


**Appendices A and B:  
Route Maps**

For more details on our fares please visit our web site at [Broward.org/BCT](http://Broward.org/BCT) or call customer service: 954.357.8400.

### Reading a Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol .
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at BCT "Breeze" bus stop signs along the route.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

Information: 954.357.8400

Hearing-speech impaired/TTY:  
954.357.8302

This publication can be made available in large print, tape cassette, or Braille, by request.



This symbol is used on bus stop signs to indicate accessible bus stops.



BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
*An equal opportunity employer and provider of services.*

26,000 copies of this public document were promulgated at a gross cost of \$988., or \$.038 per copy to inform the public about the Transit Division's schedule and route information. 10/15

# TIMETABLE

**ROUTE**  
*University*  
**Breeze**

**ROUTE 102**

**Monday - Friday**  
**Limited-Stop Service**

Golden Glades/Tri-Rail Park and Ride  
to Westview Drive and University Drive

**via University Drive**

Effective 10/11/15

**BROWARD**  
COUNTY  
*Transit*

A service of the  
Broward County Commission

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Wheelchair Accessible

Bike Racks

# NORTHBOUND

To Westview Drive

GOLDEN GLADES INTERCHANGE	NW 183RD ST & UNIVERSITY DR	PINES BLVD & UNIVERSITY DR	SW 30TH ST & UNIVERSITY DR	OAKLAND PARK BLVD & UNIVERSITY DR	ATLANTIC BLVD & UNIVERSITY DR	WESTVIEW DR & UNIVERSITY DR
1	2	3	4	5	6	7
<b>MORNING SERVICE</b>						
5:30a	5:43a	5:55a	6:07a	6:21a	6:33a	6:44a
6:00a	6:13a	6:25a	6:39a	6:55a	7:10a	7:23a
6:30a	6:43a	6:56a	7:11a	7:30a	7:46a	8:01a
7:05a	7:21a	7:35a	7:56a	8:15a	8:30a	8:44aG
7:40a	7:57a	8:11a	8:29a	8:46a	9:00a	9:14aG
8:20a	8:38a	8:52a	9:09a	9:27a	9:41a	9:52aG
<b>AFTERNOON SERVICE</b>						
3:30p	3:48p	4:03p	4:21p	4:50p	5:07p	5:21p
4:10p	4:29p	4:45p	5:04p	5:35p	5:54p	6:06p
4:50p	5:08p	5:22p	5:42p	6:09p	6:25p	6:37p
5:30p	5:52p	6:10p	6:27p	6:49p	7:05p	7:17pG
6:10p	6:32p	6:50p	7:07p	7:29p	7:43p	7:56pG
6:50p	7:12p	7:30p	7:45p	8:07p	8:18p	8:29pG

# SOUTHBOUND

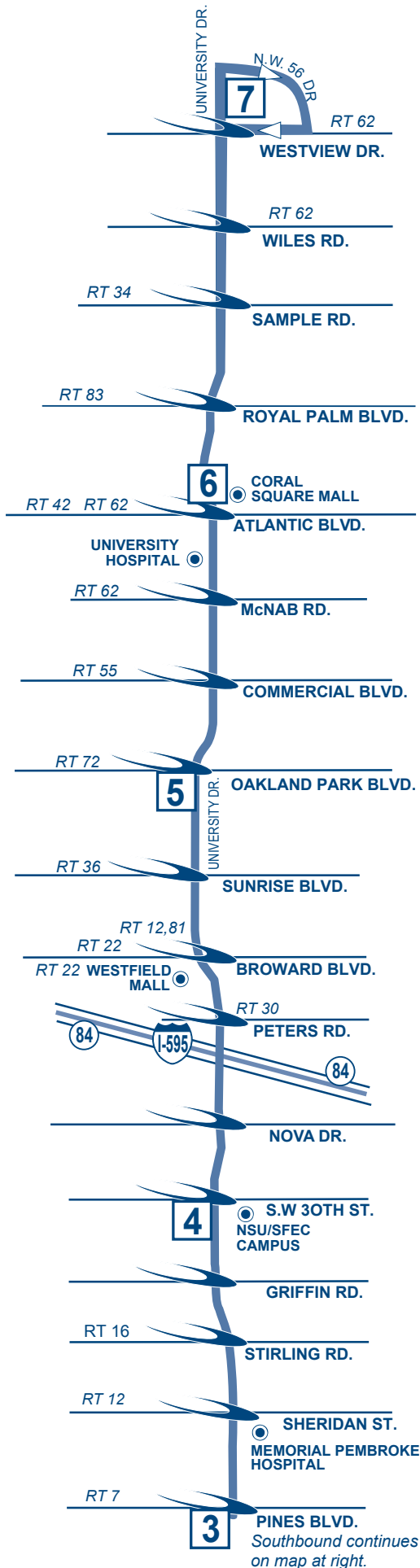
To Golden Glades Park & Ride

WESTVIEW DR & UNIVERSITY DR	ATLANTIC BLVD & UNIVERSITY DR	OAKLAND PARK BLVD & UNIVERSITY DR	SW 30TH ST & UNIVERSITY DR	PINES BLVD & UNIVERSITY DR	PINES BLVD & UNIVERSITY DR	GOLDEN GLADES INTERCHANGE
7	6	5	4	3	2	1
<b>MORNING SERVICE</b>						
5:30a	5:40a	5:53a	6:07a	6:18a	6:30a	6:42a
6:00a	6:10a	6:23a	6:38a	6:52a	7:07a	7:25a
6:30a	6:41a	6:54a	7:11a	7:23a	7:41a	7:59a
7:05a	7:19a	7:33a	7:51a	8:03a	8:20a	8:34aG
7:40a	7:54a	8:10a	8:29a	8:41a	8:55a	9:09aG
8:20a	8:31a	8:49a	9:08a	9:20a	9:34a	9:48aG
<b>AFTERNOON SERVICE</b>						
3:30p	3:46p	4:02p	4:25p	4:42p	4:58p	5:14p
4:10p	4:26p	4:43p	5:05p	5:22p	5:37p	5:51p
4:50p	5:06p	5:23p	5:53p	6:11p	6:28p	6:42p
5:30p	5:45p	6:01p	6:22p	6:41p	6:57p	7:09pG
6:10p	6:26p	6:42p	7:00p	7:14p	7:28p	7:40pG
6:50p	7:06p	7:21p	7:40p	7:54p	8:08p	8:20pG

# University Breeze

## Monday - Friday Limited -Stop Service

Golden Glades Tri-Rail Park & Ride to Westview Drive via University Drive



### POINTS OF INTEREST

- Coral Square Mall
- University Hospital
- Westfield Mall
- NSU/SFEC Campus
- Memorial Pembroke Hospital

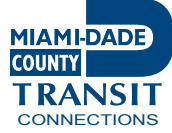
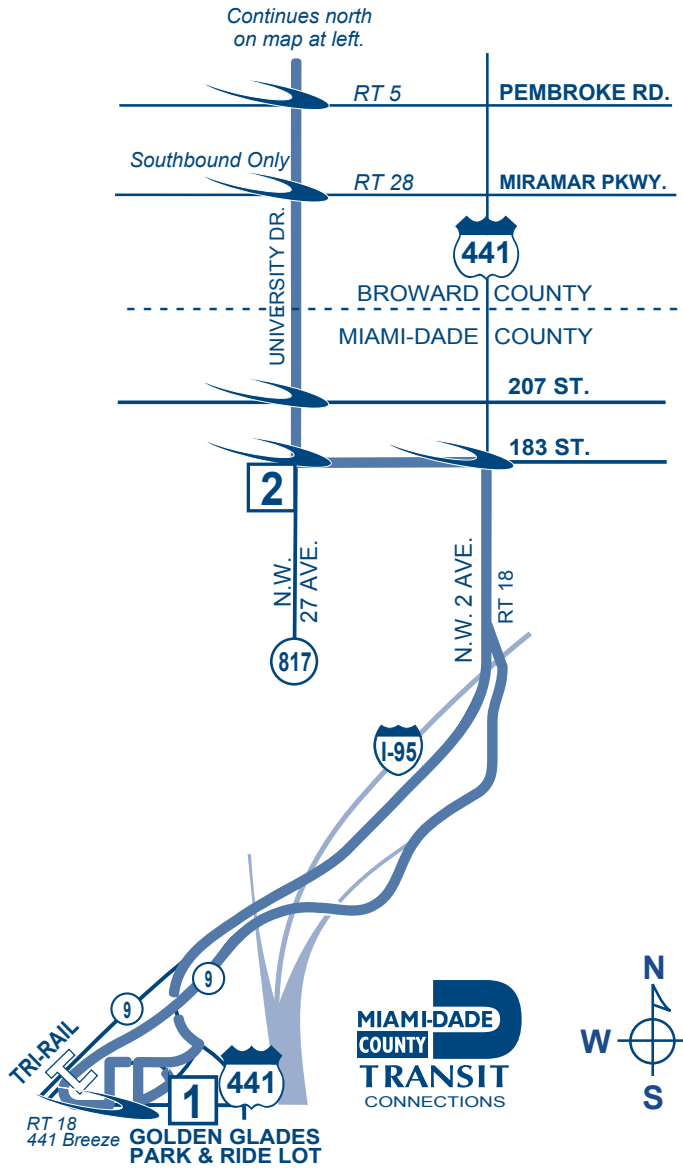
### LEGEND

CONNECTING ROUTES

MAIN ROUTE

TIMEPOINTS

The Breeze stop location



## Customer Service

Monday - Friday.....7 am - 7:45 pm  
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying bus pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.



**TRANSIT WATCH**

**WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE AN EXTRA PAIR OF  
EYES AND EARS.  
BE ALERT.  
CALL 954-357-LOOK (5665). TELL US.**

## TRANSFER POLICY 7/10/11

### TRANSFERS BETWEEN REGULAR BUS ROUTE SERVICE AND PREMIUM EXPRESS BUS SERVICE

A BCT 31-Day Premium Express Bus Pass is acceptable on all BCT regular bus service. Passengers transferring from regular route bus service to express bus service with an All Day, 7-Day or 31-Day bus pass, must pay a premium upgrade fee of \$1.00. Passengers with a regular 10-Ride bus pass or paying by cash on regular service will not be able to transfer between bus services and must pay the full premium fare when boarding the Express bus.

### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Express, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Express, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Express does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

## PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324

For more details on our fares please visit our web site at [broward.org/bct/faresandpasses.htm](http://broward.org/bct/faresandpasses.htm) or call customer service: 954.357.8400.

### Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol □.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.**

Information: 954.357.8400

Hearing-speech impaired/TTY:  
954.357.8302

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This symbol is used on bus stop signs to indicate accessible bus stops.



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This public document was promulgated at a cost of \$988., or \$.038 per copy, to inform the public about the Transit Division's schedule and route information. 1/19/14

# TIMETABLE

## ROUTE 18

**Monday - Sunday**

Effective 1/19/14

Golden Glades Interchange  
to Lauderhill Mall

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via Highway 441

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Broward County Commission

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Wheelchair Accessible

Bike Racks

# MONDAY - FRIDAY

## NORTHBOUND

To Lauderhill Mall

GOLDEN GLADES INTERCHANGE	NW 215 ST & US 441	HOLLYWOOD BLVD & US 441	STIRLING RD & US 441	DAVIE BLVD & US 441	LAUDERHILL MALL
1	2	3	4	5	6
		4:43a	4:53a	5:04a	5:15a
5:00a	5:12a	5:03a	5:13a	5:24a	5:35a
5:20a	5:32a	5:23a	5:33a	5:44a	5:55a
5:40a	5:52a	5:43a	5:53a	6:04a	6:16a
6:00a	6:13a	6:03a	6:14a	6:26a	6:38a
6:20a	6:33a	6:25a	6:36a	6:48a	7:00a
6:35a	6:48a	6:45a	6:56a	7:09a	7:22a
6:50a	7:03a	7:00a	7:12a	7:25a	7:39a
7:10a	7:24a	7:16a	7:28a	7:42a	7:56a
7:30a	7:45a	7:38a	7:51a	8:05a	8:19a
7:50a	8:05a	7:59a	8:12a	8:26a	8:40a
8:10a	8:25a	8:19a	8:32a	8:46a	9:00a
8:30a	8:45a	8:39a	8:52a	9:06a	9:19a
8:50a	9:05a	8:59a	9:11a	9:24a	9:37a
9:10a	9:24a	9:18a	9:30a	9:43a	9:56a
9:30a	9:44a	9:37a	9:49a	10:02a	10:15a
9:50a	10:04a	9:57a	10:09a	10:22a	10:35a
10:10a	10:24a	10:17a	10:29a	10:42a	10:55a
10:30a	10:44a	10:37a	10:49a	11:02a	11:15a
10:50a	11:04a	10:57a	11:09a	11:22a	11:35a
11:10a	11:24a	11:17a	11:29a	11:42a	11:55a
11:30a	11:44a	11:37a	11:49a	12:02p	12:15p
11:50a	12:04p	11:57a	12:09p	12:22p	12:35p
12:10p	12:24p	12:17p	12:29p	12:42p	12:55p
12:30p	12:44p	12:37p	12:49p	1:02p	1:15p
12:50p	1:04p	1:27p	1:09p	1:22p	1:35p
1:10p	1:24p	1:17p	1:29p	1:42p	1:55p
1:30p	1:44p	1:37p	1:49p	2:02p	2:15p
1:50p	2:04p	1:57p	2:09p	2:22p	2:35p
2:10p	2:24p	2:17p	2:29p	2:42p	2:55p
2:30p	2:44p	2:37p	2:49p	3:02p	3:16p
2:50p	3:04p	2:57p	3:10p	3:24p	3:38p
3:10p	3:25p	3:18p	3:31p	3:45p	3:59p
3:30p	3:45p	3:39p	3:52p	4:06p	4:20p
3:50p	4:05p	3:59p	4:12p	4:26p	4:40p
4:10p	4:25p	4:19p	4:32p	4:46p	5:00p
4:30p	4:45p	4:39p	4:52p	5:06p	5:20p
4:50p	5:05p	4:59p	5:12p	5:26p	5:40p
5:10p	5:25p	5:19p	5:32p	5:46p	6:00p
5:30p	5:45p	5:39p	5:52p	6:06p	6:19p
5:50p	6:05p	5:59p	6:11p	6:24p	6:37p
6:10p	6:24p	6:18p	6:30p	6:43p	6:56p
6:30p	6:44p	6:37p	6:49p	7:02p	7:15p
6:50p	7:04p	6:57p	7:09p	7:22p	7:35p
7:10p	7:24p	7:17p	7:29p	7:42p	7:55p
7:30p	7:44p	7:37p	7:49p	8:02p	8:15p
7:50p	8:04p	7:57p	8:09p	8:22p	8:35p
8:10p	8:24p	8:17p	8:29p	8:42p	8:55pG
8:30p	8:44p	8:37p	8:48p	9:00p	9:12p
8:50p	9:04p	8:57p	9:08p	9:20p	9:32p
9:10p	9:24p	9:13p	9:25p	9:36p	9:48p
9:30p	9:43p	9:35p	9:47p	9:58p	10:10p
10:00p	10:13p	10:05p	10:17p	10:28p	10:40p
10:30p	10:43p	10:35p	10:47p	10:58p	11:10p
11:00p	11:12p	11:04p	11:16p	11:27p	11:39p
11:30p	11:42p	11:34p	11:46p	11:57p	12:09p

## SOUTHBOUND

To Golden Glades Interchange

LAUDERHILL MALL	DAVIE BLVD & US 441	STIRLING RD & US 441	HOLLYWOOD BLVD & US 441	NW 215 ST & US 441	GOLDEN GLADES INTERCHANGE
6	5	4	3	2	1
		4:52a	5:02a	5:13a	5:25a
4:50a	5:01a	5:12a	5:22a	5:33a	5:46a
5:10a	5:21a	5:32a	5:43a	5:55a	6:08a
5:30a	5:42a	5:54a	6:05a	6:17a	6:30a
5:50a	6:02a	6:14a	6:25a	6:37a	6:50a
6:10a	6:22a	6:34a	6:45a	6:57a	7:11a
6:30a	6:42a	6:54a	7:05a	7:18a	7:32a
6:50a	7:02a	7:15a	7:27a	7:41a	7:56a
7:10a	7:23a	7:36a	7:49a	8:03a	8:18a
7:30a	7:44a	7:58a	8:11a	8:25a	8:40a
7:50a	8:04a	8:18a	8:31a	8:45a	9:00a
8:10a	8:24a	8:38a	8:51a	9:05a	9:19a
8:30a	8:44a	8:58a	9:10a	9:23a	9:37a
8:50a	9:04a	9:17a	9:29a	9:42a	9:56a
9:10a	9:23a	9:36a	9:48a	10:01a	10:15a
9:30a	9:43a	9:56a	10:08a	10:21a	10:35a
9:50a	10:03a	10:16a	10:28a	10:41a	10:55a
10:10a	10:23a	10:36a	10:48a	11:01a	11:15a
10:30a	10:43a	10:56a	11:08a	11:21a	11:35a
10:50a	11:03a	11:16a	11:28a	11:41a	11:55a
11:10a	11:23a	11:36a	11:48a	12:01p	12:15p
11:30a	11:43a	11:56a	12:08p	12:21p	12:35p
11:50a	12:03p	12:16p	12:28p	12:41p	12:55p
12:10p	12:23p	12:36p	12:48p	1:01p	1:15p
12:30p	12:43p	12:56p	1:08p	1:21p	1:35p
12:50p	1:03p	1:16p	1:28p	1:41p	1:55p
1:10p	1:23p	1:36p	1:48p	2:01p	2:15p
1:30p	1:43p	1:56p	2:08p	2:21p	2:35p
1:50p	2:03p	2:16p	2:28p	2:41p	2:55p
2:10p	2:23p	2:36p	2:48p	3:01p	3:16p
2:30p	2:43p	2:56p	3:09p	3:23p	3:38p
2:50p	3:03p	3:17p	3:30p	3:44p	3:59p
3:10p	3:24p	3:38p	3:51p	4:05p	4:20p
3:30p	3:44p	3:58p	4:11p	4:25p	4:40p
3:50p	4:04p	4:18p	4:31p	4:45p	5:00p
4:10p	4:24p	4:38p	4:51p	5:05p	5:20p
4:30p	4:44p	4:58p	5:11p	5:25p	5:40p
4:50p	5:04p	5:18p	5:31p	5:45p	6:00p
5:10p	5:24p	5:38p	5:51p	6:05p	6:19p
5:30p	5:44p	5:58p	6:10p	6:23p	6:37p
5:50p	6:04p	6:17p	6:29p	6:42p	6:56p
6:10p	6:23p	6:36p	6:48p	7:01p	7:15p
6:30p	6:43p	6:56p	7:08p	7:21p	7:35p
6:50p	7:03p	7:16p	7:28p	7:41p	7:55p
7:10p	7:23p	7:36p	7:48p	8:01p	8:15p
7:30p	7:43p	7:56p	8:08p	8:21p	8:35pG
7:50p	8:03p	8:16p	8:28p	8:41p	8:55p
8:10p	8:23p	8:36p	8:48p	9:01p	9:14p
8:30p	8:43p	8:56p	9:07p	9:19p	9:32pG
8:50p	9:03p	9:15p	9:26p	9:38p	9:51p
9:20p	9:32p	9:44p	9:55p	10:07p	10:20p
9:50p	10:02p	10:14p	10:25p	10:37p	10:50p
10:20p	10:32p	10:44p	10:55p	11:06p	11:18p
10:50p	11:02p	11:13p	11:23p	11:34p	11:46pG
11:20p	11:31p	11:42p	11:52p	12:03a	12:15aG
11:50p	12:01a	12:12a	12:22a	12:33a	12:45aG

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP  
Times with the letter "G" after them indicate bus returns to garage.

# SATURDAY

## NORTHBOUND

To Lauderhill Mall

GOLDEN GLADES INTERCHANGE	NW 215 ST & US 441	HOLLYWOOD BLVD & US 441	STIRLING RD & US 441	DAVIE BLVD & US 441	LAUDERHILL MALL
1	2	3	4	5	6
5:10a	5:22a	5:33a	5:43a	5:54a	6:05a
5:30a	5:42a	5:53a	6:03a	6:15a	6:27a
6:00a	6:13a	6:25a	6:36a	6:48a	7:00a
6:20a	6:33a	6:45a	6:56a	7:09a	7:22a
6:40a	6:53a	7:05a	7:17a	7:30a	7:43a
7:00a	7:14a	7:27a	7:39a	7:52a	8:05a
7:15a	7:29a	7:42a	7:54a	8:07a	8:20a
7:30a	7:44a	7:57a	8:09a	8:22a	8:35a
7:45a	7:59a	8:12a	8:24a	8:37a	8:50a
8:00a	8:14a	8:27a	8:39a	8:52a	9:05a
8:15a	8:29a	8:42a	8:54a	9:07a	9:20a
8:30a	8:44a	8:57a	9:09a	9:22a	9:35a
8:45a	8:59a	9:12a	9:24a	9:37a	9:50a
9:00a	9:14a	9:27a	9:39a	9:52a	10:05a
9:15a	9:29a	9:42a	9:54a	10:07a	10:20a
9:30a	9:44a	9:57a	10:09a	10:22a	10:35a
9:45a	9:59a	10:12a	10:24a	10:37a	10:50a
10:00a	10:14a	10:27a	10:39a	10:52a	11:05a
10:15a	10:29a	10:42a	10:54a	11:07a	11:20a
10:30a	10:44a	10:57a	11:09a	11:22a	11:35a
10:45a	10:59a	11:12a	11:24a	11:37a	11:50a
11:00a	11:14a	11:27a	11:39a	11:52a	12:05p
11:15a	11:29a	11:42a	11:54a	12:07p	12:20p
11:30a	11:44a	11:57a	12:09p	12:22p	12:35p
11:45a	11:59a	12:12p	12:24p	12:37p	12:50p
12:00p	12:14p	12:27p	12:39p	12:52p	1:05p
12:15p	12:29p	12:42p	12:54p	1:07p	1:20p
12:30p	12:44p	12:57p	1:09p	1:22p	1:35p
12:45p	12:59p	1:12p	1:24p	1:37p	1:50p
1:00p	1:14p	1:27p	1:39p	1:52p	2:05p
1:15p	1:29p	1:42p	1:54p	2:07p	2:20p
1:30p	1:44p	1:57p	2:09p	2:22p	2:35p
1:45p	1:59p	2:12p	2:24p	2:37p	2:50p
2:00p	2:14p	2:27p	2:39p	2:52p	3:05p
2:15p	2:29p	2:42p	2:54p	3:07p	3:20p
2:30p	2:44p	2:57p	3:09p	3:22p	3:35p
2:45p	2:59p	3:12p	3:24p	3:37p	3:50p
3:00p	3:14p	3:27p	3:39p	3:52p	4:05p
3:15p	3:29p	3:42p	3:54p	4:07p	4:20p
3:30p	3:44p	3:57p	4:09p	4:22p	4:35p
3:45p	3:59p	4:12p	4:24p	4:37p	4:50p
4:00p	4:14p	4:27p	4:39p	4:52p	5:05p
4:15p	4:29p	4:42p	4:54p	5:07p	5:20p
4:30p	4:44p	4:57p	5:09p	5:22p	5:35p
4:45p	4:59p	5:12p	5:24p	5:37p	5:50p
5:00p	5:14p	5:27p	5:39p	5:52p	6:05p
5:15p	5:29p	5:42p	5:54p	6:07p	6:20p
5:30p	5:44p	5:57p	6:09p	6:22p	6:35p
5:45p	5:59p	6:12p	6:24p	6:37p	6:50p
6:00p	6:14p	6:27p	6:39p	6:52p	7:05p
6:15p	6:29p	6:42p	6:54p	7:06p	7:18pG
6:30p	6:44p	6:57p	7:08p	7:20p	7:32p
6:45p	6:59p	7:11p	7:22p	7:34p	7:46p
7:00p	7:13p	7:25p	7:36p	7:48p	8:00p
7:20p	7:33p	7:45p	7:56p	8:08p	8:20pG
7:40p	7:53p	8:05p	8:16p	8:28p	8:40p
8:00p	8:13p	8:25p	8:36p	8:48p	9:00p
8:30p	8:43p	8:55p	9:05p	9:16p	9:27p
9:00p	9:12p	9:23p	9:33p	9:44p	9:55p
9:30p	9:42p	9:53p	10:03p	10:14p	10:25p
10:00p	10:12p	10:23p	10:33p	10:44p	10:55p
10:30p	10:42p	10:53p	11:03p	11:14p	11:25p
11:00p	11:12p	11:23p	11:33p	11:44p	11:55pG
11:30p	11:42p	11:53p	12:03a	12:14a	12:25aG

