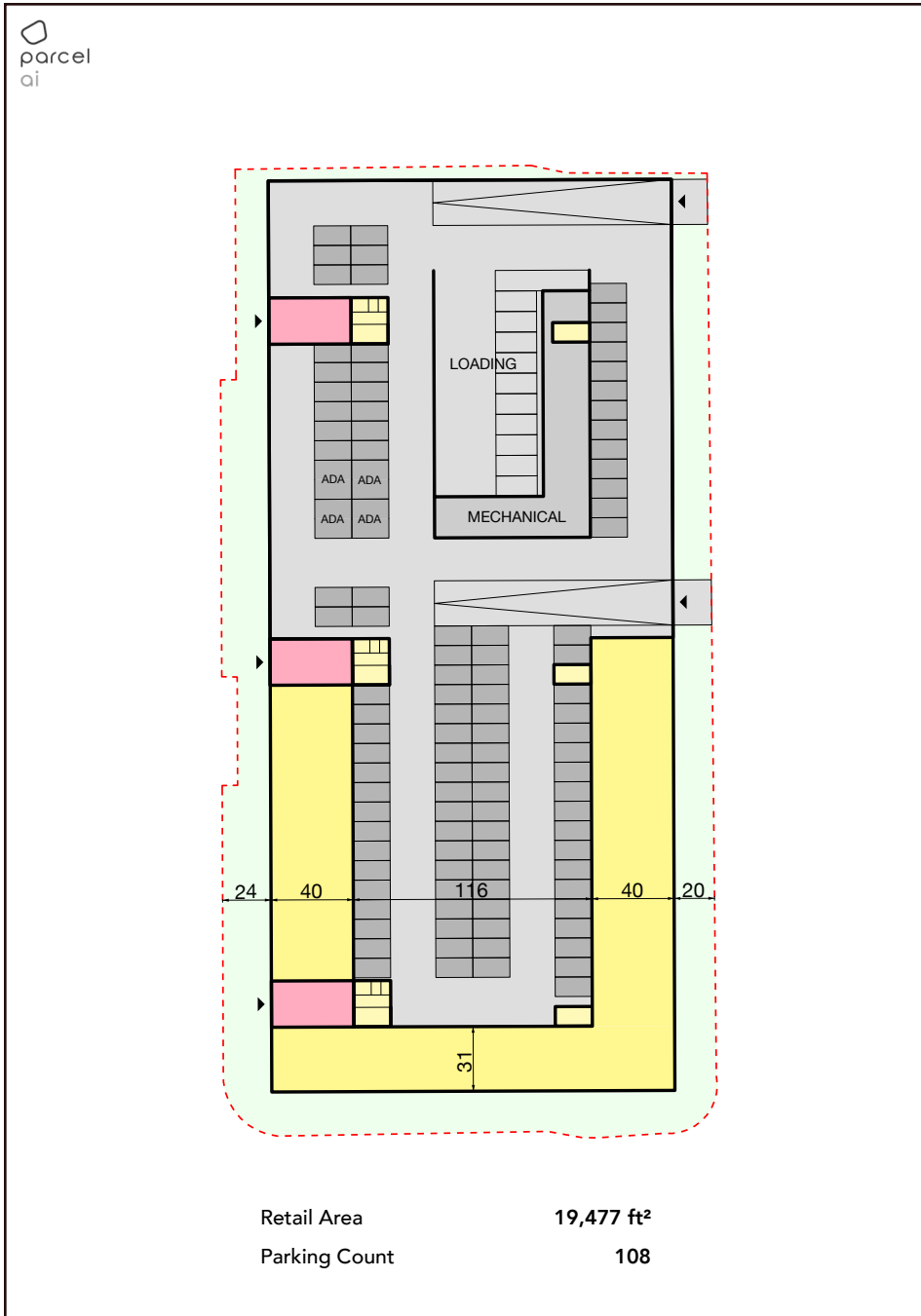


SETBACK

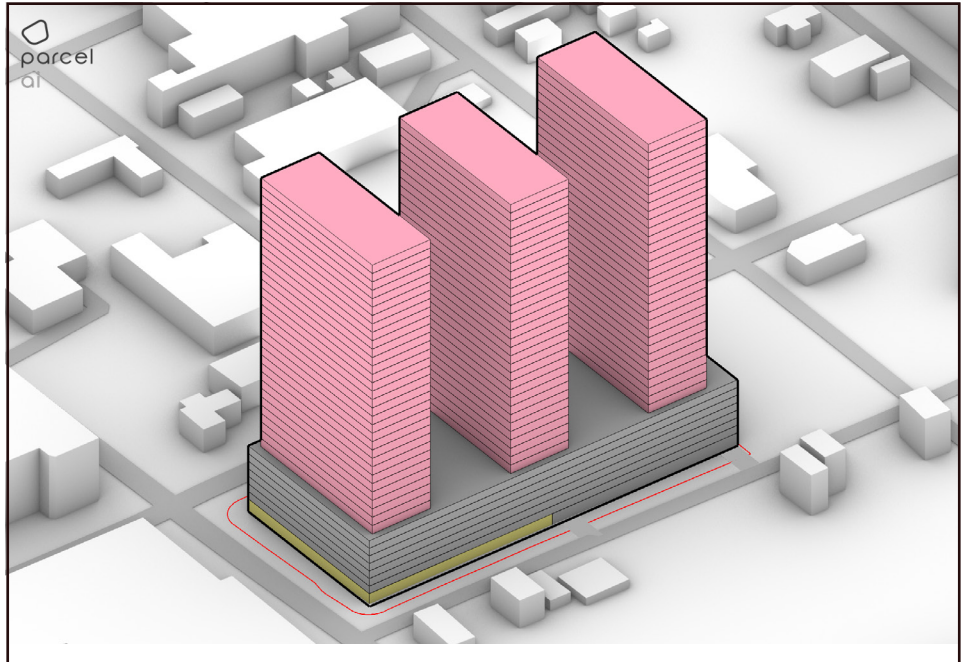
