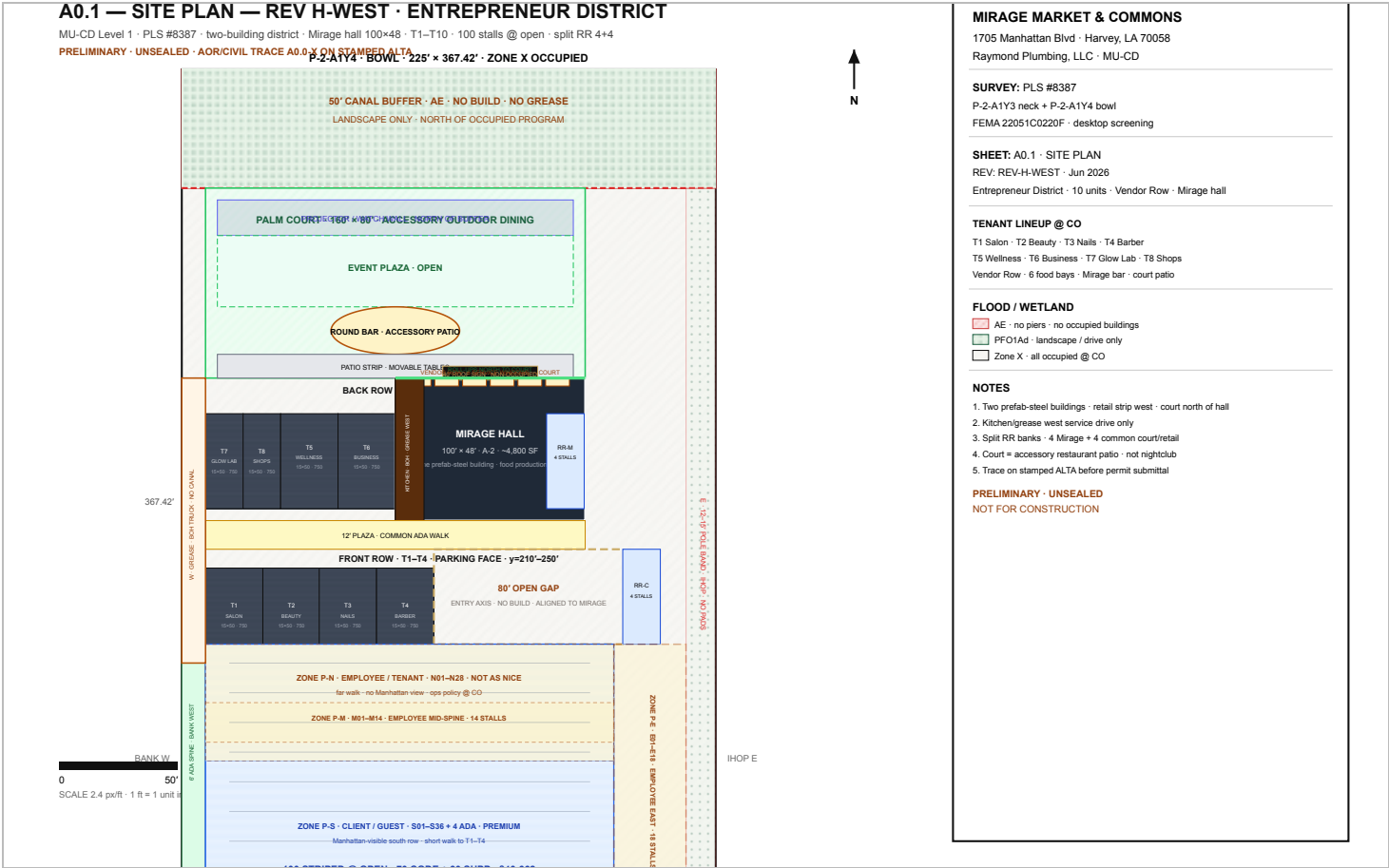


Mirage Manhattan

Owner-operated mixed-use campus · 1705 Manhattan Blvd, Harvey, LA 70058

Ten entrepreneur suites (master-leased) · licensed A-2 social hall · bar · commercial kitchen · assembly

12,300 SF · MU-CD · land under contract · pre-application complete



\$1.8M

FULL RAISE · ONE CHECK

Under contract

LAND @ 1705 · NOT
CLOSED

70

PARKING STALLS @ CO

10

RETAIL UNITS @ CO

4+4

SPLIT RESTROOM BANKS

6

CLOUD-KITCHEN CUBICLES

100x48

MIRAGE SOCIAL HALL

200

EVENT PLAZA TARGET

Investment thesis: Recurring property income from ~60 station licenses and vendor base rent covers construction debt at approximately 7× **DSCR** before the social hall scales. Recorded Harvey sales comp supports ~**\$3.0M** improved value at certificate of occupancy vs ~**\$2.2M** all-in basis.

Concept renderings are design intent only. Final dimensions, parking, egress, fixture count, flood/wetland limits, and construction details by AOR/Civil PE/Structural PE on stamped ALTA and permit drawings.

0 · Executive Summary

Mirage Manhattan is a 12,300 SF owner-operated mixed-use campus — ten entrepreneur suites Mirage master-leases on the south building and a 4,800 SF licensed social hall (bar, commercial kitchen, A-2 assembly) on the north. Capital sought: **\$1.8M · one check** · licensed GC turnkey to certificate of occupancy · land under contract at 1705 Manhattan Blvd.

Metric	Indication	Basis
Capital ask	\$1.8M · one check	GC ROM · land closes separately at capital event
All-in @ open	~ \$2.2M	Land + investor build
ARV @ CO	~ \$3.0M	1650 Manhattan recorded sale · \$217/SF reconciled
Day-one spread	~+ \$800k	~\$2.2M cost vs ~\$3.0M comp
LTV @ CO	~ 52–60%	Hard ~\$1.5M note vs comp · full check basis
DSCR (RE only)	~ 7×	~\$69k/mo property income vs ~\$10k/mo build note

Ready today vs at diligence

Ready	At term sheet / close
Pre-application complete · MU-CD path documented	Executed land contract · MAI appraisal @ CO
Recorded comp · lender credit memo · GC ROM	6 station/vendor LOIs + 2 deposits
Survey PLS #8387 · site concept · parking plan	Stamped GC bid · ALTA · geotech · LADOTD AADT

Reserved sections · operator upside (not in base NOI)

Underwriting discipline: Base case is station rent + vendor base + walk-in bar. Courtyard general admission matches corridor sports-bar norms. Reserved sections (cabanas, birthday packages, climate suites) are **optional upside** — excluded from base property NOI and investor debt-coverage math.

Zone	Package	Price	Who buys it
GA courtyard	Free entry	\$0	Everyone — same as sports bars
Fire pit pergolas	Bronze	\$199–299	Small groups wanting reserved couch
Elevated cabanas	Silver / Gold	\$399–1,200	Birthdays · friend groups
AC climate suites	Platinum	\$699–1,200	Corporate · concierge · heat-sensitive — o–1/night typical

Birthday pavilion	Birthday	\$500–1,500+	Celebrations
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Year 1 realistic: 3–5 sections on a big night · ~\$6k–\$10k/mo section gross upside. Base NET pitch stays \$48k–\$60k/mo from rent + vendors + walk-in bar.

1 · Executive Lock

What We Build @ CO

- Mirage social hall: **100 ft x 48 ft** (4,800 SF, 16' eave), A-2 food/beverage assembly, cloud kitchen in NW corner + 34' bar.
- Retail strip: **10 units @ 750 SF** (15'×50'), storefronts face east onto the lot.
- Parking: **100 @ open** (70 code min @ CO) · P-S 40 client · P-N/P-M/P-E 60 employee · one curb cut on Manhattan · one-way bowl loop · no neck parking.
- Restrooms: **4 Mirage + 4 common court/retail**, no unit RR by default.
- Height: all units one story; **only Mirage** has a roof sign.

What We Do Not Build @ CO

- No occupied buildings in south neck AE/PFO1Ad — drive, landscape, monument only.
- No structures in 50 ft canal buffer.
- No retail buildings on IHOP/east pole band.
- No retail uppers or second-story units at CO.
- No 56-stall parking submit.

Authority	Current Lock
Survey	PLS #8387 · P-2-A1Y3 south handle + P-2-A1Y4 north bowl.
CAD	Ao.o-X Rev H-West exact CAD sheet controls dimensions for coordination.
Program	6 cloud-kitchen cubicles + Mirage roof sign · 10 retail units @ 750 SF (15×50) · 100 @ open parking (70 code min @ CO).
Permit path	MU-CD Level 1 site plan · two single-story commercial buildings · AOR/PE stamped set · licensed GC build.

