

SMITH & WOLLENSKY

AMERICA'S STEAKHOUSE

MIAMI BEACH PRELIMINARY RENOVATION ESTIMATE

Category				Estimate
Construction Hard Costs *				\$ 1,884,070
Food Service Equipment				\$ 632,400
Technology Costs				\$ 127,000
FF&E Costs				\$ 202,500
Consultants				\$ 260,000
Contingency				\$ 200,000
TOTAL				\$ 3,305,970

Estimates are preliminary and subject to adjustment.

Work estimated to be done over the first 5 years after lease extension approval and sequenced to minimize guest disruption.

* See next slide for breakdown.

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AMERICA'S STEAKHOUSE

MIAMI BEACH PRELIMINARY HARD COST ESTIMATE				
Category				Estimate
General Conditions				\$ 149,000
Concrete				\$ 184,000
Metals				\$ 359,000
Roof				\$ 275,000
Woodwork				\$ 161,000
Waterproofing				\$ 29,000
Mechanical				\$ 149,000
Electrical				\$ 98,000
Overhead Profit				\$ 130,000
Misc & Contingency				\$ 350,000
TOTAL				\$ 1,884,000

Estimates are preliminary and subject to adjustment.