

**RETAIL, CTE/ ADULT LEARNING, & RESIDENTIAL PARKING SOLAR PANELS**

**RESIDENTIAL BUILDING**  
LEVELS 1-5  
80,000 SQFT TOTAL

**RESIDENTIAL MAIN ENTRY**

**NEIGHBORHOOD PARK**

**SOLAR PANEL COVERED RESIDENTIAL PARKING**

**BUS & RIDE SHARE DROP OFF**



**SOLAR PANELS**

**ENTRY STAIR & PLAZA TO LEVEL 2**

**RETAIL**  
LEVEL 1

**CTE/ADULT LEARNING**  
LEVELS 2-4

**GROCERY STORE**  
LEVEL 1  
15,000 SQFT

**Economic Benefits**

- Employment Growth
- Income Growth
- Attracting Amenities
- Opportunity Zone Investing

**Social Benefits**

- Educational Access
- Open Space
- Improved Streetscape
- Enhanced Safety

**MARKET DEMOGRAPHICS**

<b>Population</b>	<b>Median Age</b>	<b>Median Household Income</b>
BALTIMORE CITY 585,708	35.7 y/o	\$54,124
BROADWAY EAST 698	55.1 y/o	\$45,172
<b>Education Level</b>	<b>Vacancy Rate</b>	<b>Means of Trans. To Work</b>
BALTIMORE CITY 24% No HS Degree	17%	Public Transit 14%
BROADWAY EAST 13.7% No HS Degree	45%	Public Transit 66%



