

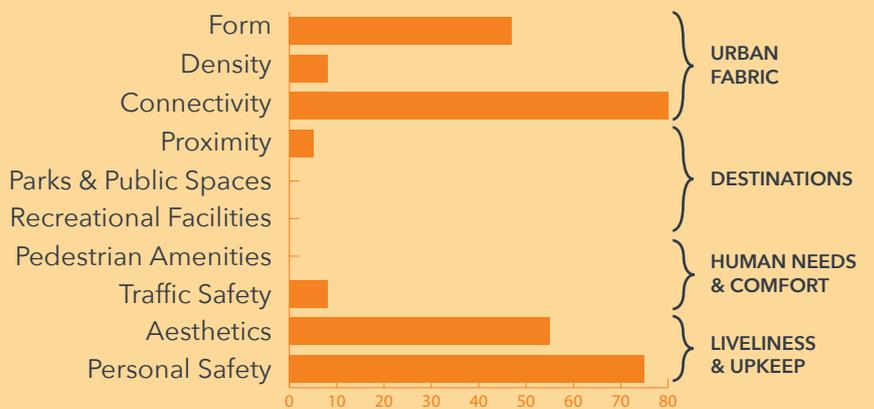


PROJECT MASTERPLAN

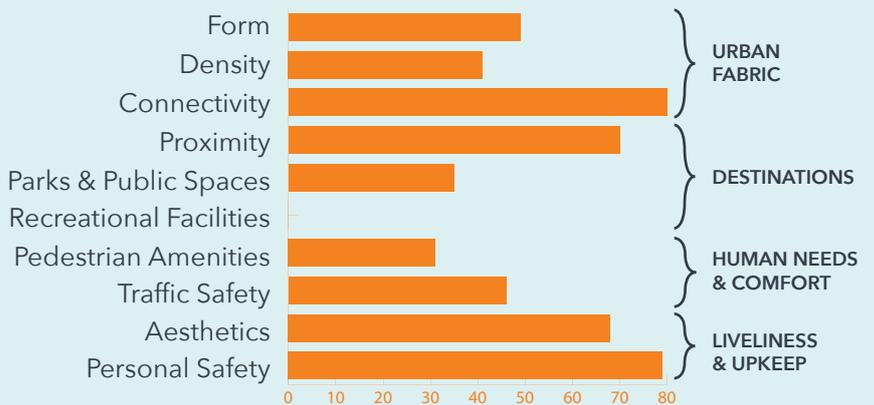
Segments 57, 86, 87, and 88



EXISTING STATE OF PLACE INDEX & PROFILE



FUTURE STATE OF PLACE INDEX & PROFILE





Median Disposable Income
\$26,978



Office Rents



Retail Rents



Retail Revenues



Residential Rents

Economic Baseline

\$25.92

\$18

\$15.36

\$16.8

ROI

\$10.99

\$5.81

\$10.48

\$5.06

With Transit Premium

\$13.39

\$10.64

\$16.19

\$5.19

Project Area

Sq.Ft.

720,000

Sq.Ft.

480,000

Sq.Ft.

480,000

Sq.Ft.

720,000

Value Captured

\$19,373,404

Project Cost

\$100,000,000

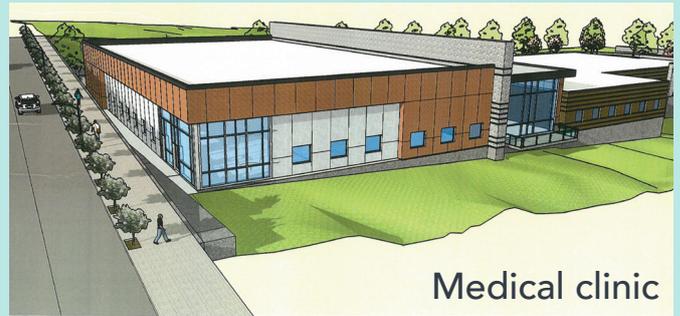
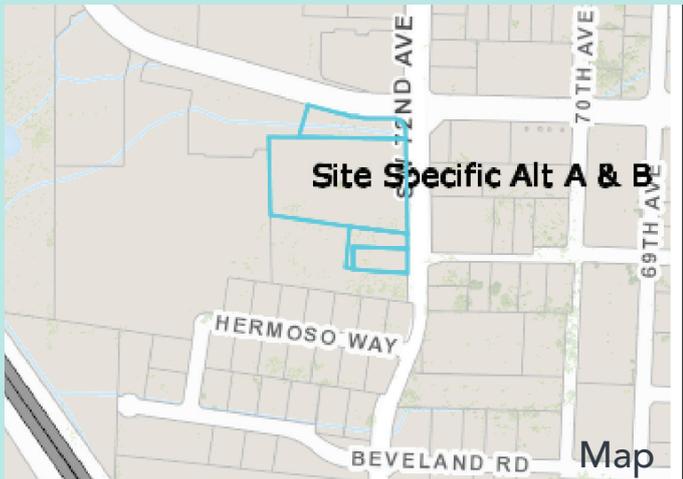
Value for Money a year per Sq.ft.

