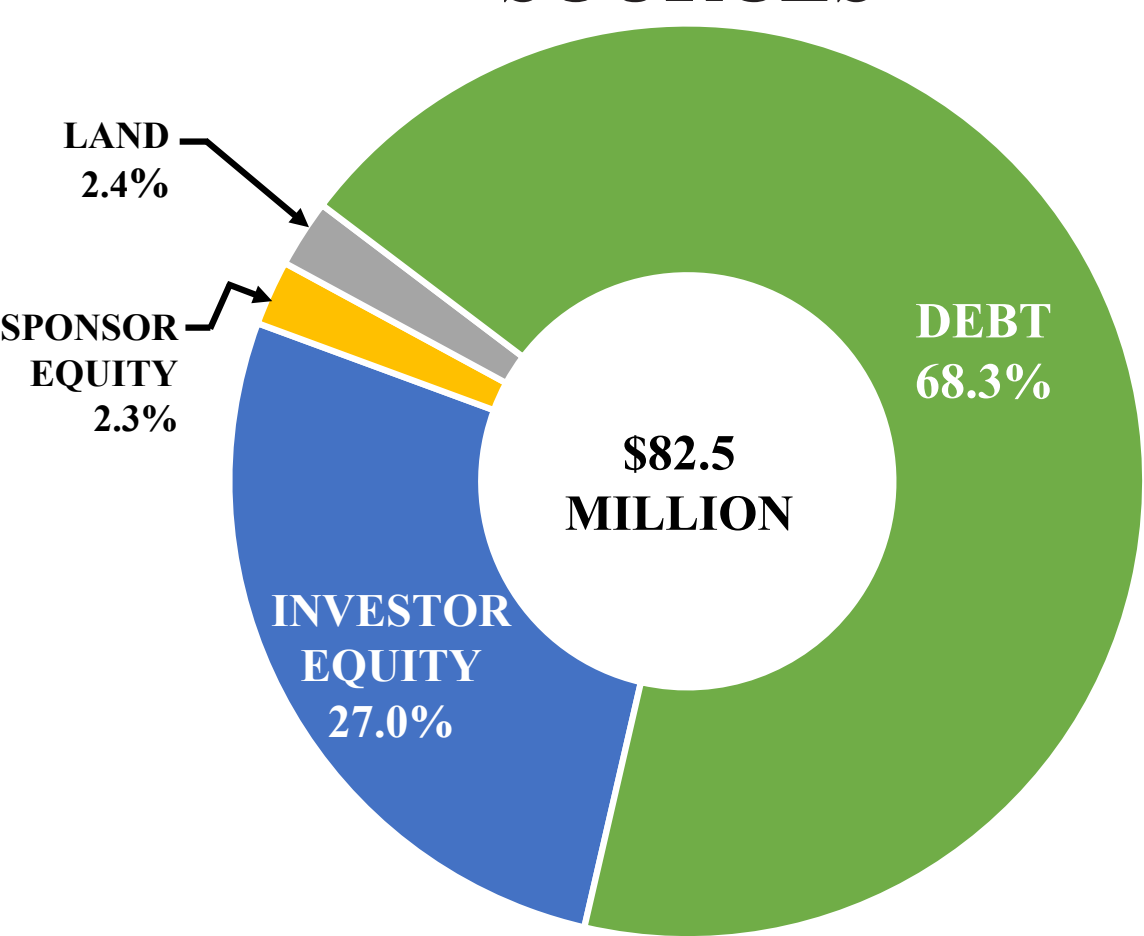
