IGY - Alternative 1	IGY - Alternative 2 *		IGY - Alternative 3	Suntex - Base Plan *
·			Expand marina footprint further north	-

Contemplates the expansion into the submerged lands just north of the Marina.

### Revenue & Capital Contribution (Page 59)

Revenue & Capital Contribution (Page 55)								
1) Calculation of annual revenue to the City					1			
Year 1 - Base Revenue of \$ per annum.	\$525,000		\$525,000		Revenue & Capital Contribution (Page 59) not provided for this alternative plan.	\$750,000		\$750,000
Year 2 - Base Revenue of \$ per annum.	\$525,000		\$525,000			\$750,000		\$750,000
Year 3 - Base Revenue of \$ per annum.	\$525,000		\$525,000			\$750,000		\$750,000
Year 4 - Minimum Base Revenue of \$ per annum.	\$1,000,000		\$1,050,000			\$1,000,000		\$1,000,000
Average of 10 Year Projection (Minimum Base Revenue) \$ per annum.	\$907,500		\$945,000			\$945,000		\$945,000
Average of 10 Year Projection (Base Revenue + Percentage Revenue) \$ per annum. *	\$1,474,192		\$1,632,146			\$1,545,503		\$1,610,836
* Miniumu Average = \$1,250,000 per annum								
Revenue shall be payable in equal monthly installments, with increases of% every five years over the term								
of the Lease Agreement. Stated increase shall be 10% minimum.	10%		10%			10%		10%
Percentage Revenue, a minimum return to the City on the uses and Gross Revenues referenced below:								
% for the marina operations	12%		14%			12%		12%
% for the ship's store or any other marine related sales	0% (Proposal Does Not Include Ship Store)	09	% (Proposal Does Not Include Ship Store)			4%		4%
List any exclusions from Gross Revenues.	Utilities, miscellaneous income, concierge	u	Utilities, miscellaneous income, concierge					
	revenue, casualty insurance proceeds		revenue, casualty insurance proceeds			None Stated		None Stated
2) Minimum Capital Contribution: \$	\$25,000,000		\$25,000,000			\$16,796,150		\$18,982,705
	\$23,000,000	1	\$23,000,000	1	+	021,02,020	I	\$10,502,705
					Included layout only, not formally proposed.			
					Potential expansion into submerged land to the			
3) Total linear feet of dockage: If.	6,162		4,360		north.	6,757		6,757

### 4) Marina will be dredged to a controlling depth of 15' with a 2' overdredge within 60 months of the Effective

Date of the Lease Agreement.

Please circle one: YES NO	YES	YES		YES	YES
					In Altenate A (Restaurant & Retail Space
					Included) we would additionally pay the city
					In Altenate A (Restaurant & Retail Space Included) we would additionally pay the city 15% of the revenue generated from the leases with the Restaurant & Retail tenants.
5) Delineate any Special Conditions	See Proposal	See Proposal		None Stated	with the Restaurant & Retail tenants.

### \* Proposer's preferred development plan

				\$150,000 (Annually) starting post construction <u>OR</u> after Year 3 of the lease. To discuss replacement	1
				after Year 3 of the lease. To discuss replacement	1
Capital Infrastucture Reserve Account Contribution	\$150,000 (Annually)	\$150,000 (Annua	v)	bond / LOC.	1
	• • • • • • • • • • • • • • • • • • • •			 • • • •	

### 10 Year Projections

10 Year Projections											
PROJECTED OCCUPANCY											
Pre-Redevelopment (2017 - 2019)	67% - 70%			67% - 70%				52% - 65%			52% - 65%
Post-Redevelopment (2020- 2026)	65% - 77%			58% - 71%				50% - 85%			50% - 85%
Stabilized Annual Occupancy	77%			71%				81%			81%
REVENUE PROJECTED	SLIPS	BOAT SHOW	GROSS	SLIPS	BOAT SHOW	GROSS		SLIPS	BOAT SHOW	GROSS	SLIPS
2017	\$1,866,282	\$250,000	\$2,116,282	\$1,866,282	\$250,000	\$2,116,282				\$1.873.773	
2018	\$1,708,072	\$250,000	\$1,958,072	\$1,708,072	\$250,000	\$1,958,072		BREAKDOWN BETWEEN SLIP REVENUE &	BREAKDOWN BETWEEN SLIP REVENUE &	\$1,923,986	BREAKDOWN BETWEEN SLIP REVENUE &
2019	\$672,313	\$1,000,000	\$1,672,313	\$731,840	\$1,000,000	\$1,731,840		BOAT SHOW REVENUE NOT PROVIDED	BOAT SHOW REVENUE NOT PROVIDED		BOAT SHOW REVENUE NOT PROVIDED
2020	\$4,334,988	\$1,000,000	\$5,334,988	\$4,498,523	\$1,000,000	\$5,498,523		ONLY GROSS REVENUE INDICATED	ONLY GROSS REVENUE INDICATED	\$4,663,094	ONLY GROSS REVENUE INDICATED
2021	\$4,711,177	\$1,000,000	\$5,711,177	\$4,924,892	\$1,000,000	\$5,924,892				\$5,884,856	
2022	\$5,023,115	\$1,000,000	\$6,023,115	\$5,253,679	\$1,000,000	\$6,253,679				\$7,007,420	
2023	\$5,337,652	\$1,000,000	\$6,337,652	\$5,563,317	\$1,000,000	\$6,563,317				\$7,609,406	
2024	\$5,632,253	\$1,000,000	\$6,632,253	\$5,891,504	\$1,000,000	\$6,891,504				\$8,121,084	
2025	\$5,900,994	\$1,000,000	\$6,900,994	\$6,239,358	\$1,000,000	\$7,239,358				\$8,364,717	
2026	\$6,096,549	\$1,000,000	\$7,096,549	\$6,608,068	\$1,000,000	\$7,608,068				\$8,615,658	
TOTAL GROSS REVENUE (10 YEAR TOTAL)	\$41,283,395	\$8,500,000	\$49,783,395	\$43,285,535	\$8,500,000	\$51,785,535				\$55,684,558	
Average Per Year - 10 Year Projection (Gross Revenue)			\$4,978,340			\$5,178,554				\$5,568,456	
Average rei teat - 10 teat riojection (01033 nevende)			\$4,578,540			\$3,178,334				\$3,308,430	
NOI TOTAL (10 YEAR TOTAL)			\$17,016,623			\$16,721,220				\$27,760,748	
MARGIN (ESTIMATED)			34.18%			32.29%				49.85%	
CASH FLOW (10 YEAR TOTAL)			\$23,710,937			\$25,616,260				\$21,439,120	
REFERENCE PAGE FOR FURTHER DETAILS			PAGE 119			PAGE 122				PAGE 71	
* Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment											
				BASE REVENUE							
REVENUE TO CITY	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE		PERCENTAGE REVENUE	TOTAL REVENUE		BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE
Year 1 (IGY = 2017, Suntex = 2016)	\$525,000 \$525,000	\$237,410	\$762,410 \$745.071	\$525,000 \$525.000	\$276,979 \$256,750	\$801,979 \$781,750		\$750,000 \$750,000	\$0	\$750,000	\$750,000 \$750,000
Year 2 (IGY = 2018, Suntex = 2017)	\$525,000	\$220,071				\$761.311		\$750,000		\$7.50j000	\$750,000
Year 3 (IGY = 2019, Suntex = 2018)			\$721,213	\$525,000	\$236,311					\$750,000	
Year 4 (IGY = 2020, Suntex = 2019)	\$1,000,000	\$605,334	\$1,605,334	\$1,050,000	\$727,115 \$784,485	\$1,777,115		\$1,000,000 \$1,000,000		\$1,559,571	\$1,000,000 \$1,000,000
Year 5 (IGY = 2021, Suntex = 2020) Year 6 (IGY = 2022, Suntex = 2021)	\$1,000,000	\$648,734 \$684.693	\$1,648,734 \$1.784.693	\$1,050,000 \$1,155.000	\$784,485 \$828.801	\$1,834,485 \$1,983.801		\$1,000,000		\$1,702,183 \$1.836,690	\$1,000,000
	\$1,100,000		\$1,784,693	\$1,155,000	\$828,801 \$870,749	\$1,983,801 \$2,025,749		\$1,000,000			\$1,000,000
Year 7 (IGY = 2023, Suntex = 2022)		\$721,181 \$755,613								\$1,908,719	\$1,000,000
Year 8 (IGY = 2024, Suntex = 2023) Year 9 (IGY = 2025, Suntex = 2024)	\$1,100,000 \$1,100,000	\$755,613	\$1,855,613 \$1,887,243	\$1,155,000	\$915,252	\$2,070,252 \$2,117,465		\$1,000,000 \$1,100,000		\$1,969,900 \$2,098,997	\$1,000,000
Year 10 (IGY = 2026, Suntex = 2024) Year 10 (IGY = 2026, Suntex = 2025)	\$1,100,000	\$810,432	\$1,867,245	\$1,155,000	\$962,465 \$1,012,553	\$2,117,403		\$1,100,000	\$1,028,967	\$2,128,967	\$1,100,000
TOTAL REVENUE TO CITY (10 YEARS)	\$9,075,000	\$5,666,924	\$14,741,924	\$9,450,000	\$6,871,460	\$16,321,460		\$9,450,000		\$15,455,027	\$9,450,000
Average Per Year - 10 Year Projection (Minimum Base Revenue)	\$907,500			\$945,000				\$945,000			\$945,000
Average Per Year - 10 Year Projection (Percentage Revenue)		\$566,692			\$687,146				\$600,503		
Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)			\$1,474,192			\$1,632,146				\$1,545,503	
······································			+-,,			+-,,- ··-				+-,,	
Base Rent Abatement	\$475,000/Year (Years 1, 2 & 3)			\$475,000/Year (Years 1, 2 & 3)				\$250,000/Year (Years 1, 2 & 3)			\$250,000/Year (Years 1, 2 & 3)
Stated Base Revenue Increase Every 5 Years	First 10% base revenue increase = Year 6			First 10% base revenue increase = Year 6				First 10% base revenue increase = Year 6			First 10% base revenue increase = Year 9
* Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment											
Estimated Capital Infrastructure Expense Savings	\$4,000,000			\$4,000,000				Not Stated			Not Stated
Estimated Payment of Property Taxes (10 Year Total)	\$1,775,000			\$1,775,000				Not Stated			Not Stated
						TE	BD = Alternative 3 which contemplates the				
							pansion into the submerged lands just north				133,500/annually = \$120,000/annually from 2
	IGY's proposal does not include a ship's store,			IGY's proposal does not include a ship's store,			the Marina. Presents additional substantial				estaurants (Suntex = \$800,000 based upon 8%
	and if a ship's store were included in the			and if a ship's store were included in the			conomic and financial benefit to the City and				of \$10 Million, City = \$120,000 based upon 15%
	program, it is recommended that the			program, it is recommended that the			s various stakeholders, but requires expansion				of \$800,000) + \$13,500/annually from retail
Additional Potential Rent to City	operation be leased to a 3rd party.			operation be leased to a 3rd party.			the project footprint.				
· · · ·	· · · ·								· · · · · · · · · · · · · · · · · · ·		15% of \$90,000 gross rent) CA
Marina Layout											
								92 total = 63 Slip (2,815') + Broadside (1,384') +			
Estimated Number of Vessels	88 total = 81 (5,590') + side tie (572')			33 total = 31 (3,860') + side tie (500')		45	5 total = 39 (5,110') + side tie (1,448')	Mediterranean (2,588')			Pa
							., .,				

Ē							92 total = 63 Slip (2,815') + Broadside (1,384') +
E	stimated Number of Vessels	88 total = 81 (5,590') + side tie (572')		33 total = 31 (3,860') + side tie (500')		45 total = 39 (5,110') + side tie (1,448')	Mediterranean (2,588')

# Suntex - Alternate A (Separate Restauarnt / Boater Services) 2 Story - 3,000 sf foot print (6,000 sf)

1st Floor = 2,000 sf open air restaurant + 1,000 sf luxury convenience store and marina office 2nd Floor = 3,000 sf marina office, lounge, weight room, restrooms, and day spa

