

Exhibit G

NBTC Garage Pro Forma

**CITY OF MIAMI BEACH
PARKING DEPARTMENT
North Beach Town Center**

358 total spaces (247 City/111 Developer)(69% City/31% Developer)
Revenue was based on 247 City spaces. Expenses based on 358 total spaces.

REVENUE BASED ON 247 CITY SPACES		247 SPACES (1st Hr Free) Transactions after 6pm reduced by 50%	247 SPACES Transactions after 6pm reduced by 50%	247 SPACES (1st Hr Free) Transactions after 6pm NOT reduced	247 SPACES Transactions after 6pm NOT reduced
	TRANSIENT	\$ 290,000	\$ 310,000	\$ 326,000	\$ 348,000
	MONTHLY RESIDENTS (40% of spaces)(50% residents)	\$ 44,000	\$ 44,000	\$ 44,000	\$ 44,000
	MONTHLY NON-RESIDENT (40% of spaces)(50% non-resident)	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000
	SALES TAX	\$ (26,000)	\$ (28,000)	\$ (29,000)	\$ (30,000)
	TOTAL NET REVENUE	\$ 371,000	\$ 389,000	\$ 404,000	\$ 425,000

*Note: Based on pro-rata data for Sunset Harbor Garage (SHG). Please note that curbside parking surrounding SHG is \$4.00 per hour and enforced 9am to 3am.
For this analysis SHG transactions after 6pm were reduced since North Beach hours of enforcement end at 6pm. The last two columns provide estimates without this adjustment as a comparison.*

EXPENSES BASED ON 358 TOTAL SPACES Developer would reimburse the City for their share of expenses (31%)		358 SPACES	358 SPACES	358 SPACES	358 SPACES
000312	TOTAL PROFESSIONAL SERVICE				
	SUPERVISOR/ATTENDANT (1 attendant/16 hours daily)	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00
	LANDSCAPING*	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
000314	ELECTRICITY*	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
000316	TELEPHONE (\$1,218/MO)	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
000317	WATER (\$20/MO)	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
000318	SEWER (\$200/MO)	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
000319	SANITATION (\$1,300/MO - once weekly)	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00
000324	PRINTING/TICKETS ETC.	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
000325	TOTAL MAINTENANCE CONTRACTS				
	JANITORIAL*	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
	ELEVATOR	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	EXTERMINATING SERVICES \$250/MO	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	FIRE EXTINGUISHERS \$150/MO	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
	FIRE ALARM MONITORING \$250/MO	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	COURIER SERVICE \$17/day	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
	REVENUE CONTROL EQUIPMENT	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
000329	STORMWATER \$800/MO	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
000341	OFFICE SUPPLIES	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
000342	TOTAL REPAIRS & MAINTENANCE				
	R & M SUPPLIES	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	REVENUE CONTROL R & M (NOT COVERED UNDER WARRANTY)	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	ELEVATOR REPAIRS (NOT COVERED UNDER CONTRACT)	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
000343	Other Operating - Windstorm Insurance*	\$ 46,000.00	\$ 46,000.00	\$ 46,000.00	\$ 46,000.00
000349	Other Contractual - SECURITY (1 guard - 24/7 @ \$20/hr)	\$ 175,200.00	\$ 175,200.00	\$ 175,200.00	\$ 175,200.00
	TOTAL OPERATING EXPENSES	\$ 488,500	\$ 488,500	\$ 488,500	\$ 488,500
	PROFIT/(LOSS) - Excludes Depreciation/Capital Expenditures	\$ (117,500)	\$ (99,500)	\$ (84,500)	\$ (63,500)
	31% of Expenses to be reimbursed by Developer	\$ 151,435	\$ 151,435	\$ 151,435	\$ 151,435
	NET PROFIT/(LOSS)	\$ 33,935	\$ 51,935	\$ 66,935	\$ 87,935

* Based on pro-rata data for Sunset Harbor Garage Expenses

000484	Depreciation**	\$ 168,000.00	\$ 168,000.00	\$ 168,000.00	\$ 168,000.00
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** Depreciation was calculated based on a construction cost of \$34,000 per space (247 City spaces) over 50 years.