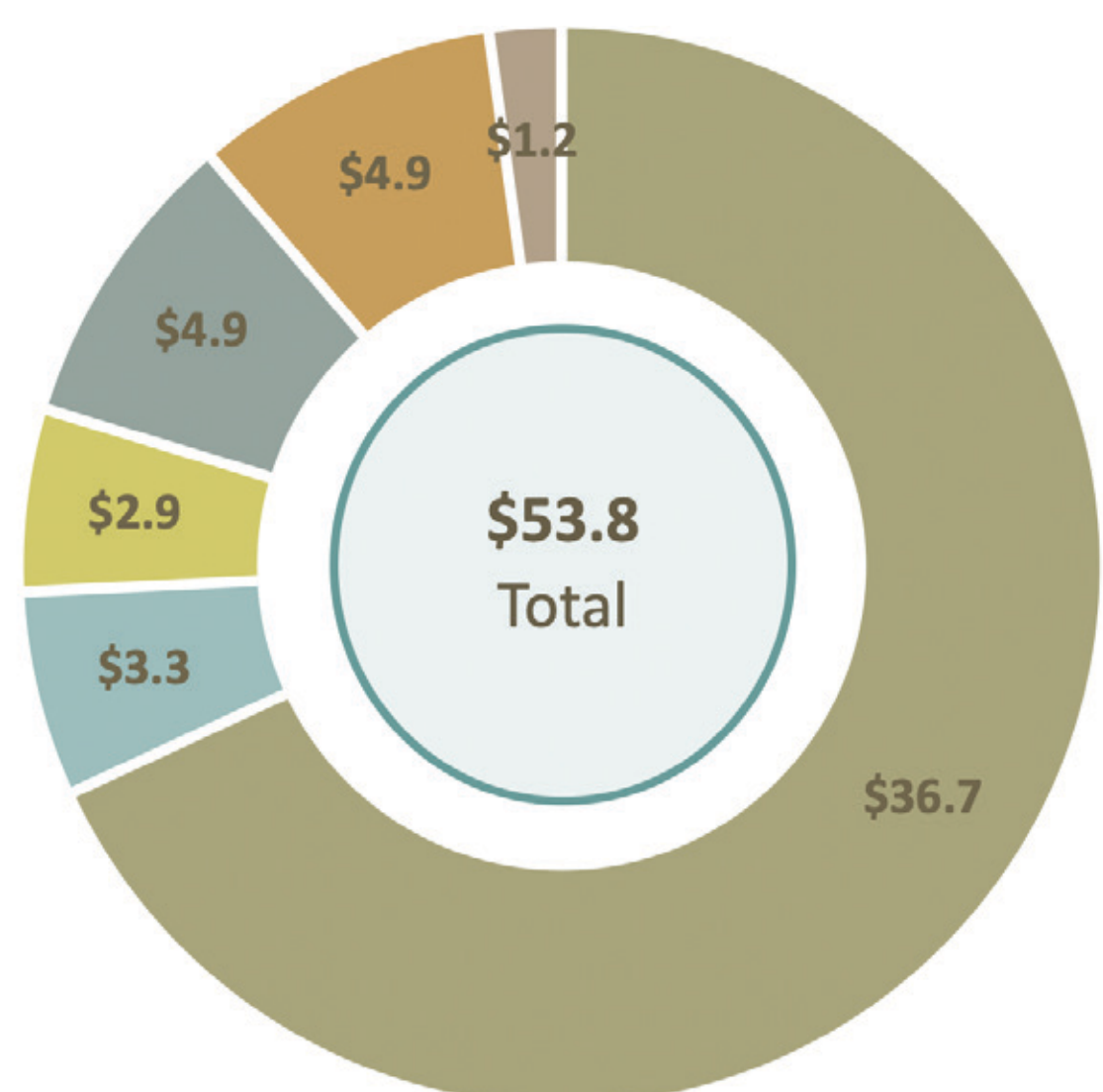