1A-0 · Concept Evolution — Restaurant → Market → Social District

Brand lock: keep **Mirage Market & Commons** as the legal/project name. Use **Mirage Social District** as the public nickname. Category line: **The West Bank's First Watch-Social Entertainment District.** Tagline: **Food • Drinks • Watch • Gather • Celebrate.** Full lock: Social District Brand Lock doc.

Version	Name	Limit	Why it matters
V1	Mirage Restaurant	Depends on chef, menu, food cost, labor	One-menu risk · hard to scale
V2	Mirage Market	Better: 6 vendors, commissary, one bar, retail	Still sounds like a place to eat
V3	Mirage Social District	People come for occasions — not tacos or wings	Food is part of the experience · repeat visits drive the business

District zone	What it is	Revenue role
Mirage Hall	Indoor venue · brunch · booths · rain backup	AC overflow · families · private tables
Vendor Row	6 curated food brands	Mixed tastes · vendor fees · 15% override
The Courtyard	Giant screen · stadium-club sections	Free GA + reserved lounge pods/cabanas/birthdays
The Mirage Bar	Round bar centerpiece · hall bar	Highest-margin sale · Mirage-only alcohol
Marketplace Suites	10 retail units @ 750 SF	Rent · dwell time · complementary retail

Occasion calendar: Saints · LSU · UFC · birthdays · date night · movie night · brunch · festivals · silent parties · corporate mixers · graduations · holiday events.

Marketing discipline: sell a **watch-social entertainment district**, not a nightclub. Primary CTA: **Reserve Your Watch Party Section.** Guest one-sheet: Watch Party Section One-Sheet HTML.

1A · Why People Come Back

Customer story: not a warehouse project, not a retail center, and not just a restaurant with vendors. Mirage is a year-round outdoor social gathering destination: one screen, six food choices, one bar, one courtyard, many reasons to return.

Cadence	Programming examples	Investor reason
Weekly	Thursday Night Football · Friday Movie Night · Saturday LSU · Sunday Saints · R&B brunch sets	Habitual visits and repeat bar demand.
Monthly	Food festival · vendor market · silent party · car meet · community watch night	Turns the courtyard into a calendar.
Seasonal	March Madness · World Cup · Super Bowl · NBA Finals · Christmas movies · Halloween events · holiday markets	365 reasons to be relevant beyond dinner.

Comp read: Legacy Hall + Box Garden, McGregor Square, and Tempe Eats prove the food hall + controlled beverage + outdoor screen behavior at larger scale. Mirage is the Louisiana-scaled West Bank version.

1A-2 · National Concept Proof

Investor objection answered: Mirage is not inventing a new category. Mirage is adapting a nationally proven food hall + watch-social district model to the West Bank market at a Louisiana-scaled investment level.

Concept	Opened / operating proof	Why it works
Legacy Hall	Opened 2017 · still operating · survived COVID-era disruption	Multiple food concepts, centralized beverage, food hall foot traffic, events, and group demand.
Box Garden at Legacy Hall	Opened 2018 as outdoor entertainment venue tied to Legacy Hall	Outdoor stage/screen, watch parties, concerts, sponsorships, sports, festivals, private events.
McGregor Square / Milepost Zero	Opened 2021 · post-COVID plaza + food hall + event district	Large plaza screen anchors sports viewing, food, beverage, hotel/office/retail traffic, and public events.
Tempe Eats	Operating concept · verify opening year before investor close	Food hall + beverage + big-screen/watch-party programming model.

What these prove	Mirage takeaway
People gather around giant screens.	Watch-social behavior is real and repeatable.
Multiple food concepts beat one menu for groups.	Groups stay because everybody can eat something different.
Centralized alcohol sales create higher-margin revenue.	Mirage must keep alcohol exclusive.
Event programming drives repeat visits.	The calendar matters as much as the building.
Outdoor plazas increase dwell time.	More time on site means more drinks, dessert, VIP, and private-event potential.

Longevity proof: these concepts have operated through COVID-era disruption, labor pressure, changing consumer behavior, and event-programming cycles. Mirage is localizing a proven model, not guessing.

Investor proof paragraph: Legacy Hall has operated since 2017 and Box Garden since 2018, meaning the model survived COVID and continued to support food, drinks, outdoor events, sponsorships, and watch parties. McGregor Square opened in 2021 and further proves that event-driven gathering spaces can anchor restaurants, bars, retail, hotel traffic, and community events. Mirage applies that proven behavior to Harvey through curated vendors, centralized beverage sales, outdoor screens, and repeat programming.

1B · Noise Control Proof

City/investor answer: Mirage is not a street-front amphitheater. The palm court sits deep inside the flag lot, behind the 175 ft handle, parking bowl, building mass, and landscape buffers.

Proof item	Current coordination read	Control
Manhattan frontage to bowl split	~175 ft handle	Court is not at the street edge.
Palm court distance from Manhattan	Exact CAD court at y=50-130 inside site y=542: nearest edge approx. 412 ft back ; center approx. 452 ft back ; north/watch edge approx. 492 ft back	Confirm on stamped ALTA/civil drawings.
IHOP/east side	East pole/no-pad band remains clear	No east-facing speakers; no outdoor subs; hedge/screen; GM complaint log.
Audio system	Distributed small zone speakers	Aimed down/inward; limiter locked after mock dBA test.
Fallback	Indoor hall TVs and roll-ups	Lower limiter, captions-only outside, roll-ups down, or move audio inside.

Final dBA limits, hours, and sound-test protocol by Jefferson Parish/JPSO/ABC requirements and the permit team. Reference: Good Neighbor Noise Plan.

Plain rule: no outdoor subs, no east-facing audio, no outdoor DJ PA, and no concert stacks. Watch-social audio is controlled restaurant/courtyard audio only.

1C · Demand Drivers — Who Actually Comes

Investor answer: Mirage is built for repeat local/regional demand first, then tourist upside second. The core customer is West Bank families, game-day groups, brunch groups, corridor workers, birthday parties, churches/social groups, visiting family, and New Orleans visitors looking for a polished West Bank night out.

Driver	Current read	Why it matters
Manhattan Blvd traffic	Corridor sources cite roughly 45k-46.2k vehicles/day ; attach official LADOTD exhibit before investor close.	Daily visibility and drive-by discovery.
West Bank population	Harvey CDP cited around 20,915 ; ZIP 70058 around 39,578 ; drive-time report still needed.	Local repeat base before tourist upside.
Nearby rooftops / apartments	5/10/15-minute household and apartment map required.	Shows who can use Mirage weekly.
Employers / corridor workers	Manhattan commercial corridor + Westbank Expressway access; named employer map required.	Happy hour, private events, lunch/pickup.
Schools / churches / social groups	Use ALTA/drive-time map for named proof.	Birthdays, team meals, fundraisers, family brunch.
Competing options	No direct food hall + bar + giant courtyard screen + event plaza format on the West Bank.	Mirage can own the category.

1D · Tenant Mix + Why Harvey Wins

First 10 unit targets	Why they fit
Premium cigar / accessories	Adult dwell-time, gifts, private/member events; no competing alcohol unless approved.
Women's boutique / resortwear	Brunch, birthday, tourist, photo-ready traffic.
Dessert / sweets / gelato / beignets	Extends dwell time and supports families, movie nights, dates.
Sneaker customization / streetwear	Game-day culture, young adults, social content.
Beauty / glam / makeup	Birthday, girls-night, wedding/pre-event demand.
Dessert Lounge (T6)	Courtyard glass · sightline-safe · families · second purchase.
Glow Lab (T7)	Lip · candle · perfume · classes · birthday · bridal · repeat.
Mirage Shops (T8)	Micro-retail · district merch · curated product · pre-brunch / pre-party.
Luxury gifts / candles / flowers	Birthday packages, date-night add-ons, tourist souvenirs.
Daiquiri pickup / beverage retail if permitted	Only if legal and structured without cannibalizing Mirage bar.
Why Harvey wins	Investor logic
Close to New Orleans, owned by the West Bank	Captures locals and visitors who do not want to cross the river for every night out.
Manhattan corridor visibility	Traffic, errands, chain dining, and commute patterns create exposure.
Underserved watch-social category	The missing product is a polished outdoor screen courtyard with food variety and one controlled bar.
Lower land basis	Deep flag lot creates district experience at a lower basis than East Bank/tourist-core sites.

