

phase site map
projected schedule



projectphasing





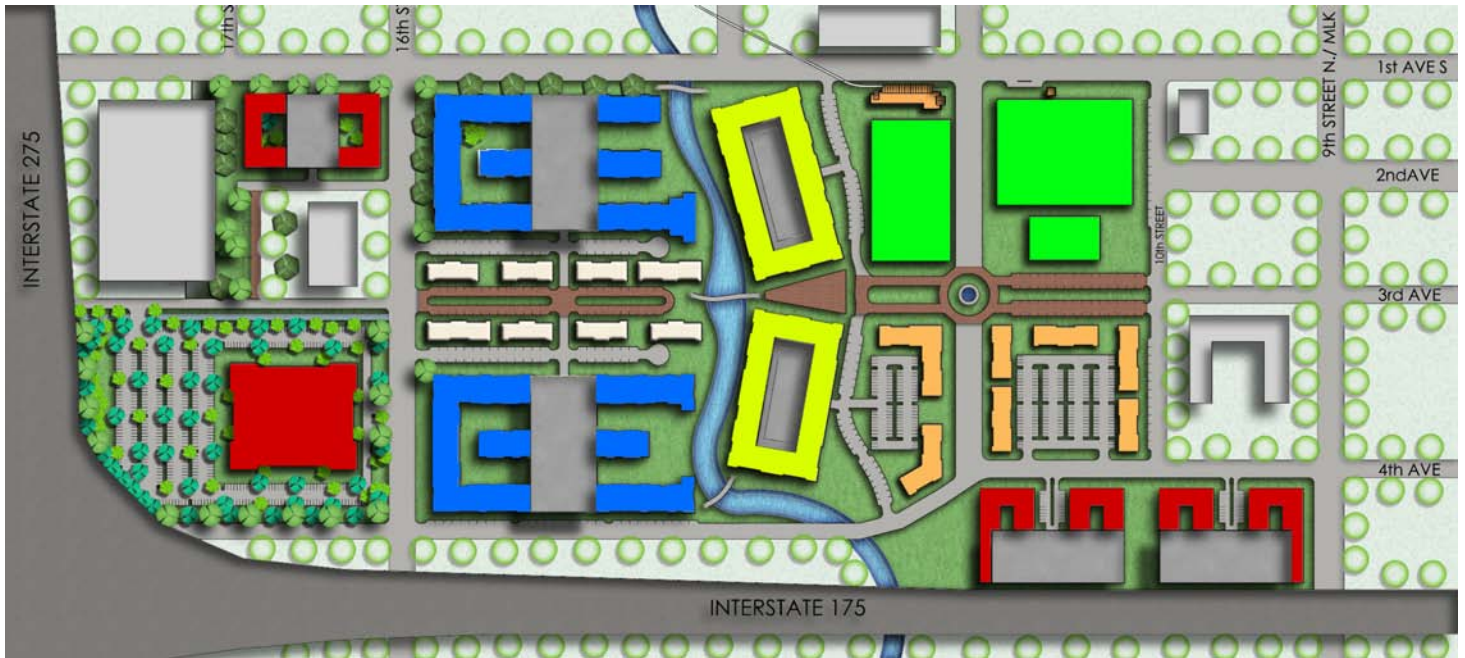
- Phase I:** This phase will involve the simultaneous developments of three parcels, the office building (1A) and residential units (1B and 1C).
- Phase II:** This phase will involved the development of two mixed use parcels that consist of housing above with street level retail below (2A and 2B).
- Phase III:** This phase will consist of the development of two mixed used buildings consisting of residential above and street level retail below (3).
- Phase IV:** This phase will mainly involve the development of an “urban prototype” grocery and an “urban prototype” box store (4A and 4B).
- Phase V:** This phase will round out the master plan with the development of the final residential buildings and mixed-use buildings between (5).

*Any of these phases might be accelerated, pending the availability of the parcels in question and the current market.

**Tropicana Field Site Redevelopment Proposal Summary
RGA Group**

Price	Conditions	Development Concept by Phase and Total	Projected Development Costs by Phase and Total	Development Schedule
		Phase I Residential Office 837,500SF	\$137,925,000 \$10,748,063 in infrastructure	Year 1-3
		Phase II Retail Residential 327,500SF	\$137,925,000 \$10,748,063 in infrastructure	Year 2-4
		Phase III Residential 950,000SF	\$137,925,000 \$10,748,063 in infrastructure	Year 3-5
		Phase IV Large Retail/ Grocery Hotel	\$73,500,000 \$10,748,063 in infrastructure	Year 4-6
		Phase V Retail Residential 1,990,000SF	\$311,850,000 \$10,748,063 in infrastructure	Year 5-7





Phase I:	Office – 125,000 SF	\$22,500,000
	Residential – 712,500 SF	\$115,425,000
	Infrastructure – 20%	\$10,748,063
Phase II:	Retail – 90,000 SF	\$4,050,000
	Residential – 237,500 SF	\$38,475,000
	Infrastructure – 20%	\$10,748,063
Phase III:	Residential – 950,000 SF	\$153,900,000
	Infrastructure – 20%	\$10,748,063
Phase IV:	Retail – 180,000 SF	\$36,000,000
	Hotel - 125,000 SF	\$37,500,000
	Infrastructure – 20%	\$10,748,063
Phase V:	Retail – 90,000 SF	\$4,050,000
	Residential – 1,900,000 SF	\$307,800,000
	Infrastructure – 20%	\$10,748,063
		\$773,440,000

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
PHASE I						
PHASE II						
PHASE III						
PHASE IV						
PHASE V						

