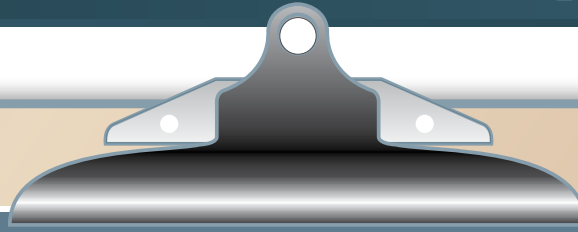


# 100% Full Credit Proposal



## 20% = TEAM CAPABILITY

- Develop History Together
- Develop in Coral Gables
- Develop Revitalizing Downtowns

## 20% = FEASIBILITY

- Parking Study
- Traffic/Pedestrian Study
- Economic Impact Analysis
- Office Market Analysis
- Apartment Market Analysis
- No Variances

## 15% = FINANCIAL BENEFIT

- Free Garages
- Free 20,000 SF City Office
- Free Smart Parking Garages 1+2+4+6
- Total Over \$80,000,000 Upfront Benefit

## 25% = PARKING SUPPLY

- Smart Parking Garages 1+2+4+6
- PARC System
- Electronic Vacant Space Verification
- Bicycle Parking
- Electric Car Stations
- Security Plan

## 20% = AMENITY / ACTIVITY

- Disposable Income Day + Night
- Traffic/Pedestrian Improvements
- Garage 4 Paseo
- Full-Service Restaurant
- Green Building Standard
- \$13,600,000 of Med. Bonus Features
- Landscape Plan
- Alleyway Beautification