1E · Tourist Must-Stop Positioning

Positioning, not a guarantee: Mirage should be marketed as a must-stop West Bank experience for tourists, visiting family, birthday groups, sports fans, and food-content creators who want New Orleans energy without repeating Bourbon Street or the French Quarter.

Tourist hook	How Mirage earns the stop	Proof / action needed
Photo moment	Entrance monument, palm court, giant screen, Vendor Row, round bar, branded lighting.	Shot list, influencer preview, pro photo/video package.
Louisiana food variety	Creole soul, seafood, jerk, tacos, wings/game food, healthy/fresh, desserts.	Signed vendor categories and menu mockups.
Watch-social calendar	Saints, LSU, UFC, World Cup, NBA Finals, Super Bowl, movies, live brunch.	Public 90-day calendar before opening.
Group-friendly	Mixed food choices, drinks, photos, birthdays, VIP/reserved sections, private events.	Group packages and hotel/concierge one-sheet.
West Bank identity	The West Bank's outdoor living room, not an imitation French Quarter venue.	Local partnerships, tourism/blogger outreach, parish/community calendar.

1F · Manhattan Blvd Corridor · Big-Box Anchors

Investor read: You are not pioneering a road. Manhattan Blvd is the West Bank's primary big-box spine. National retailers already bet here. Mirage sits on the same arterial between Sam's Club, Target, Lowe's, and recorded eight-figure corridor transactions — seeking **\$1,800,000** to build 12,300 SF @ CO.

Anchor / comp	Address	Why it matters
Sam's Club	1527 Manhattan Blvd	National wholesale anchor · corridor traffic since 1988.
Lowe's	1351 Manhattan Blvd	Regional home-improvement draw on Manhattan.
Target	1731 Manhattan Blvd	Big-box · blocks from subject · same arterial visibility.
Walmart Neighborhood Market	3265 Manhattan Blvd	Daily grocery trips · repeat corridor demand.
Healthcare campus	1020 Manhattan Blvd	Recorded sale \$5,170,967 · ~31,115 SF · ELIFIN Pulse.
1650 Manhattan strip	Same street · Jan 2025	Recorded \$1,400,000 · \$217/SF · Comp A · VO PLAZA LLC.
Fountain Park Centre	1901 Manhattan Blvd	20-acre mixed-use · \$14.7M list · NAI Rampart (unclosed).
Mirage · subject	1705 Manhattan Blvd	12,300 SF flag lot · owner land in · \$1.8M seek.

Corridor metric	Value	Source / note
Manhattan Blvd traffic	~ 45k–46.2k VPD*	Corridor sources · attach LADOTD PDF at close.
Harvey CDP population	20,915	U.S. Census ACS 2020–2024.
Reconciled ARV @ CO	~ \$3.0M	1650 Manhattan @ \$217/SF · ~\$243/SF on 12,300 SF.
Stabilized RE · 8% cap	~ \$8M	Property NOI ~\$653k · 24–36 mo rent roll.
Investor capital sought	\$1,800,000	One check · GC turnkey · owner land excluded.

Competition read: restaurants and sports bars exist. No direct **food hall + giant screen + stadium-club courtyard + one Mirage bar** on the West Bank. Adjacent: IHOP/Kensington (east) · First American Bank (west).

1G · Signed Interest Pipeline

Live tracker: do not call interest a lease. Convert this page from target/outreach to LOI/deposit/lease as conversations become real.

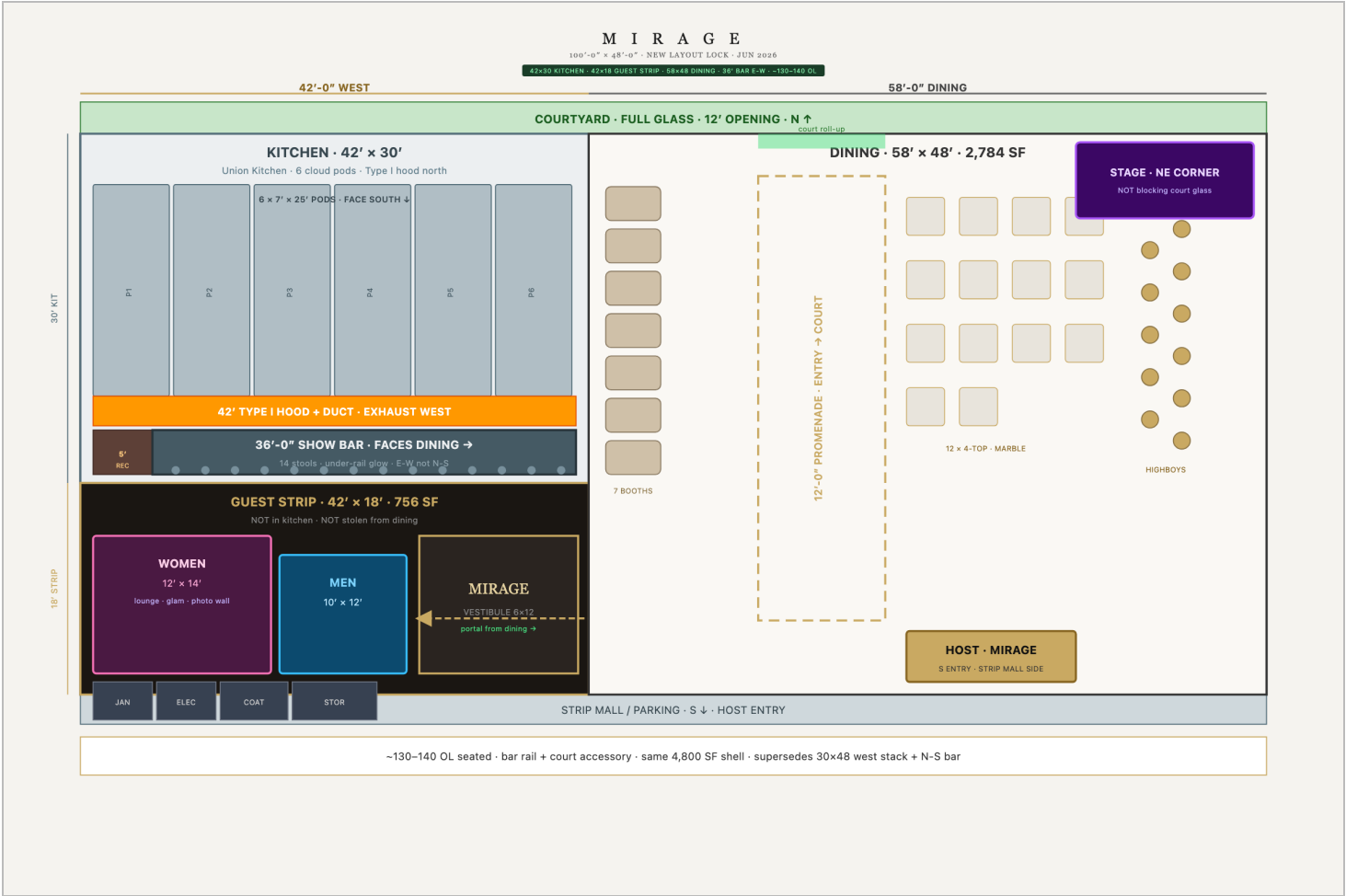
Pipeline slot	Target category	Proof needed
Food Vendor #1	Creole soul / Southern comfort	LOI, menu, operator bio, deposit.
Food Vendor #2	Island jerk / Caribbean	LOI, menu, staffing plan, POS agreement.
Food Vendor #3	Mexican / street taco	LOI, menu, delivery reporting agreement.
Food Vendor #4	Game-day wings / burgers / pizza lane	LOI, game-day package menu, speed plan.
Food Vendor #5	Fresh / healthy / bowls	LOI, menu, supply plan.
Food Vendor #6	Dessert / sweets	LOI, menu board, late-night dessert package.
Stations T1–T10	Salon · beauty · nails · barber · wellness · business · Glow Lab (Mirage) · Mirage Shops · flex	Station license letters · deposits · Mirage-operated suite assignment — not whole-pad leases to outside operators.
Programming partners	DJ, R&B/rap violinist, silent party, sports-watch hosts, brunch host	Soft holds, rate cards, 90-day calendar, sound/security terms.

