

	Bridge Development Partners	Helms Development	VPX
REVIEW ELEMENTS			
Proposed Lease Term	50 Years w/25 Year option all at then market rate	Negotiated-Long Term	None Listed
Initial Proposed Lease Rate	\$0.45/SF per "usable" SF (\$1,204,344 annually)	Negotiated-Long Term	\$2.4MM/annually
Proposed Escalators	3%/every 3 years	None Listed	Not to exceed 2%/year
Estimated Capex	None Listed	\$120MM to \$150MM*	\$500MM
Developer Occupied/Confirmed Tenant	No, may sublease	No, scenarios include speculative construction or build-to-suit	Yes, Developer occupied
Proposed Use	Industrial	Compatible with Commercial Land Use/M-2 Zoning	Hi-tech Mfg.
Estimated Number of Jobs Created	None Listed	1,500-2,000**	1000*
Training Commitment	None Listed	None Listed	Proposing partnership with CareerSource and Urban League
Targeted Industry Jobs	None Listed	Yes**	Yes
Average Wage	None Listed	None Listed	\$15/Hr.
CBE Commitment	None Listed	Yes, proposing commitment similar to Conv. Ctr. Hotel (30%)	Yes 25%
Other South Florida Projects?	Yes	Yes	Yes, currently developing adjacent parcel
Financial Capacity	\$700MM invested, \$500MM in pipeline	350 investors and \$56 billion in assets	Annual Retail Sales >\$1 billion
		*Projected post-construction market value **Based on project similarities with VPX development of adjacent property	*Estimated job creation is across existing and proposed facilities