AN APPRAISAL FOR THE

FAIR MARKET RENT OF VIRGINIA KEY MARINA
3501 RICKENBACKER CAUSEWAY ET AL
MIAMI, FL 33149

PREPARED FOR

CITY OF MIAMI: DEPARTMENT OF REAL ESTATE & ASSET MANAGEMENT
MR. ANDREW FREY
DIRECTOR
14 NE 1ST AVENUE
MIAMI, FL 33132
RFP VIRGINIA KEY MARINA 16-17-011

Date of Valuation: February 3, 2026

Date of Report: March 25, 2026

By:

CRE VALUATION SERVICES
ADMINISTRATIVE OFFICE
7535 COQUINA WAY, SUITE 2
ST PETE BEACH, FL 33706

March 25, 2026

Re: Fair Market Rent of Virginia Key Marina
3501 Rickenbacker Causeway et al
Miami, FL 33149

We have performed an appraisal on the above referenced property, the conclusions of which are set forth in the attached Narrative Report. The subject property has a site area of approximately 27.50 acres or 1,197,990 SF (Gross Land Area) which serves as a Marina that is proposed to undergo a significant upgrade and renovation. The subject property is in southeastern Miami, FL, approximately two miles east of Interstate 95 (Exit #1A – Rickenbacker Causeway, Key Biscayne) in the northwest section of the historic Miami Marina Stadium on Virginia Key.

This report is intended for use only by City of Miami: Department of Real Estate & Asset Management as part of a portfolio valuation and use by others is not intended by CRE Valuation Services. The intent of this report is to be in conformance with the Ethical Standards of the Appraisal Institute as well as meeting with the standards of USPAP.

In view of the following facts and data in conjunction with this appraisal, it is the opinion of CRE Valuation Services that the prospective "as if stabilized" **Fair Market Value Rent** for the Lease of the subject Property as of, February 3, 2026 and subject to the general assumptions and limiting conditions, was:

Prospective FMV of the Base Rent for the Ground Lease (Annual) - As if Stabilized	**$2,200,000**
Prospective FMV of the Percentage Rent for the Ground Lease (Annual) - As if Stabilized	**$1,400,000**

Hypothetical Conditions and Extraordinary Assumptions – We have assumed that the property will be constructed and operated in a manner evidenced to us by development proposals publicly available and owner supplied data from February and March of 2026.

Our firm appreciates the opportunity to have performed this appraisal assignment on your behalf.

Respectfully submitted,

Mick Stiksma, MAI, MRICS
Cert Gen RZ2990
CRE Valuation Services
Managing Partner

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Aerial View of the Subject Virginia Key

Property	Fair Market Rent of Virginia Key Marina 3501 Rickenbacker Causeway et al Miami, FL 33149
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Physical Data

Land Area	27.50Acres (1,197,990 Gross Land SF)
Submerged	17.00 Acres (740,520 Submerged Land SF)
Uplands	10.50 Acres (457,470 Upland SF)
Zoning Classification	CS Civic Space Zone
Highest and Best Use	
"As Vacant"	Waterfront Development
"As if Improved"	Waterfront Development

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. We have made no survey of the property and assume no responsibility in connection with such matters.
2. The appraiser has not conducted any engineering or architectural surveys in connection with this appraisal assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the appraiser or the appraiser's staff or was obtained or taken from referenced sources and is considered reliable. No responsibility is assumed for the costs of preparation or for arranging geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
3. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in leased fee unless otherwise stated in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as stated.
4. Unless otherwise stated herein, it is assumed there are no encroachments or violations of any zoning or other regulations affecting the subject property and the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no trespasses or encroachments.
5. CRE Valuation Services assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way.
6. It is assumed the subject property is not adversely affected by the potential of floods; unless otherwise stated herein.
7. It is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.
8. Unless otherwise stated within the report, the depiction of the physical condition of the improvements described herein is based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were conducted. No liability is assumed for the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made. No responsibility is assumed for hidden, unapparent or masked property conditions or characteristics that were not clearly apparent during our inspection.
9. If building improvements are present on the site, no considerable evidence of termite damage or infestation was observed during our physical inspection, unless so stated in the report. No termite inspection report was available, unless so stated in the report. No responsibility is assumed for hidden damages or infestation.
10. Any proposed or incomplete improvements included in this report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
11. No responsibility is assumed for hidden defects or for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report.

12. Responsible ownership and competent property management are assumed.
13. The appraisers assume no responsibility for any changes in economic or physical conditions which occur following the effective date of value within this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
14. The value estimates reported herein apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value estimates, unless such proration or division of interests is set forth in the report.
15. Any division of the land and improvement values estimated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
16. Unless otherwise stated in the report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment.
17. Unless otherwise stated, it is assumed that there are no subsurface oil, gas or other mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered; unless otherwise stated. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
18. Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are our best estimate of current market thinking of what future trends will be. No warranty or representation is made that these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
19. Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
20. CRE Valuation Services representatives are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. Appraisers are not qualified to detect such substances. The client is urged to retain an expert in this field.
21. We are not experts in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life that may be present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent endangered species impact studies, research, and investigation that may be provided.

22. No environmental impact studies were either requested or made in conjunction with this analysis. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, and investigation that may be provided.

23. The appraisal is based on the premise that there is full compliance with all applicable environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

24. Neither all nor any part of the contents of this report or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media, without the prior written consent and approval of the appraisers. This limitation pertains to any valuation conclusions, the identity of the analyst or the firm and any reference to the professional organization of which the appraiser is affiliated or to the designations thereof, except in the case of a lawful proceeding.

25. Although the appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the appraiser either by the client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or estimates of value.

26. Often real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

27. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with various disability requirements. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements was not considered in estimating the value of the property.

28. This appraisal report has been prepared for the exclusive benefit of the client, which is inclusive of the attorney(s) or court staff as it pertains to the litigation. It may not be used or relied upon by any other party. Any other party who is not the identified client within this report who uses or relies upon any information in this report does so at their own risk and may be subject to legal action. Written consent must be obtained prior to any third-party use.

29. The dollar amount of any value opinion herein rendered is based upon the purchasing power and price of the US Dollar as of the effective date of value. This appraisal is based on market conditions existing as of the date of this appraisal.

30. The right is reserved by the appraiser to make adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the appraiser or appraisers. The appraiser(s) shall have no responsibility for any unauthorized change(s) to the report.

31. If the client instructions to the appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the inspection date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.

32. The submission of this report constitutes completion of the services authorized. It is submitted on the condition the client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, and judicial or administrative proceedings. In the event the appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the client immediately. The client has the sole responsibility for obtaining a protective order, providing legal instruction not to appear with the appraisal report and related work files and will answer all questions pertaining to the assignment, the preparation of the report, and the reasoning used to formulate the estimate of value. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work.

33. Use of this appraisal report constitutes acknowledgement and acceptance of the general assumptions and limiting conditions, special assumptions (if any), on which this estimate of market value is based.

Hypothetical Conditions and Extraordinary Assumptions – We have assumed that the property will be in constructed and operated in the manner evidenced to us by publicly available and owner supplied data from February and March 2026.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Appraisal Institute and USPAP.
- A viewing of the subject site, the improvements and market area was conducted on February 3, 2026 by the appraiser.
- Tristan Stiksma, Trainee RI24514 and Stephanie Hernandez provided real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report the undersigned has completed the requirements of the continuing education program of the Appraisal Institute for members.

Mick Stiksma, MAI, MRICS
Cert Gen RZ2990
CRE Valuation Services
Managing Partner

Property Appraised

Virginia Key Marina
3501 Rickenbacker Causeway et al
Miami, FL 33149

Concept Image of Proposed Marina

Property Identification

The subject property has a site area of 27.50 acres or 1,197,990 SF (Gross Land Area) which serves as a Marina that is proposed to undergo a significant upgrade and renovation. The subject property is in southeastern Miami, FL, approximately two miles east of Interstate 95 (Exit #1A – Rickenbacker Causeway, Key Biscayne) in the northwest section of the historic Miami Marina Stadium on Virginia Key. It is important to note that the subject property actually consists of six separately titled parcels, however we have chosen 3501 Rickenbacker Causeway et al as the location descriptor throughout the report for simplicity.

ADVANTAGES:

- Subject is conveniently located in the city of Miami, just South of the Port of Miami and near the Cultural and Business District.
- In 2025, Miami welcomed 28.2 million tourists and the number is expected to grow in 2026.

CHALLENGES:

- Global economic uncertainty is causing potential buyers to be cautious regarding discretionary spending on real estate.
- Real Estate prices have recovered since covid however there is still some tentativeness.

Type of Value, Intended Use & User of Appraisal

The type of value sought in our appraisal of the subject was an opinion of the prospective "as if stabilized" Fair Market Value Rent for the Lease of the subject Property as of, February 3, 2026 and subject to the general assumptions and limiting conditions cited herein.

It is our understanding that this appraisal will be used by our client, City of Miami: Department of Real Estate & Asset Management for asset valuation purposes.

Property Rights Appraised

The subject property is owned Fee Simple by the City of Miami. There is a referendum planned in for the proposed redevelopment of the "Virginia Key Harbour and Marine Center". The applicant for the redevelopment will have a Leased-Fee interest in the subject property, if approved.

Scope of Appraisal/Extent of the Data Collection Process

This appraisal considered all three approaches to value, (1) Sales Comparison Approach, (2) Income Capitalization Approach and the (3) Cost Approach. The procedures and methodologies employed in these approaches are outlined in the Appraisal Process section of this report. However, as we have **only** been requested to provide a Fair Market Rent we have focused solely on market rent data typically as part of the Income Approach. Following is a summary of steps completed by the appraisers in this assignment.