1H · Must-See Product Image



Investor memory image. The product is not the steel buildings. It is 150-200 people gathered around one giant LSU/Saints/UFC screen with six food options, one Mirage bar, palms, premium lighting, and a reason to stay 3-4 hours. Final screen, occupancy, audio, and egress by AOR/PE/Fire Marshal.

2 · Site Vision Rendering

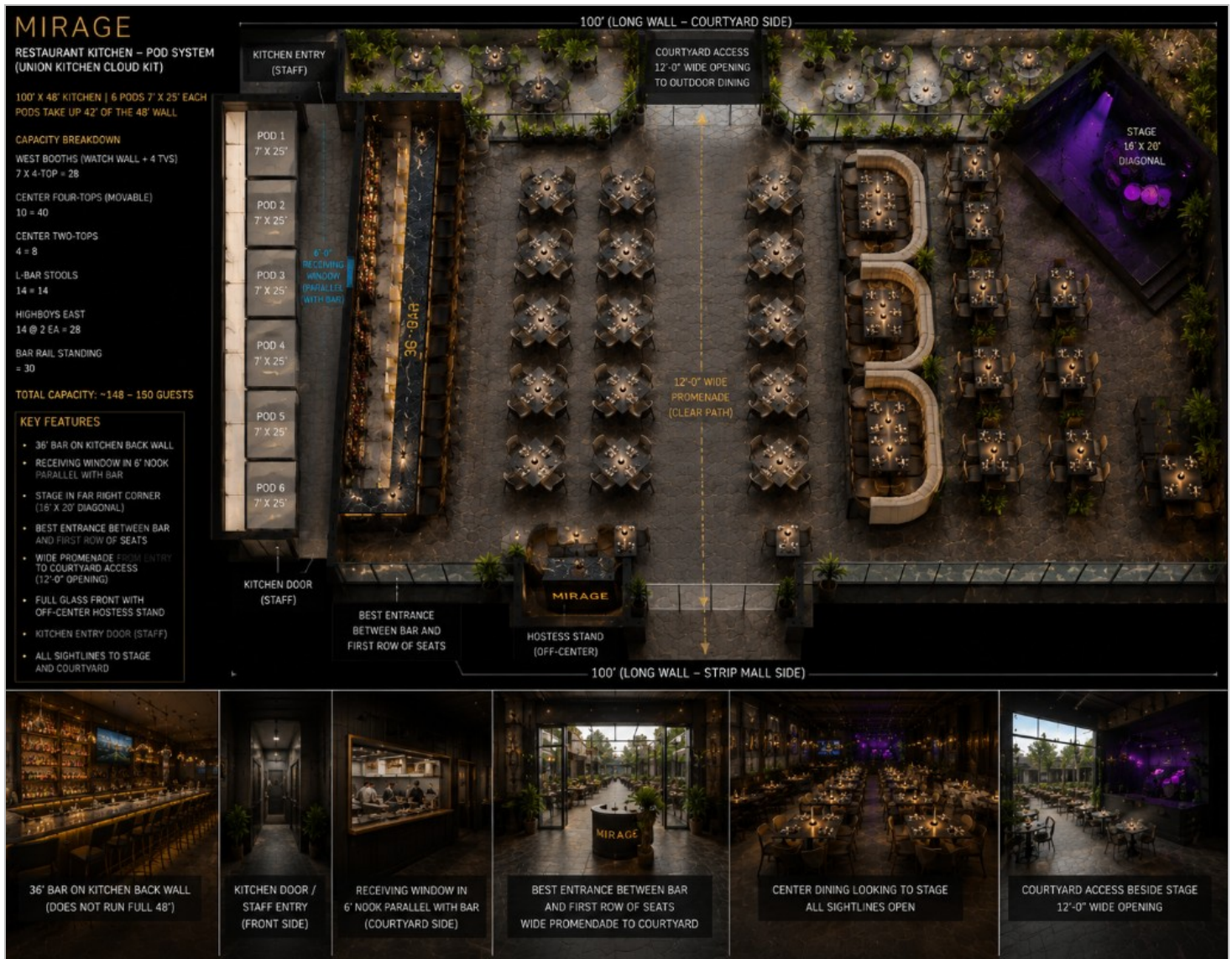


Concept rendering / design intent. Shows the luxury Bal Harbour language, Mirage anchor, palm court, and Manhattan presence. Geometry and code are corrected by Ao.o-X and the Rev H-West locks.

Board Item	Corrected Permit Note
Parking shown as 56	Submit 70 code min @ CO · stripe 100 @ open — not the old center loop board.
Site area listed as bowl only	Use full legal site in summary; occupied program stays in P-2-A1Y4 Zone X bowl.
Access drive	One curb cut on Manhattan: 6 ft ADA, 22 ft enter, 4 ft median, 18 ft exit.
Buildings	T1-T10 same one-story height; Mirage roof sign only.

Do not issue this image as a permit site plan. Use it as investor/design vision only.

3 · Circulation / Parking Concept

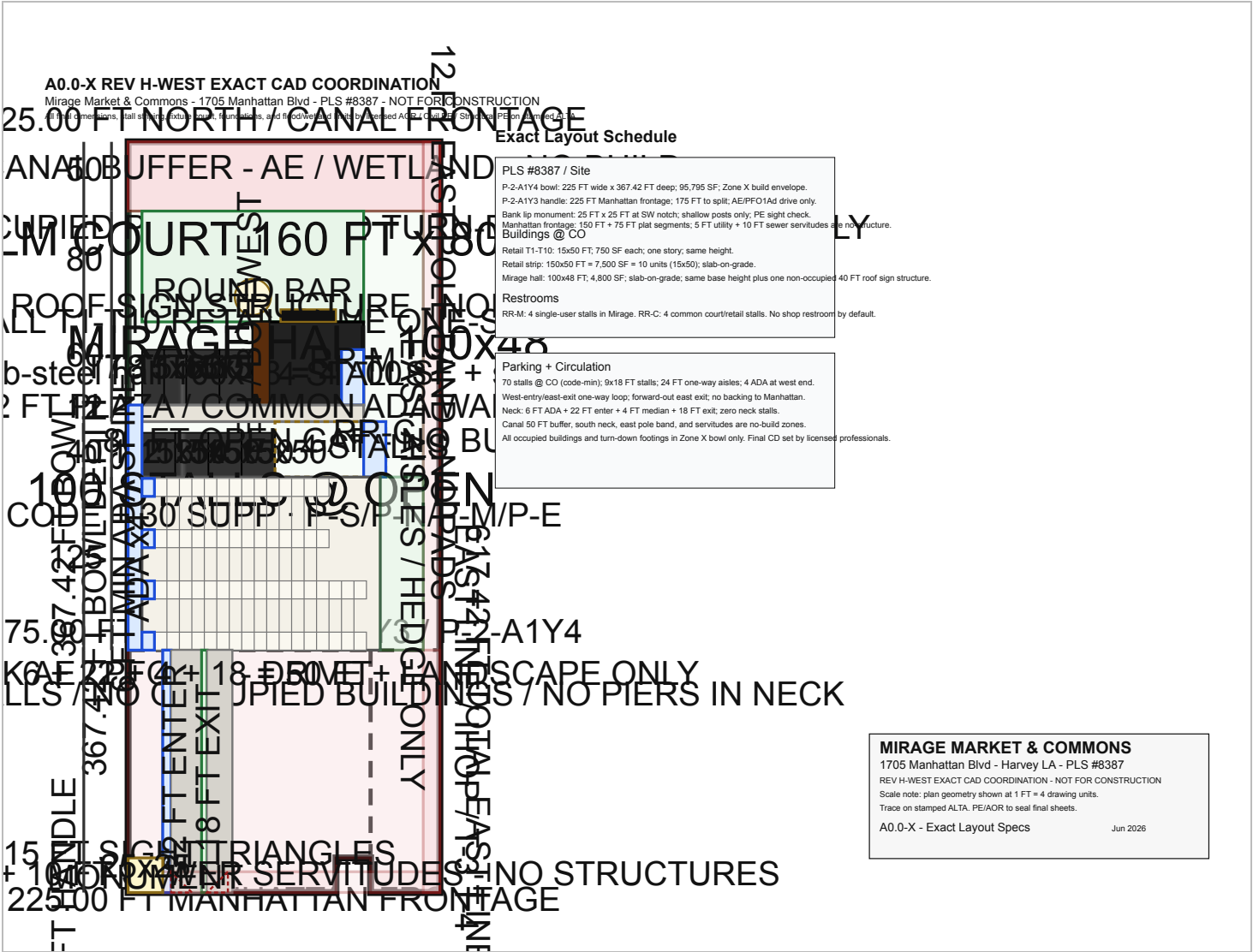


Concept circulation board. Useful for explaining one-way enter/exit, no-chaos parking, palm court arrival, and IHOP separation. Civil PE final striping controls.

