

Zero to Plan Financial Projections & Investor Returns

Project:2900 IMMA
Rent Development - 5 Year Investment

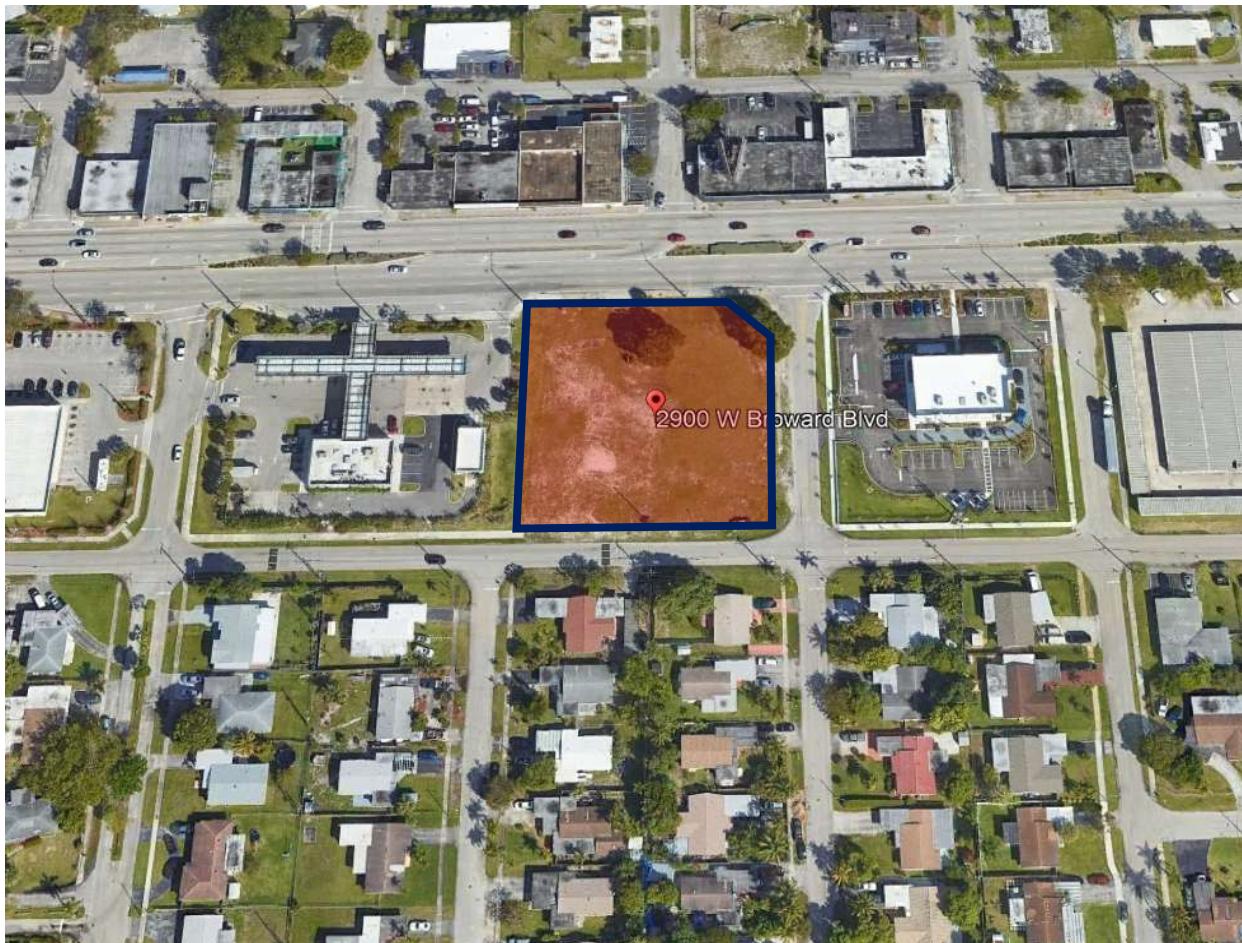


FOR:
INVESTOR NAME
INVESTOR ADDRESS 1
INVESTOR ADDRESS 2

Zero to Plan | Fort Lauderdale

924 NW 1st ST,
Fort Lauderdale, Florida 33311
(786) 631-7907
<https://www.atexgrp.com>

SITE / LOCATION



GENERAL INFO SITE:

Folio	504208010080
Address	2900 W BROWARD BLVD, FORT LAUDERDALE, FL 33312
Owners	MELROSE VIEW LLC
Lot Size	49,774
Lot Size Acres	1.1
Zoning Code	B-1
Density (DU/Acre)	149
Stories (As per right)	10
Office Ratio	7%
Parking Ratio	1.0
CRA	NO
Opport. Zone	NO
Community	BROWARD