1 Story - 5,000 sf foot print (5,000 sf) 5,000 sf of interior dining space + outdoor seating area along the promenade

Marting	Total file Foot	6 1631	4.360	le rev le 747	
Salabari         C         Rada         Rada <thrad< th="">         Rada         Rada         <thr< td=""><td>Total Slip Feet Slip Size</td><td>40' - 150'</td><td>4,360' 80' - 250'</td><td>6,558 6,757 80'-250' 30'-162'</td><td></td></thr<></thrad<>	Total Slip Feet Slip Size	40' - 150'	4,360' 80' - 250'	6,558 6,757 80'-250' 30'-162'	
Ander and the second of the	Max Vessel Size Accomidated				
Ander and the second of the					
Analy     Normal and and any and any and any					Yacht Club - Pending availability of land based
Norther					property i.e. Alternate A, we also can conside
Athen     Ander and the second of the second o					forming an international yacht club similar to
An low     Index					
Ansate     Ansate <td>Additional Development</td> <td></td> <td></td> <td></td> <td></td>	Additional Development				
Image	Aditorial Development		upierius	upanos de la construcción de la	wondwide club anniacions.
Image					
Image	Support Facility Space Needed	6,000 sf total	6,000 sf total	6,000 sf total 5,000 sf total	5,000 sf total
Norm					
Provide statistical scale			2,000 sf marina ops	2,000 sf marina ops 2,500 sf ship store / retail	2,500 sf ship store / retail
Problem ControlProblem ControlProblem ControlProblem ControlProblem ControlProblem ControlProblem 					500 sf lease (Marine Max)
Problem ControlProblem C					
Problem ControlProblem C		The garage plan developed by Arguitectopics	The excess also developed by Arguitestanica	The encode also developed by textilations — The evicting marine will be executed as is until the	The origing marine will be exercised as is until
Image: section of the section of t				The galage plant beverbyed by Arguitecconica The exclusing maintain will be operated as 5 bitlin the and FDKS provides For SSNS of for processing the phase requires building is demonsibled and we will	the boater services building is demolished, an
Normal water					we will coordinate nearby temporary boater
Partial problem     Partial problem <t< td=""><td></td><td></td><td>on the first floor. IGY would require that entire</td><td>on the first floor. IGY would require that entire facilities while the new facilities are constructed as</td><td>services facilities while the new facilities are</td></t<>			on the first floor. IGY would require that entire	on the first floor. IGY would require that entire facilities while the new facilities are constructed as	services facilities while the new facilities are
		space, as well as several parking spaces for the		space, as well as several parking spaces for the park of the parking structure. Alternatively	constructed as part of the parking structure.
Image: Second					Alternatively (Alternate A) we will construct a
Provide of the second of th				other back-of-house uses that are not able to be services building in a location near the promenade	new boater services building in a location nea
Name Band Mark Mark Mark Mark Mark Mark Mark Mark				accommodated elsewhere. It has a sproved by the city.	the promenade that is approved by the city.
NormalNorm					
NAME					
Note: State in the second state in th					
unique de la magné de la			1		
unique de la magné de la	Estimated Development Costs				
day and with the state of t	Hard Costs (Low Estimate - High Estimate)				\$17,113,00
Name         Name         Name         Name         Name         Name           Hard Set         International Sectors (Sectors (Secto	Soft Costs (Low Estimate - High Estimate)				\$1,869,70 \$18,982,70
State       State <th< td=""><td>Estimated Total Cost</td><td>\$25,917,623</td><td></td><td></td><td>\$18,982,70</td></th<>	Estimated Total Cost	\$25,917,623			\$18,982,70
Image: Control of the sector of the secto	Cost rei siip (Based upon Dev, Hard & SOTT Costs)	\$294,518 (88 Slips)	\$765,928 (33 Slips)	\$182,567 (92 506)	
Image: Control of the sector of the secto	Project Timeline				
Image:		A/A/A6 - DED Decements Deadling			
Image: state in the state intervalImage:					
Image: Part of the part o					
Image: Part of the part o				STEP 2 = 1 - 2 months = Formalize submission to agencies & Receive City approval of Master Plan & alternatives (if any)	
Image: Second					
Image: constraint of the second of the se					
Image: Barbon and the second of the second					
Image: Barbon and the second of the second		11/15/18 = Construction Commencement (at conclusion of 2018 FLIBS)		STEP 6 = Spring 2017 = Finalize State and Federal permits	
Image: ControlImage:					
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Autom       Autom <t< td=""><td></td><td></td><td></td><td></td><td></td></t<>					
Action of the second				STEP 10 = Oct 2018 = Grand opening of expanded marina / alternates during 2018 FLIBS	
Action of the second					
Auge of a state of a sta	Financing				
Automa best and a single state of the second state of t					
Index space with the					
Appendix a part of the second secon				Million in purchasing power to acquire and develop	
ResultResul		IGY is projecting approximately \$15,000,000 in			
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And the second				Martina are arreador tuny tunbed (including all	
Results Notesting Notesting Notesting 				allen 144 Existence Data Electric and Electric Control	
ResultResul					
Name SectorName Secto		in IGY's lease of the property from the City.			
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And					
NameNormalization </td <td></td> <td></td> <td></td> <td></td> <td></td>					
ANANA       And Analysis       And Analysis		the assumption that IGY, with the City's			
spectra distribution       spectra distribution <td< td=""><td></td><td></td><td></td><td></td><td></td></td<>					
Image: Section of the section of t					
ResultResul		project with the balance funded by IGY.			
ResultResul					
ResultResul					
ResultResul	Financing Overview				
ResultResul		No funding, guarantees, subsidies or credit		Edgewater Resources will be a minority partner in	
Result of the second		enhancements will be required of the City of			
Result of the state of the s		Fort Lauderdale in the financing of this project.		with Suntex. Edgewater also has significant	
Barbard Die Das Water die Da					
wind show				development of world class marinas including the	
Link and a start of the star					
LinkLi		reasonable return to the developer.		Dún Laoghaire Harbour, Ireland - Port Cottonera,	
Lange of the second					
Lange and				construction) + Harbor Village at Harbor Shores	
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Image: series of the series				534 willion (complete 2025) • Harbor Village at	
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And and andAnd<				private equity and the EB-5 immigration process	
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National problemNational problemNati	Economic Impact & Jobs				
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Indication of the indication of					
when when when when when when when when					
InditionInditi	Total Estimated Economic Impact	\$78,552,750		we know which alternatives are considered.	
bab bas bas bas bas bas bas bas bas bas	Jobs During Construction / Redevelopment (Direct / Indirect / Induced)	570			
bab bas bas bas bas bas bas bas bas bas					
Indiana       India       Indiana       Indiana	Annual Estimated Economic Impact (After Completion)	\$21,606,887			
gende       0 <td></td> <td>210</td> <td></td> <td></td> <td></td>		210			
Partial         Second Sec		8		Not Specified  Not Socified	
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Moss Accordes         Moss Accordes         Moss Accordes         Moss Accordes         Most Acc		Lochrie & Chakas P.A.		IDEA / OBMI	
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Image: second				MBAF Accounting Firm	
Image: series of the series				Filer Rodriguez, LLP	
Current Portfolio       Science And Andres / Stansaged Marina / Stan					
And a					
And a	Current Portfolio				
13 Marinas       Image: Contract       Image				26 Owned Marinas/ 3 Managed Marina / 19	
A constraint     A		13 Marinas			
2,000 slips under management under contract corts and contract corts and contract corts and cort					
Dry Slips = 3,337 owned / 140 managed / 372 under 2,000 slips under management					
2,000 slips under management					
300 dedicated megavacht berths		2,000 slips under management			
		300 dedicated megavacht berths			

84		
under		
		 AM 16-0

		Suntex - Alternate C			
Suntex - Alternate B		(Separate Restauarnt / Boater Services + Dry		Suntex - Alternate D	Suntex - Alternate E
(Dry Rack Storage)		Rack Storage)		(Fuel Facility)	(Concept A & Concept C)
 260 boat - 5 high dry stack	 	Combination of Alternate A + Alternate B		Potential Fuel Dock	Alternate marina layout concepts

Although Concept Plan A has more dock lineal footage, it will result in less revenue since it has a larger number of smaller boats. Smaller boat rates are nearly half of large/super yacht rates. Small boats also do not achieve the world class destination goal.

Concept A = 7,326 lf & Concept C = 6,647 lf

Housing boats up to 45' in length. On land south of Las Olas Blvd.

6,757 + 9,100 lf of dry dockag

\$750,000		\$750,000		Revenue & Capital Contribution (Page 59) not provided for this alternate plan.	Revenue & Capital Contribution (Page 59) not provided for this alternate plan.
\$750,000		\$750,000			
\$750,000		\$750,000			
\$1,000,000		\$1,000,000			
\$945,000		\$945,000			
\$1,886,789		\$1,952,122			
10%		10%			
12%		12%			
4%		4%			
					1
None Stated		None Stated		Except fuel sales if it is an alternate that is selected.	
None Stated		None Stated	1	Jacobian Strategy Str	
\$24,965,384		\$27,151,939			

YES		YES		
	In Altenate A (Restaurant & Retail Spi			
	Included) we would additionally pay			
	15% of the revenue generated from	leases		
	with the Restaurant & Retail tenants			
In Alternate B (Dry Stack Included) we would	Alternate B (Dry Stack Included) we	ld		
additionally pay the city 18% of the revenues	additionally pay the city 18% of the r	nues		
generated from the dry stack operations.	generated from the dry stack operat	S		

6,757 + 9,100 lf of dry dockag

					1		1	1	
					1		1	1	1
		52% - 65%							
		50% - 85% 81% (wet slips) / 93% (dry slips)							
		81% (wet slips) / 93% (dry slips)							
BOAT SHOW	GROSS	SLIPS	BOAT SHOW	GROSS					
	\$1,873,773			\$1,873,773					
BREAKDOWN BETWEEN SLIP REVENUE &			BREAKDOWN BETWEEN SLIP REVENUE &	\$1,923,986					
BOAT SHOW REVENUE NOT PROVIDED			BOAT SHOW REVENUE NOT PROVIDED	\$1,620,564					
ONLY GROSS REVENUE INDICATED	\$4,663,094 \$6,129,856		ONLY GROSS REVENUE INDICATED	\$4,663,094 \$7,031,456					
	\$7,617,420			\$9,369,416					
	\$8,342,106			\$11,055,952					
	\$9,016,565			\$12,005,139					
	\$9,287,062			\$12,365,293					
	\$9,565,674			\$12,736,252					
	\$60,040,100			\$74,644,925					
	\$6,004,010			\$7,464,493					
	\$31,165,402			\$40,604,593 54.40%					
	51.91% \$24,164,558			\$4.40%					
	PAGE 84			931,745,525 PAGE 88					
		DACE DEVENUE			0465 051/511/5				
PERCENTAGE REVENUE	TOTAL REVENUE		PERCENTAGE REVENUE	TOTAL REVENUE		PERCENTAGE REVENUE	TOTAL REVENUE		
PERCENTAGE REVENUE \$0 \$0	\$750,000	\$750,000	PERCENTAGE REVENUE \$0 \$0	\$750,000	\$750,000	PERCENTAGE REVENUE \$0 \$0	\$750,000		
PERCENTAGE REVENUE 50 50 50			\$0	\$750,000 \$750,000		PERCENTAGE REVENUE SO 50 50 50 50			
\$0 \$0 \$0 \$559,571	\$750,000 \$750,000 \$750,000 \$1,559,571	\$750,000 \$750,000 \$750,000 \$750,000 \$1,000,000	\$0 \$0 \$0 \$559,571	\$750,000 \$750,000 \$750,000 \$1,559,571	\$750,000 \$750,000 \$750,000 \$750,000 \$1,000,000	\$0 \$0 \$0 \$559,571	\$750,000 \$750,000 \$750,000 \$1,559,571		
\$0 \$5 \$5 \$559,571 \$738,933	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,738,933	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000	\$0 \$0 \$0 \$559,571 \$908,571	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,908,571	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000	\$0 \$0 \$559,571 \$945,321	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,945,321		
\$0 \$0 \$0 \$59 \$559,571 \$738,933 \$228,190	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$0 \$559,571 \$908,571 \$1,261,850	5750,000 \$750,000 \$750,000 \$1,559,571 \$1,908,571 \$1,261,850	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$5 \$559,571 \$945,321 \$1,353,350	\$750,000 \$750,000 \$7550,000 \$1,559,571 \$1,945,321 \$2,353,350		
\$0 \$0 \$5 \$55 \$555,571 \$738,933 \$228,190 \$1,018,624	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$5 \$559;571 \$900;571 \$1,261,850 \$1,261,057 \$1,250,057	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,908,571 \$2,261,850 \$2,529,079 \$2,529,079	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$559,571 \$545,321 \$1,353,350 \$1,639,00 \$1,639,00	\$750,000 \$7550,000 \$7550,000 \$1,559,571 \$1,945,321 \$2,353,350 \$2,253,350		
\$0 \$0 \$0 \$59 \$559,571 \$738,933 \$228,190	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190	5750.000 5750,000 5750,000 51,000,000 51,000,000 51,000,000 51,000,000 51,000,000 51,000,000	\$0 \$0 \$0 \$559,571 \$908,571 \$1,261,850	5750,000 \$750,000 \$750,000 \$1,559,571 \$1,908,571 \$1,261,850	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$5 \$559,571 \$945,321 \$1,353,350	\$750,000 \$750,000 \$7550,000 \$1,559,571 \$1,945,321 \$2,353,350		
\$0 \$0 \$50 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469	\$750.000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000	\$0 \$0 \$555,571 \$008,571 \$1,261,850 \$1,263,007 \$1,263,007 \$1,669,029 \$1,669,029	\$750,000 \$750,000 \$1,559,571 \$1,908,571 \$2,261,850 \$2,520,977 \$2,268,029 \$2,860,029 \$2,819,100 \$2,2870,673 \$2,2870,673	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000	50 50 5559,571 5845,321 51,353,350 51,639,002 51,639,002 51,803,351	\$750,000 \$750,000 \$1,559,571 \$1,945,321 \$2,33,350 \$2,639,000 \$2,200,351 \$2,20		
\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,137,248	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348	\$750.000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000	\$0 \$90 \$50 \$50 \$500,571 \$1,50,850 \$1,52,097 \$1,650,029 \$1,723,100 \$1,713,100	\$750,000 \$750,000 \$750,000 \$1,550,571 \$1,508,571 \$2,261,850 \$2,259,075 \$2,269,029 \$2,269,029 \$2,281,910	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000	5 6 5 7 5 7 5 7 5 7 5 9 5 1 5 1, 353, 35 5 1, 353, 35 5 1, 363, 902 5 1	\$759,000 \$750,000 \$750,000 \$1,559,571 \$1,549,521 \$2,553,350 \$2,639,000 \$2,639,000 \$2,639,000 \$2,839,000 \$2,839,000 \$2,839,400 \$2,857,451 \$2,857,451		
\$0 \$0 \$5 \$5 \$555,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469	\$750.000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000	\$0 \$0 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5	\$750,000 \$750,000 \$1,559,571 \$1,908,571 \$2,261,850 \$2,520,977 \$2,268,029 \$2,860,029 \$2,819,100 \$2,2870,673 \$2,2870,673	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000	50 50 555,51 5559,57 5559,57 51,533,30 51,533,00 51,639,00 51,803,351 51,874,51 51,874,51 51,175,51	\$750,000 \$750,000 \$1,559,571 \$1,945,321 \$2,33,350 \$2,639,000 \$2,200,351 \$2,20		
\$0 \$0 \$5 \$5 \$555,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469 <b>\$16,108,357</b>	\$750.000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$3,450,000 \$945,000	\$0 \$0 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5	\$750,000 \$750,000 \$1,559,571 \$1,908,571 \$2,261,850 \$2,520,977 \$2,268,029 \$2,860,029 \$2,819,100 \$2,2870,673 \$2,2870,673	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000	50 50 555,51 5559,57 5559,57 51,533,30 51,533,00 51,639,00 51,803,351 51,874,51 51,874,51 51,175,51	\$759,000 \$750,000 \$750,000 \$1,559,571 \$1,345,351 \$2,353,350 \$2,263,000 \$2,263,000 \$2,263,000 \$2,263,000 \$2,263,000 \$2,263,000 \$3,013,175 \$19,521,221		
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\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,108,624 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469 <b>\$16,108,357</b>	\$750.000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$3,200 \$3,	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000 \$3,100,000 \$3,100,000 \$3,450,000 \$945,000	5 9 5 9 5 9 5 9 5 9 5 9 5 1,53,35 5 1,53,35 5 1,53,37 5 1,83,37 5 1,93,02 5 1,93,175 5 1,93,175 5 10,071,221 5 10,071,221	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,33,350 \$2,833,350 \$2,833,350 \$2,833,350 \$2,833,050 \$2,833,051 \$3,031,175 \$19,521,221		
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\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,108,624 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469 <b>\$16,108,357</b>	\$750.000 \$750.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$3,450,000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,00000 \$945,0000 \$945,00000 \$945,00000 \$945,00000000 \$945,000000000000000000000000000000000000	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	S750,000           S750,000           S750,000           S750,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,100,000           S1,100,000           S945,000           S945,000           S945,000           S833,700/annually = S122,000/annually from 25124	5 9 5 9 5 9 5 9 5 9 5 9 5 1,53,35 5 1,53,35 5 1,53,37 5 1,83,37 5 1,93,02 5 1,93,175 5 1,93,175 5 10,071,221 5 10,071,221	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,33,350 \$2,833,350 \$2,833,350 \$2,833,350 \$2,833,050 \$2,833,051 \$3,031,175 \$19,521,221		
\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,108,624 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469 <b>\$16,108,357</b>	\$750.000 \$750.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$3,450,000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,00000 \$945,0000 \$945,00000 \$945,00000 \$945,00000000 \$945,000000000000000000000000000000000000	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	3750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$1,100,000           \$1,100,000           \$2,1,000,000           \$3,400,000           \$345,000           \$945,000	59 59 5559,577 5945,321 51,33,350 51,639,002 51,803,351 51,803,551 51,803,551 51,913,175 \$10,071,221 \$1,007,122	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,33,350 \$2,833,350 \$2,833,350 \$2,833,350 \$2,833,050 \$2,833,051 \$3,031,175 \$19,521,221		
\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,108,624 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469 <b>\$16,108,357</b>	\$750.000 \$750.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$3,450,000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,00000 \$945,0000 \$945,00000 \$945,00000 \$945,00000000 \$945,000000000000000000000000000000000000	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	S750,000           S750,000           S750,000           S750,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,100,000           S1,100,000           S945,000           S945,000           S945,000           S945,000           Comparison           S10,000,000           S10,000,000           S945,000	59 59 5559,577 5945,321 51,33,350 51,639,002 51,803,351 51,803,551 51,803,551 51,913,175 \$10,071,221 \$1,007,122	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,639,000 \$2,839,305 \$2,803,351 \$2,957,451 \$3,012,175 \$19,521,221		
\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,108,624 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469 <b>\$16,108,357</b>	\$750.000 \$750.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$1,000.000 \$3,450,000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,0000 \$945,00000 \$945,0000 \$945,00000 \$945,00000 \$945,00000000 \$945,000000000000000000000000000000000000	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	ST50,000           S750,000           S750,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,100,000           S1,100,000           S1,100,000           S45,000           S945,000           S33,700/annually from 2           restaurants (Suntex + \$800,000 based upon 8%           of \$10,000, + 31,20,000 based upon 15%           of \$10,000, + 31,20,000 based upon 15%           of \$10,000, + 31,20,000,000 from retail	59 59 5559,577 5945,321 51,33,350 51,639,002 51,803,351 51,803,551 51,803,551 51,913,175 \$10,071,221 \$1,007,122	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,639,000 \$2,003,51 \$2,003,51 \$3,012,175 \$19,521,221 \$1,952,122		
\$0 \$0 \$5 \$55,571 \$738,933 \$228,190 \$1,018,624 \$1,108,624 \$1,108,624 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,550,571 \$1,738,933 \$1,928,190 \$2,016,227 \$2,277,469 \$16,108,357 \$1,610,836	\$750.000 \$750.000 \$1,000.000	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	ST50,000           ST50,000           ST50,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,000,000           S1,100,000           S1,100,000           S1,100,000           S1,100,000           S4,50,000           S945,000           S945,000           S1,200,000 based upon 8%           of \$10,000,151,300/annually from rtail           S13,000/annually from rtail	59 59 5559,577 5945,321 51,33,350 51,639,002 51,803,351 51,803,551 51,803,551 51,913,175 \$10,071,221 \$1,007,122	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,639,000 \$2,803,351 \$2,857,451 \$3,012,175 \$19,521,221 \$1,952,122	TBD - based upon fuel sales and appropriate industry rate percentage	
\$0 \$0 \$5 \$5 \$55,571 \$738,933 \$228,190 \$1,016,624 \$1,016,624 \$1,107,348 \$1,173,448 \$1,173,446 \$6,658,357	\$750,000 \$750,000 \$1,550,571 \$1,738,933 \$1,928,190 \$2,016,227 \$2,277,469 \$16,108,357 \$1,610,836	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,000,000	\$0 \$90 \$50 \$50 \$500,571 \$1,51,850 \$1,52,907 \$1,660,029 \$1,779,0573 \$9,417,891	\$759,000 \$750,000 \$1,559,571 \$1,908,571 \$2,268,950 \$2,259,077 \$2,669,029 \$2,869,029 \$2,870,673 \$18,867,891	3750,000           \$750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$9,450,000           \$9,450,000           \$945,000           \$940,000,000	59 59 5559,577 5945,321 51,33,350 51,639,002 51,803,351 51,803,551 51,803,551 51,913,175 \$10,071,221 \$1,007,122	\$759,000 \$759,000 \$1,559,571 \$1,945,321 \$2,639,000 \$2,803,351 \$2,857,451 \$3,012,175 \$19,521,221 \$1,952,122	TBD - based upon fuel sales and appropriate	