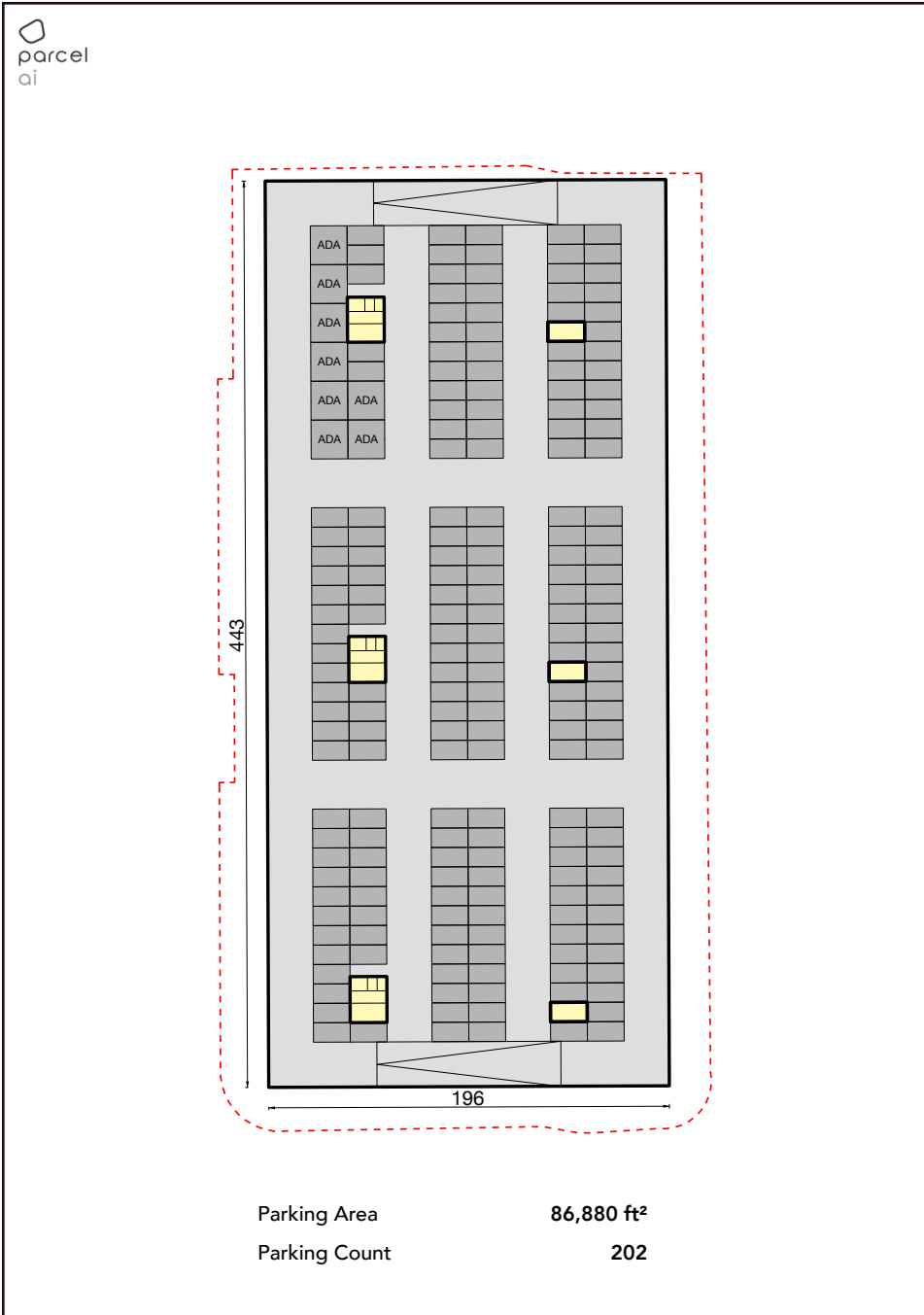
Primary	10 ft; 20 ft (above 8th)
Secondary	10 ft; 20 ft (above 8th)
Side	0 ft; 30 ft (above 8th)
Rear	0 ft; 30 ft (above 8th)