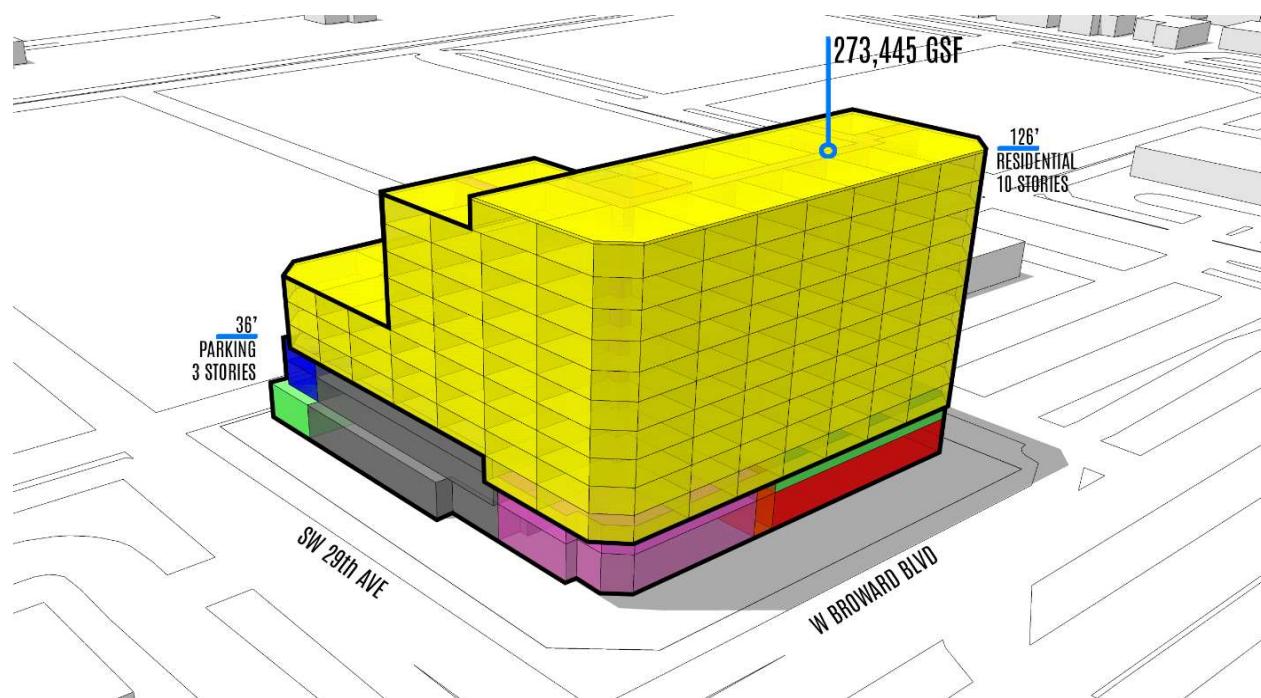
As per Code:

Amount of Units:	171
Parking Spaces:	171

Proposed:

Amount of Units:	170
Parking Spaces:	183

MASSING DIAGRAM / PROGRAM FOR NEW DEVELOPMENT



Legend

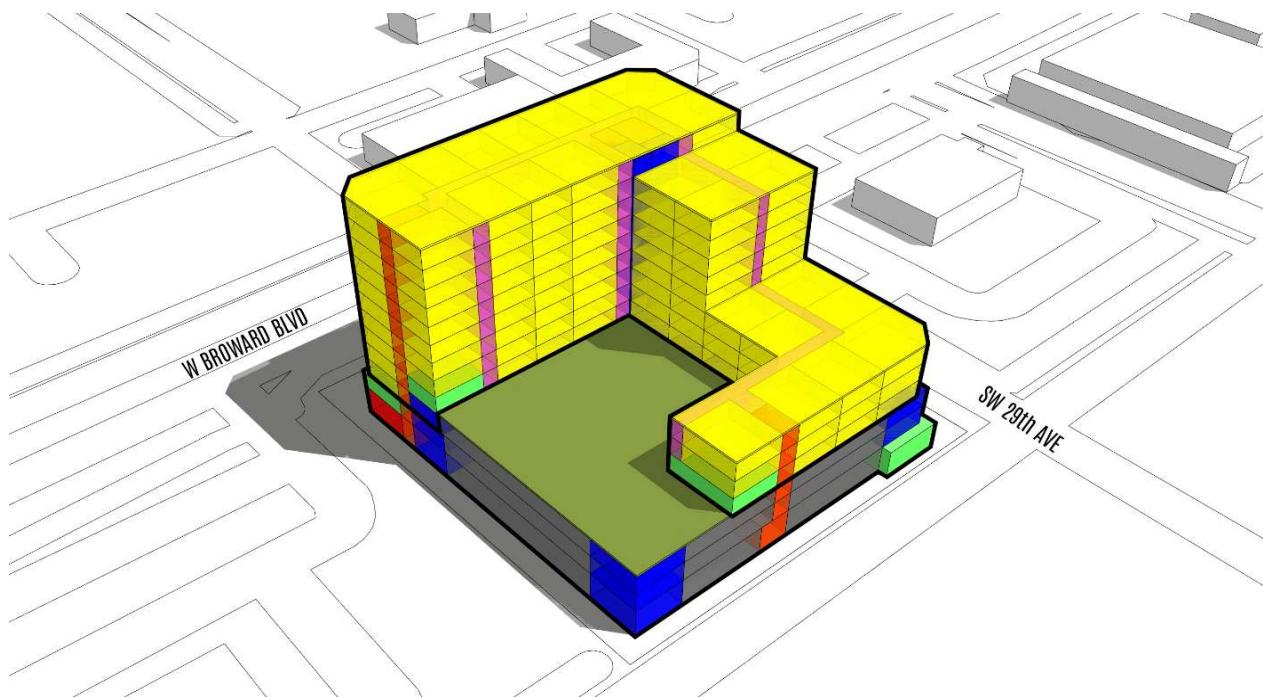
Retail / Office		Residential		Service R.		Lobby / Corr.	
Parking		Amenity		Stairs / Elev.			

