

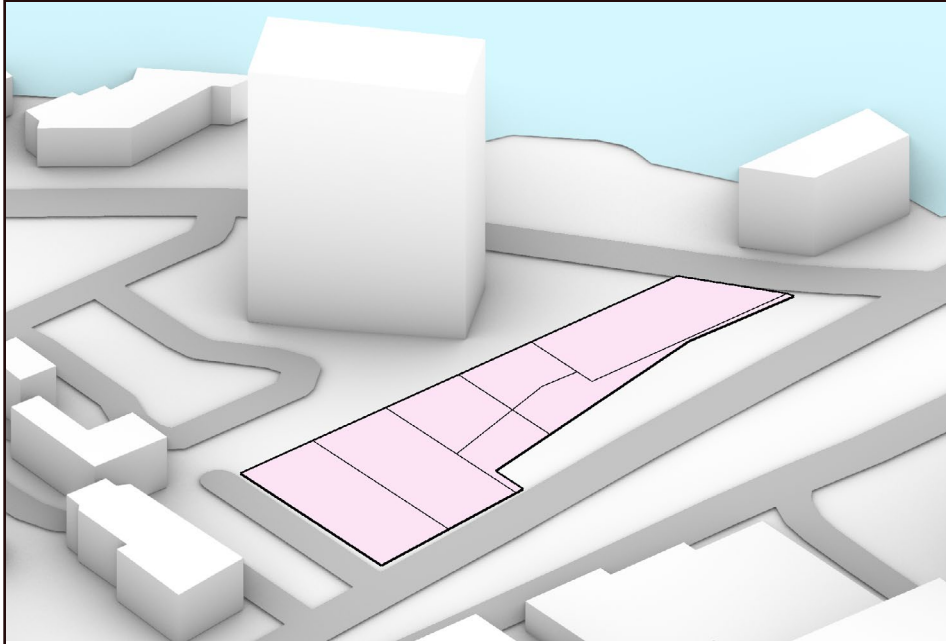


FEASIBILITY REPORT

26 SW SOUTH RIVER DRIVE

MIAMI, FL 33130

SITE ANALYSIS



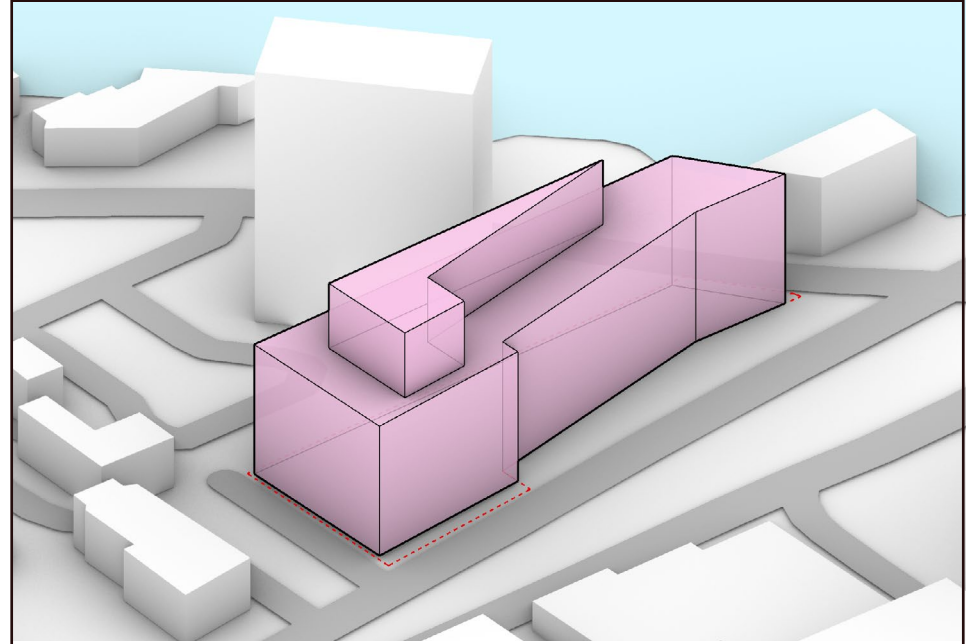
GENERAL INFORMATION

Area	25,639 ft²
City	Miami
Neighborhood	Little Managua
Zoning Code	T6-12-O

OVERLAYS

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

ENVELOPE ANALYSIS