## SOUTHBOUND

To Golden Glades Interchange

LAUDERHILL MALL	DAVIE BLVD & US 441	STIRLING RD & US 441	HOLLYWOOD BLVD & US 441	NW 215 ST & US 441	GOLDEN GLADES INTERCHANGE
6	5	4	3	2	1
5:10a	5:21a	5:32a	5:42a	5:53a	6:05a
5:30a	5:41a	5:52a	6:02a	6:14a	6:27a
6:00a	6:12a	6:24a	6:35a	6:47a	7:00a
6:20a	6:32a	6:44a	6:55a	7:08a	7:22a
6:40a	6:52a	7:04a	7:16a	7:29a	7:43a
7:00a	7:13a	7:26a	7:38a	7:51a	8:05a
7:15a	7:28a	7:41a	7:53a	8:06a	8:20a
7:30a	7:43a	7:56a	8:08a	8:21a	8:35a
7:45a	7:58a	8:11a	8:23a	8:36a	8:50a
8:00a	8:13a	8:26a	8:38a	8:51a	9:05a
8:15a	8:28a	8:41a	8:53a	9:06a	9:20a
8:30a	8:43a	8:56a	9:08a	9:21a	9:35a
8:45a	8:58a	9:11a	9:23a	9:36a	9:50a
9:00a	9:13a	9:26a	9:38a	9:51a	10:05a
9:15a	9:28a	9:41a	9:53a	10:06a	10:20a
9:30a	9:43a	9:56a	10:08a	10:21a	10:35a
9:45a	9:58a	10:11a	10:23a	10:36a	10:50a
10:00a	10:13a	10:26a	10:38a	10:51a	11:05a
10:15a	10:28a	10:41a	10:53a	11:06a	11:20a
10:30a	10:43a	10:56a	11:08a	11:21a	11:35a
10:45a	10:58a	11:11a	11:23a	11:36a	11:50a
11:00a	11:13a	11:26a	11:38a	11:51a	12:05p
11:15a	11:28a	11:41a	11:53a	12:06p	12:20p
11:30a	11:43a	11:56a	12:08p	12:21p	12:35p
11:45a	11:58a	12:11p	12:23p	12:36p	12:50p
12:00p	12:13p	12:26p	12:38p	12:51p	1:05p
12:15p	12:28p	12:41p	12:53p	1:06p	1:20p
12:30p	12:43p	12:56p	1:08p	1:21p	1:35p
12:45p	12:58p	1:11p	1:23p	1:36p	1:50p
1:00p	1:13p	1:26p	1:38p	1:51p	2:05p
1:15p	1:28p	1:41p	1:53p	2:06p	2:20p
1:30p	1:43p	1:56p	2:08p	2:21p	2:35p
1:45p	1:58p	2:11p	2:23p	2:36p	2:50p
2:00p	2:13p	2:26p	2:38p	2:51p	3:05p
2:15p	2:28p	2:41p	2:53p	3:06p	3:20p
2:30p	2:43p	2:56p	3:08p	3:21p	3:35p
2:45p	2:58p	3:11p	3:23p	3:36p	3:50p
3:00p	3:13p	3:26p	3:38p	3:51p	4:05p
3:15p	3:28p	3:41p	3:53p	4:06p	4:20p
3:30p	3:43p	3:56p	4:08p	4:21p	4:35p
3:45p	3:58p	4:11p	4:23p	4:36p	4:50p
4:00p	4:13p	4:26p	4:38p	4:51p	5:05p
4:15p	4:28p	4:41p	4:53p	5:06p	5:20p
4:30p	4:43p	4:56p	5:08p	5:21p	5:35p
4:45p	4:58p	5:11p	5:23p	5:36p	5:50p
5:00p	5:13p	5:26p	5:38p	5:51p	6:05p
5:15p	5:28p	5:41p	5:53p	6:06p	6:20p
5:30p	5:43p	5:56p	6:08p	6:21p	6:35p
5:45p	5:58p	6:11p	6:23p	6:36p	6:50p
6:00p	6:13p	6:26p	6:38p	6:51p	7:05p
6:15p	6:28p	6:41p	6:53p	7:06p	7:19pG
6:30p	6:43p	6:56p	7:07p	7:19p	7:32p
6:45p	6:58p	7:10p	7:21p	7:33p	7:46p
7:00p	7:12p	7:24p	7:35p	7:47p	8:00pG
7:20p	7:32p	7:44p	7:55p	8:07p	8:20p
7:40p	7:52p	8:04p	8:15p	8:27p	8:40p
8:00p	8:12p	8:24p	8:35p	8:47p	9:00pG
8:20p	8:32p	8:44p	8:55p	9:06p	9:18p
8:45p	8:57p	9:08p	9:18p	9:29p	9:41p
9:15p	9:26p	9:37p	9:47p	9:58p	10:10p
9:45p	9:56p	10:07p	10:17p	10:28p	10:40p
10:15p	10:26p	10:37p	10:47p	10:58p	11:10p
10:45p	10:56p	11:07p	11:17p	11:28p	11:40pG
11:15p	11:26p	11:37p	11:47p	11:58p	12:10aG
11:45p	11:56p	12:07a	12:17a	12:28a	12:40aG



# SUNDAY

## NORTHBOUND

To Lauderhill Mall

GOLDEN GLADES INTERCHANGE	NW 215 ST & US 441	HOLLYWOOD BLVD & US 441	STIRLING RD & US 441	DAVIE BLVD & US 441	LAUDERHILL MALL
1	2	3	4	5	6
6:00a	6:12a	6:23a	6:33a	6:44a	6:55a
6:30a	6:42a	6:53a	7:03a	7:15a	7:27a
7:00a	7:13a	7:25a	7:36a	7:48a	8:00a
7:30a	7:43a	7:55a	8:06a	8:18a	8:30a
8:00a	8:13a	8:25a	8:36a	8:48a	9:00a
8:30a	8:43a	8:55a	9:06a	9:18a	9:30a
9:00a	9:13a	9:25a	9:36a	9:48a	10:00a
9:30a	9:43a	9:55a	10:06a	10:18a	10:30a
10:00a	10:13a	10:25a	10:36a	10:48a	11:00a
10:20a	10:33a	10:45a	10:56a	11:08a	11:20a
10:40a	10:53a	11:05a	11:16a	11:28a	11:40a
11:00a	11:13a	11:25a	11:36a	11:48a	12:00p
11:20a	11:33a	11:45a	11:56a	12:08p	12:20p
11:40a	11:53a	12:05p	12:16p	12:28p	12:40p
12:00p	12:13p	12:25p	12:36p	12:48p	1:00p
12:20p	12:33p	12:45p	12:56p	1:08p	1:20p
12:40p	12:53p	1:05p	1:16p	1:28p	1:40p
1:00p	1:13p	1:25p	1:36p	1:48p	2:00p
1:20p	1:33p	1:45p	1:56p	2:08p	2:20p
1:40p	1:53p	2:05p	2:16p	2:28p	2:40p
2:00p	2:13p	2:25p	2:36p	2:48p	3:00p
2:20p	2:33p	2:45p	2:56p	3:08p	3:20p
2:40p	2:53p	3:05p	3:16p	3:28p	3:40p
3:00p	3:13p	3:25p	3:36p	3:48p	4:00p
3:20p	3:33p	3:45p	3:56p	4:08p	4:20p
3:40p	3:53p	4:05p	4:16p	4:28p	4:40p
4:00p	4:13p	4:25p	4:36p	4:48p	5:00p
4:20p	4:33p	4:45p	4:56p	5:08p	5:20p
4:40p	4:53p	5:05p	5:16p	5:28p	5:40p
5:00p	5:13p	5:25p	5:36p	5:48p	6:00p
5:20p	5:33p	5:45p	5:56p	6:08p	6:20pG
5:40p	5:53p	6:05p	6:16p	6:28p	6:40p
6:00p	6:13p	6:25p	6:36p	6:48p	7:00p
6:30p	6:43p	6:55p	7:05p	7:16p	7:27p
7:00p	7:12p	7:23p	7:33p	7:44p	7:55p
7:30p	7:42p	7:53p	8:03p	8:14p	8:25p
8:00p	8:12p	8:23p	8:33p	8:44p	8:55p
8:30p	8:42p	8:53p	9:03p	9:14p	9:25p
9:00p	9:12p	9:23p	9:33p	9:44p	9:55p
9:30p	9:42p	9:53p	10:03p	10:14p	10:25p
10:00p	10:12p	10:23p	10:33p	10:44p	10:55pG

## SOUTHBOUND

To Golden Glades Interchange

LAUDERHILL MALL	DAVIE BLVD & US 441	STIRLING RD & US 441	HOLLYWOOD BLVD & US 441	NW 215 ST & US 441	GOLDEN GLADES INTERCHANGE
6	5	4	3	2	1
6:45a	6:56a	7:08a	7:19a	7:31a	7:44a
7:15a	7:27a	7:39a	7:50a	8:02a	8:15a
7:45a	7:57a	8:09a	8:20a	8:32a	8:45a
8:15a	8:27a	8:39a	8:50a	9:02a	9:15a
8:45a	8:57a	9:09a	9:20a	9:32a	9:45a
9:15a	9:27a	9:39a	9:50a	10:02a	10:15a
9:45a	9:57a	10:09a	10:20a	10:32a	10:45a
10:10a	10:22a	10:34a	10:45a	10:57a	11:10a
10:30a	10:42a	10:54a	11:05a	11:17a	11:30a
10:50a	11:02a	11:14a	11:25a	11:37a	11:50a
11:10a	11:22a	11:34a	11:45a	11:57a	12:10p
11:30a	11:42a	11:54a	12:05p	12:17p	12:30p
11:50a	12:02p	12:14p	12:25p	12:37p	12:50p
12:10p	12:22p	12:34p	12:45p	12:57p	1:10p
12:30p	12:42p	12:54p	1:05p	1:17p	1:30p
12:50p	1:02p	1:14p	1:25p	1:37p	1:50p
1:10p	1:22p	1:34p	1:45p	1:57p	2:10p
1:30p	1:42p	1:54p	2:05p	2:17p	2:30p
1:50p	2:02p	2:14p	2:25p	2:37p	2:50p
2:10p	2:22p	2:34p	2:45p	2:57p	3:10p
2:30p	2:42p	2:54p	3:05p	3:17p	3:30p
2:50p	3:02p	3:14p	3:25p	3:37p	3:50p
3:10p	3:22p	3:34p	3:45p	3:57p	4:10p
3:30p	3:42p	3:54p	4:05p	4:17p	4:30p
3:50p	4:02p	4:14p	4:25p	4:37p	4:50p
4:10p	4:22p	4:34p	4:45p	4:57p	5:10p
4:30p	4:42p	4:54p	5:05p	5:17p	5:30p
4:50p	5:02p	5:14p	5:25p	5:37p	5:50p
5:10p	5:22p	5:34p	5:45p	5:57p	6:10p
5:30p	5:42p	5:54p	6:05p	6:17p	6:30pG
5:50p	6:02p	6:14p	6:25p	6:37p	6:50p
6:15p	6:27p	6:39p	6:50p	7:02p	7:14p
6:45p	6:57p	7:08p	7:18p	7:29p	7:41p
7:15p	7:26p	7:37p	7:47p	7:58p	8:10p
7:45p	7:56p	8:07p	8:17p	8:28p	8:40p
8:15p	8:26p	8:37p	8:47p	8:58p	9:10p
8:45p	8:56p	9:07p	9:17p	9:28p	9:40p
9:15p	9:26p	9:37p	9:47p	9:58p	10:10pG
9:45p	9:56p	10:07p	10:17p	10:28p	10:40pG
10:15p	10:26p	10:37p	10:47p	10:58p	11:10pG
10:45p	10:56p	11:07p	11:17p	11:28p	11:40pG

**LAUDERHILL MALL**  
**RT 19**  
 RT 36 RT 40 RT 81

COMMUNITY BUSES  
**LAUDERHILL**  
**LAUDERDALE LAKES**

# ROUTE 18

**Lauderhill Mall - Golden Glades  
 Park and Ride**

**LEGEND**

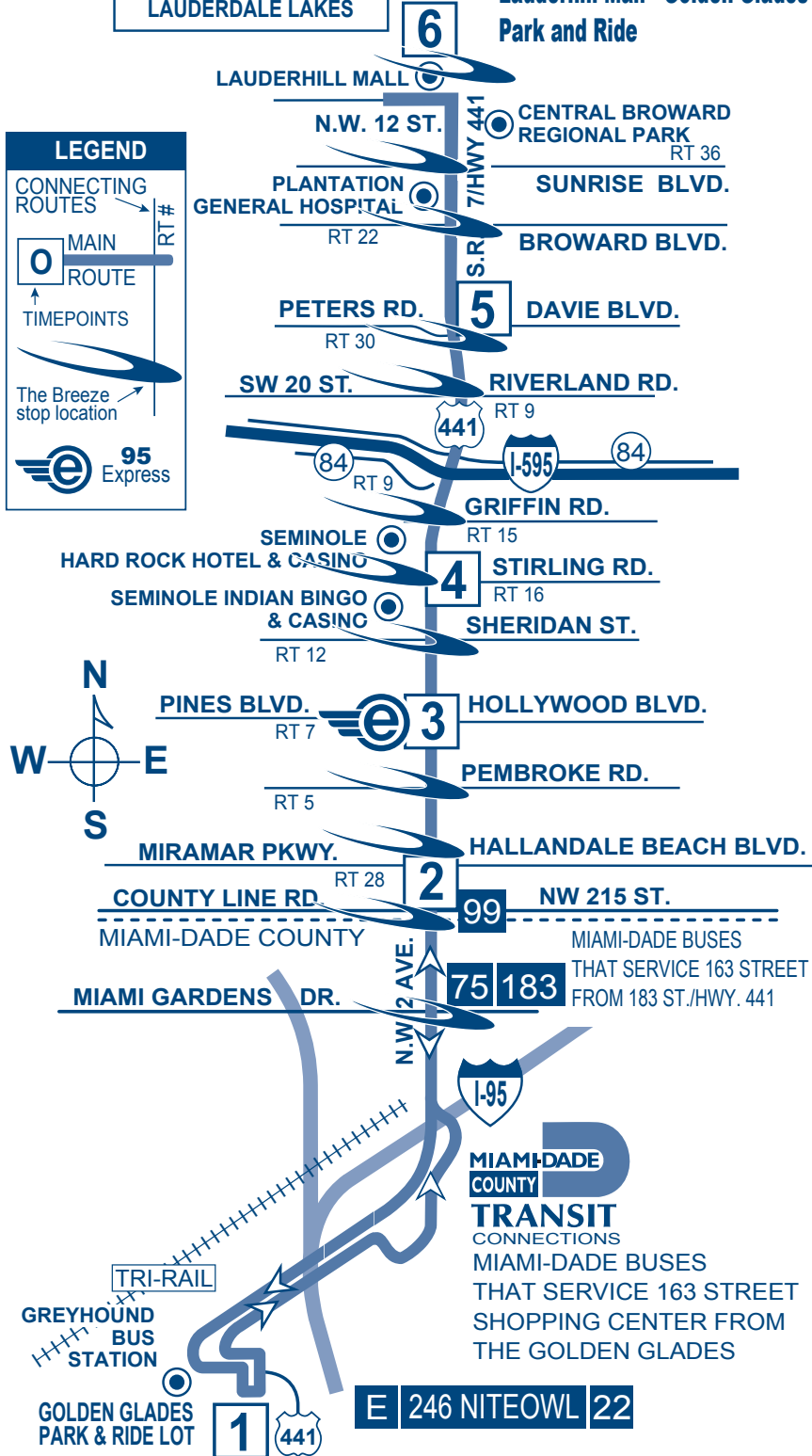
CONNECTING ROUTES → RT#

○ MAIN ROUTE

↑ TIMEPOINTS

The Breeze stop location

**95 Express**



GOLDEN GLADES PARK AND RIDE/  
 TRI - RAIL STATION/GREYHOUND STATION

BCT CONNECTIONS **18** UNIVERSITY BREEZE 441 BREEZE

MDT CONNECTIONS **E 22 77 95 246 277**



**WHEN IT COMES  
TO OUR SAFETY,  
WE CAN ALWAYS USE  
AN EXTRA PAIR  
OF EYES AND EARS.  
BE ALERT.  
CALL  
954-357-LOOK (5665).  
TELL US.**

## Customer Service

Monday - Friday.....7 am - 7:45 pm  
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-6414, Monday - Friday,  
9:00 am - 4:00 pm

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not redeemable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at [broward.org/bct](http://broward.org/bct) and at select Broward County library locations.

## TRANSFER POLICY 7/10/11

### TRANSFERS BETWEEN REGULAR BUS ROUTE.

#### SERVICE AND PREMIUM EXPRESS BUS SERVICE

A BCT 31-Day Premium Express Bus Pass is acceptable on all BCT regular bus service. Passengers transferring from regular route bus service to express bus service with an All Day, 7-Day or 31-Day bus pass, must pay a premium upgrade fee of \$1.00. Passengers with a regular 10-Ride bus pass or paying by cash on regular service will not be able to transfer between bus services and must pay the full premium fare when boarding the Express bus.

#### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

#### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

#### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Express, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Express, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Express does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

## PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324.

## CUSTOMER SERVICE

Monday - Friday.....7 am - 7:45 pm  
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

### TRANSIT OPERATIONS AGENTS HELP WITH:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

**LOST AND FOUND:** 954-357-6414, Monday - Friday, 9:00 am - 4:00 pm

### HOLIDAY BUS SERVICE

There is no service on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

### FARES

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\*  
Children (under 40 inches ride FREE)

### FARE DEALS

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

**NOTE:** Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not redeemable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

**\*NOTICE:** Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

**\*\* Premium Bus Pass** can be purchased online at [Broward.org/BCT](http://Broward.org/BCT) and at select Broward County library locations.

# TIMETABLE

## ROUTE 441 *Breeze*

### Monday - Friday Limited Service

Golden Glades/Tri-Rail Park and Ride  
to Turtle Creek Drive and Highway 441

via Highway 441

Effective 1/19/15

BROWARD  
COUNTY  
*Transit*  
A service of the  
Broward County Commission

facebook

You Tube

Download & Print at [Broward.org/Bct](http://Broward.org/Bct)  
Wheelchair Accessible  
Bike Racks

# ROUTE 441 BREEZE

**Monday - Friday  
Limited Service  
Stops at Highway 441  
and these intersections  
ONLY.**

- TURTLE CREEK DR.
  - SAMPLE RD.
- COPANS RD./ROYAL PALM BLVD.
  - COCONUT CREEK PKWY.
    - ATLANTIC BLVD.
  - SOUTHGATE BLVD.
  - KIMBERLY BLVD.
- COMMERCIAL BLVD.
  - N.W. 41 ST.
- OAKLAND PARK BLVD.
  - N.W. 26 ST.
  - N.W. 19 ST.
- LAUDERHILL MALL STOP ON  
U.S. 441 AT N.W. 12 ST.
  - BROWARD BLVD.
  - DAVIE BLVD.
- RIVERLAND RD./SW 20 ST.
  - GRIFFIN RD.
  - STIRLING RD.
  - SHERIDAN ST.
  - JOHNSON ST.
- HOLLYWOOD/PINES BLVD.
  - PEMBROKE RD.
- HALLANDALE BEACH BLVD. Eastbound  
MIRAMAR PKWY. Westbound
  - 215 ST./ COUNTY LINE ROAD
    - 199 ST./IVES DAIRY RD.
  - 183 ST./MIAMI GARDENS DR.
- GOLDEN GLADES PARK & RIDE/TRI-RAIL

## NORTHBOUND

To Turtle Creek Drive & US 441

	GOLDEN GLADES INTERCHANGE	HALLANDALE BCH BLVD & US 441	STIRLING RD & US 441	BROWARD BLVD & US 441	OAKLAND PARK BLVD & US 441	ATLANTIC BLVD & US 441	TURTLE CREEK DR & US 441
	1	2	3	4	5	6	7
	5:15a	5:30a	5:45a	5:58a	6:08a	6:26a	6:39a
	5:35a	5:50a	6:05a	6:18a	6:28a	6:50a	7:03a
	5:55a	6:10a	6:25a	6:39a	6:49a	7:11a	7:24a
	6:15a	6:30a	6:46a	7:00a	7:10a	7:32a	7:47a
	6:30a	6:45a	7:01a	7:15a	7:25a	7:47a	8:02a
	6:50a	7:05a	7:21a	7:35a	7:47a	8:09a	8:24a
	7:10a	7:25a	7:42a	7:57a	8:09a	8:31a	8:44a
	7:30a	7:47a	8:04a	8:19a	8:31a	8:51a	9:04a
	7:50a	8:07a	8:24a	8:38a	8:49a	9:09a	9:22a
	8:10a	8:27a	8:44a	8:58a	9:09a	9:29a	9:40a
	8:30a	8:45a	9:02a	9:16a	9:27a	9:45a	9:56a
	8:50a	9:05a	9:22a	9:35a	9:46a	10:04a	10:15a
	9:10a	9:25a	9:41a	9:53a	10:04a	10:22a	10:33a
	9:30a	9:45a	10:00a	10:12a	10:23a	10:41a	10:52a
	9:50a	10:05a	10:20a	10:32a	10:43a	11:01a	11:12a
	10:10a	10:25a	10:41a	10:55a	11:06a	11:24a	11:35a
	10:30a	10:45a	11:01a	11:15a	11:26a	11:44a	11:55a
	10:50a	11:05a	11:21a	11:35a	11:46a	12:04p	12:15p
	11:10a	11:25a	11:41a	11:55a	12:06p	12:24p	12:35p
	11:30a	11:45a	12:01p	12:15p	12:26p	12:44p	12:56p
	11:50a	12:05p	12:21p	12:35p	12:47p	1:05p	1:17p
	12:10p	12:25p	12:42p	12:57p	1:09p	1:27p	1:39p
	12:30p	12:46p	1:03p	1:18p	1:30p	1:48p	2:00p
	12:50p	1:06p	1:23p	1:38p	1:50p	2:08p	2:20p
	1:10p	1:26p	1:43p	1:58p	2:10p	2:28p	2:40p
	1:30p	1:46p	2:03p	2:19p	2:31p	2:49p	3:01p
	1:50p	2:06p	2:23p	2:39p	2:51p	3:09p	3:22p
	2:10p	2:25p	2:42p	2:58p	3:11p	3:29p	3:42p
	2:30p	2:45p	3:02p	3:18p	3:31p	3:49p	4:02p
	2:50p	3:05p	3:22p	3:38p	3:51p	4:10p	4:23p
	3:15p	3:31p	3:48p	4:04p	4:18p	4:37p	4:50p
	3:35p	3:51p	4:08p	4:24p	4:38p	4:57p	5:10p
	3:55p	4:13p	4:31p	4:47p	5:01p	5:20p	5:33p
	4:15p	4:34p	4:52p	5:08p	5:22p	5:41p	5:54p
	4:35p	4:54p	5:12p	5:28p	5:42p	6:01p	6:14p
	5:00p	5:19p	5:37p	5:53p	6:07p	6:26p	6:39p G
	5:20p	5:39p	5:57p	6:13p	6:27p	6:46p	6:59p G
	5:40p	5:59p	6:17p	6:33p	6:47p	7:05p	7:16p G
	6:00p	6:19p	6:37p	6:53p	7:07p	7:24p	7:35p G
	6:30p	6:49p	7:06p	7:20p	7:33p	7:50p	8:01p G