1. The subject was viewed on February 3, 2026. The surrounding area and influences were also viewed at this time. Specific information relative to the subject property was provided by representatives of the owners.
2. Gathered information from various secondary data sources regarding regional and local economic and data specifically relating to rental analyses.
3. Analyzed that data as it pertains to the estimated rental rates and applied those estimates to the various characteristics of the subject property.
4. Reviewed various proposals, plans and sketches involving the subject property.
5. Analyzed the highest and best use of the site "as vacant" and "as if improved".
6. Analyzed the data to arrive at rental rate conclusions.
7. Reconciled the results of these analyses into an indication of the fair market rent of the ground lease rent, as of February 3, 2026.
8. Prepared a Narrative Report.

History of the Subject Property

In 1896, the City of Miami was founded, giving the City oversight and control over Virginia Key which remains in their capacity to this day. Over the course of its history, Virginia Key experienced several moments of jubilance and tribulation, later recognizing Virginia Key Beach Park, in August of 2002, onto the National Register of Historic Places. Already, with an attraction towards Virginia Key, on July of 2010, the City of Miami completed a comprehensive master planning process of Virginia Key that will serve as a guiding tool to transform this maritime habitat into a civic space center, inviting guests from abroad and domestically.

The planned "Virginia Key Harbour & Marine Center," proposed by Suntex Marinas, is a 75-year ground lease, expected to have a direct financial benefit to the City of Miami by the time of the lease expiration date. The **proposed** development will include: 750 dry slips, 162 wet slips, two-restaurants, a dock master's office, a ship's store, fuel stations and approximately 30,000 SF of small scale marine-related retail/commercial spaces.

The subject property has a site area of approximately 27.50 acres or 1,197,990 SF (Gross Land Area) which serves as a Marina that is proposed to undergo a significant upgrade and renovation. The subject property is in southeastern Miami, FL, approximately two miles east of Interstate 95 (Exit #1A – Rickenbacker Causeway, Key Biscayne) in the northwest section of the historic Miami Marina Stadium on Virginia Key.

There are existing improvements that are currently leased, however these will be re-incorporated into the newly proposed redevelopment.

To the best of our knowledge, no other real estate transaction has occurred with regard to the subject property in the past three years. We have not undertaken any assignment with regard to the subject property in the past three years.

Competency

The appraisers involved in this assignment have, collectively, considerable experience in appraising commercial properties within the region. The appraisers have historically been engaged in appraisal work in the geographical area of the subject property. The company maintains a database on this area for similar properties. Further, we are versed in the analytical methods typically employed in appraising this property type. In summary, we believe we have adequate knowledge of the property type, geographical location and analytical methods necessary to comply with the competency requirements of USPAP.

Introduction

The subject property is located in the City of Miami in Miami Dade County, Florida, within the Miami Statistical Area (MSA).

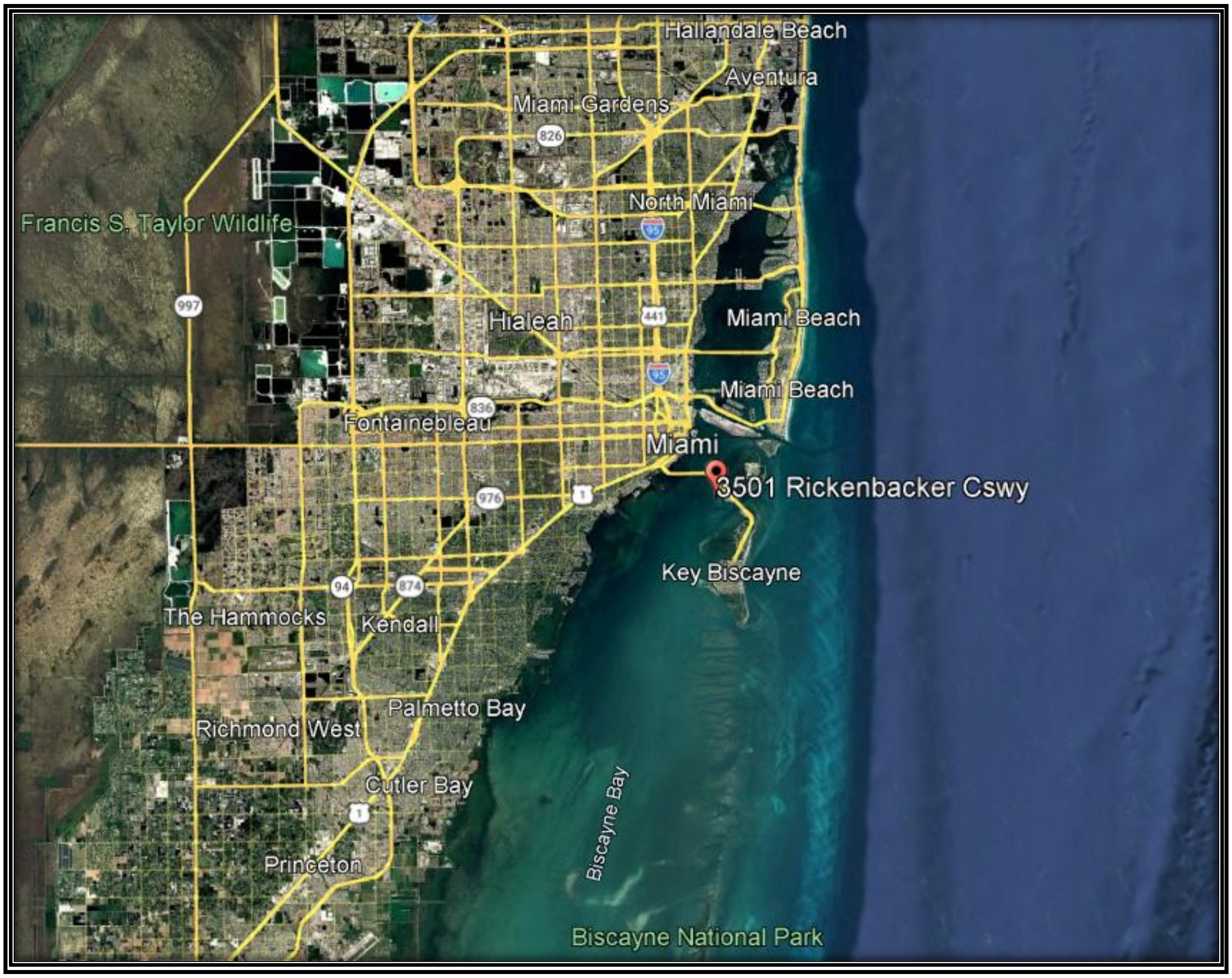


Figure 1: Submarket Map

CoStar

The subject site is located in an area which is included within the Miami Metropolitan Statistical Area (MSA). The following pages are taken from the CoStar report for Miami MSA.

Overview

About the Market - Miami

Population Rank	Metro GDP Rank	Population Growth Rank	Job Growth Rank	GDP Growth Rank
23rd	**27th**	**31st**	**10th**	**5th**

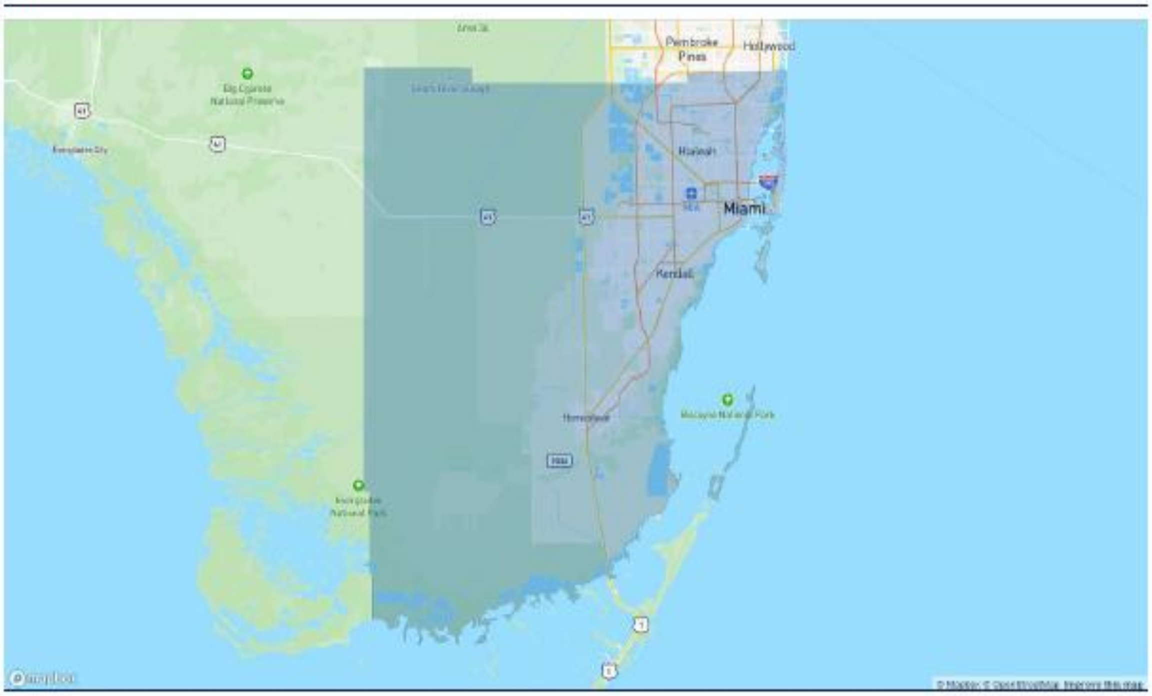
Located along Florida's southeastern coast, Miami anchors one of the nation's most dynamic and globally connected metros. The region is home to 2.85 million residents, which ranks 23rd nationally. Miami's economy is supported by international trade, finance, and tourism. Real GDP growth was 3.3% over the past year, ranking Miami fifth among the 54 largest metros. Meanwhile, employment growth of 1.3% ranks tenth nationally, underscoring its strong performance in the post-pandemic era.

Population growth has moderated from pandemic-era highs but remains positive, driven by domestic migration and the influx of retirees. The metro's population grew by 5.6% since 2020, fueled by an influx of high-income households and corporate relocations.

