HISTORY | inspiration
INDUSTRIAL SANCTUARY | concepts
NEIGHBORHOOD | concepts & inspiration
SITE ANALYSIS | zoning
EXd | central employment district
RIVER DISTRICT | urban renewal area
SITE ANALYSIS | adopted NW district plan
MARKET ANALYSIS | office
OFFICE | interior inspiration
MARKET ANALYSIS | multi-family

**Front Ave (663+ units)**
- Waterline (Riverscape) Apartments: 243 units, under construction
- NW Front Apartments (Lot 8): 270 units, Planned
- NW Front Apartments (Lot 1): 150 units, Proposed
- Dockside Site: units TBD, proposed

**North Pearl (891 units)**
- The Parker: 177 units, under construction
- Block 17: 280 units, under construction
- Cosmopolitan: 150 units, under construction
- The Overton: 284 units, proposed

**Conway (275 units)**
- Slabtown Marketplace: 115 units, proposed
- Q21 Mixed Use: 160 units, proposed

**Overton (278 units)**
- 19th + Overton: 50 units, proposed
- Overton Apartments: 46 units, proposed
- 20 Pettygrove: 22 units, proposed
- Northrup Apartments: 160 units, proposed

**Recently Completed (512 units)**
- Sawyers Row: 40 units
- Savier Flats: 179 units
- Benevento: 24 units
- The Addy: 104 units
- Pacifica: 75 units
- Freedom Center: 90 units
MARKET ANALYSIS | retail
• Pedestrian Meeting Zone
• Ample Green Space
• Extended Business Hours
• Flexible Office Space
• Quality Jobs
• Ample Office/Retail Parking
• Neighborhood
• Destination!
ARCHITECTURE | concept
RETAIL | concepts & inspiration
ARCHITECTURE | model
CONSTRUCTION | parking
CONSTRUCTION | phase one
CONSTRUCTION | phase two
FINANCING | overview

• Assumptions
  - Equity
  - Lease Rates
  - Cap Rates – Office/Retail

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total cash return year 11, Net Income Plus</td>
<td>$18,652,671</td>
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<tr>
<td>Sale</td>
<td></td>
</tr>
<tr>
<td>NPV @ 5% Discount Rate</td>
<td>$5,877,850</td>
</tr>
<tr>
<td>IRR Based On Cash Equity</td>
<td>21%</td>
</tr>
<tr>
<td>IRR Based On Total Equity</td>
<td>9%</td>
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</table>
## Project Costs

<table>
<thead>
<tr>
<th></th>
<th>1631 Purchase Price 2013</th>
<th></th>
<th>Interest Rate</th>
<th>5.0%</th>
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</thead>
<tbody>
<tr>
<td><strong>Hard Costs</strong></td>
<td></td>
<td></td>
<td>Yearly Inflation Rate</td>
<td>3%</td>
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<tr>
<td>Phase 1</td>
<td>$23,959,623</td>
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<td>Amortization, Years</td>
<td>25</td>
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<tr>
<td>Phase 2</td>
<td>$3,095,329</td>
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<tr>
<td><strong>Soft Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase 1</td>
<td>$6,232,249</td>
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<tr>
<td>Phase 2</td>
<td>$2,423,653</td>
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<tr>
<td><strong>Total Hard &amp; Soft Costs</strong></td>
<td>$35,710,854</td>
<td></td>
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</tr>
</tbody>
</table>

| **Builder's Profit** | 15%                        | $5,356,628           |

| **Total Costs**      | $53,317,482                |

<table>
<thead>
<tr>
<th><strong>Sources</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Permanent Loan</strong></td>
<td>$35,727,552</td>
<td></td>
</tr>
<tr>
<td><strong>Equity</strong></td>
<td>$17,589,930</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>Equity</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1631 Cost Less Debt</td>
<td>75%</td>
<td>$3,062,500</td>
</tr>
<tr>
<td>Development Fee Deferred</td>
<td>50%</td>
<td>$1,352,748</td>
</tr>
<tr>
<td>Builder's Profit Deferred</td>
<td>100%</td>
<td>$5,356,628</td>
</tr>
<tr>
<td><strong>Cash Equity</strong></td>
<td>75%</td>
<td>$3,062,500</td>
</tr>
<tr>
<td><strong>Total Equity</strong></td>
<td>100%</td>
<td>$17,589,930</td>
</tr>
</tbody>
</table>
In Conclusion...
SITE RENDERINGS

SE CORNER FROM ABOVE
SITE
RENDERINGS

NE CORNER FROM ABOVE
SITE RENDERINGS

NW ENTRY FROM 17th AVE
SITE
RENDERINGS

NW CORNER
SITE
RENDERINGS

SOUTH ENTRY OFF NW THURMAN ST AND 16th
AVE
SITE RENDERINGS

EAST ENTRY OFF NW THURMAN ST
OFFICE PATIOS
SITE RENDERINGS

LOOKING WEST
SITE RENDERINGS

LOOKING EAST FROM NW 17th AVE