MASTER PROGRAM DESIGN

Type	Units
Parking:	73,920 Sq.Ft
Residential:	131,980 Sq.Ft
Office:	3,250 Sq.Ft
Stairs / Corr.:	38,865 Sq.Ft
Lobby:	6,340 Sq.Ft
Amenities:	19,090 Sq.Ft

Type	Units
Parking Ratio Sq.ft	410 Sq.Ft
Affordable Housing	600 Sq.Ft
Studio	550 Sq.Ft
Res. Ratio 1 Bed	750 Sq.Ft
Res. Ratio 2 Bed	1,000 Sq.Ft
Res. Ratio 3 Bed	1,320 Sq.Ft
Res. Ratio 4 Bed	1,600 Sq.Ft

BUILDING / DETAILED PROGRAM PROPOSAL



MASTER PROGRAM DESIGN

As per Design:

Type	Floors
Parking:	3
Lobby	2
Office:	1
Stair.Corr:	12

Residential

Residential	Floors
Affor. Unit	10
Studio Unit	10
Units 1 Bed	10
Units 2 Bed	10
Units 3 Bed	0
Units 4 Bed	0
Amenities	3

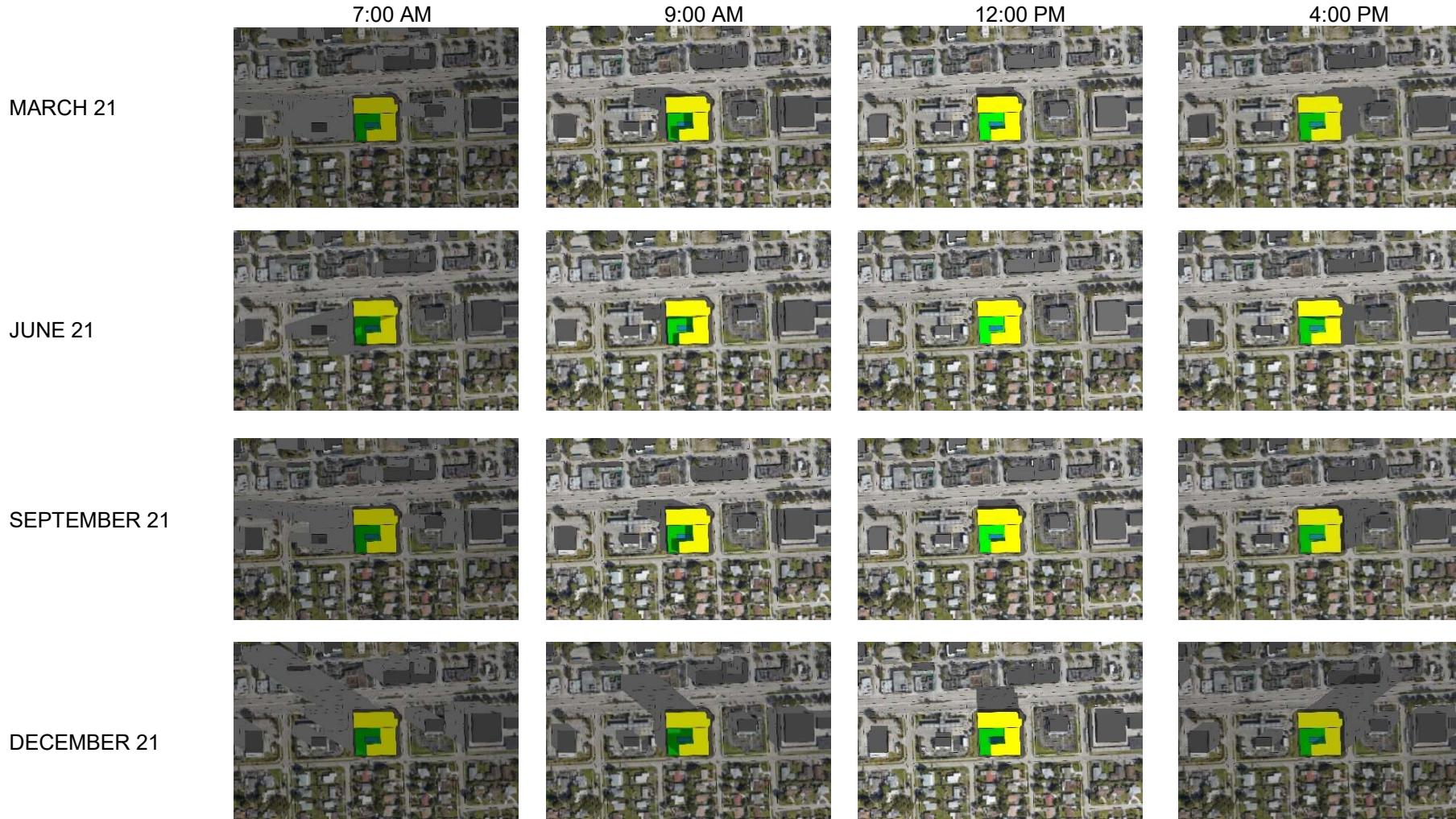
Legend

Retail / Office	■	Residential		Service R.		Lobby / Corr.	
Parking		Amenity		Stairs / Elev.			

BUILDING / DETAILED PROGRAM PROPOSAL



BUILDING / DETAILED PROGRAM PROPOSAL



BUILDING / DETAILED PROGRAM PROPOSAL

Floor	Ratio	USES	Gross Floor Area	Residential Units	Height Provided	Parking Provided
LEVEL 01	34%	Parking	24,990 Sq.Ft		15 Feet	60 Spaces
	100%	Office	3,250 Sq.Ft			
	52%	Lobby	3,280 Sq.Ft			
	4%	Amenities	840 Sq.Ft			
	5%	Stairs / Corr.	2,105 Sq.Ft			
LEVEL 02	33%	Parking	24,550 Sq.Ft		11 Feet	61 Spaces
	48%	Lobby	3,060 Sq.Ft			
	20%	Amenities	3,740 Sq.Ft			
	6%	Stairs / Corr.	2,470 Sq.Ft			
LEVEL 03	33%	Parking	24,380 Sq.Ft			62 Spaces
	5%	Residential	6,455 Sq.Ft	8 Units	10 Feet	
	12%	Stairs / Corr.	4,585 Sq.Ft			
LEVEL 04	13%	Residential	17,325 Sq.Ft	22 Units	10 Feet	
	76%	Amenities	14,510 Sq.Ft			
	10%	Stairs / Corr.	3,935 Sq.Ft			
LEVEL 05	14%	Residential	18,705 Sq.Ft	24 Units	10 Feet	
	11%	Stairs / Corr.	4,190 Sq.Ft			
LEVEL 06	14%	Residential	18,705 Sq.Ft	24 Units	10 Feet	
	11%	Stairs / Corr.	4,190 Sq.Ft			
LEVEL 07	9%	Residential	12,290 Sq.Ft	16 Units	10 Feet	
	8%	Stairs / Corr.	2,950 Sq.Ft			

