

**VILLAGE CENTER HUB
OPPORTUNITY MATRIX**

	HIGH 5 ENTERTAINMENT	PICKLE & SOCIAL	CHICKEN n PICKLE	CRYSTAL LAGOONS
VILLAGE OF ESTERO INVESTMENTS	<ul style="list-style-type: none"> - Contribute 4.5 acres of land needed for indoor building, outdoor miniature golf, parking areas and infrastructure. - Construction of outdoor miniature golf component. - Construction of parking areas and related infrastructure. 	<ul style="list-style-type: none"> - Contribute land for indoor building. -Construction of outdoor pickleball courts. - Construction of parking areas & related infrastructure. - Ground lease of land and improvements for outdoor pickleball courts. 	<ul style="list-style-type: none"> - Contribute land for indoor building and outdoor entertainment areas. - Construction of outdoor pickleball courts. - Construction of parking areas and related infrastructure. - Ground lease of land and improvements for outdoor pickleball courts. 	<ul style="list-style-type: none"> - Ground lease for the Public Access Lagoon, including shoreline activity areas.
EST. VILLAGE OF ESTERO INVESTMENT				
ENTERTAINMENT PARTNER INVESTMENTS	<ul style="list-style-type: none"> - Construction of indoor building. - Installation of all FF&E within indoor building. 	<ul style="list-style-type: none"> - Construction of indoor buildings & entertainment spaces. - Installation of all FF&E within indoor buildings & entertainment spaces. 	<ul style="list-style-type: none"> - Construction of indoor buildings and entertainment spaces. - Installation of all FF&E within indoor buildings and entertainment spaces. 	<ul style="list-style-type: none"> - Crystal Lagoons to turnkey deliver the Public Access Lagoon with a developer to be selected by Crystal Lagoons and approved, in advance, by the Village of Estero <ul style="list-style-type: none"> o Turnkey structure to be at the discretion of Crystal Lagoons (i.e. Joint Venture, Development Agreement, etc.)
EST. ENTERTAINMENT PARTNER INVESTMENT				
RETURN ON INVESTMENT				
CAP RATE				
COMMON AREA MAINTENANCE	<ul style="list-style-type: none"> - The parties will agree to a final land plan that includes adequate ingress/egress, parking, traffic circulation and drainage - Parking shall be owned and maintained by the Village of Estero with all parties sharing in a Common Area Maintenance (“CAM”) fee to be prorated and paid to the Village by all entertainment partners. 			

<p style="text-align: center;">% OF NET</p>	
<p style="text-align: center;">OTHER</p>	<p style="color: red;">- More definitive ROI calculations will be derived once final programming is determined. - Exact structure of JV, P3 will be mutually determined and consistent with State law.</p>
<p style="text-align: center;">DRIVING RANGE</p>	<p>- Both parties willing to blend driving range operations into business model & returns.</p> <p style="padding-left: 40px;">- VOE would construct all driving range improvements.</p> <p style="padding-left: 40px;">- Both parties willing to operate with enhanced offerings.</p> <p style="padding-left: 180px;">- No interest in operating driving range.</p> <p style="padding-left: 220px;">- No interest in operating driving range.</p>
<p style="text-align: center;">COMMUNITY ACCESS</p>	<p>- All parties willing to offer discounted access to residents on mutually agreeable structure & priority access to residents during certain business hours</p>
<p style="text-align: center;">EVALUATION</p>	
	

