

Preserving Trees in Urban Environments



OPTIMUM CONDITIONS FOR TREES:

- **UNRESTRICTED ROOT ZONE AREAS**
- **DEEP SOILS**
- **COMPLETE TREE CANOPY GROWTH ZONES**



THESE CONDITIONS ONLY EXIST AS:

**NATURAL AREAS
PARKS AND GARDENS**



**IN THE MAN-MADE URBAN ENVIRONMENT
OPTIMUM CONDITIONS ALMOST NEVER EXIST!**

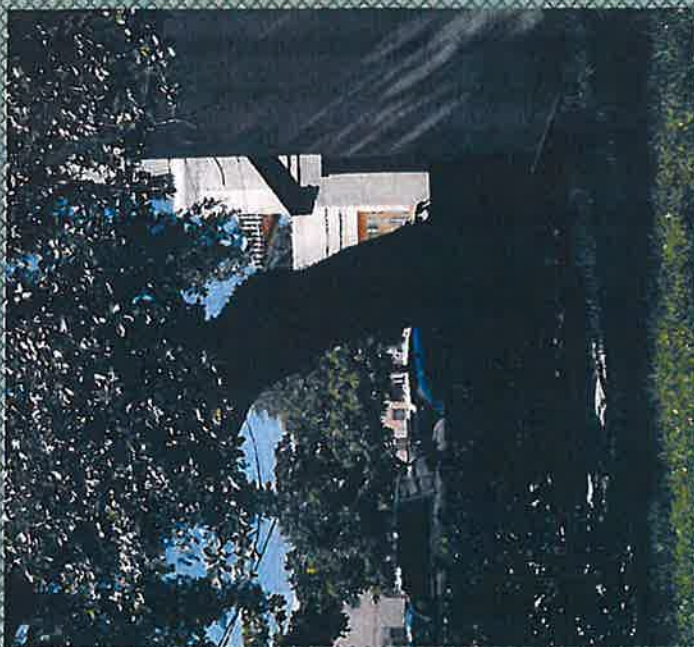


**YET TREES CONTINUE TO EXIST IN URBAN SETTINGS,
PROVIDING THEIR MULTITUDE OF BENEFITS
THROUGHOUT THE URBAN LANDSCAPE...**



**CONTINUOUS CHALLENGE:
PRESERVE EXISTING TREES
WHILE PERMITTING SENSITIVE
DEVELOPMENT**









"The City Beautiful"

...developing with trees.

