

	IGY - Alternative 1			IGY - Alternative 2 *			IGY - Alternative 3	Suntex - Base Plan *			Suntex - Alternate A (Separate Restaurnt / Boater Services)
Expand marina footprint further north											
Contemplates the expansion into the submerged lands just north of the Marina.											
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

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)			0% (Proposal Does Not Include Ship Store)			-----	4%			4%

List any exclusions from Gross Revenues.	Utilities, miscellaneous income, concierge revenue, casualty insurance proceeds			Utilities, miscellaneous income, concierge revenue, casualty insurance proceeds			-----	None Stated			None Stated
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2) Minimum Capital Contribution: \$_____	\$25,000,000			\$25,000,000			-----	\$16,796,150			\$18,982,705
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3) Total linear feet of dockage: _____ ft.	6,162			4,360			Included layout only, not formally proposed. Potential expansion into submerged land to the north.	6,757			6,757
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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
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5) Delineate any Special Conditions	See Proposal			See Proposal			-----	None Stated			In Alternate A (Restaurant & Retail Space included) we would additionally pay the city 15% of the revenue generated from the leases with the Restaurant & Retail tenants.
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\* Proposer's preferred development plan

Capital Infrastructure Reserve Account Contribution	\$150,000 (Annually)			\$150,000 (Annually)			\$150,000 (Annually) starting post construction OR after Year 3 of the lease. To discuss replacement bond / LOC.				
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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				\$1,923,986	
2019	\$672,313	\$1,000,000	\$1,672,313	\$731,840	\$1,000,000	\$1,731,840	BREAKDOWN BETWEEN SLIP REVENUE & BOAT SHOW REVENUE NOT PROVIDED		BREAKDOWN BETWEEN SLIP REVENUE & BOAT SHOW REVENUE NOT PROVIDED	\$1,620,564	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	
NOI TOTAL (10 YEAR TOTAL)			\$17,016,623			\$16,721,220				\$27,760,748	
MARGIN (ESTIMATED)			34.18%			32.49%				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											

REVENUE TO CITY	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE
Year 1 (IGY = 2017, Suntex = 2016)	\$525,000	\$237,410	\$762,410	\$525,000	\$276,979	\$801,979	\$750,000	\$0	\$750,000	\$750,000
Year 2 (IGY = 2018, Suntex = 2017)	\$525,000	\$220,071	\$745,071	\$525,000	\$256,750	\$781,750	\$750,000	\$0	\$750,000	\$750,000
Year 3 (IGY = 2019, Suntex = 2018)	\$525,000	\$196,213	\$721,213	\$525,000	\$236,411	\$761,411	\$750,000	\$0	\$750,000	\$750,000
Year 4 (IGY = 2020, Suntex = 2019)	\$1,000,000	\$605,334	\$1,605,334	\$1,050,000	\$727,115	\$1,777,115	\$1,000,000	\$559,571	\$1,559,571	\$1,000,000
Year 5 (IGY = 2021, Suntex = 2020)	\$1,000,000	\$648,734	\$1,648,734	\$1,050,000	\$784,485	\$1,834,485	\$1,000,000	\$702,183	\$1,702,183	\$1,000,000
Year 6 (IGY = 2022, Suntex = 2021)	\$1,100,000	\$684,693	\$1,784,693	\$1,155,000	\$828,801	\$1,983,801	\$1,000,000	\$836,690	\$1,836,690	\$1,000,000
Year 7 (IGY = 2023, Suntex = 2022)	\$1,100,000	\$721,181	\$1,821,181	\$1,155,000	\$870,749	\$2,025,749	\$1,000,000	\$908,719	\$1,908,719	\$1,000,000
Year 8 (IGY = 2024, Suntex = 2023)	\$1,100,000	\$755,613	\$1,855,613	\$1,155,000	\$915,252	\$2,070,252	\$1,000,000	\$969,900	\$1,969,900	\$1,000,000
Year 9 (IGY = 2025, Suntex = 2024)	\$1,100,000	\$787,243	\$1,887,243	\$1,155,000	\$962,465	\$2,117,465	\$1,100,000	\$998,997	\$2,098,997	\$1,100,000
Year 10 (IGY = 2026, Suntex = 2025)	\$1,100,000	\$810,432	\$1,910,432	\$1,155,000	\$1,012,553	\$2,167,553	\$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	\$6,005,027	\$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
Additional Potential Rent to City	IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			TBD = Alternative 3 which contemplates the expansion into the submerged lands just north of the Marina. Presents additional substantial economic and financial benefit to the City and its various stakeholders, but requires expansion of the project footprint.			\$133,500/annually = \$120,000/annually from 2 restaurants (Suntex = \$800,000 based upon 8% of \$10 Million, City = \$120,000 based upon 15% of \$800,000) + \$13,500/annually from retail (15% of \$90,000 gross rent)