Miami's economic drivers remain resilient. Trade and logistics thrive on the strength of PortMiami and Miami International Airport, the nation's top gateway for international air freight. Finance and technology firms continue to expand, reinforcing Miami's status as a hub for high-paying jobs.

Combined with its global tourism appeal and lifestyle amenities, these factors position Miami for steady long-term growth despite near-term headwinds from rising living costs.

MAP



Commercial Real Estate Inventory Mix

About the Market - Miami

Office Square Footage	Industrial Square Footage	Retail Square Footage	Multifamily Square Footage	Hospitality Square Footage
117M	**280M**	**140M**	**225M**	**69M**

Bound by the Atlantic coast to the east and the Florida Everglades to the west, Miami's commercial real estate inventory is heavily concentrated along the region's primary transportation corridors.

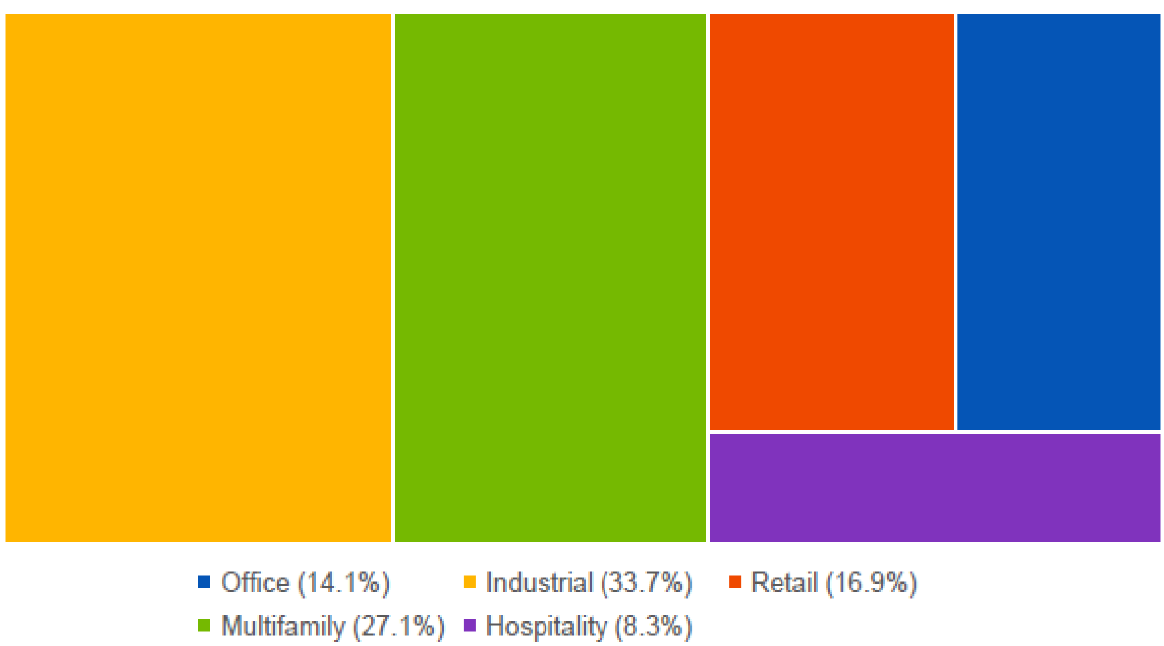
Industrial properties account for a sizable portion of Miami's commercial inventory with 280 million SF (34%), reflecting the metro's role as a logistics hub for Latin American trade. Miami International Airport and PortMiami drive demand for warehouse and distribution space, though industrial's share is slightly below the national average.

Multifamily accounts for 27% of inventory and is overrepresented compared to the nation, underscoring the breadth of Miami's ongoing urban multifamily construction boom.

Office space totals 117 million SF, ranking 29th nationally, which is slightly underrepresented by square footage. Retail, at 140 million SF, is about 15% underrepresented compared to the nation.

While hospitality accounts for only 8.3% of Miami's commercial space, the metro's 69 million SF ranks 10th nationally and has a location quotient 76% above the national average, representative of the region's global tourism appeal.

MIAMI COMMERCIAL REAL ESTATE INVENTORY MIX



Population

About the Market - Miami

Total Population	Annual Population Growth	Net Annual Migration	Population with Bachelor's Degree	Median Household Income
2.85M	**0.6%**	**1K**	**35.9%**	**$76.7K**

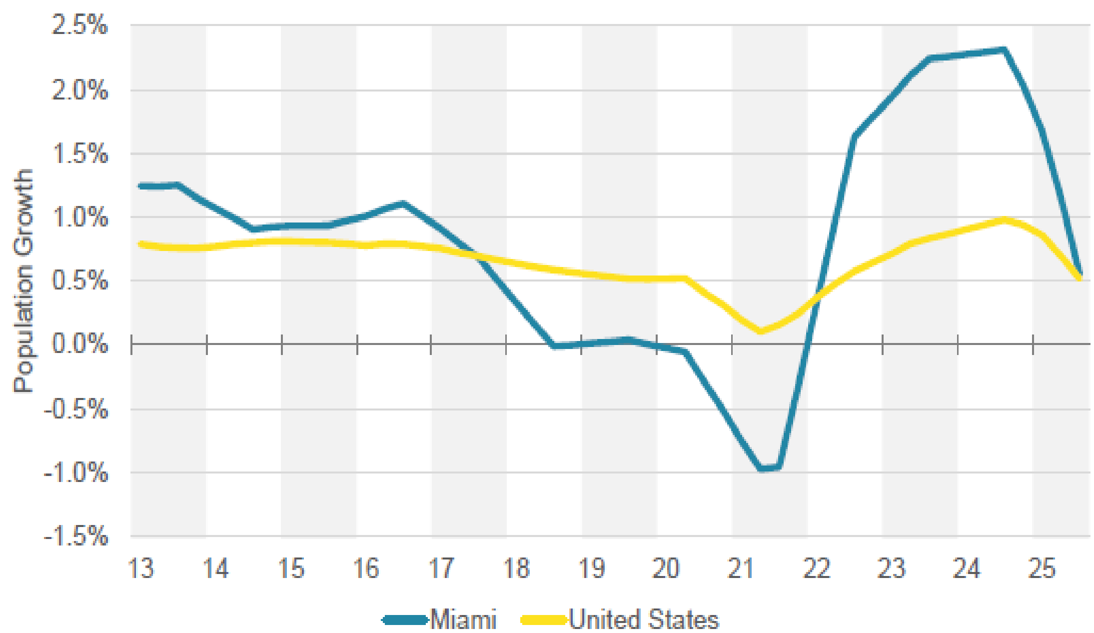
Miami is home to 2.85 million residents and has experienced a net influx of wealth in recent years, fueled by strong international immigration and affluent individuals relocating from the Northeast and West. The population has grown by 5.6% since 2020, outpacing the national population growth rate for much of the last five years.

However, Miami's population growth has slowed considerably from the mid-2024 peak, as international migration has seen a sharp decline in 2025, and domestic household mobility is lower than it was in the immediate years following the pandemic.

While this wealth surge and concurrent job growth have spurred consumption, the region has also experienced a sharp rise in living expenses, which will contribute to the market's headwinds going forward.

Despite a broader trend of slower international migration and household mobility, Miami's lifestyle amenities and dynamic economic landscape continue to appeal to retirees (65+) and employment-aged cohorts (35–49), which have expanded at above-average rates over the past year compared to the national average.

ANNUAL POPULATION GROWTH



Source: Oxford Economics

Economy and Employment

About the Market - Miami

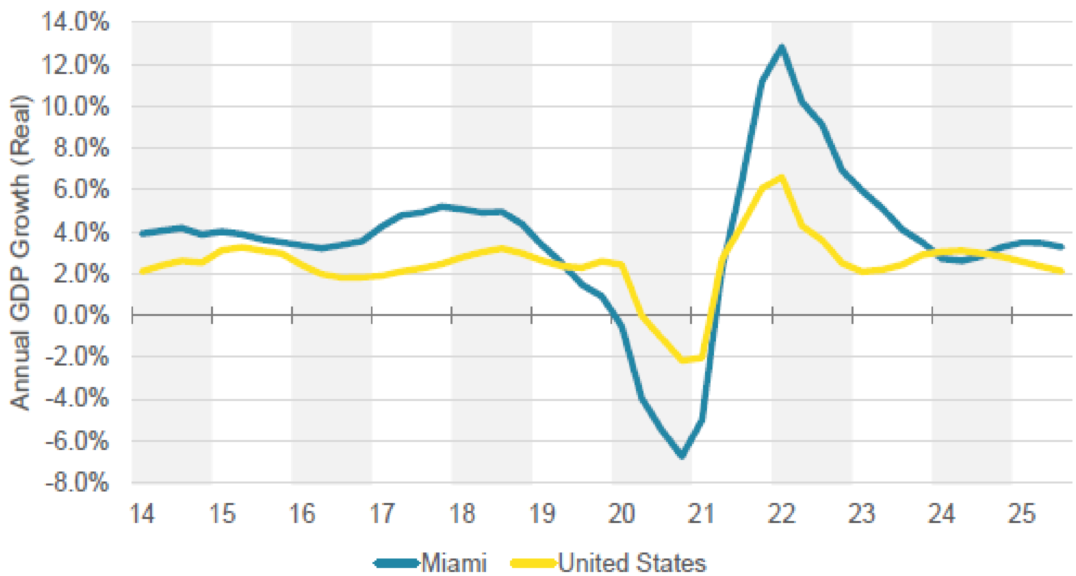
Total Employment	Annual Employment Growth	Real GDP Growth	Unemployment Rate	Total People in Labor Force
1.36M	1.3%	3.3%	2.7%	1.44M

Miami's economic engine is bolstered by a robust hospitality and tourism industry, a healthy mix of healthcare jobs, and sustained growth in finance, professional services, and logistics employment. Total employment growth in Miami has outpaced the national average since 2021, while the unemployment rate of 2.7% is the lowest in the state of Florida and well below the US average of 4.3%. Miami ranks 10th for annual employment growth and 5th for real GDP growth over the past year.