MASTER PROGRAM DESIGN:

Parking	100%
Residential	100%
Office	100%
Lobby	100%
Amenities	100%
As per Design:	
Parking:	73,920 Sq.Ft
Residential:	131,980 Sq.Ft
Office:	3,250 Sq.Ft
Stairs / Corr.:	38,865 Sq.Ft
Lobby.:	6,340 Sq.Ft
Amenities:	19,090 Sq.Ft
Mix-used Units:	
Studio	5%
1 bedroom	82%
2 Bedroom	14%
3 Bedroom	0%
Units:	100% 170 Units
Parking Spaces:	183 Spaces
Total Construction:	273,445 Sq.Ft

BUILDING / DETAILED PROGRAM PROPOSAL

Floor	Ratio	USES	Gross Floor Area	Residential Units	Height Provided	Parking Provided
LEVEL 08	9%	Residential	12,290 Sq.Ft	16 Units	10 Feet	
	8%	Stairs / Corr.	2,950 Sq.Ft			
LEVEL 09	9%	Residential	12,290 Sq.Ft	16 Units	10 Feet	
	8%	Stairs / Corr.	2,950 Sq.Ft			
LEVEL 10	9%	Residential	12,290 Sq.Ft	16 Units	10 Feet	
	8%	Stairs / Corr.	2,950 Sq.Ft			
LEVEL 11	9%	Residential	12,290 Sq.Ft	16 Units	10 Feet	
	8%	Stairs / Corr.	2,950 Sq.Ft			
LEVEL 12	7%	Residential	9,340 Sq.Ft	12 Units	10 Feet	
	7%	Stairs / Corr.	2,640 Sq.Ft			
LEVEL ROOF	0%	Mechanical				

GRAND TOTAL	Gross Area	273,445 Sq.Ft	170 Units	126 Feet	183 Spaces
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BUILDING EFFICIENCY CALCULATIONS

Efficiency Calculations			
Construction Type	Area	Total Leasable Space	135,230 Sq.Ft
Parking	73,920 Sq.Ft	Gross Construction Space	273,445 Sq.Ft
Residential	131,980 Sq.Ft	Building Efficiency	49.5%
Retail	0 Sq.Ft		
Office	3,250 Sq.Ft		
Plaza	0 Sq.Ft		
Stairs / Corr.	38,865 Sq.Ft		
Lobby	6,340 Sq.Ft		
Amenities	19,090 Sq.Ft		
Total Construction	273,445 Sq.Ft		

Highlighted cells are the ones included in calculations for efficiency

PARKING CALCULATIONS

Current Parking Required by Code

Unit Type	#	Parking Factor	Reqd. Parking	Prop. Parking
Studio	8	1.00	8	8
1 Bedroom	139	1.00	139	139
2 Bedroom	23	1.00	23	23
Total Res.			170	170
Office	3,250 Sq.Ft	250	13	12
Total Parking Required			183	182

Live Local Act Parking Reductions

Citywide incentive reducing parking requirements to one parking space per affordable housing unit.

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/density-height-bonuses#:~:text=Parking%20Reductions&text=Citywide%20incentive%20reducing%20parking%20requirements,space%20per%20affordable%20housing%20unit>

LIVE LOCAL ACT REQUIREMENTS - CHECKLIST

Land use standards –

Affordable housing in commercial, industrial, and mixed-use zones

Affordable housing developments allowed under this preemption are entitled to:

USE	DENSITY	HEIGHT
<ul style="list-style-type: none">Allowed to build multifamily rental or mixed-use in commercial, industrial, or mixed-use zones without a zoning or land development change	<ul style="list-style-type: none">Highest density allowed on any land in the City or County where residential development is allowed	<ul style="list-style-type: none">Highest currently allowed height for a commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher

1. Use: Proposed building is a multifamily, with office space within a B-1 zoning district. These uses are permitted by code. Check.

https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIZODIRE_S47-6BUZODI_S47-6.11LIPECOUSBOUDI

2. Density: In Broward County, allowed densities can be found to be 140 dU/acre, pending review and approval. Proposed building has a density of 134 dU/acre. Check.

https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIZODIRE_S47-5REZODIREOFZODI_S47-5.38TADIRERMDINOA

3. Height: Within B-1 zoning district, developments are allowed to reach a maximum building height of 150 feet. Proposed building height is 102 feet. Check.

https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIZODIRE_S47-6BUZODI_S47-6.20TADIRENOA

Zero to Plan Financial Projections & Investor Returns

Project:2900 IMMA
Rent Development - 5 Year Investment



PROPERTY INFORMATION

Property Name	2900 IMMA
Address	2900 W Broward Blvd, Fort Lauderdale
Year Built	2028
Land Size	1.10 Acres
GLA (Gross Leasable Area)	273,115 SF
NLA (Net Leasable Area)	135,974 SF
Residential Units	170
Commercial Units	0
Number of Parking Spaces	60
Parking Ratio	1.1 per Unit

Land Acquisition Date	September 1, 2025
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INVESTMENT HIGHLIGHTS

