

brooklyn bend



Unique unit types, variety of sizes
Rental and ownership at 30% - 80% AMI and market rate



Water recycling and stormwater mitigation
Passive and efficient design
Reduced energy demands



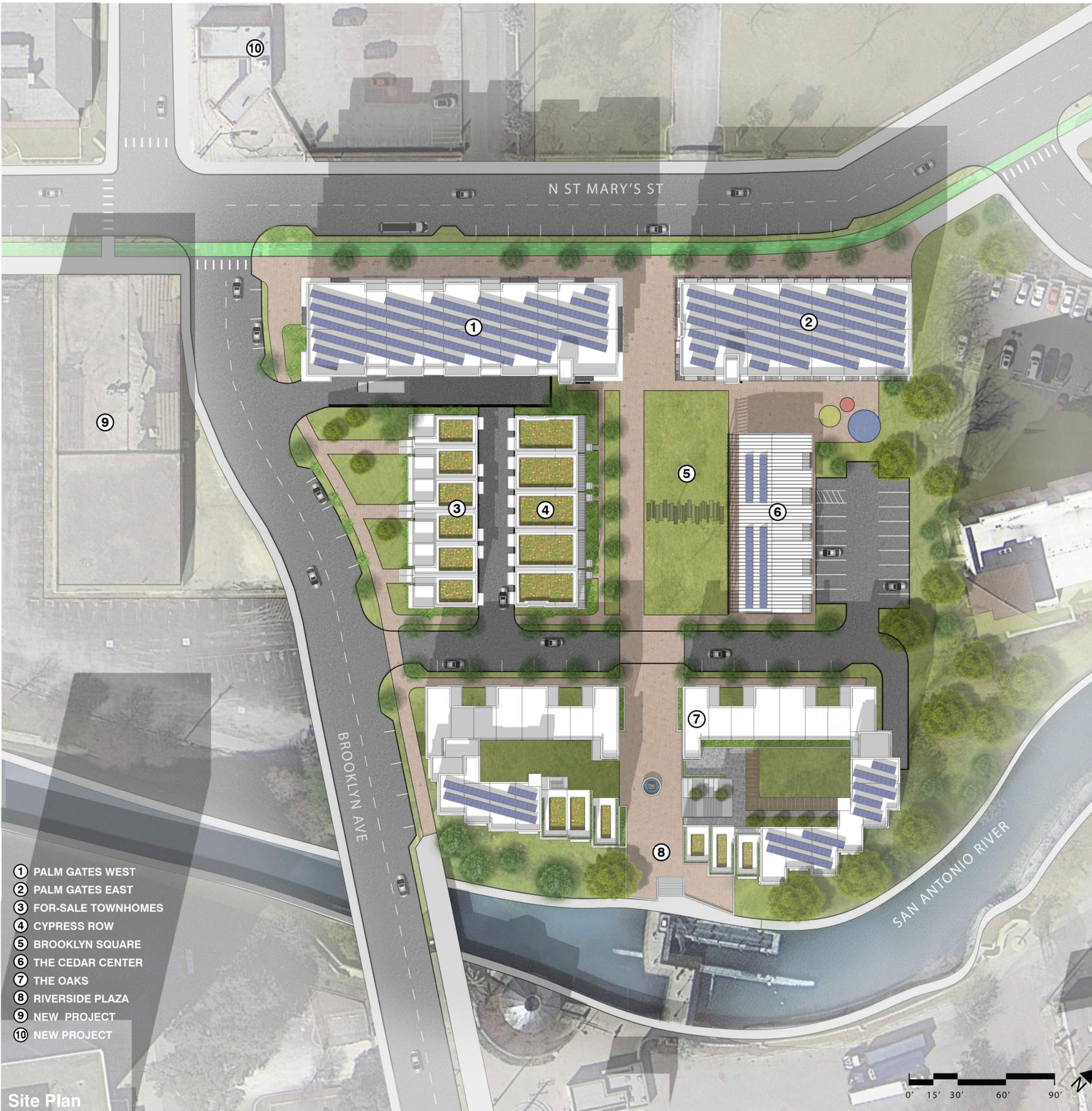
Service-enriched housing and on-site programs: aftercare & art
Active design promotes healthy lifestyles



Complete streets
Shared spaces create social seams
BiblioTech digital library



Catalyst for retail corridor and mixed-use development in River North
7 live/work units, grocer, and cafe



- ① PALM GATES WEST
- ② PALM GATES EAST
- ③ FOR-SALE TOWNHOMES
- ④ CYPRESS ROW
- ⑤ BROOKLYN SQUARE
- ⑥ THE CEDAR CENTER
- ⑦ THE OAKS
- ⑧ RIVERSIDE PLAZA
- ⑨ NEW PROJECT
- ⑩ NEW PROJECT

Site Plan



N St. Mary St. Plaza



Brooklyn Square



Riverwalk Aerial

\$ 19,808,039
EQUITY:

- 1% RENEW. TC
- 3% HOME SALES
- 48% LIHTC

\$ 6,027,119
GAP FINANCING:

- 1% DEV. FEE
- 2% CDBG
- 2% CCHIP
- 3% HOME
- 7% TIRZ

\$ 12,868,746
HARD DEBT:

- 33% FHA 221(d)

\$38,703,904
TOTAL SOURCES

- 2% RESERVES
- 5% INTERIM EXPENSES
- 8% SOFT COSTS
- 10% DEVELOPER FEE
- 75% CONSTRUCTION HARD COSTS

\$38,703,904
TOTAL USES