Illustrative Tree Protection Zones



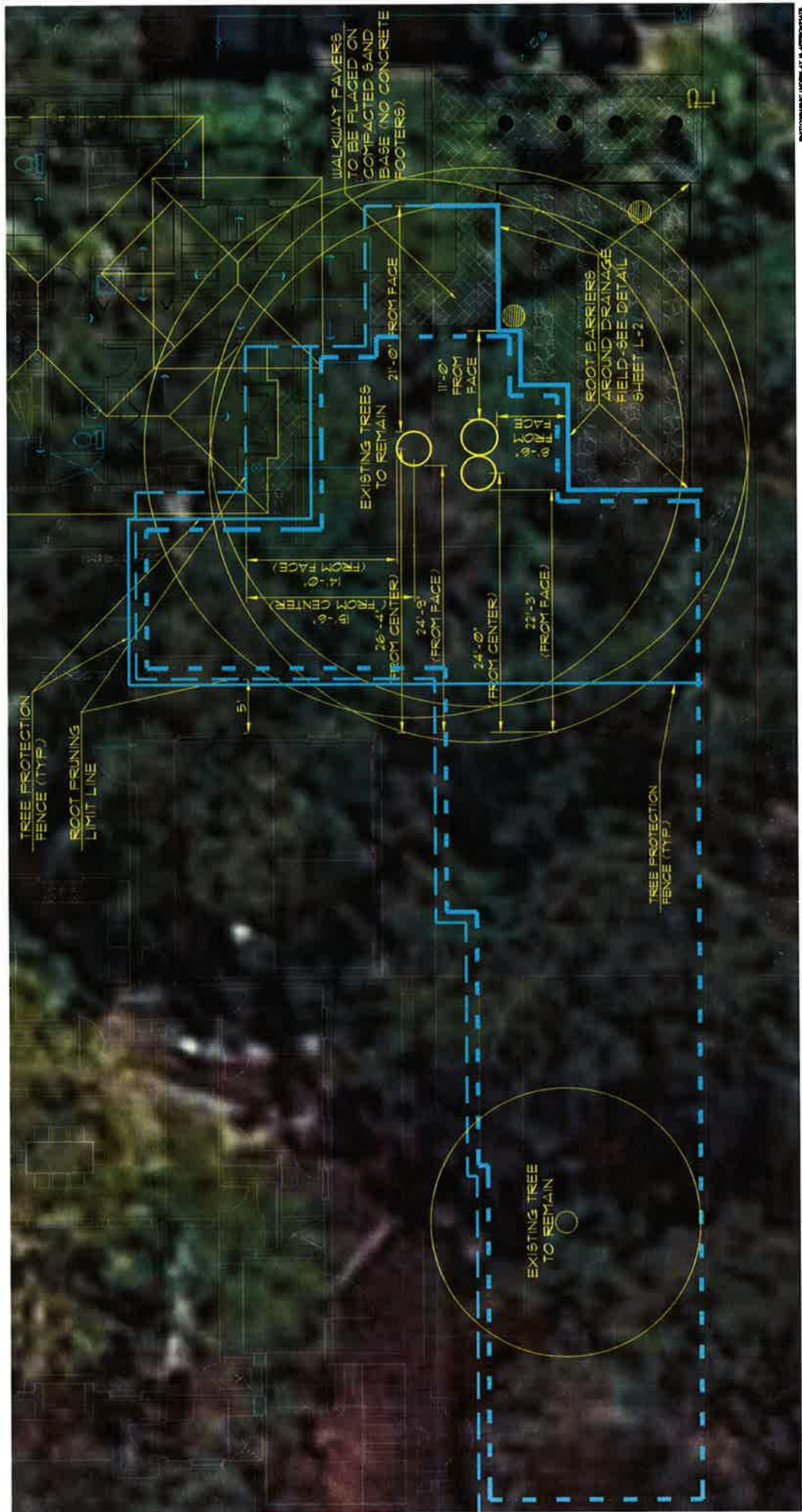
3- LIVE OAKS
(*Quercus virginiana*)
TO REMAIN

LISBON STREET



0' 10' 20'
SCALE: 1" = 10'

