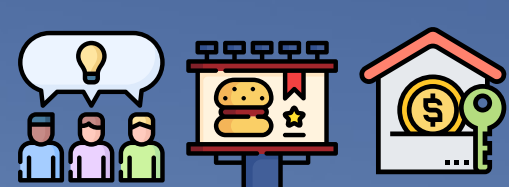


ECONOMIC BENEFITS



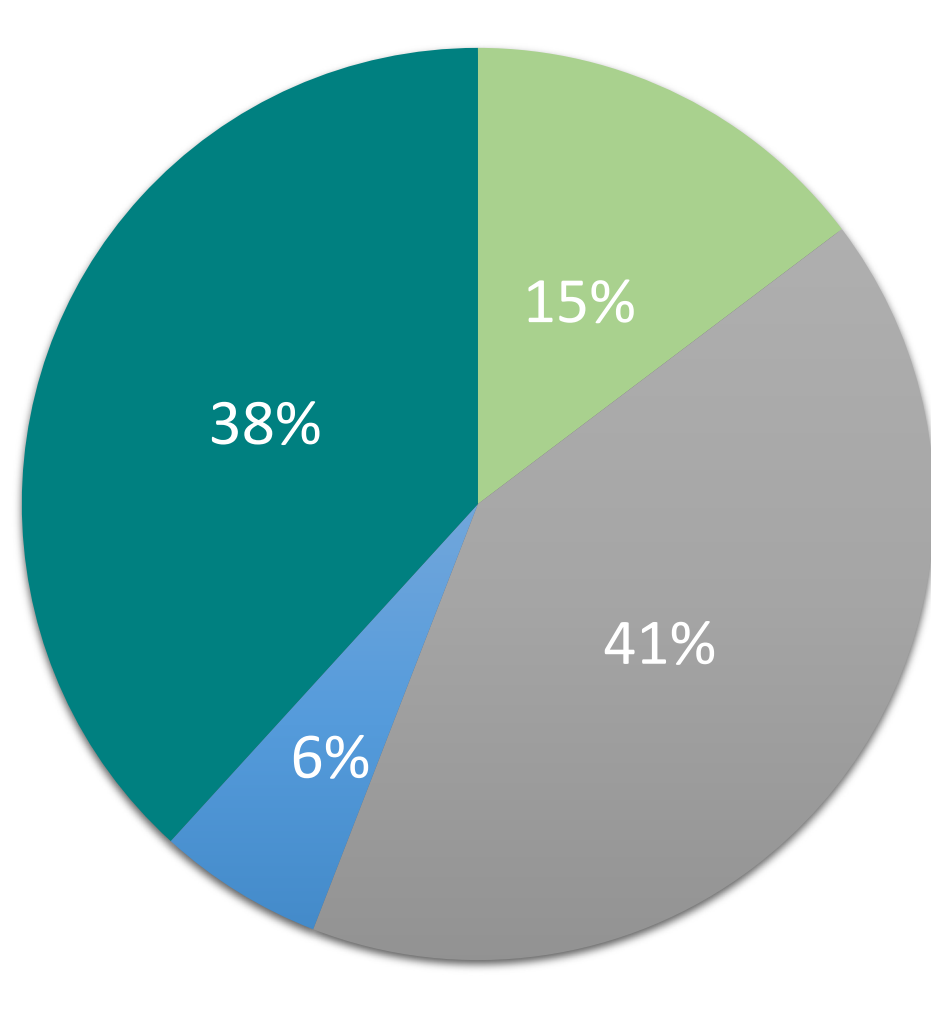
SOCIAL BENEFITS



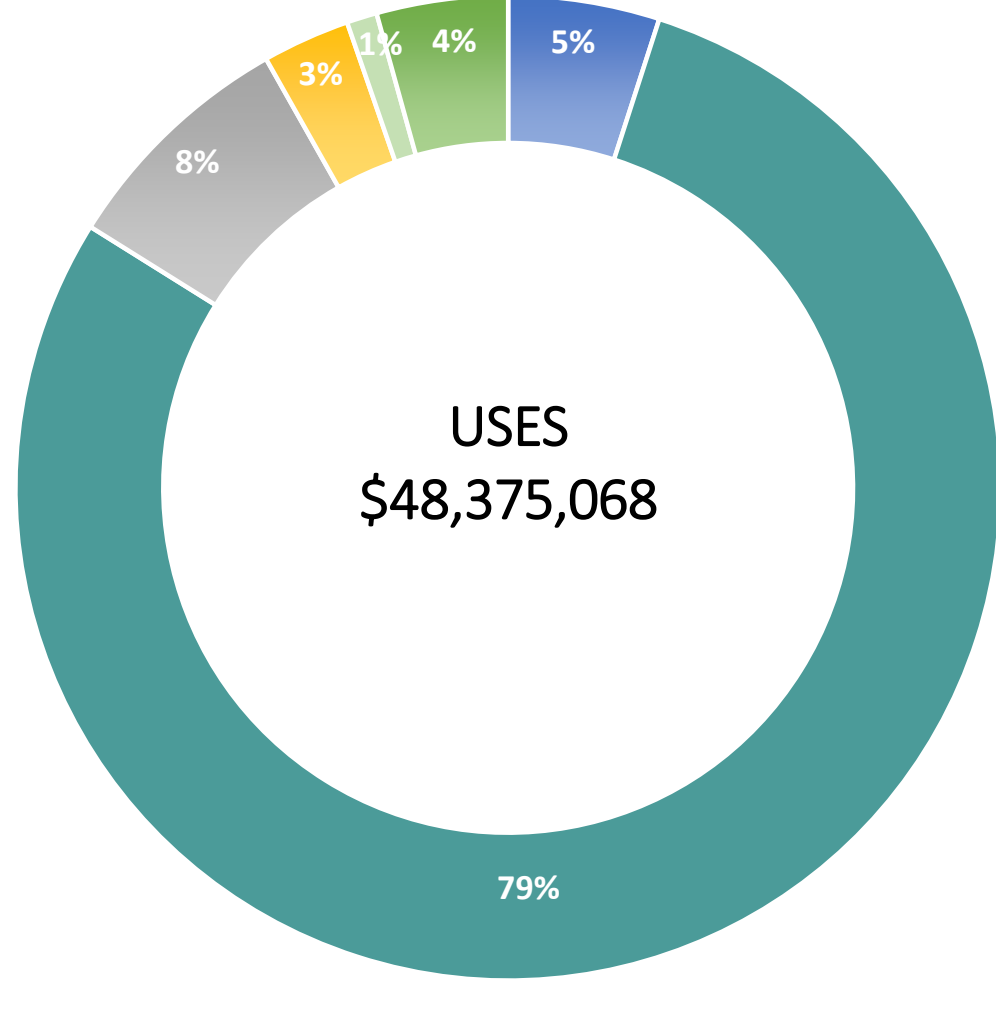
ENVIRONMENTAL BENEFITS



UNIT MIX

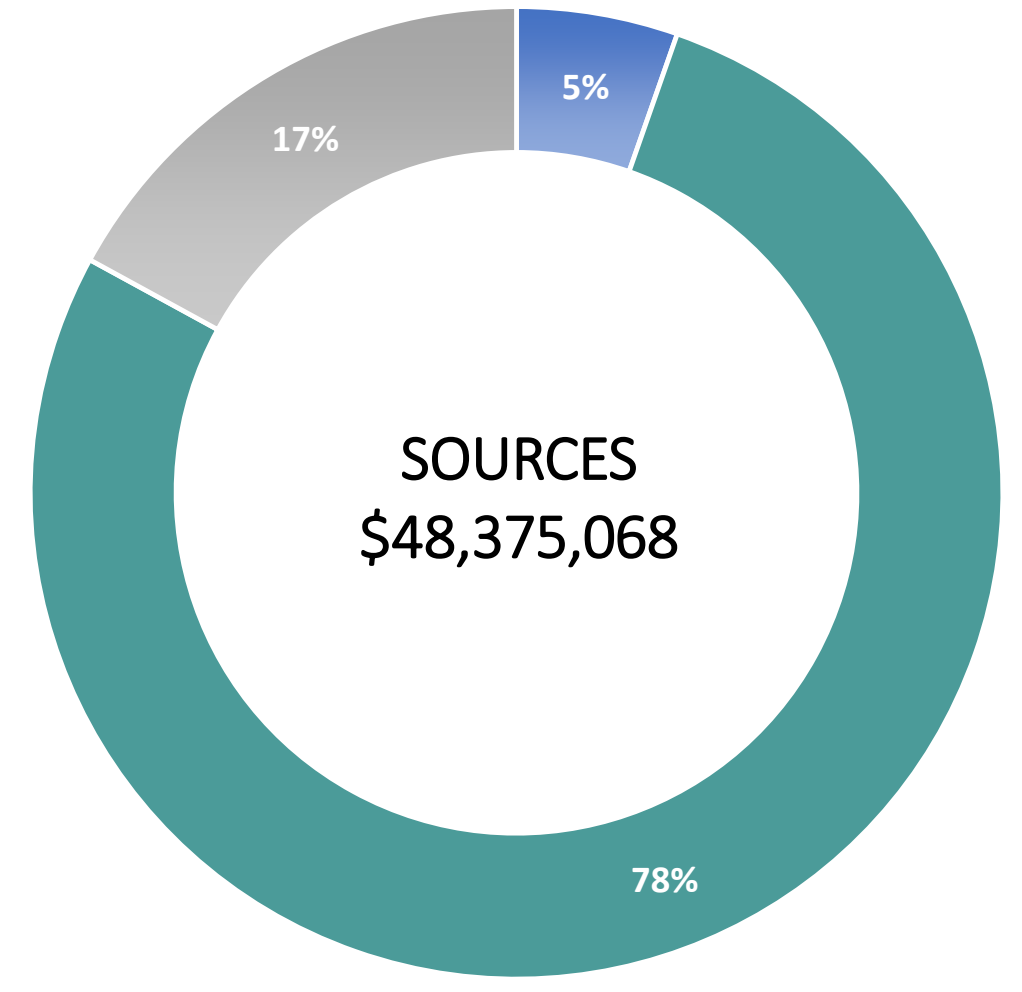


■ Studio ■ 1 Bed ■ 1-Bed (bi-level) ■ 2 Bed



USES
\$48,375,068

- Acquisition \$2,404,700
- Hard Cost \$38,228,900
- Soft Cost \$3,843,220
- Financing Cost \$1,329,957
- Reserves \$482,386