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	I	1	1		
					Concept A = 7,326' & Concept C = 6,647'
		Yacht Club - Pending availability of land based property i.e. Alternate A, we also can consider			
		forming an international yacht club similar to			
		the ONE°15 brand from Singapore, Edgewater's Brooklyn Marina Partner, with 85			
		worldwide club affiliations.			
5,000 sf total		5,000 sf total		5,000 sf total	5,000 sf total
2,000 sf boater services		2,000 sf boater services		2,000 sf boater services	2,000 sf boater services
2,500 sf ship store / retail 500 sf lease (Marine Max)		2,500 sf ship store / retail 500 sf lease (Marine Max)		2,500 sf ship store / retail 500 sf lease (Marine Max)	2,500 sf ship store / retail 500 sf lease (Marine Max)
Sod ar rease (malifie MidX)		500 31 icase (mia/ilie Midx)		Soo Si icase (miai lile Midx)	Soo SI ICOSE (INIOI III'E IVIdX)
		The existing marina will be operated as is until			
The existing marina will be operated as is until the boater services building is demolished, and		the boater services building is demolished, and			The existing marina will be operated as is until the boater services building is demolished, and
we will coordinate nearby temporary boater		we will coordinate nearby temporary boater		we will coordinate nearby temporary boater	we will coordinate nearby temporary boater
services facilities while the new facilities are constructed as part of the parking structure.		services facilities while the new facilities are constructed as part of the parking structure.		services facilities while the new facilities are constructed as part of the parking structure.	
Alternatively (Alternate A) we will construct a		Alternatively (Alternate A) we will construct a		Alternatively (Alternate A) we will construct a	Alternatively (Alternate A) we will construct a
new boater services building in a location near the promenade that is approved by the city.		new boater services building in a location near the promenade that is approved by the city.		new boater services building in a location near	new boater services building in a location near the promenade that is approved by the city.
the promenade that is approved by the city.		the promenade charts approved by the city.		the promenade charts approved by the city.	the promenade that is approved by the city.
\$22,643,000		\$24,643,000			
\$2,322,384		\$2,508,939	9		
\$24,965,384		\$27,151,939	9		
1					

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IGY - Alternative 1		IGY - Alternative 2 *		IGY - Alternative 3
				Expand marina footprint further north

Expand marina footprint furth	her north
Contemplates the expansion in	nto the
submerged lands just north of	the Marina.

Revenue & Capital Contribution (Page 59)	

Revenue & Capital Contribution (Page 59) 1) Calculation of annual revenue to the City				1		1	
Year 1 - Base Revenue of \$ per annum.	\$525,000			\$525,000			Revenue & Capital Contribution (Page 59) not
							provided for this alternative plan.
Year 2 - Base Revenue of \$         per annum.           Year 3 - Base Revenue of \$         per annum.	\$525,000			\$525,000			
Year 3 - Base Revenue of \$ per annum.           Year 4 - Minimum Base Revenue of \$ per annum.	\$1,000,000			\$1,050,000			
Average of 10 Year Projection (Minimum Base Revenue) \$ per annum.	\$907,500			\$945,000			
Average of 10 Year Projection (Base Revenue + Percentage Revenue) \$ per annum. *	\$1,474,192			\$1,632,146			
* Miniumu Average = \$1,250,000 per annum							
Revenue shall be payable in equal monthly installments, with increases of% every five years over the term of the Lease Agreement. Stated increase shall be 10% minimum.	10%			10%			
Percentage Revenue, a minimum return to the City on the uses and Gross Revenues referenced below:	1					I	J
% for the marina operations	12%			14%			
% for the ship's store or any other marine related sales	0% (Proposal Does Not Include Ship Store)			0% (Proposal Does Not Include Ship Store)			
List any exclusions from Gross Revenues.	Utilities, miscellaneous income, concierge revenue, casualty insurance proceeds			Utilities, miscellaneous income, concierge revenue, casualty insurance proceeds			
2) Minimum Capital Contribution: S	\$25,000,000			\$25,000,000			
							Included layout only, not formally proposed.
3) Total linear fact of declarge IF							Potential expansion into submerged land to the
3) Total linear feet of dockage:lf.	6,162			4,360			north.
4) Marina will be dredged to a controlling depth of 15' with a 2' overdredge within 60 months of the Effective Date of the Lease Agreement.							1
Please circle one: YES NO	YES			YES			
5) Delineate any Special Conditions	See Proposal			See Proposal			
* Proposer's preferred development plan							
Capital Infrastucture Reserve Account Contribution	\$150,000 (Annually)			\$150,000 (Annually)			
10 Year Projections							
PROJECTED OCCUPANCY							
Pre-Redevelopment (2017 - 2019)	67% - 70%			67% - 70%			
Post-Redevelopment (2020- 2026) Stabilized Annual Occupancy	65% - 77% 77%			58% - 71%			
				12/0			
REVENUE PROJECTED	SLIPS	BOAT SHOW	GROSS	SLIPS	BOAT SHOW	GROSS	
2017 2018	\$1,866,282 \$1,708,072	\$250,000 \$250,000	\$2,116,282 \$1,958,072	\$1,866,282 \$1,708,072	\$250,000 \$250,000	\$2,116,282 \$1,958,072	
2019	\$672,313	\$1,000,000	\$1,672,313	\$731,840	\$1,000,000		
2020 2021	\$4,334,988 \$4,711,177	\$1,000,000 \$1,000,000	\$5,334,988 \$5,711,177	\$4,498,523 \$4,924,892	\$1,000,000 \$1,000,000	\$5,498,523 \$5,924,892	
2022	\$5,023,115	\$1,000,000	\$6,023,115	\$5,253,679	\$1,000,000	\$6,253,679	
2023 2024	\$5,337,652 \$5,632,253	\$1,000,000 \$1,000,000	\$6,337,652 \$6,632,253	\$5,563,317 \$5,891,504	\$1,000,000 \$1,000,000	\$6,563,317 \$6,891,504	
2025	\$5,900,994	\$1,000,000	\$6,900,994	\$6,239,358	\$1,000,000	\$7,239,358	
2026	\$6,096,549	\$1,000,000	\$7,096,549	\$6,608,068	\$1,000,000		
TOTAL GROSS REVENUE (10 YEAR TOTAL)	\$41,283,395	\$8,500,000		\$43,285,535	\$8,500,000		
Average Per Year - 10 Year Projection (Gross Revenue)			\$4,978,340			\$5,178,554	
NOI TOTAL (10 YEAR TOTAL)			\$17,016,623			\$16,721,220	
MARGIN (ESTIMATED) CASH FLOW (10 YEAR TOTAL)			34.18% \$23,710,937			32.29%	
REFERENCE PAGE FOR FURTHER DETAILS			PAGE 119			PAGE 122	
* Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment							
REVENUE TO CITY	BASE REVENUE	PERCENTAGE REVENUE		BASE REVENUE	PERCENTAGE REVENUE		
Year 1 (IGY = 2017, Suntex = 2016) Year 2 (IGY = 2018, Suntex = 2017)	\$525,000 \$525,000	\$237,410 \$220,071	\$762,410 \$745,071	\$525,000 \$525,000			
Year 3 (IGY = 2019, Suntex = 2018)	\$525,000	\$196,213	\$721,213	\$525,000	\$236,311	\$761,311	
Year 4 (IGY = 2020, Suntex = 2019) Year 5 (IGY = 2021, Suntex = 2020)	\$1,000,000 \$1,000,000	\$605,334 \$648,734					
Year 6 (IGY = 2022, Suntex = 2021)	\$1,100,000	\$684,693	\$1,784,693	\$1,155,000	\$828,801	\$1,983,801	
Year 7 (IGY = 2023, Suntex = 2022) Year 8 (IGY = 2024, Suntex = 2023)	\$1,100,000 \$1,100,000	\$721,181 \$755,613					
Year 9 (IGY = 2025, Suntex = 2024)	\$1,100,000	\$787,243	\$1,887,243	\$1,155,000	\$962,465	\$2,117,465	
Year 10 (IGY = 2026, Suntex = 2025)	\$1,100,000	\$810,432	\$1,910,432	\$1,155,000	\$1,012,553	\$2,167,553	
TOTAL REVENUE TO CITY (10 YEARS)	\$9,075,000	\$5,666,924	\$14,741,924		\$6,871,460	\$16,321,460	
Average Per Year - 10 Year Projection (Minimum Base Revenue) Average Per Year - 10 Year Projection (Percentage Revenue)	\$907,500	\$566,692		\$945,000	\$687,146		
Average Per Year - 10 Year Projection (Percentage Revenue) Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)		\$300,092	\$1,474,192		<i>200/,</i> 140	\$1,632,146	
Base Rent Abatement Stated Base Revenue Increase Every 5 Years	\$475,000/Year (Years 1, 2 & 3) First 10% base revenue increase = Year 6			\$475,000/Year (Years 1, 2 & 3) First 10% base revenue increase = Year 6			
* Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment							
Estimated Capital Infrastructure Expense Savings	\$4,000,000			\$4,000,000			
Estimated Capital Infrastructure Expense Savings Estimated Payment of Property Taxes (10 Year Total)	\$4,000,000			\$4,000,000			
							TBD = Alternative 3 which contemplates the expansion into the submerged lands just north
	IGY's proposal does not include a ship's store, and if a ship's store were included in the			IGY's proposal does not include a ship's store, and if a ship's store were included in the			of the Marina. Presents additional substantial economic and financial benefit to the City and
	program, it is recommended that the			program, it is recommended that the			its various stakeholders, but requires expansion
Additional Potential Rent to City	operation be leased to a 3rd party.			operation be leased to a 3rd party.			of the project footprint.