**FOOD EQUITY**

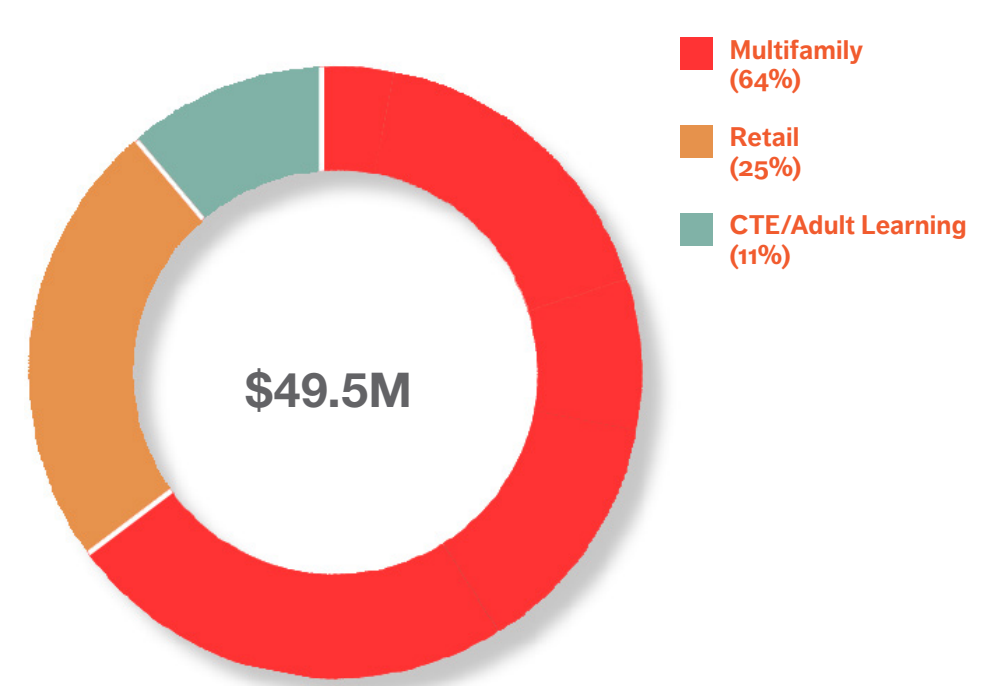


**HOUSING EQUITY**

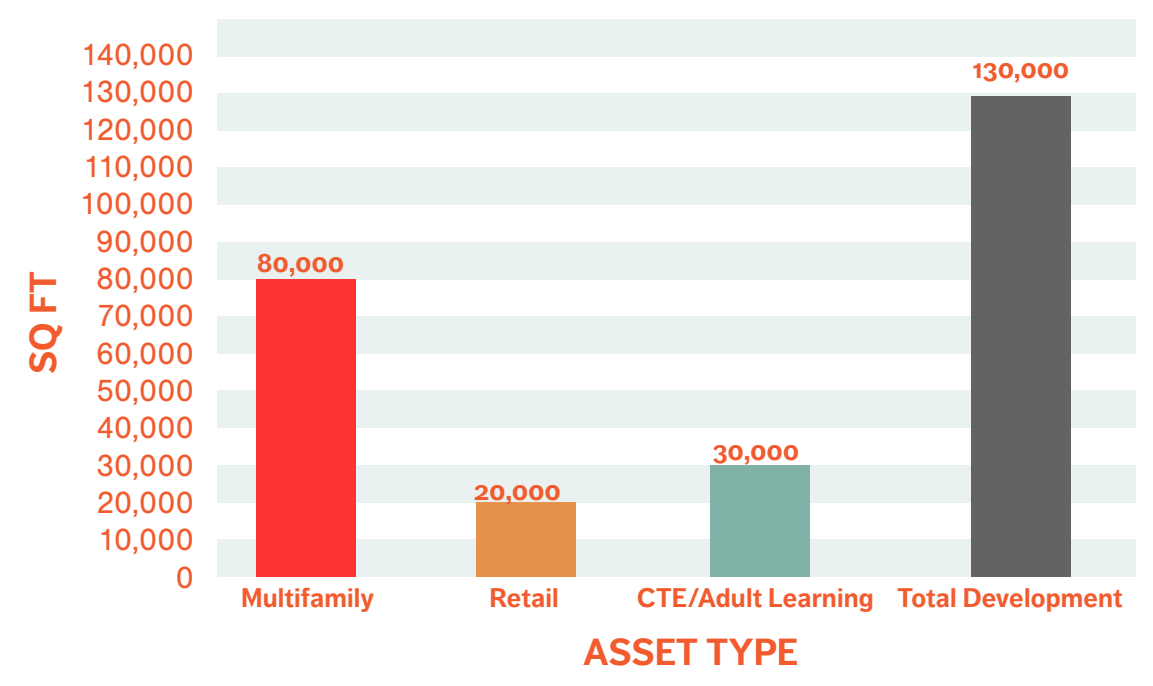