ZONING LIVE LOCAL

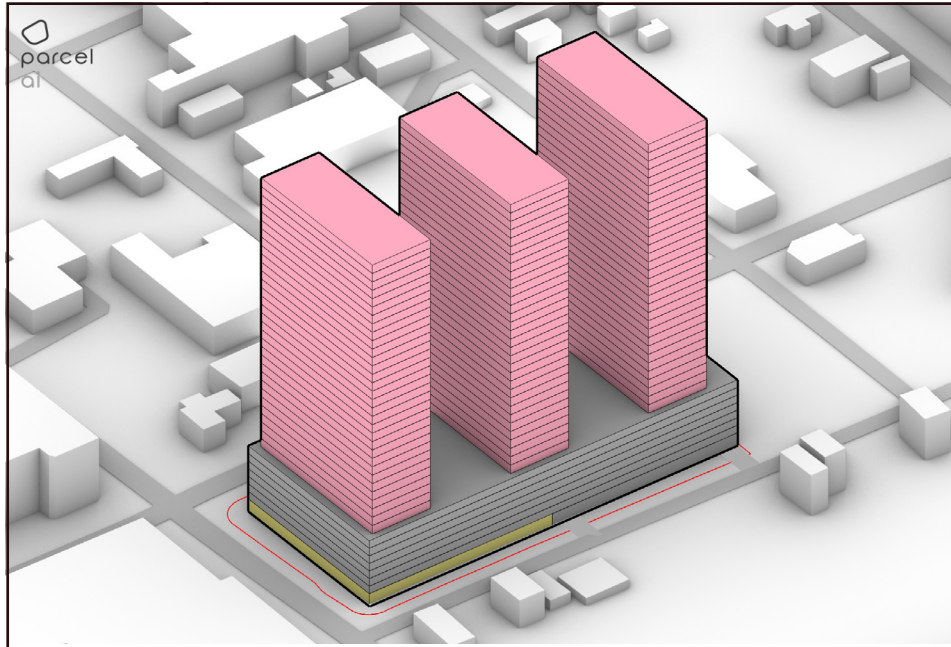
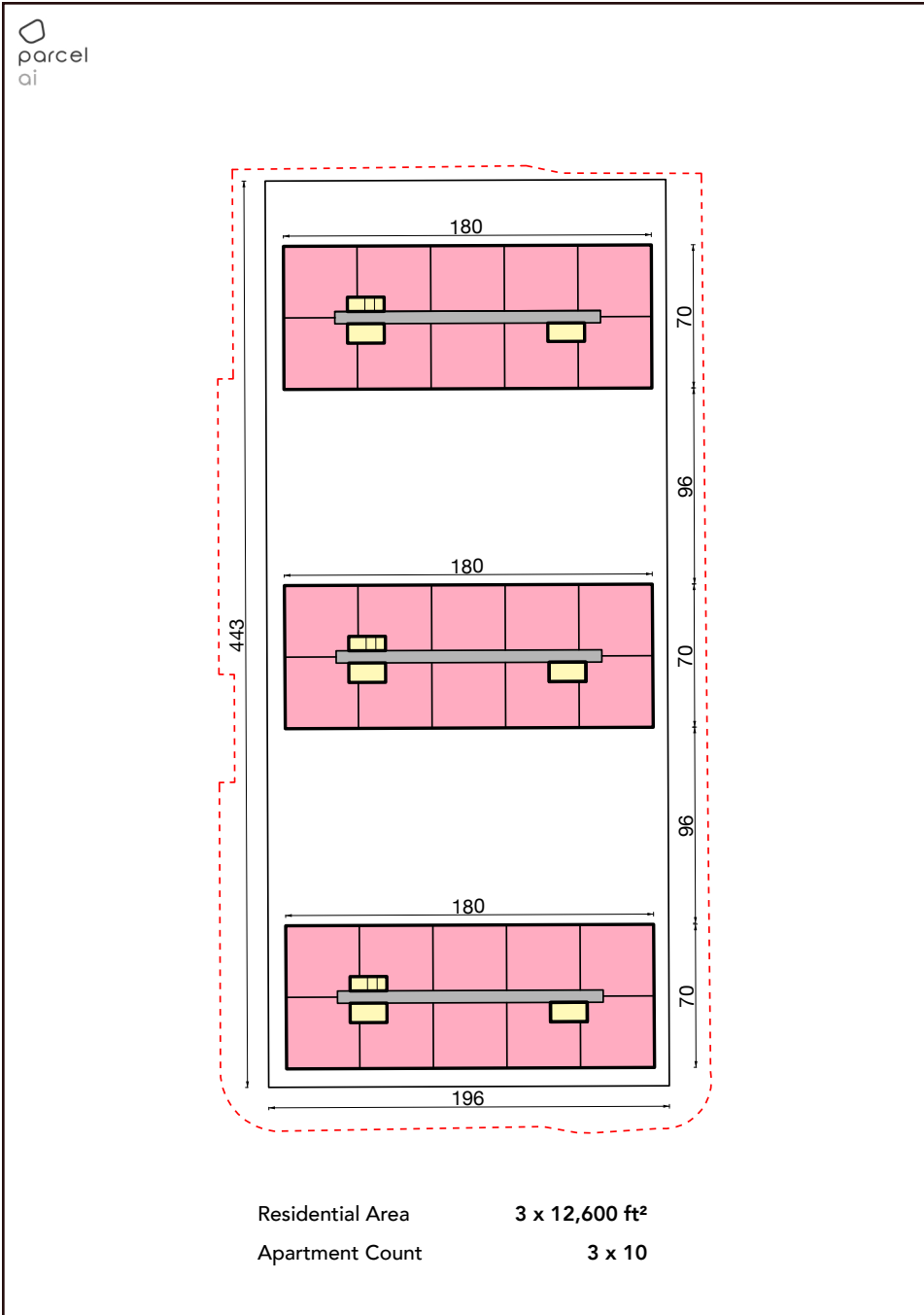
Zoning Reference	T6-80
Height Limit	80 floors
FAA Height Limit	400 ft
Max Height	400 ft
Max Building Coverage	80%
FLR	36
Density	1000 units / acre



