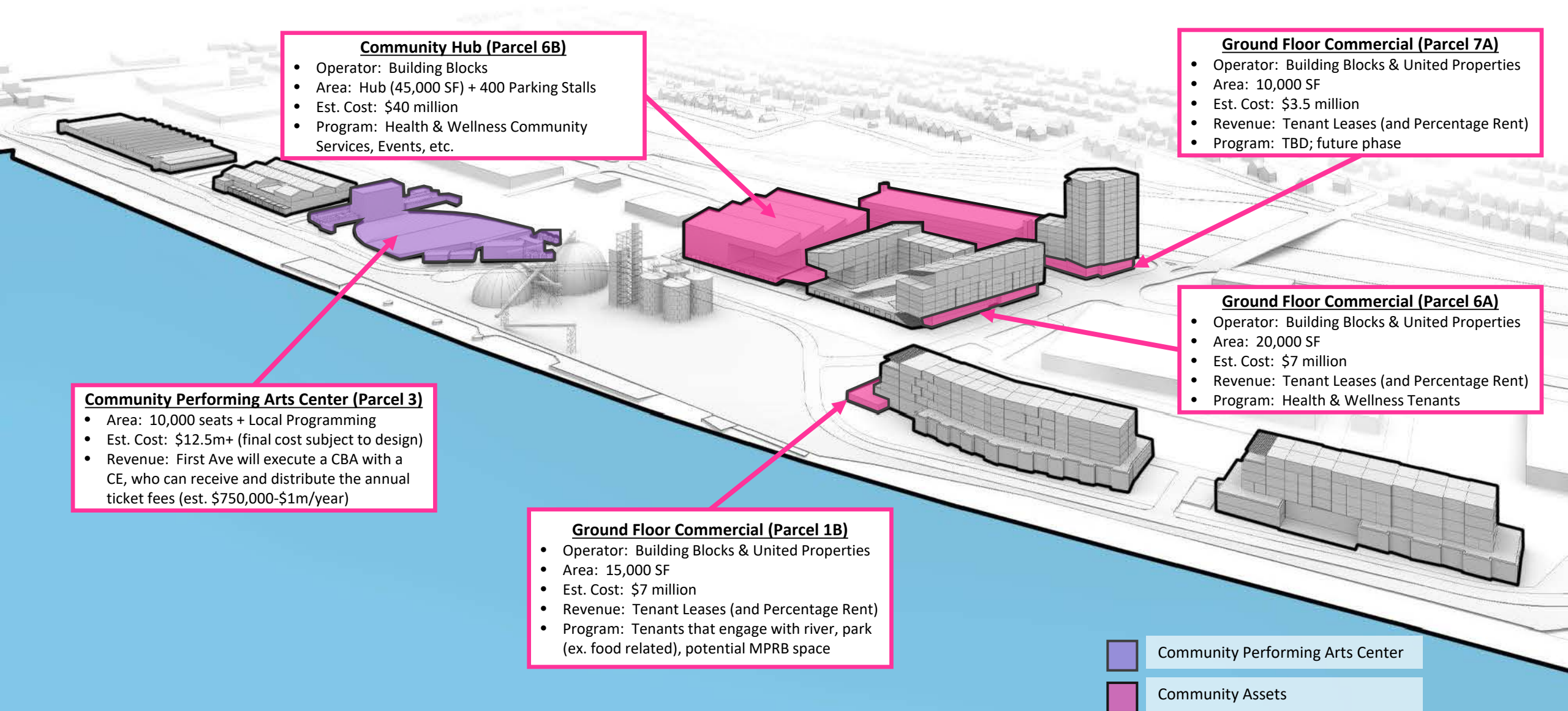


COMMUNITY ENTITY - PRIMARY REAL ESTATE OPPORTUNITIES



Community Hub (Parcel 6B)

- Operator: Building Blocks
- Area: Hub (45,000 SF) + 400 Parking Stalls
- Est. Cost: \$40 million
- Program: Health & Wellness Community Services, Events, etc.