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Marina Layout			
Estimated Number of Vessels	88 total = 81 (5,590') + side tie (572')	33 total = 31 (3,860') + side tie (500')	45 total = 39 (5,110') + side tie (1,448')
Fotal Slip Feet	6,162'	4,360'	6,558'
Slip Size	40' - 150'	80' - 250'	80' - 250'
Max Vessel Size Accomidated	230' (1)	200'+ (Several)	200'+ (Several)
		TBD - preserve small northern portion of	TBD - preserve small northern portion of
Additonal Development		uplands	uplands
Support Facility Space Needed	6,000 sf total	6,000 sf total	6,000 sf total
	2,000 sf admin & reception	2,000 sf admin & reception	2,000 sf admin & reception
	2,000 sf marina ops	2,000 sf marina ops	2,000 sf marina ops
	2,000 sf guest ammenties (lounge / locker)	2,000 sf guest ammenties (lounge / locker)	2,000 sf guest ammenties (lounge / locker)
	The garage plan developed by Arquitectonica	The garage plan developed by Arquitectonica	The garage plan developed by Arquitectonica
	and EDSA provides for 5,850 sf of gross area	and EDSA provides for 5,850 sf of gross area	and EDSA provides for 5,850 sf of gross area
	allocated to "Marina Offices/Police Substation"	allocated to "Marina Offices/Police Substation"	allocated to "Marina Offices/Police Substation"
	on the first floor. IGY would require that entire	on the first floor. IGY would require that entire	on the first floor. IGY would require that entire
	space, as well as several parking spaces for the	space, as well as several parking spaces for the	space, as well as several parking spaces for the
	marina's golf carts, refuse and storage, and	marina's golf carts, refuse and storage, and	marina's golf carts, refuse and storage, and
	other back-of-house uses that are not able to	other back-of-house uses that are not able to	other back-of-house uses that are not able to
	be accommodated elsewhere.	be accommodated elsewhere.	be accommodated elsewhere.
	IGY's proposal does not include a ship's store,	IGY's proposal does not include a ship's store,	IGY's proposal does not include a ship's store,
	and if a ship's store were included in the	and if a ship's store were included in the	and if a ship's store were included in the
	program, it is recommended that the	program, it is recommended that the	program, it is recommended that the operation
	operation be leased to a 3rd party.	operation be leased to a 3rd party.	be leased to a 3rd party.
			· · · · ·
Estimated Development Costs			
Hard Costs (Low Estimate - High Estimate)	\$17,535,335 - \$25,835,169	\$17,034,551 - \$24,786,658	
Soft Costs (Low Estimate - High Estimate)	\$3,897,074 - \$4,567,667	\$4,080,959 - \$4,649,076	
Estimated Total Cost	\$25,917,623	\$25,275,622	

Hard Costs (Low Estimate - High Estimate)	\$17,333,333 - \$23,833,109	\$17,034,551 - \$24,780,058		
Soft Costs (Low Estimate - High Estimate)	\$3,897,074 - \$4,567,667	\$4,080,959 - \$4,649,076		
Estimated Total Cost	\$25,917,623	\$25,275,622		
Cost Per Slip (Based upon Dev, Hard & Soft Costs)	\$294,518 (88 Slips)	\$765,928 (33 Slips)		
		-	*	

### Project T

Marina Lavor

roject rimenne			
	4/4/16 = RFP Response Deadline		
	10/1/16 = Lease signing with City		
	11/1/16 = Commencement of Marina Operations		
	11/1/16 = Commencement of Design and Permitting Efforts		
	2/1/17 = City Approval of Design		
	7/1/18 = Local, State & Federal Regulatory Approval of Redevelopment Construction		
	11/15/18 = Construction Commencement (at conclusion of 2018 FLIBS)		
	10/20/19 = Construction Substantial Completion (prior to 2019 FLIBS)		

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### Economic Impact & Jobs

Total Estimated Economic Impact	\$78,552,750			
Jobs During Construction / Redevelopment (Direct / Indirect / Induced)	570			
Annual Estimated Economic Impact (After Completion)	\$21,606,887			
Jobs (Direct / Indirect / Induced)	210			
Full Time Employees	8			
Seasonal Employees	1			
Seasonal Employees	1			

### Project Team

	Island Global Yachting Ltd.			
	Applied Technology Management (ATM)			
	The Chappell Group Lochrie & Chakas P.A.			
	Lochrie & Chakas P.A.			
	Moss & Associates			
	Bellingham Marine Industries			
Current Portfolio				

13 Marinas			
2,000 slips under management			
300 dedicated megayacht berths			

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	Suntex - Base Plan *			Suntex - Alternate A (Separate Restauarnt / Boater Services)			
2 Story - 3,000 sf foot print (6,000 sf)							

1st Floor = 2,000 sf open air restaurant + 1,000 sf luxury convenience store and marina office 2nd Floor = 3,000 sf marina office, lounge, weight room, restrooms, and day spa

1 Story - 5,000 sf foot print (5,000 sf) 5,000 sf of interior dining space + outdoor seating area along the promenade

## Revenue & Capital Contribution (Page 59) 1) Calculation of annual revenue to the City

1) Calculation of annual revenue to the City					
Year 1 - Base Revenue of \$ per annum.	\$750,000		\$750,000		
Year 2 - Base Revenue of \$ per annum.	\$750,000		\$750,000		
Year 3 - Base Revenue of \$ per annum.	\$750,000		\$750,000		
Year 4 - Minimum Base Revenue of \$ per annum.	\$1,000,000		\$1,000,000		
Average of 10 Year Projection (Minimum Base Revenue) \$ per annum.	\$945,000		\$945,000		
Average of 10 Year Projection (Base Revenue + Percentage Revenue)  per annum. *	\$1,545,503		\$1,610,836		
* Miniumu Average = \$1,250,000 per annum					
Revenue shall be payable in equal monthly installments, with increases of % every five years over the term of					
the Lease Agreement. Stated increase shall be 10% minimum.	10%		10%		
Percentage Revenue, a minimum return to the City on the uses and Gross Revenues referenced below:					
% for the marina operations	12%		12%		
% for the ship's store or any other marine related sales	4%		4%		
List any exclusions from Gross Revenues.	None Stated		None Stated		
	•				
2) Minimum Capital Contribution: \$	\$16,796,150		\$18,982,705		
3) Total linear feet of dockage:if.	6,757		6,757		

# A) Marina will be dredged to a controlling depth of 15' with a 2' overdredge within 60 months of the Effective Date of the Lease Agreement. Please circle one: YES NO

Please circle one: TES INO	TES		TES	
		In Altenate A (Restaur	ant &Retail Space	
		Included) we would ad	dditionally pay the city	
		15% of the revenue ge	dditionally pay the city enerated from the leases	
5) Delineate any Special Conditions	None Stated	with the Restaurant &	Retail tenants.	