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')	92 total = 63 Slip (2,815') + Broadside (1,384') + Mediterranean (2,588')			

Total Slip Feet	6,162'			4,360'			6,558'	6,757'			
Slip Size	40' - 150'			80' - 250'			80' - 250'	30' - 162'			
Max Vessel Size Accomidated	230' (1)			200' + (Several)			200' + (Several)	150' + (5)			
Additional Development				TBD - preserve small northern portion of uplands			TBD - preserve small northern portion of uplands				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.
Support Facility Space Needed	6,000 sf total			6,000 sf total			6,000 sf total	5,000 sf total			5,000 sf total
	2,000 sf admin & reception			2,000 sf admin & reception			2,000 sf admin & reception	2,000 sf boater services			2,000 sf boater services
	2,000 sf marina ops			2,000 sf marina ops			2,000 sf marina ops	2,500 sf ship store / retail			2,500 sf ship store / retail
	2,000 sf guest ammenties (lounge / locker)			2,000 sf guest ammenties (lounge / locker)			2,000 sf guest ammenties (lounge / locker)	500 sf lease (Marine Max)			500 sf lease (Marine Max)
	The garage plan developed by Arquitectonica and EDSA provides for 5,850 sf of gross area allocated to "Marina Offices/Police Substation" on the first floor. IGY would require that entire space, as well as several parking spaces for the marina's golf carts, refuse and storage, and other back-of-house uses that are not able to be accommodated elsewhere.			The garage plan developed by Arquitectonica and EDSA provides for 5,850 sf of gross area allocated to "Marina Offices/Police Substation" on the first floor. IGY would require that entire space, as well as several parking spaces for the marina's golf carts, refuse and storage, and other back-of-house uses that are not able to be accommodated elsewhere.			The garage plan developed by Arquitectonica and EDSA provides for 5,850 sf of gross area allocated to "Marina Offices/Police Substation" on the first floor. IGY would require that entire space, as well as several parking spaces for the marina's golf carts, refuse and storage, and other back-of-house uses that are not able to be accommodated elsewhere.	The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.			The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.
	IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.				

<b>Estimated Development Costs</b>											
Hard Costs (Low Estimate - High Estimate)		\$17,535,335 - \$25,835,169				\$17,034,551 - \$24,786,658				\$15,113,000	\$17,113,000
Soft Costs (Low Estimate - High Estimate)		\$3,897,074 - \$4,567,667				\$4,080,959 - \$4,649,076				\$1,683,150	\$1,869,705
Estimated Total Cost		\$25,917,623				\$25,275,622				\$16,796,150	\$18,982,705
Cost Per Slip (Based upon Dev, Hard & Soft Costs)		\$294,518 (88 Slips)				\$765,928 (33 Slips)				\$182,567 (92 Slips)	

<b>Project Timeline</b>											
	4/4/16 = RFP Response Deadline							2ndQ - 2016 = Lease signing with City			
	10/1/16 = Lease signing with City							STEP 1 = 1 - 2 months = Finalize Details			
	11/1/16 = Commencement of Marina Operations							STEP 2 = 1 - 2 months = Formalize submission to agencies & Receive City approval of Master Plan & alternatives (if any)			
	11/1/16 = Commencement of Design and Permitting Efforts							STEP 3 = 6 - 12+ months = Complete permit processing for all local, state and federal agencies			
	2/1/17 = City Approval of Design							STEP 4 = Oct 2016 - Nov - 2016 = Coordinate operations with 2016 FUBS			
	7/1/18 = Local, State & Federal Regulatory Approval of Redevelopment Construction							STEP 5 = Dec 2016 - Oct 2017 = City to begin construction of car park structure			
	11/15/18 = Construction Commencement (at conclusion of 2018 FUBS)							STEP 6 = Spring 2017 = Finalize State and Federal permits			
	10/20/19 = Construction Substantial Completion (prior to 2019 FUBS)							STEP 7 = Complete final design and award construction contracts for expanded marina			
								STEP 8 = Oct 2017 - Nov 2017 = FUBS 2017, coordinate Marina operations, planning and construction elements for 2017 & 2018 show			
								STEP 9 = Dec 2017 - Oct 2018 = Construction of expanded marina & the voluntary alternates (if any)			
								STEP 10 = Oct 2018 = Grand opening of expanded marina / alternates during 2018 FUBS			

