

Midtown Miami CDD
Assessment Summary
FY 2020-2021

On-Roll

Category	Units	PER Unit									Overall Increase or Decrease
		FY 2021			FY 2020			Difference			
		2014A Assessment t	2014B Assessment (Gross)	O&M Assessment t	2014A Assessment t	2014B Assessment t	O&M Assessment (Gross)	2014A Assessment t	2014B Assessment t	O&M Assessment t	
Biscayne Partners											
Apartments (units) - Midblock	173	(\$86.86)	\$246.86	\$143.08	(\$107.91)	\$224.94	\$137.53	\$21.05	\$21.92	\$5.56	\$48.53
Offices (square feet)	10,019	(\$0.12)	\$0.16	\$0.19	(\$0.14)	\$0.14	\$0.18	\$0.03	\$0.01	\$0.01	\$0.05
Other Retail or Grocery (square feet)	24,467	(\$0.14)	\$0.19	\$0.23	(\$0.17)	\$0.17	\$0.22	\$0.03	\$0.02	\$0.01	\$0.06
Hotel	60	(\$52.17)	\$71.28	\$85.95	(\$64.82)	\$64.95	\$82.61	\$12.64	\$6.33	\$3.34	\$22.31
Condominiums Over 1,750 square feet	35	(\$260.57)	\$355.99	\$429.25	(\$323.72)	\$324.38	\$412.58	\$63.15	\$31.62	\$16.67	\$111.44
Condominiums 1,750 square feet or Less	1,105	(\$173.72)	\$237.33	\$286.17	(\$215.81)	\$216.25	\$275.05	\$42.10	\$21.08	\$11.12	\$74.29

Note: The numbers of units assessed on-roll and off-roll are based on 2019 data from the Miami-Dade County Property Appraiser and will be updated when the 2020 information becomes available.

* Negative 2014A Assessment represents a credit/refund of excess Tax Increment Funding (TIF) revenues to property owners subject to Series 2014A Bonds (which funded the CDD owned parking garage bonds); such credit is applied in direct proportion to the credited property's apportionment of Series 2014A Assessments; such credit/refund is in accordance with the Interlocal Agreement dated May 28, 2004 among the City of Miami, Miami-Dade County, and the District, and as amended by the 1st Amendment dated June 30, 2005 and the 2nd Amendment dated September 23, 2008.

Off-Roll

Category	Units	PER Unit									Overall Increase or Decrease
		FY 2021			FY 2020			Difference			
		2014A Assessment t	2014B Assessment (Gross)	O&M Assessment t	2014A Assessment t	2014B Assessment t	O&M Assessment (Gross)	2014A Assessment t	2014B Assessment t	O&M Assessment t	
DDR/Midtown Opportunities											
Retail Shopping Center (square feet)	600,000	(\$0.67)	\$1.90	\$2.91	(\$0.83)	\$1.73	\$2.86	\$0.16	\$0.17	\$0.05	\$0.38
Biscayne Partners											
Apartments (units) - East	163	(\$166.77)	\$227.84	\$271.86	(\$207.18)	\$207.60	\$261.41	\$40.42	\$20.23	\$10.45	\$71.10
Offices (square feet)	219,620	(\$0.11)	\$0.15	\$0.18	(\$0.14)	\$0.14	\$0.17	\$0.03	\$0.01	\$0.01	\$0.05
Mixed Use Building	92,970	(\$0.11)	\$0.15	\$0.18	(\$0.14)	\$0.14	\$0.17	\$0.03	\$0.01	\$0.01	\$0.05
Other Retail or Grocery (square feet)	148,273	(\$0.13)	\$0.18	\$0.22	(\$0.17)	\$0.17	\$0.21	\$0.03	\$0.02	\$0.01	\$0.06
Restaurant, Bar, Entertainment (square feet)	96,347	(\$0.22)	\$0.30	\$0.36	(\$0.28)	\$0.28	\$0.35	\$0.05	\$0.03	\$0.01	\$0.09
Condominiums Over 1,750 square feet	120	(\$250.15)	\$341.75	\$407.79	(\$310.77)	\$311.40	\$392.12	\$60.62	\$30.35	\$15.68	\$106.65
Condominiums 1,750 square feet or Less	1,420	(\$166.77)	\$227.84	\$271.86	(\$207.18)	\$207.60	\$261.41	\$40.42	\$20.23	\$10.45	\$71.10

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