### \* Proposer's preferred development plan

* Proposer's preferred development plan							
	\$150,000 (Annually) starting post construction OR						
	after Year 3 of the lease. To discuss replacement						
Capital Infrastucture Reserve Account Contribution	bond / LOC.						
		1		1	1		
10 Year Projections							
PROJECTED OCCUPANCY							
Pre-Redevelopment (2017 - 2019)	52% - 65%			52% - 65%			
Post-Redevelopment (2020- 2026)	50% - 85%			50% - 85%			
Stabilized Annual Occupancy	81%			81%			
REVENUE PROJECTED	SLIPS	BOAT SHOW	GROSS	SLIPS	BOAT SHOW	GROSS	
2017	SLIPS	BOAT SHOW	\$1,873,773		BOAT SHOW	\$1,873,773	
2018	BREAKDOWN BETWEEN SLIP REVENUE &	BREAKDOWN BETWEEN SLIP REVENUE &		BREAKDOWN BETWEEN SLIP REVENUE &	BREAKDOWN BETWEEN SLIP REVENUE &	\$1,973,986	
2019	BOAT SHOW REVENUE NOT PROVIDED	BOAT SHOW REVENUE NOT PROVIDED		BOAT SHOW REVENUE NOT PROVIDED	BOAT SHOW REVENUE NOT PROVIDED	\$1,620,564	
2020	ONLY GROSS REVENUE INDICATED	ONLY GROSS REVENUE INDICATED		ONLY GROSS REVENUE INDICATED	ONLY GROSS REVENUE INDICATED	\$4,663,094	
2021			\$5,884,856			\$6,129,856	
2022			\$7,007,420			\$7,617,420	
2023			\$7,609,406			\$8,342,106	
2024			\$8,121,084			\$9,016,565	
2025			\$8,364,717			\$9,287,062	
2026			\$8,615,658 \$55,684,558			\$9,565,674	
TOTAL GROSS REVENUE (10 YEAR TOTAL)						\$60,040,100	
Average Per Year - 10 Year Projection (Gross Revenue)			\$5,568,456			\$6,004,010	
NOI TOTAL (10 YEAR TOTAL)			\$27,760,748			\$31,165,402	
MARGIN (ESTIMATED)			49.85%			51.91%	
CASH FLOW (10 YEAR TOTAL)			\$21,439,120			\$24,164,558	
REFERENCE PAGE FOR FURTHER DETAILS * Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment			PAGE 71			PAGE 84	
* Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment							
REVENUE TO CITY	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	
REVENUE TO CITY           Year 1 (IGY = 2017, Suntex = 2016)	BASE REVENUE \$750,000		TOTAL REVENUE \$750,000	BASE REVENUE \$750,000	PERCENTAGE REVENUE	TOTAL REVENUE \$750,000	
		\$0			PERCENTAGE REVENUE \$0 \$0		
Year 1 (IGY = 2017, Suntex = 2016) Year 2 (IGY = 2018, Suntex = 2017) Year 3 (IGY = 2015, Suntex = 2018)	\$750,000 \$750,000 \$750,000 \$750,000	\$0 \$0 \$0	\$750,000 \$750,000 \$750,000 \$750,000	\$750,000 \$750,000 \$750,000	\$0 \$0 \$0	\$750,000 \$750,000 \$750,000 \$750,000	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2019, Suntex = 2018)           Year 4         (IGY = 2020, Suntex = 2019)	\$750,000 \$750,000 \$750,000 \$750,000 \$1,000,000	\$0 \$0 \$0 \$559,571	\$750,000 \$750,000 \$750,000 \$1,559,571	\$750,000 \$750,000 \$750,000 \$1,000,000	\$0 \$0 \$0 \$559,571	\$750,000 \$750,000 \$750,000 \$750,000 \$1,559,571	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2019, Suntex = 2018)           Year 4         (IGY = 2020, Suntex = 2018)           Year 5         (IGY = 2022, Suntex = 2020)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000	\$0 \$0 \$0 \$559,571 \$702,183	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,702,183	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000	\$0 \$0 \$0 \$559,571 \$738,933	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,738,933	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2015, Suntex = 2018)           Year 4         (IGY = 2020, Suntex = 2018)           Year 5         (IGY = 2021, Suntex = 2020)           Year 6         (IGY = 2022, Suntex = 2021)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$5 \$559,571 \$702,183 \$836,690	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,702,183 \$1,836,690	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$0 \$559,571 \$738,933 \$928,190	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190	
Year 1         [GY = 2017, Suntes = 2016]           Year 2         [GY = 2018, Suntes = 2017]           Year 3         [GY = 2019, Suntes = 2018]           Year 4         [GY = 2029, Suntes = 2019]           Year 4         [GY = 2020, Suntes = 2019]           Year 5         [GY = 2021, Suntes = 2020]           Year 6         [GY = 2022, Suntes = 2020]           Year 7         [GY = 2022, Suntes = 2022]	5750,000 5750,000 5750,000 5750,000 51,000,000 51,000,000 51,000,000 51,000,000	\$0 \$0 \$5 \$559;571 \$702;183 \$836;690 \$908;719	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,702,183 \$1,836,690 \$1,908,719 \$1,908,719	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$50 \$559,571 \$738,933 \$928,190 \$1,018,624	\$750,000 \$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,524	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2015, Suntex = 2018)           Year 4         (IGY = 2015, Suntex = 2018)           Year 4         (IGY = 2022, Suntex = 2019)           Year 6         (IGY = 2022, Suntex = 2020)           Year 6         (IGY = 2022, Suntex = 2021)           Year 7         (IGY = 2022, Suntex = 2021)           Year 7         (IGY = 2022, Suntex = 2023)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$59,571 \$702,183 \$836,690 \$908,719	\$750,000 \$750,000 \$1550,000 \$1,559,571 \$1,702,183 \$1,836,690 \$1,908,719 \$1,969,900 \$1,969,900	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222	\$750,000 \$750,000 \$1,595,000 \$1,595,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         [IGY = 2018, Suntex = 2017)           Year 3         [IGY = 2019, Suntex = 2018)           Year 4         (IGY = 2020, Suntex = 2018)           Year 5         [IGY = 2022, Suntex = 2020)           Year 6         [IGY = 2022, Suntex = 2021)           Year 7         [IGY = 2024, Suntex = 2022]           Year 8         [IGY = 2024, Suntex = 2023]           Year 9         [IGY = 2025, Suntex = 2024]	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$50 \$50 \$702_183 \$702_183 \$836,690 \$908,719 \$969,900 \$969,900	\$756,000 \$750,000 \$1,559,571 \$1,702,183 \$1,908,719 \$1,908,719 \$1,969,900 \$2,068,930 \$2,068,930	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$0 \$0 \$59 \$595,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,127,248	\$756,000 \$750,000 \$1,599,571 \$1,788,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2019, Suntex = 2018)           Year 4         (IGY = 2021, Suntex = 2018)           Year 5         (IGY = 2021, Suntex = 2020)           Year 5         (IGY = 2022, Suntex = 2020)           Year 6         (IGY = 2022, Suntex = 2020)           Year 7         (IGY = 2023, Suntex = 2021)           Year 8         (IGY = 2023, Suntex = 2022)           Year 9         (IGY = 2025, Suntex = 2023)           Year 10         (IGY = 2025, Suntex = 2024)           Year 10         (IGY = 2026, Suntex = 2025)	\$750,000 \$755,000 \$755,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000	\$0 \$6 \$5 \$555,571 \$702,183 \$836,690 \$908,719 \$908,719 \$908,997 \$1,028,967 \$1,028,967	\$759,000 \$750,000 \$1,559,571 \$1,702,183 \$1,836,690 \$1,908,193 \$1,908,190 \$1,908,190 \$1,908,997 \$2,089,997 \$2,2128,967 \$2,2128,967	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469	
Year 1 (IGY = 2017, Suntex = 2016) Year 2 (IGY = 2018, Suntex = 2017) Year 3 (IGY = 2015, Suntex = 2018) Year 4 (IGY = 2015, Suntex = 2018) Year 5 (IGY = 2022, Suntex = 2020) Year 6 (IGY = 2022, Suntex = 2020) Year 7 (IGY = 2022, Suntex = 2021) Year 8 (IGY = 2024, Suntex = 2023) Year 9 (IGY = 2024, Suntex = 2023) Year 9 (IGY = 2026, Suntex = 2023) Year 10 (IGY = 2026, Suntex = 2023) TOTAL REVENUE TO CITY (10 YEARS)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,450,000	\$0 \$0 \$555,571 \$702,183 \$836,690 \$908,719 \$9598,997 \$1,028,967 \$6,005,027 \$6,007,027 \$6,005,	\$756,000 \$750,000 \$1,559,571 \$1,702,183 \$1,908,719 \$1,908,719 \$1,969,900 \$2,068,997 \$2,068,997	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$3,100,000 \$3,450,000	\$0 \$0 \$59 \$595,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,127,248	\$756,000 \$750,000 \$1,599,571 \$1,788,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348	
Year 1       (IGY = 2017, Suntex = 2016)         Year 2       (IGY = 2015, Suntex = 2017)         Year 3       (IGY = 2015, Suntex = 2018)         Year 4       (IGY = 2020, Suntex = 2018)         Year 5       (IGY = 2022, Suntex = 2020)         Year 6       (IGY = 2022, Suntex = 2021)         Year 7       (IGY = 2022, Suntex = 2022)         Year 8       (IGY = 2022, Suntex = 2023)         Year 9       (IGY = 2025, Suntex = 2023)         Year 9       (IGY = 2025, Suntex = 2023)         Year 10       (IGY = 2025, Suntex = 2025)         TOTAL REVENUE TO CITY (IOY VEARS)       Average Per Year - 10 Year Projection (Minimum Base Revenue)	\$750,000 \$755,000 \$755,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000	\$0 \$0 \$555,571 \$702,183 \$836,690 \$908,719 \$669,900 \$999,997 \$1,028,967 \$6,005,027	\$759,000 \$750,000 \$1,559,571 \$1,702,183 \$1,836,690 \$1,908,193 \$1,908,190 \$1,908,190 \$1,908,997 \$2,089,997 \$2,2128,967 \$2,2128,967	\$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469	
Year 1         I(GY = 2017, Suntex = 2016)           Year 2         I(GY = 2018, Suntex = 2017)           Year 3         I(GY = 2019, Suntex = 2018)           Year 4         I(GY = 2019, Suntex = 2018)           Year 4         I(GY = 2019, Suntex = 2018)           Year 5         I(GY = 2012, Suntex = 2020)           Year 6         I(GY = 2022, Suntex = 2020)           Year 7         I(GY = 2023, Suntex = 2022)           Year 8         I(GY = 2025, Suntex = 2022)           Year 10         I(GY = 2026, Suntex = 2023)           Year 10         I(GY = 2026, Suntex = 2025)           TOTAL REVENUE TO CITY (10 YEARS)         Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Percentage Revenue)         Average Per Year - 10 Year Projection (Percentage Revenue)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,450,000	\$0 \$0 \$555,571 \$702,183 \$836,690 \$908,719 \$9598,997 \$1,028,967 \$6,005,027 \$6,007,027 \$6,005,	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,000,000\$1,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000,000 \$1,000,000 \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1       (IGY = 2017, Suntex = 2016)         Year 2       (IGY = 2015, Suntex = 2017)         Year 3       (IGY = 2015, Suntex = 2018)         Year 4       (IGY = 2020, Suntex = 2018)         Year 5       (IGY = 2022, Suntex = 2020)         Year 6       (IGY = 2022, Suntex = 2021)         Year 7       (IGY = 2022, Suntex = 2022)         Year 8       (IGY = 2022, Suntex = 2023)         Year 9       (IGY = 2025, Suntex = 2023)         Year 9       (IGY = 2025, Suntex = 2023)         Year 10       (IGY = 2025, Suntex = 2025)         TOTAL REVENUE TO CITY (IOY VEARS)       Average Per Year - 10 Year Projection (Minimum Base Revenue)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,100,000 \$3,450,000	\$0 \$0 \$555,571 \$702,183 \$836,690 \$908,719 \$669,900 \$999,997 \$1,028,967 \$6,005,027	\$759,000 \$750,000 \$1,559,571 \$1,702,183 \$1,836,690 \$1,908,193 \$1,908,190 \$1,908,190 \$1,908,997 \$2,089,997 \$2,2128,967 \$2,2128,967	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,000,000\$1,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000,000 \$1,000,000 \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,559,571 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,237,348 \$2,271,469	
Year 1         I(GY = 2017, Suntex = 2016)           Year 3         I(GY = 2019, Suntex = 2017)           Year 4         I(GY = 2019, Suntex = 2018)           Year 5         I(GY = 2021, Suntex = 2028)           Year 6         I(GY = 2022, Suntex = 2020)           Year 7         I(GY = 2025, Suntex = 2020)           Year 7         I(GY = 2025, Suntex = 2022)           Year 8         I(GY = 2025, Suntex = 2023)           Year 10         I(GY = 2025, Suntex = 2024)           Year 10         I(GY = 2025, Suntex = 2024)           Year 10         I(GY = 2026, Suntex = 2024)           Average Per Year - 10 Year Projection (Minimum Base Revenue)         Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Base Revenue)         Average Per Year - 10 Year Projection (Base Revenue)	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,000,000\$ \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$5 \$5 \$50,18 \$33,690 \$908,79 \$908,79 \$908,79 \$908,79 \$908,79 \$908,79 \$908,79 \$908,79 \$908,79 \$909,997 \$1,028,967 \$6,005,027 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$750,000 \$1,000,000\$ \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         I(GY = 2017, Suntex = 2016)           Year 2         I(GY = 2018, Suntex = 2017)           Year 3         I(GY = 2019, Suntex = 2018)           Year 4         I(GY = 2019, Suntex = 2018)           Year 5         I(GY = 2021, Suntex = 2020)           Year 6         I(GY = 2022, Suntex = 2020)           Year 7         I(GY = 2024, Suntex = 2021)           Year 8         I(GY = 2024, Suntex = 2022)           Year 9         I(GY = 2024, Suntex = 2024)           Year 10         I(GY = 2026, Suntex = 2024)           Year 10         I(GY = 10) Year Projection (Minium Base Revenue)           Average Per Year - 10 Year Projection (Percentage Revenue)         Average Per Year - 10 Year Projection (Base Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)         Base Rent Abatement	\$750,000 \$750,000 \$750,000 \$1,000,000\$1,000 \$1,000,000 \$1,000,000\$1,000 \$1,000,000\$1,000 \$1,000,000\$1,000\$	\$0 \$60 \$50 \$505,571 \$702,183 \$838,680 \$908,719 \$908,719 \$909,719 \$909,719 \$909,719 \$909,719 \$909,719 \$6,005,027 \$6,005,027 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1 (IGY = 2017, Suntex = 2016)         Year 2 (IGY = 2018, Suntex = 2017)         Year 3 (IGY = 2015, Suntex = 2018)         Year 4 (IGY = 2015, Suntex = 2018)         Year 5 (IGY = 2021, Suntex = 2010)         Year 6 (IGY = 2022, Suntex = 2020)         Year 7 (IGY = 2022, Suntex = 2021)         Year 8 (IGY = 2024, Suntex = 2023)         Year 9 (IGY = 2024, Suntex = 2023)         Year 9 (IGY = 2024, Suntex = 2023)         Year 9 (IGY = 2025, Suntex = 2023)         Year 10 (IGY = 2026, Suntex = 2024)         Year 10 (IGY = 10) Year Projection (Minimum Base Revenue)         Average Per Year - 10 Year Projection (Base Revenue)         Average Per Year - 10 Year Projection (Base Revenue)         Average Per Year - 10 Year Projection (Base Revenue)         Base Rent Abatement       Stated Base Revenue Increase Every 5 Years	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,000,000\$ \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$60 \$50 \$505,571 \$702,183 \$838,680 \$908,719 \$908,719 \$909,719 \$909,719 \$909,719 \$909,719 \$909,719 \$6,005,027 \$6,005,027 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$750,000 \$1,000,000\$ \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         I(GY = 2017, Suntex = 2016)           Year 2         I(GY = 2018, Suntex = 2017)           Year 3         I(GY = 2019, Suntex = 2018)           Year 4         I(GY = 2019, Suntex = 2018)           Year 5         I(GY = 2021, Suntex = 2020)           Year 6         I(GY = 2022, Suntex = 2020)           Year 7         I(GY = 2024, Suntex = 2021)           Year 8         I(GY = 2024, Suntex = 2022)           Year 9         I(GY = 2024, Suntex = 2024)           Year 10         I(GY = 2026, Suntex = 2024)           Year 10         I(GY = 10) Year Projection (Minium Base Revenue)           Average Per Year - 10 Year Projection (Percentage Revenue)         Average Per Year - 10 Year Projection (Base Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)         Base Rent Abatement	\$750,000 \$750,000 \$750,000 \$1,000,000\$1,000 \$1,000,000 \$1,000,000\$1,000 \$1,000,000\$1,000 \$1,000,000\$1,000\$	\$0 \$60 \$50 \$505,571 \$702,183 \$838,680 \$908,719 \$908,719 \$909,719 \$909,719 \$909,719 \$909,719 \$909,719 \$6,005,027 \$6,005,027 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2018, Suntex = 2017)           Year 4         (IGY = 2018, Suntex = 2017)           Year 4         (IGY = 2019, Suntex = 2018)           Year 5         (IGY = 2020, Suntex = 2019)           Year 6         (IGY = 2022, Suntex = 2020)           Year 6         (IGY = 2022, Suntex = 2020)           Year 7         (IGY = 2023, Suntex = 2023)           Year 10         (IGY = 2026, Suntex = 2025)           TOTAL REVENUE TO CITY (ID YEARS)         Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Mercentage Revenue)         Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement         Stated Base Revenue Increase Every 5 Years	\$750,000 \$750,000 \$750,000 \$1,000,000\$1,000 \$1,000,000 \$1,000,000\$1,000 \$1,000,000\$1,000 \$1,000,000\$1,000\$	\$0 \$0 \$555,571 \$770,183 \$838,690 \$908,719 \$908,719 \$908,719 \$908,719 \$908,719 \$908,719 \$909,719 \$909,719 \$6,005,027 \$6,005,027 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$1,000,000,000 \$1,000,000,000,000 \$1,000,000,000,000,000,000,000,000,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1. (IGY = 2017, Suntex = 2016)           Year 2. (IGY = 2018, Suntex = 2017)           Year 3. (IGY = 2019, Suntex = 2017)           Year 3. (IGY = 2019, Suntex = 2019)           Year 4. (IGY = 2020, Suntex = 2019)           Year 5. (IGY = 2021, Suntex = 2020)           Year 6. (IGY = 2023, Suntex = 2020)           Year 7. (IGY = 2023, Suntex = 2022)           Year 8. (IGY = 2024, Suntex = 2023)           Year 9. (IGY = 2025, Suntex = 2023)           Year 10. (Year 2025, Suntex = 2023)           Year 10. (Year 2025, Suntex = 2023)           Year 10. (Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement           Stated Base Revenue Increase Every 5 Years           * Elue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,11,00,000 \$1,100,000 \$1,000,000,000 \$1,000,000\$1,000,000\$1,000,000\$1,000,000	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6005,007 \$1,028,967 \$6,005,027 \$600,503 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000           \$750,000           \$750,000           \$750,000           \$1,000,000           \$250,000/Year (Years 1,2 & 3)           First 10% base revenue increase = Year 9           \$1,000,000	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         I(GY = 2017, Suntex = 2016)           Year 2         I(GY = 2018, Suntex = 2017)           Year 3         I(GY = 2019, Suntex = 2018)           Year 4         I(GY = 2019, Suntex = 2019)           Year 5         I(GY = 2019, Suntex = 2020)           Year 7         I(GY = 2021, Suntex = 2020)           Year 6         I(GY = 2023, Suntex = 2021)           Year 9         I(GY = 2025, Suntex = 2023)           Year 10         I(GY = 2025, Suntex = 2023)           Year 10         I(GY = 2025, Suntex = 2024)           Year 10         I(GY = 2025, Suntex = 2025)           TOTAL REVENUE TO CTY (10 YEARS)         Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)         Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement         Stated Base Revenue Increase Every S Years         * Blue Text = Decrease in silg revenue and gross revenue due to transition / redevelopment           Estimated Capital Infrastructure Expense Savings         Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$ \$1,100,0000\$1,000\$1,000\$1,000\$1,000\$1,000\$1,000\$1	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6005,007 \$1,028,967 \$6,005,027 \$600,503 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,502,103 \$1,702,183 \$1,836,690 \$1,908,719 \$1,906,900 \$2,098,997 \$2,128,967 \$2,128,967 \$15,455,027	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$4,450,000 \$945,0000\$945,0000\$94,0000\$94,0000\$94,0000\$94,	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         I(GY = 2017, Suntex = 2016)           Year 2         I(GY = 2018, Suntex = 2017)           Year 3         I(GY = 2019, Suntex = 2018)           Year 4         I(GY = 2019, Suntex = 2019)           Year 5         I(GY = 2019, Suntex = 2020)           Year 7         I(GY = 2021, Suntex = 2020)           Year 6         I(GY = 2023, Suntex = 2021)           Year 9         I(GY = 2025, Suntex = 2023)           Year 10         I(GY = 2025, Suntex = 2023)           Year 10         I(GY = 2025, Suntex = 2024)           Year 10         I(GY = 2025, Suntex = 2025)           TOTAL REVENUE TO CTY (10 YEARS)         Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)         Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement         Stated Base Revenue Increase Every S Years         * Blue Text = Decrease in silg revenue and gross revenue due to transition / redevelopment           Estimated Capital Infrastructure Expense Savings         Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$ \$1,100,0000\$1,000\$1,000\$1,000\$1,000\$1,000\$1,000\$1	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6005,007 \$1,028,967 \$6,005,027 \$600,503 \$600,503	\$750,000 \$750,000 \$1,550,571 \$1,702,183 \$1,383,690 \$1,908,190 \$1,908,190 \$1,908,190 \$2,098,997 \$2,128,967 \$15,455,027 \$15,455,503	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000 \$1,100,000 \$3,100,000 \$3,450,000 \$945,000 \$945,000 \$945,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,100,000 \$1,000,000 \$1,1000,000 \$1,000,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,0	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         IGY = 2017, Suntex = 2016)           Year 2         IGY = 2018, Suntex = 2017)           Year 3         (GY = 2019, Suntex = 2018)           Year 4         (GY = 2020, Suntex = 2019)           Year 5         (GY = 2021, Suntex = 2020)           Year 7         (GY = 2023, Suntex = 2020)           Year 7         (GY = 2023, Suntex = 2021)           Year 8         (GY = 2023, Suntex = 2022)           Year 9         (GY = 2025, Suntex = 2023)           Year 9         (GY = 2025, Suntex = 2024)           Year 10         (IGY = 2025, Suntex = 2024)           Year 20         (IGY = 2025, Suntex = 2024)           Year 20         If Year 10           Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Revenue + Percentage Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement           Stated Base Revenue Increase Every S Years           # Bills Teat - Decrease In alig revenue and arcos revenue due to transition / redevelopment           Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$ \$1,100,0000\$1,000\$1,000\$1,000\$1,000\$1,000\$1,000\$1	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6005,007 \$1,028,967 \$6,005,027 \$600,503 \$600,503	\$750,000 \$750,000 \$1,550,571 \$1,702,183 \$1,383,690 \$1,908,190 \$1,908,190 \$1,908,190 \$2,098,997 \$2,128,967 \$15,455,027 \$15,455,503	3750,000           \$750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$1,100,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$11,10,500           \$9,450,000           \$11,10,500           \$1250,000/Year (Years 1, 2 & 3)           First 10% base revenue increase = Year 9           Not Stated           Not Stated           \$133,500/annually = \$120,000/annually from	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         IGY = 2017, Suntex = 2016)           Year 2         IGY = 2018, Suntex = 2017)           Year 3         (GY = 2019, Suntex = 2018)           Year 4         (GY = 2020, Suntex = 2019)           Year 5         (GY = 2021, Suntex = 2020)           Year 7         (GY = 2023, Suntex = 2020)           Year 7         (GY = 2023, Suntex = 2021)           Year 8         (GY = 2023, Suntex = 2022)           Year 9         (GY = 2025, Suntex = 2023)           Year 9         (GY = 2025, Suntex = 2024)           Year 10         (IGY = 2025, Suntex = 2024)           Year 20         (IGY = 2025, Suntex = 2024)           Year 20         If Year 10           Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Revenue + Percentage Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement           Stated Base Revenue Increase Every S Years           # Bills Teat - Decrease In alig revenue and arcos revenue due to transition / redevelopment           Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$ \$1,100,0000\$1,000\$1,000\$1,000\$1,000\$1,000\$1,000\$1	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6005,007 \$1,028,967 \$6,005,027 \$600,503 \$600,503	\$759,000 \$750,000 \$1550,000 \$1,702,183 \$1,836,690 \$1,908,193 \$1,969,900 \$2,088,997 \$2,128,967 \$15,455,027 \$15,455,503	3750,000           \$750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$1,100,000           \$1,100,000           \$1,100,000           \$1,100,000           \$245,000           \$945,000           \$250,000/Year (Years 1, 2 & 3)           First 10% base revenue increase = Year 9           Not Stated           Not Stated           Not Stated           Yeatsurants (Suntex = \$800,000 based upon	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         (IGY = 2017, Suntex = 2016)           Year 2         (IGY = 2018, Suntex = 2017)           Year 3         (IGY = 2019, Suntex = 2018)           Year 4         (IGY = 2019, Suntex = 2018)           Year 5         (IGY = 2021, Suntex = 2010)           Year 6         (IGY = 2022, Suntex = 2020)           Year 7         (IGY = 2023, Suntex = 2021)           Year 8         (IGY = 2023, Suntex = 2022)           Year 8         (IGY = 2025, Suntex = 2023)           Year 10         (IGY = 2026, Suntex = 2023)           Year 10         IGY = Projection (Minmum Base Revenue)           Average Per Year - 10 Year Projection (Percentage Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Stated Base Revenue Increase Every 5 Yeas           * alue: Text = Decrease In and pross revenue due to transition / redevelopment           Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$ \$1,100,0000\$1,000\$1,000\$1,000\$1,000\$1,000\$1,000\$1	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6,005,027 \$6,005,027 \$600,503 \$600,503	\$750,000 \$750,000 \$150,000 \$1,550,571 \$1,702,183 \$1,383,690 \$1,908,719 \$1,966,900 \$2,028,977 \$2,128,967 \$15,455,027 \$15,455,503	3750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$1,100,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$11,00,000           \$9,450,000           \$9,450,000           \$13,500/moully form           Not Stated           Not Stated           \$133,500/annually = \$120,000/annually from           2 restaurants (Suntxer = \$800,000 based upon           \$% of 510 million, City > \$122,000 based upon	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1       I(GY = 2015, Suntex = 2016)         Year 3       I(GY = 2018, Suntex = 2017)         Year 4       I(GY = 2015, Suntex = 2018)         Year 5       I(GY = 2021, Suntex = 2019)         Year 5       I(GY = 2022, Suntex = 2020)         Year 6       I(GY = 2023, Suntex = 2020)         Year 7       I(GY = 2023, Suntex = 2022)         Year 8       I(GY = 2025, Suntex = 2022)         Year 9       I(GY = 2025, Suntex = 2023)         Year 10       I(GY = 2025, Suntex = 2023)         Year 10       I(GY = 2026, Suntex = 2023)         Average Per Year - 10 Year Projection (Base Revenue)       Average Per Year - 10 Year Projection (Base Revenue)         Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)       Base Rent Abatement         Stated Base Revenue Increase Every 5 Yeas       *         *       Buse Text = Decrease In Informetione and gross revenue due to transition / redevelopment         Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$1,100,000 \$1,100,	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6,005,027 \$6,005,027 \$600,503 \$600,503	\$759,000 \$750,000 \$1559,571 \$1,702,183 \$1,383,690 \$1,908,719 \$1,908,719 \$1,908,719 \$2,098,977 \$2,128,967 \$15,455,027 \$15,455,503 \$1,545,503	3750,000           \$750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$1,100,000           \$945,000           \$945,000           \$945,000           \$945,000           \$13,500,000/Year (Years 1, 2 & 3)           First 10% base revenue increase - Year 9           Not Stated           Not Stated           \$133,500/annually = \$120,000 /annually from 2 restaurants (Sumtex = \$800,000 based upon 8% of \$101 Million, City = \$120,000 /annually from 2 first 6300 / \$13,500 /annually from	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	
Year 1         IGY = 2017, Suntex = 2016)           Year 2         IGY = 2018, Suntex = 2017)           Year 3         (GY = 2019, Suntex = 2018)           Year 4         (GY = 2020, Suntex = 2019)           Year 5         (GY = 2021, Suntex = 2020)           Year 7         (GY = 2023, Suntex = 2020)           Year 7         (GY = 2023, Suntex = 2021)           Year 8         (GY = 2023, Suntex = 2022)           Year 9         (GY = 2025, Suntex = 2023)           Year 9         (GY = 2025, Suntex = 2024)           Year 10         (IGY = 2025, Suntex = 2024)           Year 20         (IGY = 2025, Suntex = 2024)           Year 20         If Year 10           Average Per Year - 10 Year Projection (Minimum Base Revenue)           Average Per Year - 10 Year Projection (Revenue + Percentage Revenue)           Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)           Base Rent Abatement           Stated Base Revenue Increase Every S Years           # Bills Teat - Decrease In alig revenue and arcos revenue due to transition / redevelopment           Estimated Capital Infrastructure Expense Savings	\$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,100,000\$1,100,000 \$1,100,	\$0 \$0 \$5 \$555,571 \$5702,183 \$833,690 \$908,719 \$908,719 \$908,719 \$6,005,027 \$6,005,027 \$600,503 \$600,503	\$759,000 \$750,000 \$1559,571 \$1,702,183 \$1,383,690 \$1,908,719 \$1,908,719 \$1,908,719 \$2,098,977 \$2,128,967 \$15,455,027 \$15,455,503 \$1,545,503	3750,000           \$750,000           \$750,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,000,000           \$1,100,000           \$1,100,000           \$9,450,000           \$9,450,000           \$9,450,000           \$9,450,000           \$11,00,000           \$9,450,000           \$9,450,000           \$13,500/moully form           Not Stated           Not Stated           \$133,500/annually = \$120,000/annually from           2 restaurants (Suntxer = \$800,000 based upon           \$% of 510 million, City > \$122,000 based upon	\$0 \$0 \$559,571 \$738,933 \$928,190 \$1,018,624 \$1,104,222 \$1,137,348 \$1,171,469 \$6,658,357	\$750,000 \$750,000 \$1,595,971 \$1,738,933 \$1,928,190 \$2,018,624 \$2,104,222 \$2,271,469 \$16,108,357	

