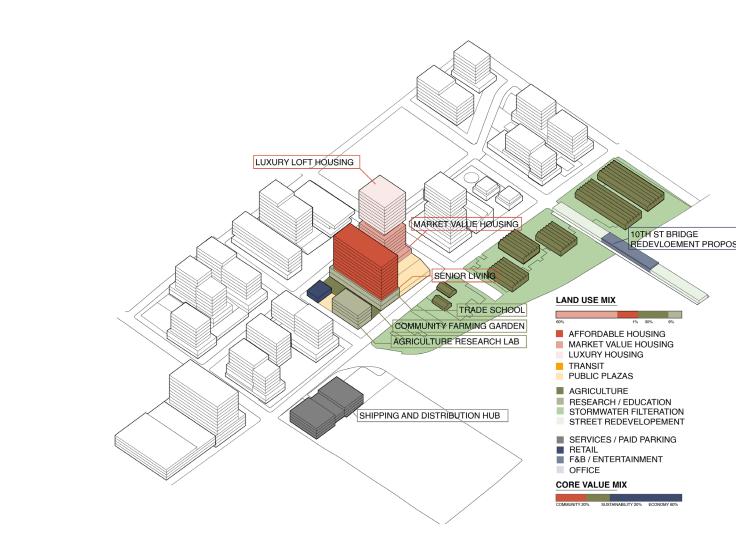
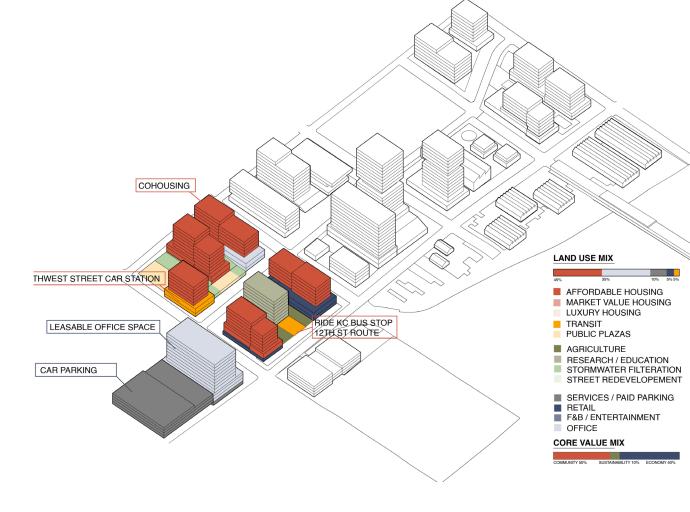
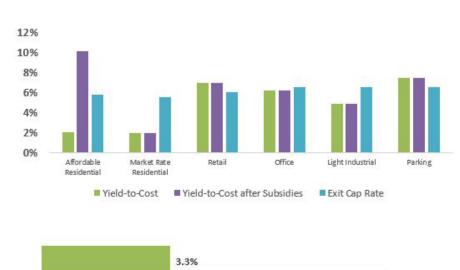
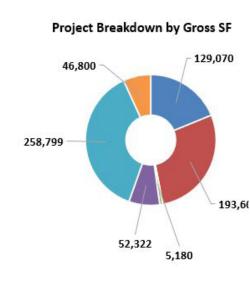


2 CHARLOTTE PLAZA 7 8TH STREET PLAZA 9 FOOD HALL (10) AGRICULTURE TRADE SCHOOL (11) AGRICULTURE R+D LAB (13) CO-HOUSING BLOCK (14) CO-WORKING FACILITY (17) FULFILLMENT CENTER 8) GREENHOUSE + LEASABLE FARMLAND