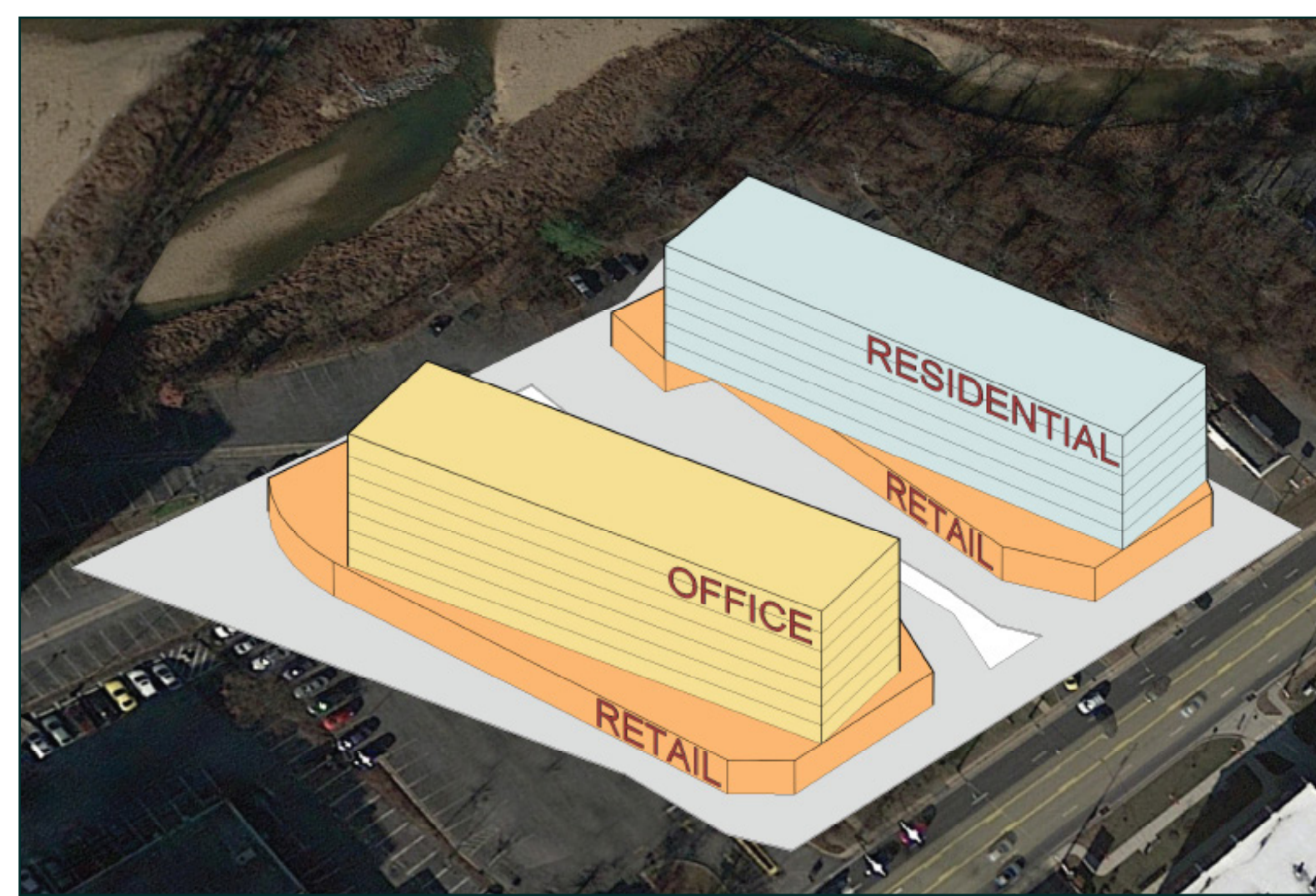
