



Mixed-Use Total Project Size	101,000 SF
Apartments and Lobby	77,500
Grocer	17,000
Café/Coffee Shop	1,500
Pathway Center	5,000
No. of Parking Spaces	173

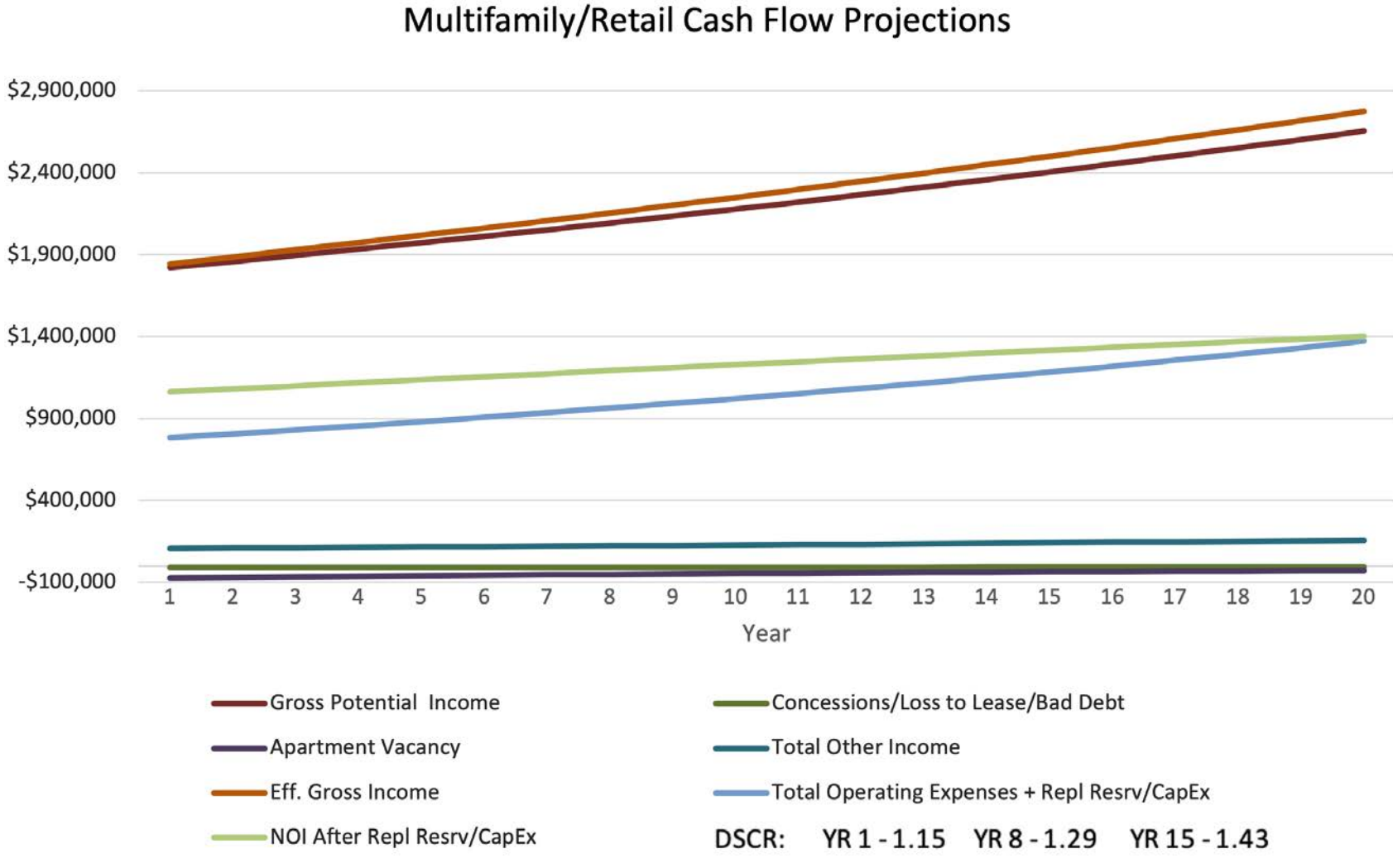
Multifamily Unit Mix		
Unit Type	Rentable SF	No.
1 BR	800	15
2 BR	950	27
3 BR	1,100	33
No. of Units		75

Apartment Amenities
Granite Countertops
Stainless Steel Appliances
Laminate Vinyl Plank Wood Floors
Unit-Controlled VRF AC/Heat
Washer/Dryer Hookups

Community Amenities
Business/Coworking Center
Fitness Center
Outdoor Terrace
Community Room
Elevator - Fully Accessible

Townhome Sale Returns:
Return on Equity: 27.3%
ROE + Dev. Fee: 39.3%

Townhome Unit Mix		
Unit Type	SF	No.
Standard	1,800	20
Live/Work	1,910	6
No. of Units		26



Program Benefits

- 50+ Permanent FT Jobs Created
- 14,000+ Households Receive Social Benefit Resources
- \$500,000 Home/Community Improvement Fund Launch
- 53% Utility Expense Reduction

MRED FALL 2022

Pathways at Patterson

Come Find Your Place

Candace Swindell
Citizens 1st Developers proudly presents Pathways at Patterson, a 164,000 SF mixed-use, mixed-income community, boasting a grocer and café, a Pathway social services center, and a Police Hub providing citizen-centered safety within Baltimore's budding, but disinvested neighborhood of Broadway East.

- TRANSFORMATIVE** revitalization through **homeownership** and **affordable housing** without displacement.
- OPPORTUNITIES** for **small businesses** through innovative live/work placemaking.
- COLLABORATION** with local and public partners to disseminate **resources** for **advancement**.
- IGNITE** a **retail corridor** for residents while balancing requirements of commercial businesses.
- LEVERAGE** adjacent anchor institutions to gain **access** and **equity** by attracting private investment.

Townhome Uses: \$12,476,915

Townhome Sources: \$16,194,432

Multifamily/Retail Uses: \$46,106,919

Multifamily/Retail Detailed Sources: \$46,106,919