Ground Floor Commercial (Parcel 7A)

- Operator: Building Blocks & United Properties
- Area: 10,000 SF
- Est. Cost: \$3.5 million
- Revenue: Tenant Leases (and Percentage Rent)
- Program: TBD; future phase

Ground Floor Commercial (Parcel 6A)



- Operator: Building Blocks & United Properties
- Area: 20,000 SF
- Est. Cost: \$7 million
- Revenue: Tenant Leases (and Percentage Rent)
- Program: Health & Wellness Tenants

Community Performing Arts Center (Parcel 3)

- Area: 10,000 seats + Local Programming
- Est. Cost: \$12.5m+ (final cost subject to design)
- Revenue: First Ave will execute a CBA with a CE, who can receive and distribute the annual ticket fees (est. \$750,000-\$1m/year)

Ground Floor Commercial (Parcel 1B)

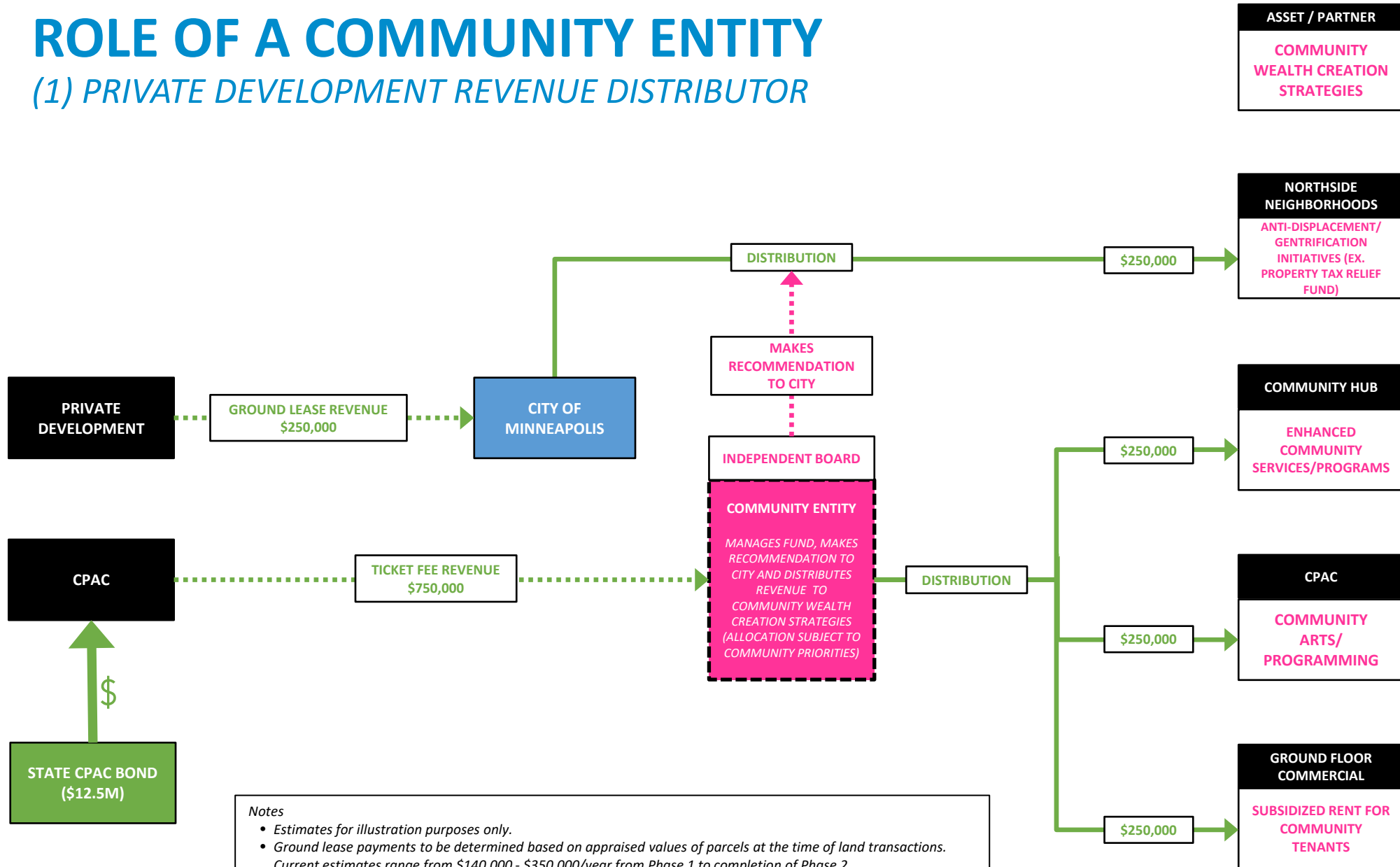
- Operator: Building Blocks & United Properties
- Area: 15,000 SF
- Est. Cost: \$7 million
- Revenue: Tenant Leases (and Percentage Rent)
- Program: Tenants that engage with river, park (ex. food related), potential MPRB space

-  Community Performing Arts Center
-  Community Assets

*All areas and costs are estimated, subject to final design which shall be completed as part of the City's land use process.