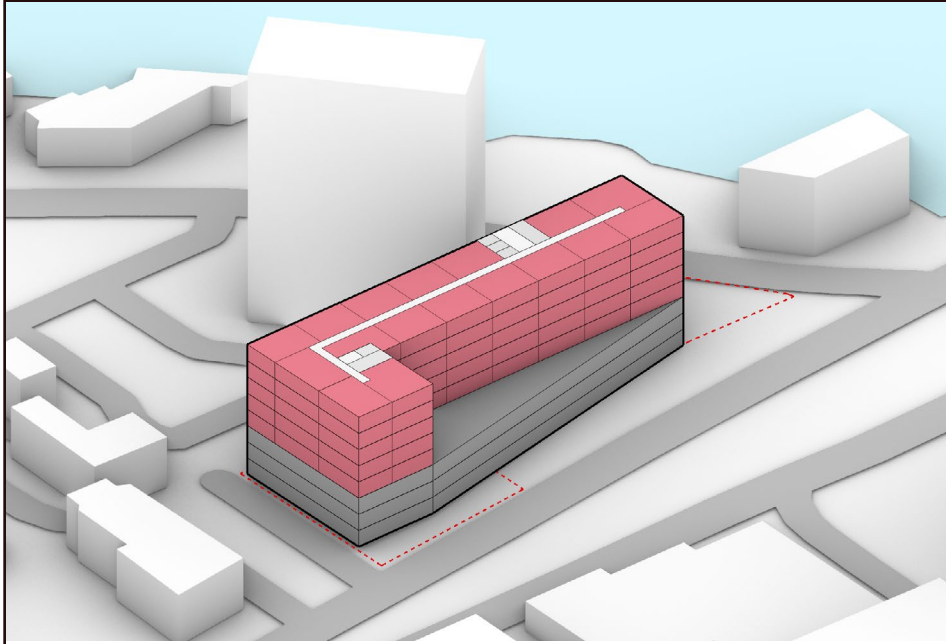
SETBACK

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 AS OF RIGHT

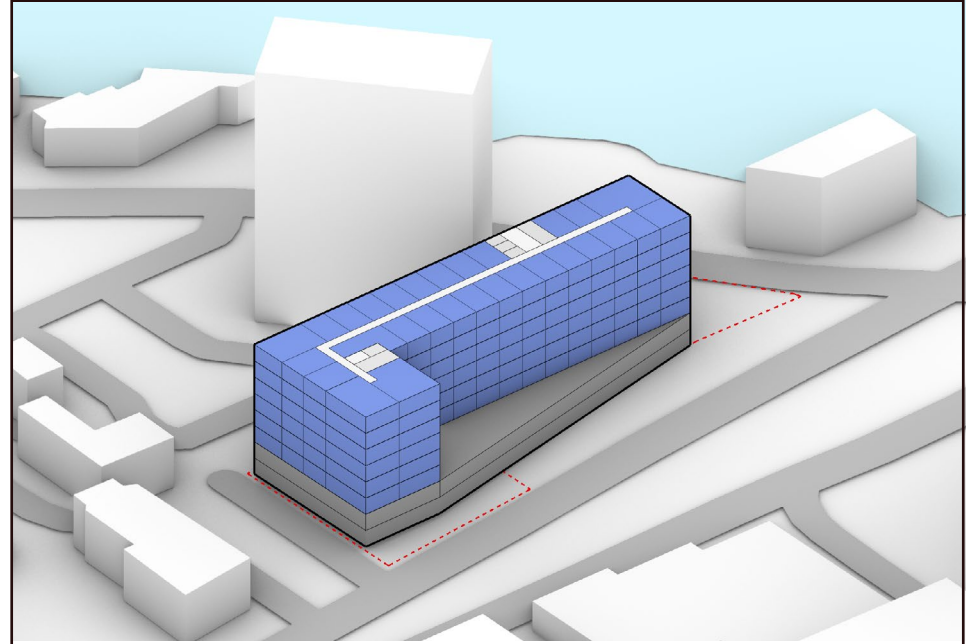
FLR	8
Max Building Coverage	80%
Max Height	12 floors
Density	150 units / acre
Max Residential Units Allowed	88
Max Lodging Units Allowed	176
Max Buildable Area	205,112 ft²