Miami emerged as a magnet for new, high-paying firms in the years following the pandemic. Office-using jobs led the metro's growth from 2021 to 2023, with companies like Citadel, GMC Capital, Melvin Capital, and Andreessen Horowitz establishing a presence in the city. This trend has persisted over the past few years, though at a slower pace. Notable recent expansions and relocations include Apple, which leased 45,000 SF at The Plaza in Coral Gables, and JPMorgan, which plans to expand its Brickell office.

Industrial-using jobs have led Miami's growth over the past two years. Trade and warehousing employment have remained strong in Miami, which diverges from the national average of cooling trade and warehouse growth.

ANNUAL REAL GDP GROWTH



Major Projects

The Miami Seaquarium is set to redevelop the 38-acre waterfront site as it was approved in November of 2025. Miami developer Terra's plans for the aging marine park that sits on one of the largest waterfront parcels owned by Miami-Dade County and includes transforming the site into a marina and dry dock facility, a fisherman's village with retail and food and beverage options, a publicly accessible bay walk with green space and a new aquarium without marine mammals.

The Miami Seaquarium at 4400 Rickenbacker Causeway opened in 1955 on the barrier island of Virginia Key.

Miami-Dade County is expected to clear the way for transferring the Seaquarium lease to Terra. Lease terms include $1.1 million annual "guaranteed rent" with an increase of up to 3% a year. An additional percentage of the rent will comprise 3% of gross revenue of the redeveloped park and 5% of the revenue earned by marina operations.

According to a recent report from the Urban Land Institute, marinas may emerge as "the next big thing" for real estate investors in 2026.

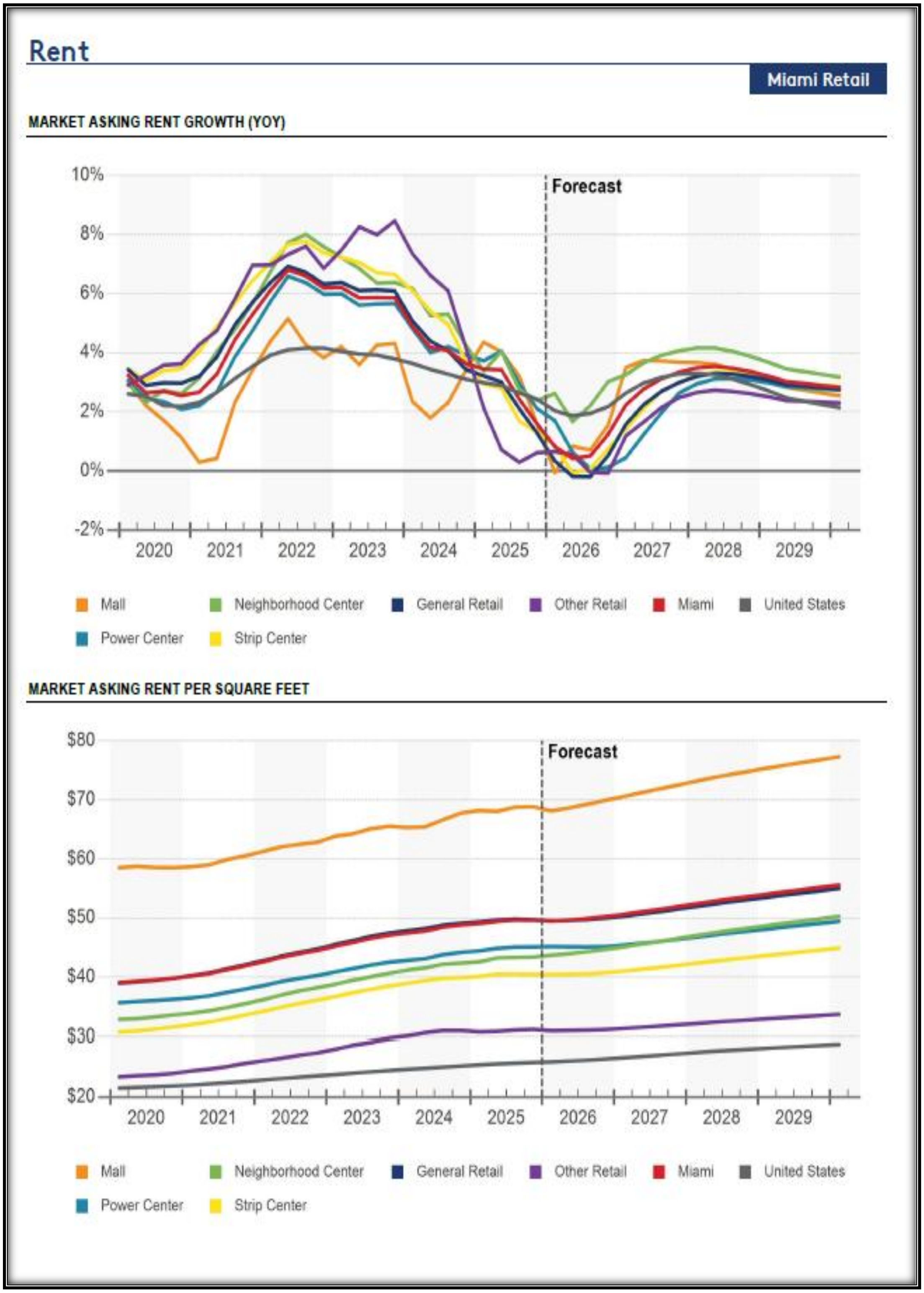
"Marinas are limited in supply and increasingly in demand as more affluent individuals take the plunge into boat and yacht ownership," ULI said in its report. "Real estate investors are clipping the coupon on slip rentals."

Conclusion

Growth in Miami continues as total employment expands further into record territory. As in the rest of the state, a disproportionate share of new hires are in low-paying industrial and hospitality, but the area also enjoyed strong growth in finance and manufacturing jobs over the last year. In the near term, Miami will outpace the nation thanks to strength in industrial, tourism and manufacturing. Over the forecast horizon, an international character and above-average population growth, combined with a high-skilled, bilingual workforce, will enable Miami to outperform the nation.

Market Area Map

General Description:	The subject property's market boundaries are generally described as the East Miami District.
Access:	Primary access to the area is approximately 2.18 miles east of I-95 (Exit #1A-Rickenbacker Causeway/Key Biscayne).
Land Use Patterns:	Land uses within the market are primarily comprised of marina, commercial, industrial and institutional uses.
Life Stages and Trends:	The market area is considered to be in the growth stage of its life cycle. New development in the area is moderate as noted earlier in the MSA overview.
Public Facilities/Services:	The subject is adequately served by public utilities.
Conclusion:	New development is present within this market area and is considered to remain a viable area into the foreseeable future.


Rent
Miami Retail
MARKET ASKING RENT GROWTH (YOY)
10%
8%
6%
4%
2%
0%
-2%
Forecast
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
Mall
Neighborhood Center
General Retail
Other Retail
Miami
United States
Power Center
Strip Center
MARKET ASKING RENT PER SQUARE FEET
$80
$70
$60
$50
$40
$30
$20
Forecast
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
Mall
Neighborhood Center
General Retail
Other Retail
Miami
United States
Power Center
Strip Center

At $50.00/SF as of the first quarter of 2026, Miami has one of the highest retail rents in the nation, and is the highest across all Florida markets, followed by Palm Beach and Fort Lauderdale, respectively. After several years of above-average rent hikes, rent growth has slowed to 0.9% in the first quarter of 2026, falling below the five-year historical average growth of 4.5%. While Miami continues to see rent growth above the national average of 2.0%, gains now lag all major Florida markets. Still, cumulative rent growth over the last five years is among the nation's top performers.

Neighborhood, strip centers, and other retail subtypes have driven this rent growth outperformance, with rent gains exceeding 30% since the end of 2019. That said, annual rent growth for these centers has moderated since 2023. Malls and Power Centers are now seeing stronger annual rent gains, though these now stand at just over 2%.

Asking rents for spaces smaller than 10,000 SF average around $48/SF and can range from $20/SF to well over $100/SF, depending on location. Larger spaces are available at asking rents ranging from $20/SF to $150/SF, averaging $60/SF. Tenants looking for large swathes of space face more limited options and asking rents, which range from $30/SF to over $75/SF for spaces greater than 20,000 SF, mainly depending on location.

Higher asking rents tend to concentrate in more urban areas such as Wynwood and the Miami Airport Submarket. Rents for smaller spaces vary widely by location, with asking rents in Miami Beach and Wynwood as high as $120/SF to $200/SF, while asking rents in West Miami and South Dade range from $20/SF to $30/SF.

The recent expansion into the market by many national players, as well as restaurants and retailers from markets like New York, has driven these high asking rents in select submarkets. For example, New York-based Major Food Group has opened at least five different restaurants in Miami during the pandemic as part of its global expansion. These restaurants are concentrated in the Miami Beach, Coconut Grove, Brickell, and Wynwood-Design District submarkets.

Brickell, which has the second-highest asking rents in the market, is leading broader market rent growth, as are Aventura and Miami Beach, which also command some of the highest rents in the market. That said, a recovering consumer outlook, driven by slower yet sustained positive employment growth and continued global tourism appeal, should bode well for these areas as we advance.