RESIDENTIAL	
Buildable Area	1,209,600 ft ²
Rentable Area	1,089,120 ft ²
Viable Unit Count	1012 units
Average Unit Size	1076 ft ²
Building Height	398 ft
Floor Count / Height	32 / 10 ft
RETAIL	
Rentable Area	19,477 ft ²
Floor Count / Height	1 / 15 ft
PARKING	
Area	672,862 ft ²
Count - Residential	1458
Count - Retail	50
Ratio	1,44
Floor Count / Height	8 / 9 ft

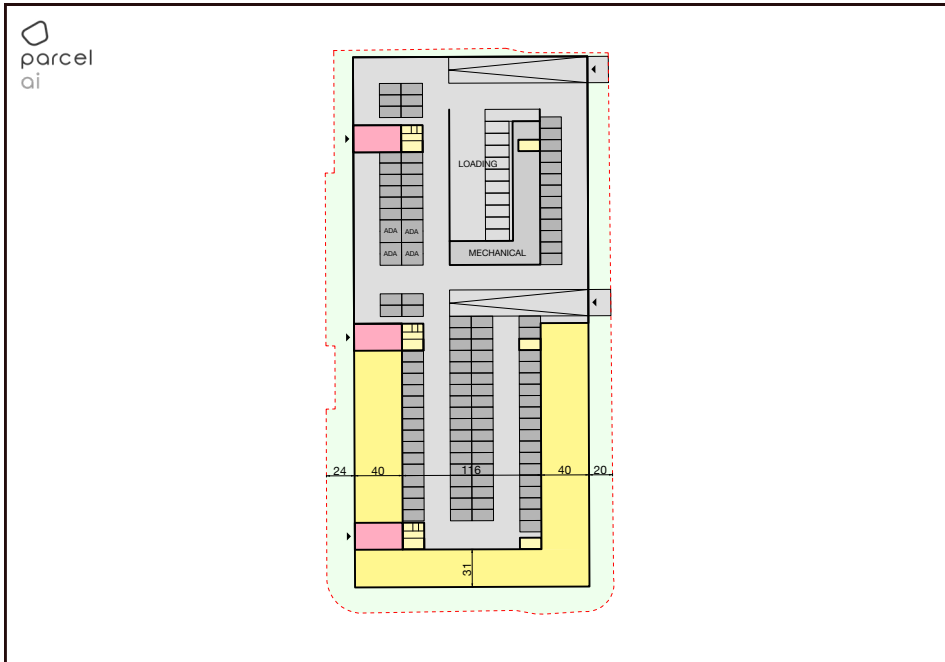


RESIDENTIAL	
Buildable Area	1,209,600 ft ²
Rentable Area	1,089,120 ft ²
Viable Unit Count	1012 units
Average Unit Size	1076 ft ²
Building Height	398 ft
Floor Count / Height	32 / 10 ft
RETAIL	
Rentable Area	19,477 ft ²
Floor Count / Height	1 / 15 ft
PARKING	
Area	672,862 ft ²
Count - Residential	1458
Count - Retail	50
Ratio	1,44
Floor Count / Height	8 / 9 ft