Parking lock: 100 @ open · 70 code min @ CO (32 restaurant + 38 retail) · P-S 40 client south · P-N 28 · P-M 14 · P-E 18 employee · 9×18 stalls · 24 ft one-way aisles · 4 ADA · 10 landscape islands @ 100 · no neck stalls · one curb cut on Manhattan.

Final parking striping, ADA geometry, islands, drainage, and TCD by Civil PE on ALTA/topo.

4 · A0.0-X Exact CAD Authority



Dimension	Lock
Plat	225 ft Manhattan frontage · 175 ft handle · 225 ft x 367.42 ft bowl · 25x25 bank lip.
Buildings	Mirage social hall 100×48 (4,800 SF, 16' eave, center) · retail strip 150×50 (7,500 SF, 12' eave, west) · 10 units @ 15×50 (750 SF) facing east · Mirage roof sign.
Restrooms	RR-M = 4 stalls in Mirage · RR-C = 4 common court/retail stalls.
No-build	Canal 50 ft, south neck AE/PFO1Ad, east pole band, Manhattan servitudes.

5 · Food Market Daytime Revenue Mood



Interior mood rendering. Daytime brunch/lunch energy, high-margin beverage, private celebrations, and hospitality service level. Final furniture, egress, OL, and fixtures by AOR/Health/Fire.

Revenue use: brunch, birthdays, girls' day, brunch cocktails, private tables.

Code note: Mirage includes 4 public stalls at the edge/common lobby, not through kitchen or BOH.

Investor/operator programming only: use these ideas for operations and underwriting conversations. Do not lead Jefferson pre-app with VIP, silent-party revenue, or nightlife language.

Experience layer	How Mirage charges	Investor note
General brunch	Free entry; guests pay for food and drinks.	Traffic builder.
Mirage Live Brunch Experience	\$9.99/person entertainment fee during live DJ/host/programming. Food and drinks separate.	Charge for entertainment, not just a table.

VIP / reserved sections	Minimum spend or package for premium seating, birthdays, mimosa/bottle service, and host service.	Upside only until booked.
Silent Courtyard Listening Party	Free RSVP / free-entry option with paid headphones, drink-minimum access, or VIP section packages.	Headphone audio helps create nightlife energy with less outdoor noise risk.

5B · Stadium Club Courtyard

Free GA first. Stadium-club sections are **optional group margin** — not a cover charge. Sports bars are free; Mirage matches that. Year 1 realistic: **3–5 sections** on a big night.

Package	Zone	Guests	Price
General admission	Courtyard	open	FREE
Bronze Game-Day Cabana	Mirage Lounge Pod	6	\$199–\$299
Silver Watch Party Suite	Elevated VIP Cabana	8	\$399–\$599
Gold Saints Package	Front-row Cabana	10-12	\$799–\$1,200
Platinum Climate Suite	VIP AC suite	8-12	\$699–\$1,200 · concierge/corporate
VIP Birthday Section	Birthday platform	12-16	\$500–\$1,500+

Example night	Sections	Gross	Note
Year 1 Saints	4–5	~\$1,250–\$2,150	Base case · GA + bar is main revenue
Stabilized Saints	6–7	~\$2,900	Upside only
Stabilized LSU	5–6	~\$1,750	Upside only
Live Brunch + birthday	4–5	~\$2,250	Upside only

Underwriting: sections **not in base NOI**. Pitch stabilized **\$48k–\$60k/mo NET** from rent + vendors + walk-in bar. Sections prove out in Year 2+.

Courtyard FF&E (owner-build — within the single build budget)

Build item	Est. cost	Zone
6 Mirage Lounge Pods (circular sofa + pergola + charging + drink table)	~\$48,000	Zone D
4 elevated cabana decks + shade + furniture	~\$60,000	Zone B
2 VIP climate suites (40×24' · north glass · AC · AV · furniture)	~\$76,000	Zone B-AC
2 birthday/corporate platforms + decor infrastructure	~\$16,000	Zone E
Turf · pavers · strings · section signage	~\$20,000	Zone F

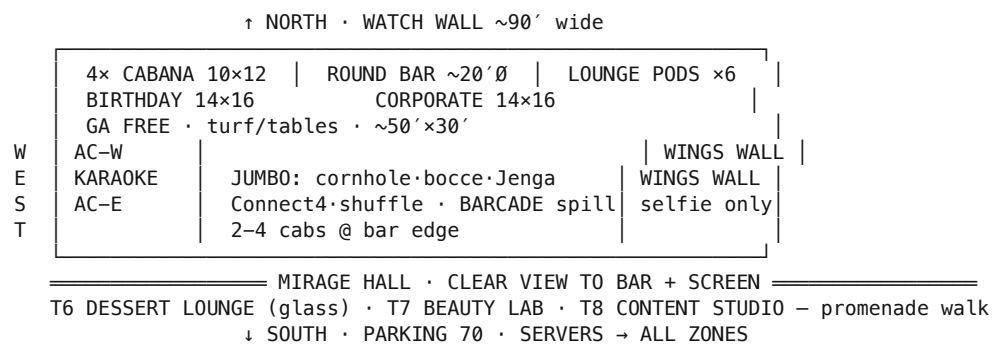
Stadium-club courtyard FF&E	~\$62,000	In build budget · 4 lounge pods · 2 cabanas · 1 AC · 1 birthday
Game Zone lean	~\$14,000	In build budget · cornhole · bocce · Connect4 · 2 cabs · wings
<i>Design-spec hire-out alternate</i>	<i>~\$226,000</i>	<i>Not required in base build — NOI expansion</i>

*Round bar core + projector/watch prep = **build base (~\$18k)** in §9 · not duplicated here.*

5C · Courtyard Dwell · Phase 1 Lean · Game Zone

Phase 1 courtyard program: Round bar · watch wall · reserved sections · jumbo lawn games (cornhole, bocce, Connect4, shuffleboard) · limited barcade at bar edge. Glow Lab (T7) and Mirage Shops (T8) on the west promenade. General admission free · reserved packages priced separately.

Sightline: Hall → Round Bar → Court → Watch Wall. T6 Dessert (glass) · T7 Glow Lab · T8 Mirage Shops on promenade. Karaoke suites · servers everywhere.



Courtyard dwell build	Est. cost	Zone
Jumbo games + Barcade spill (2–4 cabs)	~\$14k–\$28k	Zone H
Wings mural only	~\$4k–\$8k	Phase 1
Karaoke fit-out only	~\$6k–\$12k	AC suites
Phase 1 L2C total	~\$24k–\$48k	\$5C
Mirage Social Pass	\$15–\$20	Ancillary · drink credit

Cut Phase 1: VR suite · perfume atelier · swing/tunnel/monolith. Golf sim Phase 2 (~\$20k–\$60k · one bay).

Glow Lab (T7) + Mirage Shops (T8) = **tenant fit-out** — not in \$5C courtyard band. AC suites in \$5B (~\$76k).

Glow Lab · T7 (750 SF)

Product	Price
Basic custom lip gloss	\$25
Premium gloss	\$39
Girls night package	\$199–\$399
Birthday package	\$299–\$599

Glow Lab: custom lip gloss bar · on-site color matching · group packages for birthdays and events.

Phase 1 revenue focus

Priority	Revenue line	Phase
1	Station rent · ~60 licenses	Day 1 · base NOI
2	Vendor Row base rent · six cubicles	Day 1 · base NOI
3	Mirage Bar · courtyard F&B	Day 1 · operator upside
4	Watch-social events · reserved sections	Day 1 · upside only
5	Birthday pavilions · cabanas	Day 1 · upside only
6	Golf simulator · expanded game zone	Phase 2

Groups of 6–20 spending together ≈ 80–90% of profit — not isolated \$20–40 VR sessions.

Female-focused retail rank

Rank	Concept	Why
1	Birthday Pavilion packages	15-person group · one night > dozens of shoppers
2	Dessert Lounge (T6)	Court-adjacent · families · repeat dessert
3	Glow Lab (T7)	Teens · moms · bridal · repeat gloss
4	Beauty / glam bar (T5)	Services · pre-event
5	Perfume atelier	One-time · narrower — demoted

Courtyard dwell revenue (upside)

Dwell revenue increment	Monthly NET
Karaoke suite rental	+\$3k–\$9k
Bar lift · server-delivered rounds	+\$6k–\$15k
Photo / Instagram traffic	+\$2k–\$6k
Courtyard dwell stack	+\$11k–\$30k
Glow Lab (T7) · separate retail	+\$4k–\$11k

Lock: Tenant lineup · Dwell layout · exhibit.