<b>Financing</b>											
	IGY proposes to finance the approximately \$25,000,000 redevelopment of Las Olas Marina with a combination of both debt and equity. IGY is projecting approximately \$15,000,000 in debt based on a 60% loan-to-value ratio, 7% interest rate and 25 year amortization period. Capitalized interest during the construction period is included in the development cost. The debt financing would be secured by an interest in IGY's lease of the property from the City. The project is expected to require approximately \$10,000,000 in equity financing. IGY's underwriting of the project is based upon the assumption that IGY, with the City's cooperation, will be able to secure \$5,000,000 in grant funding for the marina redevelopment project with the balance funded by IGY.							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	No funding, guarantees, subsidies or credit enhancements will be required of the City of Fort Lauderdale in the financing of this project. The grant funding is only required in order to achieve the stated financial return requirements of the City, while still providing a reasonable return to the developer.							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.			

<b>Economic Impact &amp; Jobs</b>											
Total Estimated Economic Impact		\$78,552,750						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)		570									
Annual Estimated Economic Impact (After Completion)		\$21,606,887									
Jobs (Direct / Indirect / Induced)		210						330 Total (Marina = 153 + Restaurant = 177)			
Full Time Employees		8						Not Specified			
Seasonal Employees		1						Not Specified			

<b>Project Team</b>											
	Island Global Yachting Ltd.							Suntex Marinas			
	Appbed Technology Management (ATM)							Edgewater Resources, LLC			
	The Chappell Group							MarineMax			
	Lochrie & Chalkas P.A.							IDEA / OBMI			
	Moss & Associates							TY Lin, Inc.			
	Bellingham Marine Industries							Garth Solutions, Inc			
								Judith Stern Consulting			
								MBAF Accounting Firm			
								Filler Rodriguez, LLP			
								Minority Builders Coalition, Inc			

<b>Current Portfolio</b>											
	13 Marinas							26 Owned Marinas/ 3 Managed Marina / 19 Marinas Under Contract			
	2,000 slips under management							Wet Slips = 7,566 owned / 542 managed / 3,284 under contract			
	300 dedicated megayacht berths							Dry Slips = 3,337 owned / 140 managed / 372 under contract			

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

		\$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%			-----	-----

		None Stated			None Stated			Except fuel sales if it is an alternate that is selected.	-----
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		\$24,965,384			\$27,151,839			-----	-----
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		6,757 + 9,100 If of dry dockage			6,757 + 9,100 If of dry dockage			-----	Concept A = 7,326 If & Concept C = 6,647 If
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		YES			YES			-----	-----
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		In Alternate B (Dry Stack Included) we would additionally pay the city 18% of the revenues generated from the dry stack operations.			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. In Alternate B (Dry Stack Included) we would additionally pay the city 18% of the revenues generated from the dry stack operations.			-----	-----
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		52% - 65%							
		50% - 85%							
		81% (wet slips) / 93% (dry slips)							
BOAT SHOW	GROSS	SLIPS	BOAT SHOW	GROSS					
	\$1,873,773			\$1,873,773					
BREAKDOWN BETWEEN SLIP REVENUE & BOAT SHOW REVENUE NOT PROVIDED	\$1,923,986		BREAKDOWN BETWEEN SLIP REVENUE & BOAT SHOW REVENUE NOT PROVIDED	\$1,923,986					
ONLY GROSS REVENUE INDICATED	\$4,663,094	ONLY GROSS REVENUE INDICATED	ONLY GROSS REVENUE INDICATED	\$4,663,094					
	\$6,129,856			\$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					
	\$1,91%			\$4.40%					
	\$24,164,558			\$31,745,329					
	PAGE 84			PAGE 88					

PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE
\$0	\$750,000	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000
\$0	\$750,000	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000
\$0	\$750,000	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000
\$559,571	\$1,559,571	\$1,000,000	\$559,571	\$1,559,571	\$1,000,000	\$559,571	\$1,559,571
\$738,933	\$1,738,933	\$1,000,000	\$908,571	\$1,908,571	\$1,000,000	\$945,321	\$1,945,321
\$928,190	\$1,928,190	\$1,000,000	\$1,261,850	\$2,261,850	\$1,000,000	\$1,353,350	\$2,353,350
\$1,018,624	\$2,018,624	\$1,000,000	\$1,529,097	\$2,529,097	\$1,000,000	\$1,639,002	\$2,639,002
\$1,104,222	\$2,104,222	\$1,000,000	\$1,669,029	\$2,669,029	\$1,000,000	\$1,803,351	\$2,803,351
\$1,137,348	\$2,237,348	\$1,100,000	\$1,719,100	\$2,819,100	\$1,100,000	\$1,857,451	\$2,957,451
\$1,171,469	\$2,271,469	\$1,100,000	\$1,770,673	\$2,870,673	\$1,100,000	\$1,913,175	\$3,013,175
\$6,658,357	\$16,108,357	\$9,450,000	\$9,417,891	\$18,867,891	\$9,450,000	\$10,071,221	\$19,521,221
		\$945,000			\$945,000		
\$665,836			\$941,789			\$1,007,122	
	\$1,610,836			\$1,886,789			\$1,952,122
		\$250,000/Year (Years 1, 2 & 3)					
		First 10% base revenue increase = Year 9					
		Not Stated			Not Stated		
		Not Stated			Not Stated		
		\$700,200/annually from dry stack (18% of \$3,890,000)			\$833,700/annually = \$120,000/annually from 2 restaurants (Suntex = \$800,000 based upon 8% of \$10 Million, City = \$130,000 based upon 15% of \$800,000) + \$13,500/annually from retail (15% of \$90,000 gross rent) + \$700,200/annually from dry stack (18% of \$3,890,000)		TBD - based upon fuel sales and appropriate industry rate percentage fees to city for lease.

--	--	--	--	--	--	--	--	--	--



	IGY - Alternative 1			IGY - Alternative 2 *			IGY - Alternative 3
							Expand marina footprint further north Contemplates the expansion into the submerged lands just north of the Marina.
Revenue & Capital Contribution (Page 59)							
1) Calculation of annual revenue to the City							
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.	\$525,000			\$525,000			-----
Year 3 - Base Revenue of \$_____ per annum.	\$525,000			\$525,000			-----
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			-----
* Minimum 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%			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: \$_____							
	\$25,000,000			\$25,000,000			-----
3) Total linear feet of dockage: _____ ft.	6,162			4,360			Included layout only, not formally proposed. Potential expansion into submerged land to the 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.							
Please circle one:    YES    NO	YES			YES			-----
5) Delineate any Special Conditions							
	See Proposal			See Proposal			-----
* Proposer's preferred development plan							
Capital Infrastructure 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)	65% - 77%			58% - 71%			
Stabilized Annual Occupancy	77%			71%			
REVENUE PROJECTED	SLIPS	BOAT SHOW	GROSS	SLIPS	BOAT SHOW	GROSS	
2017	\$1,866,282	\$250,000	\$2,116,282	\$1,866,282	\$250,000	\$2,116,282	
2018	<del>\$1,705,072</del>	\$250,000	<del>\$1,958,072</del>	<del>\$1,708,072</del>	\$250,000	<del>\$1,958,072</del>	
2019	<del>\$672,213</del>	\$1,000,000	<del>\$1,672,213</del>	<del>\$721,840</del>	\$1,000,000	<del>\$1,721,840</del>	
2020	\$4,334,988	\$1,000,000	\$5,334,988	\$4,498,523	\$1,000,000	\$5,498,523	
2021	\$4,711,177	\$1,000,000	\$5,711,177	\$4,924,892	\$1,000,000	\$5,924,892	
2022	\$5,023,115	\$1,000,000	\$6,023,115	\$5,253,679	\$1,000,000	\$6,253,679	
2023	\$5,337,652	\$1,000,000	\$6,337,652	\$5,563,317	\$1,000,000	\$6,563,317	
2024	\$5,632,253	\$1,000,000	\$6,632,253	\$5,891,504	\$1,000,000	\$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	\$7,608,068	
TOTAL GROSS REVENUE (10 YEAR TOTAL)	\$41,283,395	\$8,500,000	\$49,783,395	\$43,285,535	\$8,500,000	\$51,785,535	
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)			34.18%			32.29%	
CASH FLOW (10 YEAR TOTAL)			\$23,710,937			\$25,616,260	
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	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	
Year 1 (IGY = 2017, Suntext = 2016)	\$525,000	\$237,410	\$762,410	\$525,000	\$276,979	\$801,979	
Year 2 (IGY = 2018, Suntext = 2017)	\$525,000	<del>\$220,071</del>	<del>\$745,071</del>	\$525,000	<del>\$256,750</del>	<del>\$781,750</del>	
Year 3 (IGY = 2019, Suntext = 2018)	\$525,000	<del>\$196,213</del>	<del>\$721,213</del>	\$525,000	<del>\$236,311</del>	<del>\$761,311</del>	
Year 4 (IGY = 2020, Suntext = 2019)	\$1,000,000	\$605,334	\$1,605,334	\$1,050,000	\$727,115	\$1,777,115	
Year 5 (IGY = 2021, Suntext = 2020)	\$1,000,000	\$648,734	\$1,648,734	\$1,050,000	\$784,485	\$1,834,485	
Year 6 (IGY = 2022, Suntext = 2021)	\$1,100,000	\$684,693	\$1,784,693	\$1,155,000	\$828,801	\$1,983,801	
Year 7 (IGY = 2023, Suntext = 2022)	\$1,100,000	\$721,181	\$1,821,181	\$1,155,000	\$870,749	\$2,025,749	
Year 8 (IGY = 2024, Suntext = 2023)	\$1,100,000	\$755,613	\$1,855,613	\$1,155,000	\$915,252	\$2,070,252	
Year 9 (IGY = 2025, Suntext = 2024)	\$1,100,000	\$787,243	\$1,887,243	\$1,155,000	\$962,465	\$2,117,465	
Year 10 (IGY = 2026, Suntext = 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	\$9,450,000	\$6,871,460	\$16,321,460	
Average Per Year - 10 Year Projection (Minimum Base Revenue)	\$907,500			\$945,000			
Average Per Year - 10 Year Projection (Percentage Revenue)		\$566,692			\$687,146		
Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)			\$1,474,192			\$1,632,146	
Base Rent Abatement	\$475,000/Year (Years 1, 2 & 3)			\$475,000/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			
* 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 Payment of Property Taxes (10 Year Total)	\$1,775,000			\$1,775,000			
Additional Potential Rent to City	IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			TBD = Alternative 3 which contemplates the expansion into the submerged lands just north of the Marina. Presents additional substantial economic and financial benefit to the City and its various stakeholders, but requires expansion of the project footprint.

