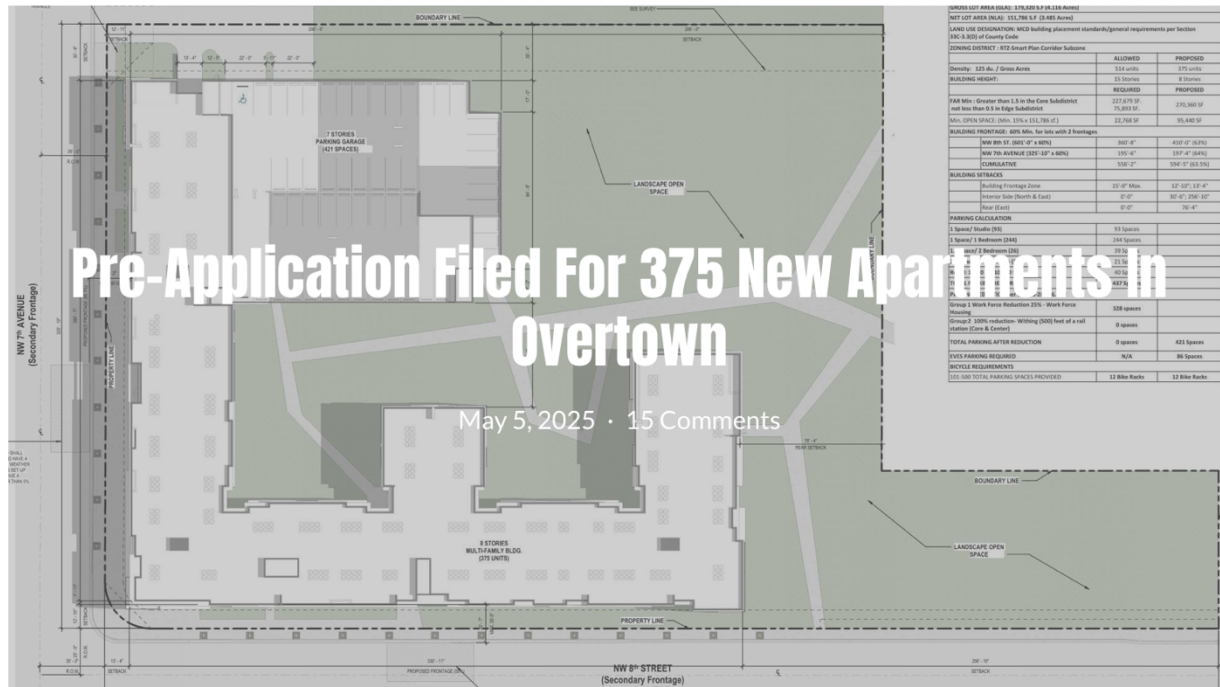


THE NEXT MIAMI



A pre-application was filed with Miami-Dade for 375 apartments at Culmer Place.

Culmer Place is eventually planned to include 1,000 units. The first phase, with 239 units, is under construction, and several buildings are planned to be demolished.

The newly proposed phase is planned to rise 8 stories, and include:

- 375 multifamily units, including a mix of affordable and workforce housing options
- approximately 10,000 square feet of ground-floor commercial space
- approximately 421 parking spaces in a structured parking garage (zero parking is required)

The site is located within 500 feet of the Culmer Metrorail Station.

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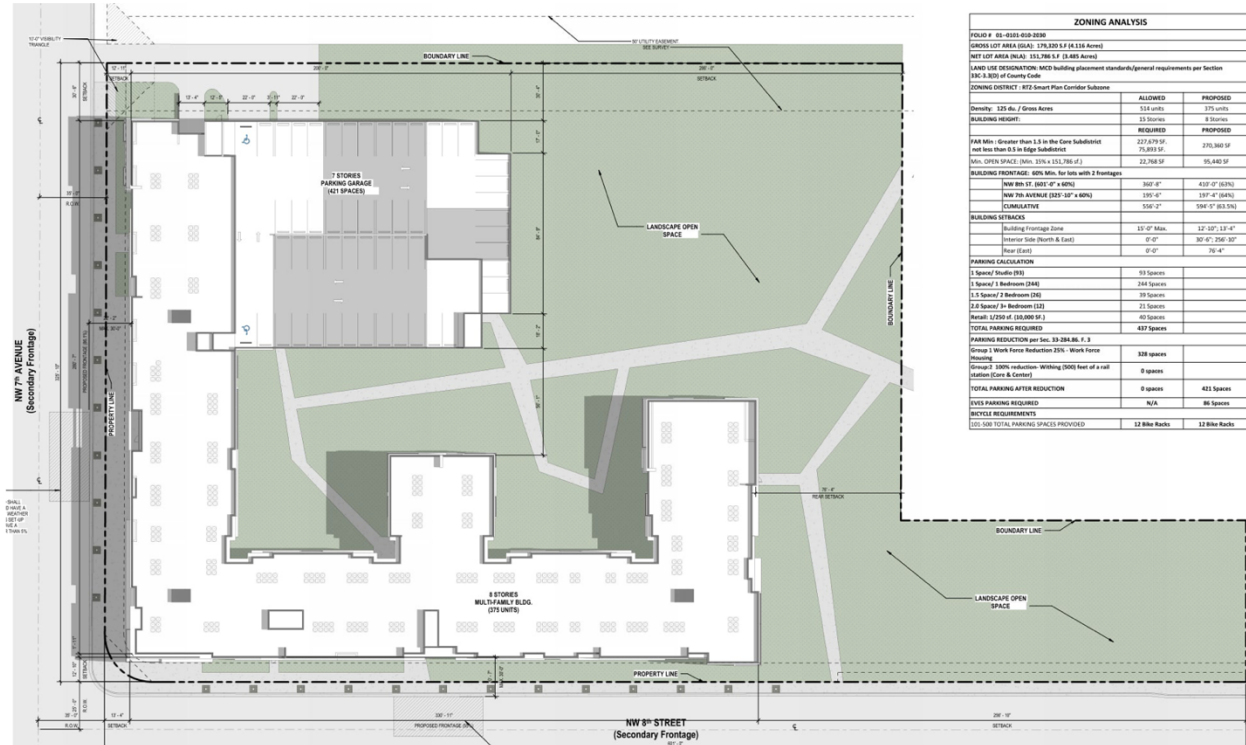
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Approximate Visitors Per Month & Potential Audience: 7,437

THE NEXT MIAMI

Atlantic Pacific is listed as the developer (the land is county owned).

A preliminary site plan:



<https://www.thenextmiami.com/pre-application-filed-for-375-new-apartments-in-overtown/>

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Approximate Visitors Per Month & Potential Audience: 7,437