

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