<b>Marina Layout</b>							
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')
Total Slip Feet	6,162'			4,360'			6,558'
Slip Size	40' - 150'			80' - 250'			80' - 250'
Max Vessel Size Accomdated	230' (1)			200'+ (Several)			200'+ (Several)
Additonal Development				TBD - preserve small northern portion of uplands			TBD - preserve small northern portion of 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 and EDSA provides for 5,850 sf of gross area allocated to "Marina Offices/Police Substation" on the first floor. IGY would require that entire space, as well as several parking spaces for the marina's golf carts, refuse and storage, and other back-of-house uses that are not able to be accommodated elsewhere.			The garage plan developed by Arquitectonica and EDSA provides for 5,850 sf of gross area allocated to "Marina Offices/Police Substation" on the first floor. IGY would require that entire space, as well as several parking spaces for the marina's golf carts, refuse and storage, and other back-of-house uses that are not able to be accommodated elsewhere.			The garage plan developed by Arquitectonica and EDSA provides for 5,850 sf of gross area allocated to "Marina Offices/Police Substation" on the first floor. IGY would require that entire space, as well as several parking spaces for the marina's golf carts, refuse and storage, and other back-of-house uses that are not able to be accommodated elsewhere.
	IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.			IGY's proposal does not include a ship's store, and if a ship's store were included in the program, it is recommended that the operation be leased to a 3rd party.

<b>Estimated Development Costs</b>							
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			
Cost Per Slip (Based upon Dev, Hard & Soft Costs)	\$294,518 (88 Slips)			\$765,928 (33 Slips)			

<b>Project Timeline</b>							
	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)						

<b>Financing</b>							
	IGY proposes to finance the approximately \$25,000,000 redevelopment of Las Olas Marina with a combination of both debt and equity. IGY is projecting approximately \$15,000,000 in debt based on a 60% loan-to-value ratio, 7% interest rate and 25 year amortization period. Capitalized interest during the construction period is included in the development cost. The debt financing would be secured by an interest in IGY's lease of the property from the City. The project is expected to require approximately \$10,000,000 in equity financing. IGY's underwriting of the project is based upon the assumption that IGY, with the City's cooperation, will be able to secure \$5,000,000 in grant funding for the marina redevelopment project with the balance funded by IGY.						
Financing Overview	No funding, guarantees, subsidies or credit enhancements will be required of the City of Fort Lauderdale in the financing of this project. The grant funding is only required in order to achieve the stated financial return requirements of the City, while still providing a reasonable return to the developer.						