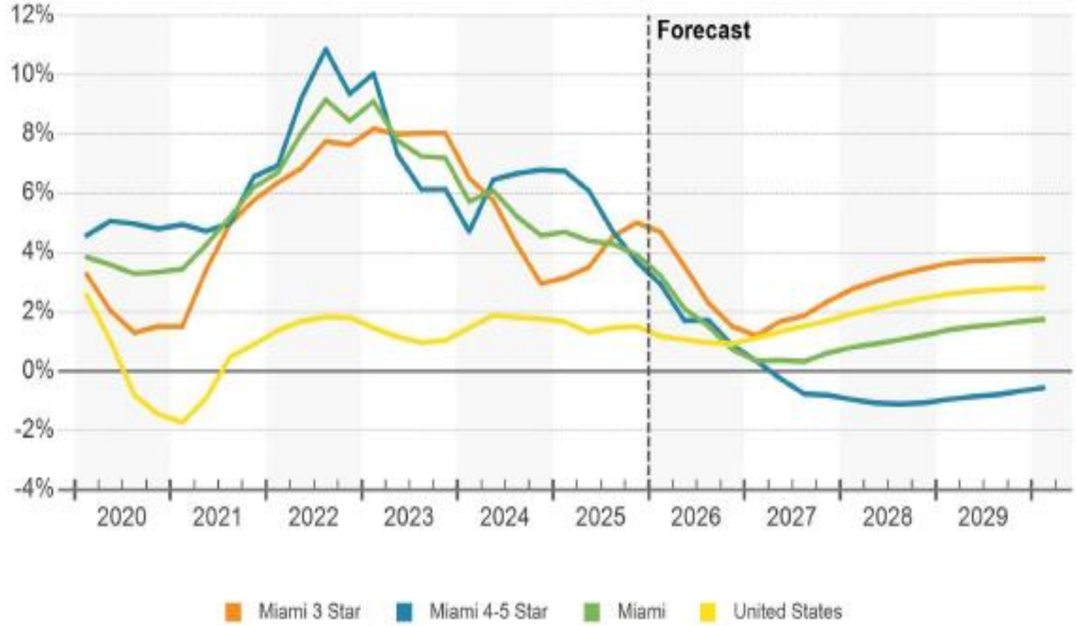
Miami is increasingly becoming a market for global, national, and luxury brands, while local players continue to get pushed out of the more desirable retail locations.

This trend is unlikely to fade anytime soon, as gentrification is taking hold of submarkets East of I-95.

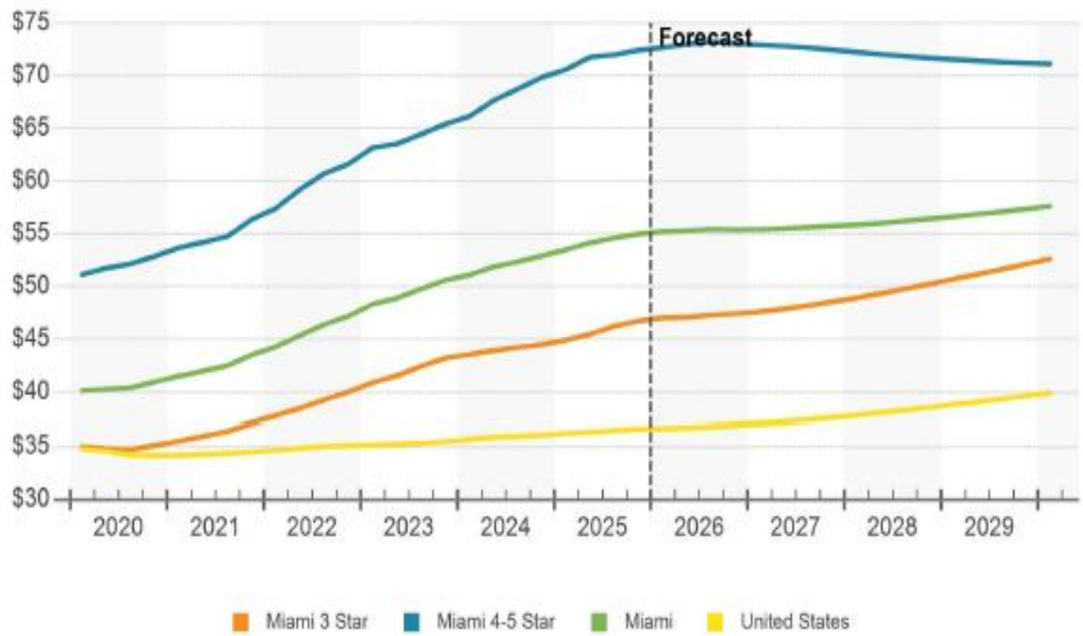
Rent

Miami Office

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



Rent growth continues to moderate from pandemic-era highs, when 4- and 5-star rent growth exceeded 10%, but remains above the national average and among the top performers. Overall, Miami's average asking rent increased by 3.2% year-over-year to approximately $55/SF on a full-service basis as of the first quarter of 2026.

Most submarkets maintain asking rents above $40/SF, while Wynwood, Miami Beach, and Brickell have average rents ranging from $70 to $86/SF. Furthermore, 4- & 5-star properties in Brickell and Miami Beach achieve average asking rents of approximately $95 and $100/SF, respectively, highlighting the substantial variation of achievable rent between locations and vintage. While all submarkets experienced positive rent growth over the past year, relatively more affordable submarkets with proximity to Miami's CBD, including Coral Gables, Miami Airport, and Coconut Grove, outperformed. In contrast, Brickell, which commands a substantial premium in the market, saw the lowest rent growth in the metro over the past year.

Newer, well-located properties command a significant premium. Properties completed in the last 10 years

account for about 13% of the market's total inventory by square footage, and 20% of 4- and 5-star inventory. In fact, properties built in the last 10 years have asking rents that are 44% higher than the overall market, with the premium increasing to 54% in 4- and 5-star properties. Some of the newest deliveries command even higher rent premiums.

For example, two leases were signed in August 2025 totaling about 6,500 SF at The Fifth, a 2025-built property in Miami Beach, with rents of $170/SF NNN, while nearly over 10,000 SF was leased in December 2025 at The Office at the Well in Miami Beach for $150/SF NNN, which is among the highest rental rates for a lease above 10,000 SF in the markets history. For comparison, a 24,000 SF space was leased in January 2026 at Wynwood Plaza, a 2025-built 4-star property, with rents of $90/SF NNN, which is the highest rate for a lease above 10,000 SF recorded in the submarket on record.

Despite this expansion in asking rents for the highest quality product, average real rent gains across the rest of the market will likely remain muted after factoring in inflation and concessions. Additionally, the rising availability of sublease space, which totals nearly 1.1 million SF as of the first quarter of 2026, over 70% of which is concentrated in 4- and 5-star properties, undercut direct asking rates by 15% on average.

Looking ahead, vacancy rates are expected to remain tight compared to the U.S. average, supporting positive rent growth, albeit slower than recent years, in the near term.

