



Team Number 2019-331

1. Summary Pro Forma

Table with columns for Phase I/II, Acquisition, Pre-Dev, Construction, Lease-Up, Stabilization, and Sale, spanning years 2020 to 2031. Rows include Net Operating Income, Market-Rate Rental, Affordable Rental Housing, Office/Commercial, Hotel, Market-rate Retail, and Development Fees.

1. Parking NOI included in Market-Rate Rental and Affordable Rental NOI

Table for Development Costs with columns for years 2020-2031. Rows include Market-Rate Housing, Affordable Rental Housing, Office/Commercial, Hotel, Retail (ALL), Public Plazas, Street Grid Realignment, Storm Water Retention, Demolition, Piping, Gas Service, and Distribution, Solar Panels, Structured Parking, Land Acquisition, and Total Infrastructure.

Table for Annual Cash Flow and Present Value metrics. Rows include Net Operating Income, Total Asset Value, Total Costs of Sale, Total Development Costs, Net Cash Flow, Leveraged Net Cash Flow, Present Value, Net Present Value, Loan to Value Ratio (LVR), and Unleveraged IRR Before Taxes.

2. Multiyear Development Program

Table showing Project Buildout by Development Units and Project Buildout by Area (RSF) from 2020 to 2031. Rows include Market Rate Rental Housing, Affordable Rental Housing, Office/Commercial, Hotel, Retail, and Structured Parking.

3. Unit Development and Infrastructure Costs

Table for Unit Development and Infrastructure Costs with columns for Unit Hard Cost, Unit TDC, and TDC. Rows include Market Rate Rental Housing, Affordable Rental Housing, Office/Commercial, Hotel, Retail (ALL), Structured Parking, and Infrastructure Costs (Public/Private).

4. Equity and Financing Sources

Table for Equity and Financing Sources with columns for Amount and Percent of Total. Rows include Equity Sources (Developer, Opportunity Zone, LIHTC) and Financing Sources (Construction Loan).