<b>Economic Impact &amp; Jobs</b>							
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						

<b>Project Team</b>							
	Island Global Yachting Ltd.						
	Applied Technology Management (ATM)						
	The Chappell Group						
	Lochrie & Chakas P.A.						
	Moss & Associates						
	Bellingham Marine Industries						

<b>Current Portfolio</b>							
	13 Marinas						
	2,000 slips under management						
	300 dedicated megayacht berths						

	Suntex - Base Plan *			Suntex - Alternate A (Separate Restaurmnt / 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

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			
* Minimum 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			
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2) Minimum Capital Contribution: \$_____	\$16,796,150			\$18,982,705			
--	--------------	--	--	--------------	--	--	--

3) Total linear feet of dockage: _____ ft.	6,757			6,757			
--	-------	--	--	-------	--	--	--

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

Date of the Lease Agreement.							
Please circle one:    YES    NO	YES			YES			

5) Delineate any Special Conditions	None Stated			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.			
-------------------------------------	-------------	--	--	---	--	--	--

\* Proposer's preferred development plan

Capital Infrastructure Reserve Account Contribution	\$150,000 (Annually) starting post construction <b>OR</b> after Year 3 of the lease. To discuss replacement bond / LOC.						
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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			\$1,873,773			\$1,873,773	
2018	BREAKDOWN BETWEEN SLIP REVENUE &	BREAKDOWN BETWEEN SLIP REVENUE &	\$1,923,986	BREAKDOWN BETWEEN SLIP REVENUE &	BREAKDOWN BETWEEN SLIP REVENUE &	\$1,923,986	
2019	BOAT SHOW REVENUE NOT PROVIDED	BOAT SHOW REVENUE NOT PROVIDED	\$1,620,564	BOAT SHOW REVENUE NOT PROVIDED	BOAT SHOW REVENUE NOT PROVIDED	\$1,620,564	
2020	ONLY GROSS REVENUE INDICATED	ONLY GROSS REVENUE INDICATED	\$4,663,094	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			\$9,565,674	
TOTAL GROSS REVENUE (10 YEAR TOTAL)			\$55,684,558			\$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							
			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	
Year 1 (IGY = 2017, Suntex = 2016)	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000	
Year 2 (IGY = 2018, Suntex = 2017)	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000	
Year 3 (IGY = 2019, Suntex = 2018)	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000	
Year 4 (IGY = 2020, Suntex = 2019)	\$1,000,000	\$559,571	\$1,559,571	\$1,000,000	\$559,571	\$1,559,571	
Year 5 (IGY = 2021, Suntex = 2020)	\$1,000,000	\$702,183	\$1,702,183	\$1,000,000	\$738,933	\$1,738,933	
Year 6 (IGY = 2022, Suntex = 2021)	\$1,000,000	\$836,690	\$1,836,690	\$1,000,000	\$928,190	\$1,928,190	
Year 7 (IGY = 2023, Suntex = 2022)	\$1,000,000	\$908,719	\$1,908,719	\$1,000,000	\$1,018,624	\$2,018,624	
Year 8 (IGY = 2024, Suntex = 2023)	\$1,000,000	\$969,900	\$1,969,900	\$1,000,000	\$1,104,222	\$2,104,222	
Year 9 (IGY = 2025, Suntex = 2024)	\$1,100,000	\$998,997	\$2,098,997	\$1,100,000	\$1,137,348	\$2,237,348	
Year 10 (IGY = 2026, Suntex = 2025)	\$1,100,000	\$1,028,967	\$2,128,967	\$1,100,000	\$1,171,469	\$2,271,469	
TOTAL REVENUE TO CITY (10 YEARS)	\$9,450,000	\$6,005,027	\$15,455,027	\$9,450,000	\$6,658,357	\$16,108,357	
Average Per Year - 10 Year Projection (Minimum Base Revenue)	\$945,000			\$945,000			
Average Per Year - 10 Year Projection (Percentage Revenue)		\$600,503			\$665,836		
Average Per Year - 10 Year Projection (Base Revenue + Percentage Revenue)			\$1,545,503			\$1,610,836	
Base Rent Abatement							
	\$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 9			
* Blue Text = Decrease in slip revenue and gross revenue due to transition / redevelopment							
Estimated Capital Infrastructure Expense Savings							
	Not Stated			Not Stated			
Estimated Payment of Property Taxes (10 Year Total)							
	Not Stated						
Additional Potential Rent to City							
				\$133,500/annually = \$120,000/annually from 2 restaurants (Suntex = \$800,000 based upon 8% of \$10 Million; City = \$120,000 based upon 15% of \$800,000) + \$13,500/annually from retail (15% of \$90,000 gross rent)			

<b>Marina Layout</b>							
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	150'+ (5)						
Additional Development				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.			
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 boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.			The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.			

