

CONFIDENTIAL

Hyatt Regency Site			
Map No.	D-147	Historic:	
Tax Parcel Nos.	066000-0740	Stories:	
Address		Current Ren -	
Zoning:	DOC2 500/300-550	NOTE:	
Property rights:	-		
Proximity to project:	2,900± feet to park, 13-minute walk		
Previous sales:			
Ownership	LOT B LLC		
Land Value Without "Before"			
	26,820	SF @	\$1,750.00

Land Value With "After"			
	26,820	SF @	\$1,757.00

Special Benefit	\$7.00		
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INCOME ANALYSIS WITHOUT "Before"	Year Built		
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	Parking	0	
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Potential Gross Income			
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	GBA	NRA		
Retail	0	0	SF NRA @	\$0.00
Office	0	0	SF NRA @	\$0.00
Restaurant space	0	0	SF NRA @	\$0.00
Other-Lt Industrial Manu. 1900	0	0	SF NRA @	\$0.00
Other-Storage WH 1918	0	0	SF NRA @	\$0.00
Other	0	0	SF NRA @	\$0.00
Building Area		0		
Parking Area/Stalls	0	0	0 stalls @	\$0.00
Basement-unfinished	0	0	SF NRA @	\$5.00
			0.0%	of GRI
Total Bldg Area & Gross Income	0	0	SF NRA @	\$0.00

Less: Vacancy/credit allowance @	0.0%		
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	5.0%		
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Effective gross income			
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Less: Operating expenses			
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Management fee @	7.0%	of total EGI	
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Parking operating expenses @	0.0%	of parking EGI	
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Structural maintenance/reserve	\$0.20	per SF of NRA	
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Total operating expenses			
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Net operating income			
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Indicated Value		Capitalized @	6.50%
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Land Value			
	26,820	SF @	\$1,750.00
Residual Improvements	0	SF NRA @	\$0.00
	0	SF GBA @	\$0.00

Special Benefit Summary				
	Land			
	Per SF	Total	Improved	% Change
Without LID	\$1,750.00	\$46,935,000	\$0	N/A
With LID	\$1,757.00	\$47,123,000	\$0	0.00%
Summary				
Without LID	\$1,750.00	\$46,935,000	\$0	N/A
With LID	\$1,757.00	\$47,123,000	\$0	0.00%
Percent change in land value	0.40%			

per SF =	\$46,935,000

per SF =	\$47,123,000
per SF =	\$188,000
per SF =	\$0
per SF =	\$0
per SF =	\$0
per SF =	\$0
per SF =	\$0
per SF =	\$0
	\$0
/month	\$0
per SF =	\$0
	\$0
/SF =	\$0
	\$0
	\$0.00
	\$0
\$0	
\$0	
<u>\$0</u>	
\$0	
	\$0
	\$0
	\$0

Per SF NRA	\$0.00
per SF =	\$46,935,000
per SF =	\$0

Total Estimated Value	
	Special Benefit
\$46,935,000	N/A
\$47,123,000	\$188,000
\$46,935,000	N/A
\$47,123,000	\$188,000