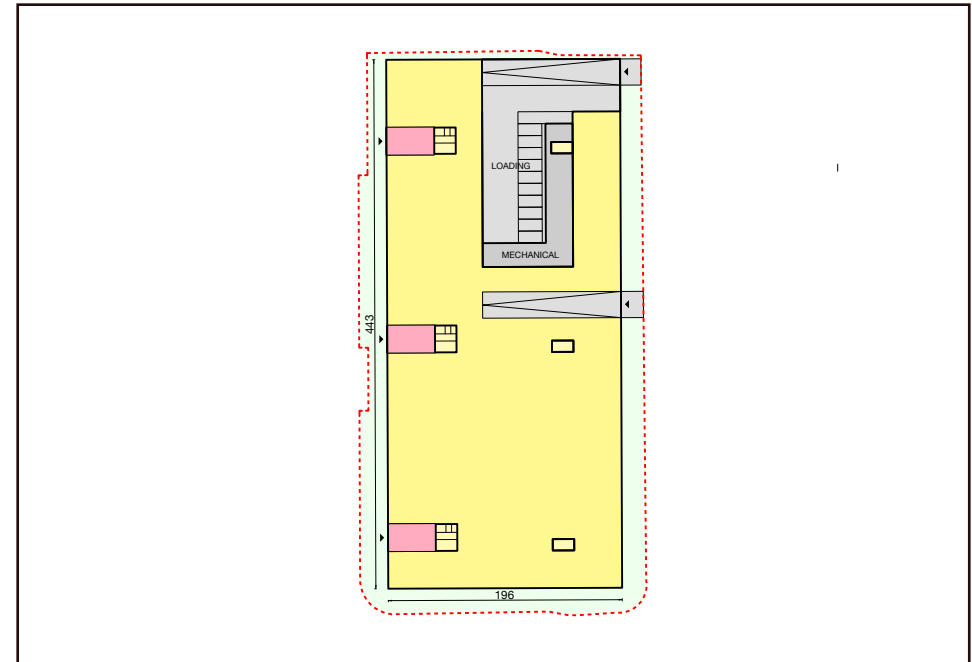
RESIDENTIAL	
Buildable Area	1,209,600 ft ²
Rentable Area	1,089,120 ft ²
Viable Unit Count	1012 units
Average Unit Size	1076 ft ²
Building Height	398 ft
Floor Count / Height	32 / 10 ft
RETAIL	
Rentable Area	19,477 ft ²
Floor Count / Height	1 / 15 ft
PARKING	
Area	672,862 ft ²
Count - Residential	1458
Count - Retail	50
Ratio	1,44
Floor Count / Height	8 / 9 ft

SCENARIO 1 - MINIMIZED RETAIL



RESIDENTIAL	
Buildable Area	1,209,600 ft ²
Rentable Area	1,089,120 ft ²
Viable Unit Count	1012 units
Average Unit Size	1076 ft ²
Building Height	398 ft
Floor Count / Height	32 / 10 ft
RETAIL	
Rentable Area	19,477 ft ²
Floor Count / Height	1 / 15 ft
PARKING	
Area	672,862 ft ²
Count - Residential	1458
Count - Retail	50
Ratio	1,44
Floor Count / Height	8 / 9 ft

SCENARIO 2 - MAXIMIZED RETAIL



RESIDENTIAL	
Buildable Area	1,209,600 ft ²
Rentable Area	1,089,120 ft ²
Viable Unit Count	851 units
Average Unit Size	1280 ft ²
Building Height	398 ft
Floor Count / Height	32 / 10 ft
RETAIL	
Rentable Area	69,385 ft ²
Floor Count / Height	1 / 15 ft
PARKING	
Area	623,103 ft ²
Count - Residential	1225
Count - Retail	175
Ratio	1,44
Floor Count / Height	7 / 9 ft