

**MIDTOWN DISTRICT PROPOSED AND EXISTING DEVELOPMENT**

Name and Location of Development	Broward Cty 2001 Assessed Property Value	Broward Cty 2010 Assessed Property Value	2010 Estimated Development & Assessed Value	Proposed Square Foot, Dwelling Units	Date Completed	Comments
Cornerstone Common	\$ 1,889,440	\$ 6,522,530	\$ 60,353,380			
Cornerstone One	\$ 26,953,290	\$ 30,651,350	N/A	170,200	2001	
Cornerstone Two	\$ 1,257,430	\$ 15,214,460	N/A	110,000	2001	
Cornerstone Three	\$ 482,600		\$ 23,200,000	116,000	N/A	Start date unknown
Cornerstone Four	\$ 1,771,890		\$ 23,200,000	116,000	N/A	Start date unknown
Cornerstone Five	\$ 1,005,770	\$ 7,965,040	N/A	52,000	2009	
<b>Total</b>	<b>\$ 33,360,420</b>	<b>\$ 60,353,380</b>	<b>\$ 106,753,380</b>	<b>564,200</b>		
Midtown 24 700 SW 78 Ave	\$ 264,350	\$ 6,138,840	\$ 6,138,840			
Residential Phase I			\$ 40,000,000	251 units	2010	
Residential Phase II			\$ 48,000,000	227 units *	2014	Permitting
<b>Total</b>	<b>\$ 264,350</b>	<b>\$ 6,138,840</b>	<b>\$ 94,138,840</b>	<b>451 units</b>		
Fountains, 801 Univ Dr Prior Commercial	\$ 33,952,780	\$ 54,134,070	\$ 54,134,070	270,200	N/A	
Kohls			\$ 22,926,000	100,200	2009	
Dicks				50,000	2010	
Main Street				22,000		
<b>Total</b>	<b>\$ 33,952,780</b>	<b>\$ 54,134,070</b>	<b>\$ 77,060,070</b>	<b>442,400</b>		Total Wine - Const.
Kaplan University 1601 SW 80 Ter	No information available		\$ 13,942,470 \$ 688,584			
<b>Total</b>		\$ 13,942,470	\$ 14,631,054	120,000	2010	
One Plantation Place 1347 S University Dr	No information available		\$ 82,000,000 \$ 11,050,070 \$ 93,050,070	321 units ** 60,000	2013/14	Permitting
Publix Market 1181 S University Dr			\$ 5,247,260 \$ 1,958,405			
<b>Total</b>	<b>\$ 2,970,170</b>	<b>\$ 5,247,260</b>	<b>\$ 7,205,665</b>	<b>58,318</b>	<b>2010</b>	
Renaissance Hotel 1230 S Pine Island Rd	\$ 2,061,360	\$ 27,152,630	\$ 27,152,630	250 rooms	2001	Renovated \$3 million
Royal Palm, Pine Island Phase I	\$ 14,783,410	\$ 28,847,880	\$ 28,847,880	445,800	2001	
Phase II		\$ 34,465,350	\$ 34,465,350	440,000	2007	
<b>Total</b>	<b>\$ 14,783,410</b>	<b>\$ 63,313,230</b>	<b>\$ 63,313,230</b>	<b>885,800</b>		
Medical Office 201 SW 84 Ave			\$ 1,989,750 \$ 1,175,999			
<b>Total</b>	<b>\$ 1,489,750</b>	<b>\$ 1,989,750</b>	<b>\$ 3,165,749</b>	<b>13,800</b>	<b>2010</b>	
Veranda Residential Phase II 600 N Pine Island	\$ 15,910,320	\$ 32,200,110	\$ 24,197,800 \$ 39,520,000 \$ 8,002,310	201 units 197 units *** 48,850	2008 2013/14 2008	Permitting
<b>Total</b>	<b>\$ 15,910,320</b>	<b>\$ 32,200,110</b>	<b>\$ 71,720,110</b>			
Westfield Mall, Movie Tr 8000 Broward Blvd.				2,489 seats		2012 const. 12-18 mths complete
Westside Medical Ctr 8251 W. Broward Blvd.	\$ 2,643,200	\$ 4,421,300	\$ 3,200,000	40,000	2013	Permitted 2-2-12
<b>Total</b>	<b>\$ 107,435,760</b>	<b>\$ 254,950,570</b>	<b>\$ 453,709,674</b>			

\* 227 units x \$200 x 1,200 sq ft = \$55 million

\*\* \$150 million/574 units = \$261,324 x 321 units = \$84 million

\*\*\* 197 units x \$200 x 800 sq ft + 100 units x \$200 x 1,200 sq ft = \$39 million