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Marina Layout				
	92 total = 63 Slip (2,815') + Broadside (1,384') +			
Estimated Number of Vessels	Mediterranean (2,588')			
Total Slip Feet	6,757'			
Slip Size	30' - 162'			
Max Vessel Size Accomidated	150'+ (5)			
		Yacht Club - Pending availability of land base		
		property i.e. Alternate A, we also can conside		
		forming an international yacht club similar to		
		the ONE°15 brand from Singapore, Edgewate		
		Brooklyn Marina Partner, with 85 worldwide		
Additonal Development		club affiliations.		
Support Facility Space Needed	5,000 sf total	5,000 sf total		
	2,000 sf boater services	2,000 sf boater services		
	2,500 sf ship store / retail	2,500 sf ship store / retail		
	500 sf lease (Marine Max)	500 sf lease (Marine Max)		
	The existing marina will be operated as is until the	The existing marina will be operated as is unt		
	boater services building is demolished, and we will	the boater services building is demolished, and		
	coordinate nearby temporary boater services	we will coordinate nearby temporary boater		
	facilities while the new facilities are constructed as	services facilities while the new facilities are		
	part of the parking structure. Alternatively	constructed as part of the parking structure.		
	(Alternate A) we will construct a new boater	Alternatively (Alternate A) we will construct a		
	services building in a location near the promenade	new boater services building in a location ne		
	that is approved by the city.	the promenade that is approved by the city.		
	the second control of the second s	the promendae that is approved by the engr		

Estimated Development Costs

Hard Costs (Low Estimate - High Estimate)	\$15,113,000		\$17,113,000		
Soft Costs (Low Estimate - High Estimate)	\$1,683,150		\$1,869,705		
Estimated Total Cost	\$16,796,150		\$18,982,705		
Cost Per Slip (Based upon Dev, Hard & Soft Costs)	\$182,567 (92 Slips)				
	•				

#### Project Timeline

Floject filleline					
	2ndQ - 2016 = Lease signing with City				
	STEP 1 = 1 - 2 months = Finalize Details				
	STEP 2 = 1 - 2 months = Formalize submission to ager	ncies & Receive City approval of Master Plan & al	Iternatives (if any)		
	STEP 3 = 6 - 12+ months = Complete permit processir	ng for all local, state and federal agencies			
	STEP 4 = Oct 2016 - Nov - 2016 = Coordinate operation	ons with 2016 FLIBS			
	STEP 5 = Dec 2016 - Oct 2017 = City to begin construe	ction of car park structure			
	STEP 6 = Spring 2017 = Finalize State and Federal per	mits			
	STEP 7 = Complete final design and award construction	on contracts for expanded marina			
	STEP 8 = Oct 2017 - Nov 2017 = FLIBS 2017, coordina	te Marina operations, planning and construction	n elements for 2017 & 2018 show		
	STEP 9 = Dec 2017 - Oct 2018 = Construction of expan	nded marina & the voluntary alternates (if any)			
	STEP 10 = Oct 2018 = Grand opening of expanded ma	ring / alternates during 2018 ELIPS			

Suntex has raised \$200 Million in equity and when			
combined with \$300 Million in debt to create \$500			
Million in purchasing power to acquire and develop			
marinas throughout the United States, and			
therefore our proposed improvements for Las Olas			
Marina are already fully funded (including all			
alternates, see Deutsche Bank Letter of Reference -			
Page 114). Equity and Debt Already Raised: Capital			
already raised.			
Financing Overview			
Edgewater Resources will be a minority partner in			
the Las Olas venture			
with Suntex. Edgewater also has significant			
experience in financing, designing and development			
of world class marinas including the following:			
Dún Laoghaire Harbour, Ireland • Port Cottonera,			
Malta • Brooklyn Bridge Marina; \$31 Million (under			
construction) • Harbor Village at Harbor Shores			
Marina, Hotel and Condominiums, St. Joseph, MI;			
\$34 Million (completed 2015) • Harbor Village at			
Harbor Shores Marina and Condominiums,			
Manistee,MI; \$120 Million			
Edgewater is also able to raise funds utilizing private			
equity and the EB-5 immigration process and has			
done so in several of the projects listed above.			

