

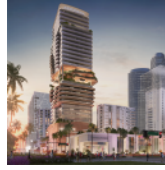








## HABITAT GROUP DEVELOPMENT PORTFOLIO

	MULTI-FAMILY				HOTEL							
				TOTAL							TOTAL	TOTAL
	EAST RIVER LIVING	SMART BRICKELL TOWER 3	BRICKELL LUX RENTAL		SMART BRICKELL TOWER 1 HOTEL	SMART BRICKELL TOWER 2 HOTEL	MILLUX 1	MILLUX 2	BRICKELL 12	BRICKELL LUX HOTEL		TOTAL
TIMELINE	2017 - 2020 3 years	2019 - 2024 5 years	2018 - 2025 7 years	2017 - 2025 8 years	2017 - 2021 4 years	2017 - 2022 5 years	2018 - 2022 4 years	2018 - 2023 5 years	2019 - 2024 5 years	2018 - 2025 7 years	2017 - 2025 8 years	2017 - 2025 8 years
UNITS	34 MULTI-FAMILY	97 MULTI-FAMILY	108 MULTI-FAMILY	239 MULTI-FAMILY	50 HOTEL ROOMS	50 HOTEL ROOMS	57 HOTEL ROOMS	57 HOTEL ROOMS	96 HOTEL ROOMS	60 HOTEL ROOMS	370 HOTEL ROOMS	239 MULTI-FAMILY 370 HOTEL ROOMS
VALUE	\$13.55 MM	\$58 MM	\$58 MM	\$129.5 MM	Hotel- \$26.8 MM Condo- \$18.2 MM	Hotel- \$27.8 MM Condo- \$20.3 MM	\$22.8 MM	\$23.8 MM	\$42 MM	\$36 MM	\$179.2 MM	\$308.7 MM
TOTAL COST	\$12.3 MM	\$43.5 MM	\$37.3 MM	\$93.1 MM	\$39.7 MM	\$40.1 MM	\$17.6 MM	\$17.6 MM	\$33.5 MM	\$23.2 MM	\$171.7 MM	\$264.8 MM
GROSS PROFIT	\$1.25 MM	\$14.5 MM	\$20.7 MM	\$36.5 MM	\$5.3 MM	\$8 MM	\$5.2 MM	\$6.2 MM	\$8.5 MM	\$12.8 MM	\$46.0 MM	\$82.5 MM
	LAND \$917K	LAND \$8.6 MM	LAND \$8.9 MM	LAND \$18.4 MM	LAND \$6.4 MM	LAND \$6.7 MM	LAND \$3.5 MM	LAND \$3.5 MM	LAND \$6.1 MM	LAND \$5.6 MM	LAND \$31.8 MM	LAND \$50.2 MM
	HARD COST \$9.4 MM	HARD COST \$25.6 MM	HARD COST \$20.6 MM	HARD COST \$55.6 MM	HARD COST \$26 MM	HARD COST \$26 MM	HARD COST \$11.8 MM	HARD COST \$11.8 MM	HARD COST \$19.6 MM	HARD COST \$12.8 MM	HARD COST \$108 MM	HARD COST \$163.6 MM
	SOFT COST \$1.9 MM	SOFT COST \$9.5 MM	SOFT COST \$7.7 MM	SOFT COST \$19.1 MM	SOFT COST \$7.2 MM	SOFT COST \$7.4 MM	SOFT COST \$2.3 MM	SOFT COST \$2.3 MM	SOFT COST \$7.8 MM	SOFT COST \$4.8 MM	SOFT COST \$31.8 MM	SOFT COST \$50.9 MM
FUNDING STRUCTURE	EQUITY \$4.4 MM BANK \$5.5 MM	EQUITY \$14 MM BANK \$18 MM	EQUITY \$11.1 MM BANK \$14.6 MM	EQUITY \$29.5 MM BANK \$38.1 MM	EQUITY \$8.8 MM BANK \$24 MM	EQUITY \$8.8 MM BANK \$24 MM	EQUITY \$4.7 MM BANK \$8.7 MM	EQUITY \$4.7 MM BANK \$8.5 MM	EQUITY \$8 MM BANK \$17.1 MM	EQUITY \$6.9 MM BANK \$9.1 MM	EQUITY \$41.9 MM BANK \$91.4 MM	EQUITY \$71.4 MM BANK \$129.5 MM
	BUYER DEPOSIT \$2.4 MM	BUYER DEPOSIT \$11.5 MM	BUYER DEPOSIT \$11.6 MM	BUYER DEPOSIT \$25.5 MM	BUYER DEPOSIT \$6.9 MM	BUYER DEPOSIT \$7.3 MM	BUYER DEPOSIT \$4.2 MM	BUYER DEPOSIT \$4.4 MM	BUYER DEPOSIT \$8.4 MM	BUYER DEPOSIT \$7.2 MM	BUYER DEPOSIT \$38.4 MM	BUYER DEPOSIT \$63.9 MM
	EQUITY FUNDED \$4.4 MM	EQUITY FUNDED \$8.2 MM	EQUITY FUNDED \$5.6 MM	EQUITY FUNDED \$18.2 MM	EQUITY FUNDED \$8.8 MM	EQUITY FUNDED \$8.8 MM	EQUITY FUNDED \$3.7 MM	EQUITY FUNDED \$3.7 MM	EQUITY FUNDED \$4 MM	EQUITY FUNDED \$3.4 MM	EQUITY FUNDED \$32.4 MM	EQUITY FUNDED \$50.6 MM
ANNUAL RETURN	9.5%	20.7%	26.6%	22.2%	15.1%	18.2%	27.7%	26.4%	21.3%	26.6%	22.4%	22.3%
STATUS	Under Construction	Under Construction	Land Operation		Under Construction	Permitting	Permitting	Planning	Land Operation	Land Operation		