

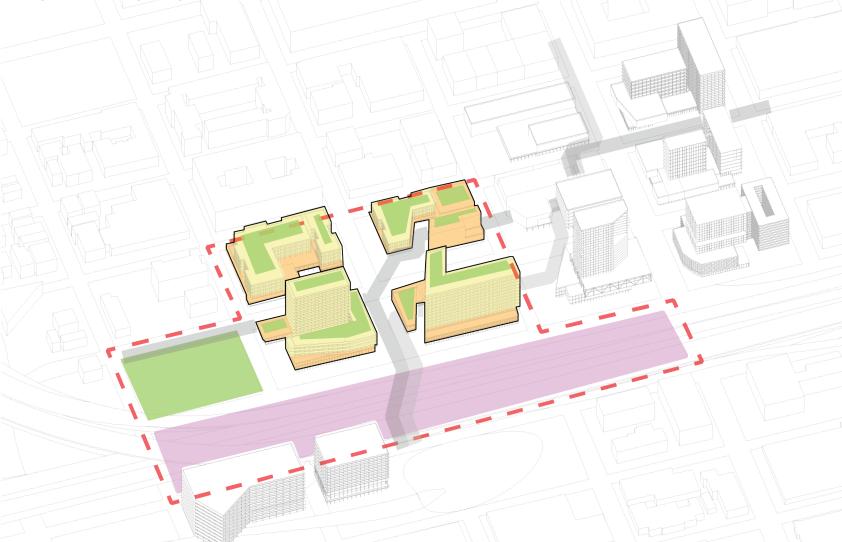




20 OPPORTUNITY CENTER (JOB TRAINING & RESOURCE)



PHASE 1 - FOSTER COMMUNITY 2024-2028



PHASE 2 - BOOST SOCIAL DYNAMICS

2029-2033

UNLEVELED IRR

SUMMER

11%





SPORT SQUARE

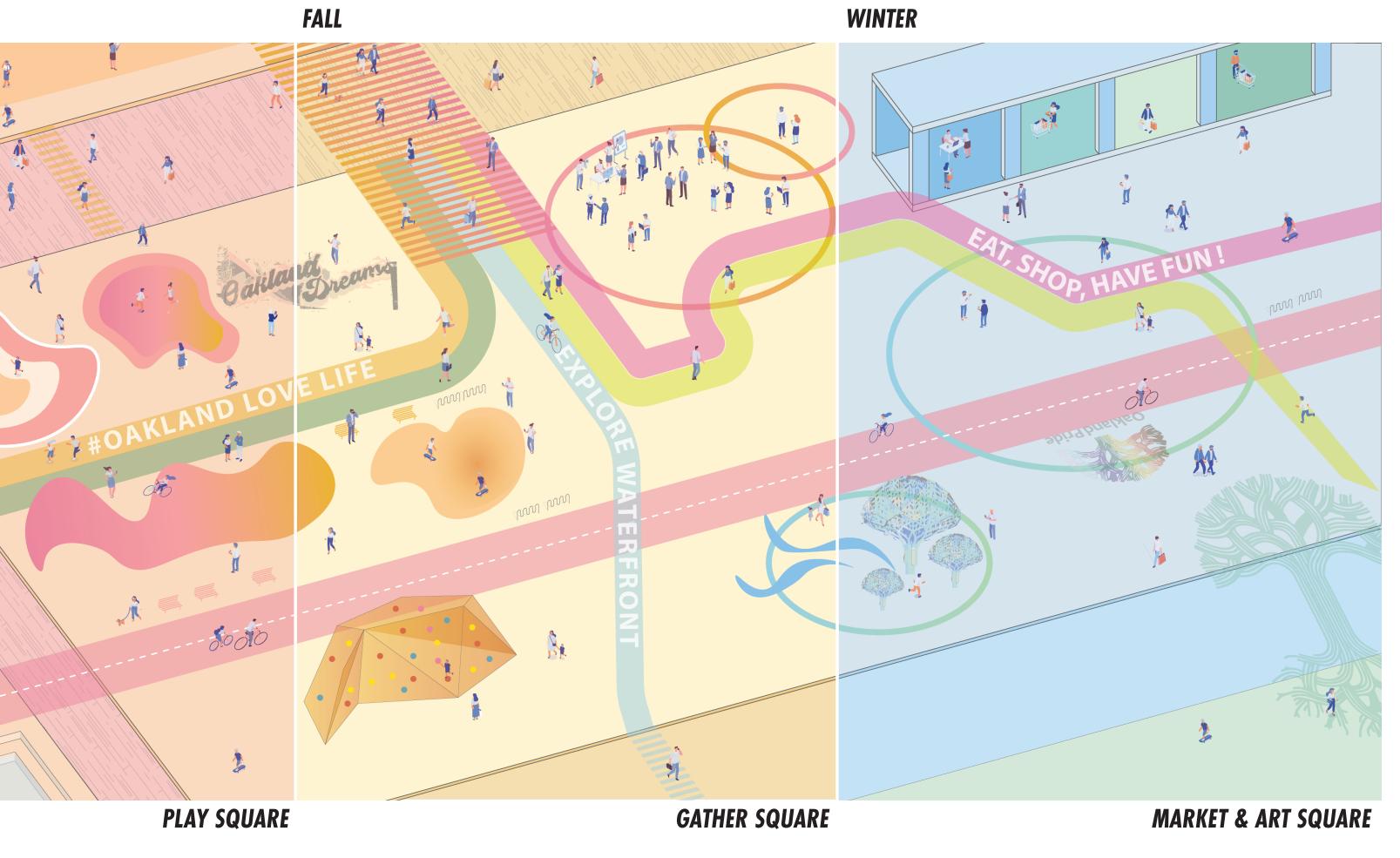


PHASE 1 BUILDING TYPOLOGIES

	3,900		Total Building SF: 268,600			Total Building SF: 126,400			Total Building SF: 198,000	
esidential SF:	202,700	Residential SF:	2	236,600	Residential SF:	41	,100	Residential SF:		121,0
Total Unit Count:	244	Total Unit Count:		286	Total Unit Count:		48	Total Unit Count:		
Total Affordable Units:	72	Total Affordable Unit	S:	82	Total Affordable Unit	ts:	6	Total Affordable Units:		
Total Market Rate Units:	172	Total Market Rate Un	its:	204	Total Market Rate Ur	nits:	42	Total Market Rate Units:		
etail SF:	71,200				Retail SF:			Retail SF:		76,
nderground Parking Spaces:	390	Underground Parking Spaces:			Underground Parking Spaces:			Underground Parking:		1
Green Space SF:	36,100	Green Space SF:		40,830	Green Space SF:	34,	300	Green Space SF:		35,9
IGHLIGHT: Tenents: reen Space & Health Kumon Learning Ce Kitchen Plus More	enter	HIGHLIGHT: Community Center	Tenents: Nighthawk Cinema CVS Pharmacy		HIGHLIGHT: Live & Plan	Tenents: Trader Joe's Art Academy & Gallery		HIGHLIGHT: Open Air Marketplace	Tenents: Local Coffee Roaster Mahjong Room	
Alameda Cantina			Barcelona Wine Bar			Ethiopian Market			Haidilao Hotpot	
namic Neighborhood Alley (D.N.A) SF:	3,200,000				PHASE 1 SOURCE			PHASE 1 USE		
5 /	, ,		 Market Residential 	39%	Total	\$618,458	8,612	Total	\$618,4	458,
utdoor & Recreation Space SF:	151,790		 Mixed-income Affordable Resident 		Debt			Land Costs		
		Phase 1 Construction	Retail & Community Necessity	23%	Bond & Subsidies Multi Family Housing		10% 98%	Hard Costs		
fereson Park SF:	60,114	Land Use	 Outdoor & Recreational Space 	14%	CDBG - Community [Development	2%	Soft Costs Infrastructure Costs		
			• Park	6%	Equity Convergence Develo		30% 10%	Developer Fee		
nase 1 Construction Cost:	\$ 530,252,964		Community Center	1.3%			10/0		g Fee	
Lot E Total Building SE: 33	8 900		Lot F Total Building SF: 458,000			Lot G Total Building SF: 226,300			Lot H Total Building SF: 217,000	
Lot E Total Building SF: 33	8,900									
		Office SF:	Total Building SF: 458,000	333,800	Office SF:	Total Building SF: 226,300	,400		Total Building SF: 217,000	102,
Office SF:	311,600	Office SF: Retail SF:	Total Building SF: 458,000		Office SF: Retail SF:	Total Building SF: 226,300 145,			Total Building SF: 217,000	102, 115,
Total Building SF: 33 Office SF: etail SF:	311,600 27,300		Total Building SF: 458,000	12,200		Total Building SF: 226,300 145, 80,	,900	Office SF:	Total Building SF: 217,000	115
Total Building SF: 33 Office SF: etail SF: tructured Parking:	311,600 27,300 N/A	Retail SF:	Total Building SF: 458,000	12,200 112,000	Retail SF:	Total Building SF: 226,300 145, 80.	,900 N/A	Office SF: Retail SF:	Total Building SF: 217,000	