### Economic Impact & Jobs

	There are many other economic impacts created as a result of the project. We can identify these once			
	we know which alternatives are considered.			
Jobs During Construction / Redevelopment (Direct / Indirect / Induced)				
Annual Estimated Economic Impact (After Completion)				
Jobs (Direct / Indirect / Induced)	330 Total (Marina = 153 + Restaurant = 177)			
Full Time Employees	Not Specified			
Seasonal Employees	Not Specified			

#### Project Team

Suntex Marinas			
Edgewater Resources, LLC			
MarineMax			
IDEA / OBMI			
TY Lin, Inc.			
Garth Solutions, Inc			
Judith Stern Consulting			
MBAF Accounting Firm			
Filler Rodriquez, LLP			
Minority Builders Coalition, Inc			

### Current Portfolio

	26 Owned Marinas/ 3 Managed Marina / 19			
	Marinas Under Contract			
	Wet Slips = 7,566 owned / 542 managed / 3,284			
	under contract			
	Dry Slips = 3,337 owned / 140 managed / 372 under			
	contract			

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ĺ	Suntex - Alternate B (Dry Rack Storage)		Suntex - Alternate C (Separate Restauarnt / Boater Services + Dry Rack Storage)		Suntex - Alternate D (Fuel Facility)	Suntex - Alternate E (Concept A & Concept C)
	260 boat - 5 high dry stack		Combination of Alternate A + Alternate B		Potential Fuel Dock	Alternate marina layout concepts

Although Concept Plan A has more dock lineal footage, it will result in less revenue since it has a larger number of smaller boats. Smaller boat rates are nearly half of large/super yacht rates. Small boats also do not achieve the world class destination goal.

Concept A = 7,326 lf & Concept C = 6,647 lf

\$750,00 \$750,000 Revenue & Capital Contribution (Page 59) not provided for this alternate plan. Provided for this alternate plan. \$750,000 \$750,000 \$750,000 \$750,000 \$1,000,000 \$1,000,000 \$945,000 \$945,000 \$1,886,789 \$1,952,122 12% 4% 12% 4% Except fuel sales if it is an alternate that is selected. None Stated None Stated \$24,965,384 \$27,151,939 6,757 + 9,100 lf of dry dockage 6,757 + 9,100 lf of dry dockage YES YES In Altenate A (Restaurant & Retail Space In Altenate A (Restaurant & Retail Space Included) would additionally pay the city 15% of the revenue generated from the leases with the Restaurant & Retail tenants. In Alternate B (Dry Stack Included) we would additionally pay the city 13% of the revenues generated from the dry stack operations. In Alternate B (Dry Stack Included) we would additionally pay the city 18% of the revenues generated from the dry stack operations. 52% - 65% 50% - 85% 81% (wet slips) / 93% (dry slips) SLIPS GROSS \$1,873,773 BOAT SHOW 
 BREAKDOWN BETWEEN SLIP REVENUE &
 BREAKDOWN BETWEEN SLIP REVENUE &

 BOAT SHOW REVENUE NOT PROVIDED
 BOAT SHOW REVENUE NOT PROVIDED

 ONLY GROSS REVENUE INDICATED
 ONLY GROSS REVENUE INDICATED
 \$1,923,986 \$1,620,564 \$4,663,094 \$4,663,094 \$7,031,456 \$9,369,416 \$11,055,952 \$12,005,139 \$12,365,293 736 2 \$74,644,925 \$7,464,493

		\$7,404,493					1
		\$40,604,593					
		54.40%					
		\$31,745,329					
		PAGE 88					
BASE REVENUE		TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE		
\$750,000		\$750,000	\$750,000	\$0	\$750,000		
\$750,000		\$750,000	\$750,000	\$0	\$750,000		1
\$750,000		\$750,000	\$750,000	\$0	\$750,000		
\$1,000,000		\$1,559,571	\$1,000,000	\$559,571	\$1,559,571		
\$1,000,000		\$1,908,571	\$1,000,000	\$945,321	\$1,945,321		1
\$1,000,000		\$2,261,850	\$1,000,000	\$1,353,350	\$2,353,350		
\$1,000,000		\$2,529,097	\$1,000,000	\$1,639,002	\$2,639,002		
\$1,000,000		\$2,669,029	\$1,000,000	\$1,803,351	\$2,803,351		1
\$1,100,000		\$2,819,100	\$1,100,000	\$1,857,451	\$2,957,451		1
\$1,100,000	\$1,770,673	\$2,870,673	\$1,100,000	\$1,913,175	\$3,013,175		
\$9,450,000	\$9,417,891	\$18,867,891	\$9,450,000	\$10,071,221	\$19,521,221		1
\$945,000			\$945,000				
	\$941,789			\$1,007,122			
		\$1,886,789			\$1,952,122		
\$250,000/Year (Years 1, 2 & 3)							1
First 10% base revenue increase = Year 9							
							1
							1
Not Stated			Not Stated				
Not Stated			Not Stated				1
			\$833,700/annually = \$120,000/annually from				1
			2 restaurants (Suntex = \$800,000 based upon				1
			8% of \$10 Million, City = \$120,000 based upon				1
			15% of \$800,000) + \$13,500/annually from				
			retail (15% of \$90,000 gross rent) +			TBD - based upon fuel sales and appropriate	
						100 - based upon ruer sales and appropriate	
\$700,200/annually from dry stack (18% of			\$700,200/annually from dry stack (18% of			industry rate percentage	

Housing boats up to 45' in length. On land south of Las Olas Blvd.

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					Concept A = 7,326' & Concept C = 6,647'
		Yacht Club - Pending availability of land based			
		property i.e. Alternate A, we also can consider			
		forming an international yacht club similar to			
		the ONE°15 brand from Singapore, Edgewater's			
		Brooklyn Marina Partner, with 85 worldwide			
		club affiliations.			
5.000 sf total		5.000 sf total		5.000 sf total	5.000 sf total
2,000 sf total		2.000 sf total 2.000 sf boater services			2.000 sf total
2,500 st blater services		2,500 st boater services			2,500 sf ship store / retail
500 sf lease (Marine Max)		500 sf lease (Marine Max)			500 sf lease (Marine Max)
500 st lease (wat the wax)		SUO SI lease (Marine Max)		SUD SI lease (ivial life iviax)	SUU SI lease (Malifie Max)
The existing marina will be operated as is until		The existing marina will be operated as is until		The existing marina will be operated as is until	The existing marina will be operated as is until
the boater services building is demolished, and		the boater services building is demolished, and			the boater services building is demolished, and
we will coordinate nearby temporary boater		we will coordinate nearby temporary boater			we will coordinate nearby temporary boater
services facilities while the new facilities are		services facilities while the new facilities are		services facilities while the new facilities are	services facilities while the new facilities are
constructed as part of the parking structure.		constructed as part of the parking structure.		constructed as part of the parking structure.	constructed as part of the parking structure.
Alternatively (Alternate A) we will construct a		Alternatively (Alternate A) we will construct a		Alternatively (Alternate A) we will construct a	Alternatively (Alternate A) we will construct a
new boater services building in a location near		new boater services building in a location near			new boater services building in a location near
the promenade that is approved by the city.		the promenade that is approved by the city.			the promenade that is approved by the city.
the promenade that is approved by the city.		the promenade that is approved by the city.		the promenade that is approved by the city.	the promenade that is approved by the city.

\$22,643,000		\$24,643,000		
\$2,322,384		\$2,508,939		
\$24,965,384		\$27,151,939		

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Estimated Number of Vessels	88 total = 81 (5,590') + side tie (572')
Total Slip Feet	6,162'
Slip Size	40' - 150'
Max Vessel Size Accomidated	230' (1)

Dock	Mooring Style	Slip Size	Quantity	Slip	Side-tie
	Slip	40	43	1,720	
	Slip	80	15	1,200	
	Slip	90	13	1,170	
	Slip	150	10	1,500	
	Side-Tie (Total, not by dock)				572
	ESTIMATED 88 TOTAL (6,162') =		81	5,590	572

Description	Qty	Unit	Unit Price (low)	Unit Price (high)	Item Cost (low)	Item Cost (high)
Dredging - New Basin	145,200	су	\$30	\$40	\$4,356,000	\$5,808,000
Dredging - Existing Basin	50,820	су	\$40	\$60	\$2,032,800	\$3,049,200
Mitigation, Mitigation Planning	unk.	ас	\$70,000	\$150,000	\$70,000	\$150,000
Demolition Existing	14,400	sf	\$20	\$40	\$288,000	\$576,000
Mobilization / Demobilization	1	ls	\$750,000	\$1,125,000	\$750,000	\$1,125,000
Docks	46,569	sf	\$100	\$150	\$4,656,900	\$6,985,350
Bulkhead	850	lf	\$2,000	\$3,500	\$1,700,000	\$2,975,000
Utilities (50A/100A Power, Water, Sewage)	45	slip	\$15,000	\$25,000	\$675,000	\$1,125,000
Utilities (200A Power, Water, Sewage)	43	slip	\$30,000	\$50,000	\$1,290,000	\$2,150,000
Utilities (400A Power, Water, Sewage)	0	slip	\$40,000	\$60,000	\$0	\$0
Performance Bond	1	ls	\$361,635	\$536,619	\$361,635	\$536,619
Upland Site Infrastructure	1	n/a	\$300,000	\$300,000	\$300,000	\$300,000
Operational Start-up	1	n/a	\$1,055,000	\$1,055,000	\$1,055,000	\$1,055,000
	Total Hard Costs				\$17,535,335	\$25,835,169
	Total Soft Costs				\$3,897,074	\$4,567,667
	Estimated Total Cost				\$25,9	17,623
	Cost Per Slip (Number of Slips = 88)					4,518



Estimated Number of Vessels	33 total = 31 (3,860') + side tie (500')
Total Slip Feet	4,360'
Slip Size	80' - 250'
Max Vessel Size Accomidated	200'+ (Several)

Dock	Mooring Style	Slip Size	Quantity	Slip	Side-tie
	Slip	80	4	320	
	Slip	90	2	180	
	Slip	100	13	1,300	
	Slip	120	2	240	
	Slip	130	3	390	
	Slip	140	1	140	
	Slip	200	4	800	
	Slip	240	1	240	
	Slip	250	1	250	
	Side-Tie (Total, not by dock)				500
	ESTIMATED 33 TOTAL (4,360') =		31	3,860	500

Description	Qty	Unit	Unit Price (low)	Unit Price (high)	Item Cost (Iow)	Item Cost (hiqh)
Dredging - New Basin	145,200	) су	\$30	( <i>mgn)</i> \$40	\$4,356,000	\$5,808,000
Dredging - Existing Basin	50,820	су	\$40	\$60	\$2,032,800	\$3,049,200
Mitigation, Mitigation Planning	unk	. ac	\$70,000	\$150,000	\$70,000	\$150,000
Demolition Existing	14,400	) sf	\$20	\$40	\$288,000	\$576,000
Mobilization / Demobilization	1	ls	\$750,000	\$1,125,000	\$750,000	\$1,125,000
Docks	30,960	) sf	\$125	\$175	\$3,870,000	\$5,418,000
Bulkhead	1,440	) If	\$2,000	\$3,500	\$2,880,000	\$5,040,000
Utilities (50A/100A Power, Water, Sewage)	(	) slip	\$15,000	\$25,000	\$0	\$0
Jtilities (200A Power, Water, Sewage)	25	i slip	\$30,000	\$50,000	\$750,000	\$1,250,000
Utilities (400A Power, Water, Sewage)	8	slip	\$40,000	\$60,000	\$320,000	\$480,000
Performance Bond	1	ls	\$362,751	\$535,458	\$362,751	\$535,458
Upland Site Infrastructure	·	n/a	\$300,000	\$300,000	\$300,000	\$300,000
Operational Start-up	1	n/a	\$1,055,000	\$1,055,000	\$1,055,000	\$1,055,000
	Total Hard Costs				\$17,034,551	\$24,786,658
	Total Soft Costs				\$4,080,959	\$4,649,076
	Estimated Total Cost				\$25,2	75,622 CAM 16-066

Cost Per Slip (Number of Slips = 33)

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## IGY - Alternative 3



Estimated Number of Vessels	45 total = 39 (5,110') + side tie (1,448')
Total Slip Feet	6,558'
Slip Size	80' - 250'
Max Vessel Size Accomidated	200'+ (Several)

Dock	Mooring Style	Slip Size	Quantity	Slip	Side-tie
	Slip	80	4	320	
	Slip	90	2	180	
	Slip	100	12	1,200	
	Slip	120	2	240	
	Slip	130	3	390	
	Slip	140	1	140	
	Slip	150	9	1,350	
	Slip	200	4	800	
	Slip	240	1	240	
	Slip	250	1	250	
	Side-Tie (Total, not by dock)				1,448
	ESTIMATED 45 TOTAL (6,558') =		39	5,110	1,448



Estimated Number of Vessels	92 total = 63 Slip (2,815') + Broadside (1,384') + Mediterranean (2,588')
Total Slip Feet	6,757'
Slip Size	30' - 162'
Max Vessel Size Accomidated	162'+ (Several)

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
В	Slip, Broadside	50	22	1,100	551	
C	Mediterranean	80 - 100				1,280
D	Mediterranean	134 - 162				885
E	Slip, Broadside	30	8	240	145	
F	Slip, Broadside	30	8	240	145	
G	Mediterranean	78 - 119				393
Н	Slip, Broadside	45	3	135	55	
	ESTIMATED 92 TOTAL (6,757') =		63	2,815	1,384	2,558