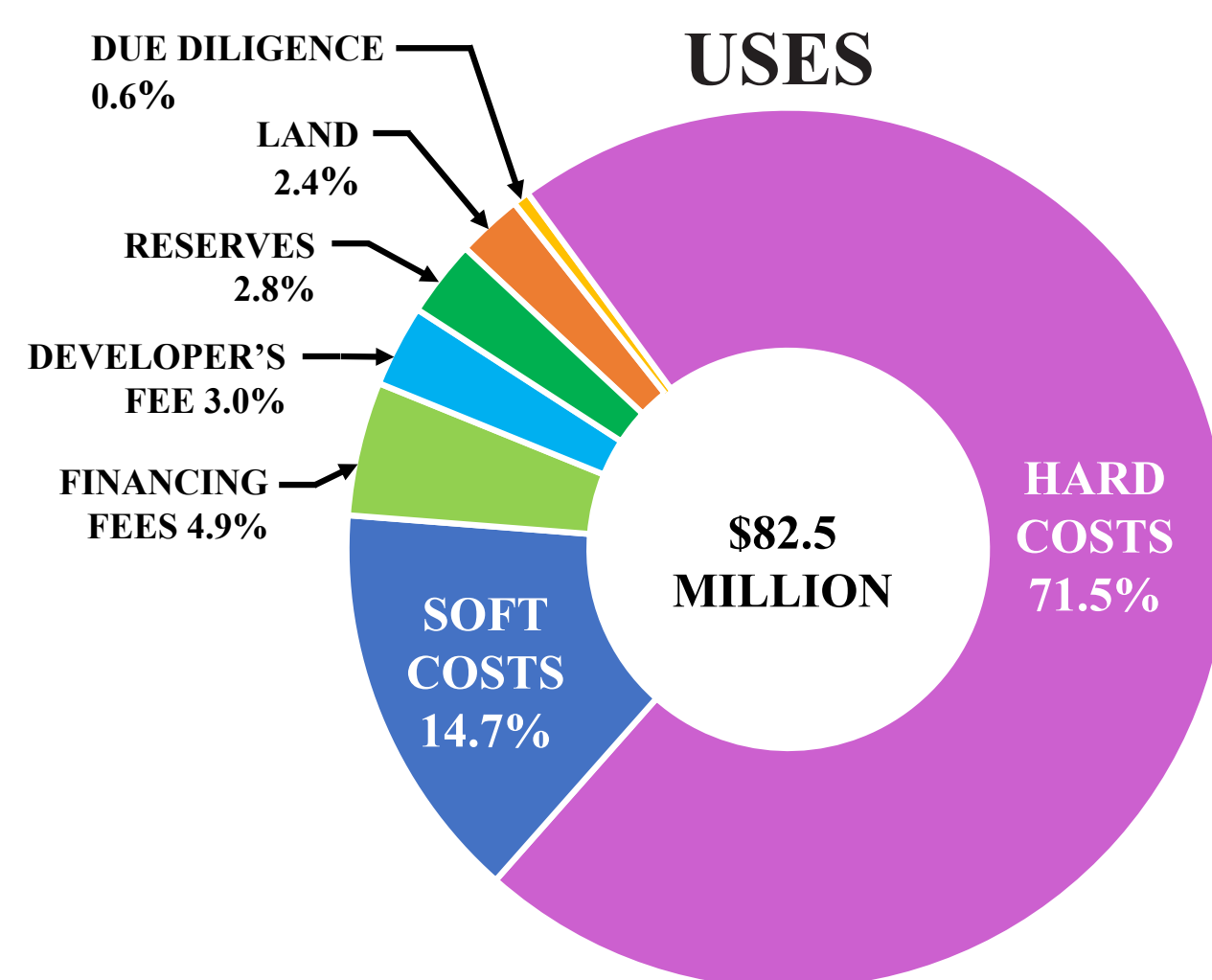




