

Appendix 6 Summary of Public Revenue Impact

CITY	2027 (Yr 5)	Over 30 years		Over 99 years	
		Total	NPV @ 5%	Total	NPV @ 5%
Minimum Fixed Rent	\$2.0m	\$71m	\$27m	\$560m	\$45m
Variable Rent	0.5m	26m	11m	186m	17m
Lease Payments	<u>\$2.5m</u>	<u>\$98m</u>	<u>\$38m</u>	<u>\$747m</u>	<u>\$62m</u>
Voluntary 1% Surcharge *	0.7m	27m	10m	206m	17m
Taxes					
CRA City (thru 3/2044)	0.9m	21m	10m	21m	10m
CRA County (thru 3/2044)	0.7m	16m	8m	16m	8m
New Resort Tax (Hotel 1%)	0.0m	0m	0m	0m	0m
Resort Tax (Hotel 4%, F&B 2%)	3.9m	152m	59m	1,163m	97m
CDT Allocation (thru 2044)	1.5m	32m	15m	32m	15m
Property Taxes**	0.1m	15m	4m	250m	13m
Subtotal	7.0m	236m	96m	1,482m	143m
CITY TOTAL	<u>\$10.3m</u>	<u>\$360m</u>	<u>\$144m</u>	<u>\$2,434m</u>	<u>\$222m</u>
COUNTY	2.1m	117m	41m	1,210m	82m
Convention Devl. Tax (3%)	0.8m	58m	20m	654m	42m
Local Option Sales Tax (1%)	1.2m	46m	18m	353m	29m
Property Taxes**	0.1m	13m	4m	203m	11m
Subtotal County					
SCHOOLS (Property Tax)	1.2m	45m	18m	340m	29m
OTHER PROPERTY***	0.1m	5m	2m	41m	3m
STATE SALES TAX (6%)	7.2m	278m	107m	2,120m	177m
TOTAL	<u>\$20.9m</u>	<u>\$806m</u>	<u>\$312m</u>	<u>\$6,146m</u>	<u>\$513m</u>

* Assumes one restaurant leased to a third-party operator. Restaurant lease of 5% of Gross Revenues, city gets 2.5% of the lease instead of the gross revenue

** 95% of general property taxes allocated to CRA through 3/2044

*** Regional property tax and Children's Trust property tax

Key Assumptions:

All analysis completed on a calendar year basis

Year 1 through 10 based on developer proforma

Assumed 2% growth rate beginning in year 11 and beyond

NPV to 2019

\$1.5m of County CDT allocated to City beginning in third year of hotel opening through 2044

Sources: Developer, City of Miami Beach, JLL