\$0.19

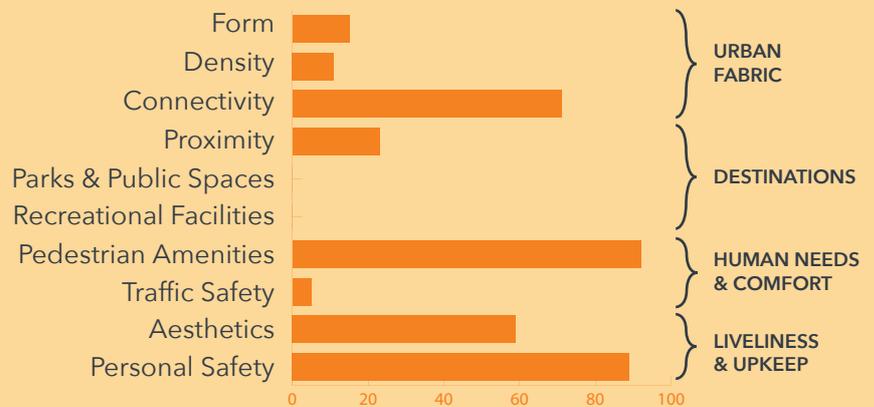


PROJECT SPECIFIC SITE A

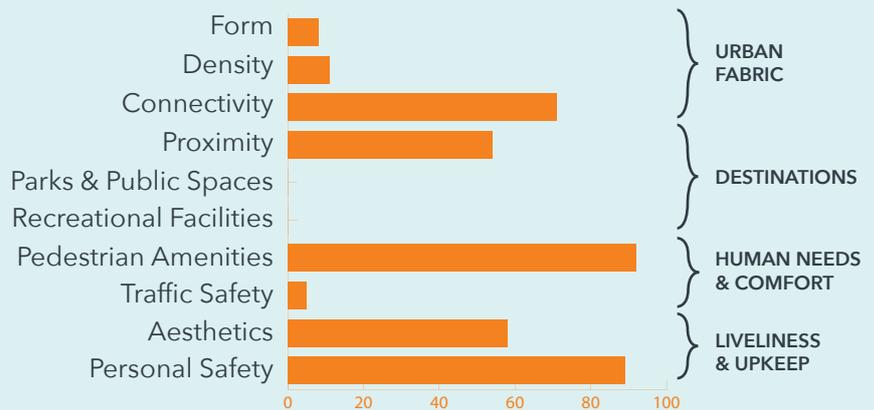
Segments 45 and 50



EXISTING STATE OF PLACE INDEX & PROFILE



FUTURE STATE OF PLACE INDEX & PROFILE





Median Disposable Income
\$26,978



Office Rents



Retail Rents



Retail Revenues



Residential Rents

Economic Baseline

\$25.92

\$18

\$15.36

\$16.8

ROI

\$0.18

\$0.09

\$0.17

\$0.08

With Transit Premium

\$0.22

\$0.17

\$0.26

\$0.08

Project Area

Sq.Ft.

