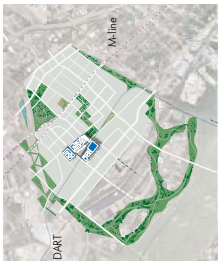


# R CEDARS CONCEPT REVITALIZED

The Cedars neighborhood is digging its roots into the second half of Dallas history. The City of Dallas is on the verge of entering a new chapter of its history. Large era-defining initiatives of grand scale and creativity will breathe new life into the Cedars and revive the worn out urban fabric. The existing DART network of parks and trails adjacent to the Trinity River are the new threads that tie the Cedars back into Dallas and will restore on identity and character to the neighborhood. The development site is the hub in the active street life and shared public space. A diverse mix of families, artists, and professionals will form the core of the neighborhood already taking root and will grow the Cedars to ever-greater heights.

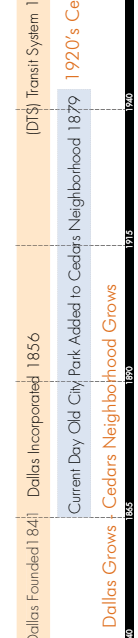
## TRANSPORTATION



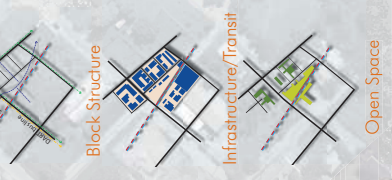
## Green Necklace



## Park Diagram



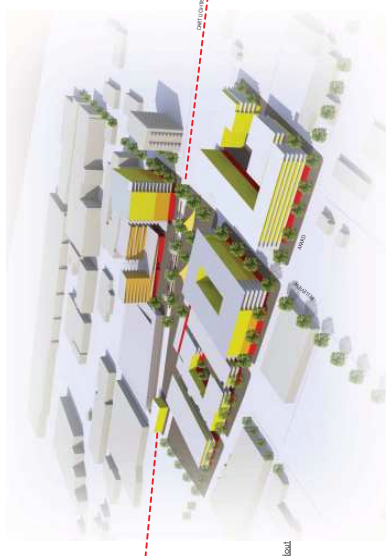
## DIAGRAMS



Every Day Plaza



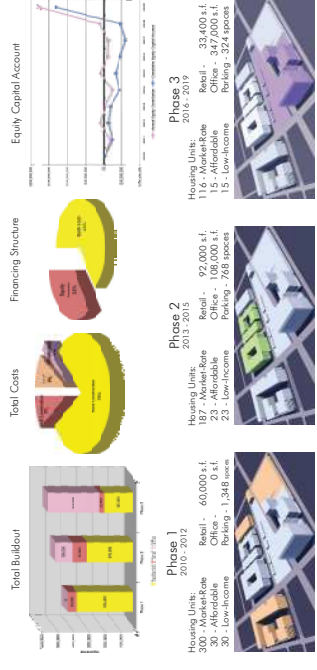
Plaza Entrance



**Land Use**

- Residential 57%
- Retail 12%
- Office 31%

**Summary**  
**Leveraged IRR** 22.95%  
**Total Development Costs** \$288,624,000  
**Maximum Cash Impairment:** \$179,899,467  
**Net Sales Revenue of Income Property Sales (2019)** \$464,164,600  
**Cumulative Equity Capital Account** \$132,117,806



## FINANCIALS

Dallas Founded 1840	Dallas Incorporated 1856	(DTS) Transit System 1964 - 1988	City Hall 1977	Industrial Use	Infrastructure Growth	Other Buildings and Production Connection	Cedar Street	Plaza Gathering and Exhibition Space	Internet Cafe, Day	Cedar Area Plan 2002	Regional Area West Study 2006	Woodall Ridge Park Plan 2005	Completion 2010	PHASE I	Cedars M-Line Extension 2010	PHASE II	Dart Expansion 2013	PHASE III	Pegasus Project Completion 2017		
										Cedars converted to residential lots 2000	Police Headquarters 2003	South Side PID 2006	Woodall Ridge Police Station 2006	ForwardDallas	Comprehensive Plan 2006	Calatrava Bridge 2009	Woodall Ridge Park 2010	Trinity River Corridor Project 2013	Marriott Hotel Convention Center 2015		
Dallas Grows	Cedars Neighborhood	1920's Cedars Neighborhood	1879	1920's Cedars Neighborhood Declined	DART Created 1983	McKinney line 1989	Convention Center Expanded 1994	Trinity River Corridor Summit and Study 1996 - 1998	Mockingbird Station 2001	Pegasus Project and Phase I - 2003	Cedar Area Plan 2002	Police Headquarters 2003	South Side PID 2006	Woodall Ridge Park Plan 2005	Completion 2010	PHASE I	Cedars M-Line Extension 2010	PHASE II	Dart Expansion 2013	PHASE III	Pegasus Project Completion 2017