Exit Cap	5.00%
Untrended Unlevered Yield on Cost	6.12%
Untrended Levered Yield on Cost	5.63%
Unlevered Profit	\$ 46,423,108
Unlevered IRR	18.66%
Unlevered Equity Multiple	1.78x
Average Unlevered Yield	5.4%
Unlevered Annualised ROI	35.5%
NPV at 10.00%	\$ 15,284,215
Levered Profit	\$ 37,060,644
Levered IRR	26.25%
Levered Equity Multiple	2.62x
Average Cash on Cash Yield	5.40%
Levered Annualised ROI	52.3%
NPV at 15.00%	\$ 9,200,279

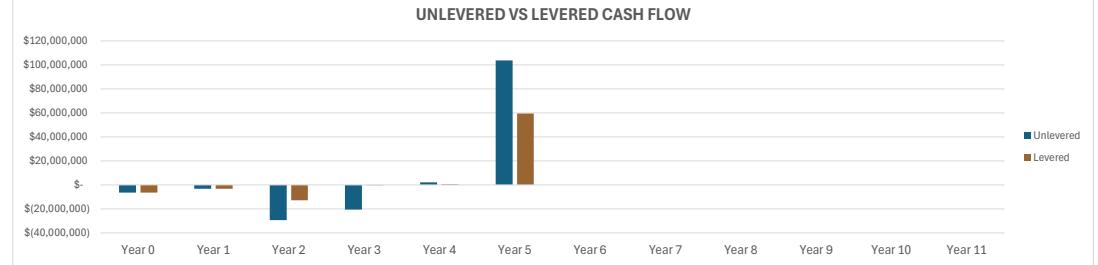
KEY ASSUMPTIONS

Holding Period	5 Years
Exit Cap Rate	5.00%
Construction Cost/ Unit	\$ 380,293
Sales Price/ Unit	\$ 592,804
Construction Senior Interest Rate	8.5%
Construction Mezz. Interest Rate	0.0%
Bridge Equity Loan	0.0%
Pref. Equity	0.0%
Refinancing Interest Rate	5.2%
Lease Up Period	15 months
Units Leased/ Month	10.0 units
LP Contribution	\$ 20,640,770.96
LP Profit	\$ 24,437,330.39
LP IRR	20.92%
LP Equity Multiple	2.18x

CAPITALIZATION

Sources			\$/Unit	\$/GLA
Common Equity	35.0%	\$ 22,627,461	\$ 133,103	\$ 83
Grants	0.0%	\$ -	\$ -	\$ -
LIHTC	0.0%	\$ -	\$ -	\$ -
Senior Debt	65.0%	\$ 42,022,427	\$ 247,191	\$ 154
Mezzanine Loan	0.0%	\$ -	\$ -	\$ -
Cash-Out Loan	0.0%	\$ -	\$ -	\$ -
Bridge Equity Loan	0.0%	\$ -	\$ -	\$ -
Total Sources	100%	\$ 64,649,888	\$ 380,293	\$ 237
Uses				
Land Cost	10.1%	\$ 6,535,250	\$ 38,443	\$ 24
Site Improvements	2.5%	\$ 1,615,270	\$ 9,502	\$ 6
Hard Cost	68.8%	\$ 44,503,968	\$ 261,788	\$ 163
Site Amenities	1.2%	\$ 800,000	\$ 4,706	\$ 3
Project Consultants	1.3%	\$ 866,970	\$ 5,100	\$ 3
Taxes, Insurance, OPEX & Legal	2.4%	\$ 1,533,469	\$ 9,020	\$ 6
Permit & Fees	2.1%	\$ 1,335,687	\$ 7,857	\$ 5
Leasing Center Costs	0.8%	\$ 529,000	\$ 3,112	\$ 2
Marketing Costs	0.1%	\$ 55,000	\$ 324	\$ 0
Developer's Fee	2.6%	\$ 1,675,039	\$ 9,853	\$ 6
Financing Costs	8.0%	\$ 5,200,236	\$ 30,590	\$ 19
Reserves	0.0%	\$ -	\$ -	\$ -
Total Uses	100%	\$ 64,649,888	\$ 380,293	\$ 237