35,000

Sq.Ft.

n/a

Sq.Ft.

n/a

Sq.Ft.

n/a

Value Captured

\$6,202

Project Cost

\$6,400,000

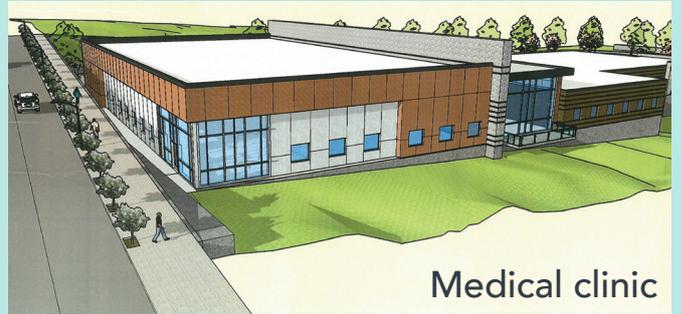
Value for Money a year per Sq.ft.

\$0.001



PROJECT SPECIFIC SITE B

Segments 45 and 50

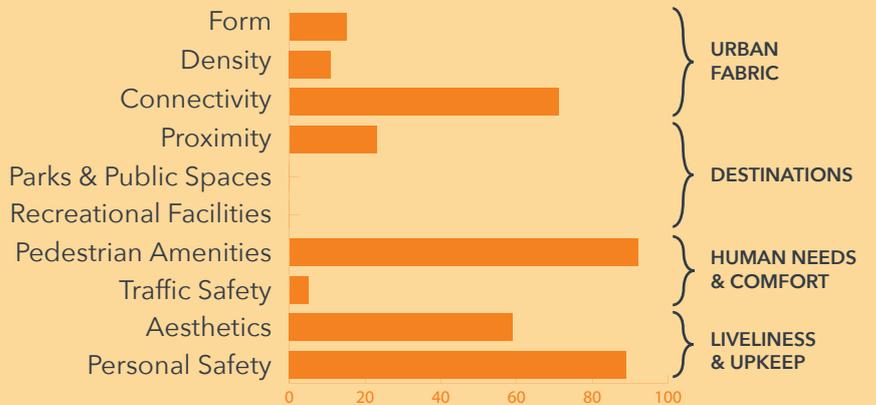


Medical clinic

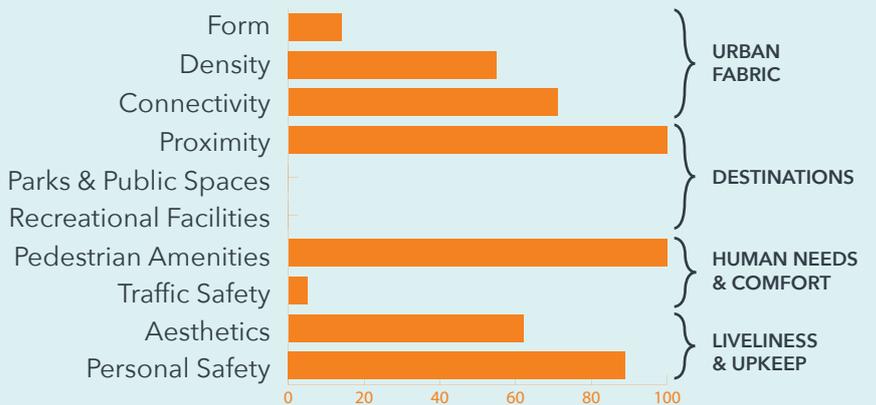


Adrienne

EXISTING STATE OF PLACE INDEX & PROFILE



FUTURE STATE OF PLACE INDEX & PROFILE





Median Disposable Income
\$26,978



Office Rents



Retail Rents



Retail Revenues



Residential Rents

Economic Baseline

\$25.92

\$18

\$15.36

\$16.8

ROI

\$5.25

\$2.77

\$5.00

\$2.42

With Transit Premium

\$6.39

\$5.08

\$7.73

\$2.48

Project Area

Sq.Ft.
35,000

Sq.Ft.
2,000

Sq.Ft.
2,000

Sq.Ft.
6,000

Value Captured

\$213,651

Project Cost

\$8,200,000

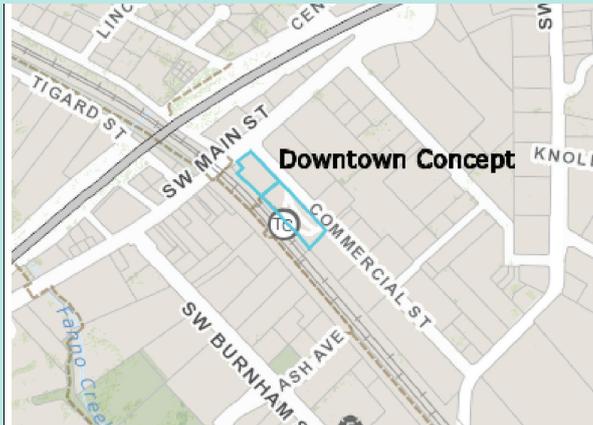
Value for Money a year per Sq.ft.