- Developer Fee \$2,085,904



SOURCES
\$48,375,068

- Debt (FHA D4) \$37,534,320
- Equity (GP/LP) \$8,245,654 (20/80)
- Tax Credit (4% LIHTC) \$2,595,093

Residential Units (170)	Market Rate (140)	Affordable (30)			
Unit Type	Avg. SF	Avg. Rent	Rent PSF	Avg. Rent	Rent PSF
Studio	320	\$1,150	\$3.31	\$850	\$2.66
1 Bedroom	640	\$1,650	\$2.42	\$1,180	\$1.84
1 Bedroom (bi-level)	700	\$1,950	\$2.79	N/A	N/A
2 Bedroom	960	\$2,100	\$2.19	\$1,400	\$1.46

Development Summary	
Residential	146,642 SF
Residential Units	170
Commercial	24,000 SF
Parking	260
Total Development Cost	\$45M + Land
Development Cost PSF	\$269

Sell at Year 10	
Exit Cap Rate	6%
Cash-on-Cash	16.6%
NOI	\$3,252,270
IRR (Levered)	19%
Equity Multiple	2.28X
Yield	7.1%
Gain on Sale	\$17,309,951



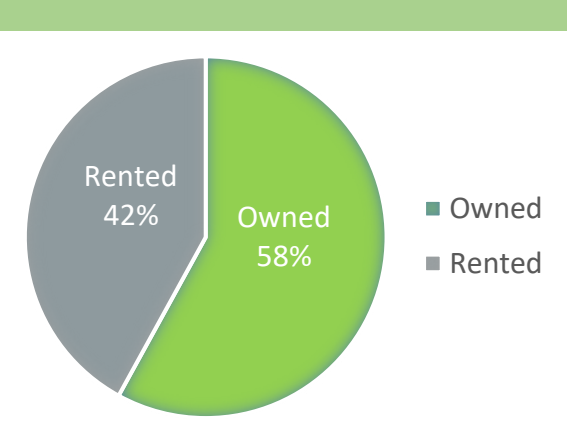
2020 Population: **75K**
Growth 2010-2020: 11%
Annual: 1.1%