*Times with the letter "G" before them indicate bus returns to garage.*

# SOUTHBOUND

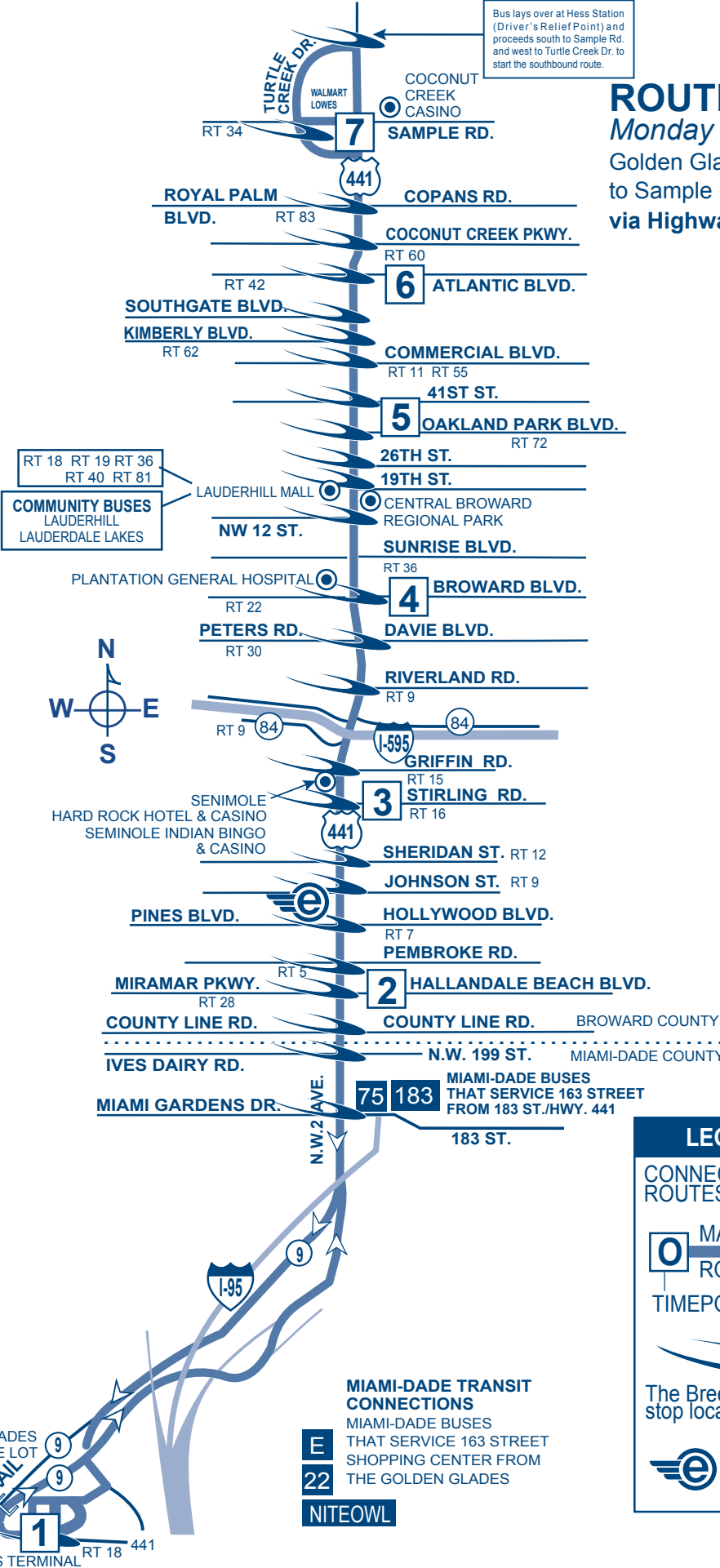
To Golden Glades Interchange

TURTLE CREEK DR & US 441	ATLANTIC BLVD & US 441	OAKLAND PARK BLVD & US 441	BROWARD BLVD & US 441	STIRLING RD & US 441	HALLANDALE BCH BLVD & US 441	GOLDEN GLADES INTERCHANGE
7	6	5	4	3	2	1
5:15a	5:26a	5:43a	5:55a	6:09a	6:22a	6:36a
5:35a	5:46a	6:03a	6:15a	6:29a	6:43a	6:58a
5:55a	6:06a	6:23a	6:35a	6:49a	7:03a	7:18a
6:15a	6:26a	6:45a	6:57a	7:11a	7:25a	7:41a
6:30a	6:42a	7:01a	7:13a	7:27a	7:41a	7:57a
6:50a	7:02a	7:21a	7:34a	7:52a	8:06a	8:22a
7:10a	7:22a	7:42a	7:56a	8:14a	8:28a	8:48a
7:30a	7:45a	8:06a	8:20a	8:36a	8:52a	9:08a
7:50a	8:05a	8:26a	8:39a	8:53a	9:09a	9:23a
8:10a	8:25a	8:44a	8:56a	9:10a	9:26a	9:40a
8:30a	8:43a	9:01a	9:13a	9:27a	9:43a	9:57a
8:50a	9:03a	9:21a	9:33a	9:47a	10:03a	10:17a
9:10a	9:23a	9:41a	9:53a	10:07a	10:23a	10:37a
9:30a	9:43a	10:01a	10:13a	10:27a	10:42a	10:56a
9:50a	10:03a	10:21a	10:33a	10:46a	11:01a	11:15a
10:10a	10:23a	10:40a	10:52a	11:05a	11:20a	11:34a
10:30a	10:42a	10:59a	11:11a	11:24a	11:39a	11:53a
10:50a	11:02a	11:19a	11:31a	11:44a	11:59a	12:13p
11:10a	11:22a	11:39a	11:52a	12:05p	12:20p	12:34p
11:30a	11:45a	12:02p	12:15p	12:28p	12:43p	12:58p
11:50a	12:05p	12:22p	12:35p	12:49p	1:04p	1:19p
12:10p	12:25p	12:44p	12:57p	1:11p	1:26p	1:41p
12:30p	12:44p	1:04p	1:17p	1:31p	1:46p	2:01p
12:50p	1:04p	1:24p	1:37p	1:51p	2:07p	2:22p
1:10p	1:24p	1:44p	1:57p	2:12p	2:29p	2:44p
1:30p	1:44p	2:04p	2:17p	2:32p	2:49p	3:04p
1:50p	2:04p	2:22p	2:35p	2:50p	3:09p	3:25p
2:10p	2:25p	2:43p	2:56p	3:12p	3:33p	3:49p
2:30p	2:45p	3:04p	3:17p	3:33p	3:54p	4:09p
2:50p	3:06p	3:27p	3:40p	3:56p	4:17p	4:32p
3:10p	3:27p	3:48p	4:01p	4:18p	4:39p	4:54p
3:30p	3:47p	4:08p	4:21p	4:38p	4:59p	5:16p
3:50p	4:07p	4:28p	4:41p	4:58p	5:19p	5:36p
4:10p	4:26p	4:47p	5:00p	5:18p	5:39p	5:56p
4:35p	4:51p	5:14p	5:27p	5:45p	6:05p	6:19p
5:00p	5:16p	5:40p	5:53p	6:10p	6:28p	6:42p G
5:20p	5:36p	6:00p	6:13p	6:29p	6:47p	7:01p G
5:40p	5:56p	6:18p	6:31p	6:47p	7:05p	7:19p G
6:00p	6:15p	6:36p	6:49p	7:05p	7:23p	7:37p G
6:30p	6:45p	7:06p	7:19p	7:35p	7:53p	8:07p G

# ROUTE 441 Breeze

Monday - Friday Limited Service  
Golden Glades Tri-Rail Park & Ride  
to Sample Road  
via Highway 441

Bus lays over at Hess Station (Driver's Relief Point) and proceeds south to Sample Rd. and west to Turtle Creek Dr. to start the southbound route.



- ### POINTS OF INTEREST
- Lauderhill Mall
  - Plantation General Hospital
  - Central Broward Regional Park
  - Coconut Creek Casino
  - Seminole Hard Rock Hotel & Casino
  - Seminole Indian Bingo & Casino
  - Greyhound Bus Terminal

### LEGEND

CONNECTING ROUTES  
RT #

○ MAIN ROUTE

○ TIMEPOINTS

● The Breeze stop location


95 Express

**MIAMI-DADE TRANSIT CONNECTIONS**  
MIAMI-DADE BUSES THAT SERVICE 163 STREET SHOPPING CENTER FROM THE GOLDEN GLADES

**E 22 NITEOWL**

For more details on our fares please visit our web site at [Broward.org/BCT/faresandpasses.htm](http://Broward.org/BCT/faresandpasses.htm) or call customer service: 954.357.8400.

### Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol .
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.**

Information: 954.357.8400

Hearing-speech impaired/TTY: 954.357.8302

This publication can be made available in large print, tape cassette, or Braille, by request.



This symbol is used on bus stop signs to indicate accessible bus stops.



BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
*An equal opportunity employer and provider of services.*

24,000 copies of this public document were promulgated at a gross cost of \$936., or \$.039 per copy to inform the public about the Transit Division's schedule and route information. Reprinted 1/15



**TRANSIT WATCH**  
WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE  
AN EXTRA PAIR  
OF EYES AND EARS.  
BE ALERT.  
CALL 954-357-LOOK (5665).  
TELL US.

### PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324.

### TRANSFER POLICY 7/10/11

#### TRANSFERS BETWEEN REGULAR BUS ROUTE SERVICE AND PREMIUM EXPRESS BUS SERVICE

A BCT 31-Day Premium Express Bus Pass is acceptable on all BCT regular bus service. Passengers transferring from regular route bus service to express bus service with an All Day, 7-Day or 31-Day bus pass, must pay a premium upgrade fee of \$1.00. Passengers with a regular 10-Ride bus pass or paying by cash on regular service will not be able to transfer between bus services and must pay the full premium fare when boarding the Express bus.

#### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

#### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

#### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Express, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

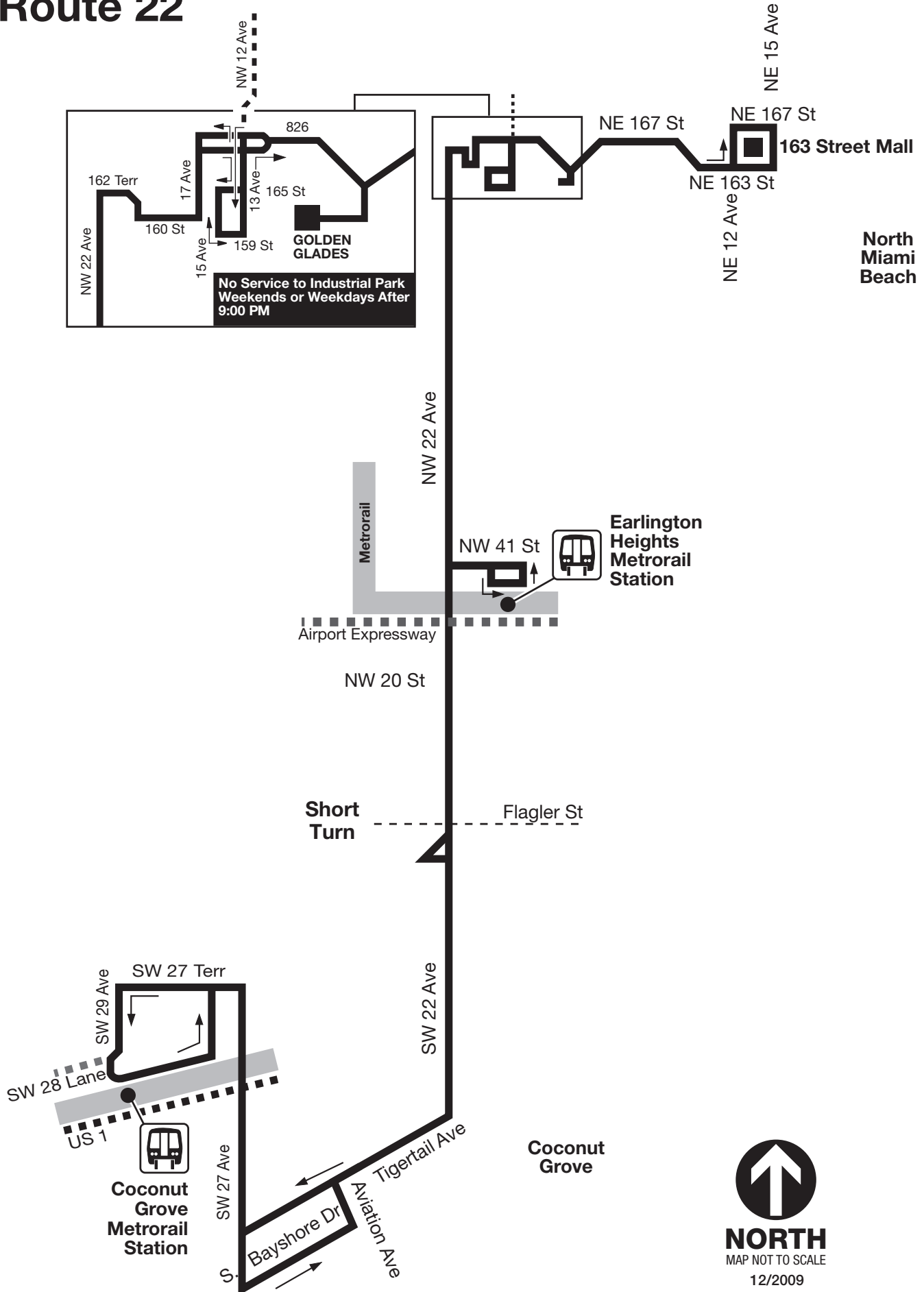
Transfer from MDT or Tri-Rail to Express, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Express does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

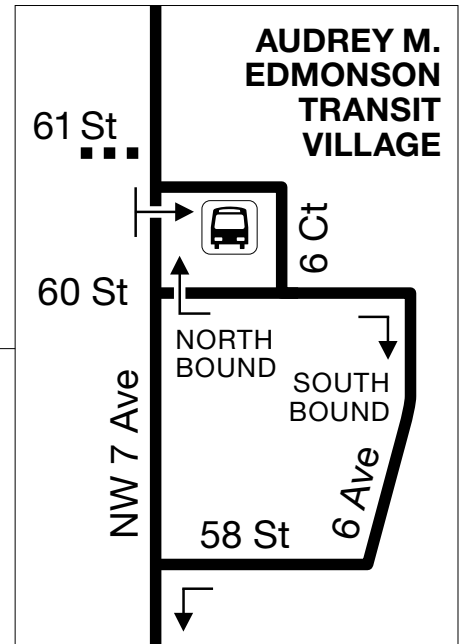
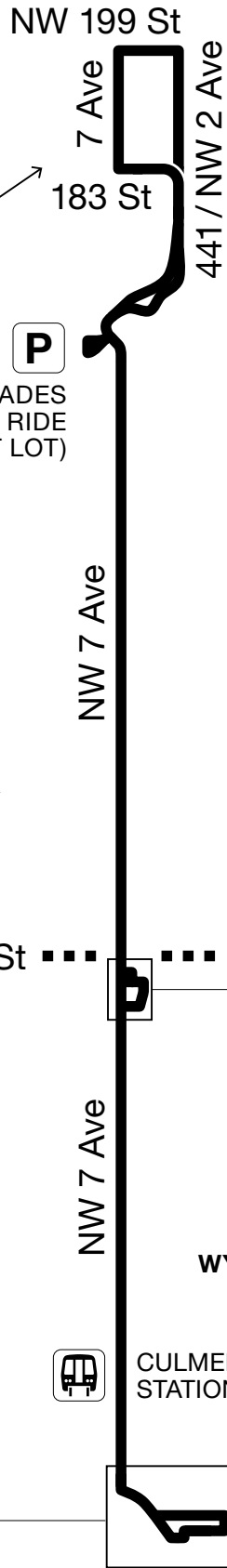
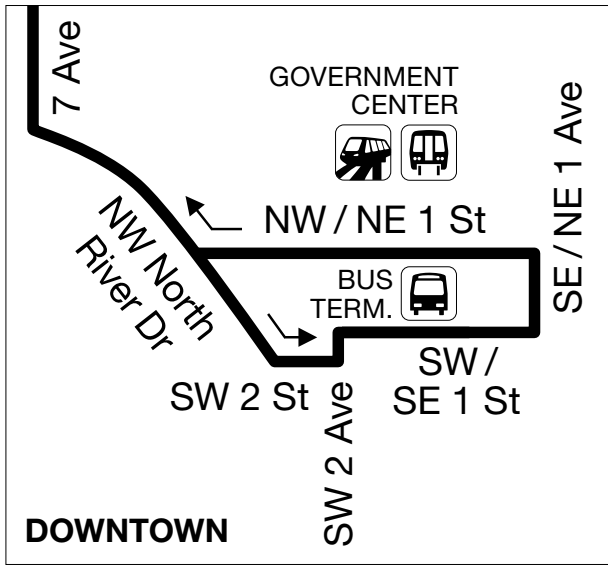
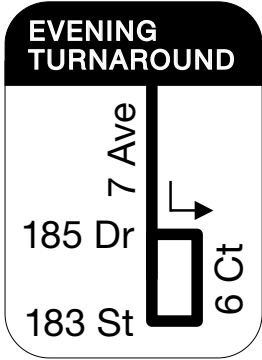


# Route 22





# 77



**NORTH**  
06/2016

[www.miamidade.gov/transit](http://www.miamidade.gov/transit)

**311** (305.468.5900) TDD: 305.468.5402

MiamiDadeTransit

@IRideMDT

@IRideMDT



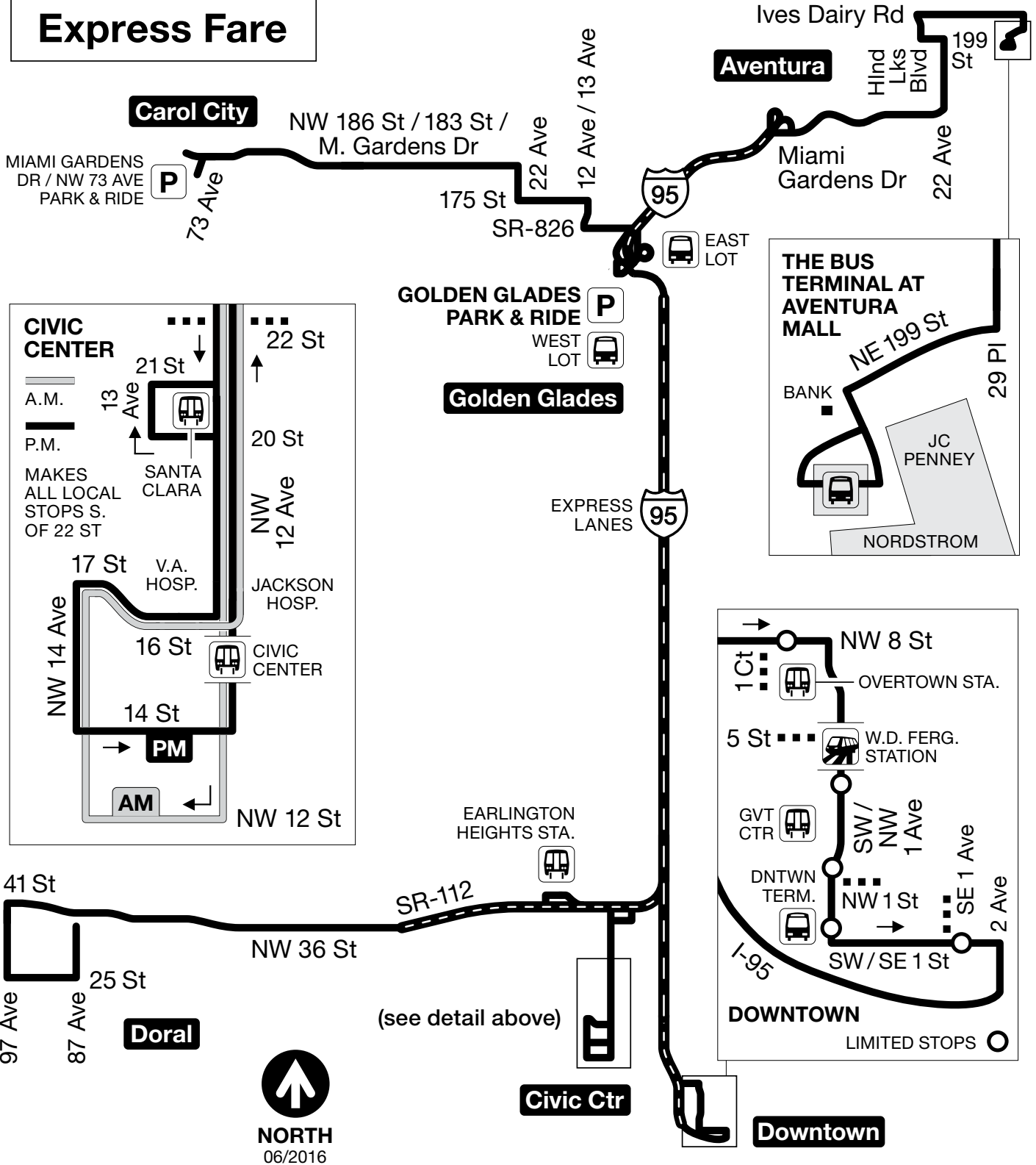
MDT TRACKER / MDT TRANSIT WATCH





# 95 EXPRESS GOLDEN GLADES

## Express Fare



[www.miamidade.gov/transit](http://www.miamidade.gov/transit)