**EDUCATION EQUITY**

**DEVELOPMENT PLAN**



**DEVELOPMENT ASSET SF**



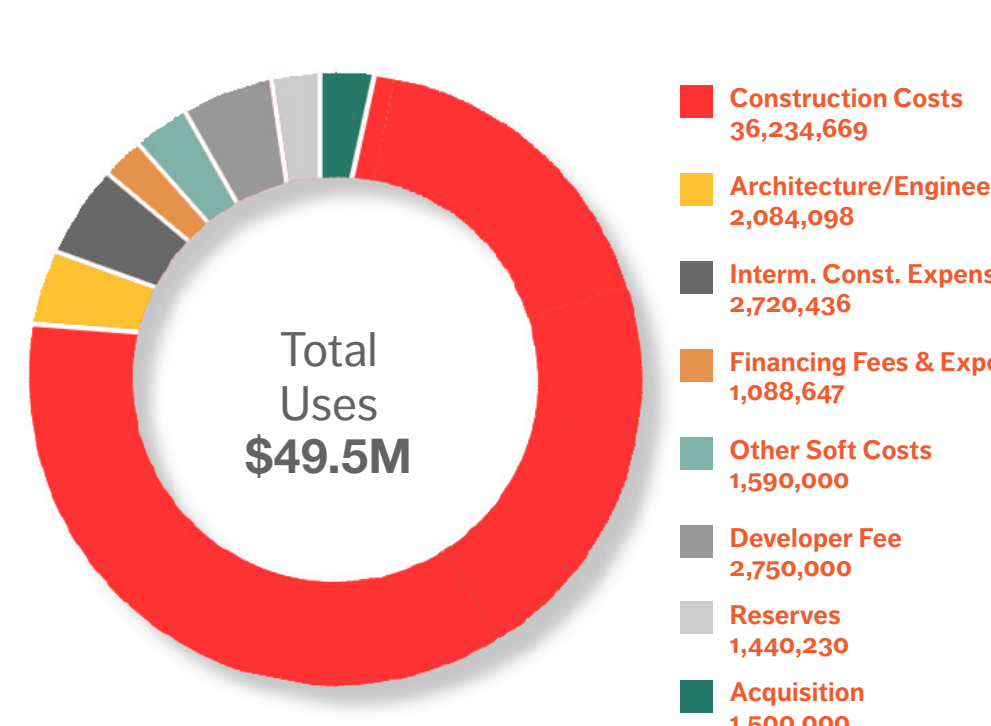
**100% AFFORDABLE MULTIFAMILY RENTAL INCOME**

