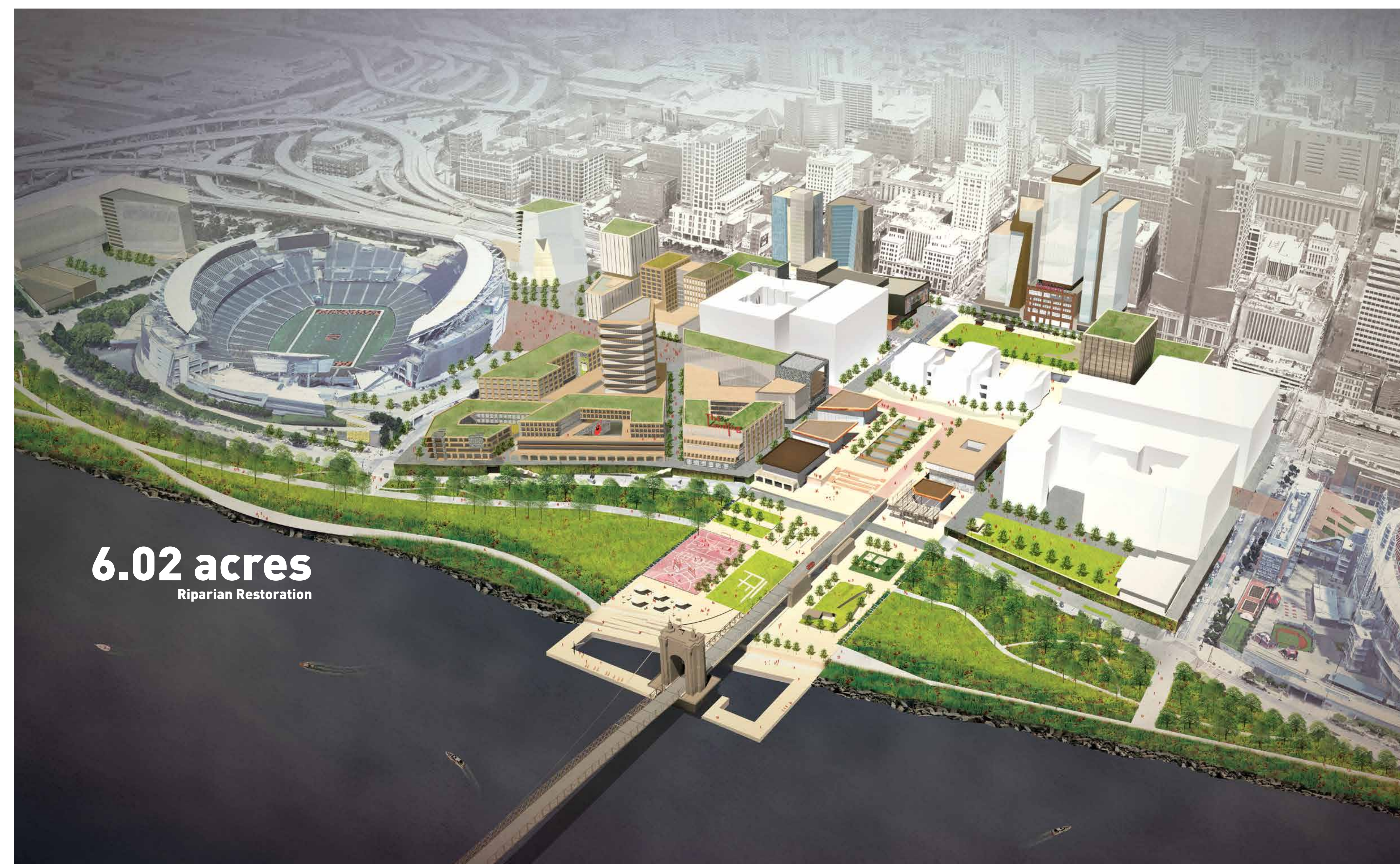
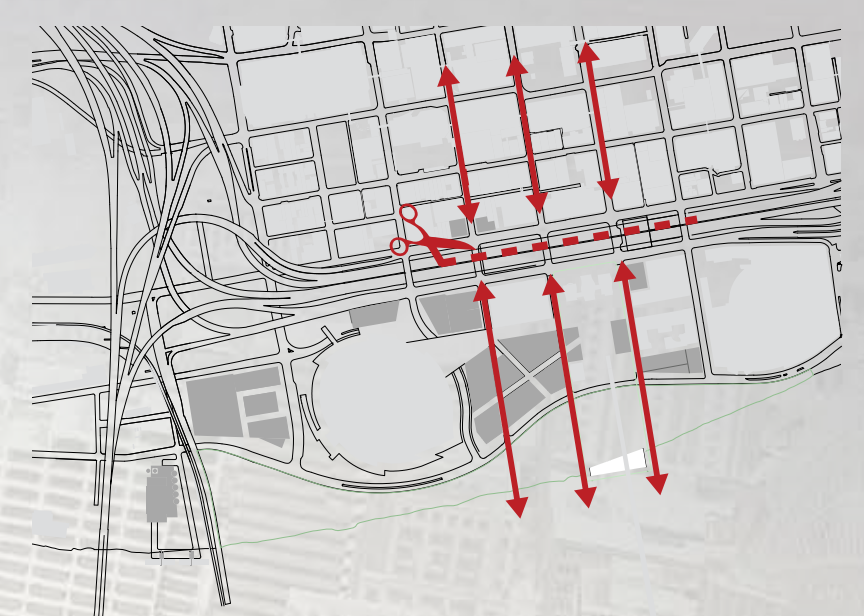