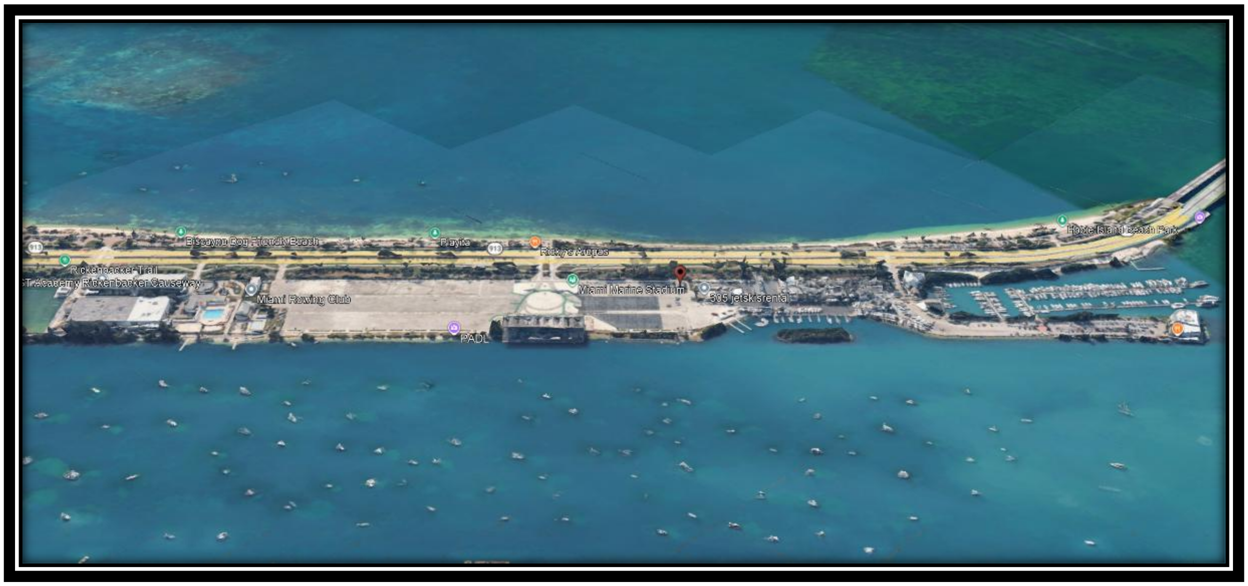


Figure 2: Aerial View

Figure 3: Birdseye Map

Physical Characteristics

General Description

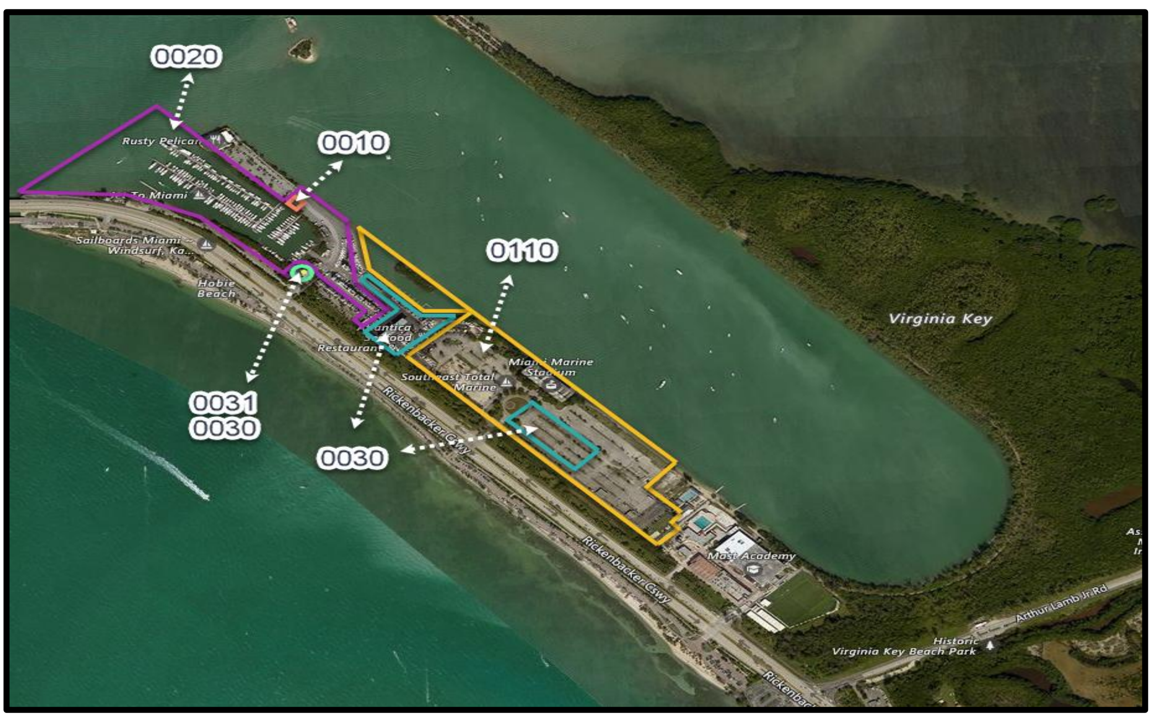
The subject site is located at 3501 Rickenbacker Causeway et al in the city of Miami, FL. Access to the site is provided via ingress and egress via its roadway accesses and the Rickenbacker Causeway or Biscayne Bay, which considered average when compared to similar sites. Furthermore, given the nature of the surrounding arterials, the subject is considered to have average exposure characteristics when compared to similar sites within the area. Additionally, the subject property proposal estimates 2,600 lineal feet of continuous landscaped bay walk for pedestrians, runners and bikers.

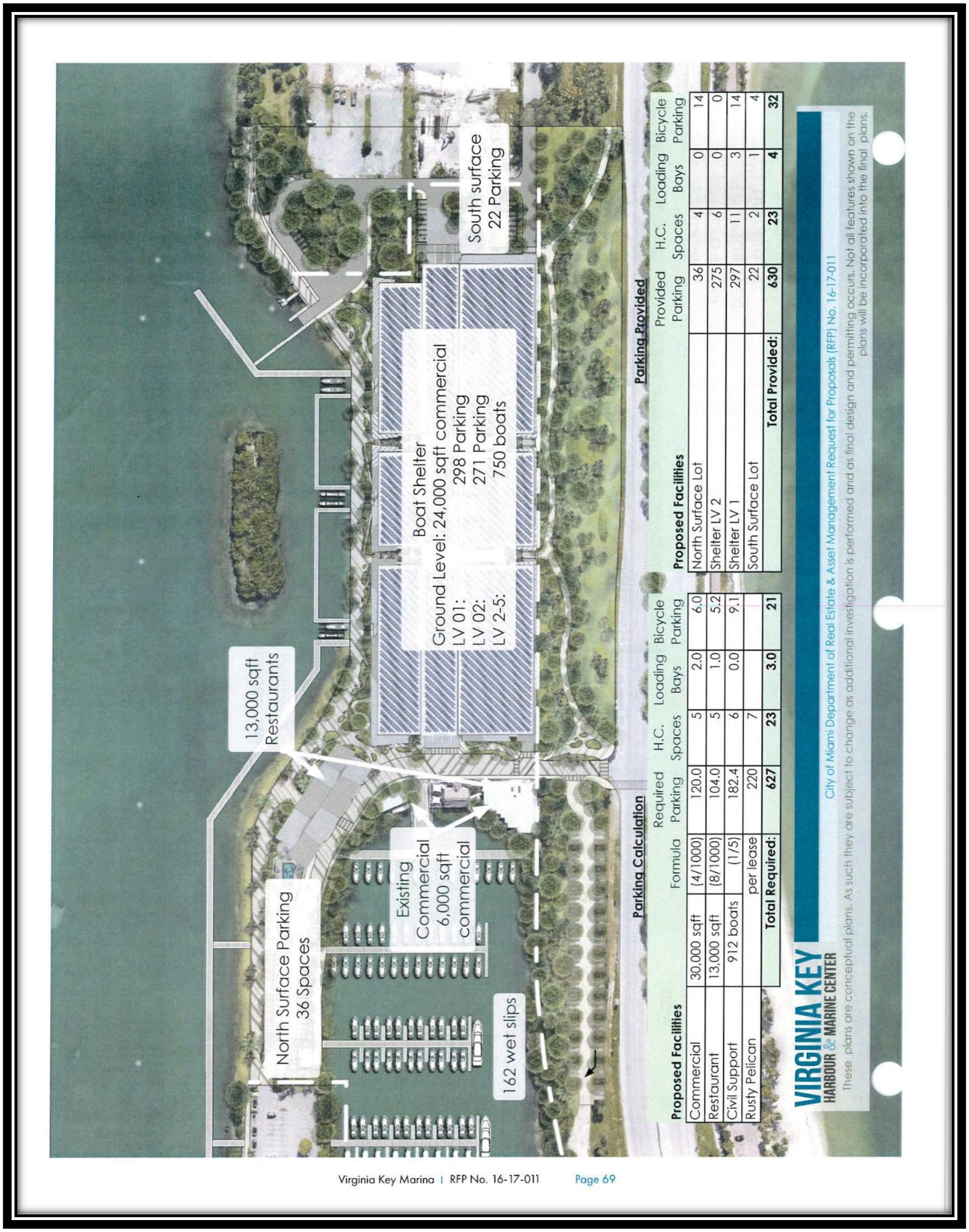
Size/Shape/Dimensions

The subject site is actually comprised of six separately titled parcels with an overall 27.50 acres of land (1,197,990 Gross Land Area SF) and is considered to have above average frontage and visibility. The seawall is estimated to have 2,600 lineal square footage. Additionally, the property "as if improved" is capable of containing 162 wet slips, on its 17.00 acres of submerged land and 750 dry slips, on the properties 10.50 acres of uplands.

<u>Parcel Identification Numbers for each parcel are</u>: 01-4217-000-0020, 01-4218-000-0010, 01-4217-000-0110, 01-4218-000-0030, 01-4218-000-0031, 01-4217-000-0030.

The entire property consists of 27.50 acres of which an estimated 17 acres is submerged land and 10.50 is uplands.





Aerial – "as if improved"

Access/Visibility

Again, access was rated as average and exposure/visibility of the site was rated as average. Traffic capacity and volume in the immediate vicinity of the subject is good and adequate for most type of medium industrial type uses with similar site characteristics. Currently, the marina can facilitate 700 dry rack and 190 wet slips, inviting guest from the bay and terrain.

Topography/Drainage

The site is grade generally level throughout. Drainage is adequate and facilitated by topography and drainage improvements.

Soil/Subsoil Conditions

A current geotechnical analysis describing the soil and subsoil conditions at the subject was not provided. Soil conditions appear to be conducive to development of the subject to its highest and best use. The appraisers assume there are no hidden or unapparent conditions of the property, soil, subsoil, or structures that would render the subject more or less valuable. Proper design and careful installation are needed to overcome any limitations of this soil. The appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such conditions. The site may have had some contamination in the past based on our research, however we are not experts in this area and suggest that environmental experts be consulted.

Utilities/Services

All public utilities and services are currently available to the site including city water and sewer, power and other utilities.

Manmade Improvements

The subject site's existing improvements includes one restaurant, one pump out station, two fuel stations, two ship stores, two dock master's office, a boat launching facility and a shower & laundry facility.

Hazards/Nuisances

CRE Valuation Services was not provided a current Environmental Site Assessment (ESA) concerning the subject. No apparent hazards or nuisances, such as smoke and hazardous materials, were noted on or near the subject upon inspection. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers. We have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon, mold and other potentially hazardous materials may affect the value of the property. The value opined is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them.

Legal-Government Factors

Development Restrictions/Easements

We assume there are no easements or encumbrances detrimental to development of the site.

Restrictions

We are unaware of any restrictions that would preclude development and/or mitigate achievable density of the subject; however, updated title work and a survey are recommended to confirm such.

Zoning

The subject site falls under the jurisdiction of the city of Miami and is zoned as CS Civic Space Zone; which consists of a public use space and facility that may contrast in use to their surroundings while reflecting adjacent setbacks and landscape. The subject property is considered as a legally conforming use. For the purposes of this analysis we assume that the subject is a legal use and does not have any zoning violations outstanding which would provide a detriment to the overall value. Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our study correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. We note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment. We analyzed the zoning requirements in relation to the subject property, and considered the compliance of the existing or proposed use. We are not experts in the interpretation of complex zoning ordinances but based on our review of public information, we assume the subject property to be a complying use.

Conclusion

The subject property is considered to have average access and average visibility characteristics due to its road frontage and exposure, as well as secondary access through Biscayne Bay. Topographical characteristics are conducive to development and all utilities are available and are of sufficient capacity for most uses.

Analysis as if Vacant

In formulating an opinion of optimum use of a tract of land, it is important that a careful analysis be made of the property, its size, shape and physical characteristics, topography, zoning, market conditions, and demand for the various legally permitted uses, and other economic factors and conditions.