**78 UNITS**

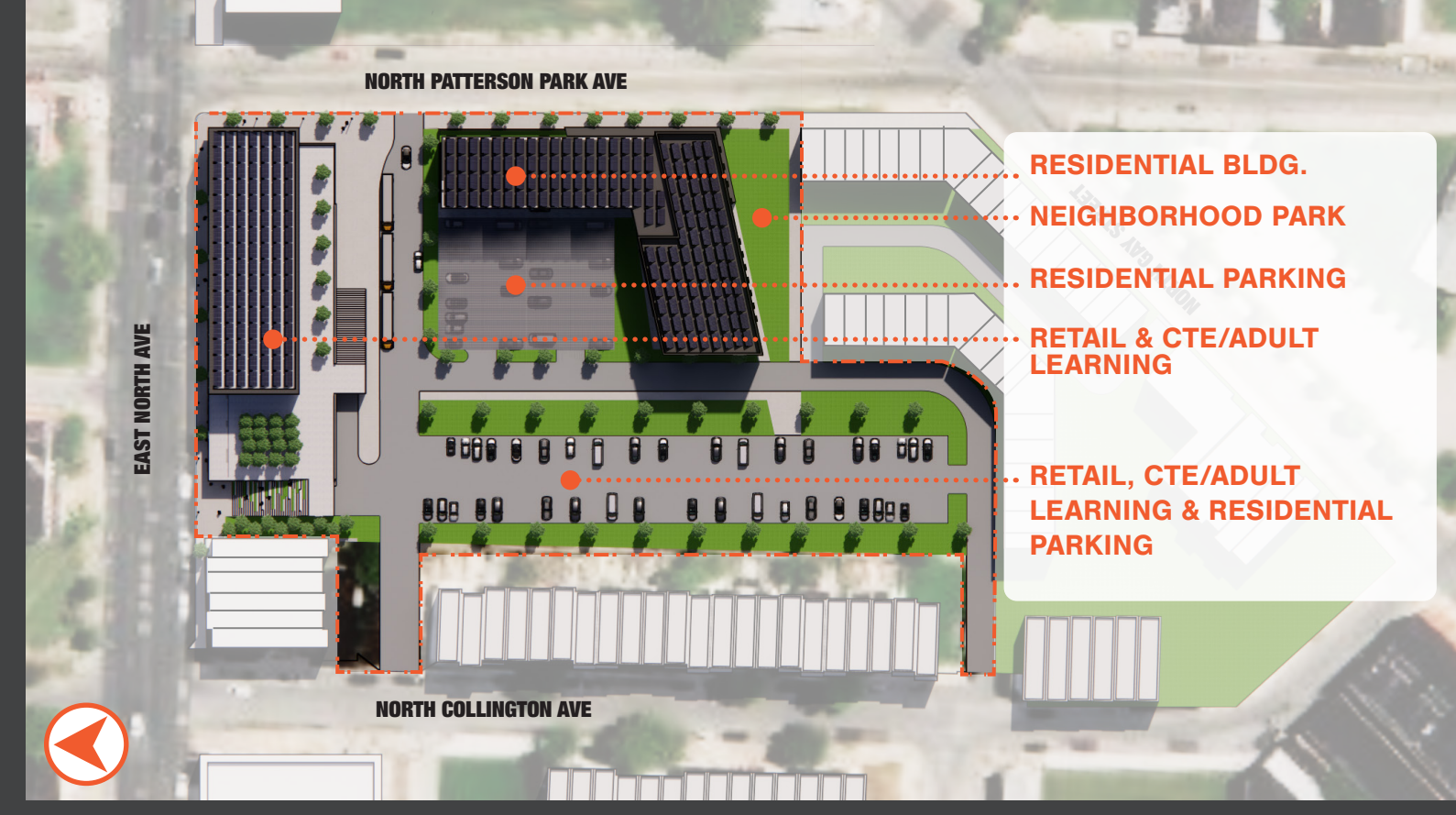
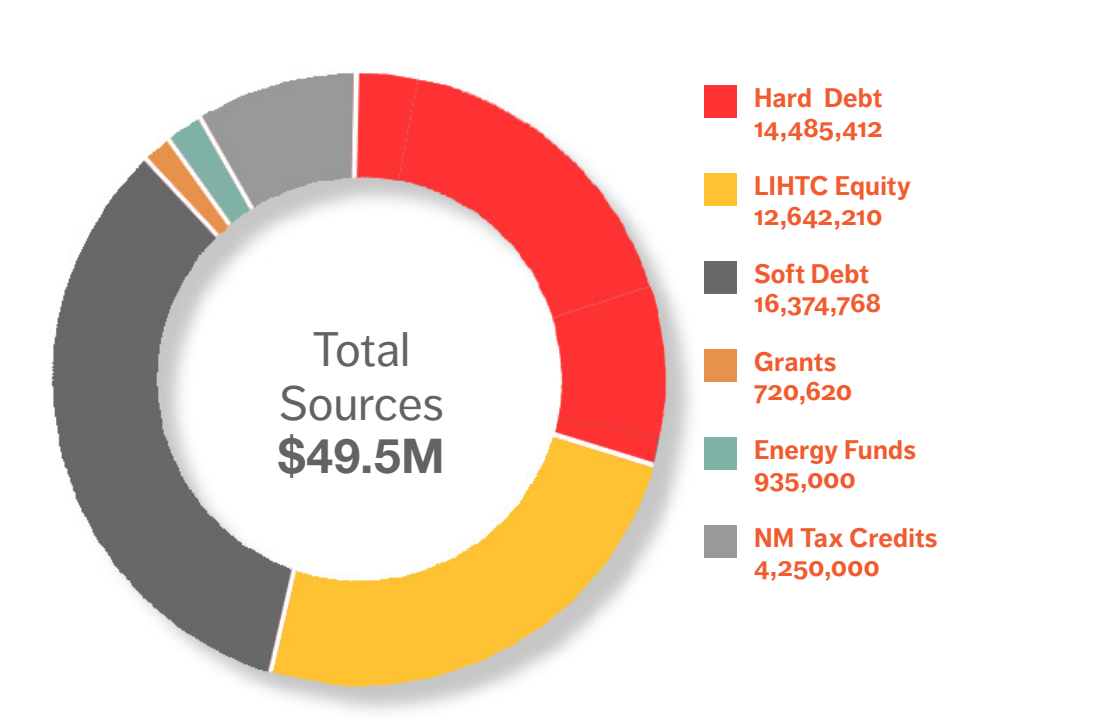
Unit Mix	Max LIHTC Rent	Annual Rent
1BR (30% AMI)	\$ 1,088	\$ 20,268
1BR (40% AMI)	\$ 871	\$ 84,348
1BR (60% AMI)	\$ 1,306	\$ 145,920
1BR (80% AMI)	\$ 1,742	\$ 158,592
2BR (30% AMI) (PBV)	\$ 1,045	\$ 156,672
2BR (40% AMI)	\$ 1,306	\$ 134,640
2BR (60% AMI)	\$ 1,567	\$ 349,680
2BR (80% AMI)	\$ 2,090	\$ 190,080