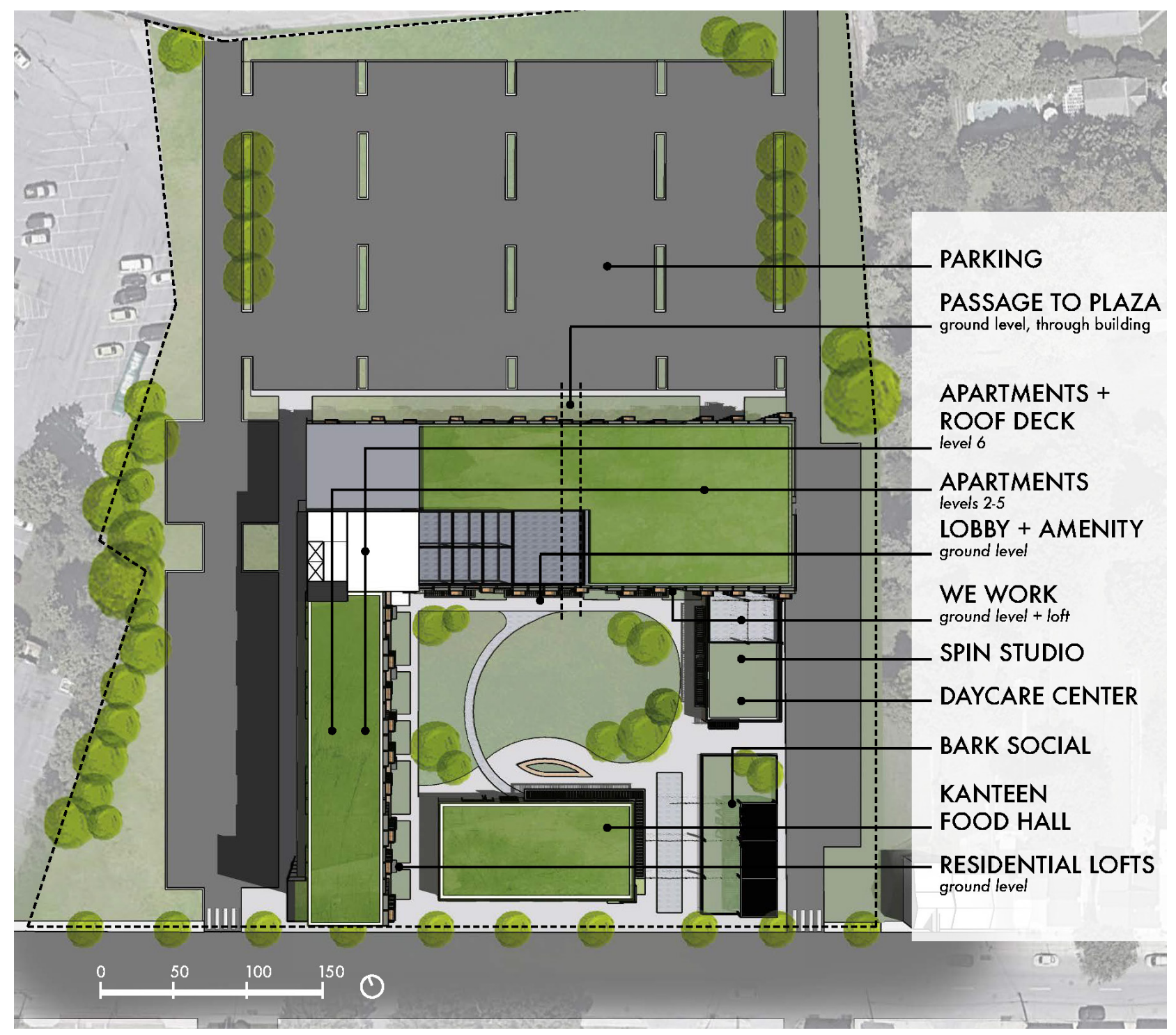
2020 Households: **Size : 2.5**
Growth 2020-2025*: 2.2%