UNLEVERED VS LEVERED CASH FLOW



Zero to Plan Financial Projections & Investor Returns

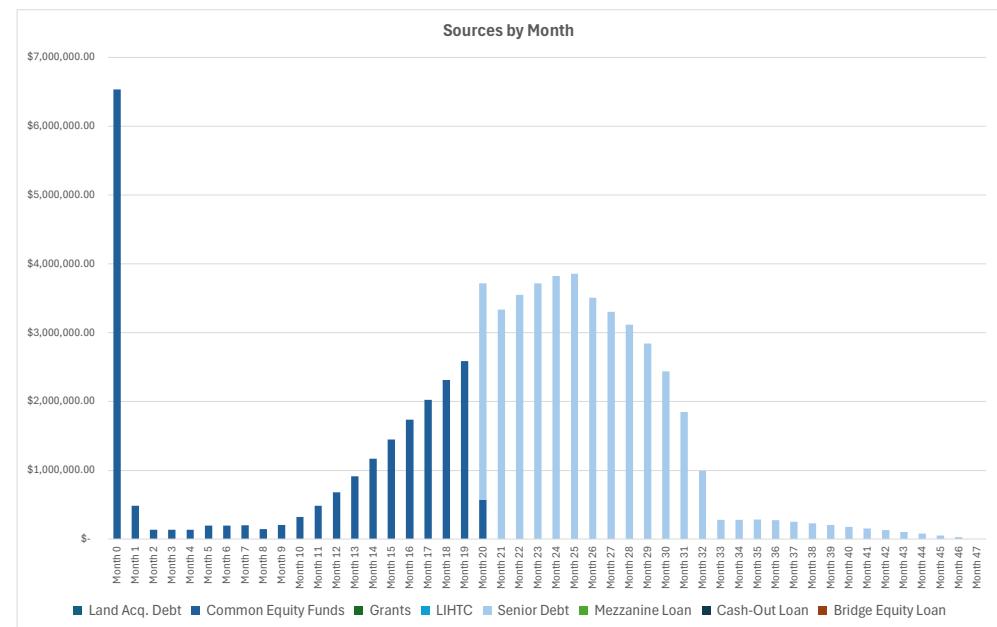
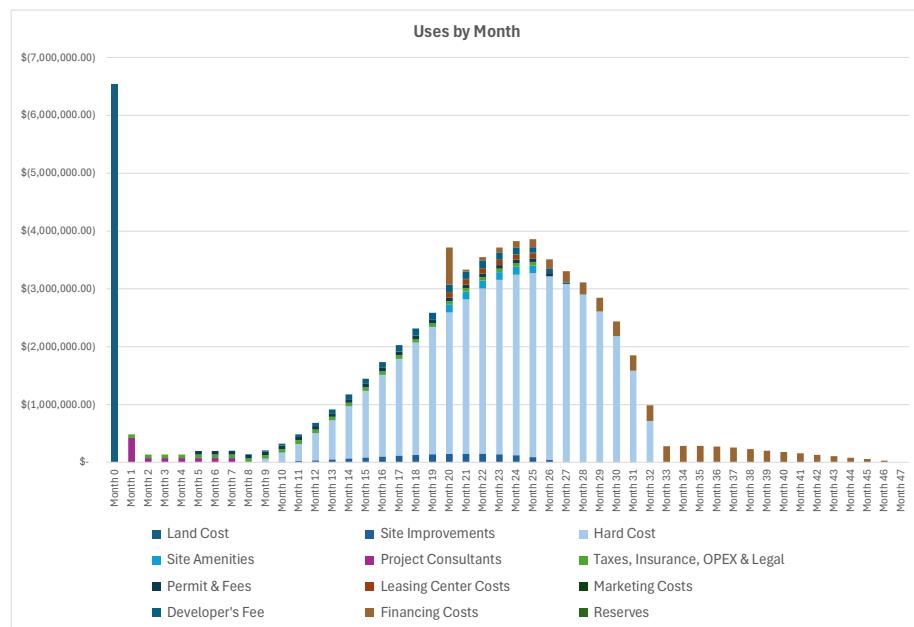
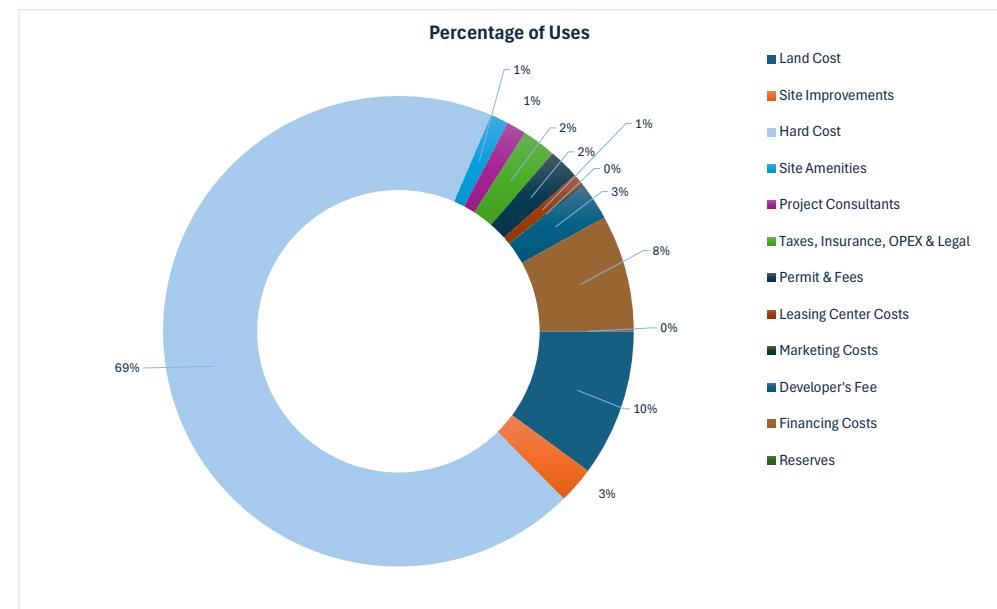
Project:2900 IMMA Rent Development - 5 Year Investment