The Landjng

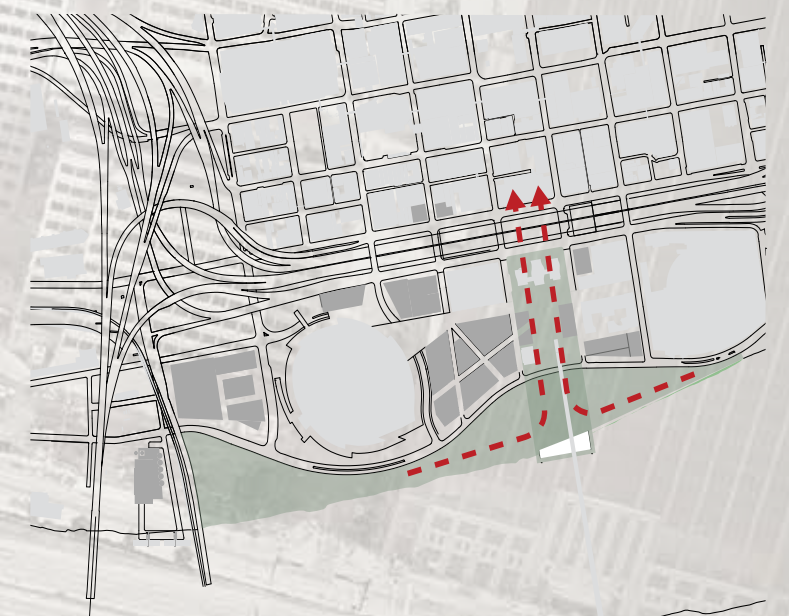
AN IMPORTANT FUTURE



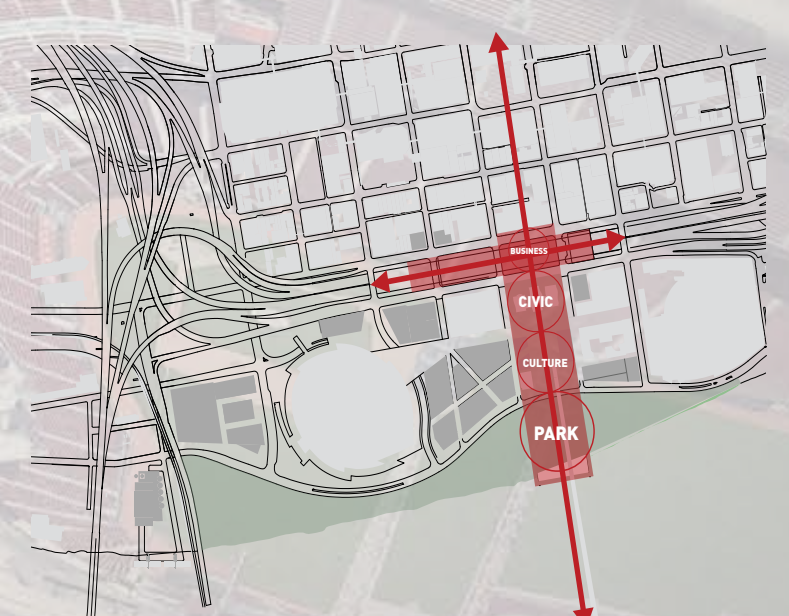
6.02 acres
Riparian Restoration



THE EXISTING HIGHWAY DIS-CONNECTS THE OHIO RIVER FROM DOWNTOWN



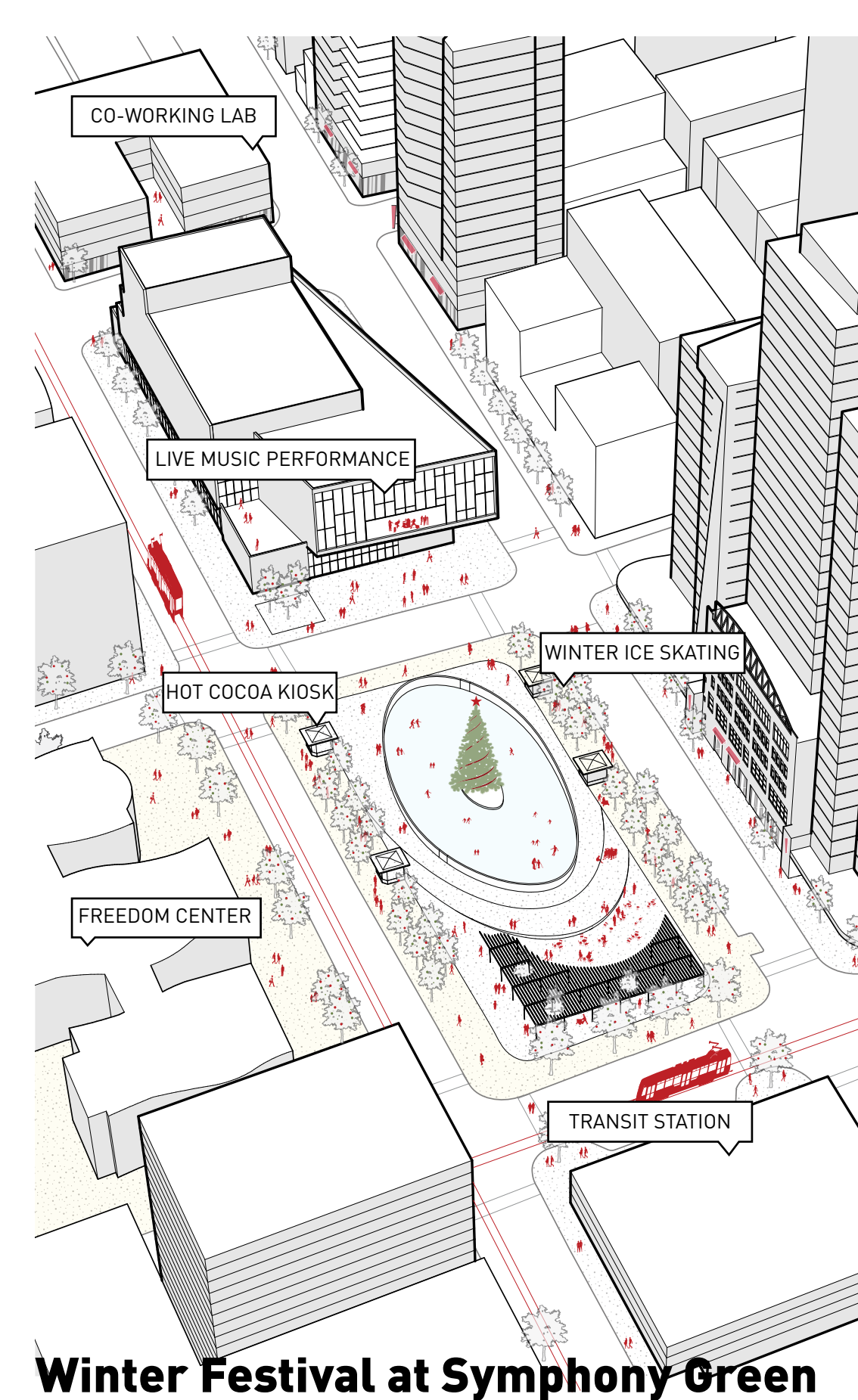
THE LANDING BRINGS THE RIVER TO THE CITY AND THE CITY TO THE RIVER.