Legally Permissible

Except for a legally nonconforming property, the first step in determining what is legally permissible is to analyze private restrictions, zoning, building codes, historic district controls and environmental regulations. The subject site is zoned , allowing for public use spaces and facilities that may contrast in use to their surrounding while reflecting adjacent setbacks and landscape, by the local zoning authority. This zoning district is not considered to impact the development potential of the site relative to allowable uses. Therefore, the subject is considered to be largely unrestricted from a legal standpoint with regard to a waterfront development.

Physically Possible

The physical characteristics of a site can affect the uses. These characteristics include: (1) size; (2) shape; (3) terrain or topography; (4) soil condition; (5) utilities; (6) access characteristics; and (7) surrounding land uses. Each of these site characteristics was described and discussed in the Site Analysis section of this report. A number of uses are physically possible on the subject site. The 1,197,990 SF of Gross Land Area (17 acres submerged and 10.5 acres upland) site size is adequate to support a variety of uses. The site does not suffer from topographical, easement or environmental limitations. Soil and subsoil conditions appear adequate for construction as evidenced by area construction. From a development standpoint, the location offers good exposure and access due to its location. Public utilities are provided and are of adequate capacity for various uses. Surrounding land uses are a mixture of institutional and industrial developments. The site is considered suitable for small to medium sized mixed-uses, and is compatible with many of the surrounding uses which are on similar sized tracts of land. The site is considered largely unrestricted from a physical standpoint and is considered suitable for a variety of industrial marine uses.

Financially Feasible

In determining which uses are legally permissible and physically possible, an appraiser eliminates some uses from consideration. Then the uses that meet the first two criteria are analyzed further. If the uses are income-producing, the analysis will study which are likely to produce an income, or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible and a waterfront development is and can continue to produce a positive return.

Maximally Productive

Among financially feasible uses, the use that provides the highest rate of return or value (given a constant rate of return) is the highest and best use. Given the legally permissible and physically possible discussions set forth above, a waterfront development use is considered most productive in the current market.

Conclusion

The present use of the subject property as a Marina use is the highest and best use "as vacant" and specifically for the land to be redeveloped with a new marina project. It should be noted that some areas of the subject site are currently in a state of disrepair and any proposed development would require this to be mitigated prior to any construction.

Analysis as if Improved

Physically Possible

The subject property has a site area of 27.50 acres or 1,197,990 SF (Gross Land Area) which serves as a Marina. The subject site's existing improvements includes one restaurant, one pump out station, two fuel stations, two ship stores, two dock master's office, a boat launching facility and a shower & laundry facility. It is proposed to undergo a significant upgrade and renovation.

Legally Permissible

The subject improvements would need to conform to all zoning requirements under the local zoning authority. The planning department site plan approves any development and the subject is assumed to be legally conforming with regard to the legal development requirements. As such, the improvements would be considered to represent a legally permissible use.

Financially Feasible/Maximally Productive

Given an occupancy and rental rate commensurate with surrounding waterfront developments, the subject improvements' use as a Virginia Key Marina would be considered to represent a financially feasible use of the improvements. As such, the maximally productive use of the subject improvements is occupancy and operation of the improvements as a Virginia Key Marina.

Conclusion

The development of the subject property with a marina project is the highest and best use "as if improved".

Overview

The three traditional approaches to valuing improved properties are:

1. Sales Comparison Approach - a comparison of the property appraised with reasonable similar, recently conveyed properties for which the price, terms and conditions are known.

2. Income Capitalization Approach - the processing of a projected net income into a valuation estimate via one or more capitalization techniques.

3. Cost Approach - an estimate of the replacement cost of all structural improvements as if new, less loss in value attributable to depreciation plus the value of the land as if vacant.

The Sales Comparison Approach is founded upon the principle of substitution that holds that the cost to acquire an equally desirable substitute property without undue delay ordinarily sets the upper limit of value. At any given time, prices paid for comparable properties are construed by many to reflect the value of the property appraised. The validity of a value indication derived by this approach is heavily dependent upon the availability of data on recent sales of properties similar in location, size, and utility to the appraised property.

The Income Capitalization Approach is based on the principle of anticipation that recognizes the present value of the future income benefits to be derived from ownership in a particular property. The Income Approach is most applicable to properties that are bought and sold for investment purposes, and is considered very reliable when adequate income and expense data are available. Since income producing real estate is most often purchased by investors, this approach is valid and is generally considered the most applicable when the property being appraised was designed for, or is easily capable of producing a rental income.

The Cost Approach is based on the premise that the value of a property can be indicated by the current cost to construct a reproduction or replacement for the improvements minus the amount of depreciation evident in the structures from all causes plus the value of the land and entrepreneurial profit. This approach to value is particularly useful for appraising new or nearly new improvements.

The Appraisal Process is concluded by a review and re-examination of each of the approaches to value that was employed. Consideration is given to the type and reliability of data used, the applicability of each approach to the type of property being appraised and the definition of value being sought.

Subject Specific

We established the market value of the ground lease rent by way of the Income Approach by conducting a rent survey of comparable leases at similar marina properties.

Many agencies, municipalities and other organizations own land under long-term ground leases which can span 30 to 50 years or even longer. The leases allow for beneficial public use and provide income to the organization.

Unlike short-term leases of one to ten years, long-term land leases are usually intended for development. A developer is not likely to build new infrastructure or make expensive building improvements without the opportunity to earn a sufficient return on their investment. Properties like marinas, public airports, ports, parks and even excess land are suitable for long-term land leases. With long-term leases, public agencies need an appropriate way to increase rents over time to reflect market changes, while remaining fair to both the tenant and the public.

The first step in completing a market rent analysis is determining which definition of market rent is appropriate. We have chosen the definition below.

Market Rent: The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements. (Source: The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, 2015)

When developing an opinion of market rent, we will not consider the leased fee interest and leasehold interest.

Our subject valuation is challenging in that it can prove to be more difficult for larger public properties where there are few comparables.

The goal of developing a supported lease rate adjustment is to assist the agency in determining a fair market rental rate that is beneficial to both the public and the tenants that is a reasonable, supportable and well-documented lease rate.

We have used the client-provided development scenario and the ground lease document to assist us with identifying the various revenue components within the marina project and have provided the rental rates on that basis. Specifically, the lease provides for two components of revenue; the first component is the **Base Rent** which is a set dollar amount paid in monthly installments and the second component is a **Percentage Rent** based on the various mixed-use components contained within the marina project.

At the request of the client, we have been asked to conduct a rent survey in order to provide an estimate of the Fair Market Value of the Rent for the subject property. As such, we have done a Market Rent Analysis which is part of an income approach.

Contract Rent Analysis

Contract rents typically establish income for leased space, while market rent is the basis for estimating income for current vacant space and future speculative re-leasing of space due to expired leases. We were provided a copy of the lease that specifies the following:

4.1.1 Base Rent and Percentage Rent

The Base Rent shall be one hundred and eighty-three thousand three hundred and thirty-three dollars and thirty-three cents ($183,333.33) per month and payable as set forth in Section 4.1 above. The Base Rent shall be adjusted and increased annually by the method described in Section 4.1.2 below upon the commencement of the second Lease Year.

4.1.4 Percentage Rent

From the Rent Commencement Date and continuing throughout the Lease Term, Lessee shall pay to the City a percentage of Lessee's annual Gross Revenues for Lessee's business operations made from or upon the Premises for that same time period as set forth below (collectively, "Percentage Rent"). Percentage Rent shall be computed on an annual, Lease Year basis ("Percentage Rent Period") beginning with the Rent Commencement Date and continuing throughout the Lease Term. Further, Percentage Rent shall be a percentage of Gross Revenues, as further specified below, and shall not be subject to any breakpoint, whether artificial or natural.

The amount of Percentage Rent payable shall be determined as follows:

(a) **Wet Slips and Dry Boat Storage**: six percent (6%) of the Gross Revenues;

(b) **Commercial Space**: six percent (6%) of the Gross Revenues;

(c) **Restaurant Space**: six percent (6%) of the Gross Revenues;

(d) **Fuel Sales**: six percent (6%) of the Gross Revenues; and

(e) **All other income**: six percent (6%) of the Gross Revenues actually received by

Lessee from the use of the Premises and not otherwise specified above.

As we can see by the lease excerpts above the agreement stipulates that the contract rent for the proposed redevelopment of no less than **$2,200,000** as a Base Rent and Percentage Rents that equate to **6.00% of gross revenue**.

Base Rent Summary

We have chosen to analyze the data to derive a fair market rent based on an overall combination of both the base rent and the percentage rent as that is typical for market participants. Given this we will convert the dollar amount of the base rent to a percentage and add that percentage rate to the market derived Percentage rate that is formulated based on the Potential Gross Income. That combined percentage will then be compared to similar marina operations that are leased on a "percentage rent" **only** basis. We believe that this is the most credible and supportable methodology as data is available and again a manner in which market participants engage in marina based ground lease transactions.

Introduction

The Income Capitalization Approach is a procedure in appraisal analysis whereby anticipated future economic benefits to be derived from a property are converted into a present value estimate through a capitalization process. This approach is based on the principle of anticipation and value is created by investor's expectations of benefits to be derived in the future. The process of estimating anticipated economic benefits from a property therefore requires estimates of potential income and expenses as well as debt costs (if applicable), and the selection of the most appropriate capitalization method.

Relevant to this assignment is the process of estimating the anticipated economic benefits from the proposed marina development.

Proforma Rental Rates

The rents proposed at the subject were extracted from the proposal and are shown in the following table. For the purposes of analysis, we have divided the potential sources of income into the following categories; Wet Slips, Dry Slips, Fuel - Dry Rack, Fuel – Existing. Commercial Buildings and Restaurants.

We have utilized data that is indicative of a **stabilized** property. It is important to note that we have **not factored in the time value of money**.

