

# Exhibit B

## Miami Beach

3,375 Capacity

54,193 SF

Updated 07/01/2024

Blueprint  
Studio

### 100 Building & Fit-Out Costs

	Total	Core and Shell	TI	FF&E	Total \$/SF
Trade Costs	\$ 35,988,612	\$ 19,793,737	\$ 16,194,875	\$ -	\$ 664
General Conditions and General Requirements	\$ 3,157,725	\$ 1,736,749	\$ 1,420,976	\$ -	\$ 58
Overhead, Profit & Insurance	\$ 1,627,520	\$ 895,136	\$ 732,384	\$ -	\$ 30
Escalation through 2025	\$ 1,630,954	\$ 897,025	\$ 733,929	\$ -	\$ 30.10
	<b>\$ 42,400,000</b>	<b>\$ 23,320,000</b>	<b>\$ 19,080,000</b>	<b>\$ -</b>	<b>\$ 782</b>

### 200 Soft Costs

Branding	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 2
Architecture & Engineering	\$ 2,200,000	\$ 1,320,000	\$ 880,000	\$ -	\$ 41
Renderings	\$ 25,000	\$ 6,250	\$ 18,750	\$ -	\$ 0
Site & Civil	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 1
Project Management	\$ 860,000	\$ 430,000	\$ 430,000	\$ -	\$ 16
Kitchen Equipment Design (TriMark)	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 1
Arch & Production Lighting Design (Bandit Lites)	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 1
Acoustic Design (K2 & Metropolitan)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 1
CA Services	\$ 400,000	\$ 240,000	\$ 160,000	\$ -	\$ 7
Signage / Wayfinding Design (TBD)	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 1
Zoning/Permit Fees	\$ 500,000	\$ 300,000	\$ 200,000	\$ -	\$ 9
Testing / Quality Control (TBD)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 1
Reimbursable Expenses	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 1
	<b>\$ 4,470,000</b>	<b>\$ 2,421,250</b>	<b>\$ 2,048,750</b>	<b>\$ -</b>	<b>\$ 82</b>

### 300 FF&E Costs

Fixed Seating	\$ 160,000			\$ 160,000	\$ 3
Box Seating / VIP Lounge	\$ 370,000			\$ 370,000	\$ 7
Kitchen & Bar Equipment	\$ 950,000			\$ 950,000	\$ 18
POS	\$ 78,000			\$ 78,000	\$ 1
Portable Bars	\$ 80,000			\$ 80,000	\$ 1
CCTV	\$ 100,000			\$ 100,000	\$ 2
Data (WiFi & Network) Systems	\$ 100,000			\$ 100,000	\$ 2
Office Furniture	\$ 75,000			\$ 75,000	\$ 1
Exterior Signage / Public Art / Wayfinding	\$ 450,000			\$ 450,000	\$ 8
Interior Art & Décor	\$ 500,000			\$ 500,000	\$ 9
Administration	\$ 150,000			\$ 150,000	\$ 3
Production - FF&E	\$ 100,000			\$ 100,000	\$ 2
Production - Soft Goods	\$ 500,000			\$ 500,000	\$ 9
Production - Audio & Video Systems	\$ 1,200,000			\$ 1,200,000	\$ 22
Production - Lighting	\$ 800,000			\$ 800,000	\$ 15
	<b>\$ 5,610,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,610,000</b>	<b>\$ 104</b>

### 400 Owner Held Contingency

	\$ 5,248,000	\$ 2,574,125	\$ 2,112,875	\$ 561,000	\$ 97
<b>Total Capital</b>	<b>\$ 57,700,000</b>	<b>\$ 28,300,000</b>	<b>\$ 23,200,000</b>	<b>\$ 6,200,000</b>	<b>\$ 1,065</b>