SCENARIO 1 - RESIDENTIAL



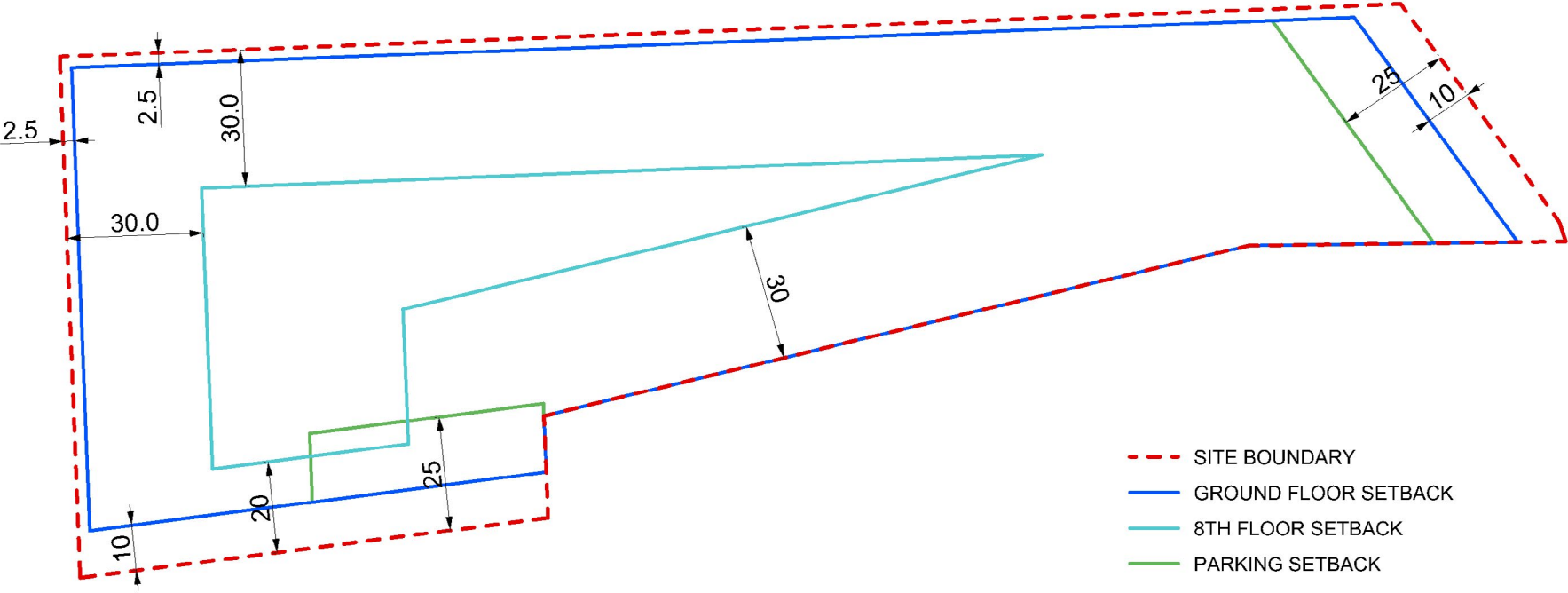
DEVELOPMENT	
Buildable Area	129,667 ft ²
Rentable Area	61,585 ft ²
Viable Unit Count	88 units
Average Unit Size	700 ft ²
Building Height	80 ft
Habitable Floor Count	5
PARKING	
Area	56,337 ft ²
Count	99
Ratio	1,12
Floor Count	3
COVERAGE	
Building Coverage	76%
Open Space	22%