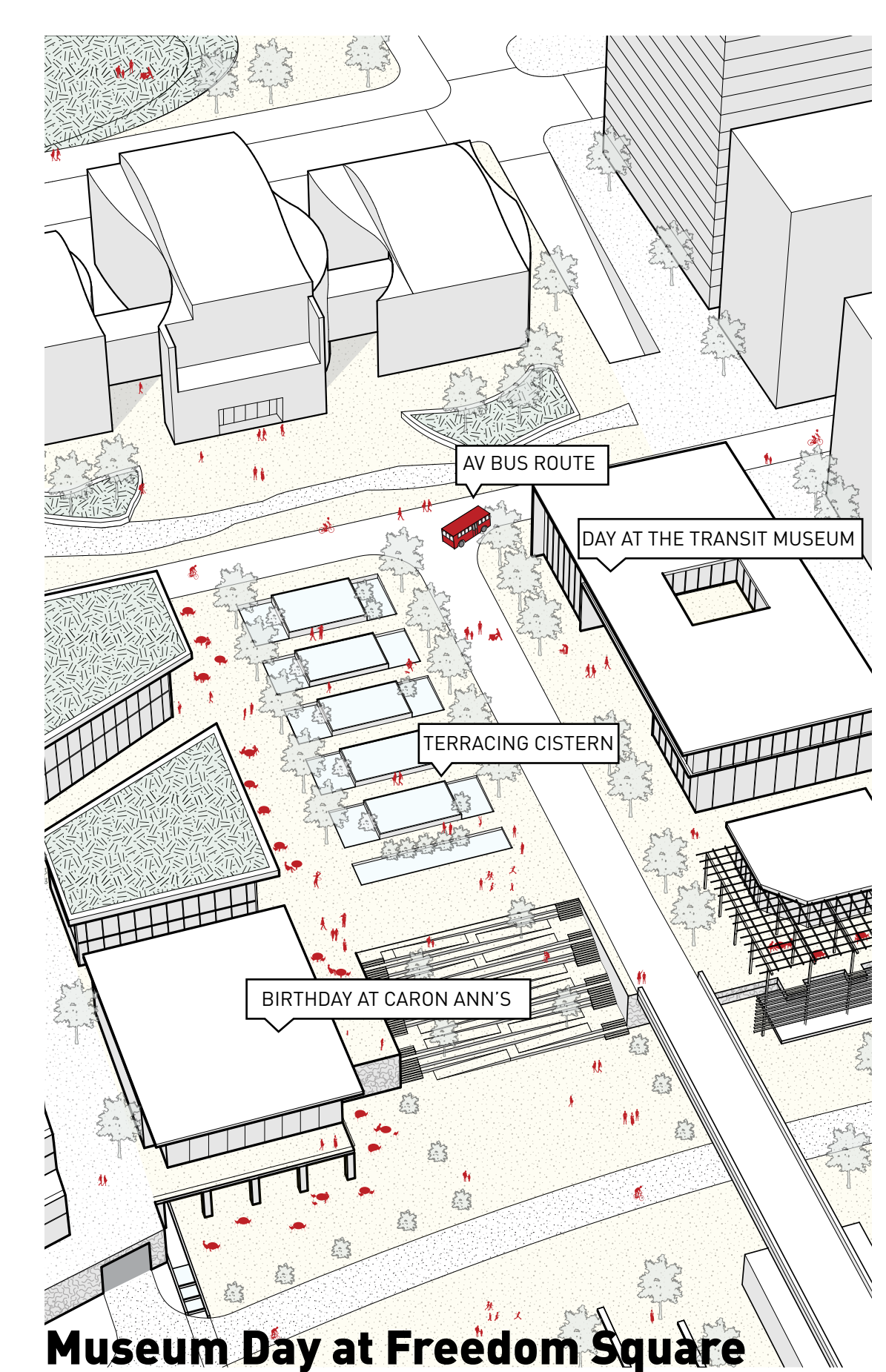
VIBRANT URBAN SPACES AND WATERFRONT LIVING CREATE A NEW GATEWAY FOR THE CITY



Lunch Break at Symphony Green

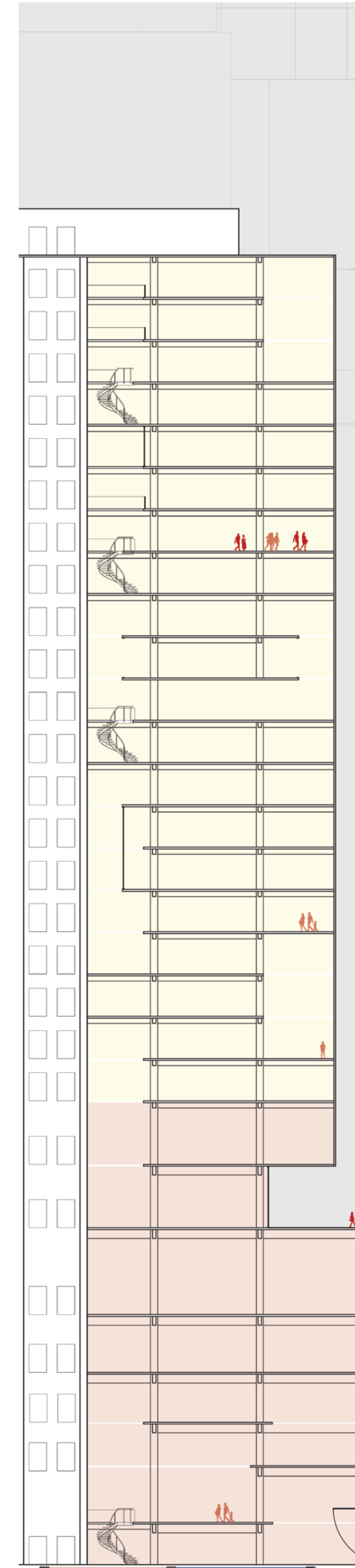
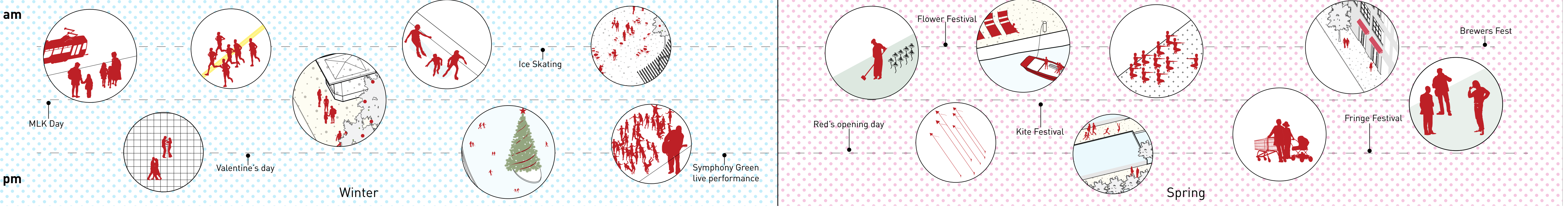