### MARINA BASE PLAN (CONSTRUCTION BUDGET)

Item	Qty.	Unit	Unit Price	Total
Demolition	1	LS	\$208,000	\$208,000
Excavation to -15 LWD	110,000	CYD	\$20	\$2,200,000
Dredging to -15 LWD	36,000	CYD	\$30	\$1,080,000
Seawall	850	LF	\$1,500	\$1,275,000
Promenade (1,600 LF x 20')	32,000	SF	\$15	\$480,000
Dockage, 10' Main Walkways	33,400	LF	\$100	\$3,340,000
Finger Slips	5,000	SF	\$110	\$550,000
Gangways	2	EA	\$75,000	\$150,000
Slip Utilities				
50 - 50' Slips	50	EA	\$20,000	\$1,000,000
22 - 100' Slips	22	EA	\$40,000	\$880,000
Boater Services Building	5,000	SF	\$250	\$1,250,000
Site Landscaping	1	LS	\$500,000	\$500,000
Contingencies / Mitigation	1	LS	\$2,200,000	\$2,200,000
Total				\$15,113,000

Note: This is the capital infrastructure budget and does not include closing costs, soft costs, CBRE fees, etc. which are \$1,683,150 bringing the total project cost to \$16,796,150

Suntex - Alternate A (Restaurant / Boaters Services)





\$17,113,000

Estimated Number of Vessels	92 total = 63 Slip (2,815') + Broadside (1,384') + Mediterranean (2,588')
Total Slip Feet	6,757'
Slip Size	30' - 162'
Max Vessel Size Accomidated	162'+ (Several)
Max Vessel Size Accomidated	162'+ (Se

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
В	Slip, Broadside	50	22	1,100	551	
С	Mediterranean	80 - 100				1,280
D	Mediterranean	134 - 162				885
E	Slip, Broadside	30	8	240	145	
F	Slip, Broadside	30	8	240	145	
G	Mediterranean	78 - 119				393
Н	Slip, Broadside	45	3	135	55	
	ESTIMATED 92 TOTAL (6,757') =		63	2,815	1,384	2,558

### SUNSET MARINA VILLAGE

The first restaurant will be a two story structure adjacent to the promenade that includes an open air restaurant serving casual food and drinks on the promenade level, and also support various themed food stations along the promenade that could include paella, ice cream, or other specialties that would rotate often to attract visitors again and again. An additional 1,000 sf on the ground floor would also provide space for an upscale wine and beer shop, as well as a luxury convenience store and marina office. The second floor would provide an additional 3,000 sf of space for additional marina office facilities and bear amenities such as a lounge, weight room, restrooms, and day spa.

The second restaurant will be located on the north side of the marina and will create approximately 5,000 sf of interior dining space, plus an outdoor seating area along the promenade. Our concept for this one story oyster bar inspired restaurant would bring a more modern South Florida architectural aesthetic to the Intracoastal Waterway, with a somewhat more formal dining experience.

MARINA BASE PLAN (CONSTRU	CTION BUDGET)				
Item	Qty.		Unit	Unit Price	Total
Demolition		1	LS	\$208,000	\$208,000
Excavation to -15 LWD		110,000	CYD	\$20	\$2,200,000
Dredging to -15 LWD		36,000	CYD	\$30	\$1,080,000
Seawall		850	LF	\$1,500	\$1,275,000
Promenade (1,600 LF x 20')		32,000	SF	\$15	\$480,000
Dockage, 10' Main Walkways		33,400	LF	\$100	\$3,340,000
Finger Slips		5,000	SF	\$110	\$550,000
Gangways		2	EA	\$75,000	\$150,000
Slip Utilities					
50 - 50' Slips		50	EA	\$20,000	\$1,000,000
22 - 100' Slips		22	EA	\$40,000	\$880,000
Boater Services Building		5,000	SF	\$250	\$1,250,000
Site Landscaping		1	LS	\$500,000	\$500,000
Contingencies / Mitigation		1	LS	\$2,200,000	\$2,200,000
Sub-Total					\$15,113,000

### RESTAURANT / BOATER SERVICES (CONSTRUCTION BUDGET)

Total

Item	Qty.	Unit	Unit Price	Total
Restaurant / Boaters Services	\$2,000,000 (10,000 sf @ \$200/sf) 10,000	SF	\$200	\$2,000,000
Sub-Total				\$2,000,000

Note: This is the capital infrastructure budget and does not include closing costs, soft costs, CBRE fees, etc. which are \$1,869,705 bringing the total project cost to \$18,982,705

Suntex - Alternate B (Dry Rack Storage)





\$22,643,000

Estimated Number of Vessels	92 total = 63 Slip (2,815') + Broadside (1,384') + Mediterranean (2,588'
Total Slip Feet	6,757
Slip Size	30' - 162'
Max Vessel Size Accomidated	162'+ (Several)

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
В	Slip, Broadside	50	22	1,100	551	
С	Mediterranean	80 - 100				1,28
D	Mediterranean	134 - 162				8
E	Slip, Broadside	30	8	240	145	
F	Slip, Broadside	30	8	240	145	
G	Mediterranean	78 - 119				3
н	Slip, Broadside	45	3	135	55	
	ESTIMATED 92 TOTAL (6,757	') =	63	2,815	1,384	2,5

DRY SLIPS	
Estimated Number of Vessels	260 total
Total Slip Feet	Unknown
Slip Size	Average= 35', up to 45'

The proposed building would be a five high rack system for a total height of approximately 60'.

### MARINA BASE PLAN (CONSTRUCTION BUDGET)

Item	Qty.	Unit	Unit Price	Total
Demolition	1	LS	\$208,000	\$208,000
Excavation to -15 LWD	110,000	CYD	\$20	\$2,200,000
Dredging to -15 LWD	36,000	CYD	\$30	\$1,080,000
Seawall	850	LF	\$1,500	\$1,275,000
Promenade (1,600 LF x 20')	32,000	SF	\$15	\$480,000
Dockage, 10' Main Walkways	33,400	LF	\$100	\$3,340,000
Finger Slips	5,000	SF	\$110	\$550,000
Gangways	2	EA	\$75,000	\$150,000
Slip Utilities				
50 - 50' Slips	50	EA	\$20,000	\$1,000,000
22 - 100' Slips	22	EA	\$40,000	\$880,000
Boater Services Building	5,000	SF	\$250	\$1,250,000
Site Landscaping	1	LS	\$500,000	\$500,000
Contingencies / Mitigation	1	LS	\$2,200,000	\$2,200,000
Sub-Total				\$15,113,000

### DRY RACK BUILDING (CONSTRUCTION BUDGET)

Item	Qty.	Unit	Unit Price	Total
Demolition	1	LS	\$100,000	\$100,000
260 Slip Rack Storage Racks	260	EA	\$7500	\$1,950,000
Green Roof on Top Deck	46,000	SF	\$25	\$1,150,000
Green Walls Around Building	52000	SF	\$15	\$780,000
Playground Structure, Railings,	1	LS	\$750000	\$750,000
Stairwells and Elevator				
3 Marina Lifts (Wiggins)	3	EA	\$300000	\$900,000
Restrooms, Office & Admin	1,500	SF	\$200	\$300,000
Launch Abutment / Bridge	1	LS	\$350,000	\$350,000
Site Landscaping	1	LS	\$250,000	\$250,000
Contingencies and Fees	1	LS	\$1,000,000	\$1,000,000
Sub-Total				\$7,530,000

Total

Note: This is the capital infrastructure budget and does not include closing costs, soft costs, CBRE fees, etc. which are \$2,322,384 bringing the total project cost to \$24,965,384

Suntex - Alternate C = Combination of Alternate A (Restaurant / Boaters Services) & Alternate B (Dry Rack Storage)



Estimated Number of Vessels 92 total = 63 Slip (2,815') + Broadside (1,384') + Mediterranean				
Total Slip Feet	6,757'			
Slip Size	30' - 162'			
Max Vessel Size Accomidated	162'+ (Several)			

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
В	Slip, Broadside	50	22	1,100	551	
С	Mediterranean	80 - 100				1,280
D	Mediterranean	134 - 162				885
E	Slip, Broadside	30	8	240	145	
F	Slip, Broadside	30	8	240	145	
G	Mediterranean	78 - 119				393
Н	Slip, Broadside	45	3	135	55	
	ESTIMATED 92 TOTAL (6,757') =		63	2,815	1,384	2,558

DRY SLIPS	
Estimated Number of Vessels	260 total
Total Slip Feet	Unknown
Slip Size	Average= 35', up to 45'
	•

The proposed building would be a five high rack system for a total height of approximately 60'.

#### SUNSET MARINA VILLAGE

The first restaurant will be a two story structure adjacent to the promenade that includes an open air restaurant serving casual food and drinks on the promenade level, and also support various themed food stations along the promenade that could include paella, ice cream, or other specialties that would rotate often to attract visitors again and again. An additional 1,000 sf on the ground floor would also provide space for an upscale wine and beer shop, as well as a luxury convenience store and marina office. The second floor would provide an additional 3,000 sf of space for additional marina office facilities and boater amenities such as a lounge, weight room, restrooms, and day spa.

The second restaurant will be located on the north side of the marina and will create approximately 5,000 sf of interior dining space, plus an outdoor seating area along the promenade. Our concept for this one story oyster bar inspired restaurant would bring a more modern South Florida architectural aesthetic to the Intracoastal Waterway, with a somewhat more formal dining experience.

### MARINA BASE PLAN (CONSTRUCTION BUDGET)

Item	Qty.	Unit	Unit Price	Total
Demolition	1	LS	\$208,000	\$208,000
Excavation to -15 LWD	110,000	CYD	\$20	\$2,200,000
Dredging to -15 LWD	36,000	CYD	\$30	\$1,080,000
Seawall	850		\$1,500	\$1,275,000
Promenade (1,600 LF x 20')	32,000	SF	\$15	\$480,000
Dockage, 10' Main Walkways	33,400		\$100	\$3,340,000
Finger Slips	5,000	SF	\$110	
Gangways	2	EA	\$75,000	\$150,000
Slip Utilities				
50 - 50' Slips	50	EA	\$20,000	\$1,000,000
22 - 100' Slips	22	EA	\$40,000	\$880,000
Boater Services Building	5,000	SF	\$250	\$1,250,000
Site Landscaping	1	LS	\$500,000	\$500,000
Contingencies / Mitigation	1	LS	\$2,200,000	\$2,200,000
Sub-Total				\$15,113,000

### RESTAURANT / BOATER SERVICES (CONSTRUCTION BUDGET)

Item	Qty.	Unit	Unit Price	Total
Restaurant / Boaters Services	\$2,000,000 (10,000 sf @ \$200/sf) 10,000	SF	\$200	\$2,000,000
Sub-Total				\$2,000,000

### DRY RACK BUILDING (CONSTRUCTION BUDGET)

Total

Item	Qty.	Unit	Unit Price	Total
Demolition	1	LS	\$100,000	\$100,000
260 Slip Rack Storage Racks	260	EA	\$7500	\$1,950,000
Green Roof on Top Deck	46,000	SF	\$25	\$1,150,000
Green Walls Around Building	52000	SF	\$15	\$780,000
Playground Structure, Railings, Stairwells and Elevator	1	LS	\$750000	\$750,000
3 Marina Lifts (Wiggins)	3	EA	\$300000	\$900,000
Restrooms, Office & Admin	1,500	SF	\$200	\$300,000
Launch Abutment / Bridge	1	LS	\$350,000	\$350,000
Site Landscaping	1	LS	\$250,000	\$250,000
Contingencies and Fees	1	LS	\$1,000,000	\$1,000,000
Sub-Total				\$7,530,000

\$24,643,000

### Suntex - Alternate E (Alternative Marina Layouts = Concept A & Concept C)

### Concept A = 7,326 LF



DOCK	MOORING STYLE	SIZE (QTY)	TOTAL DOCK LF.
A	SLIP, BROAD,	50' (22), 488 B	1,588 LF
В	SLIP	50' (22), 60' (20)	2,300 LF
С	SLIP	60' (20)	1,200 LF
D	MED.	162' - 134'	885 LF
E	SLIP, BROAD.	30' (8), 145' B	385 LF
F	SLIP, BROAD	30' (8), 145' B	385 LF
G	MED.	119' - 78'	393 LF
Н	SLIP, BROAD.	45' (3), 55 B	190 LF
		TOTALS	7,326 LF

\*\* AN ADDITIONAL 790' LF CAN BE GAINED WHEN INCLUDING A 15% SLIP OVERHANG BY THE WATERCRAFT.

### CONCEPT A

Total Slip Feet	7,326'
Slip Size	30' - 162'
Max Vessel Size Accomidated	162'+ (Several)

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
В	Slip	50	22	1,100		
В	Slip	60	20	1,200		
С	Slip	60	20	1,200		
D	Mediterranean	134 - 162				885
E	Slip, Broadside	30	8	240	145	
F	Slip, Broadside	30	8	240	145	
G	Mediterranean	78 - 119				393
н	Slip, Broadside	45	3	135	55	
		TOTAL =	103	5,215	833	1,278
		TOTAL =	7,326	LF		

CONCEPT C	
Total Slip Feet	6,647'
Slip Size	30' - 162'
Max Vessel Size Accomidated	162'+ (Several)

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Broadside				962	
В	Slip, Broadside	50	22	1,100	551	
С	Broadside, Mediterranean				1,030	250
D	Broadside				516	1
E	Mediterranean	134 - 162				885
F	Slip, Broadside	30	8	240	145	1
G	Slip, Broadside	30	8	240	145	
н	Mediterranean	78 - 119				393
I	Slip, Broadside	45	3	135	55	
		TOTAL =	41	1,715	3,404	1,528
		TOTAL =	6,647	LF		



DOCK	MOORING STYLE	SIZE (QTY)	TOTAL DOCK LF
Α	BROAD.	962 B	962 LF
В	SLIP, BROAD,	50' (22), 551 B	1,651 LF
С	BROAD., MED.	1,030 B, 250 M	1,280 LF
D	BROAD.	516B	516 LF
E	MED,	162' - 134'	885 LF
F	SLIP, BROADSIDE	30' (8), 145' B	385 LF
G	SLIP, BROADSIDE	30' (8), 145' B	385 LF
Н	MED,	119' - 78'	393 LF
1	SLIP, BROADSIDE	45' (3), 55 B	190 LF
		TOTALS	6,647 LF

\*\* AN ADDITIONAL 265' LF CAN BE GAINED WHEN INCLUDING A 15% SLIP OVERHANG BY THE WATERCRAFT.