**311** (305.468.5900) TDD: 305.468.5402

MiamiDadeTransit

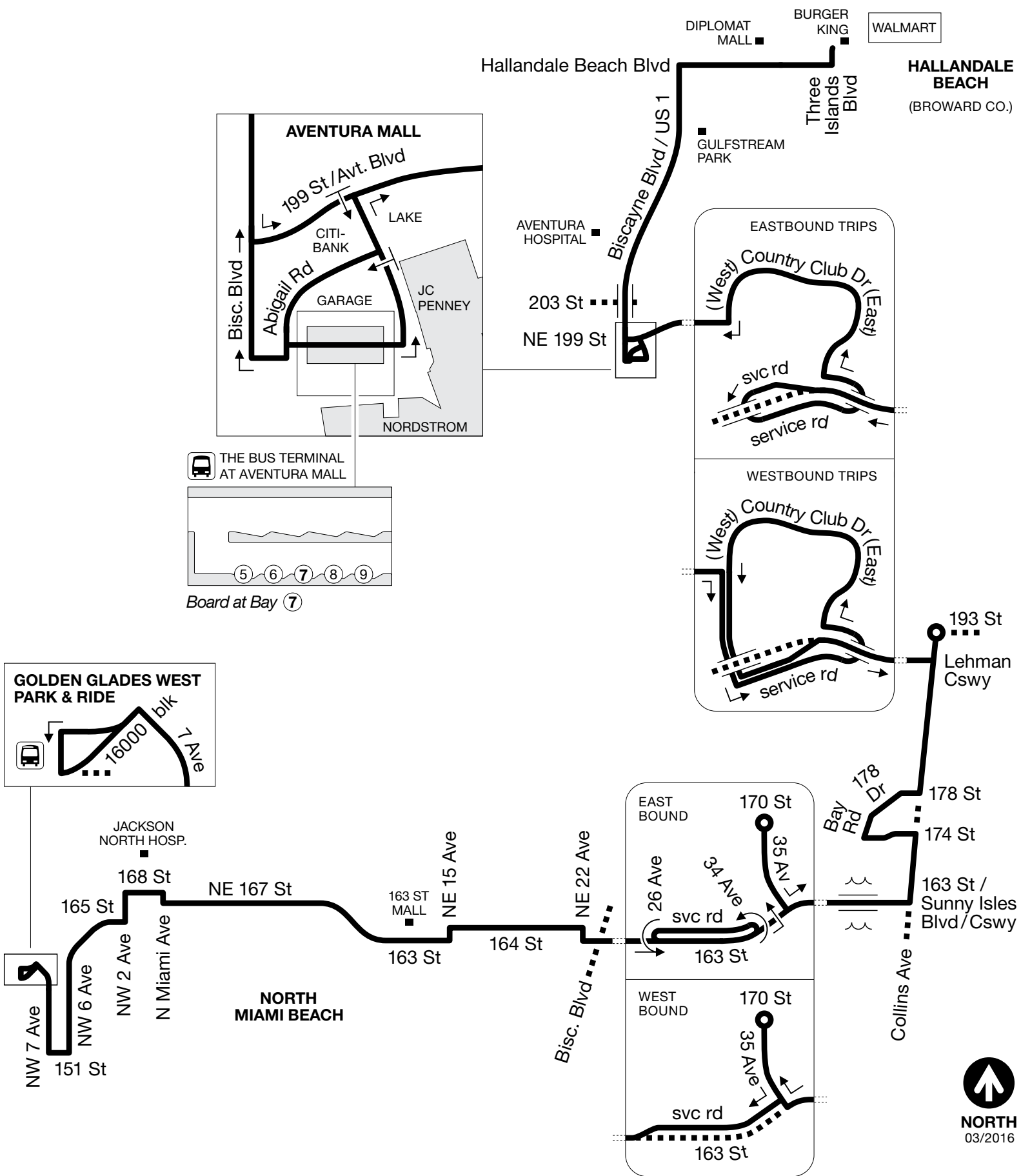
@IRideMDT

@IRideMDT

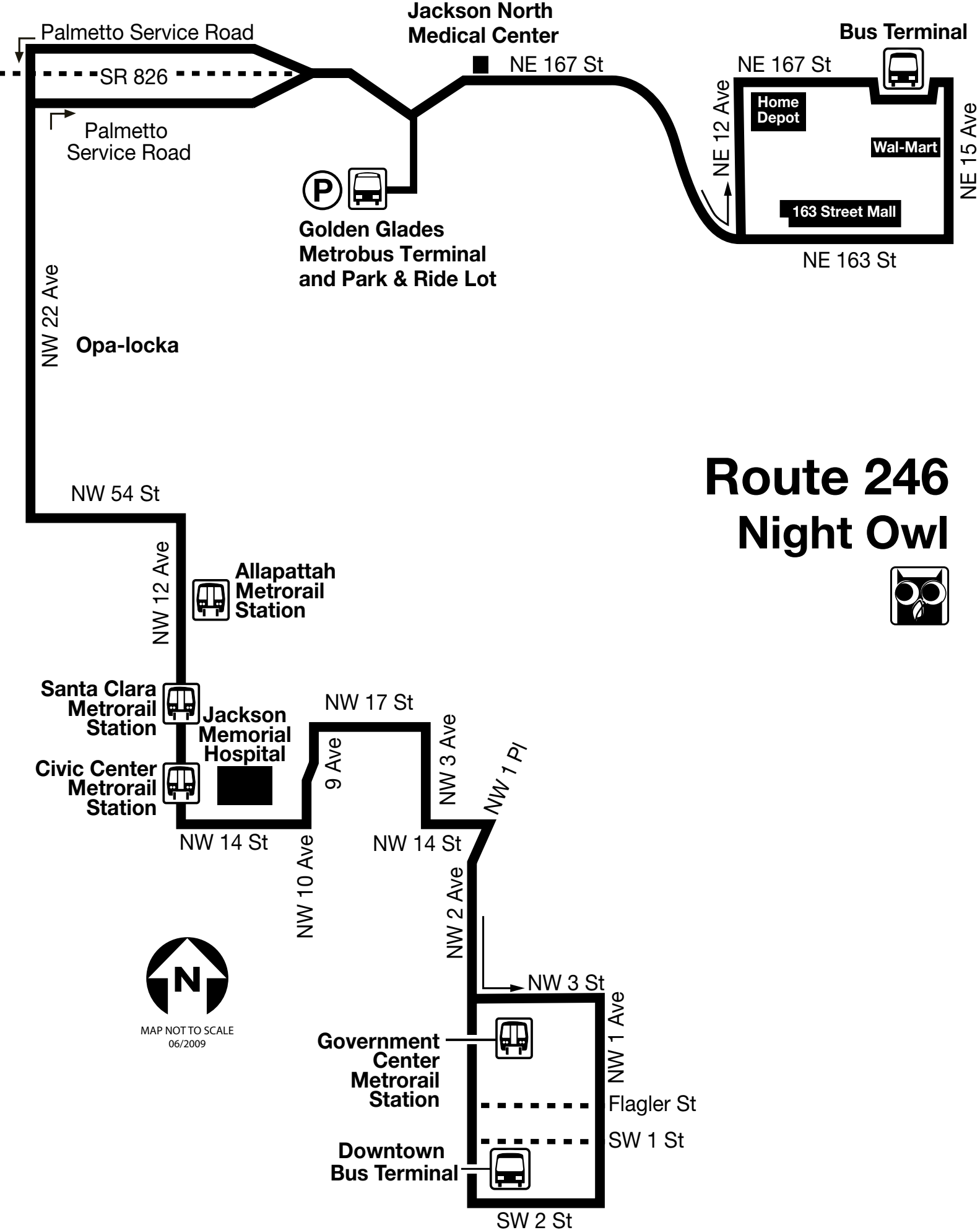
MDT TRACKER / MDT TRANSIT WATCH



# Route E



**NORTH**  
03/2016



**Jackson North Medical Center**

**Bus Terminal**

Palmetto Service Road

SR 826

NE 167 St

NE 167 St

Palmetto Service Road



**Golden Glades Metrobus Terminal and Park & Ride Lot**

NE 12 Ave

Home Depot

Wal-Mart

163 Street Mall

NE 163 St

NE 15 Ave

NW 22 Ave

**Opa-locka**

NW 54 St

NW 12 Ave



**Allapattah Metrorail Station**

**Santa Clara Metrorail Station**



**Jackson Memorial Hospital**

NW 17 St

**Civic Center Metrorail Station**



9 Ave

NW 3 Ave

NW 1 Pl

NW 14 St

NW 10 Ave

NW 14 St

NW 2 Ave

NW 3 St



MAP NOT TO SCALE  
06/2009

**Government Center Metrorail Station**



NW 1 Ave

Flagler St

**Downtown Bus Terminal**



SW 1 St

SW 2 St

# Route 246 Night Owl

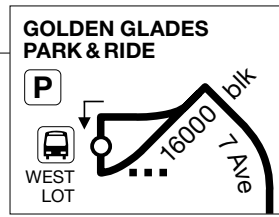




# 277

## NW 7TH AVENUE MAX

**LIMITED STOPS**  
entire route



**BISCAYNE GARDENS**

151 ST

135 ST

**NORTH MIAMI**

125 ST

119 ST

**WEST LITTLE RIVER**

103 ST

95 ST

Little River Dr ... U.S. CITIZENSHIP & IMMIGRATION SERVICES

79 ST

71 ST

62 ST AUDREY M. EDMONSON TRANSIT VILLAGE

**LIBERTY CITY**

54 ST

**LITTLE HAITI**

36 ST

**WYNWOOD**

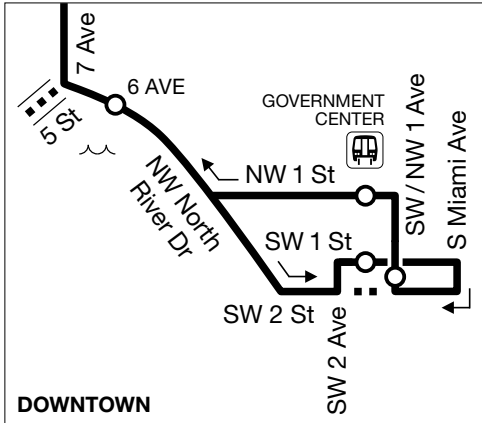
LINDSEY HOPKINS TECHNICAL SCHOOL

29 ST

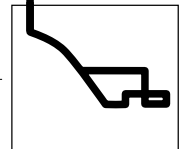
20 ST

17 ST

CULMER STATION ... NW 11 St



**DOWNTOWN**



**NORTH**  
06/2016

[www.miamidade.gov/transit](http://www.miamidade.gov/transit) 311 (305.468.5900) TDD: 305.468.5402

MiamiDadeTransit @IRideMDT @IRideMDT MDT TRACKER / MDT TRANSIT WATCH

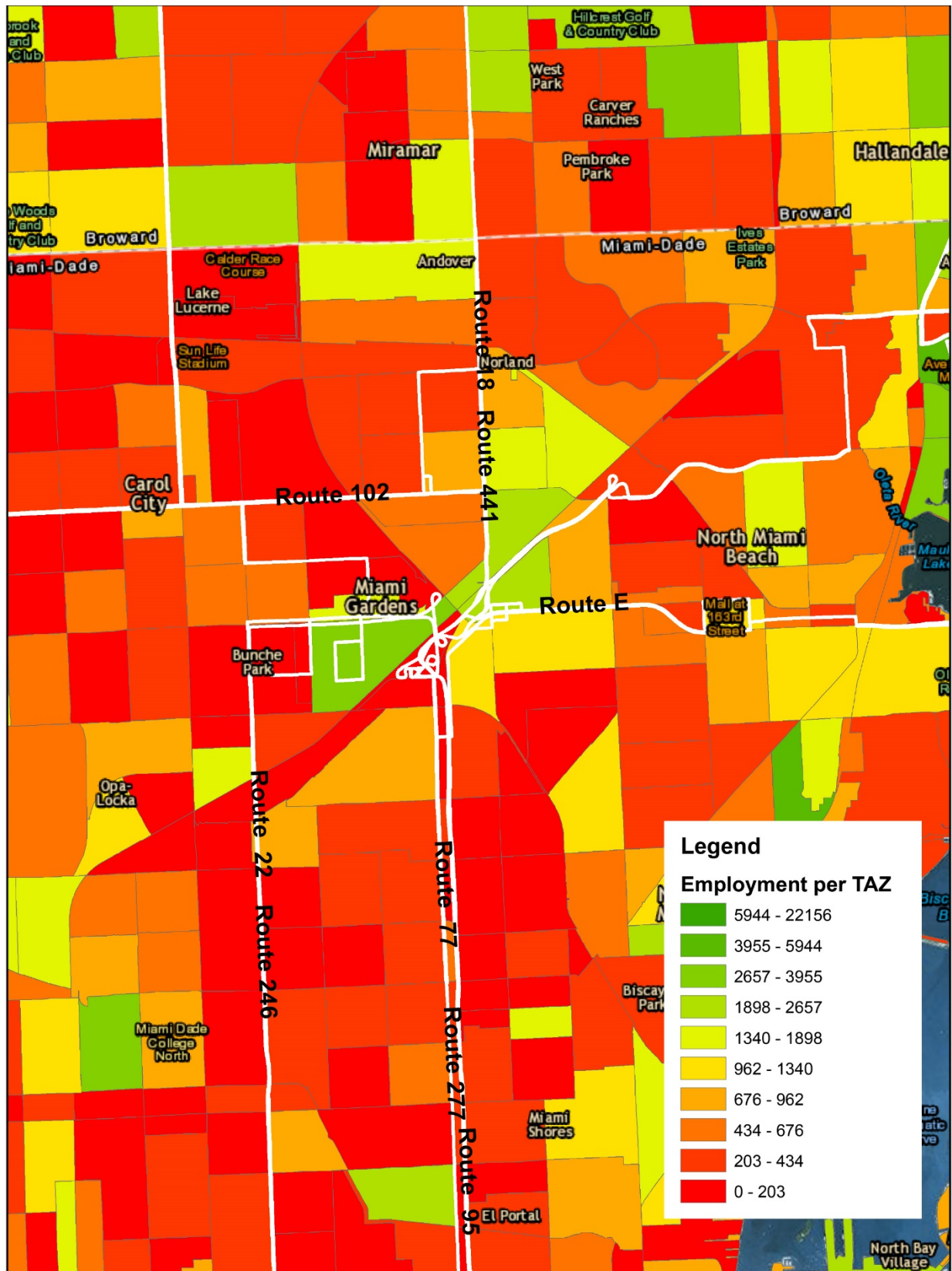


DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS

**Appendix C:  
TAZ Employment Maps**

Appendix C

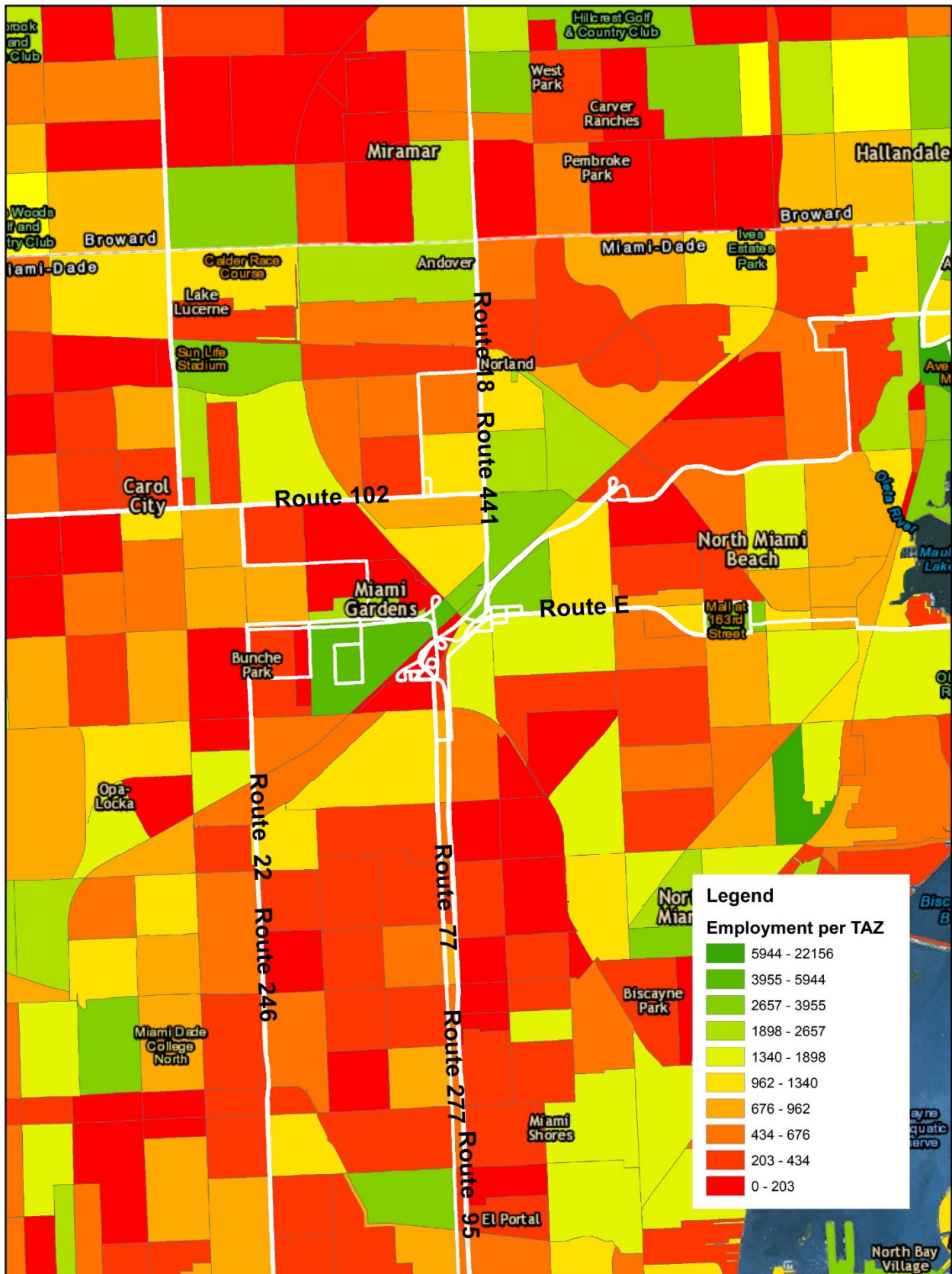
2010 Employment by TAZ





# Appendix C

## 2040 Employment by TAZ



**Appendix D:  
Time Chart**

## Appendix D

### Weekday departures per hour

		12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	
<u>BCT Route 102</u>	Northbound						1	2	2	1							1	2	1	2						
	Southbound							1	2	1	2									2	1	2	1			
<u>BCT Route 18</u>	Northbound						3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	
	Southbound							2	2	2	2	3	3	3	3	3	3	3	3	3	2	2	2	2	1	
<u>BCT Route 441</u>	Northbound						3	3	3	3	3	3	3	3	3	3	3	2	3	2						
	Southbound							2	3	2	4	3	3	3	2	3	3	3	3	3	2	3	1			
<u>MDT Route 22</u>	Northbound					1	3	3	4	2	2	2	2	2	2	3	4	4	2	1	1	1	1	1	1	
	Southbound	2						2	3	3	4	3	2	2	2	2	2	2	3	3	3	2	2	1	1	
<u>MDT Route 77</u>	Northbound	1	1			1	4	6	7	8	6	5	5	5	6	6	8	7	8	3	4	2	2	2		
	Southbound					1	6	8	8	6	6	5	5	5	7	8	7	8	4	3	2	2	2	1	1	
<u>MDT Route 95X</u>	Northbound						3	6	9	3	1						3	11	17	8	2					
	Southbound						2	12	22	12	1					1	2	3	2	1						
<u>MDT Route E</u>	Westbound								2	2	1	2	1	1	1	2	1	2	2	2	2	1	2	1		
	Eastbound						1	1	2	2	1	1	2	1	1	2	2	2	1	2	1	1				
<u>MDT Route 246</u>	Northbound	1	1	1	1	1																				
	Southbound	1	1	1	1	1																				
<u>MDT Route 277</u>	Northbound						2	3	2	2							1	3	1	3	2					
	Southbound						3	2	3	2	1						2	2	3	1						
<u>Tri</u>							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Total</b>		<b>5</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>23</b>	<b>52</b>	<b>75</b>	<b>60</b>	<b>44</b>	<b>33</b>	<b>30</b>	<b>29</b>	<b>30</b>	<b>37</b>	<b>44</b>	<b>60</b>	<b>58</b>	<b>45</b>	<b>26</b>	<b>18</b>	<b>13</b>	<b>10</b>	<b>7</b>	<b>711</b>
		1%	0%	0%	0%	1%	3%	7%	11%	8%	6%	5%	4%	4%	4%	5%	6%	8%	8%	6%	4%	3%	2%	1%	1%	84%

26%

29%

29%

**Appendix E:**  
**Customer Growth Projections**

**Appendix E**  
**Customer Growth Projections**

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
Parking Demand	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	3.4%	3.4%	3.4%	2.8%	2.8%	2.8%	2.8%	2.8%	2.6%
Broward Ridership	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
Miami-Dade Ridership	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
TriRail Growth	4.0%	4.0%	5.0%	5.0%	5.0%	5.0%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Uber Growth	5.0%	5.0%	8.0%	8.0%	8.0%	8.0%	8.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	2.8%	2.8%
Drop Off/Other Growth	1.1%	1.1%	0.7%	0.7%	0.7%	0.7%	0.7%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	1.1%	1.1%

	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
Parking Demand	2.6%	2.6%	2.6%	2.6%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Broward Ridership	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
Miami-Dade Ridership	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
TriRail Growth	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Uber Growth	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Drop Off/Other Growth	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%

**Appendix F:**  
**BCT Restaurant and Retail Goods and Services Market Potential**



# Restaurant Market Potential

BCT- University  
Area: 6.53 square miles

Prepared by Esri

Demographic Summary	2016	2021
Population	79,572	84,719
Population 18+	60,468	64,676
Households	26,653	28,315
Median Household Income	\$45,285	\$52,601

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	44,934	74.3%	100
Went to family restaurant/steak house 4+ times/mo	16,401	27.1%	99
Spent at family rest/steak hse last 6 months: <\$31	3,300	5.5%	77
Spent at family rest/steak hse last 6 months: \$31-50	4,884	8.1%	98
Spent at family rest/steak hse last 6 months: \$51-100	9,469	15.7%	104
Spent at family rest/steak hse last 6 months: \$101-200	6,563	10.9%	91
Spent at family rest/steak hse last 6 months: \$201-300	2,692	4.5%	82
Spent at family rest/steak hse last 6 months: \$301+	3,004	5.0%	68
Family restaurant/steak house last 6 months: breakfast	7,061	11.7%	93
Family restaurant/steak house last 6 months: lunch	10,027	16.6%	88
Family restaurant/steak house last 6 months: dinner	25,961	42.9%	92
Family restaurant/steak house last 6 months: snack	1,133	1.9%	98
Family restaurant/steak house last 6 months: weekday	14,939	24.7%	81
Family restaurant/steak house last 6 months: weekend	23,705	39.2%	95
Fam rest/steak hse/6 months: Applebee`s	15,583	25.8%	109
Fam rest/steak hse/6 months: Bob Evans Farms	1,326	2.2%	60
Fam rest/steak hse/6 months: Buffalo Wild Wings	5,783	9.6%	112
Fam rest/steak hse/6 months: California Pizza Kitchen	1,535	2.5%	76
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	1,679	2.8%	89
Fam rest/steak hse/6 months: The Cheesecake Factory	4,151	6.9%	105
Fam rest/steak hse/6 months: Chili`s Grill & Bar	7,418	12.3%	101
Fam rest/steak hse/6 months: CiCi`s Pizza	3,437	5.7%	146
Fam rest/steak hse/6 months: Cracker Barrel	4,929	8.2%	81
Fam rest/steak hse/6 months: Denny`s	7,503	12.4%	134
Fam rest/steak hse/6 months: Golden Corral	6,441	10.7%	132
Fam rest/steak hse/6 months: IHOP	8,191	13.5%	121
Fam rest/steak hse/6 months: Logan`s Roadhouse	1,778	2.9%	86
Fam rest/steak hse/6 months: LongHorn Steakhouse	3,244	5.4%	113
Fam rest/steak hse/6 months: Old Country Buffet	1,449	2.4%	139
Fam rest/steak hse/6 months: Olive Garden	9,916	16.4%	95
Fam rest/steak hse/6 months: Outback Steakhouse	5,059	8.4%	88
Fam rest/steak hse/6 months: Red Lobster	9,397	15.5%	129
Fam rest/steak hse/6 months: Red Robin	3,218	5.3%	87
Fam rest/steak hse/6 months: Ruby Tuesday	3,185	5.3%	87
Fam rest/steak hse/6 months: Texas Roadhouse	4,024	6.7%	88
Fam rest/steak hse/6 months: T.G.I. Friday`s	6,690	11.1%	147
Fam rest/steak hse/6 months: Waffle House	4,355	7.2%	136
Went to fast food/drive-in restaurant in last 6 mo	54,223	89.7%	100
Went to fast food/drive-in restaurant 9+ times/mo	25,902	42.8%	109
Spent at fast food/drive-in last 6 months: <\$11	1,984	3.3%	77
Spent at fast food/drive-in last 6 months: \$11-\$20	3,951	6.5%	88
Spent at fast food/drive-in last 6 months: \$21-\$40	7,271	12.0%	102
Spent at fast food/drive-in last 6 months: \$41-\$50	3,958	6.5%	87
Spent at fast food/drive-in last 6 months: \$51-\$100	10,456	17.3%	104
Spent at fast food/drive-in last 6 months: \$101-\$200	6,441	10.7%	88
Spent at fast food/drive-in last 6 months: \$201+	6,301	10.4%	86

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.