ROLE OF A COMMUNITY ENTITY

(1) PRIVATE DEVELOPMENT REVENUE DISTRIBUTOR



Notes

- Estimates for illustration purposes only.
- Ground lease payments to be determined based on appraised values of parcels at the time of land transactions. Current estimates range from \$140,000 - \$350,000/year from Phase 1 to completion of Phase 2.
- Ticket fee revenue estimated at approximately \$750k-\$1m/year; subject to the number of events and tickets sold.
- If community entity makes recommendation on allocation of ground lease payments, then they cannot receive the ground lease funds.

FUND DEPLOYMENT EXAMPLES

PRIVATE DEVELOPMENT REVENUE DISTRIBUTION → NORTHSIDE HOMEOWNER ASSISTANCE

Disrupting Gentrification & Displacement						
<i>Partnership with Neighborhood Associations to Assist Homeowners with Increased Property Taxes</i>						
		2021	2022	2023	2024	2025
Property Tax Relief Fund:		N/A	\$250,000	\$250,000	\$250,000	\$250,000
<i>Funding Provided from Private Development Revenue Sources (Ground Lease Payments & CPAC Ticket Fee)</i>						
Homeowner Example		2021	2022	2023	2024	2025
Market Value:		\$120,500	\$138,575	\$159,361	\$183,265	\$210,755
Market Value Increase:		N/A	15%	15%	15%	15%
Total Property Tax:		\$1,410	\$1,622	\$1,865	\$2,144	\$2,466
Year-Over-Year Increase:			\$212	\$243	\$280	\$322
Homeowners Assisted:			1,182	1,028	894	777
<i>If Total Net Increase in Property Taxes Were Paid Through Fund</i>						

