

Midtown Miami CDD
Assessment Summary
FY 2021-2022

On-Roll

| Category | Units | PER Unit | | | | | | | | | Overall Increase or Decrease |
|--|--------|--------------------------|--------------------------|------------------------|--------------------------|--------------------------|------------------------|--------------------------|--------------------------|------------------------|------------------------------|
| | | FY 2022 | | | FY 2021 | | | Difference | | | |
| | | 2014A Assessment (Gross) | 2014B Assessment (Gross) | O&M Assessment (Gross) | 2014A Assessment (Gross) | 2014B Assessment (Gross) | O&M Assessment (Gross) | 2014A Assessment (Gross) | 2014B Assessment (Gross) | O&M Assessment (Gross) | |
| Biscayne Partners | | | | | | | | | | | |
| Apartments (units) - Midblock | 173 | \$0.00 | \$248.64 | \$150.58 | (\$86.86) | \$246.86 | \$143.08 | \$86.86 | \$1.78 | \$7.49 | \$96.13 |
| Offices (square feet) | 10,019 | \$0.00 | \$0.16 | \$0.20 | (\$0.12) | \$0.16 | \$0.19 | \$0.12 | \$0.00 | \$0.01 | \$0.13 |
| Other Retail or Grocery (square feet) | 24,467 | \$0.00 | \$0.19 | \$0.24 | (\$0.14) | \$0.19 | \$0.23 | \$0.14 | \$0.00 | \$0.01 | \$0.15 |
| Hotel | 60 | \$0.00 | \$72.38 | \$90.45 | (\$52.17) | \$71.28 | \$85.95 | \$52.17 | \$1.11 | \$4.50 | \$57.78 |
| Condominiums Over 1,750 square feet | 35 | \$0.00 | \$361.51 | \$451.74 | (\$260.57) | \$355.99 | \$429.25 | \$260.57 | \$5.52 | \$22.48 | \$288.58 |
| Condominiums 1,750 square feet or Less | 1,105 | \$0.00 | \$241.01 | \$301.16 | (\$173.72) | \$237.33 | \$286.17 | \$173.72 | \$3.68 | \$14.99 | \$192.39 |

Note: The numbers of units assessed on-roll and off-roll are based on 2020 data from the Miami-Dade County Property Appraiser and will be updated when the 2021 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 2022 | | | FY 2021 | | | Difference | | | |
| | | 2014A Assessment (Gross) | 2014B Assessment (Gross) | O&M Assessment (Gross) | 2014A Assessment (Gross) | 2014B Assessment (Gross) | O&M Assessment (Gross) | 2014A Assessment (Gross) | 2014B Assessment (Gross) | O&M Assessment (Gross) | |
| DDR/Midtown Opportunities | | | | | | | | | | | |
| Retail Shopping Center (square feet) | 600,000 | \$0.00 | \$1.89 | \$3.03 | (\$0.67) | \$1.90 | \$2.91 | \$0.67 | (\$0.01) | \$0.12 | \$0.78 |
| Biscayne Partners | | | | | | | | | | | |
| Apartments (units) - East | 163 | \$0.00 | \$228.96 | \$286.10 | (\$166.77) | \$227.84 | \$271.86 | \$166.77 | \$1.12 | \$14.24 | \$182.13 |
| Offices (square feet) | 219,620 | \$0.00 | \$0.15 | \$0.19 | (\$0.11) | \$0.15 | \$0.18 | \$0.11 | \$0.00 | \$0.01 | \$0.12 |
| Mixed Use Building | 92,970 | \$0.00 | \$0.15 | \$0.19 | (\$0.11) | \$0.15 | \$0.18 | \$0.11 | \$0.00 | \$0.01 | \$0.12 |
| Other Retail or Grocery (square feet) | 148,273 | \$0.00 | \$0.18 | \$0.23 | (\$0.13) | \$0.18 | \$0.22 | \$0.13 | \$0.00 | \$0.01 | \$0.15 |
| Restaurant, Bar, Entertainment (square feet) | 96,347 | \$0.00 | \$0.31 | \$0.38 | (\$0.22) | \$0.30 | \$0.36 | \$0.22 | \$0.00 | \$0.02 | \$0.24 |
| Condominiums Over 1,750 square feet | 120 | \$0.00 | \$343.44 | \$429.15 | (\$250.15) | \$341.75 | \$407.79 | \$250.15 | \$1.69 | \$21.36 | \$273.20 |
| Condominiums 1,750 square feet or Less | 1,420 | \$0.00 | \$228.96 | \$286.10 | (\$166.77) | \$227.84 | \$271.86 | \$166.77 | \$1.12 | \$14.24 | \$182.13 |

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