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
	September-25	September-26	September-27	September-28	September-29	September-30	September-31	September-32	September-33	September-34	September-35	September-36
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Effective Gross Income	\$ -	\$ -	- \$	- \$	\$ 357,594	\$ 3,649,943	\$ 6,220,856	- \$	- \$	- \$	- \$	- \$
Total Operating Expenses	\$ -	\$ -	- \$	- \$	\$ (635,147)	\$ (1,386,902)	\$ (1,495,964)	- \$	- \$	- \$	- \$	- \$
NET OPERATING INCOME	\$ -	\$ -	- \$	- \$	\$ (277,553)	\$ 2,263,041	\$ 4,724,892	- \$	- \$	- \$	- \$	- \$
CAPEX	\$ -	\$ -	- \$	- \$	\$ (17,708.33)	\$ (42,500.00)	\$ (42,500.00)	- \$	- \$	- \$	- \$	- \$
Total Development Costs	\$ (6,535,250)	\$ (3,330,150)	\$ (29,406,515)	\$ (20,177,738)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Sale Proceeds after Fees	\$ -	\$ -	- \$	- \$	- \$	- \$	\$ 99,265,089	\$ -	\$ -	\$ -	\$ -	\$ -
UNLEVERED CASH FLOW	\$ (6,535,250)	\$ (3,330,150)	\$ (29,406,515)	\$ (20,472,999)	\$ 2,220,541	\$ 103,947,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unlevered Yield	0.0%	0.0%	0.0%	-0.4%	3.5%	7.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Other finance Cost</i>												
Loan Insurance	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total Interest	\$ -	\$ -	- \$	\$ (929,289)	\$ (2,850,154)	\$ (1,606,125)	\$ (2,025,077)	- \$	- \$	- \$	- \$	- \$
Total Amortisation	\$ -	\$ -	- \$	- \$	\$ (11,468)	\$ (1,566,583)	\$ (524,605)	- \$	- \$	- \$	- \$	- \$
Total Debt Service	\$ -	\$ -	- \$	\$ (929,289)	\$ (2,861,622)	\$ (3,172,708)	\$ (2,549,681)	- \$				
Operating CF after Financing	\$ -	\$ -	- \$	\$ (929,289)	\$ (3,156,883)	\$ (952,167)	\$ 2,132,711	- \$	- \$	- \$	- \$	- \$
Grants	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Bridge Equity Loan	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Cash-Out Loan	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
LIHTC	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Mezzanine Loan	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Senior Debt	\$ -	\$ -	- \$	\$ 17,573,743	\$ 23,027,892	\$ 1,420,792	- \$	- \$	- \$	- \$	- \$	- \$
Permanent Loan	\$ -	\$ -	- \$	- \$	- \$	\$ 42,022,427	- \$	- \$	- \$	- \$	- \$	- \$
Refinancing Equity Take Out	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
LIHTC after completion	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Payback	\$ -	\$ -	- \$	- \$	- \$	(42,022,427)	\$ (41,871,591)	- \$				
LEVERED CASH FLOW	\$ (6,535,250)	\$ (3,330,150)	\$ (12,762,061)	\$ (306,729)	\$ 468,626	\$ 59,526,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sale Price/Unit	\$ -	\$ -	- \$	- \$	- \$	\$ 583,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sale Price/ GLA	\$ -	\$ -	- \$	- \$	- \$	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Effective Rent/ Unit/ Month	\$ -	\$ -	- \$	- \$	\$ 175	\$ 1,789	\$ 3,049	- \$	- \$	- \$	- \$	- \$
Expenses/ Unit/ Month	\$ -	\$ -	- \$	- \$	\$ 311	\$ 680	\$ 733	- \$	- \$	- \$	- \$	- \$
Operating Expense Ratio					178%	38%	24%					
DSCR	.0x	.0x	.0x	.0x	9.76x	1.85x	.0x	.0x	.0x	.0x	.0x	.0x
Cash on Cash Yield	0.0%	0.0%	0.0%	0.0%	-4.2%	9.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Development Yield	0.0%	0.0%	0.0%	-0.4%	3.5%	7.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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CAPITALIZATION			\$/Unit	\$/GLA
Sources	0	-		
Common Equity	35.0%	\$ 22,627,461	\$ 133,103	\$ 83
Grants	0.0%	\$ -	\$ -	\$ -
LIHTC	0.0%	\$ -	\$ -	\$ -
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Mezzanine Loan	0.0%	\$ -	\$ -	\$ -
Cash-Out Loan	0.0%	\$ -	\$ -	\$ -
Bridge Equity Loan	0.0%	\$ -	\$ -	\$ -
Total Sources	100%	\$ 64,649,888	\$ 380,293	\$ 237
Uses	0.0%	-	-	0.00
Land Cost	10.1%	\$ 6,535,250	\$ 38,443	\$ 24
Site Improvements	2.5%	\$ 1,615,270	\$ 9,502	\$ 6
Hard Cost	68.8%	\$ 44,503,968	\$ 261,788	\$ 163
Site Amenities	1.2%	\$ 800,000	\$ 4,706	\$ 3
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Financing Costs	8.0%	\$ 5,200,236	\$ 30,590	\$ 19
Reserves	0.0%	\$ -	\$ -	\$ -
Total Uses	100%	\$ 64,649,888	\$ 380,293	\$ 237



Zero to Plan Financial Projections & Investor Returns

Project:2900 IMMA
Rent Development - 5 Year Investment

Operating Expense

	Annually	Monthly	Per Unit per Year	Per NLA SQFT per Year
Total Payroll & Benefits	\$ 209,270.00	\$ 17,439.17	\$ 1,231.00	\$ 1.54
Total Maintenance & Operating Expenses	\$ 136,000.00	\$ 11,333.33	\$ 800.00	\$ 1.00
Turnover	\$ 17,000.00	\$ 1,416.67	\$ 100.00	\$ 0.13
Total Contract Services	\$ 119,680.00	\$ 9,973.33	\$ 704.00	\$ 0.88
Total Advertising	\$ 30,600.00	\$ 2,550.00	\$ 180.00	\$ 0.23
Total Administrative Expenses	\$ 42,500.00	\$ 3,541.67	\$ 250.00	\$ 0.31
Total Utilities Expenses	\$ 68,000.00	\$ 5,666.67	\$ 400.00	\$ 0.50
Total Management Fees	\$ 183,314.90	\$ 15,276.24	\$ 1,078.32	\$ 1.35
Total Insurance	\$ 379,100.00	\$ 31,591.67	\$ 2,230.00	\$ 2.79
Total Professional Services	\$ -	\$ -	\$ -	\$ -
Total Property Taxes	\$ 181,579.98	\$ 15,131.66	\$ 1,068.12	\$ 1.34
Capital Reserve	\$ 42,500.00	\$ 3,541.67	\$ 250.00	\$ 0.31
Asset Management Fee	\$ -	\$ -	\$ -	\$ -
Total Stabilized OPEX	\$ 1,409,544.88	\$ 117,462.07	\$ 8,291.44	\$ 10.37