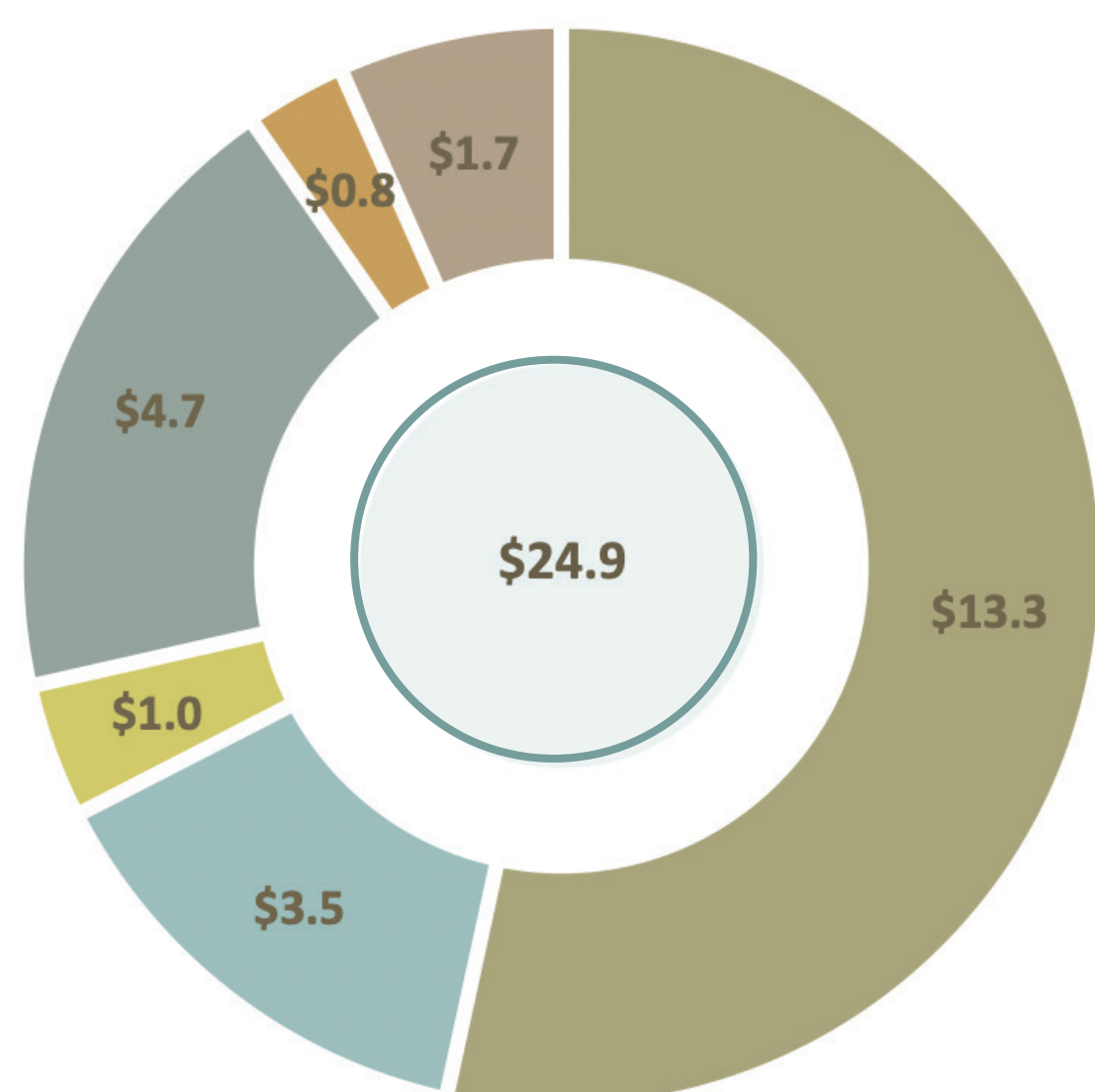




