

Legacy Real Estate Development, LLC

The Barclay | 1940 Park Ave, Miami Beach, FL 33139
 Summary

Property Details	
Number of Units	129
Number of Buildings	2
Lot SF	30,415 SF
Net Rentable	81,496 SF
Residential Rentable SF	75,088 SF
Commercial Rentable SF	6,408 SF
Total Net Rentable SF	81,496 SF
Efficiency	83%
Average commercial SF/Unit	801 SF
Average residential SF/Unit	582 SF
Net Acres	0.6
Units Per Acre	215.00
Street Address	1940 Park Ave
City/State/ZIP	Miami Beach, FL

Ground Lease Information	
Initial Upfront Payment to the City	\$6,000,000
Home Arpa HPTF Subsidy	\$2,000,000
Net Upfront Ground Lease Payment	\$4,000,000
Base Ground Lease Payment	\$50,000
Closing Costs	\$181,374
Start Date	7/22/2024

Construction Period Information	
Construction Start Date	Month 34
Construction End Date	Month 59
Construction Period	25 Months

Residential Lease - Up Information	
Lease - Up Period Begins	Month 59
Property Stabilization	Month 71
Lease-Up Period	12 Months

Commercial Lease - Up Information	
Lease - Up Period Begins	Month 59
Property Stabilization	Month 71
Lease-Up Period	12 Months

Construction Financing	
Construction Loan Amount	\$31,827,641
Loan-To-Cost (LTC)	60%
Interest Rate Index	SOFR
Interest Rate Spread	3.00%
Loan Fee (as a % of loan proceeds)	1.00%
Term Begins	Month 34
Term Ends	Month 74
Term period	40 Months

Permanent Financing Information	
Refinance Month	Month 74
Loan Amount	\$38,556,866
Cap Rate Used for Valuation	4.75%
Loan-To-Value (LTV)	53%
Going-In DSCR	1.23X
Going-In Debt Yield	8.96%
Interest Rate Index	3.66%
Interest Rate Spread	2.44%
Interest-Only Period	12 Months
Loan Fee (as a % of the Loan Proceeds)	1.25%
Amortization	360 Months

Contribution to CoMB	
Upfront Payment	\$6,000,000
99 Year Lease Value to the city	\$15,155,486
Annual taxes to City of Miami Beach	\$0
Upfront GL Payment	\$6,000,000
Present Value of Annual Ground Lease	\$11,178,013
Participation in NOI	\$0
Participation in capital event	\$0
Total Upfront land costs	\$6,181,374
Total ongoing rent	\$14,657,137
Total Rent to CoMB	\$20,838,511

Discount Rate for PV of Ground Lease Calculation	
Discount Rate	6.00%
Monthly Rate	0.49%

Total Cost Details	
Total Project Costs	\$53,046,069
Total Project Costs/Unit	\$411,210
Total Project Costs/SF	\$540
Stabalized Return on Cost	6.27%

Sale Details	
Sale Price	\$969,147,686
Sale Price/Unit	\$7,512,773
Sale Price/SF	\$11,892
Costs of Sale	\$19,382,954
Closing Costs (as a % of the Sale Price)	2.00%
Miami Beach Participation of Capital Event	0.00%
Exit Cap Rate	4.80%
Hold Period	1176 Months

Taxes Case	
Base/Upside/Downside	Base Case

Market Rent Case	
Base/Upside/Downside	Base Case

Circuit Breaker	
On/Off	Off

Sources (Construction Financing)		\$/Unit	\$/SF	\$/NRSF	%
Equity	\$19,218,428	148,980	\$196	\$235.82	36.23%
Home Arpa HPTF Subsidy	\$2,000,000	15,504	\$20	\$24.54	3.77%
Debt	\$31,827,641	246,726	\$324	\$390.54	60.00%
Total	\$53,046,069	411,210	\$540	\$650.90	100.00%

Sources (Permanent Financing)		\$/Unit	\$/SF	\$/NRSF	%
Equity	\$12,489,203	96,816	\$127	\$153.25	23.54%
Home Arpa HPTF Subsidy	\$2,000,000	15,504	\$20	\$24.54	3.77%
Debt	\$38,556,866	298,890	\$393	\$473.11	72.69%
Total	\$53,046,069	411,210	\$540	\$650.90	100.00%

Uses (Construction Financing)		\$/Unit	\$/SF	\$/NRSF	%
Up Front Payment	\$6,000,000	46,512	\$61	\$73.62	11.31%
Closing Costs	\$181,374	1,406	\$2	\$2.23	0.34%
Hard Costs	\$31,588,872	244,875	\$322	\$387.61	59.55%
Soft Costs	\$8,199,307	63,561	\$84	\$100.61	15.46%
Contingency	\$3,474,685	26,936	\$35	\$42.64	6.55%
Capitalized Interest	\$3,103,470	24,058	\$32	\$38.08	5.85%
Construction loan Fees	\$318,276	2,467	\$3	\$3.91	0.60%
Operating Expense Shortfalls	\$180,085	1,396	\$2	\$2.21	0.34%
Total	\$53,046,069	411,210	\$540	\$650.90	100.00%

Return Metrics	
Average Stabilized Cash-on-Cash	7.57%
Trended YOC	6.27%
Untrended YOC	4.76%