SCENARIO 2 - LODGING

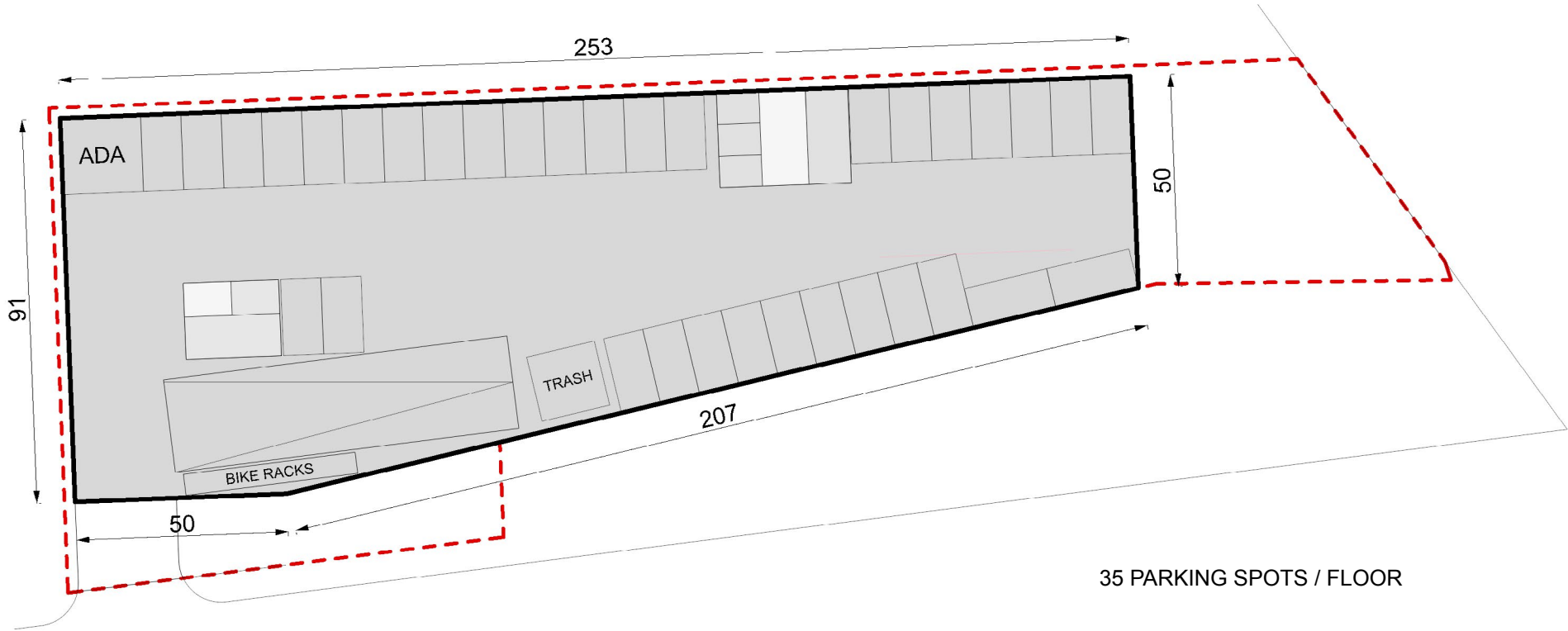


DEVELOPMENT	
Buildable Area	125,554 ft ²
Rentable Area	73,902 ft ²
Viable Unit Count	176 units
Average Unit Size	425 ft ²
Building Height	80 ft
Habitable Floor Count	6
PARKING	
Area	37,558 ft ²
Count	70
Ratio	0,397
Floor Count	2
COVERAGE	
Building Coverage	76%
Open Space	22%