Winter Festival at Symphony Green



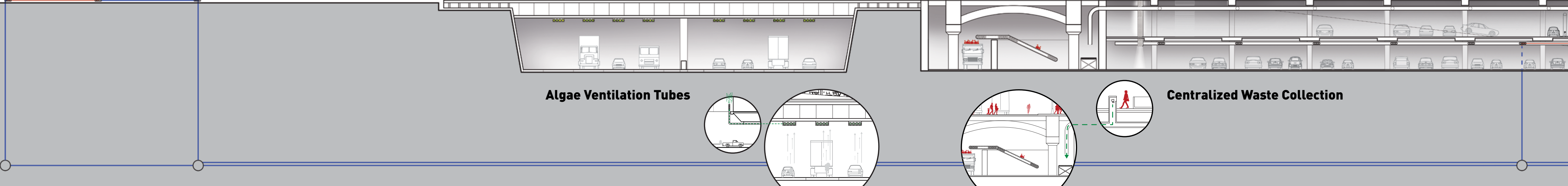
Museum Day at Freedom Square

24/7 SOCIAL SCENE

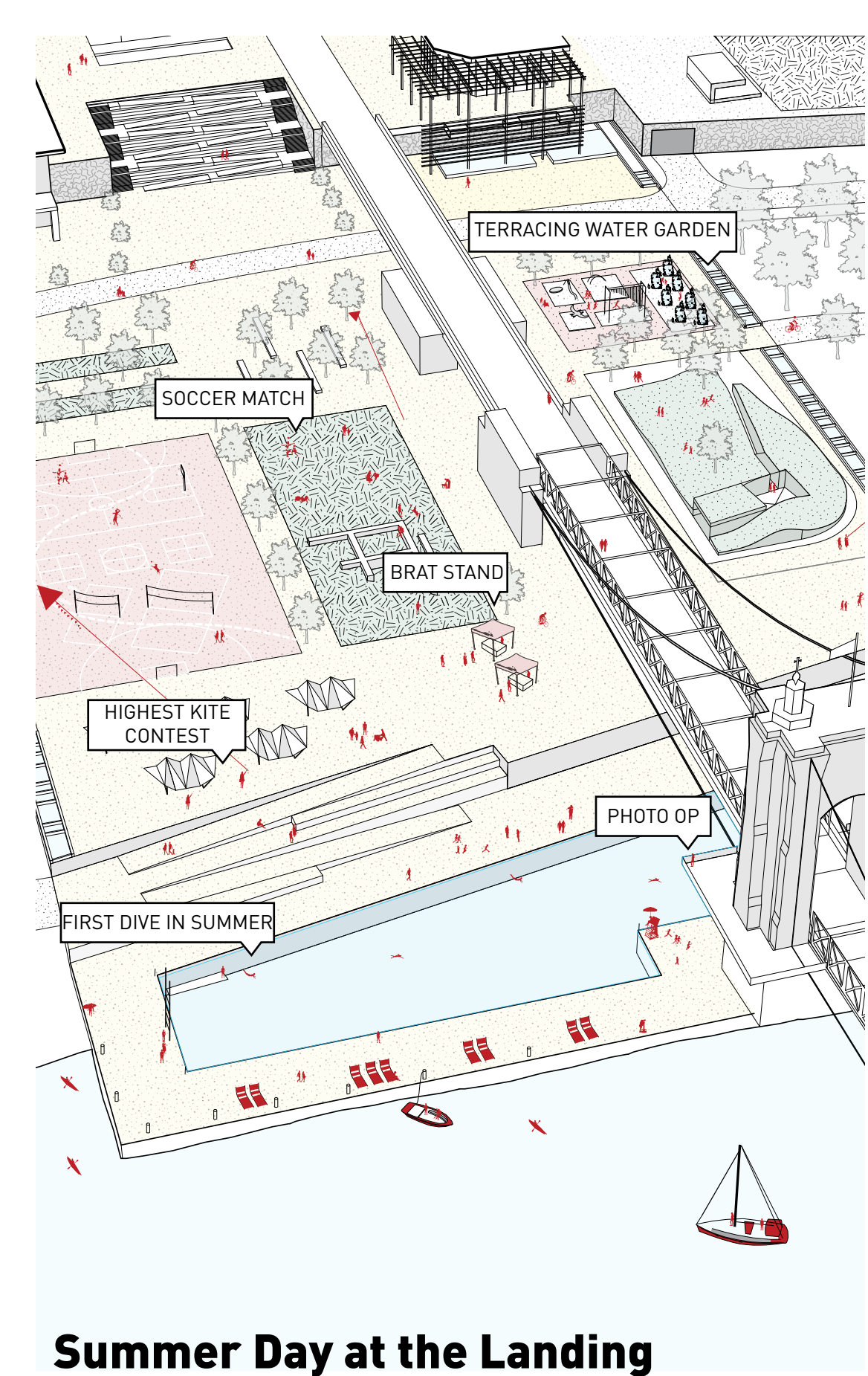


MIXED-USE VIBRANT RIVERFRONT LIVING

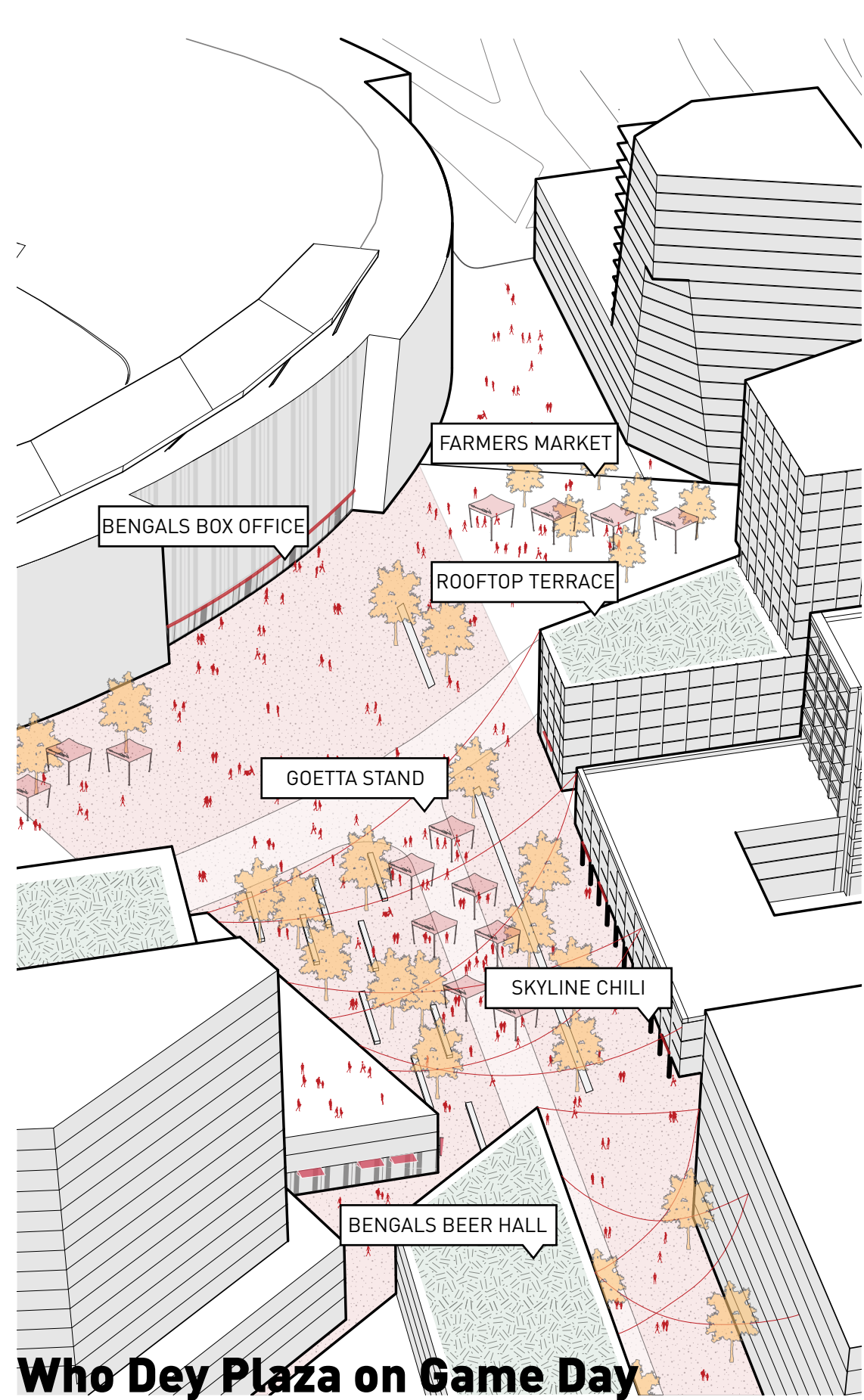