5A · City vs Investor Language

City / pre-app proposition: permanent mixed-use commercial project with one Health-approved **cloud kitchen** (~1,260 SF · 42'×30' · six vendor cooking cubicles @ 7'×25' · 28' Type I hood over the four center bays · roof-up exhaust · all-electric/induction, no gas), Vendor Row service windows, shared seating/restrooms, ten complementary retail units, and one accountable operator.

Audience	Lead with	Do not lead with
Jefferson / city	Shared commissary, local food entrepreneurs, one Health/Fire/grease plan, safer inspected operations, good-neighbor controls.	Nightlife, VIP, silent party revenue, alcohol drives profit, bottle service, event income.
Investors / operators	Mirage-owned POS, vendor deal terms, alcohol exclusivity, customer data, brunch/event upside, operator controls.	Unproven revenue promises or fantasy attendance.

Heart line: Instead of asking each small food vendor to build a costly independent kitchen, Mirage provides a shared, inspected commissary platform so local food entrepreneurs can launch safely, affordably, and under one accountable operator.

5D · Mirage Market: Six Vendors + Controlled Bar

Recommended Day 1: Six food cubicles in a ~1,260 SF **cloud kitchen** (42'×30' · one 28' Type I hood over the four center bays P2–P5 · end bays P1/P6 no hood · single duct straight up through the roof · all-electric/induction) + Vendor Row windows + Mirage POS + one bar. Each cubicle: 7'×25' · own equipment · own staff. Lock: **Food Cubicles · Shared Hood System**.

Model	Upside	Risk	Bar sales read
One giant Mirage restaurant	Food + bar upside if operations are excellent.	Hardest business: chef turnover, food cost, inventory, labor, one-menu demand.	Control is good, but variety is weak.
Six independent restaurants	Variety and tenant risk transfer.	Multiple hoods, grease, utilities, Health/Fire, parking, alcohol risk.	Bad if alcohol splits.
Mirage Market platform	Six vendor brands + one commissary + one POS + one Mirage bar.	Needs strong operator, settlement controls, and vendor standards.	Best model if vendors feed Mirage bar.

Preferred hybrid pitch: one **cloud kitchen** with **six assigned cooking cubicles** (7'×25') supports six Vendor Row micro-storefronts. Storefronts = brand · pickup · photos — not six kitchens. QR routes food to **vendor cubicle KDS**; all drinks to Mirage bar. **Not ghost kitchen.**

Investor operator answer: Mirage is not just a landlord. Mirage controls POS, merchant account, QR ordering, customer database, vendor settlements, bar, events, entertainment, seating, marketing, runners, bussers, hosts, and courtyard standards.

System	Control	Why it wins
Commissary kitchen	One hood / grease / BOH / Health core.	Avoids six separate kitchen buildouts.
Vendor Row	Six micro-storefronts facing the courtyard horseshoe.	Adds food variety, brand loyalty, and circulation.
Mirage QR + bar	All vendor menus push Mirage cocktails, buckets, brunch drinks, and game-day drinks.	Turns vendors into a bar-sales engine.

Vendor Row Horseshoe + App / POS Order Flow

Design move	Why it matters
Horseshoe Vendor Row around the courtyard	Guests walk past every food brand, then naturally end at the bar, stage/watch wall, and seating.
Each storefront gets sign, menu board, pickup window, Instagram wall, branded lighting	Vendors become attractions, not anonymous pickup windows.
Cooking in assigned vendor zones	Each vendor's staff at their hood-line station — shared grease/dish/walk-in only.

Order path	How it works	Control point
Table QR / Mirage app	Guest orders vendor food and Mirage drinks from one checkout.	Mirage owns POS, merchant account, customer data, and bar prompts.
Vendor Row kiosk/counter	Guest can order at the micro-storefront, but the sale still runs through Mirage POS.	No vendor cash registers or hidden sales.
Kitchen display	Ticket pops up by vendor brand/station inside the commissary kitchen.	Expo lead controls timing, packaging, pickup shelf, and runner handoff.

Six Curated Food Lanes

Lane	Menu direction	Luxury rule
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Island / Jamaican	Jerk, oxtail bowls, patties, plantains.	Character food inside the Mirage hall.
Creole Soul	Gumbo cups, red beans, catfish bites, soul bowls.	Local credibility, premium plating.
Game Night Comfort	Wings, burgers, pizza flats, loaded fries.	Saints/LSU/UFC crowd food.
Mexican / Street Taco	Tacos, birria, quesadillas, elote.	Fast, shareable, repeatable.
Fresh / Vegan Healthy	Jerk cauliflower, bowls, salads, wraps.	Clean daytime option; no boring health food.
Dessert / Sweet Bar	Beignets, praline cheesecake cups, banana pudding jars, churros, celebration desserts.	Extends dwell time; supports brunch, birthdays, and late-night second purchases.

Who provides what	Included	Control rule
Mirage	Commissary kitchen, hood/suppression where required, grease trap/interceptor, utilities, sinks, dish/sanitation, Health-approved base plan.	Mirage controls permit, fire, grease, utilities, insurance, and shared food safety.
Vendor	Approved smallwares, specialty prep tools, packaging, ingredients, approved holding/warming equipment, booth branding.	All vendor equipment must be pre-approved by Mirage and Health/Fire where required.
Not allowed	Unapproved fryers, open flame, propane, smokers, grease equipment, extra hoods, alcohol, storage outside booth.	No vendor can change the site permit or insurance risk.

Vendor Row rent + revenue-share structure

Term	Recommended structure	Investor note
Micro-storefront base fee	\$1,500/mo per Vendor Row storefront	Premium fixed payment for storefront, sign zone, commissary access, shared court, watch-social demand, and Mirage customer platform.
Revenue share	15% of gross food sales from dine-in, QR/app, pickup, and approved delivery platforms.	Use gross sales, not profit. True refunds/cancellations only; vendor delivery fees and app commissions do not reduce Mirage's percentage.
POS / delivery control	Mirage owns POS, merchant account, QR ordering, customer data, and audit rights to delivery dashboards.	Weekly POS/delivery gross sales reports due every Monday by 12 PM.

Underwriting	Upside only until LOIs / comps.	No fantasy vendor revenue in base NOI.
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Bar-sales logic

Scenario	Bar result	Read
Mirage bar + all-vendor food	Modeled around \$145k/mo stabilized bar gross.	Best alcohol control; vendors carry food labor, food product, menu execution, and inventory risk.
6 food vendors promoting Mirage	Can improve bar demand if every vendor points customers to Mirage drinks.	Do not underwrite a specific lift until LOIs, comps, and actual POS data support it.
6 vendors with their own alcohol	Mirage bar can flatten or fall.	Bad trade: drink checks split and the highest-margin sale leaks away.

Full memo: **Food operating model comparison**. Final model must be reconciled with Health, Fire Marshal, alcohol licensing, parking count, utility loads, lease counsel, and lender underwriting.

6 · Game Day / Night Programming

Investor story: Mirage is a watch-social courtyard, not just a bar with TVs. The big courtyard screen / north watch wall creates Saints, LSU, UFC, World Cup, movie-night, and brunch-watch occasions where six vendors feed the crowd and Mirage owns the bar.

Feature	Investor reason	City-safe framing
North watch wall / big courtyard screen	Shared reason to gather, stay longer, reserve sections, order desserts, and buy drinks.	Accessory courtyard dining screen / watch wall; not amphitheater, outdoor theater, or concert venue.
Phase path	Open with projector / large screen; upgrade to LED only when revenue and approvals support it.	AOR/PE/parish review for structure, electrical, brightness, sign rules, wind, drainage, occupancy, and dBA.
Sound controls	Protects repeat programming and neighbor relations.	Distributed speakers aimed down/inward, no east-facing audio, no outdoor subs by default, limiter locked after mock dBA test, captions/indoor backup if sound test fails.

Out-of-State Watch/Social Comps

Comparable	What it proves
Legacy Hall + Box Garden · Plano, TX	Food hall + outdoor garden + large LED screen supports watch parties, events, bars, and group dwell time.
McGregor Square · Denver, CO	Mixed-use restaurants/bars/food hall around a large outdoor screen can anchor sports-viewing social gatherings.
Tempe Eats · Tempe, AZ	Multiple eateries + beverage program + big screens can become a branded watch-party headquarters.