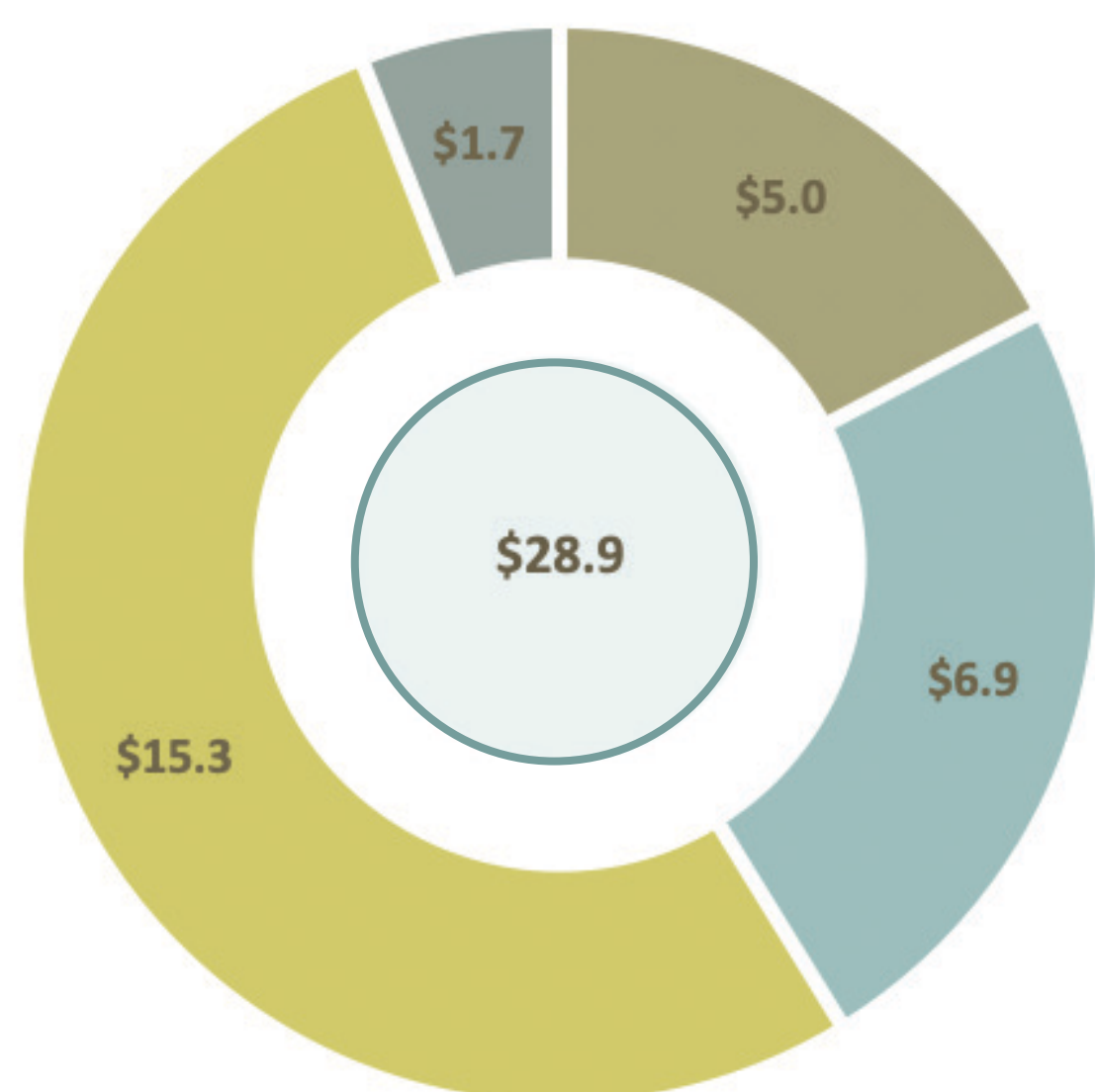
Uses of Funds



Debt & Grants



Equity



CULTURAL EQUITY & INCLUSION



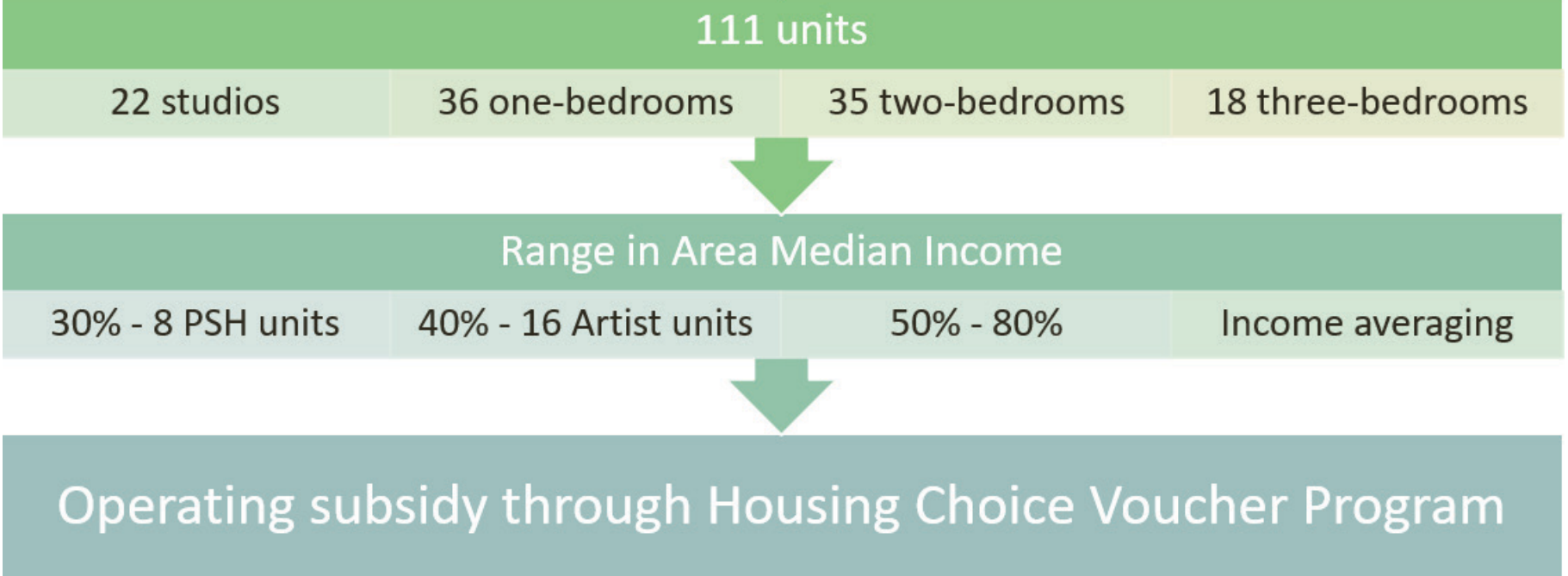
HISTORIC PRESERVATION & COMMUNITY CENTRIC

- Construction Hard Costs
- Land Acquisition
- Fees Related to Construction/Soft Costs
- Financing Costs
- Development Fee
- Reserves

- Fannie/Freddie
- Rental Housing Works
- Baltimore Housing Trust Funds
- Baltimore County Housing Opportunities Fund
- Baltimore Demolition Fund
- BARCO - National Endowment of Arts Grant

- State Historic Tax Credits
- Federal Historic Tax Credits
- LIHTC Equity
- Deferred Developer Fee

Project Composition - 100% Affordable Housing



Market Demographics

	Population	Median Age	Median Household Income
Baltimore City	592,812	36.2 y/o	\$62,378
Little Italy	6,972	32.3 y/o	\$53,774
	Education Level	Vacancy Rate	% of Families in Poverty
Baltimore City	26% No HS Degree	13.2%	29.3%
Little Italy	31% No HS Degree	5.2%	48.2%