18% AFFORDABLE HOUSING



THE LANDING: A NEW GREEN GATEWAY FOR CINCINNATI



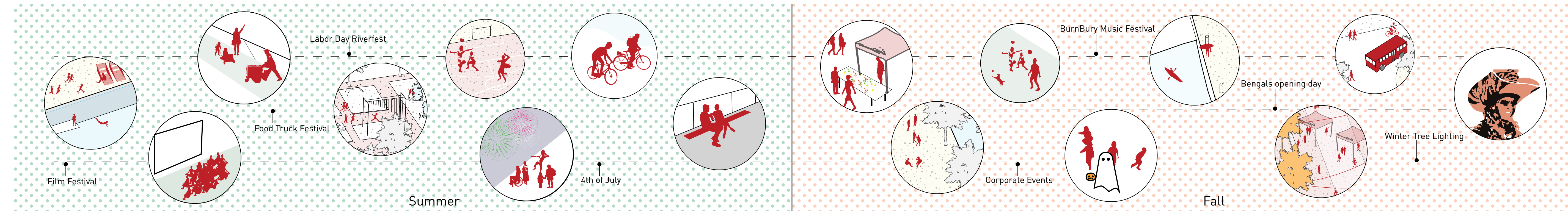
Summer Day at the Landing



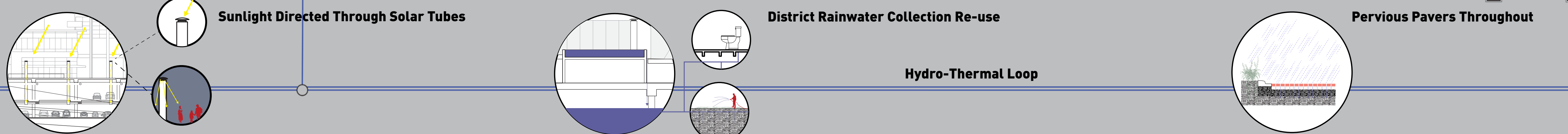
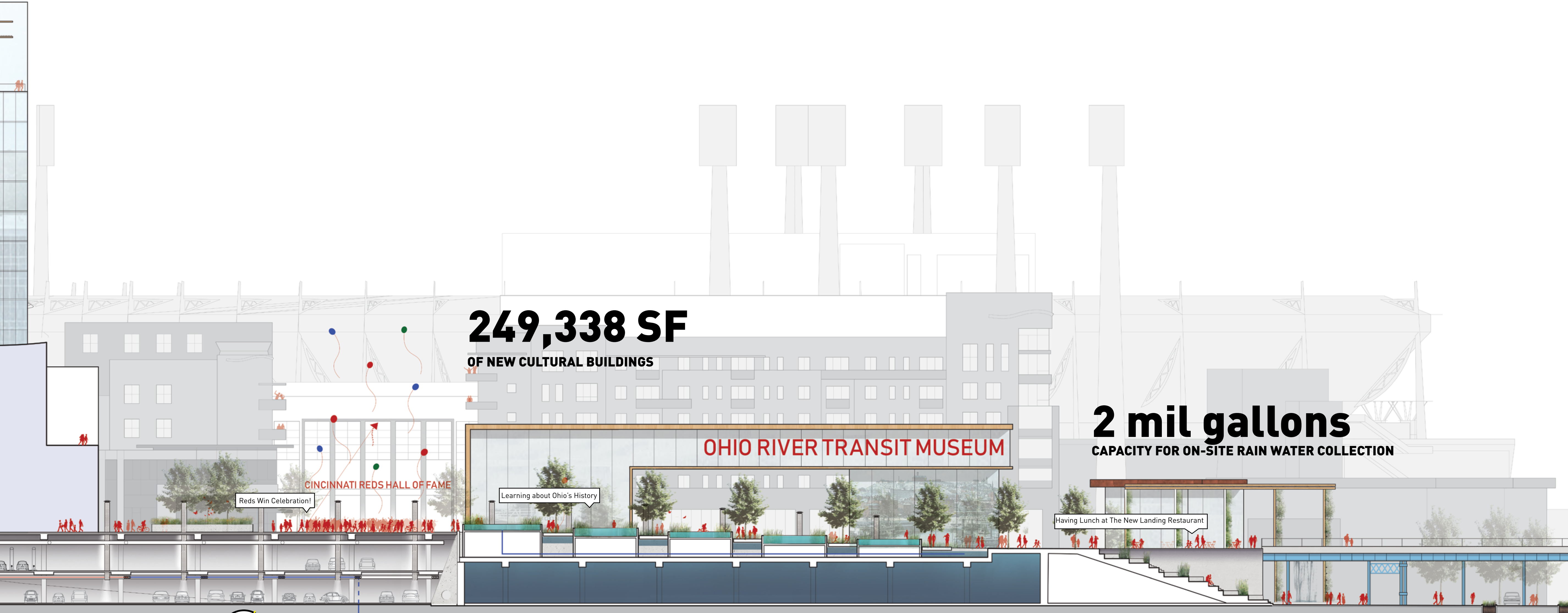
Who Dey Plaza on Game Day