# Restaurant Market Potential

BCT- University  
Area: 6.53 square miles

Prepared by Esri

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	20,711	34.3%	94
Fast food/drive-in last 6 months: home delivery	5,270	8.7%	114
Fast food/drive-in last 6 months: take-out/drive-thru	27,045	44.7%	97
Fast food/drive-in last 6 months: take-out/walk-in	12,854	21.3%	109
Fast food/drive-in last 6 months: breakfast	20,052	33.2%	102
Fast food/drive-in last 6 months: lunch	28,223	46.7%	93
Fast food/drive-in last 6 months: dinner	25,623	42.4%	96
Fast food/drive-in last 6 months: snack	7,668	12.7%	105
Fast food/drive-in last 6 months: weekday	32,088	53.1%	91
Fast food/drive-in last 6 months: weekend	28,317	46.8%	103
Fast food/drive-in last 6 months: A & W	1,237	2.0%	74
Fast food/drive-in last 6 months: Arby`s	7,434	12.3%	77
Fast food/drive-in last 6 months: Baskin-Robbins	2,504	4.1%	125
Fast food/drive-in last 6 months: Boston Market	2,993	4.9%	145
Fast food/drive-in last 6 months: Burger King	19,876	32.9%	108
Fast food/drive-in last 6 months: Captain D`s	3,363	5.6%	163
Fast food/drive-in last 6 months: Carl`s Jr.	3,891	6.4%	116
Fast food/drive-in last 6 months: Checkers	3,456	5.7%	200
Fast food/drive-in last 6 months: Chick-fil-A	11,404	18.9%	106
Fast food/drive-in last 6 months: Chipotle Mex. Grill	6,921	11.4%	110
Fast food/drive-in last 6 months: Chuck E. Cheese`s	3,232	5.3%	159
Fast food/drive-in last 6 months: Church`s Fr. Chicken	4,230	7.0%	213
Fast food/drive-in last 6 months: Cold Stone Creamery	1,596	2.6%	87
Fast food/drive-in last 6 months: Dairy Queen	6,915	11.4%	81
Fast food/drive-in last 6 months: Del Taco	2,417	4.0%	111
Fast food/drive-in last 6 months: Domino`s Pizza	8,205	13.6%	115
Fast food/drive-in last 6 months: Dunkin` Donuts	6,822	11.3%	95
Fast food/drive-in last 6 months: Hardee`s	2,723	4.5%	78
Fast food/drive-in last 6 months: Jack in the Box	7,044	11.6%	141
Fast food/drive-in last 6 months: KFC	14,733	24.4%	115
Fast food/drive-in last 6 months: Krispy Kreme	3,780	6.3%	135
Fast food/drive-in last 6 months: Little Caesars	8,164	13.5%	119
Fast food/drive-in last 6 months: Long John Silver`s	3,121	5.2%	101
Fast food/drive-in last 6 months: McDonald`s	33,926	56.1%	102
Went to Panda Express in last 6 months	5,381	8.9%	116
Fast food/drive-in last 6 months: Panera Bread	5,857	9.7%	85
Fast food/drive-in last 6 months: Papa John`s	7,075	11.7%	131
Fast food/drive-in last 6 months: Papa Murphy`s	1,985	3.3%	78
Fast food/drive-in last 6 months: Pizza Hut	12,950	21.4%	107
Fast food/drive-in last 6 months: Popeyes Chicken	9,399	15.5%	200
Fast food/drive-in last 6 months: Quiznos	2,349	3.9%	121
Fast food/drive-in last 6 months: Sonic Drive-In	6,593	10.9%	106
Fast food/drive-in last 6 months: Starbucks	8,245	13.6%	93
Fast food/drive-in last 6 months: Steak `n Shake	3,787	6.3%	124
Fast food/drive-in last 6 months: Subway	19,517	32.3%	100
Fast food/drive-in last 6 months: Taco Bell	20,464	33.8%	109
Fast food/drive-in last 6 months: Wendy`s	17,298	28.6%	103
Fast food/drive-in last 6 months: Whataburger	3,111	5.1%	122
Fast food/drive-in last 6 months: White Castle	2,801	4.6%	160

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

July 28, 2016





## Restaurant Market Potential

BCT- University  
Area: 6.53 square miles

Prepared by Esri

Went to fine dining restaurant last month	5,048	8.3%	74
Went to fine dining restaurant 3+ times last month	1,449	2.4%	77
Spent at fine dining rest in last 6 months: <\$51	1,073	1.8%	87
Spent at fine dining rest in last 6 months: \$51-\$100	2,038	3.4%	91
Spent at fine dining rest in last 6 months: \$101-\$200	1,571	2.6%	70
Spent at fine dining rest in last 6 months: \$201+	1,293	2.1%	54

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

July 28, 2016



# Retail Goods and Services Expenditures

BCT  
Area: 6.53 square miles

Prepared by Esri

Top Tapestry Segments	Percent	Demographic Summary	2016	2021
American Dreamers (7C)	26.8%	Population	79,572	84,719
Family Foundations (12A)	17.4%	Households	26,653	28,315
Metro Fusion (11C)	15.3%	Families	18,905	20,039
City Strivers (11A)	7.3%	Median Age	34.2	35.1
Bright Young Professionals (8C)	5.5%	Median Household Income	\$45,285	\$52,601
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>		81	\$1,623.63	\$43,274,591
Men's		80	\$320.19	\$8,534,052
Women's		79	\$542.59	\$14,461,747
Children's		85	\$272.79	\$7,270,547
Footwear		81	\$348.11	\$9,278,213
Watches & Jewelry		77	\$80.17	\$2,136,866
Apparel Products and Services (1)		83	\$59.77	\$1,593,167
<b>Computer</b>				
Computers and Hardware for Home Use		82	\$142.48	\$3,797,458
Portable Memory		81	\$3.81	\$101,469
Computer Software		84	\$10.88	\$289,968
Computer Accessories		78	\$13.91	\$370,802
<b>Entertainment &amp; Recreation</b>		77	\$2,256.50	\$60,142,545
Fees and Admissions		78	\$448.84	\$11,962,891
Membership Fees for Clubs (2)		76	\$145.87	\$3,887,762
Fees for Participant Sports, excl. Trips		80	\$71.63	\$1,909,129
Tickets to Theatre/Operas/Concerts		75	\$39.78	\$1,060,303
Tickets to Movies/Museums/Parks		84	\$55.72	\$1,485,213
Admission to Sporting Events, excl. Trips		76	\$40.56	\$1,081,041
Fees for Recreational Lessons		77	\$94.59	\$2,521,032
Dating Services		100	\$0.69	\$18,410
TV/Video/Audio		80	\$966.78	\$25,767,585
Cable and Satellite Television Services		80	\$716.96	\$19,109,007
Televisions		82	\$90.69	\$2,417,096
Satellite Dishes		79	\$1.16	\$30,999
VCRs, Video Cameras, and DVD Players		83	\$6.74	\$179,634
Miscellaneous Video Equipment		83	\$6.40	\$170,654
Video Cassettes and DVDs		82	\$15.15	\$403,842
Video Game Hardware/Accessories		84	\$21.43	\$571,066
Video Game Software		87	\$11.94	\$318,354
Streaming/Downloaded Video		82	\$14.91	\$397,505
Rental of Video Cassettes and DVDs		84	\$13.69	\$365,010
Installation of Televisions		77	\$0.71	\$18,895
Audio (3)		78	\$63.57	\$1,694,366
Rental and Repair of TV/Radio/Sound Equipment		87	\$3.42	\$91,157
Pets		74	\$396.66	\$10,572,054
Toys/Games/Crafts/Hobbies (4)		77	\$88.56	\$2,360,330
Recreational Vehicles and Fees (5)		70	\$75.30	\$2,006,887
Sports/Recreation/Exercise Equipment (6)		73	\$121.31	\$3,233,190
Photo Equipment and Supplies (7)		78	\$42.81	\$1,141,017
Reading (8)		74	\$97.15	\$2,589,376
Catered Affairs (9)		74	\$19.11	\$509,215
<b>Food</b>		80	\$6,499.36	\$173,227,486
Food at Home		80	\$3,997.54	\$106,546,320
Bakery and Cereal Products		80	\$536.28	\$14,293,362
Meats, Poultry, Fish, and Eggs		81	\$902.84	\$24,063,385
Dairy Products		78	\$416.44	\$11,099,367
Fruits and Vegetables		81	\$771.28	\$20,556,969
Snacks and Other Food at Home (10)		80	\$1,370.70	\$36,533,236
Food Away from Home		81	\$2,501.83	\$66,681,166
Alcoholic Beverages		79	\$404.07	\$10,769,551

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

July 26, 2016



# Retail Goods and Services Expenditures

BCT  
Area: 6.53 square miles

Prepared by Esri

	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	72	\$5,396.70	\$143,838,277
Value of Retirement Plans	66	\$17,416.31	\$464,196,813
Value of Other Financial Assets	76	\$855.52	\$22,802,235
Vehicle Loan Amount excluding Interest	81	\$1,981.86	\$52,822,462
Value of Credit Card Debt	77	\$438.74	\$11,693,610
<b>Health</b>			
Nonprescription Drugs	76	\$94.32	\$2,513,790
Prescription Drugs	73	\$307.88	\$8,205,867
Eyeglasses and Contact Lenses	74	\$66.00	\$1,758,975
<b>Home</b>			
Mortgage Payment and Basics (11)	73	\$6,296.10	\$167,809,996
Maintenance and Remodeling Services	69	\$1,205.22	\$32,122,842
Maintenance and Remodeling Materials (12)	67	\$242.48	\$6,462,772
Utilities, Fuel, and Public Services	79	\$3,852.81	\$102,688,839
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	78	\$67.97	\$1,811,490
Furniture	81	\$399.89	\$10,658,195
Rugs	74	\$18.04	\$480,875
Major Appliances (14)	74	\$209.69	\$5,588,951
Housewares (15)	80	\$66.50	\$1,772,483
Small Appliances	79	\$37.08	\$988,410
Luggage	79	\$7.34	\$195,591
Telephones and Accessories	82	\$58.01	\$1,546,055
<b>Household Operations</b>			
Child Care	82	\$348.61	\$9,291,397
Lawn and Garden (16)	69	\$279.16	\$7,440,386
Moving/Storage/Freight Express	84	\$53.36	\$1,422,168
Housekeeping Supplies (17)	78	\$550.82	\$14,681,017
<b>Insurance</b>			
Owners and Renters Insurance	71	\$326.72	\$8,708,076
Vehicle Insurance	80	\$895.65	\$23,871,884
Life/Other Insurance	71	\$294.86	\$7,858,961
Health Insurance	75	\$2,541.41	\$67,736,197
Personal Care Products (18)	80	\$348.55	\$9,289,915
School Books and Supplies (19)	80	\$132.23	\$3,524,358
Smoking Products	77	\$316.52	\$8,436,217
<b>Transportation</b>			
Payments on Vehicles excluding Leases	79	\$1,647.47	\$43,909,969
Gasoline and Motor Oil	80	\$2,448.35	\$65,255,948
Vehicle Maintenance and Repairs	78	\$804.42	\$21,440,183
<b>Travel</b>			
Airline Fares	76	\$346.02	\$9,222,472
Lodging on Trips	73	\$339.55	\$9,050,127
Auto/Truck Rental on Trips	76	\$18.36	\$489,426
Food and Drink on Trips	75	\$326.82	\$8,710,844

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers..
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for College, Elementary school, High school, Vocational/Technical School, Preschool/Other Schools, and Other School Supplies.

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

**Appendix G:**  
**MCT Restaurant and Retail Goods and Services Market Potential**



# Retail Goods and Services Expenditures

MDT  
Area: 1.07 square miles

Prepared by Esri

Top Tapestry Segments	Percent	Demographic Summary	2016	2021
Modest Income Homes (12D)	25.9%	Population	53,578	55,979
Family Foundations (12A)	20.2%	Households	16,080	16,733
City Commons (11E)	14.0%	Families	11,637	12,108
Southwestern Families (7F)	13.2%	Median Age	35.0	36.7
Urban Villages (7B)	10.9%	Median Household Income	\$30,329	\$30,466
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>		59	\$1,192.15	\$19,169,733
Men's		58	\$233.21	\$3,750,038
Women's		58	\$398.10	\$6,401,374
Children's		63	\$202.24	\$3,252,057
Footwear		60	\$257.92	\$4,147,360
Watches & Jewelry		55	\$56.76	\$912,653
Apparel Products and Services (1)		61	\$43.92	\$706,251
<b>Computer</b>				
Computers and Hardware for Home Use		59	\$101.46	\$1,631,490
Portable Memory		58	\$2.73	\$43,855
Computer Software		62	\$8.03	\$129,103
Computer Accessories		56	\$10.02	\$161,158
<b>Entertainment &amp; Recreation</b>		57	\$1,653.85	\$26,593,851
Fees and Admissions		53	\$307.74	\$4,948,394
Membership Fees for Clubs (2)		53	\$101.77	\$1,636,476
Fees for Participant Sports, excl. Trips		54	\$48.46	\$779,309
Tickets to Theatre/Operas/Concerts		53	\$27.81	\$447,234
Tickets to Movies/Museums/Parks		57	\$38.00	\$610,964
Admission to Sporting Events, excl. Trips		54	\$28.52	\$458,678
Fees for Recreational Lessons		51	\$62.63	\$1,007,124
Dating Services		78	\$0.54	\$8,610
TV/Video/Audio		62	\$748.31	\$12,032,879
Cable and Satellite Television Services		63	\$566.32	\$9,106,489
Televisions		62	\$68.31	\$1,098,431
Satellite Dishes		58	\$0.85	\$13,648
VCRs, Video Cameras, and DVD Players		59	\$4.76	\$76,598
Miscellaneous Video Equipment		61	\$4.73	\$76,026
Video Cassettes and DVDs		59	\$10.95	\$176,063
Video Game Hardware/Accessories		62	\$15.82	\$254,358
Video Game Software		62	\$8.51	\$136,849
Streaming/Downloaded Video		55	\$10.08	\$162,118
Rental of Video Cassettes and DVDs		59	\$9.58	\$153,967
Installation of Televisions		60	\$0.55	\$8,784
Audio (3)		55	\$45.28	\$728,040
Rental and Repair of TV/Radio/Sound Equipment		66	\$2.58	\$41,507
Pets		54	\$287.24	\$4,618,858
Toys/Games/Crafts/Hobbies (4)		57	\$65.05	\$1,046,027
Recreational Vehicles and Fees (5)		48	\$51.87	\$833,995
Sports/Recreation/Exercise Equipment (6)		48	\$79.08	\$1,271,610
Photo Equipment and Supplies (7)		54	\$29.93	\$481,235
Reading (8)		54	\$71.33	\$1,146,994
Catered Affairs (9)		51	\$13.30	\$213,858
<b>Food</b>		60	\$4,854.15	\$78,054,694
Food at Home		61	\$3,037.25	\$48,838,979
Bakery and Cereal Products		61	\$411.49	\$6,616,811
Meats, Poultry, Fish, and Eggs		63	\$698.67	\$11,234,629
Dairy Products		59	\$315.36	\$5,071,053
Fruits and Vegetables		60	\$577.78	\$9,290,684
Snacks and Other Food at Home (10)		60	\$1,033.94	\$16,625,802
Food Away from Home		59	\$1,816.90	\$29,215,715
Alcoholic Beverages		57	\$290.29	\$4,667,874

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August 01, 2016



# Retail Goods and Services Expenditures

MDT  
Area: 1.07 square miles

Prepared by Esri

	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	54	\$4,065.18	\$65,368,036
Value of Retirement Plans	50	\$13,012.54	\$209,241,722
Value of Other Financial Assets	57	\$641.13	\$10,309,342
Vehicle Loan Amount excluding Interest	59	\$1,439.27	\$23,143,523
Value of Credit Card Debt	57	\$328.58	\$5,283,632
<b>Health</b>			
Nonprescription Drugs	58	\$72.21	\$1,161,091
Prescription Drugs	59	\$246.34	\$3,961,088
Eyeglasses and Contact Lenses	55	\$49.49	\$795,812
<b>Home</b>			
Mortgage Payment and Basics (11)	52	\$4,480.18	\$72,041,288
Maintenance and Remodeling Services	51	\$891.49	\$14,335,190
Maintenance and Remodeling Materials (12)	51	\$186.40	\$2,997,261
Utilities, Fuel, and Public Services	62	\$3,017.17	\$48,516,015
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	58	\$50.61	\$813,851
Furniture	60	\$292.72	\$4,706,989
Rugs	54	\$13.08	\$210,355
Major Appliances (14)	54	\$151.58	\$2,437,342
Housewares (15)	57	\$47.31	\$760,756
Small Appliances	58	\$27.30	\$438,930
Luggage	56	\$5.21	\$83,846
Telephones and Accessories	62	\$44.10	\$709,138
<b>Household Operations</b>			
Child Care	57	\$240.25	\$3,863,297
Lawn and Garden (16)	50	\$203.78	\$3,276,852
Moving/Storage/Freight Express	58	\$36.61	\$588,636
Housekeeping Supplies (17)	59	\$416.24	\$6,693,194
<b>Insurance</b>			
Owners and Renters Insurance	55	\$255.76	\$4,112,681
Vehicle Insurance	60	\$676.51	\$10,878,298
Life/Other Insurance	53	\$220.94	\$3,552,742
Health Insurance	57	\$1,940.68	\$31,206,077
Personal Care Products (18)	59	\$254.58	\$4,093,581
School Books and Supplies (19)	56	\$92.42	\$1,486,093
Smoking Products	65	\$265.99	\$4,277,152
<b>Transportation</b>			
Payments on Vehicles excluding Leases	58	\$1,203.98	\$19,360,012
Gasoline and Motor Oil	60	\$1,849.31	\$29,736,968
Vehicle Maintenance and Repairs	57	\$593.52	\$9,543,813
<b>Travel</b>			
Airline Fares	52	\$238.42	\$3,833,759
Lodging on Trips	52	\$241.17	\$3,877,988
Auto/Truck Rental on Trips	53	\$12.64	\$203,173
Food and Drink on Trips	53	\$231.32	\$3,719,563

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August 01, 2016



# Retail Goods and Services Expenditures

MDT  
Area: 1.07 square miles

Prepared by Esri

- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers..
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
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# Restaurant Market Potential

MDT  
Area: 1.07 square miles

Prepared by Esri

Demographic Summary	2016	2021
Population	53,578	55,979
Population 18+	40,241	42,329
Households	16,080	16,733
Median Household Income	\$30,329	\$30,466

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	26,774	66.5%	89
Went to family restaurant/steak house 4+ times/mo	10,145	25.2%	92
Spent at family rest/steak hse last 6 months: <\$31	2,947	7.3%	103
Spent at family rest/steak hse last 6 months: \$31-50	2,748	6.8%	83
Spent at family rest/steak hse last 6 months: \$51-100	4,978	12.4%	82
Spent at family rest/steak hse last 6 months: \$101-200	3,298	8.2%	69
Spent at family rest/steak hse last 6 months: \$201-300	1,492	3.7%	68
Spent at family rest/steak hse last 6 months: \$301+	1,649	4.1%	56
Family restaurant/steak house last 6 months: breakfast	4,482	11.1%	89
Family restaurant/steak house last 6 months: lunch	6,120	15.2%	81
Family restaurant/steak house last 6 months: dinner	13,260	33.0%	71
Family restaurant/steak house last 6 months: snack	709	1.8%	93
Family restaurant/steak house last 6 months: weekday	7,464	18.5%	61
Family restaurant/steak house last 6 months: weekend	13,288	33.0%	80
Fam rest/steak hse/6 months: Applebee`s	10,146	25.2%	107
Fam rest/steak hse/6 months: Bob Evans Farms	824	2.0%	56
Fam rest/steak hse/6 months: Buffalo Wild Wings	3,164	7.9%	92
Fam rest/steak hse/6 months: California Pizza Kitchen	972	2.4%	72
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	800	2.0%	64
Fam rest/steak hse/6 months: The Cheesecake Factory	2,320	5.8%	88
Fam rest/steak hse/6 months: Chili`s Grill & Bar	3,914	9.7%	80
Fam rest/steak hse/6 months: CiCi`s Pizza	2,322	5.8%	148
Fam rest/steak hse/6 months: Cracker Barrel	2,266	5.6%	56
Fam rest/steak hse/6 months: Denny`s	4,824	12.0%	130
Fam rest/steak hse/6 months: Golden Corral	4,342	10.8%	134
Fam rest/steak hse/6 months: IHOP	4,843	12.0%	108
Fam rest/steak hse/6 months: Logan`s Roadhouse	1,241	3.1%	90
Fam rest/steak hse/6 months: LongHorn Steakhouse	1,630	4.1%	85
Fam rest/steak hse/6 months: Old Country Buffet	1,119	2.8%	161
Fam rest/steak hse/6 months: Olive Garden	4,812	12.0%	69
Fam rest/steak hse/6 months: Outback Steakhouse	2,522	6.3%	66
Fam rest/steak hse/6 months: Red Lobster	5,931	14.7%	122
Fam rest/steak hse/6 months: Red Robin	1,744	4.3%	71
Fam rest/steak hse/6 months: Ruby Tuesday	1,919	4.8%	78
Fam rest/steak hse/6 months: Texas Roadhouse	1,912	4.8%	63
Fam rest/steak hse/6 months: T.G.I. Friday`s	4,035	10.0%	133
Fam rest/steak hse/6 months: Waffle House	2,804	7.0%	132
Went to fast food/drive-in restaurant in last 6 mo	35,028	87.0%	97
Went to fast food/drive-in restaurant 9+ times/mo	15,983	39.7%	101
Spent at fast food/drive-in last 6 months: <\$11	1,303	3.2%	76
Spent at fast food/drive-in last 6 months: \$11-\$20	2,916	7.2%	98
Spent at fast food/drive-in last 6 months: \$21-\$40	5,121	12.7%	108
Spent at fast food/drive-in last 6 months: \$41-\$50	2,589	6.4%	85
Spent at fast food/drive-in last 6 months: \$51-\$100	5,795	14.4%	86
Spent at fast food/drive-in last 6 months: \$101-\$200	3,450	8.6%	71
Spent at fast food/drive-in last 6 months: \$201+	3,450	8.6%	71

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

August 01, 2016



# Restaurant Market Potential

MDT  
Area: 1.07 square miles

Prepared by Esri

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	11,796	29.3%	81
Fast food/drive-in last 6 months: home delivery	2,940	7.3%	95
Fast food/drive-in last 6 months: take-out/drive-thru	15,582	38.7%	84
Fast food/drive-in last 6 months: take-out/walk-in	7,383	18.3%	94
Fast food/drive-in last 6 months: breakfast	12,406	30.8%	95
Fast food/drive-in last 6 months: lunch	15,747	39.1%	78
Fast food/drive-in last 6 months: dinner	13,914	34.6%	78
Fast food/drive-in last 6 months: snack	4,451	11.1%	92
Fast food/drive-in last 6 months: weekday	18,086	44.9%	77
Fast food/drive-in last 6 months: weekend	16,250	40.4%	88
Fast food/drive-in last 6 months: A & W	926	2.3%	83
Fast food/drive-in last 6 months: Arby`s	3,994	9.9%	63
Fast food/drive-in last 6 months: Baskin-Robbins	1,486	3.7%	112
Fast food/drive-in last 6 months: Boston Market	1,812	4.5%	132
Fast food/drive-in last 6 months: Burger King	13,427	33.4%	110
Fast food/drive-in last 6 months: Captain D`s	2,602	6.5%	190
Fast food/drive-in last 6 months: Carl`s Jr.	2,466	6.1%	110
Fast food/drive-in last 6 months: Checkers	2,738	6.8%	238
Fast food/drive-in last 6 months: Chick-fil-A	5,218	13.0%	73
Fast food/drive-in last 6 months: Chipotle Mex. Grill	3,249	8.1%	78
Fast food/drive-in last 6 months: Chuck E. Cheese`s	2,423	6.0%	180
Fast food/drive-in last 6 months: Church`s Fr. Chicken	4,353	10.8%	330
Fast food/drive-in last 6 months: Cold Stone Creamery	979	2.4%	80
Fast food/drive-in last 6 months: Dairy Queen	3,775	9.4%	66
Fast food/drive-in last 6 months: Del Taco	1,719	4.3%	118
Fast food/drive-in last 6 months: Domino`s Pizza	5,230	13.0%	110
Fast food/drive-in last 6 months: Dunkin` Donuts	3,771	9.4%	79
Fast food/drive-in last 6 months: Hardee`s	1,768	4.4%	76
Fast food/drive-in last 6 months: Jack in the Box	3,954	9.8%	119
Fast food/drive-in last 6 months: KFC	10,091	25.1%	118
Fast food/drive-in last 6 months: Krispy Kreme	2,496	6.2%	134
Fast food/drive-in last 6 months: Little Caesars	5,432	13.5%	119
Fast food/drive-in last 6 months: Long John Silver`s	2,018	5.0%	98
Fast food/drive-in last 6 months: McDonald`s	22,424	55.7%	101
Went to Panda Express in last 6 months	2,884	7.2%	94
Fast food/drive-in last 6 months: Panera Bread	2,309	5.7%	51
Fast food/drive-in last 6 months: Papa John`s	3,792	9.4%	106
Fast food/drive-in last 6 months: Papa Murphy`s	1,026	2.5%	60
Fast food/drive-in last 6 months: Pizza Hut	7,982	19.8%	99
Fast food/drive-in last 6 months: Popeyes Chicken	7,174	17.8%	229
Fast food/drive-in last 6 months: Quiznos	1,234	3.1%	96
Fast food/drive-in last 6 months: Sonic Drive-In	3,267	8.1%	79
Fast food/drive-in last 6 months: Starbucks	3,608	9.0%	61
Fast food/drive-in last 6 months: Steak `n Shake	1,978	4.9%	97
Fast food/drive-in last 6 months: Subway	10,803	26.8%	83
Fast food/drive-in last 6 months: Taco Bell	12,251	30.4%	98
Fast food/drive-in last 6 months: Wendy`s	10,123	25.2%	91
Fast food/drive-in last 6 months: Whataburger	2,152	5.3%	127
Fast food/drive-in last 6 months: White Castle	2,021	5.0%	174

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.