<b>Estimated Development Costs</b>							
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)						

<b>Project Timeline</b>							
	2ndQ - 2016 = Lease signing with City						
	STEP 1 = 1 - 2 months = Finalize Details						
	STEP 2 = 1 - 2 months = Formalize submission to agencies & Receive City approval of Master Plan & alternatives (if any)						
	STEP 3 = 6 - 12+ months = Complete permit processing for all local, state and federal agencies						
	STEP 4 = Oct 2016 - Nov - 2016 = Coordinate operations with 2016 FLUBS						
	STEP 5 = Dec 2016 - Oct 2017 = City to begin construction of car park structure						
	STEP 6 = Spring 2017 = Finalize State and Federal permits						
	STEP 7 = Complete final design and award construction contracts for expanded marina						
	STEP 8 = Oct 2017 - Nov 2017 = FLUBS 2017, coordinate Marina operations, planning and construction elements for 2017 & 2018 show						
	STEP 9 = Dec 2017 - Oct 2018 = Construction of expanded marina & the voluntary alternates (if any)						
	STEP 10 = Oct 2018 = Grand opening of expanded marina / alternates during 2018 FLUBS						

<b>Financing</b>							
Financing Overview	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.						
	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.						

<b>Economic Impact &amp; Jobs</b>							
	There are many other economic impacts created as a result of the project. We can identify these once we know which alternatives are considered.						
Total Estimated Economic Impact							
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						

<b>Project Team</b>							
	Suntex Marinas						
	Edgewater Resources, LLC						
	MarineMax						
	IDEA / OBMI						
	TY Lin, Inc.						
	Garth Solutions, Inc						
	Judith Stern Consulting						
	MBAF Accounting Firm						
	Filler Rodriguez, LLP						
	Minority Builders Coalition, Inc						

<b>Current Portfolio</b>							
	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						



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

\$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%			-----	-----

None Stated			None Stated			Except fuel sales if it is an alternate that is selected.	-----
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\$24,965,384			\$27,151,939			-----	-----
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6,757 + 9,100 If of dry dockage			6,757 + 9,100 If of dry dockage			-----	Concept A = 7,326 If & Concept C = 6,647 If
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YES			YES			-----	-----
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In Alternate B (Dry Stack Included) we would additionally pay the city 18% of the revenues generated from the dry stack operations.			In Alternat A (Restaurant &Retail Space Included) we 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 18% of the revenues generated from the dry stack operations.			-----	-----
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52% - 65%							
50% - 85%							
81% (wet slips) / 93% (dry slips)							
SLIPS	BOAT SHOW	GROSS					
		\$1,873,773					
BREAKDOWN BETWEEN SLIP REVENUE & BOAT SHOW REVENUE NOT PROVIDED	BREAKDOWN BETWEEN SLIP REVENUE & BOAT SHOW REVENUE NOT PROVIDED	\$1,923,986					
ONLY GROSS REVENUE INDICATED	ONLY GROSS REVENUE INDICATED	\$1,620,564					
		\$4,663,094					
		\$7,031,456					
		\$9,369,416					
		\$11,055,952					
		\$12,005,139					
		\$12,365,293					
		\$12,736,252					
		\$74,644,925					
		\$7,464,493					
		\$40,604,593					
		\$4.40%					
		\$31,745,329					
		PAGE 88					
BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE	BASE REVENUE	PERCENTAGE REVENUE	TOTAL REVENUE		
\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000		
\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000		
\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000		
\$1,000,000	\$559,571	\$1,559,571	\$1,000,000	\$559,571	\$1,559,571		
\$1,000,000	\$908,571	\$1,908,571	\$1,000,000	\$945,321	\$1,945,321		
\$1,000,000	\$1,261,850	\$2,261,850	\$1,000,000	\$1,353,350	\$2,353,350		
\$1,000,000	\$1,529,097	\$2,529,097	\$1,000,000	\$1,639,002	\$2,639,002		
\$1,000,000	\$1,669,029	\$2,669,029	\$1,000,000	\$1,803,351	\$2,803,351		
\$1,100,000	\$1,719,100	\$2,819,100	\$1,100,000	\$1,857,451	\$2,957,451		
\$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		
\$945,000			\$945,000				
	\$941,789			\$1,007,122			
		\$1,886,789			\$1,952,122		
\$250,000/Year (Years 1, 2 & 3)							
First 10% base revenue increase = Year 9							
Not Stated			Not Stated				
Not Stated			Not Stated				
\$700,200/annually from dry stack (18% of \$3,890,000)			\$833,700/annually = \$120,000/annually from 2 restaurants (Suntex = \$800,000 based upon 8% of \$10 Million, City = \$120,000 based upon 15% of \$800,000) + \$13,500/annually from retail (15% of \$90,000 gross rent) + \$700,200/annually from dry stack (18% of \$3,890,000)			TBD - based upon fuel sales and appropriate industry rate percentage fees to city for lease.	