**Annual Rent Total: \$ 1,240,200**

**TOTAL USES OF FUNDS**



**TOTAL SOURCES OF FUNDS**



MURED

# MORGAN STATE @ BROADWAY EAST & SOUTHERN HERITAGE APARTMENTS

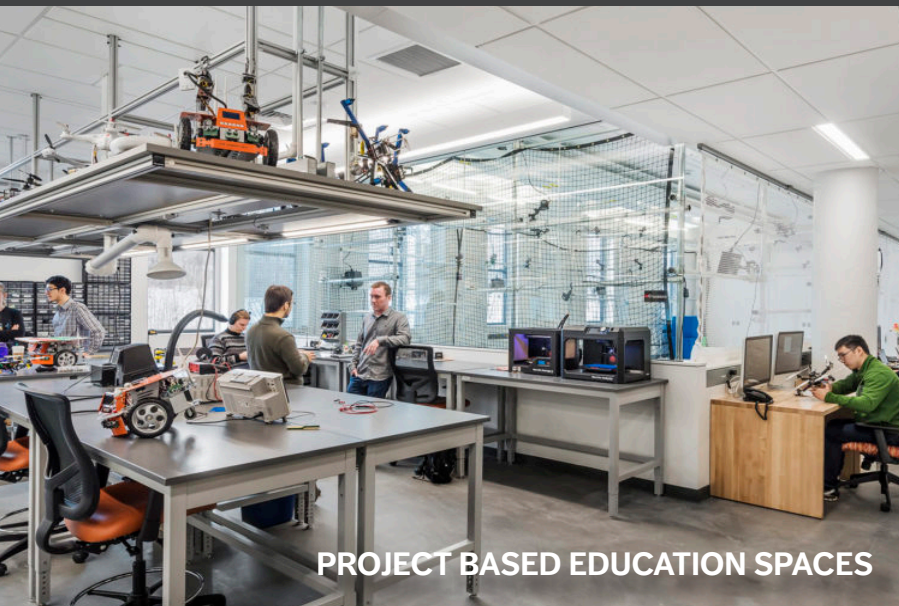
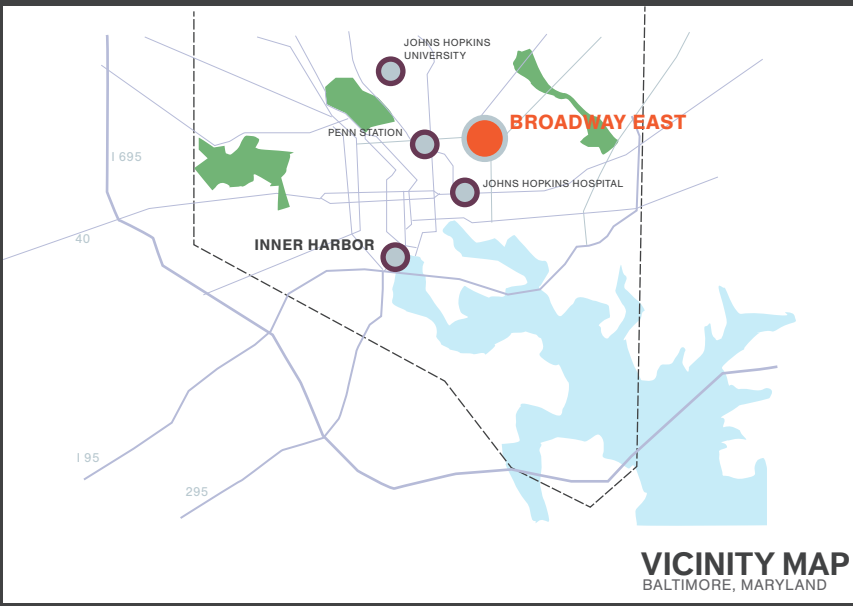
Natasha Jameson-Randolph

**CONVENIENT**  
Convenient, state of the art, adult education facility is within steps of your door.

**MODERN LIVING**  
Modern Living in our urban village provides walkable convenience.

**FAMILY FRIENDLY**  
Family friendly community with a beautiful neighborhood grocery store and fast casual dining options.

**Veterans Property Investment Groups** presents Morgan State at Broadway East and Southern Heritage Apartments. The mixed use, commercial, and housing development represents a transformational catalyst for the Broadway East neighborhood. Its presence will serve a long-disinvested community and act as the first step in anchoring the local neighborhood to bring economic growth and private investment to this Baltimore Opportunity Zone.



**Credits**  
 Mentor: Mansur Abdul-Malik  
 Professional Advisor: Margaret McFarland  
 Program Director: Maria Day-Marshall  
 Architect: Michael Fischer