Total Building SF: 33 Office SF: etail SF: tructured Parking: Green Space SF: IIGHLIGHT: Tenents: Sweetsmann	311,600 27,300 N/A	Retail SF: Structured Parking SF:	Total Building SF: 458,000	12,200 112,000	Retail SF: Structured Parking SF:	Total Building SF: 226,300 145, 80.	,900 N/A 900	Office SF: Retail SF: Structured Parking SF:	Total Building SF: 217,000	115, 1 36,
Total Building SF: 33 Office SF: etail SF: tructured Parking: Green Space SF: IIGHLIGHT: Class A & Co-working Space	311,600 27,300 N/A	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT:	Total Building SF: 458,000	12,200 112,000 35,400	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT:	Total Building SF: 226,300 145, 80, 335, Tenents: Primary Care Clinic A's Favorite Food Hall	,900 N/A 900	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT:	Total Building SF: 217,000	115, 36,
Total Building SF: 33 ffice SF: etail SF: ructured Parking: reen Space SF: IGHLIGHT: lass A & Co-working Space Nayuki's Tea	311,600 27,300 N/A 40,900	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub	Total Building SF: 226,300 145, 80, 335, Tenents: Primary Care Clinic A's Favorite Food Hall	,900 N/A 900	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers	Total Building SF: 217,000	115 36,
Total Building SF: 33 Office SF: etail SF: tructured Parking: Green Space SF: HIGHLIGHT: Ilass A & Co-working Space Nayuki's Tea	311,600 27,300 N/A	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub PHASE 2 SOURCE Total Debt	Total Building SF: 226,300 145, 80 1 335, Tenents: Primary Care Clinic A's Favorite Food Hall \$896,821,	,900 N/A 900	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers PHASE 2 USE Total Land Costs	Total Building SF: 217,000 Fenents: Opportunity Center (Job Trainning Resources) Bookculture	115 <u>,</u> 36,
Total Building SF: 33 Office SF: etail SF: tructured Parking: Green Space SF: IIGHLIGHT: lass A & Co-working Space Nayuki's Tea	311,600 27,300 N/A 40,900	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub PHASE 2 SOURCE Total Debt Bond & Subsidies	Total Building SF: 226,300 145, 80, 1 35, Tenents: Primary Care Clinic A's Favorite Food Hall \$896,821, 0.	,900 N/A 900 900 409 60% 39%	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers PHASE 2 USE Total Land Costs Hard Costs	Total Building SF: 217,000 Fenents: Opportunity Center (Job Trainning Resources) Bookculture	115, 1 36, 1g & 821,
Total Building SF: 33 Office SF: etail SF: tructured Parking: Green Space SF: IIGHLIGHT: Class A & Co-working Space	311,600 27,300 N/A 40,900	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400 65%	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub PHASE 2 SOURCE Total Debt Bond & Subsidies CDBG - Economic De NOAH Preservation F	Total Building SF: 226,300 145, 80, 135, Tenents: Primary Care Clinic A's Favorite Food Hall \$896,821, evelopment Program	,900 N/A 900 60% 39% 43% 57%	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers PHASE 2 USE Total Land Costs Hard Costs Hard Costs Soft Costs	Total Building SF: 217,000 Fenents: Opportunity Center (Job Trainning Resources) Bookculture	115, 1 36, 19 & 821,