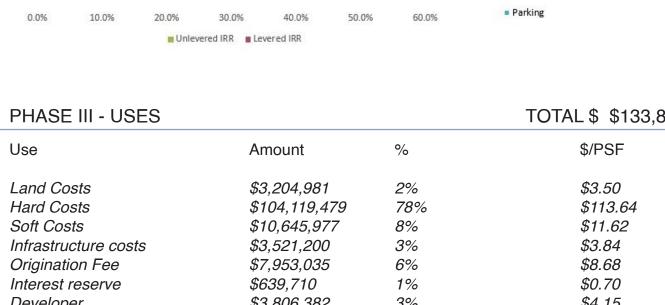




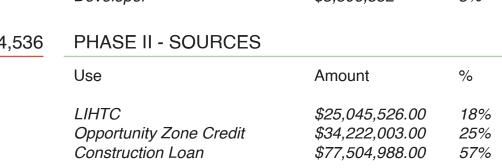




Affordable Residential
Market Rate Residential



Infrastructure costs Origination Fee Interest reserve



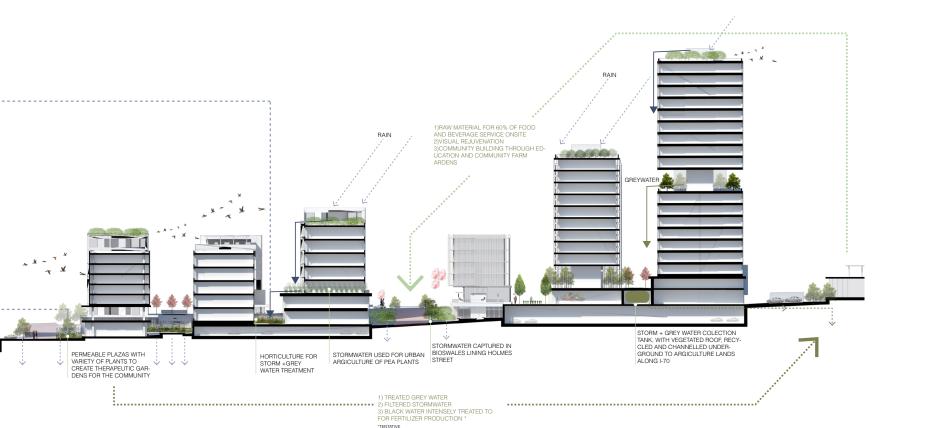
\$7,576,113 \$25,045,526.00 18% *\$34,222,003.00 25%* 

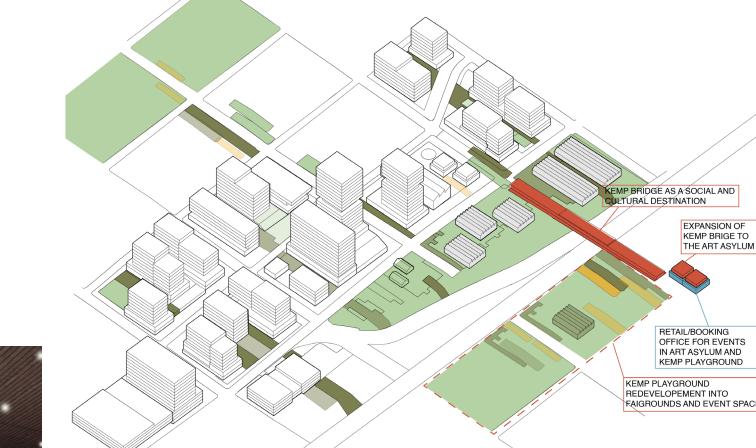
Infrastructure costs Low income housing tax credit \$16,675,262.00 12%

Opportunity Zone Credit \$35,854,526.00 27% *\$81,360,976.00 61%* 

Hard Costs

Soft Costs





of the Kemp Bridge (after its pedestrainization in phase II) into a cultural point for the city. With unique views to the KAW Riverside communities, and further south from the site, the Kemp will be the

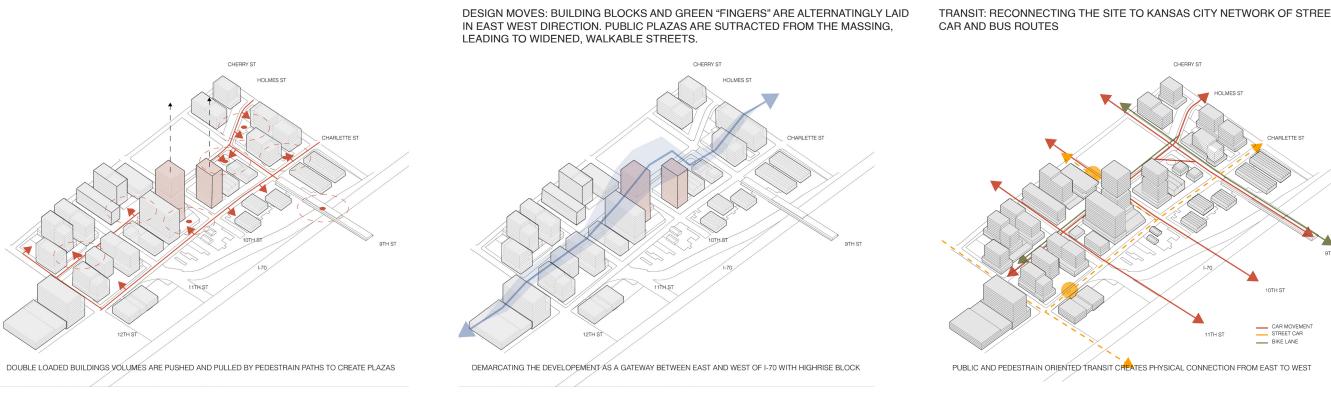
nucleus of a strong music, food and art culture. In this manner the Combine pushes for community