Interior mood rendering. Saints/LSU watch party, dark luxury bar, premium seating, TVs, and night revenue. Final sound/egress/OL by AOR and Fire Marshal.



Outdoor court mood rendering. Round bar, palms, strings, event court, and watch-party programming. Final screen structure, amplification, and court occupancy by permit set.

7 · Code / Professional Hold Points

Investor proof priority: the concept is strong enough. Next investor version should be 40% vision / 60% proof: source-and-use, professional 5-year model, market comps, operator/team, and investor payback path.

Owner-operator lock: Mirage owns and operates every suite T1–T10. Entrepreneurs rent **stations** from Mirage — not whole 750 SF pads to outside operators. Mirage collects station rent, vendor base, bar margin, Glow Lab, and events.

Source and Use · Capital Ask

Basis: One **\$1,800,000 investor check** funds the full GC build and open program. Numbers reflect a **realistic licensed contractor bid ROM** for Jefferson Parish — 12,300 SF · two commercial buildings · A-2 kitchen core · **full site · slabs · concrete grounds** · 70 parking @ CO. ~7% contingency embedded in construction lines. Land is **under contract** · closes at capital event · sponsor cash **\$0** in the raise. Final amounts lock at stamped GC bid after pre-app written OK.

Source	Amount	Note
Investor capital · FULL RAISE	\$1,800,000	One check · 100% GC construction · design · permits · FF&E to grand opening.
Land @ 1705 Manhattan	Under contract	Not closed · fee simple at capital event · not in investor check.
Sponsor cash in raise	\$0	Contract · pre-app complete · operator · guaranty · pre-leasing.
Total project @ open	~\$2.2M	Land close + full \$1.8M investor build · 12,300 SF.

Use of Funds · GC Bid ROM (sums to \$1,800,000)

#	Line	Amount	Scope
1	Site civil · utilities · drainage	\$165,000	Grading · storm · entrance neck · water/sewer/electric taps
2	Foundations · slab-on-grade	\$140,000	12,300 SF building pads · thickened footings · engineered concrete slabs
3	Mirage hall · A-2 (4,800 SF)	\$440,000	~\$92/SF · shell · Type I hood/grease · roll-ups · RR
4	Retail strip · 10 units (7,500 SF)	\$390,000	~\$52/SF · storefronts · shared restroom spine

5	MEP · HVAC · electrical · plumbing	\$205,000	Licensed trades · kitchen make-up air · sub-meters
6	Parking · court · site lighting	\$78,000	Concrete parking bowl · palm court hardscape · 70 stalls @ CO
7	Design · engineering · permits	\$88,000	AOR · civil PE · geotech · MU-CD · builder's risk
8	GC overhead · construction management	\$42,000	Mobilization · supervision · insurance · close-out
Construction to CO		\$1,548,000	Full site · slabs · concrete grounds · buildings · MEP · contingency ~7% embedded
9	FF&E · kitchen · bar · pre-open	\$252,000	Health-final kitchen · bar · court · POS · 60-day float
Total investor capital		\$1,800,000	Land excluded

Bid-gate alternates (not in \$1.8M): fire sprinklers if required · full monument gateway finish · 400A upgrade — quoted separately if parish/Fire Marshal flags them. **Base bid includes** all grading, slabs, and concrete parking/court grounds.

Mortgage test: full raise **\$1.8M** · construction loan ~**\$1.5M** (\$1,548,000) · build note ~**\$10,000/mo** (illustrative · @ 7% / 30yr) · stabilized **station rent \$60,000/mo** + vendor base **\$9,000/mo** = **\$69,000/mo** RE income · ~7× debt service coverage before bar, Glow Lab, or events.

Why this is a no-brainer · ARV + rent valuation

Clock	Value	Method	Investor read
Cost @ open	~ \$2.2M	Land close + full \$1.8M investor build	Total in the ground
ARV @ CO	~ \$3.0M	Sales comp · 1650 Manhattan @ \$217/SF · reconciled ~\$243/SF	Day-one equity ~+\$800k vs cost · refi lane
Stabilized RE	~ \$8.0M	Property NOI ~\$653k ÷ 8.0% cap	~ 3.6× total cost · ~4.4× investor check

Clock 2 · sales comp worksheet · 12,300 SF subject

Comp basis	\$/SF	Indicated	Read
Raw Comp A · 1650 Manhattan (Jan 2025)	\$217	~ \$2.67M	Unadjusted floor · same street · ELIFIN Pulse

Adjusted Comp A (+20% net)	~\$260	~\$3.2M	New build · A-2/mixed-use · parking · size adj.
Reconciled ARV @ CO	~\$243	~\$3.0M	Conservative anchor · +12% net · 1720 Gretna cross-check @ \$242/SF
Total cost @ open	—	~\$2.2M	Land + investor · not ARV
Day-one spread	—	~+\$800k	Recorded Harvey sales alone · before rent roll

Property income (stabilized)	Annual	Notes
60 station licenses	~\$720,000	~\$250/wk market · 92% occ. · Pearl/Sola comps
Vendor base · 6 × \$1,500	\$108,000	RE income · P1–P6
Mirage Shops T8	~\$45,000	Micro-bays
Property gross	~\$873,000	—
Less property opex	~\$220,000	Tax · insurance · CAM · reserves
Property NOI	~\$653,000	Lender-capitalized income
÷ 8.0% cap	~\$8.2M → ~\$8M headline	24–36 mo rent roll history

Upside not in \$8M: bar EBITDA · 15% food override · Glow Lab · events = business enterprise (+\$1–3M) · whole platform ~\$9–11M.

Monthly P&L Proof Snapshot

Layer	Monthly	Read
60 station licenses · Mirage-operated suites	\$60,000	10 suites × ~6 stations · ~\$250/wk market · 92% occ. Likely tier · paid to Mirage.
Real estate / build note	— \$10,000	~\$1.5M construction @ 7% / 30yr · paid before operator upside.
Station surplus	\$48,000	RE income cushion after mortgage — before vendors · bar · Glow.
6 Vendor Row base/platform fees	+\$9,000	6 × \$1,500/mo before 15% override.
Base before bar/events/vendor %	\$66,000	Station rent + vendor base layer · Mirage owner-operator.

Partner P&L — revised base case

Investor correction: the current base case is not a giant Mirage restaurant P&L. Mirage does not run a restaurant. It is Mirage bar + Vendor Row platform fees + commissary/POS/event controls. The 15% food-sales override, VIP, and ticketed experience fees stay upside only until LOIs, bookings, or POS data prove demand.

Line	Stabilized month	Investor read
Vendor Row base/platform fees	~\$9.0k	Six food micro-storefronts at \$1,500/mo under executed vendor agreements.
Mirage bar sales	~\$145k	Main controlled profit center; alcohol remains exclusive to Mirage.
Rent surplus + booked events	~\$11.9k	Station surplus + \$2,500 events net.
Product cost	~-\$37.9k	Bar product only. Vendor food product is paid by vendors.
Mirage payroll	~-\$50.3k	Platform manager, POS/expo support, bar, FOH, security, GM. Vendor food labor is not on Mirage payroll.
Entertainment + site ops + equipment note	~-\$28.5k	Live programming, utilities, insurance, POS/admin, repairs, and equipment note.
Base operator cash before optional owner draw	~\$49,162/mo	Lower base than the old restaurant model, but much cleaner risk.

Full Monthly Profit Read — After Modeled Costs

Bottom-line read	Monthly	Meaning
Cash after modeled payroll, bar product, entertainment, site bills, build note, and equipment note	~\$49,162	Stabilized operating profit before owner draw, income tax, and reserves.
Optional sponsor / owner draw	-\$10,000	Optional draw above GM payroll; can be reduced for faster investor payback/reserves.
Cash after optional owner draw	~\$39,162	Available for taxes, reserves, investor distributions, and reinvestment policy.
15% vendor food-sales override + VIP/brunch/watch-social upside	Not counted	Upside only until POS data, delivery reports, bookings, and operating history prove it.

Investor truth	Answer
Do we give up food margin?	Yes. Mirage gives up full owner food margin.

What do we gain?	No chef payroll, no line cooks, no food COGS, no inventory risk, no menu failure risk, and weak vendors can be replaced.
Where is upside?	15% actual food-sales override through Mirage POS, bar sales, stadium-club sections, Live Brunch fees, ticketed live events , and sponsorships.