Total Building SF: 33 Office SF: etail SF: tructured Parking: Green Space SF: HIGHLIGHT: Ilass A & Co-working Space Nayuki's Tea	311,600 27,300 N/A 40,900	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400 65%	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub PHASE 2 SOURCE Total Debt Bond & Subsidies CDBG - Economic De NOAH Preservation F Equity	Total Building SF: 226,300 145, 80, 135, Tenents: Primary Care Clinic A's Favorite Food Hall \$896,821, evelopment Program	,900 N/A 900 60% 39% 43% 57% 40%	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers PHASE 2 USE Total Land Costs Hard Costs Hard Costs Soft Costs Infrastructure Costs	Total Building SF: 217,000 Fenents: Opportunity Center (Job Trainning Resources) Bookculture	115 36, 1g & 821,
Total Building SF: 33 Office SF: etail SF: tructured Parking: Screen Space SF: IIGHLIGHT: Iass A & Co-working Space Dutdoor & Recreation Space SF:	311,600 27,300 N/A 40,900 143,113	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400 65%	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub PHASE 2 SOURCE Total Debt Bond & Subsidies CDBG - Economic De NOAH Preservation F	Total Building SF: 226,300 145, 80, 135, Tenents: Primary Care Clinic A's Favorite Food Hall \$896,821, evelopment Program	,900 N/A 900 900 40% 39% 43% 57% 40% 10%	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers PHASE 2 USE Total Land Costs Hard Costs Hard Costs Soft Costs	Total Building SF: 217,000 Tenents: Opportunity Center (Job Trainning Resources) Bookculture \$896,8	115 36 ng & 821
Total Building SF: 33 fice SF: tail SF: uctured Parking: een Space SF: GHLIGHT: ass A & Co-working Space Nayuki's Tea	311,600 27,300 N/A 40,900	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Versatile Floorplan	Total Building SF: 458,000	12,200 112,000 35,400 65%	Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Tech Hub PHASE 2 SOURCE Total Debt Bond & Subsidies CDBG - Economic De NOAH Preservation F Equity Convergence Develo	Total Building SF: 226,300 145, 80 135, Tenents: Primary Care Clinic A's Favorite Food Hall \$896,821, evelopment Program pment LLC rtners	,900 N/A 900 900 60% 39% 43% 57% 40% 10% 53%	Office SF: Retail SF: Structured Parking SF: Green Space SF: HIGHLIGHT: Barrier Breakers PHASE 2 USE Total Land Costs Hard Costs Hard Costs Infrastructure Costs Developer Fee	Total Building SF: 217,000 Tenents: Opportunity Center (Job Trainning Resources) Bookculture \$896,8	36 115 15 15 15 15 15 15 15 15 15 15 15 15

LEVERED IRR

2.45 X



JACK LONDON SQUARE & WATERFRONT BALLPARK (PROPOSED)