A Spring Day at Freedom Square



SYMPHONY GREEN OVER THE HIGHWAY



- 1 FREEDOM SQUARE
- 2 LANDING SPORTS COURT
- 3 SMALE HARBOR BATH
- 4 CINCY ADVENTURE PARK
- 5 CHILDREN'S SOUND SCAPES
- 6 THE BOWLING LAWN
- 7 FOUNDATION LANDING
- 8 ROEBLING BRIDGE
- 9 OHIO RIVER TRANSIT MUSEUM
- 10 CAROL ANN'S CAROUSEL
- 11 FLIGHT GALLERY (ROTATING EXHIBITION)
- 12 THE THINKERY (SUSTAINABILITY CHILDREN'S MUSEUM)

- 13 THE FREEDOM CENTER
- 14 SYMPHONY GREEN
- 15 CINCINNATI BANKS TRANSIT CENTER
- 16 THE CINCINNATI SYMPHONY ORCHESTRA HALL
- 17 WORK-ZONE (CO-WORKING)
- 18 KROGER URBAN MART
- 19 RIVER VIEW TOWER
- 20 CINCY TOWER
- 21 ONE RIVER TOWER
- 22 SYMPHONY TOWER
- 23 NORTHWOOD TOWER

- 24 180 WALNUT
- 25 CURRENT AT THE BANKS
- 26 AC MARRIOTT HOTEL
- 27 MOERLEIN LAGER HOUSE
- 28 GE GLOBAL OPERATIONS CENTER
- 29 RADIUS AT THE BANKS
- 30 EASY LIVING AT THE BANKS
- 31 ELEVATE BANKS HOTEL
- 32 BENGALS HOTEL AND CONFERENCE CENTER
- 33 BENGALS PRACTICE FACILITY
- 34 WHO DAY PLAZA

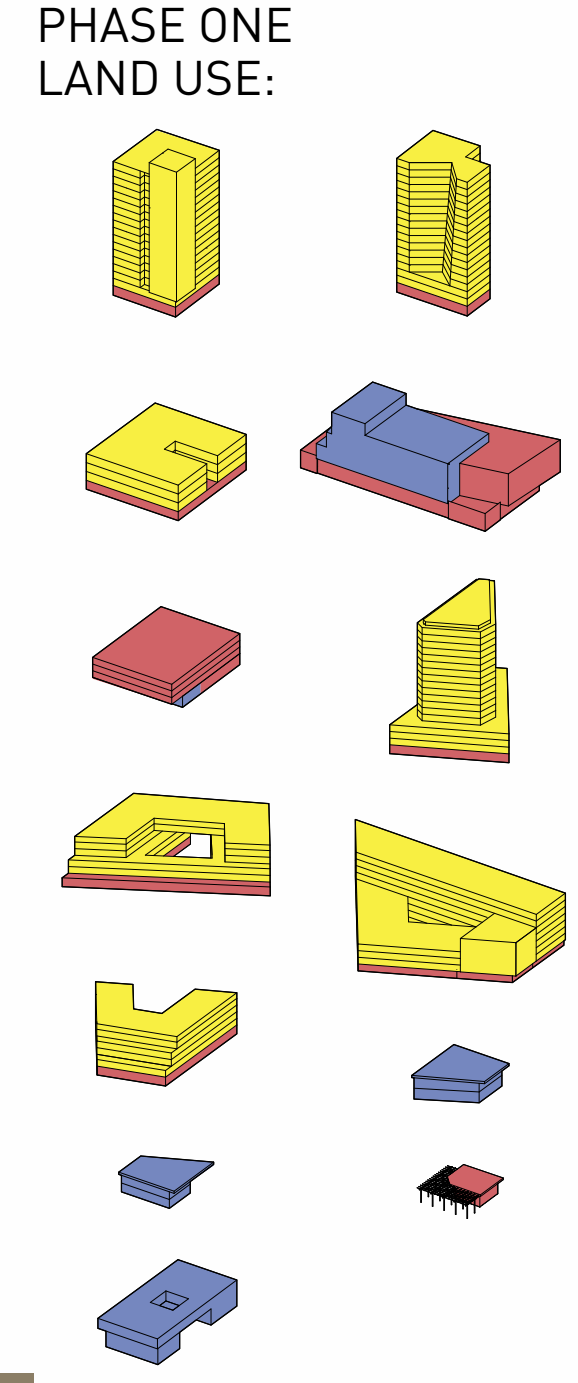
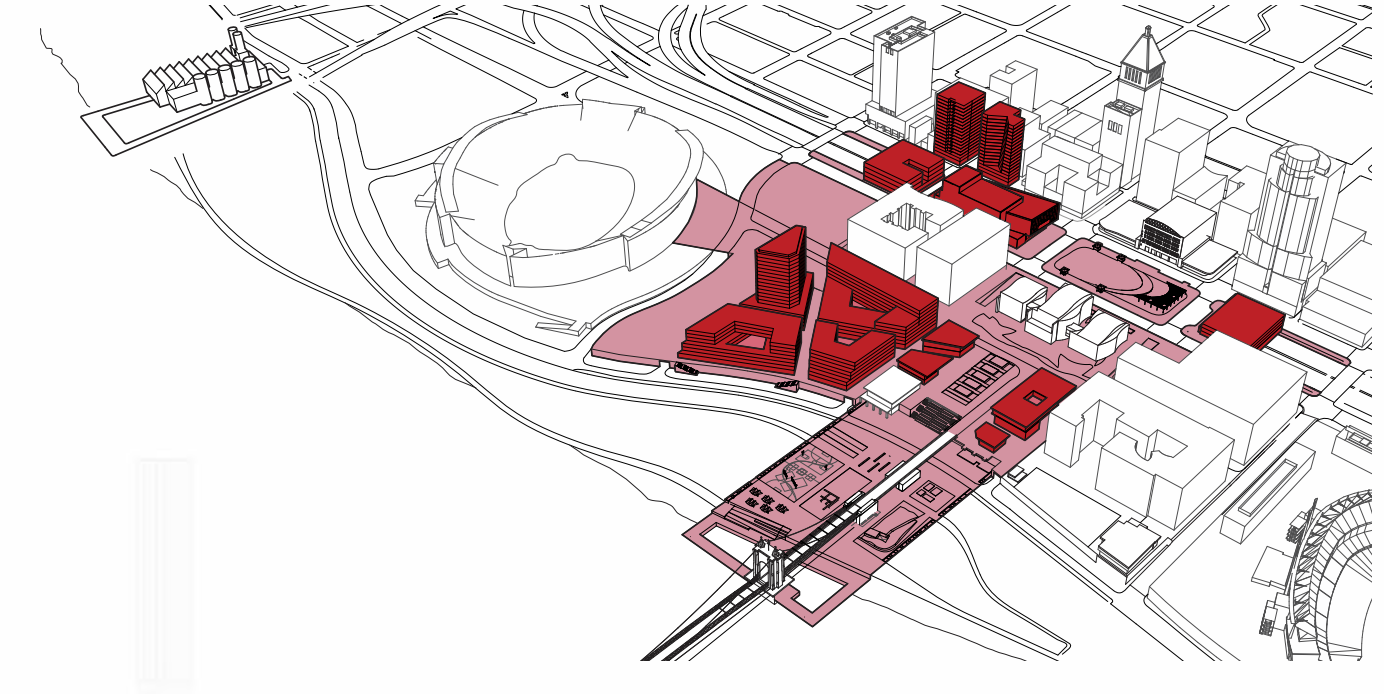
- 35 DUKE ENERGY + GE BIO-MASS ENERGY & RESEARCH FACILITY
- 36 THE RUCKUS LOFTS
- 37 THE RIVER LOFTS
- 38 THE MODERN APARTMENTS
- 39 WAVE APARTMENTS
- 40 THE EDDY APARTMENTS
- 41 THE ARTS LOFTS
- 42 THE GROVE RIBBON
- 43 EVENT SPACE AND WATER RETENTION LAWN
- 44 RIPARIAN RESTORATION