## Restaurant Market Potential

MDT  
Area: 1.07 square miles

Prepared by Esri

Went to fine dining restaurant last month	2,436	6.1%	54
Went to fine dining restaurant 3+ times last month	689	1.7%	55
Spent at fine dining rest in last 6 months: <\$51	637	1.6%	78
Spent at fine dining rest in last 6 months: \$51-\$100	1,008	2.5%	68
Spent at fine dining rest in last 6 months: \$101-\$200	869	2.2%	58
Spent at fine dining rest in last 6 months: \$201+	641	1.6%	40

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**Appendix H:**  
**Financial Assessment Stand-Alone with Drive-Thru**

**Appendix H**  
**Development Profile - 5K SF Stand Alone Commercial Building with Drive Thru**

Gross Building Area            5,000  
 Footprint                         10,000  
 Number of Floors                 1

Soft Costs	\$	110,061	\$	22.01	Per SF
A&E	\$	42,396		6.0%	
Professional Services	\$	17,500			
Permits	\$	17,665			
Marketing	\$	10,000			
Project Management	\$	12,500	\$	2.50	Per SF
Contingency	\$	10,000			
Site Preparation	\$	26,000	\$	5.20	Per SF
Environmental	\$	2,500			
Soil Test	\$	2,000			
Eng Off-Site	\$	6,000			
Zoning	\$	4,000			
Legal	\$	10,000			
Title work	\$	1,500			
Developer Fee	\$	105,990		15%	
Hard Costs	\$	706,600	\$	141.32	per SF
Contingency	\$	45,000	\$	9.00	Per SF
Hard and Soft Costs	\$	993,651	\$	198.73	Per SF

<u>Financing</u>			
Amount Financed	\$	695,556	70%
Equity Contribution	\$	298,095	30%
<u>Closing Costs</u>			
Interest Reserve	\$	34,778	5%
Loan Fees	\$	6,956	1%
Inspections	\$	69,556	7%
Title/Legal Fees	\$	10,000	
Total Cash Due	\$	419,384	
Total Investment	\$	1,114,940	\$ 222.99 Per SF

**Appendix H**  
**Capital Finance Plan - 5K SF Stand Alone Commercial Building with Drive Thru**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 11	Year 16	Year 21	Year 26	Year 30
<b>Sources of Funding</b>											
<b>Equity Funding</b>											
Developer and Partners	\$ 298,095										
Total Equity Funding	\$ 298,095										
<b>Debt Funding</b>											
Primary Lender	\$ 695,556										
Total Debt Funding	\$ 695,556										
<b>Other Funding</b>											
Replacement and Refurbishment Contribution	\$ -	\$ 24,841	\$ 25,587	\$ 26,354	\$ 27,145	\$ 27,959	\$ 33,385	\$ 38,702	\$ 44,866	\$ 52,012	\$ 58,540
Closing Costs	\$ 121,289										
<b>Total Sources of Funding</b>	<b>\$ 1,114,940</b>	<b>\$ 24,841</b>	<b>\$ 25,587</b>	<b>\$ 26,354</b>	<b>\$ 27,145</b>	<b>\$ 27,959</b>	<b>\$ 33,385</b>	<b>\$ 38,702</b>	<b>\$ 44,866</b>	<b>\$ 52,012</b>	<b>\$ 58,540</b>
<b>Uses of Funds</b>											
Park and Ride Commercial Building Construction	\$ 993,651										
Closing Costs	\$ 121,289										
Payout for Replacement and Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,534	\$ -	\$ -	\$ -	\$ -	\$ 264,065
Other											
<b>Total Uses of Funds</b>	<b>\$ 1,114,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,534</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 264,065</b>
<b>Net Cash Available (Deficit)- Current Period</b>	<b>\$ -</b>	<b>\$ 24,841</b>	<b>\$ 25,587</b>	<b>\$ 26,354</b>	<b>\$ 27,145</b>	<b>\$ (65,575)</b>	<b>\$ 33,385</b>	<b>\$ 38,702</b>	<b>\$ 44,866</b>	<b>\$ 52,012</b>	<b>\$ (205,525)</b>
<b>Cumulative Net Cash Available (Deficit)</b>	<b>\$ -</b>	<b>\$ 24,841</b>	<b>\$ 50,428</b>	<b>\$ 76,782</b>	<b>\$ 103,927</b>	<b>\$ 38,352</b>	<b>\$ 81,680</b>	<b>\$ 95,073</b>	<b>\$ 110,254</b>	<b>\$ 127,818</b>	<b>\$ 87,881</b>
<b>Amortization</b>											
Annual Debt Service Payment	\$ -	\$47,858	\$47,858	\$47,858	\$47,858	\$47,858	\$47,858	\$47,858	\$47,858	\$47,858	\$47,858
Interest Payment	\$ -	\$ 38,256	\$ 37,727	\$ 37,170	\$ 36,582	\$ 35,962	\$ 31,456	\$ 26,421	\$ 19,840	\$ 11,240	\$ 2,495
Principal Balance	\$ 695,556	\$685,953	\$675,823	\$665,135	\$653,859	\$641,964	\$555,519	\$458,941	\$332,718	\$167,749	\$0

Initial Replacement contribution	2.5%
Replacement cost growth factor	3.0%
Replacement Fund Five-Year Reinvestment	90%
Financing Interest Rate	5.5%

**Appendix H**

**Operating Finance Plan - 5K SF Stand Alone Commercial Building with Drive Thru - Optimistic Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 165,500	\$ 115,965	\$ 116,444	\$ 116,937	\$ 117,445	\$ 127,969	\$ 199,331	\$ 157,248	\$ 240,530	\$ 193,505	\$ 197,578
FDOT Ground Lease	\$ 10.00	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 110,000	\$ 121,000	\$ 133,100	\$ 146,410	\$ 161,051	\$ 161,051
Maintenance and Housekeeping	\$ 1.06	\$ 5,300	\$ 5,459	\$ 5,623	\$ 5,791	\$ 5,965	\$ 6,144	\$ 7,123	\$ 8,257	\$ 9,572	\$ 11,097	\$ 12,490
Advertising and Promotion	\$ 0.20	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,344	\$ 1,558	\$ 1,806	\$ 2,094	\$ 2,357
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ -	\$ 66,125	\$ -	\$ -
Insurance	\$ 1.12	\$ 5,600	\$ 5,768	\$ 5,941	\$ 6,119	\$ 6,303	\$ 6,492	\$ 7,526	\$ 8,725	\$ 10,114	\$ 11,725	\$ 13,197
General and Administrative	\$ 0.72	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,838	\$ 5,609	\$ 6,502	\$ 7,538	\$ 8,484
<b>Total Operating Receipts</b>	<b>\$ 228.34</b>	<b>\$ 379,220</b>	<b>\$ 380,169</b>	<b>\$ 381,128</b>	<b>\$ 382,338</b>	<b>\$ 431,157</b>	<b>\$ 432,533</b>	<b>\$ 409,351</b>	<b>\$ 412,747</b>	<b>\$ 467,286</b>	<b>\$ 529,942</b>	<b>\$ 600,861</b>
Total Rent	\$ 73.46	\$ 367,320	\$ 367,912	\$ 368,503	\$ 369,334	\$ 417,764	\$ 418,738	\$ 393,359	\$ 394,207	\$ 445,794	\$ 505,026	\$ 572,818
Fast Food Operator	\$ 51.00	\$ 147,900	\$ 147,900	\$ 147,900	\$ 147,900	\$ 170,085	\$ 170,085	\$ 159,075	\$ 159,075	\$ 182,937	\$ 210,377	\$ 241,934
C-Store	\$ 78.50	\$ 157,000	\$ 157,000	\$ 157,000	\$ 157,000	\$ 180,550	\$ 180,550	\$ 164,945	\$ 164,945	\$ 189,687	\$ 218,140	\$ 250,861
Vending	n/a	\$ 50,000	\$ 50,592	\$ 51,183	\$ 52,014	\$ 52,846	\$ 53,820	\$ 55,399	\$ 56,247	\$ 57,139	\$ 58,074	\$ 58,823
Car Wash	\$ 23.00	\$ 12,420	\$ 12,420	\$ 12,420	\$ 12,420	\$ 14,283	\$ 14,283	\$ 13,939	\$ 13,939	\$ 16,030	\$ 18,435	\$ 21,200
Total Common Area Charges	\$ 2.38	\$ 11,900	\$ 12,257	\$ 12,625	\$ 13,003	\$ 13,394	\$ 13,795	\$ 15,993	\$ 18,540	\$ 21,493	\$ 24,916	\$ 28,043
Total Receipts Per Square Foot	\$ 75.84	\$ 76.03	\$ 76.23	\$ 76.47	\$ 86.23	\$ 86.51	\$ 81.87	\$ 82.55	\$ 93.46	\$ 105.99	\$ 120.17	
Capital Fund Transfer	\$ 4.97	\$ 24,841	\$ 25,587	\$ 26,354	\$ 27,145	\$ 27,959	\$ 28,798	\$ 33,385	\$ 38,702	\$ 44,866	\$ 52,012	\$ 58,540
Net Operating Balance	\$ 37.78	\$ 188,879	\$ 238,618	\$ 238,330	\$ 238,256	\$ 285,753	\$ 275,767	\$ 176,636	\$ 216,797	\$ 181,890	\$ 284,425	\$ 344,743
Debt Service	\$ 9.57	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,582	\$ 0	\$ 3,788	\$ 0	\$ 17,313	\$ 29,377
Net Revenue	\$ 28.20	\$ 141,021	\$ 190,760	\$ 190,472	\$ 190,398	\$ 237,895	\$ 212,327	\$ 128,778	\$ 168,939	\$ 134,032	\$ 236,567	\$ 296,885
Cummulative Revenue	\$ 141,021	\$ 331,780	\$ 522,252	\$ 712,650	\$ 950,545	\$ 1,162,872	\$ 2,252,603	\$ 3,156,520	\$ 4,005,069	\$ 5,086,553	\$ 6,083,328	
Total Revenue to FDOT	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 125,582	\$ 121,000	\$ 136,888	\$ 146,410	\$ 178,364	\$ 190,428
Cummulative Revenue to FDOT	\$ 100,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 625,582	\$ 1,258,772	\$ 1,906,656	\$ 2,608,369	\$ 3,421,357	\$ 4,144,916	

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of 30-Year Revenue to FDOT @3.5%      \$2,411,097

**RETAIL TENANT TYPES**

	Total Square Feet	RETAIL RENT AS A PERCENTAGE OF SALES
Fast Food Operator	5,000	15%
C-Store	2,900	10%
Vending	2,000	50%
Car Wash	100	10%

**RETAIL TENANT REVENUE PROJECTIONS**

Retail Revenue Projections	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Fast Food Operator	\$ 340.00	\$ 986,000	\$ 995,118	\$ 1,004,487	\$ 1,014,112	\$ 1,023,999	\$ 1,030,061	\$ 1,060,502	\$ 1,088,691	\$ 1,116,442	\$ 1,143,876	\$ 1,166,447
C-Store	\$ 785.00	\$ 1,570,000	\$ 1,578,799	\$ 1,587,795	\$ 1,596,996	\$ 1,606,411	\$ 1,613,523	\$ 1,649,453	\$ 1,684,408	\$ 1,719,487	\$ 1,754,750	\$ 1,783,648
Vending	\$ 1,000.00	\$ 100,000	\$ 101,184	\$ 102,366	\$ 104,028	\$ 105,692	\$ 107,640	\$ 110,798	\$ 112,495	\$ 114,279	\$ 116,148	\$ 117,645
Car Wash	\$ 230.00	\$ 124,200	\$ 126,270	\$ 128,375	\$ 130,514	\$ 132,689	\$ 133,817	\$ 139,394	\$ 144,270	\$ 148,946	\$ 153,469	\$ 157,185

**Market Annual Growth Rates**

Fast Food Operator	3.7%	3.8%	3.8%	3.9%	2.4%	2.4%	2.1%	2.0%	1.9%	2.0%	2.0%
C-Store	2.2%	2.3%	2.3%	2.4%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.6%
Vending	4.7%	4.7%	6.5%	6.4%	7.4%	7.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Car Wash	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	2.8%	2.6%	2.4%	2.4%	2.4%

**Appendix H**

**Operating Finance Plan - 5K SF Stand Alone Commercial Building with Drive Thru - Conservative Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 165,500	\$ 115,965	\$ 116,444	\$ 116,937	\$ 117,445	\$ 127,969	\$ 199,331	\$ 157,248	\$ 240,530	\$ 193,505	\$ 197,578
FDOT Ground Lease	\$ 10.00	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 110,000	\$ 121,000	\$ 133,100	\$ 146,410	\$ 161,051	\$ 161,051
Maintenance and Housekeeping	\$ 1.06	\$ 5,300	\$ 5,459	\$ 5,623	\$ 5,791	\$ 5,965	\$ 6,144	\$ 7,123	\$ 8,257	\$ 9,572	\$ 11,097	\$ 12,490
Advertising and Promotion	\$ 0.20	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,344	\$ 1,558	\$ 1,806	\$ 2,094	\$ 2,357
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ -	\$ 66,125	\$ -	\$ -
Insurance	\$ 1.12	\$ 5,600	\$ 5,768	\$ 5,941	\$ 6,119	\$ 6,303	\$ 6,492	\$ 7,526	\$ 8,725	\$ 10,114	\$ 11,725	\$ 13,197
General and Administrative	\$ 0.72	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,838	\$ 5,609	\$ 6,502	\$ 7,538	\$ 8,484
<b>Total Operating Receipts</b>	<b>\$ 168.34</b>	<b>\$ 288,193</b>	<b>\$ 289,024</b>	<b>\$ 289,864</b>	<b>\$ 290,908</b>	<b>\$ 327,407</b>	<b>\$ 328,588</b>	<b>\$ 312,094</b>	<b>\$ 315,320</b>	<b>\$ 356,754</b>	<b>\$ 404,358</b>	<b>\$ 458,031</b>
Total Rent	\$ 55.26	\$ 276,293	\$ 276,767	\$ 277,239	\$ 277,904	\$ 314,014	\$ 314,793	\$ 296,102	\$ 296,781	\$ 335,262	\$ 379,442	\$ 429,988
Fast Food Operator	\$ 40.80	\$ 118,320	\$ 118,320	\$ 118,320	\$ 118,320	\$ 136,068	\$ 136,068	\$ 127,260	\$ 127,260	\$ 146,349	\$ 168,302	\$ 193,547
C-Store	\$ 54.95	\$ 109,900	\$ 109,900	\$ 109,900	\$ 109,900	\$ 126,385	\$ 126,385	\$ 115,462	\$ 115,462	\$ 132,781	\$ 152,698	\$ 175,603
Vending	n/a	\$ 40,000	\$ 40,474	\$ 40,946	\$ 41,611	\$ 42,277	\$ 43,056	\$ 44,319	\$ 44,998	\$ 45,712	\$ 46,459	\$ 47,058
Car Wash	\$ 14.95	\$ 8,073	\$ 8,073	\$ 8,073	\$ 8,073	\$ 9,284	\$ 9,284	\$ 9,061	\$ 9,061	\$ 10,420	\$ 11,983	\$ 13,780
Total Common Area Charges	\$ 2.38	\$ 11,900	\$ 12,257	\$ 12,625	\$ 13,003	\$ 13,394	\$ 13,795	\$ 15,993	\$ 18,540	\$ 21,493	\$ 24,916	\$ 28,043
Total Receipts Per Square Foot	\$ 57.64	\$ 57.80	\$ 57.97	\$ 58.18	\$ 65.48	\$ 65.72	\$ 62.42	\$ 63.06	\$ 71.35	\$ 80.87	\$ 91.61	
Capital Fund Transfer	\$ 4.97	\$ 24,841	\$ 25,587	\$ 26,354	\$ 27,145	\$ 27,959	\$ 28,798	\$ 33,385	\$ 38,702	\$ 44,866	\$ 52,012	\$ 58,540
Net Operating Balance	\$ 19.57	\$ 97,852	\$ 147,472	\$ 147,066	\$ 146,826	\$ 182,003	\$ 171,822	\$ 79,379	\$ 119,370	\$ 71,358	\$ 158,841	\$ 201,913
Debt Service	\$ 9.57	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858	\$ 47,858
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 811
Net Revenue	\$ 10.00	\$ 49,994	\$ 99,614	\$ 99,208	\$ 98,968	\$ 134,145	\$ 123,964	\$ 31,521	\$ 71,512	\$ 23,500	\$ 110,983	\$ 154,055
Cummulative Revenue	\$ 49,994	\$ 149,608	\$ 248,816	\$ 347,784	\$ 481,929	\$ 605,892	\$ 1,167,654	\$ 1,584,780	\$ 1,919,809	\$ 2,418,341	\$ 2,895,308	
Total Revenue to FDOT	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 110,000	\$ 121,000	\$ 133,100	\$ 146,410	\$ 161,051	\$ 161,862
Cummulative Revenue to FDOT	\$ 100,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 610,000	\$ 1,173,343	\$ 1,790,443	\$ 2,469,253	\$ 3,215,944	\$ 3,860,959	

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of 30-Year Revenue to FDOT @3.5%      \$2,257,540

**RETAIL TENANT TYPES**

Total Square Feet	5,000	RETAIL RENT AS A PERCENTAGE OF SALES
Fast Food Operator	2,900	Fast Food Operator      15%
C-Store	2,000	C-Store      10%
Vending	100	Vending      50%
Car Wash	540	Car Wash      10%

**RETAIL TENANT REVENUE PROJECTIONS**

Retail Revenue Projections	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Fast Food Operator	\$ 272.00	\$ 788,800	\$ 796,095	\$ 803,590	\$ 811,289	\$ 819,199	\$ 824,049	\$ 848,402	\$ 870,953	\$ 893,153	\$ 915,101	\$ 933,158
C-Store	\$ 549.50	\$ 1,099,000	\$ 1,105,159	\$ 1,111,456	\$ 1,117,897	\$ 1,124,487	\$ 1,129,466	\$ 1,154,617	\$ 1,179,086	\$ 1,203,641	\$ 1,228,325	\$ 1,248,553
Vending	\$ 800.00	\$ 80,000	\$ 80,948	\$ 81,893	\$ 83,223	\$ 84,553	\$ 86,112	\$ 88,638	\$ 89,996	\$ 91,423	\$ 92,918	\$ 94,116
Car Wash	\$ 149.50	\$ 80,730	\$ 82,076	\$ 83,443	\$ 84,834	\$ 86,248	\$ 86,981	\$ 90,606	\$ 93,776	\$ 96,815	\$ 99,755	\$ 102,170

**Market Annual Growth Rates**

Fast Food Operator	3.7%	3.8%	3.8%	3.9%	3.9%	2.4%	2.4%	2.1%	2.0%	1.9%	2.0%	2.0%
C-Store	2.2%	2.3%	2.3%	2.4%	2.4%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.6%
Vending	4.7%	4.7%	4.7%	6.5%	6.4%	7.4%	7.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Car Wash	6.7%	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	2.8%	2.6%	2.4%	2.4%	2.4%



**Appendix I:**  
**Financial Assessment Stand-Alone with NO Drive-Thru**

**Appendix I**  
**Development Profile - 5K SF Stand Alone Commercial Building NO Drive Thru**

Gross Building Area	5,000
Footprint	6,000
Number of Floors	1

<b>Soft Costs</b>	<b>\$</b>	<b>104,617</b>	<b>\$</b>	<b>20.92</b>	<b>Per SF</b>
A&E	\$	38,553		6.0%	
Professional Services	\$	17,500			
Permits	\$	16,064			
Marketing	\$	10,000			
Project Management	\$	12,500	\$	2.50	Per SF
Contingency	\$	10,000			
<b>Site Preparation</b>	<b>\$</b>	<b>26,000</b>	<b>\$</b>	<b>5.20</b>	<b>Per SF</b>
Environmental	\$	2,500			
Soil Test	\$	2,000			
Eng Off-Site	\$	6,000			
Zoning	\$	4,000			
Legal	\$	10,000			
Title work	\$	1,500			
Developer Fee	\$	96,383		15%	
Hard Costs	\$	642,550	\$	128.51	per SF
Contingency	\$	45,000	\$	9.00	Per SF
Hard and Soft Costs	\$	914,549	\$	182.91	Per SF

<b>Financing</b>			
Amount Financed	\$	640,184	70%
Equity Contribution	\$	274,365	30%
<b>Closing Costs</b>			
Interest Reserve	\$	32,009	5%
Loan Fees	\$	6,402	1%
Inspections	\$	64,018	7%
Title/Legal Fees	\$	10,000	
<b>Total Cash Due</b>	<b>\$</b>	<b>386,794</b>	
<b>Total Investment</b>	<b>\$</b>	<b>1,026,979</b>	<b>\$ 205.40 Per SF</b>

**Appendix I**  
**Capital Finance Plan - 5K SF Stand Alone Commercial Building NO Drive Thru**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 11	Year 16	Year 21	Year 26	Year 30
<b>Sources of Funding</b>											
<b>Equity Funding</b>											
Developer and Partners	\$ 274,365										
Total Equity Funding	\$ 274,365										
<b>Debt Funding</b>											
Primary Lender	\$ 640,184										
Total Debt Funding	\$ 640,184										
<b>Other Funding</b>											
Replacement and Refurbishment Contribution	\$ -	\$ 22,864	\$ 23,550	\$ 24,256	\$ 24,984	\$ 25,733	\$ 30,727	\$ 35,621	\$ 41,294	\$ 47,872	\$ 53,880
Closing Costs	\$ 112,430										
<b>Total Sources of Funding</b>	<b>\$ 1,026,979</b>	<b>\$ 22,864</b>	<b>\$ 23,550</b>	<b>\$ 24,256</b>	<b>\$ 24,984</b>	<b>\$ 25,733</b>	<b>\$ 30,727</b>	<b>\$ 35,621</b>	<b>\$ 41,294</b>	<b>\$ 47,872</b>	<b>\$ 53,880</b>
<b>Uses of Funds</b>											
Park and Ride Commercial Building Construction	\$ 914,549										
Closing Costs	\$ 112,430										
Payout for Replacement and Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,088	\$ -	\$ -	\$ -	\$ -	\$ 243,044
Other											
<b>Total Uses of Funds</b>	<b>\$ 1,026,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 243,044</b>
<b>Net Cash Available (Deficit)- Current Period</b>	<b>\$ -</b>	<b>\$ 22,864</b>	<b>\$ 23,550</b>	<b>\$ 24,256</b>	<b>\$ 24,984</b>	<b>\$ (60,355)</b>	<b>\$ 30,727</b>	<b>\$ 35,621</b>	<b>\$ 41,294</b>	<b>\$ 47,872</b>	<b>\$ (189,164)</b>
<b>Cumulative Net Cash Available (Deficit)</b>	<b>\$ -</b>	<b>\$ 22,864</b>	<b>\$ 46,413</b>	<b>\$ 70,670</b>	<b>\$ 95,653</b>	<b>\$ 35,299</b>	<b>\$ 75,178</b>	<b>\$ 87,504</b>	<b>\$ 101,477</b>	<b>\$ 117,643</b>	<b>\$ 80,885</b>
<b>Amortization</b>											
Annual Debt Service Payment	\$ -	\$44,048	\$44,048	\$44,048	\$44,048	\$44,048	\$44,048	\$44,048	\$44,048	\$44,048	\$44,048
Interest Payment	\$ -	\$ 35,210	\$ 34,724	\$ 34,211	\$ 33,670	\$ 33,099	\$ 28,952	\$ 24,318	\$ 18,261	\$ 10,345	\$ 2,296
Principal Balance	\$ 640,184	\$631,346	\$622,022	\$612,185	\$601,808	\$590,859	\$511,296	\$422,406	\$306,231	\$154,395	\$0