SOURCES



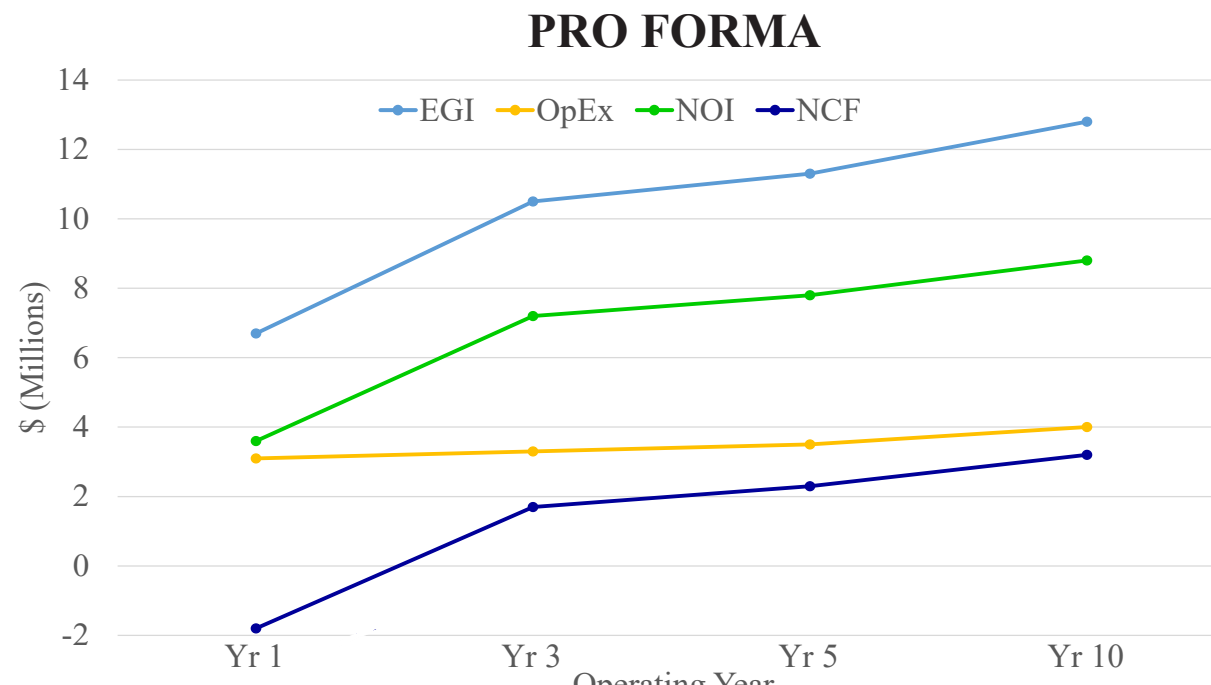
USES



RESIDENTIAL UNIT MIX					
UNIT	SIZE (SF)	QTY	UNIT MIX	RENT/SF	RENT
Studio	530	12	11%	\$2.60	\$1,378
1 BR	660	30	28%	\$2.45	\$1,617
2 BR	950	54	50%	\$2.75	\$2,613
3 BR	1,100	12	11%	\$2.70	\$2,970
TOT./AVE.	839	108	100%	\$2.64	\$2,239