1015 LISBON STREET
ILLUSTRATIVE
TREE PROTECTION ZONES



PHOTOGRAPHIC SURVEY AT APPROXIMATE



1015 LISBON STREET
ILLUSTRATIVE
TREE DISPOSITION PLAN

Evidence of Reasonable Investment Backed Expectations

#	ML#	Area	Address	List Price	#Bds	#Bth	#B	#B	Sq Ft LA	Style	Type	Yr Bkt	Subdivision	Pool?	Lot Sq Ft	VR?	List Date	ADOM	Sale Price		
1	A1982645	CS	41	1131 CORTORRO AVENUE	\$1,125,000	4	3	1	3,033	R30	SINGLE	2013	1	Coga Subdivision	N	0	N	12/17/2013	64	\$1,050,000	
2	A1849979	CS	41	250 SARTO	\$1,125,000	3	3	1	2,429	R30	SINGLE	2013	1	COCONUT GROVE SEC 1-CORAL	N	5,000	N	09/26/2013	19	\$1,075,000	
3	A1891334	CS	41	806 MILAN AVENUE	\$748,000	4	2	1	2,167	R31	SINGLE	2012	1	CORAL GABLES GRANADA SEC	N	5,200	N	09/19/2012	27	\$680,000	
4	A1533590	CS	41	5010 LE JEUNE RD	\$615,000	4	3	0	2,493	R30	SINGLE	2011	1	CORAL GABLES RIVERA SEC	N	6,000	N	09/28/2011	106	\$600,000	
5	A1789255	CS	41	4201 SW 10 ST	\$586,000	4	3	0	2,817	R30	SINGLE	2012	2	LE JEUNE VILLAS	N	7,000	N	05/10/2013	14	\$590,000	
6	A1851034	CS	41	400 MADRERA AVE	\$1,249,000	4	4	0	0	R31	SINGLE	2013	1	PILAFIAN PROPERTIES	N	7,895	N	05/16/2014	10	\$1,125,000	
7	A1821940	CS	41	624 CATALONIA AV	\$1,295,000	4	4	0	2,865	R31	SINGLE	2013	1	CORAL GABLES BILTMORE ADD	N	9,000	N	07/31/2013	20	\$1,250,000	
8	A1882500	CS	41	1133 CORTORRO AVENUE	\$1,295,000	5	4	1	3,511	R30	SINGLE	2013	1	Coga Subdivision	N	8,745	N	12/17/2013	97	\$1,195,000	
9	A1831609	CS	41	401 DAROCO AV	\$1,195,000	5	4	0	3,790	R30	SINGLE	2011	0	GRANADA TERR	N	9,000	N	08/21/2013	41	\$1,025,000	
10	A1698964	CS	41	1925 MERCADERO AV	\$1,195,000	5	5	0	4,107	R31	SINGLE	2013	1	CORAL GABLES RIVERA SEC	N	10,000	N	06/22/2013	9	\$1,595,000	
11	A1804668	CS	41	4420 ANDERSON RD	\$1,239,000	5	4	0	4,077	R30	SINGLE	2010	1	CORAL GABLES COUNTRY CLUB	N	10,000	N	09/10/2012	69	\$1,250,000	
12	M1453085	CS	41	919 VENETIA AV	\$1,235,000	4	4	0	3,274	R31	SINGLE	2010	2	CORAL GABLES COUNTRY CLUB	N	10,000	N	10/21/2010	34	\$1,150,000	
13	A1948875	CS	41	731 ESCOBAR AV	\$1,290,000	4	4	0	3,998	R31	SINGLE	2013	1	Gables OLD SPANISH	N	10,000	N	01/22/2013	127	\$1,200,000	
14	A1948875	CS	41	515 CALICULA AVE	\$2,350,000	5	5	1	4,275	R31	SINGLE	2014	2	CORAL GABLES COUNTRY CLUB	N	10,425	N	11/04/2014	18	\$2,225,000	
15	A1864824	CS	41	1415 ROBBIA AVE	\$2,250,000	5	5	1	4,675	R31	SINGLE	2013	1	CORAL GABLES RIVERA SEC	N	10,500	N	03/26/2010	362	\$1,550,000	
16	M1370613	CS	41	911 PARACISO AV	\$1,595,000	5	5	1	5,949	R31	SINGLE	2011	3	CORAL GABLES RIVERA SEC	N	10,500	N	01/25/2013	271	\$1,840,000	
17	A1745453	CS	41	1411 PARACISO AV	\$1,890,000	5	5	1	4,600	R31	SINGLE	2010	2	CORAL GABLES RIVERA SEC	N	10,529	N	01/25/2013	40	\$1,895,000	
18	A1988190	CS	41	6825 VERONESE ST	\$2,450,000	6	5	1	4,535	R31	SINGLE	2014	2	CORAL GABLES RIVERA SEC	N	11,237	N	06/27/2013	8	\$1,895,000	
19	A1807177	CS	41	605 SAN ANTONIO ST	\$1,895,000	4	4	1	3,957	R31	SINGLE	2011	2	CORAL GABLES RIVERA SEC	N	11,600	N	03/17/2010	48	\$650,000	
20	A1927664	CS	41	605 SAN ANTONIO AV	\$1,500,000	4	4	1	4,000	R31	SINGLE	2010	2	CORAL GABLES RIVERA SEC	N	11,678	N	07/25/2013	85	\$1,500,000	
21	A1829656	CS	41	13684 DEERING BAY DR	\$2,690,000	5	5	1	6,200	R33	SINGLE	2011	3	CORAL GABLES RIVERA SEC	N	11,900	N	02/15/2011	531	\$2,635,000	
22	M1473539	CS	41	1151 S ALHAMBRA CIRCLE	\$2,690,000	5	5	1	4,749	R35	SINGLE	2012	2	DEERING BAY ESTATES	N	12,000	N	05/07/2013	377	\$2,900,000	
23	A1783918	CS	41	5817 RIVERA	\$2,399,000	5	5	1	4,750	R31	SINGLE	2013	2	CORAL GABLES RIVERA SEC	N	12,000	N	02/15/2011	192	\$2,900,000	
24	A1878045	CS	41	2623 ALHAMBRA CR	\$2,996,000	6	6	1	6,141	R31	SINGLE	2013	2	CORAL GABLES RIVERA SEC	N	13,500	N	12/04/2013	107	\$2,750,000	
25	A1544418	CS	41	2623 ALHAMBRA CR	\$2,900,000	6	7	1	6,141	R31	SINGLE	2011	2	CORAL GABLES SEC D REV PL	N	13,500	N	09/30/2011	B22	\$1,850,000	
26	A1983206	CS	41	8701 RIVERA DR	\$2,900,000	6	7	1	6,141	R31	SINGLE	2011	2	CORAL GABLES SEC D REV PL	N	13,500	N	09/30/2011	B22	\$1,850,000	