Growth and Inflation Multiples

Rent growth %	6.00%	12.0 months
Other Income growth %	3.00%	12.0 months
General Exp. - Inflation %	2.50%	12.0 months

Real Estate Tax Assumptions

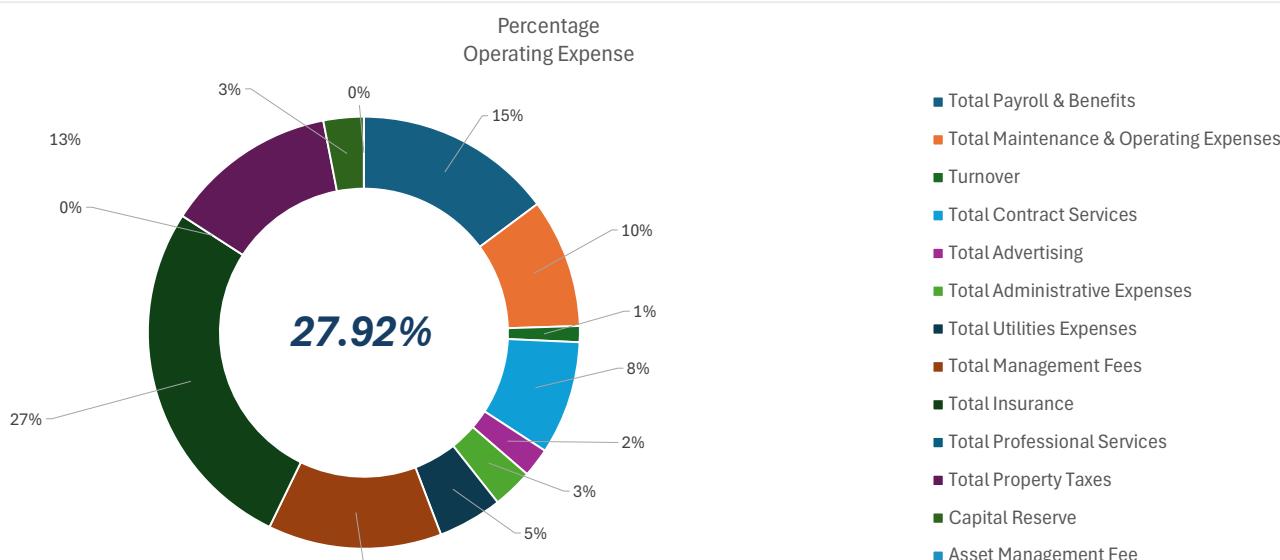
Millage	Assessment	Tax Exemption	Tax Exempt Term
2%	72%	75%	10.00

Untrended Cashflow

PGI	\$ 4,968,012.00	
Vacancy	\$ (248,400.60)	5%
Additional Income	\$ 328,440.00	
EGI	\$ 5,048,051.40	
OPEX	\$ (1,409,544.88)	
NOI	\$ 3,638,506.52	
Opex Ratio	27.92%	

Unlevered Dev cost	\$ 59,449,652.13
Development	\$ 64,649,888.17
Sale of Pad Ready lots	\$ -

Unlevered	6.12%
Levered	5.63%



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Unit Mix

Type	Count	Avg SF	Avg Rent/Month	Avg Rent/SF
Studio	8.00	550.00	1,940.00	3.53
1 Bed	139.00	750.00	2,352.00	3.14
2 Bed	23.00	1,188.00	3,111.00	2.62
Avg	170.00	799.85	2,435.30	3.04

Comparables

Property Information				
Property Name	Riverland Apartments			
Property Class	A			
Address	420 SW 27th Ave, Fort Lauderdale, FL 33312			
County	Broward			
Building				
Units	273			
Avg Unit Size	948			
Stories	4			
GBA	276,000 SF			
Unit Mix				
# Units	Avg SF	Asking Rent / Unit	Asking Rent/ SF	
Studio	24	639.00	\$1,921	\$3.01
1 Bed	164	853.00	\$2,203	\$2.58
2 Bed	80	1,194.00	\$2,718	\$2.28
3 Bed	8	1,409.00	\$3,442	\$2.44
Totals	276	949.35	\$2,364	\$2.53



Property Information				
Property Name	Pearl Flager Vilage			
Property Class	A			
Address	400 NE 3rd Ave, Fort Lauderdale			
County	Broward			
Building				
Units	350			
Avg Unit Size	928			
Stories	7			
GBA	325,067 SF			
Unit Mix				
# Units	Avg SF	Asking Rent / Unit	Asking Rent/ SF	
Studio	12	626.00	\$2,212	\$3.53
1 Bed	236	785.00	\$2,421	\$3.08
2 Bed	79	1,222.00	\$3,313	\$2.71
3 Bed	23	1,553.00	\$3,549	\$2.29
Totals	350	928.65	\$2,689	\$2.96



Property Information				
Property Name	The District at Flagler Village			
Property Class	A			
Address	555 NE 8th St, Fort Lauderdale			
County	Broward			
Building				
Units	350			
Avg Unit Size	982			
Stories	24			
GBA	398,069.00			
Unit Mix				
# Units	Avg SF	Asking Rent / Unit	Asking Rent/ SF	
Studio	65	607	1942	3.199341021
1 Bed	113	811.00	\$2,425	\$2.99
2 Bed	144	1,216.00	\$3,325	\$2.73
3 Bed	28	1,349.00	\$3,266	\$2.42
Totals	350	982.78	\$2,773	\$2.88



DEVELOPMENT FIRM / TEAM AND CONSULTANTS



Development Firm

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Team Coordinators

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