Initial Replacement contribution	2.5%
Replacement cost growth factor	3.0%
Replacement Fund Five-Year Reinvestment	90%
Financing Interest Rate	5.5%

**Appendix I**

**Operating Finance Plan - 5K SF Stand Alone Commercial Building NO Drive Thru - Optimistic Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 125,500	\$ 75,965	\$ 76,444	\$ 76,937	\$ 77,445	\$ 83,969	\$ 150,931	\$ 104,008	\$ 181,966	\$ 129,084	\$ 133,157
FDOT Ground Lease	\$ 10.00	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 66,000	\$ 72,600	\$ 79,860	\$ 87,846	\$ 96,631	\$ 96,631
Maintenance and Housekeeping	\$ 1.06	\$ 5,300	\$ 5,459	\$ 5,623	\$ 5,791	\$ 5,965	\$ 6,144	\$ 7,123	\$ 8,257	\$ 9,572	\$ 11,097	\$ 12,490
Advertising and Promotion	\$ 0.20	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,344	\$ 1,558	\$ 1,806	\$ 2,094	\$ 2,357
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ -	\$ 66,125	\$ -	\$ -
Insurance	\$ 1.12	\$ 5,600	\$ 5,768	\$ 5,941	\$ 6,119	\$ 6,303	\$ 6,492	\$ 7,526	\$ 8,725	\$ 10,114	\$ 11,725	\$ 13,197
General and Administrative	\$ 0.72	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,838	\$ 5,609	\$ 6,502	\$ 7,538	\$ 8,484
<b>Total Operating Receipts</b>	<b>\$ 197.48</b>	<b>\$ 327,420</b>	<b>\$ 328,369</b>	<b>\$ 329,328</b>	<b>\$ 330,538</b>	<b>\$ 371,587</b>	<b>\$ 372,963</b>	<b>\$ 354,062</b>	<b>\$ 357,458</b>	<b>\$ 403,703</b>	<b>\$ 456,821</b>	<b>\$ 516,772</b>
Total Rent	\$ 63.10	\$ 315,520	\$ 316,112	\$ 316,703	\$ 317,534	\$ 358,194	\$ 359,168	\$ 338,069	\$ 338,918	\$ 382,210	\$ 431,905	\$ 488,729
Fast Food Operator	\$ 39.00	\$ 113,100	\$ 113,100	\$ 113,100	\$ 113,100	\$ 130,065	\$ 130,065	\$ 121,646	\$ 121,646	\$ 139,893	\$ 160,877	\$ 185,008
C-Store	\$ 70.00	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 161,000	\$ 161,000	\$ 147,085	\$ 147,085	\$ 169,148	\$ 194,520	\$ 223,698
Vending	n/a	\$ 50,000	\$ 50,592	\$ 51,183	\$ 52,014	\$ 52,846	\$ 53,820	\$ 55,399	\$ 56,247	\$ 57,139	\$ 58,074	\$ 58,823
Car Wash	\$ 23.00	\$ 12,420	\$ 12,420	\$ 12,420	\$ 12,420	\$ 14,283	\$ 14,283	\$ 13,939	\$ 13,939	\$ 16,030	\$ 18,435	\$ 21,200
Total Common Area Charges	\$ 2.38	\$ 11,900	\$ 12,257	\$ 12,625	\$ 13,003	\$ 13,394	\$ 13,795	\$ 15,993	\$ 18,540	\$ 21,493	\$ 24,916	\$ 28,043
Total Receipts Per Square Foot	\$ 65.48	\$ 65.67	\$ 65.87	\$ 66.11	\$ 74.32	\$ 74.59	\$ 70.81	\$ 71.49	\$ 80.74	\$ 91.36	\$ 103.35	
Capital Fund Transfer	\$ 4.57	\$ 22,864	\$ 23,550	\$ 24,256	\$ 24,984	\$ 25,733	\$ 26,505	\$ 30,727	\$ 35,621	\$ 41,294	\$ 47,872	\$ 53,880
Net Operating Balance	\$ 35.81	\$ 179,056	\$ 228,855	\$ 228,628	\$ 228,617	\$ 268,409	\$ 262,489	\$ 172,404	\$ 217,828	\$ 180,443	\$ 279,866	\$ 329,735
Debt Service	\$ 8.81	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,688	\$ 0	\$ 4,756	\$ 0	\$ 17,163	\$ 27,137
Net Revenue	\$ 27.00	\$ 135,008	\$ 184,806	\$ 184,580	\$ 184,568	\$ 224,361	\$ 204,753	\$ 128,356	\$ 173,780	\$ 136,395	\$ 235,817	\$ 285,686
Cummulative Revenue	\$ 135,008	\$ 319,815	\$ 504,394	\$ 688,962	\$ 913,323	\$ 1,118,076	\$ 2,161,287	\$ 3,069,178	\$ 3,932,112	\$ 5,013,861	\$ 5,997,948	
Total Revenue to FDOT	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 79,688	\$ 72,600	\$ 84,616	\$ 87,846	\$ 113,794	\$ 123,768
Cummulative Revenue to FDOT	\$ 60,000	\$ 120,000	\$ 180,000	\$ 240,000	\$ 300,000	\$ 379,688	\$ 779,259	\$ 1,181,098	\$ 1,613,691	\$ 2,128,056	\$ 2,591,396	

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of Revenue to FDOT @3.5%   \$1,501,422

**RETAIL TENANT TYPES**

		<b>RETAIL RENT AS A PERCENTAGE OF SALES</b>
Total Square Feet	5,000	
Fast Food Operator	2,900	15%
C-Store	2,000	10%
Vending	100	50%
Car Wash	540	10%

**RETAIL TENANT REVENUE PROJECTIONS**

<u>Retail Revenue Projections</u>	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Fast Food Operator	\$ 260.00	\$ 754,000	\$ 760,973	\$ 768,137	\$ 775,497	\$ 783,058	\$ 787,694	\$ 810,972	\$ 832,528	\$ 853,750	\$ 874,729	\$ 891,989
C-Store	\$ 700.00	\$ 1,400,000	\$ 1,407,846	\$ 1,415,868	\$ 1,424,073	\$ 1,432,468	\$ 1,438,810	\$ 1,470,850	\$ 1,502,020	\$ 1,533,300	\$ 1,564,745	\$ 1,590,514
Vending	\$ 1,000.00	\$ 100,000	\$ 101,184	\$ 102,366	\$ 104,028	\$ 105,692	\$ 107,640	\$ 110,798	\$ 112,495	\$ 114,279	\$ 116,148	\$ 117,645
Car Wash	\$ 230.00	\$ 124,200	\$ 126,270	\$ 128,375	\$ 130,514	\$ 132,689	\$ 133,817	\$ 139,394	\$ 144,270	\$ 148,946	\$ 153,469	\$ 157,185

**Market Annual Growth Rates**

Fast Food Operator	3.7%	3.8%	3.8%	3.9%	2.4%	2.4%	2.1%	2.0%	1.9%	2.0%	2.0%
C-Store	2.2%	2.3%	2.3%	2.4%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.6%
Vending	4.7%	4.7%	6.5%	6.4%	7.4%	7.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Car Wash	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	2.8%	2.6%	2.4%	2.4%	2.4%

**Appendix I**

**Operating Finance Plan - 5K SF Stand Alone Commercial Building NO Drive Thru - Conservative Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 125,500	\$ 75,965	\$ 76,444	\$ 76,937	\$ 77,445	\$ 83,969	\$ 150,931	\$ 104,008	\$ 181,966	\$ 129,084	\$ 133,157
FDOT Ground Lease	\$ 10.00	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 66,000	\$ 72,600	\$ 79,860	\$ 87,846	\$ 96,631	\$ 96,631
Maintenance and Housekeeping	\$ 1.06	\$ 5,300	\$ 5,459	\$ 5,623	\$ 5,791	\$ 5,965	\$ 6,144	\$ 7,123	\$ 8,257	\$ 9,572	\$ 11,097	\$ 12,490
Advertising and Promotion	\$ 0.20	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,344	\$ 1,558	\$ 1,806	\$ 2,094	\$ 2,357
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ -	\$ 66,125	\$ -	\$ -
Insurance	\$ 1.12	\$ 5,600	\$ 5,768	\$ 5,941	\$ 6,119	\$ 6,303	\$ 6,492	\$ 7,526	\$ 8,725	\$ 10,114	\$ 11,725	\$ 13,197
General and Administrative	\$ 0.72	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,838	\$ 5,609	\$ 6,502	\$ 7,538	\$ 8,484
<b>Total Operating Receipts</b>	<b>\$ 144.84</b>	<b>\$ 248,453</b>	<b>\$ 249,284</b>	<b>\$ 250,124</b>	<b>\$ 251,168</b>	<b>\$ 281,706</b>	<b>\$ 282,887</b>	<b>\$ 269,648</b>	<b>\$ 272,875</b>	<b>\$ 307,942</b>	<b>\$ 348,223</b>	<b>\$ 393,476</b>
Total Rent	\$ 47.31	\$ 236,553	\$ 237,027	\$ 237,499	\$ 238,164	\$ 268,313	\$ 269,092	\$ 253,656	\$ 254,335	\$ 286,449	\$ 323,307	\$ 365,433
Fast Food Operator	\$ 31.20	\$ 90,480	\$ 90,480	\$ 90,480	\$ 90,480	\$ 104,052	\$ 104,052	\$ 97,317	\$ 97,317	\$ 111,914	\$ 128,701	\$ 148,006
C-Store	\$ 49.00	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 112,700	\$ 112,700	\$ 102,959	\$ 102,959	\$ 118,403	\$ 136,164	\$ 156,589
Vending	n/a	\$ 40,000	\$ 40,474	\$ 40,946	\$ 41,611	\$ 42,277	\$ 43,056	\$ 44,319	\$ 44,998	\$ 45,712	\$ 46,459	\$ 47,058
Car Wash	\$ 14.95	\$ 8,073	\$ 8,073	\$ 8,073	\$ 8,073	\$ 9,284	\$ 9,284	\$ 9,061	\$ 9,061	\$ 10,420	\$ 11,983	\$ 13,780
Total Common Area Charges	\$ 2.38	\$ 11,900	\$ 12,257	\$ 12,625	\$ 13,003	\$ 13,394	\$ 13,795	\$ 15,993	\$ 18,540	\$ 21,493	\$ 24,916	\$ 28,043
Total Receipts Per Square Foot	\$ 49.69	\$ 49.69	\$ 49.86	\$ 50.02	\$ 50.23	\$ 56.34	\$ 56.58	\$ 53.93	\$ 54.57	\$ 61.59	\$ 69.64	\$ 78.70
Capital Fund Transfer	\$ 4.57	\$ 22,864	\$ 23,550	\$ 24,256	\$ 24,984	\$ 25,733	\$ 26,505	\$ 30,727	\$ 35,621	\$ 41,294	\$ 47,872	\$ 53,880
Net Operating Balance	\$ 20.02	\$ 100,089	\$ 149,769	\$ 149,424	\$ 149,247	\$ 178,527	\$ 172,413	\$ 87,991	\$ 133,245	\$ 84,681	\$ 171,267	\$ 206,439
Debt Service	\$ 8.81	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048	\$ 44,048
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,478
Net Revenue	\$ 11.21	\$ 56,041	\$ 105,721	\$ 105,376	\$ 105,199	\$ 134,479	\$ 128,365	\$ 43,943	\$ 89,197	\$ 40,633	\$ 127,219	\$ 162,391
Cummulative Revenue	\$ 56,041	\$ 161,762	\$ 267,138	\$ 372,337	\$ 506,816	\$ 635,181	\$ 1,220,824	\$ 1,706,142	\$ 2,123,630	\$ 2,700,712	\$ 3,235,483	
Total Revenue to FDOT	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 66,000	\$ 72,600	\$ 79,860	\$ 87,846	\$ 96,631	\$ 99,109
Cummulative Revenue to FDOT	\$ 60,000	\$ 120,000	\$ 180,000	\$ 240,000	\$ 300,000	\$ 366,000	\$ 704,510	\$ 1,074,770	\$ 1,482,056	\$ 1,930,070	\$ 2,319,071	

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of Revenue to FDOT @3.5%      \$1,355,591

**RETAIL TENANT TYPES**

	Total Square Feet	RETAIL RENT AS A PERCENTAGE OF SALES
Fast Food Operator	2,900	15%
C-Store	2,000	10%
Vending	100	50%
Car Wash	540	10%

**RETAIL TENANT REVENUE PROJECTIONS**

Retail Revenue Projections	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Fast Food Operator	\$ 208.00	\$ 603,200	\$ 608,778	\$ 614,510	\$ 620,398	\$ 626,447	\$ 630,155	\$ 648,778	\$ 666,023	\$ 683,000	\$ 699,783	\$ 713,591
C-Store	\$ 490.00	\$ 980,000	\$ 985,492	\$ 991,108	\$ 996,851	\$ 1,002,728	\$ 1,007,167	\$ 1,029,595	\$ 1,051,414	\$ 1,073,310	\$ 1,095,321	\$ 1,113,360
Vending	\$ 800.00	\$ 80,000	\$ 80,948	\$ 81,893	\$ 83,223	\$ 84,553	\$ 86,112	\$ 88,638	\$ 89,996	\$ 91,423	\$ 92,918	\$ 94,116
Car Wash	\$ 149.50	\$ 80,730	\$ 82,076	\$ 83,443	\$ 84,834	\$ 86,248	\$ 86,981	\$ 90,606	\$ 93,776	\$ 96,815	\$ 99,755	\$ 102,170

**Market Annual Growth Rates**

Fast Food Operator	3.7%	3.8%	3.8%	3.9%	2.4%	2.4%	2.1%	2.0%	1.9%	2.0%	2.0%
C-Store	2.2%	2.3%	2.3%	2.4%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.6%
Vending	4.7%	4.7%	6.5%	6.4%	7.4%	7.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Car Wash	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	2.8%	2.6%	2.4%	2.4%	2.4%

**Appendix J:**  
**Financial Assessment Stand-Alone in Garage**

**Appendix J**  
**Development Profile - 5K SF Commercial Included in MMF Parking Garage**

Gross Building Area	5,000
Footprint	5,000
Number of Floors	1

Soft Costs	\$ 94,278	\$ 18.86	Per SF
A&E	\$ 31,608	6.0%	
Professional Services	\$ 15,000		
Permits	\$ 13,170		
Marketing	\$ 12,000		
Project Management	\$ 12,500	\$ 2.50	Per SF
Contingency	\$ 10,000		
Site Preparation	\$ 26,000	\$ 5.20	Per SF
Environmental	\$ 2,500		
Soil Test	\$ 2,000		
Eng Off-Site	\$ 6,000		
Zoning	\$ 4,000		
Legal	\$ 10,000		
Title work	\$ 1,500		
Developer Fee	\$ 79,020	15%	
Hard Costs	\$ 526,800	\$ 105.36	per SF
Contingency	\$ 45,000	\$ 9.00	Per SF
Hard and Soft Costs	\$ 771,098	\$ 154.22	Per SF

<u>Financing</u>			
Amount Financed	\$ 539,769	70%	
Equity Contribution	\$ 231,329	30%	
<u>Closing Costs</u>			
Interest Reserve	\$ 26,988	5%	
Loan Fees	\$ 5,398	1%	
Inspections	\$ 53,977	7%	
Title/Legal Fees	\$ 10,000		
Total Cash Due	\$ 327,692		
Total Investment	\$ 867,461	\$ 173.49	Per SF

**Appendix J**  
**Development Profile - 5K SF Commercial Included in MMF Parking Garage**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 11	Year 16	Year 21	Year 26	Year 30
<b>Sources of Funding</b>											
<b>Equity Funding</b>											
Developer and Partners	\$ 231,329										
Total Equity Funding	\$ 231,329										
<b>Debt Funding</b>											
Primary Lender	\$ 539,769										
Total Debt Funding	\$ 539,769										
<b>Other Funding</b>											
Replacement and Refurbishment Contribution	\$ -	\$ 19,277	\$ 19,856	\$ 20,451	\$ 21,065	\$ 21,697	\$ 25,907	\$ 30,034	\$ 34,817	\$ 40,363	\$ 45,429
Closing Costs	\$ 96,363										
<b>Total Sources of Funding</b>	<b>\$ 867,461</b>	<b>\$ 19,277</b>	<b>\$ 19,856</b>	<b>\$ 20,451</b>	<b>\$ 21,065</b>	<b>\$ 21,697</b>	<b>\$ 25,907</b>	<b>\$ 30,034</b>	<b>\$ 34,817</b>	<b>\$ 40,363</b>	<b>\$ 45,429</b>
<b>Uses of Funds</b>											
Park and Ride Commercial Building Construction	\$ 771,098										
Closing Costs	\$ 96,363										
Payout for Replacement and Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,585	\$ -	\$ -	\$ -	\$ -	\$ 204,921
Other											
<b>Total Uses of Funds</b>	<b>\$ 867,461</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,585</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 204,921</b>
<b>Net Cash Available (Deficit)- Current Period</b>	<b>\$ -</b>	<b>\$ 19,277</b>	<b>\$ 19,856</b>	<b>\$ 20,451</b>	<b>\$ 21,065</b>	<b>\$ (50,888)</b>	<b>\$ 25,907</b>	<b>\$ 30,034</b>	<b>\$ 34,817</b>	<b>\$ 40,363</b>	<b>\$ (159,492)</b>
<b>Cumulative Net Cash Available (Deficit)</b>	<b>\$ -</b>	<b>\$ 19,277</b>	<b>\$ 39,133</b>	<b>\$ 59,585</b>	<b>\$ 80,650</b>	<b>\$ 29,762</b>	<b>\$ 63,386</b>	<b>\$ 73,779</b>	<b>\$ 85,560</b>	<b>\$ 99,190</b>	<b>\$ 68,198</b>
<b>Amortization</b>											
Annual Debt Service Payment	\$ -	\$37,139	\$37,139	\$37,139	\$37,139	\$37,139	\$37,139	\$37,139	\$37,139	\$37,139	\$37,139
Interest Payment	\$ -	\$ 29,687	\$ 29,277	\$ 28,845	\$ 28,389	\$ 27,908	\$ 24,410	\$ 20,503	\$ 15,397	\$ 8,723	\$ 1,936
Principal Balance	\$ 539,769	\$532,317	\$524,455	\$516,161	\$507,411	\$498,180	\$431,097	\$356,150	\$258,198	\$130,178	(\$0)

Initial Replacement contribution	2.5%
Replacement cost growth factor	3.0%
Replacement Fund Five-Year Reinvestment	90%
Financing Interest Rate	5.5%



**Appendix J**

**Development Profile - 5K SF Commercial Included in MMF Parking Garage - Optimistic Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 115,500	\$ 65,965	\$ 66,444	\$ 66,937	\$ 67,445	\$ 72,969	\$ 138,831	\$ 90,698	\$ 167,325	\$ 112,979	\$ 117,052
FDOT Ground Lease	\$ 10.00	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 60,500	\$ 66,550	\$ 73,205	\$ 80,526	\$ 80,526
Maintenance and Housekeeping	\$ 1.06	\$ 5,300	\$ 5,459	\$ 5,623	\$ 5,791	\$ 5,965	\$ 6,144	\$ 7,123	\$ 8,257	\$ 9,572	\$ 11,097	\$ 12,490
Advertising and Promotion	\$ 0.20	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,344	\$ 1,558	\$ 1,806	\$ 2,094	\$ 2,357
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ -	\$ 66,125	\$ -	\$ -
Insurance	\$ 1.12	\$ 5,600	\$ 5,768	\$ 5,941	\$ 6,119	\$ 6,303	\$ 6,492	\$ 7,526	\$ 8,725	\$ 10,114	\$ 11,725	\$ 13,197
General and Administrative	\$ 0.72	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,838	\$ 5,609	\$ 6,502	\$ 7,538	\$ 8,484
<b>Total Operating Receipts</b>	<b>\$ 171.68</b>	<b>\$ 277,125</b>	<b>\$ 277,985</b>	<b>\$ 278,855</b>	<b>\$ 279,940</b>	<b>\$ 314,446</b>	<b>\$ 315,676</b>	<b>\$ 300,586</b>	<b>\$ 303,854</b>	<b>\$ 343,191</b>	<b>\$ 388,378</b>	<b>\$ 439,256</b>
Total Rent	\$ 53.05	\$ 265,225	\$ 265,728	\$ 266,231	\$ 266,937	\$ 301,053	\$ 301,881	\$ 284,593	\$ 285,314	\$ 321,698	\$ 363,462	\$ 411,213
Fast Food Operator	\$ 33.75	\$ 97,875	\$ 97,875	\$ 97,875	\$ 97,875	\$ 112,556	\$ 112,556	\$ 105,270	\$ 105,270	\$ 121,061	\$ 139,220	\$ 160,103
C-Store	\$ 55.00	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 126,500	\$ 126,500	\$ 115,567	\$ 115,567	\$ 132,902	\$ 152,837	\$ 175,763
Vending	n/a	\$ 42,500	\$ 43,003	\$ 43,506	\$ 44,212	\$ 44,919	\$ 45,747	\$ 47,089	\$ 47,810	\$ 48,569	\$ 49,363	\$ 49,999
Car Wash	\$ 27.50	\$ 14,850	\$ 14,850	\$ 14,850	\$ 14,850	\$ 17,078	\$ 17,078	\$ 16,667	\$ 16,667	\$ 19,167	\$ 22,042	\$ 25,348
Total Common Area Charges	\$ 2.38	\$ 11,900	\$ 12,257	\$ 12,625	\$ 13,003	\$ 13,394	\$ 13,795	\$ 15,993	\$ 18,540	\$ 21,493	\$ 24,916	\$ 28,043
Total Receipts Per Square Foot	\$ 55.43	\$ 55.60	\$ 55.77	\$ 55.99	\$ 62.89	\$ 63.14	\$ 60.12	\$ 60.77	\$ 68.64	\$ 77.68	\$ 87.85	
Capital Fund Transfer	\$ 3.86	\$ 19,277	\$ 19,856	\$ 20,451	\$ 21,065	\$ 21,697	\$ 22,348	\$ 25,907	\$ 30,034	\$ 34,817	\$ 40,363	\$ 45,429
Net Operating Balance	\$ 28.47	\$ 142,348	\$ 192,165	\$ 191,960	\$ 191,938	\$ 225,304	\$ 220,359	\$ 135,848	\$ 183,122	\$ 141,049	\$ 235,036	\$ 276,775
Debt Service	\$ 7.43	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,644	\$ 0	\$ 0	\$ 0	\$ 9,579	\$ 17,927
Net Revenue	\$ 21.04	\$ 105,209	\$ 155,026	\$ 154,821	\$ 154,799	\$ 188,165	\$ 176,576	\$ 98,709	\$ 145,983	\$ 103,910	\$ 197,897	\$ 239,636
Cummulative Revenue	\$ 105,209	\$ 260,234	\$ 415,055	\$ 569,854	\$ 758,019	\$ 934,596	\$ 1,800,465	\$ 2,563,207	\$ 3,277,155	\$ 4,184,976	\$ 5,010,461	
Total Revenue to FDOT	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 61,644	\$ 60,500	\$ 66,550	\$ 73,205	\$ 90,105	\$ 98,453
Cummulative Revenue to FDOT	\$ 50,000	\$ 100,000	\$ 150,000	\$ 200,000	\$ 250,000	\$ 311,644	\$ 625,576	\$ 937,478	\$ 1,282,430	\$ 1,687,340	\$ 2,054,539	