- 45 SMALE NATURE TRAIL
- 46 THE LANDING RESTAURANT



SITE PLAN 0' 100' 200' 300' 400' 800'

PHASE ONE:



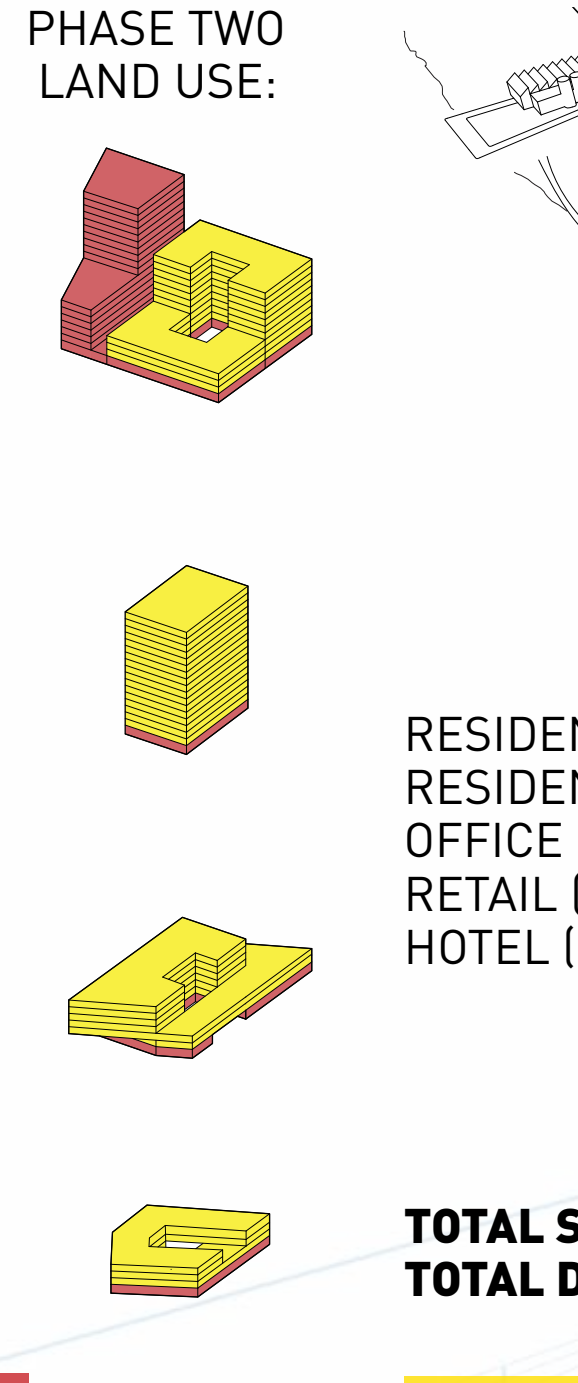
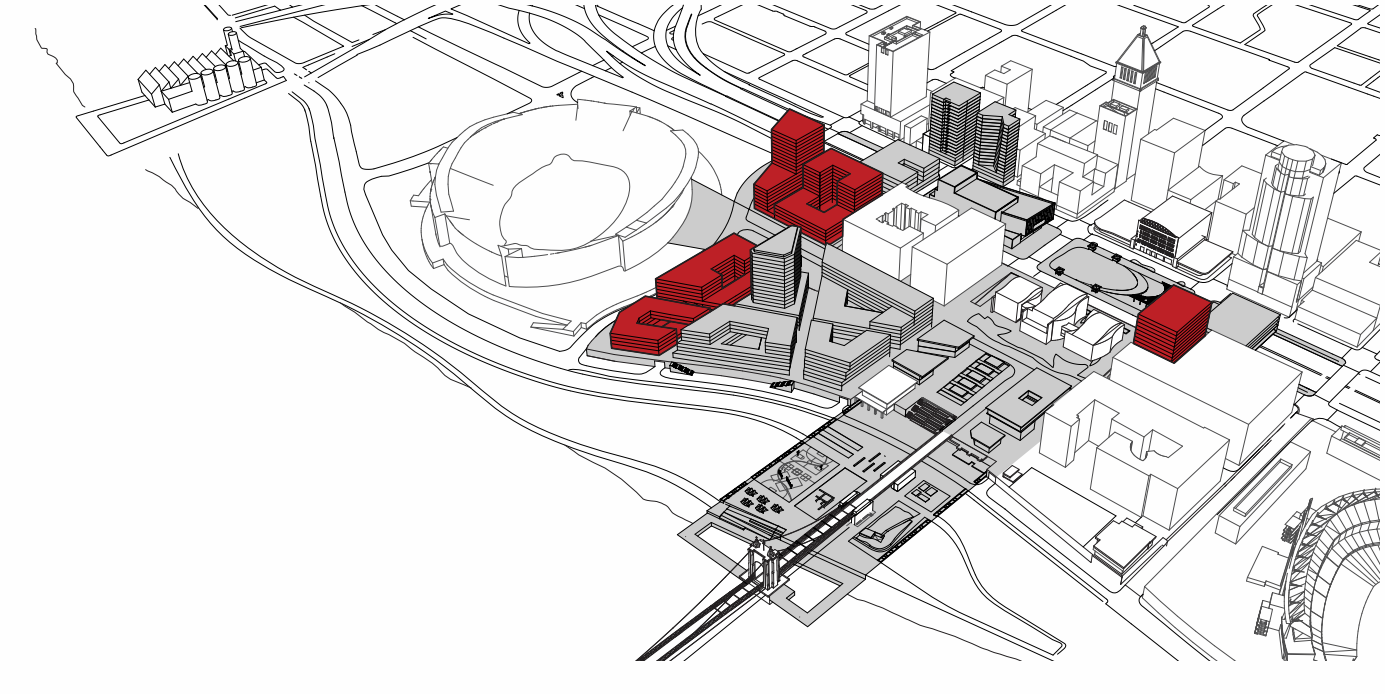
| | |
|------------------------|---------|
| PUBLIC SPACE (SF): | 905,600 |
| PUBLIC BUILDINGS (SF): | 249,338 |
| RESIDENTIAL (SF): | 762,344 |
| RESIDENTIAL (UNITS): | 702 |
| OFFICE (SF): | 585,107 |
| RETAIL (SF): | 224,705 |
| PARKING (SF): | 173,117 |
| HIGHWAY DECK (SF): | 214,500 |