27	A1949548	CS	41	141 ROSALES	\$4,500,000	6	6	2	5,000	R31	SINGLE	2014	2	COCOPUM SEC 2 PLAT G	N	14,141	N	02/25/2010	32	\$650,702	
28	A1818497	CS	41	14641 POMPAÑO DRIVE	\$4,500,000	6	6	2	5,000	R31	SINGLE	2014	2	COCOPUM SEC 2 PLAT G	N	15,150	N	02/25/2010	133	\$650,702	
29	A1827966	CS	41	6949 SUNRISE DR	\$3,955,000	5	5	7	0	0	R31	SINGLE	2014	2	24-55 40 KINGS BAY SUB	N	15,150	N	07/16/2011	420	\$3,750,000
30	A2001308	CS	41	2500 N GREENWAY DR	\$3,955,000	6	6	1	5,741	R31	SINGLE	2012	2	SUNRISE HARBOUR REV	N	16,500	N	02/06/2011	11	\$1,300,000	
31	M1471258	CS	41	270 GALEON CT	\$2,948,000	5	4	3	5,883	R31	SINGLE	2011	3	CORAL GABLES SEC D REV PL	N	16,926	N	04/21/2011	213	\$1,300,000	
32	A1977555	CS	41	2000 N GREENWAY DR	\$2,995,000	5	6	1	6,436	R31	SINGLE	2010	3	COCOPUM SEC 2 PLAT D	N	17,858	N	04/21/2011	348	\$2,750,000	
33	A1957432	CS	41	8400 SAN VICENTE ST	\$3,500,000	0	0	0	6,700	R31	SINGLE	2013	3	CORAL GABLES RIVERA SEC	N	18,969	N	02/24/2010	8	\$6,250,000	
34	M1372828	CS	41	9335 BALADA ST	\$3,500,000	0	0	0	9,360	R34	SINGLE	2010	0	CORAL GABLES RIVERA SEC	N	22,400	N	04/11/2014	8	\$3,300,000	
35	A1935500	CS	41	150 SOLANO PRADO	\$4,200,000	4	5	1	7,459	R34	SINGLE	2011	2	OLD CUTLER BAY SEC 2	N	26,000	N	02/24/2010	172	\$4,000,000	
36	A1909712	CS	41	277 MARINERO CT	\$6,900,000	4	5	1	6,900	R35	SINGLE	2012	3	OLD CUTLER BAY SEC FIVE	N	26,000	N	04/11/2014	8	\$3,300,000	
37	A1807523	CS	41	8215 LOS PINOS CR	\$4,000,000	5	6	1	8,000	R35	SINGLE	2012	3	COCOPUM SEC 2 PLAT D	N	26,000	N	02/24/2010	172	\$4,000,000	
38	A1678908	CS	41	150 EDgewater DR	\$8,150,000	10	10	1	6,662	R31	SINGLE	2012	1	COCOPUM SEC 1	N	36,192	N	08/27/2012	32	\$4,000,000	
39	A1724460	CS	41	190 EDGEWATER DR	\$8,150,000	5	6	1	6,662	R31	SINGLE	2012	1	COCOPUM SEC 1	N	36,192	N	08/27/2012	32	\$4,000,000	
40	M1404603	CS	41	500 ARVIDA PW	\$3,500,000	7	8	2	17,000	R35	SINGLE	2010	3	BAKER HOMESTEAD RESUB	N	36,960	N	12/13/2012	186	\$3,500,000	
41	A1822327	CS	41	5228 OAK LN	\$6,999,000	7	8	3	17,000	R35	SINGLE	2010	3	GABLES ESTS NO 3	N	42,253	N	06/01/2010	31	\$3,500,000	
42	A1822327	CS	41	5228 OAK LN	\$6,999,000	7	8	3	17,000	R35	SINGLE	2010	3	GABLES ESTS NO 3	N	42,253	N	06/01/2010	31	\$3,500,000	
43	A1822327	CS	41	5228 OAK LN	\$6,999,000	7	8	3	17,000	R35	SINGLE	2010	3	GABLES ESTS NO 3	N	42,253	N	06/01/2010	31	\$3,500,000	
44	A1822327	CS	41	5228 OAK LN	\$6,999,000	7	8	3	17,000	R35	SINGLE	2010	3	GABLES ESTS NO 3	N	42,253	N	06/01/2010	31	\$3,500,000	
45	A1973475	CS	41	10101 LAKESIDE DR	\$8,250,000	9	7	3	11,223	R31	SINGLE	2011	5	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
46	A1741608	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
47	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
48	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
49	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
50	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
51	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
52	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
53	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
54	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
55	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
56	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
57	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
58	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
59	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
60	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
61	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
62	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
63	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
64	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE	2010	3	SNAPPER CREEK LAKES SUB	N	50,855	N	03/16/2011	154	\$6,600,000	
65	A1908361	CS	41	325 LEUCANDORA DR	\$17,900,000	8	7	1	13,553	R35	SINGLE										