Potential Gross Income - Proforma

Source of Revenue	Description	# of Units	$/Unit/Mo.	Market Rent	Contract	Market
Wet Slips	40 LF	28	$1,440	$1,680	$564,480	$564,480
	60 LF	66	$2,280	$2,520	$1,995,840	$1,995,840
	75 LF	28	$3,150	$3,150	$1,058,400	$1,058,400
Lift	40 LF	40	$1,760	$2,000	$960,000	$960,000
Dry Slips	35 LF	750	$1,470	$1,600	$14,400,000	$14,400,000
Fuel - Dry Rack	Diesel	70,000	$4.00	$5.00	$4,200,000	$4,200,000
Fuel - Existing	Gas	30,000	$2.80	$3.00	$1,080,000	$1,080,000
Commercial	3 Buildings	30,000	$48.00	$70.00	$2,100,000	$2,100,000
Restaurants	2 Buildings	13,000	7.00%	$100.00	$1,300,000	$1,300,000
Potential Gross Income					**$27,658,720**	**$27,658,720**
Percentage Rent (%)					**6.00%**	**10.00%**
Percentage Rent ($)					**$1,659,523**	**$2,765,872**
			Summary of Percentage Rent		**$1,659,523**	**$2,765,872**
			Inclusion of Base Rent		**$2,200,000**	**n/a**
			Total Potential Revenue in Dollars		**$3,859,523**	**$2,765,872**
			Total Potential Revenue (Percentage)		**13.95%**	**10.00%**

As shown in the chart above, on an annualized basis the total revenue provided from the contract with Suntex provides an estimated $3,859,523 which is reflective of a total Percentage Rent of 13.95%, which is higher than the total revenue provided from market rent which was estimated at $2,765,872 which is reflective of a total Percentage Rent of 10.00%.

Market Rental Analysis

The immediate market area was researched for marina properties that offered similar amenities and boat slip/storage options. Given the unique type of subject property, we expanded our radius to include marinas in the neighboring towns/cities that offered similar options. Details of the data used in this analysis are contained within our job folder and are given a brief summary below.

Slip Revenue - The proposed rental rates for the subject slips are in line with those indicated by the comparables on a per slip basis. These comparables have similar locational characteristics to the subject, and are considered to provide good indications of market rent for each type of slip within the proposed development plan. We have included four nearby marinas for our analysis including the Dinner Key Marnia, the Miamarina, the South Dade Marina and the Keystone Point Marina. The subject will offer slips generally ranging from 40 lineal feet to 75 lineal feet. The comparables ranged on a per slip per month basis from approximately $1,600 for smaller slips up to a maximum of $3,150 for larger slips. The various slip sizes vary and an average for each type has been included in the chart above.

Fuel Sales Income - Fuel Sales are likely to be prevalent at the subject property and the proposal includes fuel services. We have compared fuel on the basis of potential revenue for gas and diesel. We have included nearby marinas for our analysis including the Matheson Hammock Marina and the Keystone Point Marina. Gas comparables ranged from $2.90 per gallon to $4.28 per gallon, whereas the Diesel comparables ranged from $4.11 per gallon to $6.24 per gallon. **We have chosen to use $3.00 and $5.00 respectively.**

Commercial Income – The proposal has three proposed commercial buildings with each one containing an estimated 10,000 SF totaling 30,000 SF. In our research, we identified three commercial properties reflecting commercial uses including office and retail space. All of the comparables were in reasonable proximity to the subject. We believe the comparables are representative of what the proposed commercial space will offer. The comparable rental rates ranged from $61.20 per SF on an annual basis to $74.00 per SF with an average of $69.07 per SF. **We have chosen to use $70.00 per SF for our analysis.**

Restaurant – Two restaurants are proposed to be developed in this scenario, with one operating as an upper end restaurant and a more midrange restaurant operating on the ground level. Both restaurants are featured to have extensive use of patios. Restaurant rental rates range from approximately $68.00 per SF to $123.00 per SF with an average of $89.00 per SF. Both of the proposed restaurants will fall somewhere in between. Our estimated rental rate for a successful free-standing restaurant is estimated to be approximately **$90.00 per SF**.

The chart above summarizes all of our research and analysis.

It should be noted that, in our attempt to research marina based revenue we encountered a reluctance to provide detailed data specific to each scenario. We have also had to make many assumptions as to the various income producing properties. Some estimates were based on extrapolation and conversion to a uniform unit of measurement that was subject to rounding. That being said we believe that our estimates in each category are credible and supportable and based on reasonable assumptions.

Summary

The first section (Base Rent) was based directly from the lease provisions, whereas the second section (Percentage Rent) was based on market based data that we have used to compare with the estimates provided within the proforma itself.

The Potential Gross Income provided by the market based data indicated an estimated sublease income of $27,658,720 on an "as if stabilized" annual basis.

Percentage Rent – We researched comparable leases with marina based facilities, where the subject is on a ground lease and the owner has contractually obligated the tenant to provide additional rent by way of a percentage of gross revenue for all sublease activity on the proposed property.

We compared leases at Bahai Mar, Haulover, Fort Myers and Miami Beach Marina and reviewed industry surveys that pertain to percentage rents experienced comparable properties with similar characteristics and revenue sources like the proposed subject. Commercial subleases ranged from 4.25% to 10.00% of gross revenue. **We have chosen to use 10.00% as the basis for our market derived market rent**.

Conclusion

Fair Market Rent - We have multiplied the PGI of $27,658,720 which is the result of the market derived data by the percentage rent of 10.00% to arrive at the estimated sublease rental income that would be paid to the City of Miami assuming that the property is fully stabilized. The percentage rent for the market derived estimate was **$2,765,872** . This results in an effective percentage rent of 10.00%.

Proposed Contract Rent - We have multiplied the PGI of $27,658,720 which is the result of the market derived data by the contract percentage rent of 6.00% and added the Base Rent of $2,200,000 to arrive at the estimated sublease rental income that would be paid to the City of Miami assuming that the property is fully stabilized. The percentage rent for the market derived estimate was **$3,859,523** . This results in an effective percentage rent of 13.95%.

In light of the multiple variables within this forecast we believe that the estimated Proposed Contract Rent is above Fair Market Rent within a reasonable variance and both are credible and supportable estimates of the prospective "as if stabilized" income.

It should be noted that as the gross revenue increases it will likely decrease the spread between the two percentage based indications.

Reconciliation

Reconciliation and correlation of value is performed when more than one approach to value is used to value real property and weighs the relative significance, applicability, and defensibility of each value indication and relies most heavily on the one that is most appropriate to the type and definition of value sought. The conclusion drawn in the reconciliation is based on the appropriateness, accuracy, and quantity of evidence in the entire appraisal.

In view of the following facts and data in conjunction with this appraisal, it is the opinion of CRE Valuation Services that the prospective "as if stabilized" Fair Market Value Rent for the Lease of the subject Property as of, February 3, 2026 and subject to the general assumptions and limiting conditions, was:

Prospective FMV of the Base Rent for the Ground Lease (Annual) - As if Stabilized	**$2,200,000**
Prospective FMV of the Percentage Rent for the Ground Lease (Annual) - As if Stabilized	**$1,400,000**

Hypothetical Conditions and Extraordinary Assumptions – We have assumed that the property will be constructed and operating in the manner evidenced to us by publicly available and owner supplied data from February and March 2026.

Market and Exposure Time

Market Time is best defined as a "reasonable marketing time" which is an estimate of the amount of time it might take to sell a property interest at the estimated Market Value during the period immediately after the effective date of the appraisal. It is not intended to be a prediction of a specific date of sale and, therefore, may be expressed as a range. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a transaction on the effective date of appraisal.

Based on market and exposure times of comparable sales and interviews with active participants in the local market, the above Market Value opinion could be achieved with a market time and an equal exposure time of approximately twelve months. This conclusion is predicated on the assumption that the subject is offered at a price near the value opinion set forth herein, and is supported by recent data from similar properties.

PROFESSIONAL QUALIFICATIONS

Mick Stiksma, MAI, MRICS

Managing Director - Valuation Services

Throughout my career I have held several management and leadership positions within National and International Commercial Real Estate Firms. I have been actively engaged in Residential and Commercial real estate including real estate appraisal and valuation, Broker Opinion of Value (BOV's), real estate sales, real estate development, expert witness services and consulting for over 25 years.

Real Estate Appraisal and Valuation: Creation of two real estate appraisal firms with operations in multiple states. Responsibilities include business development, client relations, management and oversight of appraisal operations. Total value of appraised properties in excess of hundreds of millions of dollars with single valuations over $100,000,000.

Broker Opinion of Values: Creation of a real estate firm responsible for the implementation, management and systemic design of a national program that facilitates Broker Opinion of Values (BOV), also known as Broker Price Opinions (BPO), with the capability of delivering quality reports in a timely fashion throughout the United States.

Real Estate Sales: Residential and commercial sales including business development, purchase and sale transactions that have an aggregate value in excess of $60,000,000.

Real Estate Development: Residential development including acquisition, government liaison, design, bidding, budgeting and implementation of several developments including single family residential and residential subdivisions.

Specializations: Creation of real estate divisions within our structure and/or integral relationships with firms that provide golf course and time share valuation, REO (bank owned)/ Foreclosure work, REIT (Real Estate Investment Trust) appraisals, Tax Appeal, insurance appraisals, portfolio valuation, market feasibility studies and acquisition/disposition counseling.

Recent Corporate Clients

- Bank of America
- Barnard Law Group
- Bayview Financial Services
- Biscayne Bank
- Carlton Fields
- Columbian Consulate
- Dupont
- Ehrenstein Charbonneau Calderín
- Hall, Lamb and Hall, P.A.
- Jordan Burt
- Nationwide Insurance
- Wendy's International

Education

- Simon Fraser University, Criminalistics Bachelors

Professional Affiliations & Designations

- Certified General Real Estate Appraiser in Connecticut, Florida, Georgia, Illinois, Kentucky, Maryland, New Jersey, New York, North Dakota, Oregon, Pennsylvania, Tennessee, Vermont, Virginia, and West Virginia.
- Florida Real Estate Realtor
- Appraisal Institute Member
- The Royal Institution of Chartered Surveyors (RICS)

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