\$0.026

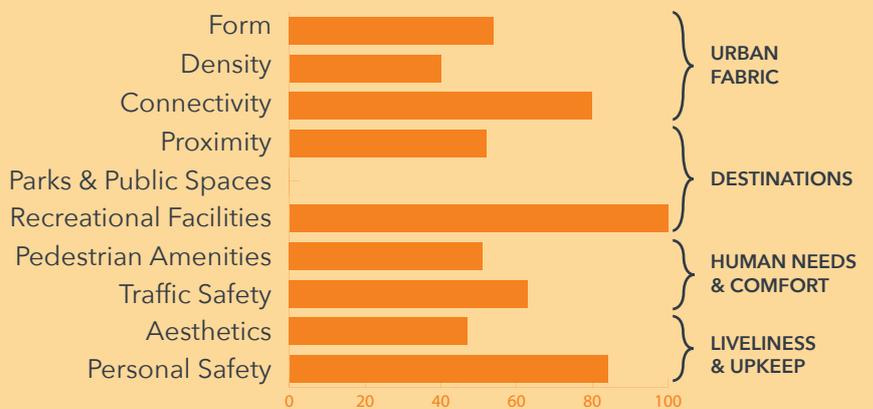
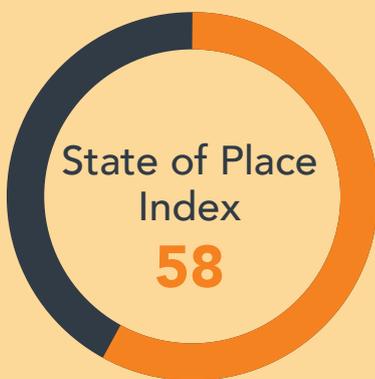


PROJECT DOWNTOWN SITE

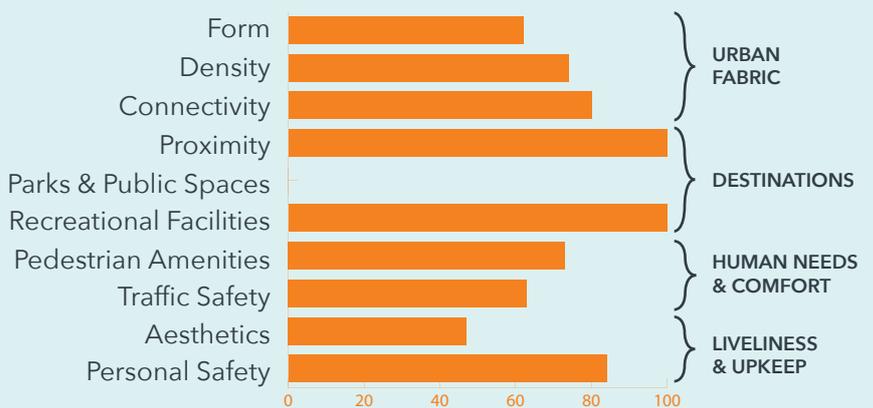
Segments 45 and 50



EXISTING STATE OF PLACE INDEX & PROFILE



FUTURE STATE OF PLACE INDEX & PROFILE





Median Disposable Income
\$26,978



Office Rents



Retail Rents



Retail Revenues



Residential Rents

Economic Baseline

\$25.92

\$18

\$15.36

\$16.8

ROI

\$6.03

\$3.19

\$5.74

\$2.78

With Transit Premium

\$7.34

\$5.84

\$8.88

\$2.85

Project Area

Sq.Ft.

n/a

Sq.Ft.

50,000

Sq.Ft.

50,000

Sq.Ft.

100,000

Value Captured

\$724,204

Project Cost

\$28,000,000

Value for Money a year per Sq.ft.

\$0.026