\$100k/Month NET Path — Base / Strong / Upside

Discipline: \$100k/mo NET is achievable, not the Day 1 base. Pitch **base \$50k–\$60k · strong \$75k–\$85k · upside \$100k+**. Full lock: \$100k NET Operating Path doc.

Fixed platform gross	Monthly	
60 station licenses · T1–T10	\$60,000	Mirage-operated suites · entrepreneurs pay Mirage · not outside pad rent.
Vendor base · 6×\$1,500	\$9,000	
Bar habit calendar gross	\$80,200 (Thu/Fri/Sat/Sun)	
Upside layer	Monthly	
Vendor 15% @ \$30k/vendor	\$27,000	
Stadium sections + birthdays	~\$12,000	
Live events (one line)	~\$5k — ticketed when live set runs, or corporate buyout; not both	
Case	NET operating profit	
Base / stabilized	~\$48k–\$60k/mo — main pitch	
Strong	~\$75k–\$85k/mo	
Upside	~\$100k–\$105k/mo — only if vendors, sections, and ticketed calendar all hit	

Projection Guardrails

Layer	Treatment
Station license rent (Mirage-operated suites)	Base after station assignments and rent commencement — not third-party suite operators.
Vendor Row base fees	Base after six vendor agreements, deposits, and opening schedule.
Mirage bar base case	Base only with market comps, bar operator, alcohol license path, and monthly ramp model.

15% vendor gross food-sales override	Upside until vendor LOIs, POS data, delivery reports, or conservative comps support it.
VIP / Live Brunch / watch-social screen events	Upside until bookings, soft holds, event calendar, pricing, and staffing/security plan support it.
Downside case	Required: only 4 vendors open, bar at 70% of base, higher payroll/utilities, delayed events.

Survival / Expected / Best-Case Model

Case	Assumptions	Monthly profit read
Survival / stress	4 units · 3 vendors · no booked events · bar below target · owner draw paused	Debt survival test only; CFO must model payroll cuts and bar break-even.
Conservative Year 1	~70% station fill · 4 chefs · bar at ~60% of target · limited events	~ \$15k-\$30k/mo before optional owner draw.
Expected / stabilized	60 station licenses · 6 chef cubicles · modeled bar · regular watch-social calendar	~ \$45k-\$60k/mo ; pitch as roughly \$500k-\$600k annually after debt service and operating expenses.
Strong case	Vendor avg \$22k · sections ~40% · ticketed live calendar · 15% override ramping	~ \$75k-\$85k/mo
Upside case	Vendor avg \$30k · sections 50-65% · full ticketed calendar · bar at habit or packet level	~ \$100k-\$105k/mo — not Day 1 base

Investor discipline: do not pitch one fantasy number. The base story is rent/platform supports real estate; the Mirage bar and programming create wealth.

Proof Package Still Needed

Investor proof	Next deliverable
Professional 5-year model	Monthly Year 1, annual Years 2-5, sources/uses, debt service, payroll, vendor terms, downside case.
Market / comparable data	Brunch, courtyard bar, food market, rent, event, and West Bank demand comps.
Operator / team section	Named GM/bar/commissary/events/POS/security/construction/AOR/PE/leasing responsibilities.
Investor payback path	Debt service or equity distribution policy, refinance/sale options, reserves, and legal terms.

Market Proof Snapshot

Proof item	Current read / next proof
Traffic	Manhattan Blvd corridor sources cite roughly 45k-46.2k vehicles/day ; attach official LADOTD exhibit before investor close.
Population / income	Harvey CDP cited around 20,915 people; 70058 ZIP around 39,578 . Add 5/10/15-minute drive-time report and income bands.
Comparable demand	Use St. Roch Market, New Orleans food halls, Nice Guys/Garden-style brunch, Wrong Iron/Bayou Beer Garden-style courtyard bars, Legacy Hall/Box Garden, McGregor Square, Tempe Eats, and Houston/Dallas food-market examples as named comps and lessons.
Demand proof	LOIs, deposits, vendor interest, event soft holds, social waitlist, promoter/DJ commitments, and sponsorship interest.

Operator / Risk / Exit Proof

Investor question	Answer needed
Who operates?	Name sponsor, licensed GC, GM, bar lead, commissary/platform manager, event lead, security, POS/admin, AOR/PE, lease counsel, CPA/CFO modeler.
What can go wrong?	Permit delay, parking/drainage redesign, construction overrun, alcohol license timing, vendor lease-up delay, weak vendor sales, weather, staffing/security.
How mitigated?	Pre-app, bid-gate alternates, 70-space engineered plan, no vendor alcohol, weekly POS/delivery reporting, vendor replacement rights, reserves.
How investors get paid?	Hold for cash flow, refinance after stabilization, sale after rent/POS history, or replicate only after first-site proof.

Desk	Ask / Deliverable
Planning	MU-CD Level 1 site plan, food/beverage hall + cloud kitchen + 10 complementary retail units + accessory court, no retail restrooms by default if shared banks approved.
Engineering	One-way bowl-loop parking off a single Manhattan curb cut, 24 ft aisles, 70 spaces, split enter/exit, no neck parking, drainage/surface approval.
Health	Cloud kitchen in hall NW corner, grease in Zone X, fixture count for 4+4 split restroom banks serving restaurant/retail/court.
Fire Marshal	A-2 occupant load (~150 indoor), egress, emergency lighting, alarm/sprinkler determination, fire access.
Survey / Civil	Stamped ALTA, flood zones, wetland/no-dig bands, topo, parking stripes, easements, 811.

Structural PE	Slab-on-grade with thickened turn-down footings (Zone X — no flood piers; pile allowance only if geotech flags), finished floor $\geq 6''$ above curb, pre-cut steel openings, frame connections, roof sign tie-down, wind/uplift.
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Mirage Manhattan · 1705 Manhattan Blvd, Harvey LA 70058 · miragemanhattan.com · Not an offer to sell securities · projections are forward-looking coordination numbers subject to MAI appraisal, stamped GC bid, and legal counsel at close.

8 · Pre-App Due Diligence Questions

Position to Jefferson: we have completed preliminary owner due diligence. The parish is being asked to confirm, correct, or redirect the submitted interpretation before final design, steel shell orders, or the slab-on-grade pour.

#	Question	Preliminary Answer	Backup
1	MU-CD mixed-use site plan	Food/beverage hall + cloud kitchen + accessory bar/court + 10 retail units on one Level 1 MU-CD site plan.	Program lock · survey layout
2	Retail unit size	Ten 750 SF units (15'×50') exceed the 500 SF commercial target.	Program lock · permanent structure checklist
3	Permanent building status	Not temporary storage; two permanent single-story commercial buildings on engineered slab-on-grade (Zone X, no flood piers).	Permanent structure checklist
4	Building permit path	Preferred path is one AOR-supervised commercial permit for the two-building assembly.	AOR/PE handoff · steel building checklist
5	Metal-building appearance	Commercial storefront + impact glazing + slat/facade treatment on public faces.	Appearance rules · §40-447(h) checklist
6	Build envelope	Occupied structures stay in Zone X bowl; neck/canal/east pole bands stay passive.	Flood/wetlands check · survey baseline
7	Parking count	70 code min @ CO (32 restaurant + 38 retail) · stripe 100 @ open per 100-space lock.	100-space lock · 100 striping
8	Parking flow	One curb cut on Manhattan · one-way bowl loop · split enter/exit · no neck stalls.	100-space striping concept · good neighbor plan
9	Surface/drainage	Concrete parking bowl and court hardscape in base GC bid; Civil PE final section and striping on stamped site plan.	Flood/wetlands · parking worksheet
10	Shared restrooms	4 Mirage + 4 common court/retail stalls if Health/Planning approve shared access.	Restroom/parking code lock
11	Kitchen/grease	Cloud kitchen and grease stay in the hall's NW corner in Zone X; no canal or neck grease work.	Program lock · flood/wetlands check
12	Alcohol/detention screen	Known correctional/detention facilities appear beyond 300 ft; final proof by ALTA/JPSO map.	12-question backup sheet · ALTA/JPSO map pending

Send-ready file: 1705-MANHATTAN-PRE-APP-12-QUESTIONS-WITH-BACKUP.md. Summary answer sheet: 1705-MANHATTAN-12-PRELIMINARY-ANSWERS.md. Final answers by Jefferson Planning/Engineering/Building, JPSO/ATC, Health, Fire Marshal, AOR, Civil PE, and surveyor.