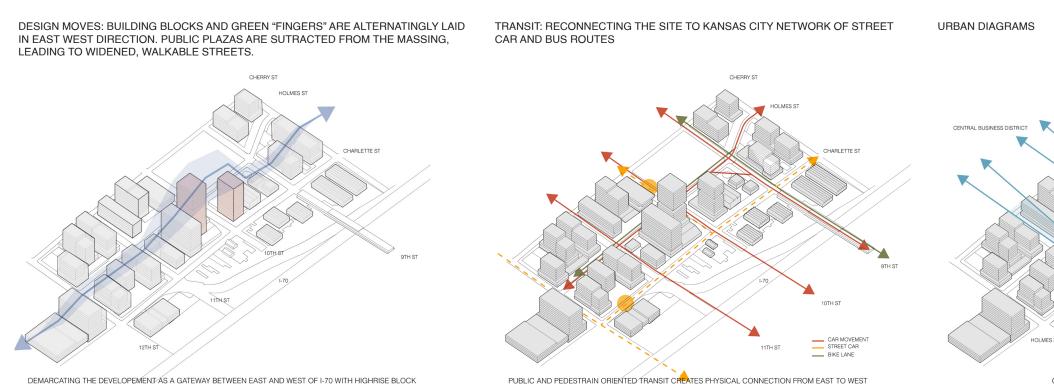
building through sustainable urban agriculture and local economy.

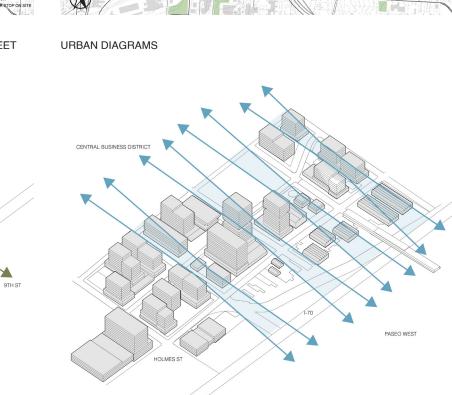
CULTURAL HUB TO CONNECT CENTRAL BUSINESS DISTRICT AND PASEO WEST The East Village is located at the threshold of two dissimilar localities; while Paseo West remains stagnant, the Central Business District on the West of I-70. The future phasing aims to further increase the East-West connection by bleeding the green and pedestrain friendly spaces towards Davis Park and Kemp Playground. The proposal acts as a gateway by configuring public spaces which tie back to the agricItural and cultural roots of Kansas city. The future phasing will include further development

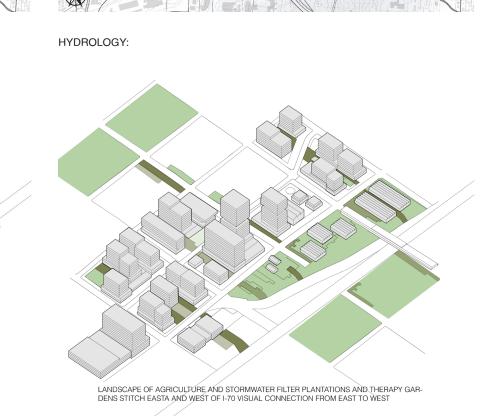
stormwater and recycled grey water back to the gardens and farmlands, creating symbiosis with the human ecosystem and green infrastructure of the neighborhood. The Combine will allow Kansas city to set an example as a zero-waste, self-sufficient developments as a vision for the future. The final development will be LEED Platinum certified, environmentally friendly and will be a fully sustainable community.

The proposal connects Paseo West with the East Village/CBD to provide economic growth capabilities along with additional recreational spaces for food truck gatherings and various activities. The iconic Gateway Towers add to the city skyline, enhancing the connection to all sides through Kemp Bridge and 9th Street Boulevard. The Combine employs a community centric, sustainable, and economic future.













# PHASE III

Development Costs \$ 133,890,764