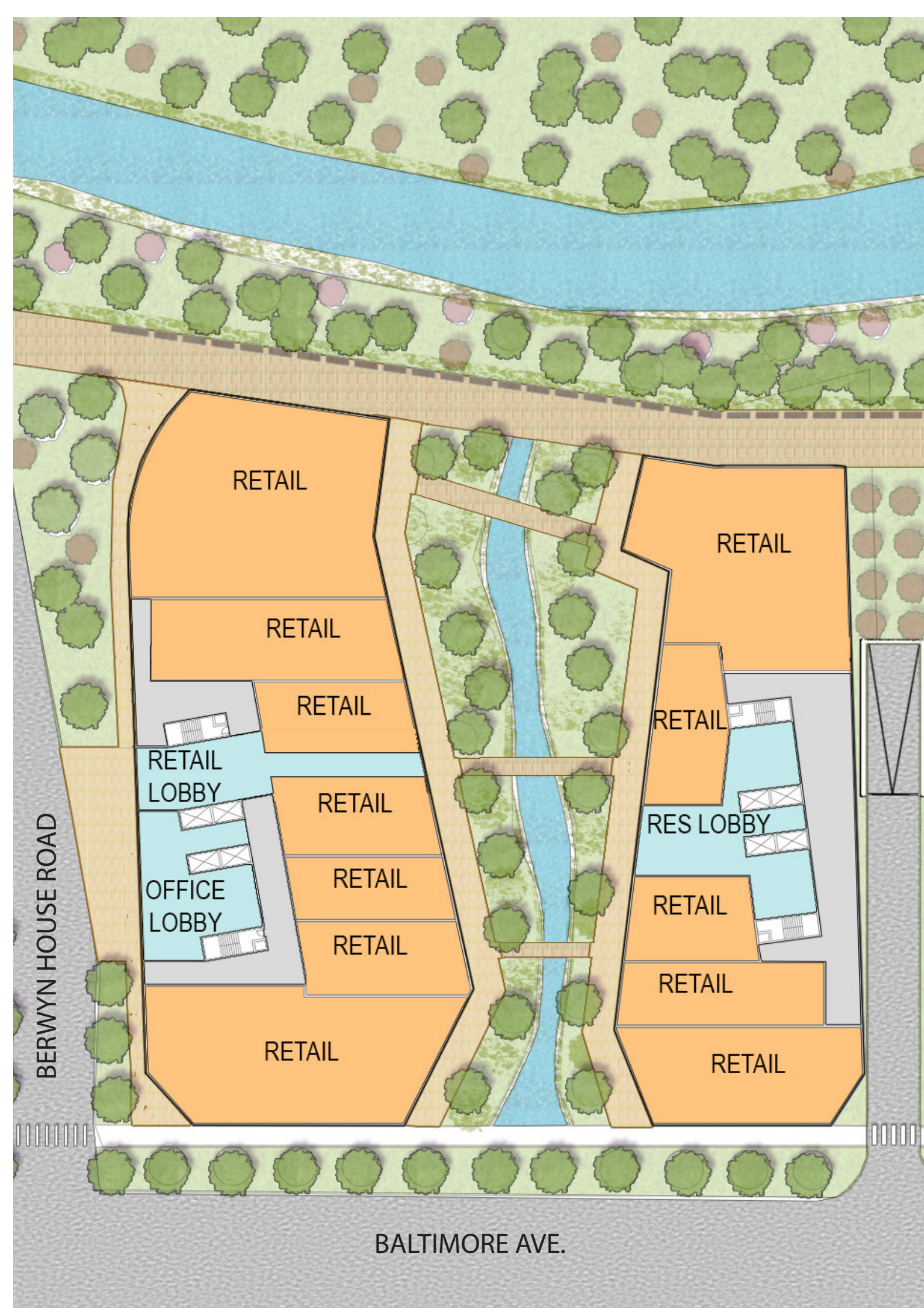
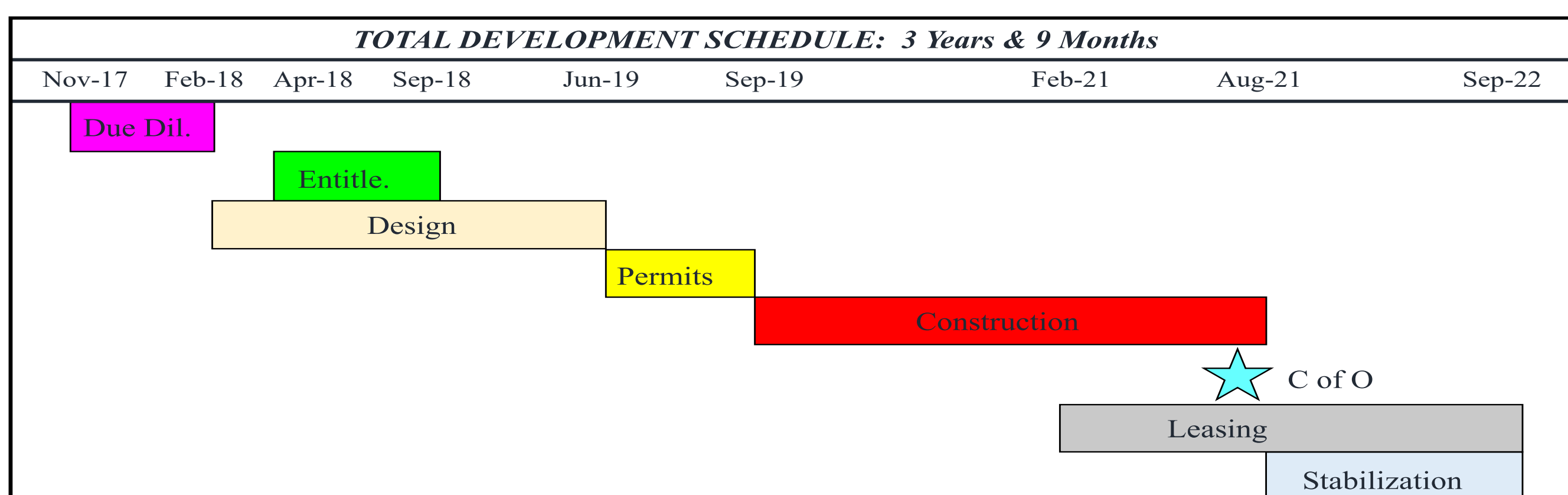
SPACE PROGRAMMING				
USE	GSF	%	NRSF	AVE. RENT
Residential	113,400	37%	90,720	\$2.64/SF
Office	132,300	43%	105,840	\$28.21/SF
Retail	63,750	21%	51,000	\$32.51/SF
Total	309,450	100%	247,560	-

