

Midtown Miami CDD  
Assessment Summary  
FY 2022-2023

**On-Roll**

Category	ERU	PER ERU									Overall Increase or Decrease
		FY 2023			FY 2022			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)	
<b>Biscayne Partners</b>											
Apartments (units) - Midblock	86.50	\$0.00	\$497.66	\$350.48	\$0.00	\$497.27	\$301.16	\$0.00	\$0.39	\$49.33	\$49.72
Offices (square feet)	6.68	\$0.00	\$241.20	\$350.48	\$0.00	\$241.01	\$301.16	\$0.00	\$0.19	\$49.33	\$49.52
Other Retail or Grocery (square feet)	19.57	\$0.00	\$241.20	\$350.48	\$0.00	\$241.01	\$301.16	\$0.00	\$0.19	\$49.33	\$49.52
Hotel	18.02	\$0.00	\$241.20	\$350.48	\$0.00	\$241.01	\$301.16	\$0.00	\$0.19	\$49.33	\$49.52
Condominiums Over 1,750 square feet	52.50	\$0.00	\$241.20	\$350.48	\$0.00	\$241.01	\$301.16	\$0.00	\$0.19	\$49.33	\$49.52
Condominiums 1,750 square feet or Less	1,105.00	\$0.00	\$241.20	\$350.48	\$0.00	\$241.01	\$301.16	\$0.00	\$0.19	\$49.33	\$49.52

Category	Units	PER Unit									Overall Increase or Decrease
		FY 2023			FY 2022			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)	
<b>Biscayne Partners</b>											
Apartments (units) - Midblock	173	\$0.00	\$248.83	\$175.24	\$0.00	\$248.64	\$150.58	\$0.00	\$0.20	\$24.66	\$24.86
Offices (square feet)	10,019	\$0.00	\$0.16	\$0.23	\$0.00	\$0.16	\$0.20	\$0.00	\$0.00	\$0.03	\$0.03
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.19	\$0.28	\$0.00	\$0.19	\$0.24	\$0.00	\$0.00	\$0.04	\$0.04
Hotel	60	\$0.00	\$72.44	\$105.26	\$0.00	\$72.38	\$90.45	\$0.00	\$0.06	\$14.81	\$14.87
Condominiums Over 1,750 square feet	35	\$0.00	\$361.80	\$525.73	\$0.00	\$361.51	\$451.74	\$0.00	\$0.28	\$73.99	\$74.27
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$241.20	\$350.48	\$0.00	\$241.01	\$301.16	\$0.00	\$0.19	\$49.33	\$49.52

**Note:** The numbers of units assessed on-roll and off-roll are based on 2021 data from the Miami-Dade County Property Appraiser and will be updated when the 2022 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.

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<b>DDR/Midtown Opportunities</b>											
Retail Shopping Center (square feet)	2,400.00	\$0.00	\$472.78	\$866.88	\$0.00	\$472.41	\$758.56	\$0.00	\$0.37	\$108.32	\$108.69
<b>Biscayne Partners</b>											
Apartments (units) - East	163.00	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Offices (square feet)	146.41	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Mixed Use Building	61.98	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Other Retail or Grocery (square feet)	118.62	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Restaurant, Bar, Entertainment (square feet)	128.46	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Condominiums Over 1,750 square feet	180.00	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Condominiums 1,750 square feet or Less	1,420.00	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04

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<b>DDR/Midtown Opportunities</b>											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.89	\$3.47	\$0.00	\$1.89	\$3.03	\$0.00	\$0.00	\$0.43	\$0.43
<b>Biscayne Partners</b>											
Apartments (units) - East	163	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04
Offices (square feet)	219,620	\$0.00	\$0.15	\$0.22	\$0.00	\$0.15	\$0.19	\$0.00	\$0.00	\$0.03	\$0.03
Mixed Use Building	92,970	\$0.00	\$0.15	\$0.22	\$0.00	\$0.15	\$0.19	\$0.00	\$0.00	\$0.03	\$0.03
Other Retail or Grocery (square feet)	148,273	\$0.00	\$0.18	\$0.27	\$0.00	\$0.18	\$0.23	\$0.00	\$0.00	\$0.04	\$0.04
Restaurant, Bar, Entertainment (square feet)	96,347	\$0.00	\$0.31	\$0.44	\$0.00	\$0.31	\$0.38	\$0.00	\$0.00	\$0.06	\$0.06
Condominiums Over 1,750 square feet	120	\$0.00	\$343.71	\$499.44	\$0.00	\$343.44	\$429.15	\$0.00	\$0.27	\$70.29	\$70.56
Condominiums 1,750 square feet or Less	1,420	\$0.00	\$229.14	\$332.96	\$0.00	\$228.96	\$286.10	\$0.00	\$0.18	\$46.86	\$47.04

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