SETBACKS

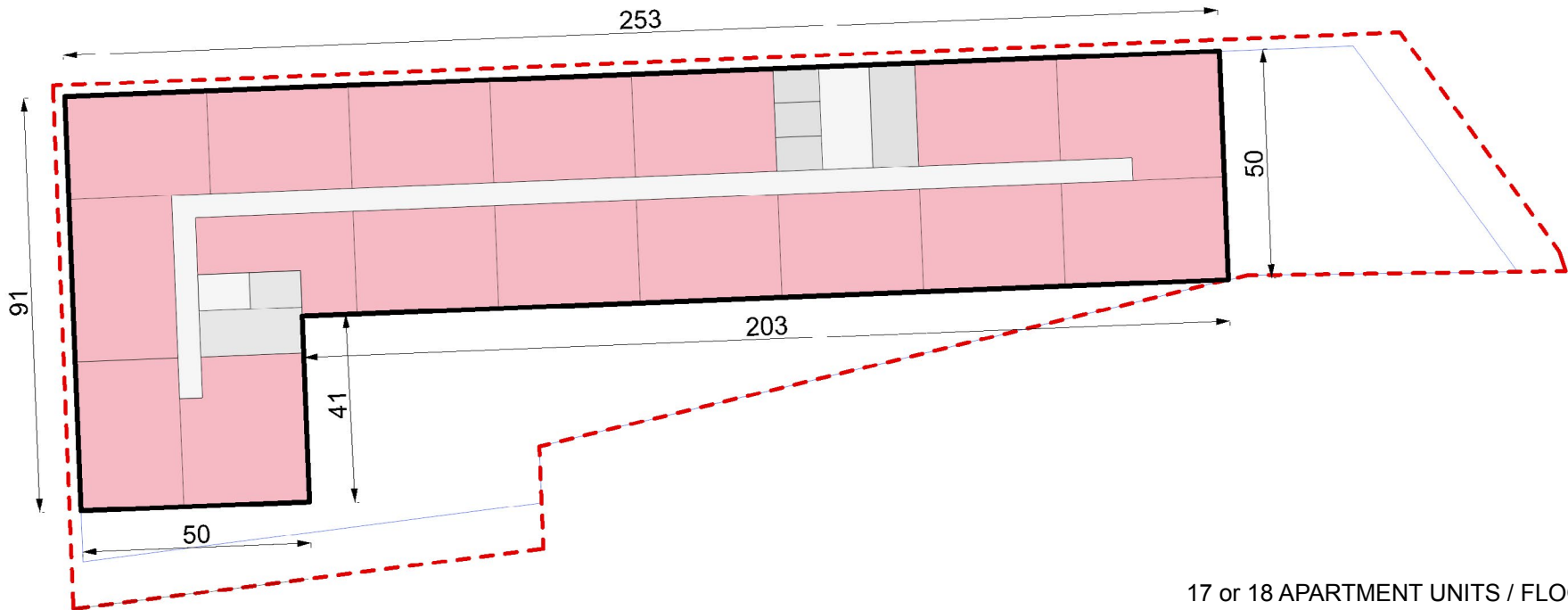


PARKING FLOOR



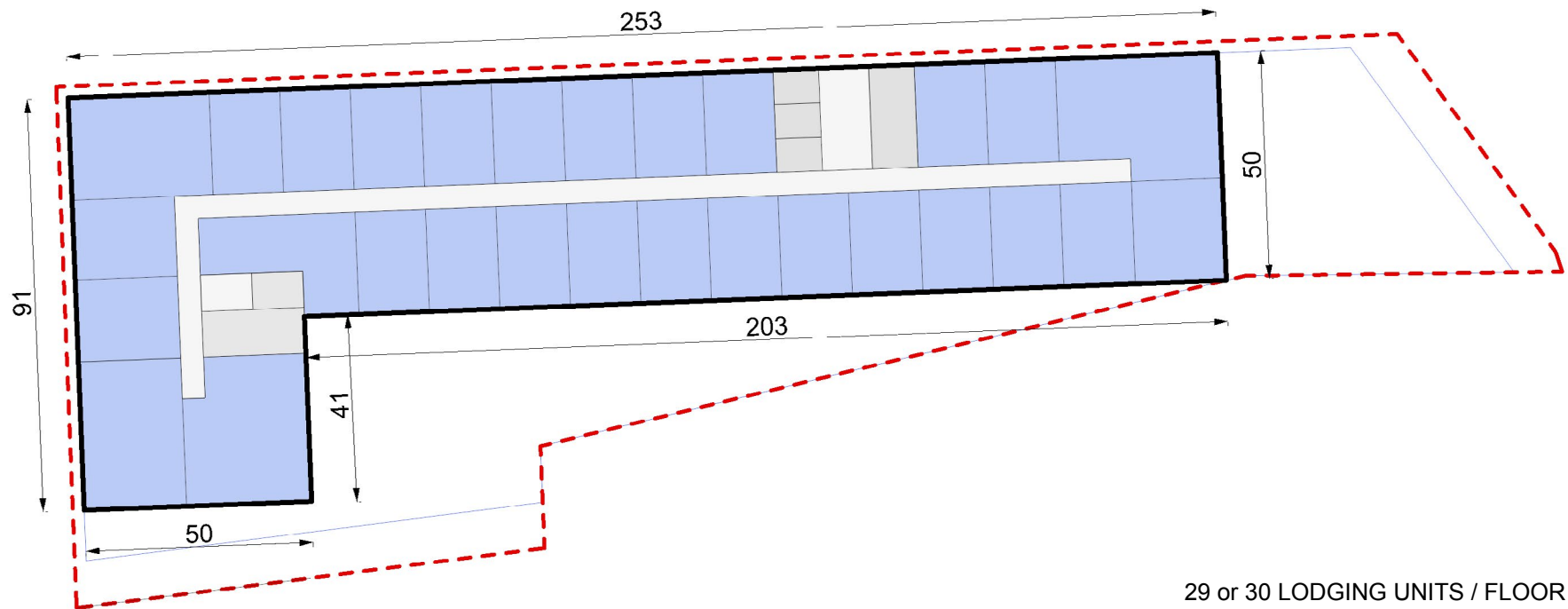
35 PARKING SPOTS / FLOOR

RESIDENTIAL FLOOR



17 or 18 APARTMENT UNITS / FLOOR

LODGING FLOOR



29 or 30 LODGING UNITS / FLOOR