Lisbon (Small)

	Pro-Forma	Revised Budget	Price Per Unit	Price Per Sq. Foot
Gross Square Feet	2,875			
Sq Ft. A/C Area	2,209			
# of Units	1			
Cost Per Sq Ft. Gross	130			
Cost Per Sq Ft. A/C	\$169			
Sale Price Per Sq. Ft. A/C				
Sale Price Per Sq. Ft. Gross	\$375			
Revenues Unit Price	\$1,078,125	\$1,078,125	1,078,125	375.00
Gross Sell Out		-	-	-
Cushion		-	-	-
Upgrades (On Price Sheet)		-	-	-
TOTAL REVENUES	1,078,125	1,078,125	1,078,125	375.00
Acquisition	200,000	200,000	200,000	69.57
Construction				
Construction Costs Contractor	373,750	373,750	373,750	130.00
Contingency 10%	37,375	37,375	37,375	
Land Development	25,000	25,000	25,000	8.70
Garage		-	-	-
TOTAL CONSTRUCTION COST	436,125	436,125	436,125	138.70
Operating Costs				
Architect/Design Fees	25,000	25,000	25,000	8.70
Engineering And Survey Fees	12,000	12,000	12,000	4.17
Architect/Design Fees	-	-	-	-
Association Set Up and Turnover	-	-	-	-
Art Work	-	-	-	-
Loan Costs	10,809	10,809	10,809	3.76
Construction Interest Expense	23,677	23,677	23,677	8.24
Investor Interest Expense (Pref)	-	-	-	-
Legal Fees	25,000	25,000	25,000	8.70
Administrative Expenses	-	-	-	-
Marketing / Advertising	-	-	-	-
Real Estate Commissions	64,688	64,688	64,688	22.50
Property Taxes (from MDC), 2 years	7,000	7,000	7,000	2.43
Closing Costs on Sales	21,563	21,563	21,563	7.50
Operating Defecit Reserve	-	-	-	-
Operating/Management Costs	47,850	47,850	47,850	16.64
Project Contingency	-	-	-	-
Total Operating Costs	237,586	237,586	237,586	82.64
Total Costs	873,711	873,711	873,711	303.90
Net Profit	204,414	204,414	204,414	71.10

Investor Profit	102,207
Return on Investment for Investor	51%
Annualized Return for Investor	20%

Developer Profit	102,207
Profit Margin	19%

Price Table	With Premium	Per Unit	Sq. Foot Total	Sq. Foot A/C
Lisbon Small	\$1,078,125	\$1,078,125	2875	2209