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of Revenue to FDOT @3.5% \$1,193,132

**RETAIL TENANT TYPES**

	Sales/FT	RETAIL RENT AS A PERCENTAGE OF SALES
Total Square Feet	5,000	
Fast Food Operator	2,900	15%
C-Store	2,000	10%
Vending	100	50%
Car Wash	540	10%

**RETAIL TENANT REVENUE PROJECTIONS**

Retail Revenue Projections	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Fast Food Operator	\$ 225.00	\$ 652,500	\$ 658,534	\$ 664,734	\$ 671,103	\$ 677,646	\$ 681,658	\$ 701,803	\$ 720,457	\$ 738,822	\$ 756,977	\$ 771,913
C-Store	\$ 550.00	\$ 1,100,000	\$ 1,106,165	\$ 1,112,468	\$ 1,118,915	\$ 1,125,511	\$ 1,130,494	\$ 1,155,668	\$ 1,180,159	\$ 1,204,736	\$ 1,229,442	\$ 1,249,690
Vending	\$ 850.00	\$ 85,000	\$ 86,007	\$ 87,011	\$ 88,424	\$ 89,838	\$ 91,494	\$ 94,178	\$ 95,621	\$ 97,137	\$ 98,726	\$ 99,998
Car Wash	\$ 275.00	\$ 148,500	\$ 150,975	\$ 153,491	\$ 156,049	\$ 158,650	\$ 159,999	\$ 166,667	\$ 172,497	\$ 178,088	\$ 183,495	\$ 187,939

**Market Annual Growth Rates**

Fast Food Operator	3.7%	3.8%	3.8%	3.9%	2.4%	2.4%	2.1%	2.0%	1.9%	2.0%	2.0%
C-Store	2.2%	2.3%	2.3%	2.4%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.6%
Vending	4.7%	4.7%	6.5%	6.4%	7.4%	7.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Car Wash	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	2.8%	2.6%	2.4%	2.4%	2.4%

**Appendix J**

**Development Profile - 5K SF Commercial Included in MMF Parking Garage - Conservative Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 115,500	\$ 65,965	\$ 66,444	\$ 66,937	\$ 67,445	\$ 72,969	\$ 138,831	\$ 90,698	\$ 167,325	\$ 112,979	\$ 117,052
FDOT Ground Lease	\$ 10.00	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 60,500	\$ 66,550	\$ 73,205	\$ 80,526	\$ 80,526
Maintenance and Housekeeping	\$ 1.06	\$ 5,300	\$ 5,459	\$ 5,623	\$ 5,791	\$ 5,965	\$ 6,144	\$ 7,123	\$ 8,257	\$ 9,572	\$ 11,097	\$ 12,490
Advertising and Promotion	\$ 0.20	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,344	\$ 1,558	\$ 1,806	\$ 2,094	\$ 2,357
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ -	\$ 66,125	\$ -	\$ -
Insurance	\$ 1.12	\$ 5,600	\$ 5,768	\$ 5,941	\$ 6,119	\$ 6,303	\$ 6,492	\$ 7,526	\$ 8,725	\$ 10,114	\$ 11,725	\$ 13,197
General and Administrative	\$ 0.72	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,838	\$ 5,609	\$ 6,502	\$ 7,538	\$ 8,484
<b>Total Operating Receipts</b>	<b>\$ 125.55</b>	<b>\$ 210,853</b>	<b>\$ 211,612</b>	<b>\$ 212,382</b>	<b>\$ 213,326</b>	<b>\$ 239,024</b>	<b>\$ 240,088</b>	<b>\$ 229,610</b>	<b>\$ 232,735</b>	<b>\$ 262,686</b>	<b>\$ 297,095</b>	<b>\$ 335,635</b>
Total Rent	\$ 39.79	\$ 198,953	\$ 199,355	\$ 199,757	\$ 200,322	\$ 225,631	\$ 226,293	\$ 213,618	\$ 214,195	\$ 241,193	\$ 272,179	\$ 307,592
Fast Food Operator	\$ 27.00	\$ 78,300	\$ 78,300	\$ 78,300	\$ 78,300	\$ 90,045	\$ 90,045	\$ 84,216	\$ 84,216	\$ 96,849	\$ 111,376	\$ 128,083
C-Store	\$ 38.50	\$ 77,000	\$ 77,000	\$ 77,000	\$ 77,000	\$ 88,550	\$ 88,550	\$ 80,897	\$ 80,897	\$ 93,031	\$ 106,986	\$ 123,034
Vending	n/a	\$ 34,000	\$ 34,403	\$ 34,804	\$ 35,370	\$ 35,935	\$ 36,597	\$ 37,671	\$ 38,248	\$ 38,855	\$ 39,490	\$ 39,999
Car Wash	\$ 17.88	\$ 9,653	\$ 9,653	\$ 9,653	\$ 9,653	\$ 11,100	\$ 11,100	\$ 10,833	\$ 10,833	\$ 12,458	\$ 14,327	\$ 16,476
Total Common Area Charges	\$ 2.38	\$ 11,900	\$ 12,257	\$ 12,625	\$ 13,003	\$ 13,394	\$ 13,795	\$ 15,993	\$ 18,540	\$ 21,493	\$ 24,916	\$ 28,043
Total Receipts Per Square Foot	\$ 42.17	\$ 42.32	\$ 42.48	\$ 42.67	\$ 47.80	\$ 48.02	\$ 45.92	\$ 46.55	\$ 52.54	\$ 59.42	\$ 67.13	
Capital Fund Transfer	\$ 3.86	\$ 19,277	\$ 19,856	\$ 20,451	\$ 21,065	\$ 21,697	\$ 22,348	\$ 25,907	\$ 30,034	\$ 34,817	\$ 40,363	\$ 45,429
Net Operating Balance	\$ 15.22	\$ 76,075	\$ 125,791	\$ 125,486	\$ 125,323	\$ 149,882	\$ 144,772	\$ 64,872	\$ 112,002	\$ 60,544	\$ 143,754	\$ 173,154
Debt Service	\$ 7.43	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139	\$ 37,139
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Net Revenue	\$ 7.79	\$ 38,936	\$ 88,652	\$ 88,347	\$ 88,184	\$ 112,743	\$ 107,633	\$ 27,733	\$ 74,863	\$ 23,405	\$ 106,615	\$ 136,015
Cummulative Revenue	\$ 38,936	\$ 127,589	\$ 215,936	\$ 304,120	\$ 416,863	\$ 524,496	\$ 1,006,261	\$ 1,413,697	\$ 1,753,129	\$ 2,236,711	\$ 2,684,538	
Total Revenue to FDOT	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 60,500	\$ 66,550	\$ 73,205	\$ 80,526	\$ 80,526
Cummulative Revenue to FDOT	\$ 50,000	\$ 100,000	\$ 150,000	\$ 200,000	\$ 250,000	\$ 305,000	\$ 385,500	\$ 489,050	\$ 625,550	\$ 806,755	\$ 1,017,281	\$ 1,297,807

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of Revenue to FDOT @3.5%      \$1,127,795

**RETAIL TENANT TYPES**

	Total Square Feet	RETAIL RENT AS A PERCENTAGE OF SALES
Fast Food Operator	5,000	15%
C-Store	2,900	10%
Vending	2,000	50%
Car Wash	100	10%

**RETAIL TENANT REVENUE PROJECTIONS**

Retail Revenue Projections	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Fast Food Operator	\$ 180.00	\$ 522,000	\$ 526,827	\$ 531,787	\$ 536,883	\$ 542,117	\$ 545,327	\$ 561,442	\$ 576,366	\$ 591,057	\$ 605,582	\$ 617,531
C-Store	\$ 385.00	\$ 770,000	\$ 774,315	\$ 778,727	\$ 783,240	\$ 787,857	\$ 791,346	\$ 808,967	\$ 826,111	\$ 843,315	\$ 860,610	\$ 874,783
Vending	\$ 680.00	\$ 68,000	\$ 68,805	\$ 69,609	\$ 70,739	\$ 71,870	\$ 73,195	\$ 75,342	\$ 76,497	\$ 77,710	\$ 78,981	\$ 79,999
Car Wash	\$ 178.75	\$ 96,525	\$ 98,134	\$ 99,769	\$ 101,432	\$ 103,123	\$ 103,999	\$ 108,334	\$ 112,123	\$ 115,757	\$ 119,272	\$ 122,160

**Market Annual Growth Rates**

Fast Food Operator	3.7%	3.8%	3.8%	3.9%	2.4%	2.4%	2.1%	2.0%	1.9%	2.0%	2.0%
C-Store	2.2%	2.3%	2.3%	2.4%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.6%
Vending	4.7%	4.7%	6.5%	6.4%	7.4%	7.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Car Wash	6.7%	6.7%	6.7%	6.7%	3.4%	3.4%	2.8%	2.6%	2.4%	2.4%	2.4%

**Appendix K:**  
**Financial Assessment 10K**

**Appendix K**  
**Development Profile - 10K SF Commercial Included in MMF Parking Garage**

Gross Building Area	10,000
Footprint	10,000
Number of Floors	1

<u>Soft Costs</u>	\$	151,556	\$	15.16	Per SF
A&E	\$	63,216		6.0%	
Professional Services	\$	15,000			
Permits	\$	26,340			
Marketing	\$	12,000			
Project Management	\$	25,000	\$	2.50	Per SF
Contingency	\$	10,000			
<u>Site Preparation</u>	\$	26,000	\$	2.60	Per SF
Environmental	\$	2,500			
Soil Test	\$	2,000			
Eng Off-Site	\$	6,000			
Zoning	\$	4,000			
Legal	\$	10,000			
Title work	\$	1,500			
Developer Fee	\$	158,040		15%	
Hard Costs	\$	1,053,600	\$	105.36	per SF
Contingency	\$	90,000	\$	9.00	Per SF
Hard and Soft Costs	\$	1,479,196	\$	147.92	Per SF

<u>Financing</u>			
Amount Financed	\$	1,035,437	70%
Equity Contribution	\$	443,759	30%
<u>Closing Costs</u>	\$	175,670	
Interest Reserve	\$	51,772	5%
Loan Fees	\$	10,354	1%
Inspections	\$	103,544	7%
Title/Legal Fees	\$	10,000	
<u>Total Cash Due</u>	\$	619,429	
Total Investment	\$	1,654,866	\$ 165.49 Per SF

**Appendix K**  
**Development Profile - 10K SF Commercial Included in MMF Parking Garage**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 11	Year 16	Year 21	Year 26	Year 30
<b>Sources of Funding</b>											
<b>Equity Funding</b>											
Developer and Partners	\$ 443,759										
Total Equity Funding	\$ 443,759										
<b>Debt Funding</b>											
Primary Lender	\$ 1,035,437										
Total Debt Funding	\$ 1,035,437										
<b>Other Funding</b>											
Replacement and Refurbishment Contribution	\$ -	\$ 36,980	\$ 38,089	\$ 39,232	\$ 40,409	\$ 41,621	\$ 49,698	\$ 57,613	\$ 66,790	\$ 77,428	\$ 87,146
Closing Costs	\$ 175,670										
<b>Total Sources of Funding</b>	<b>\$ 1,654,866</b>	<b>\$ 36,980</b>	<b>\$ 38,089</b>	<b>\$ 39,232</b>	<b>\$ 40,409</b>	<b>\$ 41,621</b>	<b>\$ 49,698</b>	<b>\$ 57,613</b>	<b>\$ 66,790</b>	<b>\$ 77,428</b>	<b>\$ 87,146</b>
<b>Uses of Funds</b>											
Park and Ride Commercial Building Construction	\$ 1,479,196										
Closing Costs	\$ 175,670										
Payout for Replacement and Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,239	\$ -	\$ -	\$ -	\$ -	\$ 393,100
Other											
<b>Total Uses of Funds</b>	<b>\$ 1,654,866</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 139,239</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,100</b>
<b>Net Cash Available (Deficit)- Current Period</b>	<b>\$ -</b>	<b>\$ 36,980</b>	<b>\$ 38,089</b>	<b>\$ 39,232</b>	<b>\$ 40,409</b>	<b>\$ (97,618)</b>	<b>\$ 49,698</b>	<b>\$ 57,613</b>	<b>\$ 66,790</b>	<b>\$ 77,428</b>	<b>\$ (305,954)</b>
<b>Cumulative Net Cash Available (Deficit)</b>	<b>\$ -</b>	<b>\$ 36,980</b>	<b>\$ 75,069</b>	<b>\$ 114,301</b>	<b>\$ 154,710</b>	<b>\$ 57,092</b>	<b>\$ 121,593</b>	<b>\$ 141,530</b>	<b>\$ 164,129</b>	<b>\$ 190,277</b>	<b>\$ 130,823</b>
<b>Amortization</b>											
Annual Debt Service Payment	\$ -	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244
Interest Payment	\$ -	\$ 56,949	\$ 56,163	\$ 55,333	\$ 54,458	\$ 53,535	\$ 46,826	\$ 39,331	\$ 29,535	\$ 16,733	\$ 3,714
Principal Balance	\$ 1,035,437	\$ 1,021,143	\$ 1,006,062	\$ 990,152	\$ 973,366	\$ 955,658	\$ 826,972	\$ 683,202	\$ 495,300	\$ 249,720	\$ 0

Initial Replacement contribution	2.5%
Replacement cost growth factor	3.0%
Replacement Fund Five-Year Reinvestment	90%
Financing Interest Rate	5.5%

**Appendix K**

**Development Profile - 10K SF Commercial Included in MMF Parking Garage - Optimistic Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 13.10	\$ 131,000	\$ 31,930	\$ 32,888	\$ 33,875	\$ 34,891	\$ 35,937	\$ 156,661	\$ 48,297	\$ 188,239	\$ 64,907	\$ 73,054
FDOT Ground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance and Housekeeping	\$ 1.06	\$ 10,600	\$ 10,918	\$ 11,246	\$ 11,583	\$ 11,930	\$ 12,288	\$ 14,246	\$ 16,514	\$ 19,145	\$ 22,194	\$ 24,980
Advertising and Promotion	\$ 0.20	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,688	\$ 3,116	\$ 3,612	\$ 4,188	\$ 4,713
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ -	\$ 132,250	\$ -	\$ -
Utilities												
Insurance	\$ 1.12	\$ 11,200	\$ 11,536	\$ 11,882	\$ 12,239	\$ 12,606	\$ 12,984	\$ 15,052	\$ 17,449	\$ 20,228	\$ 23,450	\$ 26,394
General and Administrative	\$ 0.72	\$ 7,200	\$ 7,416	\$ 7,638	\$ 7,868	\$ 8,104	\$ 8,347	\$ 9,676	\$ 11,217	\$ 13,004	\$ 15,075	\$ 16,967
<b>Total Operating Receipts</b>	<b>\$ 138.49</b>	<b>\$ 222,400</b>	<b>\$ 223,114</b>	<b>\$ 223,849</b>	<b>\$ 224,607</b>	<b>\$ 255,177</b>	<b>\$ 255,981</b>	<b>\$ 284,097</b>	<b>\$ 327,008</b>	<b>\$ 346,880</b>	<b>\$ 399,311</b>	<b>\$ 419,451</b>
Total Retail Rents	\$ 19.86	\$ 198,600	\$ 198,600	\$ 198,600	\$ 198,600	\$ 228,390	\$ 228,390	\$ 252,111	\$ 289,928	\$ 303,895	\$ 349,479	\$ 363,365
Total Common Area Charges	\$ 2.38	\$ 23,800	\$ 24,514	\$ 25,249	\$ 26,007	\$ 26,787	\$ 27,591	\$ 31,985	\$ 37,080	\$ 42,985	\$ 49,832	\$ 56,086
Total Receipts Per Square Foot	\$ 22.24	\$ 22.31	\$ 22.38	\$ 22.46	\$ 25.52	\$ 25.60	\$ 28.41	\$ 32.70	\$ 34.69	\$ 39.93	\$ 41.95	
Capital Fund Transfer	\$ 3.70	\$ 36,980	\$ 38,089	\$ 39,232	\$ 40,409	\$ 41,621	\$ 42,870	\$ 49,698	\$ 57,613	\$ 66,790	\$ 77,428	\$ 87,146
Net Operating Balance	\$ 5.44	\$ 54,420	\$ 153,095	\$ 151,730	\$ 150,323	\$ 178,665	\$ 177,173	\$ 77,737	\$ 221,097	\$ 91,851	\$ 256,976	\$ 259,252
Debt Service	\$ 7.12	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,146	\$ 7,602
Net Revenue	\$ (1.68)	\$ (16,824)	\$ 81,851	\$ 80,486	\$ 79,080	\$ 107,421	\$ 105,930	\$ 6,494	\$ 149,854	\$ 20,607	\$ 185,732	\$ 188,009
Cummulative Revenue	\$ (16,824)	\$ 65,027	\$ 145,513	\$ 224,593	\$ 332,015	\$ 437,944	\$ 876,045	\$ 1,531,336	\$ 2,144,046	\$ 2,962,124	\$ 3,690,343	
Total Revenue to FDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,146	\$ 7,602
Cummulative Revenue to FDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372	\$ 1,408	\$ 16,332	\$ 41,976

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of Revenue to FDOT @3.5% \$16,572

**RETAIL USES**

Total Retail Square Feet 10,000

**RETAIL RENT AS A PERCENTAGE OF SALES**

Retail uses 10%

**RETAIL TENANT REVENUE PROJECTIONS**

	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Retail Revenues	\$ 198.60	\$ 1,986,000	\$ 2,048,723	\$ 2,114,556	\$ 2,185,447	\$ 2,259,993	\$ 2,313,586	\$ 2,569,098	\$ 2,822,920	\$ 3,093,408	\$ 3,381,950	\$ 3,633,651
Market Annual Growth Rates			3.2%	3.2%	3.4%	3.4%	2.4%	1.9%	1.9%	1.8%	1.8%	1.8%
Developer Return on Equity		-4%	18%	18%	18%	24%	24%	1%	34%	5%	42%	42%

**Appendix K**

**Development Profile - 10K SF Commercial Included in MMF Parking Garage - Optimistic Projections**

	Yr 1 Per SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Total Operating Expenses	\$ 23.10	\$ 231,000	\$ 131,930	\$ 132,888	\$ 133,875	\$ 134,891	\$ 145,937	\$ 277,661	\$ 181,397	\$ 334,649	\$ 225,958	\$ 234,105
FDOT Ground Lease	\$ 10.00	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 110,000	\$ 121,000	\$ 133,100	\$ 146,410	\$ 161,051	\$ 161,051
Maintenance and Housekeeping	\$ 1.06	\$ 10,600	\$ 10,918	\$ 11,246	\$ 11,583	\$ 11,930	\$ 12,288	\$ 14,246	\$ 16,514	\$ 19,145	\$ 22,194	\$ 24,980
Advertising and Promotion	\$ 0.20	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,688	\$ 3,116	\$ 3,612	\$ 4,188	\$ 4,713
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rent Concessions & Tenant Imp	\$ 10.00	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ -	\$ 132,250	\$ -	\$ -
Utilities												
Insurance	\$ 1.12	\$ 11,200	\$ 11,536	\$ 11,882	\$ 12,239	\$ 12,606	\$ 12,984	\$ 15,052	\$ 17,449	\$ 20,228	\$ 23,450	\$ 26,394
General and Administrative	\$ 0.72	\$ 7,200	\$ 7,416	\$ 7,638	\$ 7,868	\$ 8,104	\$ 8,347	\$ 9,676	\$ 11,217	\$ 13,004	\$ 15,075	\$ 16,967
<b>Total Operating Receipts</b>	<b>\$ 138.49</b>	<b>\$ 222,400</b>	<b>\$ 223,114</b>	<b>\$ 223,849</b>	<b>\$ 224,607</b>	<b>\$ 255,177</b>	<b>\$ 255,981</b>	<b>\$ 284,097</b>	<b>\$ 327,008</b>	<b>\$ 346,880</b>	<b>\$ 399,311</b>	<b>\$ 419,451</b>
Total Retail Rents	\$ 19.86	\$ 198,600	\$ 198,600	\$ 198,600	\$ 198,600	\$ 228,390	\$ 228,390	\$ 252,111	\$ 289,928	\$ 303,895	\$ 349,479	\$ 363,365
Total Common Area Charges	\$ 2.38	\$ 23,800	\$ 24,514	\$ 25,249	\$ 26,007	\$ 26,787	\$ 27,591	\$ 31,985	\$ 37,080	\$ 42,985	\$ 49,832	\$ 56,086
Total Receipts Per Square Foot	\$ 22.24	\$ 22.31	\$ 22.38	\$ 22.46	\$ 25.52	\$ 25.60	\$ 28.41	\$ 32.70	\$ 34.69	\$ 39.93	\$ 41.95	
Capital Fund Transfer	\$ 3.70	\$ 36,980	\$ 38,089	\$ 39,232	\$ 40,409	\$ 41,621	\$ 42,870	\$ 49,698	\$ 57,613	\$ 66,790	\$ 77,428	\$ 87,146
Net Operating Balance	\$ (4.56)	\$ (45,580)	\$ 53,095	\$ 51,730	\$ 50,323	\$ 78,665	\$ 67,173	\$ (43,263)	\$ 87,997	\$ (54,559)	\$ 95,925	\$ 98,201
Debt Service	\$ 7.12	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244	\$ 71,244
FDOT Percentage Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Net Revenue	\$ (11.68)	\$ (116,824)	\$ (18,149)	\$ (19,514)	\$ (20,920)	\$ 7,421	\$ (4,070)	\$ (114,506)	\$ 16,754	\$ (125,803)	\$ 24,681	\$ 26,958
Cummulative Revenue		\$ (116,824)	\$ (134,973)	\$ (154,487)	\$ (175,407)	\$ (167,985)	\$ (172,056)	\$ (294,955)	\$ (256,764)	\$ (322,864)	\$ (251,477)	\$ (167,462)
Total Revenue to FDOT		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 110,000	\$ 121,000	\$ 133,100	\$ 146,410	\$ 161,051	\$ 161,051
Cummulative Revenue to FDOT		\$ 100,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 610,000	\$ 1,171,000	\$ 1,788,100	\$ 2,466,910	\$ 3,213,601	\$ 3,857,805

Expense Growth Factor	3.0%
Lease 5-Year Reset	15.0%
Common Area Growth Factor	3.0%
Ground Lease 5-Year Reset	10%
Ground Lease Percentage Rent Base (NOI after debt)	\$ 150,000
Ground Lease Percentage Rent	20%

Net Present Value of Revenue to FDOT @3.5%   \$2,255,591

**RETAIL USES**

Total Retail Square Feet	10,000	<b>RETAIL RENT AS A PERCENTAGE OF SALES</b>	Retail uses	10%
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**RETAIL TENANT REVENUE PROJECTIONS**

	Sales/FT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 11	Year 16	Year 21	Year 26	Year 30
Retail Revenues	\$ 198.60	\$ 1,986,000	\$ 2,048,723	\$ 2,114,556	\$ 2,185,447	\$ 2,259,993	\$ 2,313,586	\$ 2,569,098	\$ 2,822,920	\$ 3,093,408	\$ 3,381,950	\$ 3,633,651
Market Annual Growth Rates			3.2%	3.2%	3.4%	3.4%	2.4%	1.9%	1.9%	1.8%	1.8%	1.8%
Developer Return on Equity		-26%	-4%	-4%	-5%	2%	-1%	-26%	4%	-28%	6%	6%