



SOURCES & USES

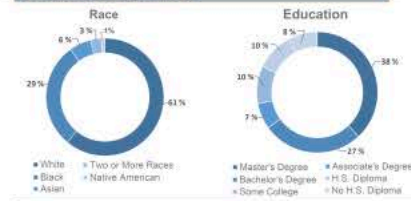


CONSTRUCTION SOURCES & USES

Construction Sources	
Debt	\$32,281,834
Equity (Paid Up Front)	\$2,029,379
Gap	
Total	\$34,311,206

Construction Uses	
Acquisition	\$12,500,000
Hard Costs	\$14,112,114
Soft Costs	\$7,699,092
Total	\$34,311,206

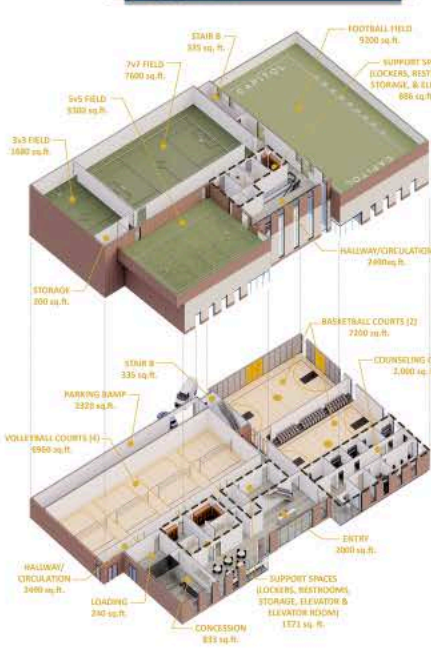
DEMOGRAPHICS



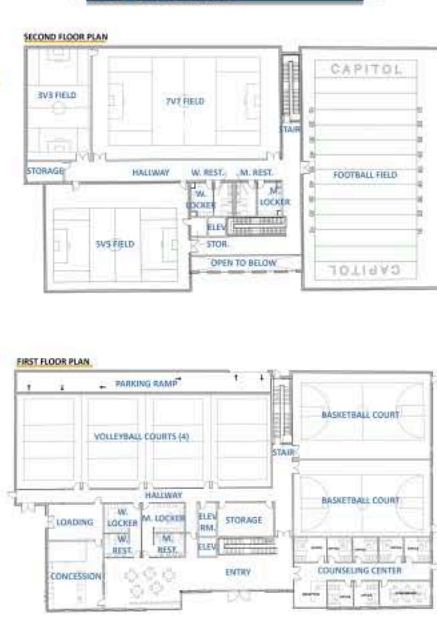
MARKET ANALYSIS

Demand of Target Market (2 Miles):	Demand of Target Market (DC):
Children Aged 5-17 (2-Miles) • 14,077	Children Aged 5-17 (DC) • 82,934
% Aged 5-17 involved in Sports (DC) • 76%	% Aged 5-17 involved in Sports (DC) • 76%
Demand Ages 5-17 (2 Mile Radius): 10,699 users	Demand Ages 5-17 (DC): 63,030 users

PROGRAM



FLOOR PLANS



FINANCIAL RETURNS

	Year 1	Year 11	Year 19	Refinance	Year 19
NOI	\$4,109,970	\$4,507,678	\$4,613,576	New Loan Amount	\$85,096,036
Debt Service	\$3,287,976	\$3,287,976	\$3,287,976	Financing Fees	\$1,754,802
BTCF	\$821,994	\$1,219,702	\$1,325,600	Debt Pay Off	\$3,044,422
Cash on Cash Return	8.23%	12.21%	13.28%	Proposed Cap Ex.	\$20,000,000
Investor Profit Thru		\$1,929,907	\$6,745,162	Available Cashflow	\$10,296,812
Investor ROI Thru		20.7%	72.3%	Split to Investor	\$2,574,203
Developer Profit Thru		\$134,371	\$14,580,134	Split to Developer	\$7,222,609

MRED

Fall 2023

Capitol Performance

Sports Training Facility

Justin Ferrari

The Ferrari Development Group is proposing Capitol Performance, a LEED Gold certified, \$42,647,693 sports training facility located in Columbia Heights, Washington DC. Capitol Performance will contain 38,490 sf of interior space along with 12,500 sf of income producing rooftop space.

The project will consist of two 24' stories which include (4) volleyball courts, (2) basketball courts, (2) soccer/box lacrosse fields and a college counseling center. The activated rooftop will include an additional soccer/box lacrosse field and a multi-purpose football training field located on semi-intensive green roofs.

The intention of Capitol Performance is to foster positive human growth inside of an inner city through increased physical fitness and personal confidence. Capitol Performance provides a foundation to advance athletic and academic skills to the collegiate level and beyond.

PERMANENT DEVELOPMENT BRAND

CONSTRUCTION SCHEDULE

Construction Type	Construction Schedule (Months)																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Regulatory Process																												
Underground Parking Garage																												
Building Construction																												
Finishes																												

