

## 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)
	<b>TOTAL NET REVENUE</b>	<b>\$ 371,000</b>	<b>\$ 389,000</b>	<b>\$ 404,000</b>	<b>\$ 425,000</b>

*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	<b>TOTAL PROFESSIONAL SERVICE</b>				
	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	<b>TOTAL MAINTENANCE CONTRACTS</b>				
	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	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>				
	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	<b>Other Contractual - SECURITY (1 guard - 24/7 @ \$20/hr)</b>	\$ 175,200.00	\$ 175,200.00	\$ 175,200.00	\$ 175,200.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 488,500</b>	<b>\$ 488,500</b>	<b>\$ 488,500</b>	<b>\$ 488,500</b>
	<b>PROFIT/(LOSS) - Excludes Depreciation/Capital Expenditures</b>	<b>\$ (117,500)</b>	<b>\$ (99,500)</b>	<b>\$ (84,500)</b>	<b>\$ (63,500)</b>
	31% of Expenses to be reimbursed by Developer	\$ 151,435	\$ 151,435	\$ 151,435	\$ 151,435
	<b>NET PROFIT/(LOSS)</b>	<b>\$ 33,935</b>	<b>\$ 51,935</b>	<b>\$ 66,935</b>	<b>\$ 87,935</b>

\* 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.

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

479 total spaces (368 City/111 Developer)(77% City/23% Developer)  
Revenue was based on 368 City spaces. Expenses based on 479 total spaces.

	REVENUE BASED ON 247 CITY SPACES	368 SPACES (1st Hr Free) Transactions after 6pm reduced by 50%*	368 SPACES Transactions after 6pm reduced by 50%*	368 SPACES (1st Hr Free) Transactions after 6pm NOT reduced*	368 SPACES Transactions after 6pm NOT reduced*
	TRANSIENT	\$ 438,000	\$ 468,000	\$ 492,000	\$ 526,000
	MONTHLY RESIDENTS (40% of spaces)(50% residents)	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000
	MONTHLY NON-RESIDENT (40% of spaces)(50% non-resident)	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000
	SALES TAX	\$ (40,000)	\$ (42,000)	\$ (43,000)	\$ (45,000)
	<b>TOTAL NET REVENUE</b>	<b>\$ 558,000</b>	<b>\$ 586,000</b>	<b>\$ 609,000</b>	<b>\$ 641,000</b>

*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 metered hours of enforcement are 8am - 6pm. The last two columns provide estimates without this adjustment as a comparison.*

	EXPENSES BASED ON 479 TOTAL SPACES Developer would reimburse the City for their share of expenses (23%)	479 SPACES	479 SPACES	479 SPACES	479 SPACES
000312	<b>TOTAL PROFESSIONAL SERVICE</b>				
	SUPERVISOR/ATTENDANT (1 attendant/16 hours daily)	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00
	LANDSCAPING*	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
000314	ELECTRICITY*	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
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	<b>TOTAL MAINTENANCE CONTRACTS</b>				
	JANITORIAL*	\$ 66,000.00	\$ 66,000.00	\$ 66,000.00	\$ 66,000.00
	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	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>				
	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*	\$ 62,000.00	\$ 62,000.00	\$ 62,000.00	\$ 62,000.00
000349	<b>Other Contractual - SECURITY (1 guard - 24/7 @ \$20/hr)</b>	\$ 175,200.00	\$ 175,200.00	\$ 175,200.00	\$ 175,200.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 528,500</b>	<b>\$ 528,500</b>	<b>\$ 528,500</b>	<b>\$ 528,500</b>
	<b>PROFIT/(LOSS) - Excludes Depreciation/Capital Expenditures</b>	<b>\$ 29,500</b>	<b>\$ 57,500</b>	<b>\$ 80,500</b>	<b>\$ 112,500</b>
	23% of Expenses to be reimbursed by Developer	\$ 121,555	\$ 121,555	\$ 121,555	\$ 121,555
	<b>NET PROFIT/(LOSS)</b>	<b>\$ 151,055</b>	<b>\$ 179,055</b>	<b>\$ 202,055</b>	<b>\$ 234,055</b>

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

000484	Depreciation**	\$ 251,000.00	\$ 251,000.00	\$ 251,000.00	\$ 251,000.00
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\*\* Depreciation was calculated based on a construction cost of \$34,000 per space (368 City spaces) over 50 years.