FUND DEPLOYMENT EXAMPLES

PRIVATE DEVELOPMENT REVENUE DISTRIBUTION → SUBSIDY TO ASSIST COMMUNITY TENANTS IN PROJECT

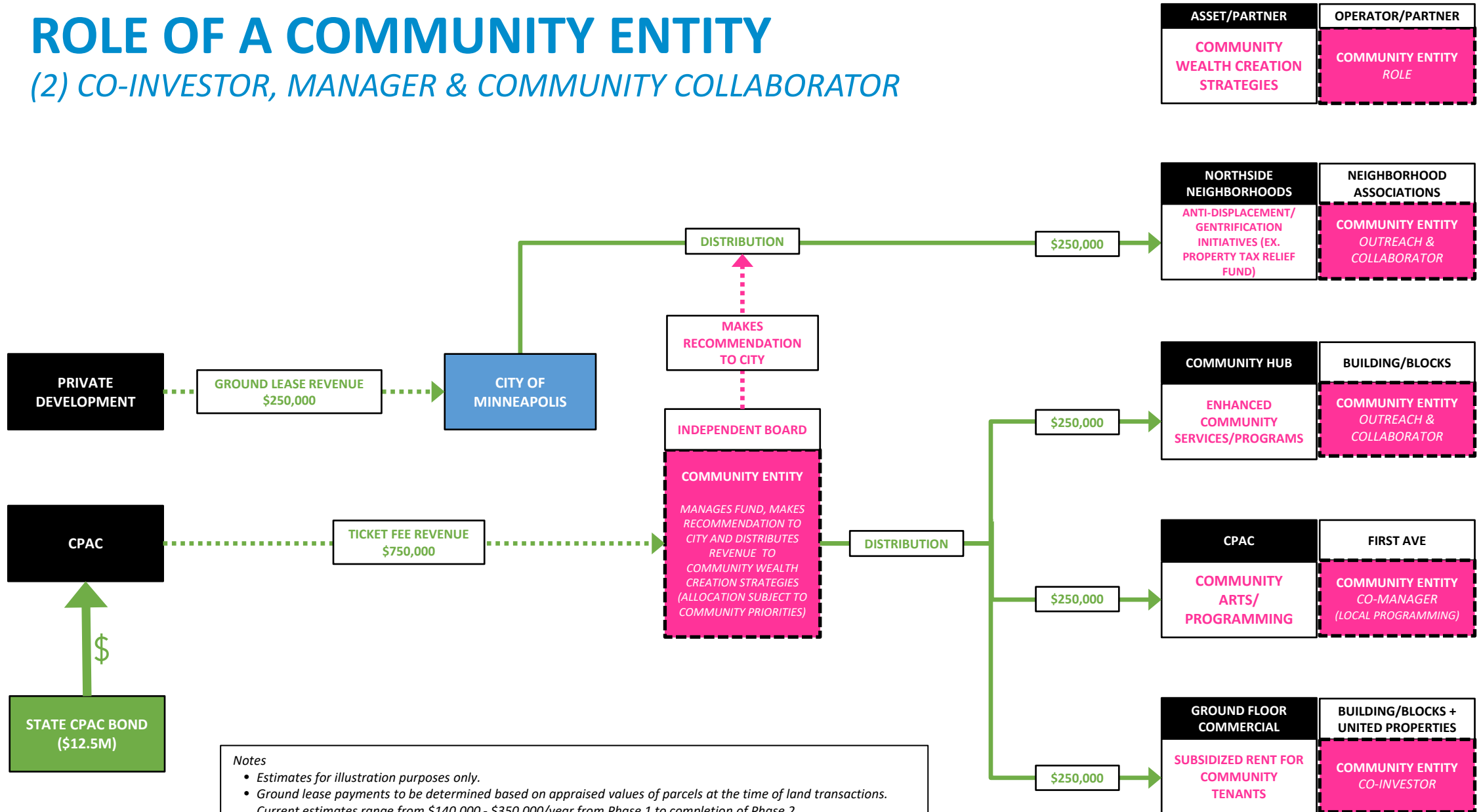
GROUND FLOOR COMMERCIAL (COMMUNITY TENANT SUBSIDY)						
CORPORATE ANCHOR TENANTS	AREA (SF)	COST PSF	COST	RENT		NET RENT PSF
				CONSTANT	NET RENT	
PARK RELATED PROGRAM	5,000	\$400	\$2,000,000	8.00%	\$160,000	\$32
HEALTHCARE ANCHOR	10,000	\$400	\$4,000,000	8.00%	\$320,000	\$32
TOTAL	15,000	\$400	\$6,000,000		\$480,000	\$32
COMMUNITY TENANTS						
LOCAL FOOD TENANTS	10,000	\$450	\$4,500,000	8.00%	\$360,000	\$36
CHILDCARE SERVICES	5,000	\$400	\$2,000,000	8.00%	\$160,000	\$32
HEALTH & WELLNESS SERVICES	5,000	\$400	\$2,000,000	8.00%	\$160,000	\$32
TOTAL	20,000	\$425	\$8,500,000		\$680,000	\$34
DEVELOPMENT COST SUBSIDIES (PASSED THROUGH TO NEW COMMUNITY ENTITY/INVESTOR)						
NEW MARKET TAX CREDITS			(\$2,125,000)			
TAX INCREMENT FINANCING			(\$1,729,969)			
CITY SEED FUND			(\$1,000,000)			
NET TOTAL	20,000		\$3,645,031	7.00%	\$255,152	\$12.76
ANNUAL PRIVATE DEVELOPMENT REVENUE SUBSIDY (DEPLOYED BY COMMUNITY ENTITY TO ASSIST COMMUNITY BUSINESSES IN THE PROJECT)						
TICKET TAX ALLOCATION FUNDS					(\$250,000)	
NET COMMUNITY TENANT COST	20,000				\$5,152	\$0.26
*THE COMMUNITY ENTITY COULD UTILIZE PRIVATE DEVELOPMENT REVENUE TO SUBSIDIZE LOCAL TENANT NET RENT DOWN TO APPROXIMATELY \$0.						
*TENANTS COST OF OCCUPANCY WOULD ONLY BE PAYMENT OF REAL ESTATE TAXES AND PROPERTY MAINTENANCE.						

MARKET RATE ENTITY COST AND REQUIRED RENT

COMMUNITY ENTITY COST AND REQUIRED RENT

ROLE OF A COMMUNITY ENTITY

(2) CO-INVESTOR, MANAGER & COMMUNITY COLLABORATOR



Notes

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EXAMPLE PROJECT REAL ESTATE OWNERSHIP & OPERATIONS

PARCEL 1B: 75 AFFORDABLE HOUSING UNITS + 15 FOR-SALE TOWNHOMES + 15,000 SF COMMERCIAL SPACE

