

| SITE                                                                                                        | DESCRIPTION                                                                           | EXISTING SPACES | HEIGHT | PURCHASE OF PROPERTY | CONSTRUCTION COST | CONSTRUCTION COST (Inclusive of 20% Soft Costs) | TOTAL COST (LAND ACQUISITION, CONSTRUCTION AND SOFT COSTS) | NO. OF NEW SPACES | PARKING CONSTRUCTION COST PER NEW SPACE | TOTAL PARKING COST PER SPACE |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------|--------|----------------------|-------------------|-------------------------------------------------|------------------------------------------------------------|-------------------|-----------------------------------------|------------------------------|
| Parking Lot P16 at COLLINS/13 <sup>th</sup> St.                                                             |                                                                                       | 53              |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             | Parking Garage Only                                                                   |                 | 55     | \$0                  | Parking           | \$8,500,000                                     | \$10,200,000                                               | 167               | \$50,898                                | \$61,078                     |
|                                                                                                             | Ground Floor Retail W/ Parking Garage                                                 |                 | 75     | \$0                  | Parking           | \$11,000,000                                    | \$13,200,000                                               | 192               | \$57,292                                | \$68,750                     |
|                                                                                                             | Ground Floor Housing, Parking Garage & One Additional Top Floor for Workforce Housing |                 | 75     | \$0                  | Parking           | \$10,300,000                                    | \$12,360,000                                               | 146               | \$70,548                                | \$84,658                     |
|                                                                                                             | Retail W/Parking Garage & Two Top Floors                                              |                 |        |                      | Housing           | \$7,000,000                                     | \$8,400,000                                                |                   |                                         |                              |
|                                                                                                             | Workforce Housing                                                                     |                 | 75     | \$0                  | Parking           | \$8,400,000                                     | \$10,080,000                                               | 54                | \$155,556                               | \$186,667                    |
|                                                                                                             |                                                                                       |                 |        |                      | Housing           | \$12,000,000                                    | \$14,400,000                                               |                   |                                         |                              |
| Property at 1234/1260 Washington Ave.<br>(A) Assuming Maintaining The Entire 1234 Building & Facade of 1260 | Retail W/Parking Garage, Two Floors Workforce Housing & Rooftop Pool Deck             |                 | 75     | \$0                  | Parking           | \$8,150,000                                     | \$9,780,000                                                | 21                | \$388,095                               | \$465,714                    |
|                                                                                                             |                                                                                       |                 |        |                      | Housing           | \$13,850,000                                    | \$16,620,000                                               |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       | 30              |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
| Property at 1234/1260 Washington Ave.<br>(B) Assuming Demolition of 1234 Building & The Facade of 1260      | Parking Garage Only                                                                   |                 | 55     | \$ 20,000,000        | Parking           | \$17,000,000                                    | \$20,400,000                                               | 315               | \$53,968                                | \$128,254                    |
|                                                                                                             | Ground Floor Retail W/ Parking Garage                                                 |                 | 75     | \$ 20,000,000        | Parking           | \$19,600,000                                    | \$23,520,000                                               | 330               | \$59,394                                | \$131,879                    |
|                                                                                                             | Ground Floor Housing, Parking Garage & One Additional Top Floor for Workforce Housing |                 | 75     | \$ 20,000,000        | Parking           | \$18,900,000                                    | \$22,680,000                                               | 268               | \$70,522                                | \$159,254                    |
|                                                                                                             | Retail W/Parking Garage & Two Top Floors                                              |                 |        |                      | Housing           | \$13,100,000                                    | \$15,720,000                                               |                   |                                         |                              |
|                                                                                                             | Workforce Housing                                                                     |                 | 75     | \$ 20,000,000        | Parking           | \$14,500,000                                    | \$17,400,000                                               | 205               | \$70,732                                | \$182,439                    |
|                                                                                                             |                                                                                       |                 |        |                      | Housing           | \$18,000,000                                    | \$21,600,000                                               |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       | 30              |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |
|                                                                                                             | Parking Garage Only                                                                   |                 | 55     | \$ 20,000,000        | Parking           | \$16,800,000                                    | \$20,160,000                                               | 450               | \$37,333                                | \$89,244                     |
|                                                                                                             | Ground Floor Retail W/ Parking Garage                                                 |                 | 75     | \$ 20,000,000        | Parking           | \$19,550,000                                    | \$23,460,000                                               | 405               | \$48,272                                | \$107,309                    |
|                                                                                                             | Ground Floor Housing, Parking Garage & One Additional Top Floor for Workforce Housing |                 | 75     | \$ 20,000,000        | Parking           | \$18,500,000                                    | \$22,200,000                                               | 320               | \$57,813                                | \$131,875                    |
|                                                                                                             | Retail W/Parking Garage & Two Top Floors                                              |                 |        |                      | Housing           | \$13,300,000                                    | \$15,960,000                                               |                   |                                         |                              |
|                                                                                                             | Workforce Housing                                                                     |                 | 75     | \$ 20,000,000        | Parking           | \$17,800,000                                    | \$21,360,000                                               | 244               | \$72,951                                | \$169,508                    |
|                                                                                                             |                                                                                       |                 |        |                      | Housing           | \$15,000,000                                    | \$18,000,000                                               |                   |                                         |                              |
|                                                                                                             |                                                                                       |                 |        |                      |                   |                                                 |                                                            |                   |                                         |                              |