2020 Median Age: **36**
U.S. Median: 38



2020 Median Household Income: **\$106,860**
Growth 2021-2026: 7%



MRRED
Fall 2021

The Kommune
Where satisfaction comes first

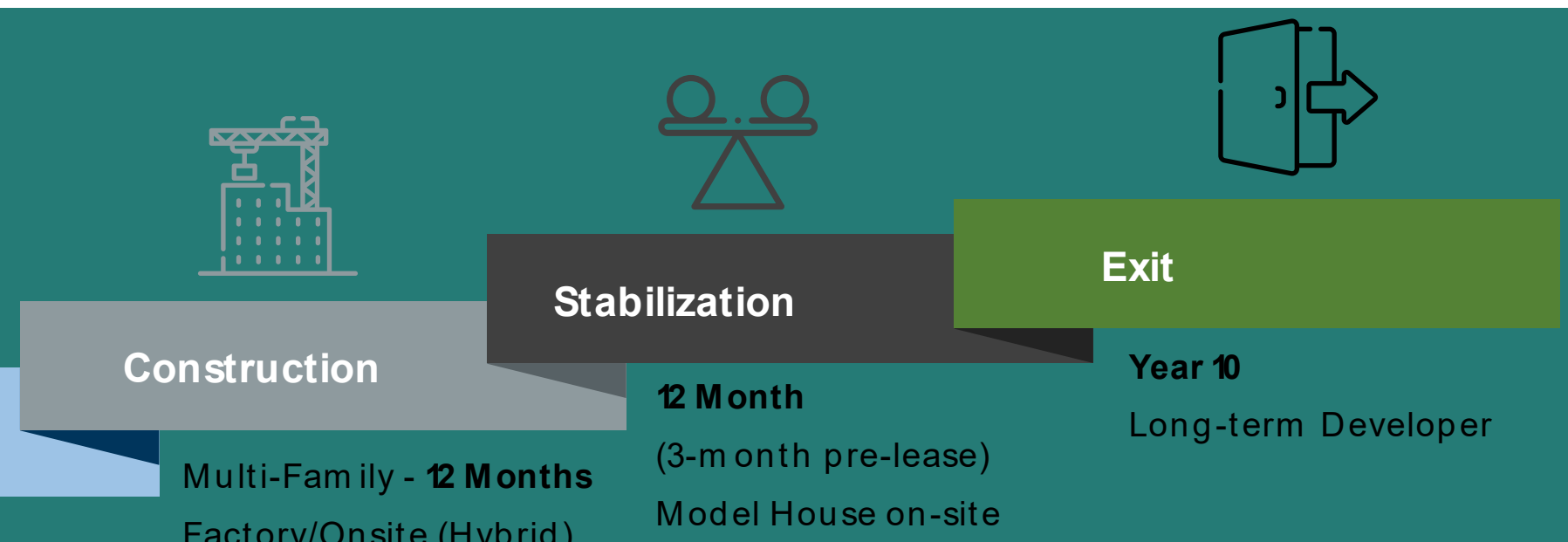
The Kommune
Where satisfaction comes first

Sharmin Davoodian

"Kommune", a true jewel of Frederick, capitalizing on Frederick's northern European heritage, while leveraging innovative development trends to ensure the project is a success from day one. The location is conveniently nestled between bustling downtown Frederick and Hood College, making it an exciting lifestyle development project with a strong foundation in re-use and sustainability.

An end-user's positive experience from the space is determined by the design, the amount of natural light, feeling safe, high quality amenities, a highly curated approach to the selection of retail, places to meet, attractive landscaping and public opportunities for artwork and Instagrammable moments.

Eager to activate the Kommune lifestyle, we added a generous We Work co-working



location, along with an exciting food hall, supported by a dedicated food truck area designed to celebrate local cuisine. A fitness studio, day care and dog park bar ensure Kommune becomes a unique and celebrated destination serving visitors and tenants. At Kommune, a mixed-use, mixed-income addition to the city, creating a socially conscious urban design has motivated our retail strategy, overlaid with fundamental placemaking principles to ensure the best

outcome and connection with community. Local residents, neighboring buildings, tourists and day-trippers, inter-state business travelers and students are all potential customers and need to be considered.