Projected Return

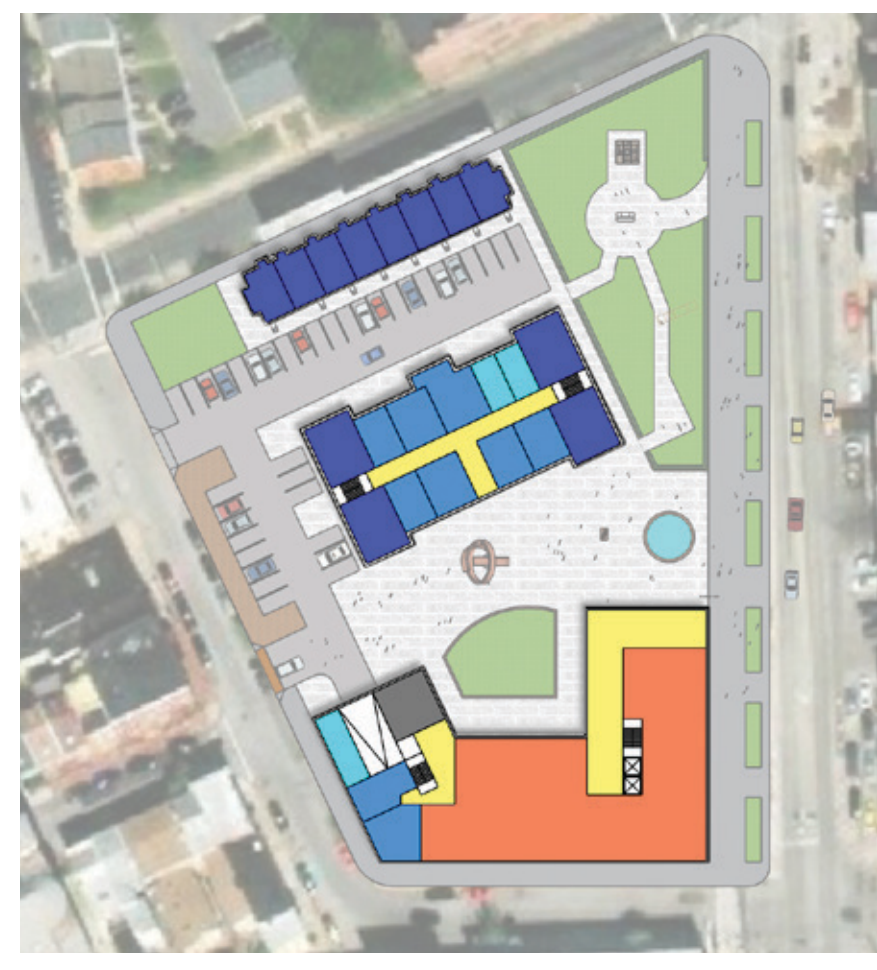
Investor/Limited Partner	
Investment	\$(15,271,430)
Avg. CoC During Hold	9.18%
Equity Multiple	2.38
IRR	4.61%
Total Return	\$21,020,583

Developer/General Partner

Investment	\$(2,000,000)
Avg. CoC During Hold	19.14%
Equity Multiple	3.87
IRR	9.35%
Total Return	\$5,741,260



CREATIVITY & COLLABORATION



- Commercial
- Circulation
- Studios
- 1 beds
- 2 / 3 beds

WRRED

Spring 2023

Weiglein on Central

Don Nuzzio

Weiglein on Central is an affordable housing apartment community within the Little Italy and South Central Avenue Historic Districts of Baltimore. The site will consist of the adaptive renovation of a historic public-school site as well as the construction of a mixed-use multi-family building and rental townhouses. Weiglein on Central focuses on rebuilding Baltimore neighborhoods by transforming underutilized real estate into attractive and affordable space for its residents. The proposed development will consist of units targeting 30-80% of the Area Median Income serving the PSH, artist, low-income and workforce for generations to come. This development will provide robust resident services assisting vulnerable individuals and families in becoming self-sufficient and contributing members of the community. Weiglein on Central seeks to break the cycles of poverty by focusing on DN Community Development's core mission: cultural equity and inclusion, community centric development, and creativity and collaboration. This property will preserve the history of Baltimore Public Schools, while bringing accessible and equitable housing to the residents and workforce of Baltimore.



DN Community Development



WEIGLEIN ON CENTRAL

Dining Areas



Lobby



Recreation Rooms



Work Stations



Offices