							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			2,500 sf ship store / retail			2,500 sf ship store / retail	2,500 sf ship store / retail
500 sf lease (Marine Max)			500 sf lease (Marine Max)			500 sf lease (Marine Max)	500 sf lease (Marine Max)
The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.			The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.			The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.	The existing marina will be operated as is until the boater services building is demolished, and we will coordinate nearby temporary boater services facilities while the new facilities are constructed as part of the parking structure. Alternatively (Alternate A) we will construct a new boater services building in a location near the promenade that is approved by the city.

[illegible][illegible]



[illegible]




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	cy	\$30	\$40	\$4,356,000	\$5,808,000
Dredging - Existing Basin	50,820	cy	\$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	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				\$25,917,623	
	Cost Per Slip (Number of Slips = 88)				\$294,518	



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 (low)	Item Cost (high)
Dredging - New Basin	145,200	cy	\$30	\$40	\$4,356,000	\$5,808,000
Dredging - Existing Basin	50,820	cy	\$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	lf	\$2,000	\$3,500	\$2,880,000	\$5,040,000
Utilities (50A/100A Power, Water, Sewage)	0	slip	\$15,000	\$25,000	\$0	\$0
Utilities (200A Power, Water, Sewage)	25	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	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					\$17,034,551	\$24,786,658
Total Soft Costs					\$4,080,959	\$4,649,076
Estimated Total Cost					\$25,275,622	\$29,435,734
Cost Per Slip (Number of Slips = 33)					\$765,928	\$891,992



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



Suntex - Base Plan



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	
B	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
H	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



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 Accomodated	162'+ (Several)

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
B	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
H	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 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	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)

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

Total				\$17,113,000
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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



WET SLIPS	
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	
B	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
H	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'.

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, 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

Total				\$22,643,000
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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





<b>WET SLIPS</b>	
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 Accommodated	162'+ (Several)

Dock	Mooring Style	Size	Quantity	Slip	Broadside	Mediterranean
A	Slip, Broadside	50	22	1,100	488	
B	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
H	Slip, Broadside	45	3	135	55	
ESTIMATED 92 TOTAL (6,757') =			63	2,815	1,384	2,558

<b>DRY SLIPS</b>	
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	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)

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

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, 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

Total				\$24,643,000
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Note: This is the capital infrastructure budget and does not include closing costs, soft costs, CBRE fees, etc. which are \$2,508,939 bringing the total project cost to \$27,151,939

Concept A = 7,326 LF



MARINA DOCKAGE SUMMARY			
DOCK	MOORING STYLE	SIZE (QTY)	TOTAL DOCK LF.
A	SLIP, BROAD.	50' (22), 488 B	1,588 LF
B	SLIP	50' (22), 60' (20)	2,300 LF
C	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
H	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	
B	Slip	50	22	1,100		
B	Slip	60	20	1,200		
C	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
H	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	
B	Slip, Broadside	50	22	1,100	551	
C	Broadside, Mediterranean				1,030	250
D	Broadside				516	
E	Mediterranean	134 - 162				885
F	Slip, Broadside	30	8	240	145	
G	Slip, Broadside	30	8	240	145	
H	Mediterranean	78 - 119				393
I	Slip, Broadside	45	3	135	55	
TOTAL =			41	1,715	3,404	1,528
TOTAL =				6,647 LF		

Concept C = 6,647 LF



MARINA DOCKAGE SUMMARY			
DOCK	MOORING STYLE	SIZE (QTY)	TOTAL DOCK LF.
A	BROAD.	962 B	962 LF
B	SLIP, BROAD.	50' (22), 551 B	1,651 LF
C	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
H	MED.	119' - 78'	393 LF
I	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.**