PARKING GARAGE		
MODE	SPACES	GSF
Auto	204	80,685
Bicycle	75	3,750
Total	279	84,435



EQUITY RETURNS			
INVESTOR CLASS	NCF	IRR	MULTIPLE
Equity Investor	\$73.0M	19.1%	4.3
Sponsor as Investor	\$12.7M	19.1%	4.3
Sponsor Total	\$26.8M	30.0%	11.6
Pure Promote	\$14.1M	-	-

INVESTMENT RETURNS	
METRIC	% RETURN
Average Cash on Cash	9.36%
Average Return on Cost	9.68%
Debt Yield	9.97%



MRED

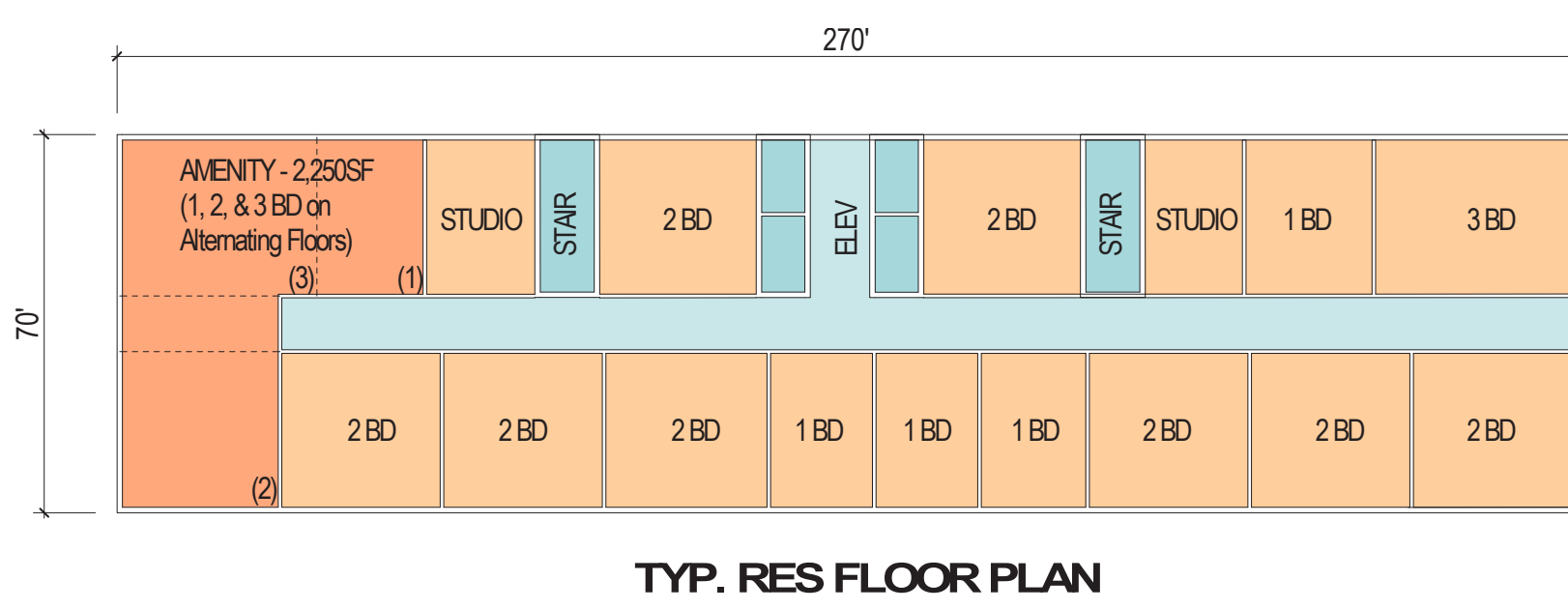
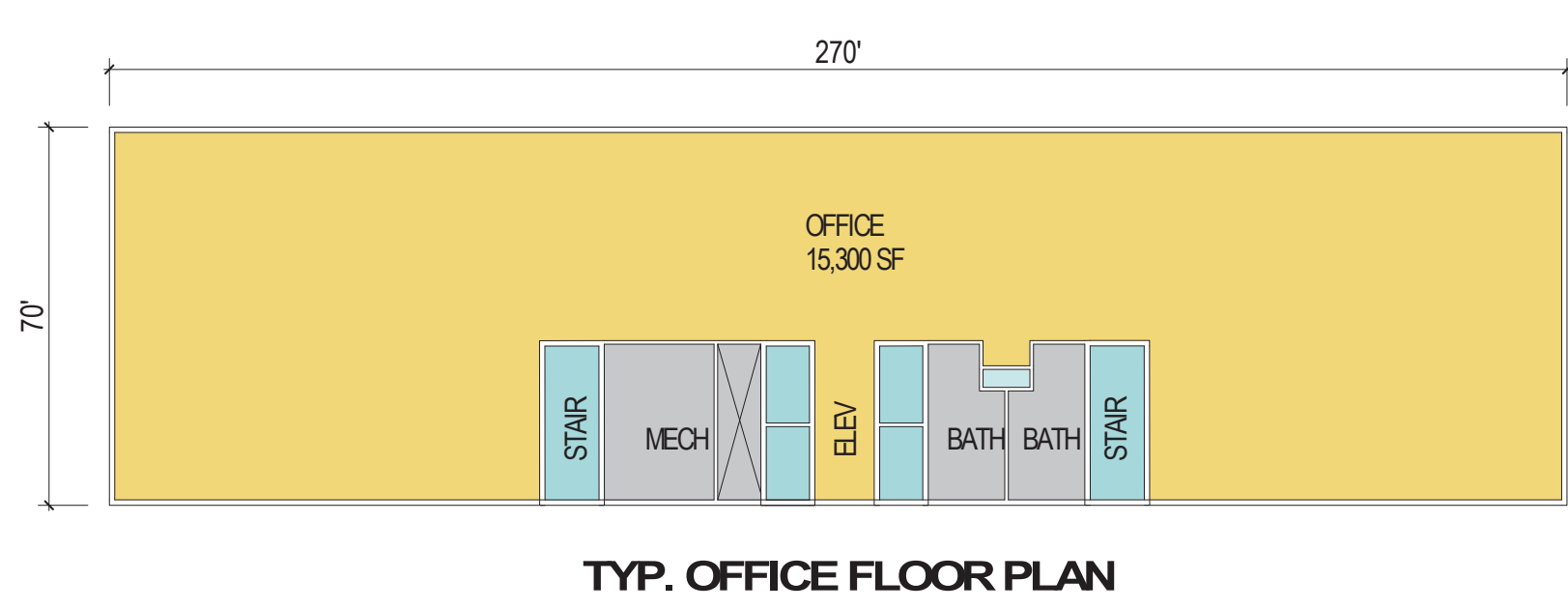
Spring 2017

PAINT PARK

Ed Cahan, PE, SE

Paint Park defines modern, social living and Class-A office space in the place where humans were meant to live and work...in nature. A seven-story residential building features community-driven spaces designed to encourage social interaction. An eight-story office building provides a high-tech, efficient working environment. The public realm between the two buildings invites the Paint Branch Creek to the front door of interactive retail and dining. Sustainable design and interactive landscape architecture show that the natural and built environments were meant to be collaborators.

Give Paint Park an hour, and it will steal your whole afternoon.



Credits
 Developer: Ed Cahan
 Mentors: Tim Pula and Madlen Simon
 Program Director: Margaret McFarland
 Architect: Lili Mundroff and Sam Englehart