TOTAL SF DEVELOPED: 3,114,711
TOTAL DEVELOPMENT COST: \$515,856,478



8.5% UNLEVERED IRR **17.7% LEVERED IRR** **2.7x EQUITY MULTIPLE**

PHASE TWO:



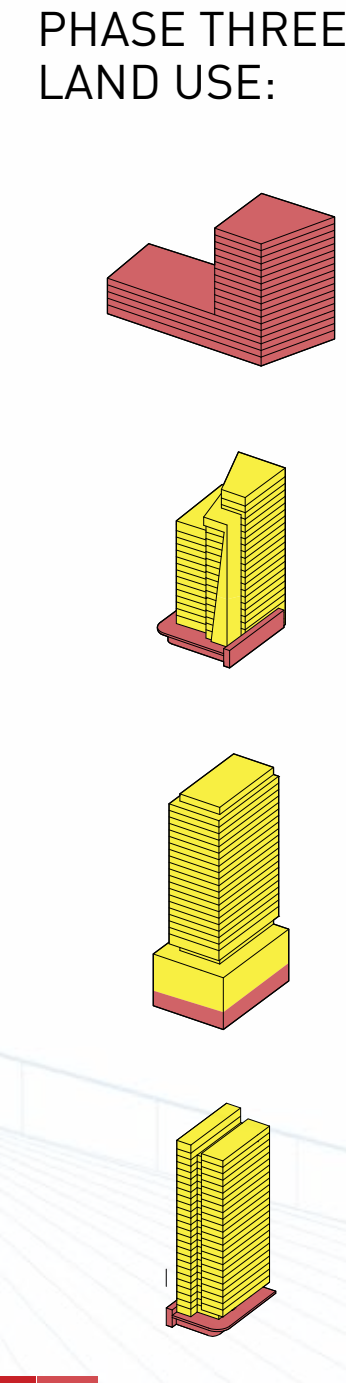
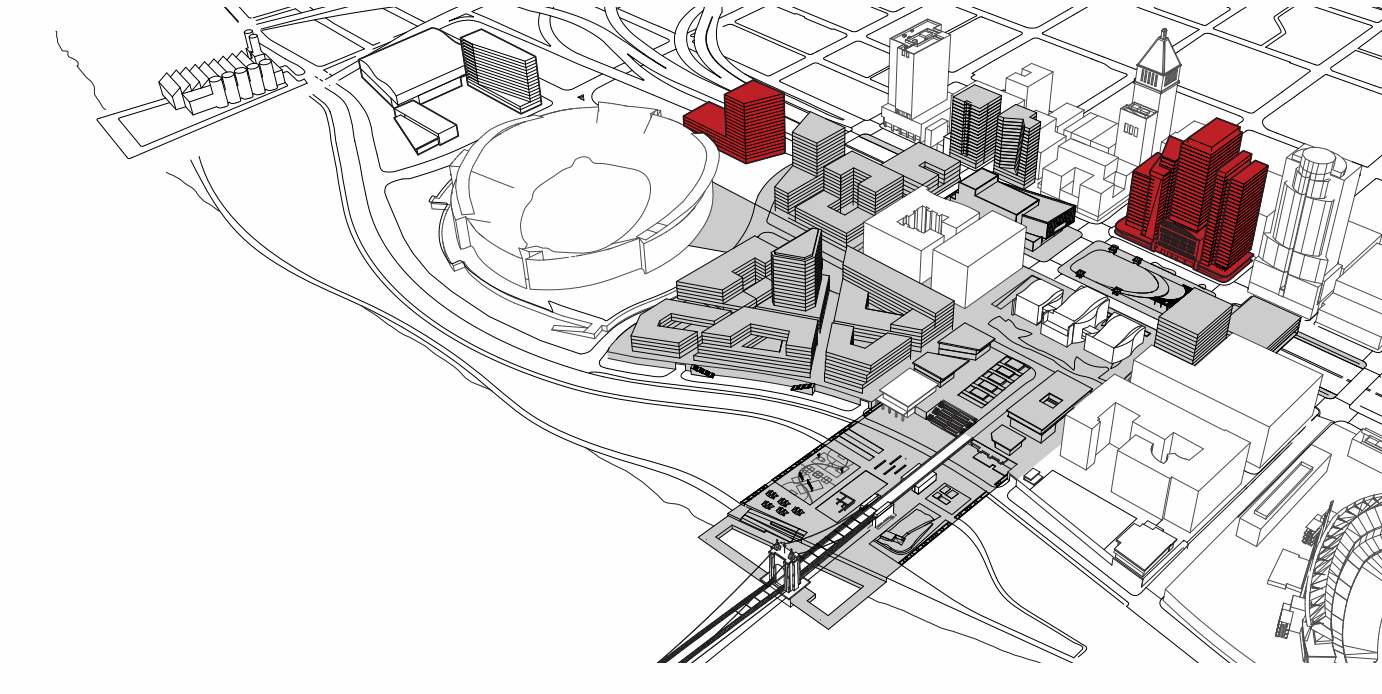
| | |
|----------------------|---------|
| RESIDENTIAL (SF): | 239,215 |
| RESIDENTIAL (UNITS): | 217 |
| OFFICE (SF): | 715,097 |
| RETAIL (SF): | 117,791 |
| PARKING (SF): | 173,117 |
| HOTEL (SF): | 324,058 |

TOTAL SF DEVELOPED: 1,569,278
TOTAL DEVELOPMENT COST: \$290,457,648



24.3% UNLEVERED IRR **41.0% LEVERED IRR** **3.9x EQUITY MULTIPLE**

PHASE THREE:



| | |
|----------------------|---------|
| RESIDENTIAL (SF): | 578,237 |
| RESIDENTIAL (UNITS): | 532 |
| OFFICE (SF): | 421,754 |
| RETAIL (SF): | 10,554 |
| HOTEL (SF): | 393,506 |

TOTAL SF DEVELOPED: 1,404,051
TOTAL DEVELOPMENT COST: \$304,411,748



24.9% UNLEVERED IRR **37.6% LEVERED IRR** **2.8x EQUITY MULTIPLE**

THE LANDING:

12.7% UNLEVERED IRR **21% LEVERED IRR** **3.9x EQUITY MULTIPLE**

