



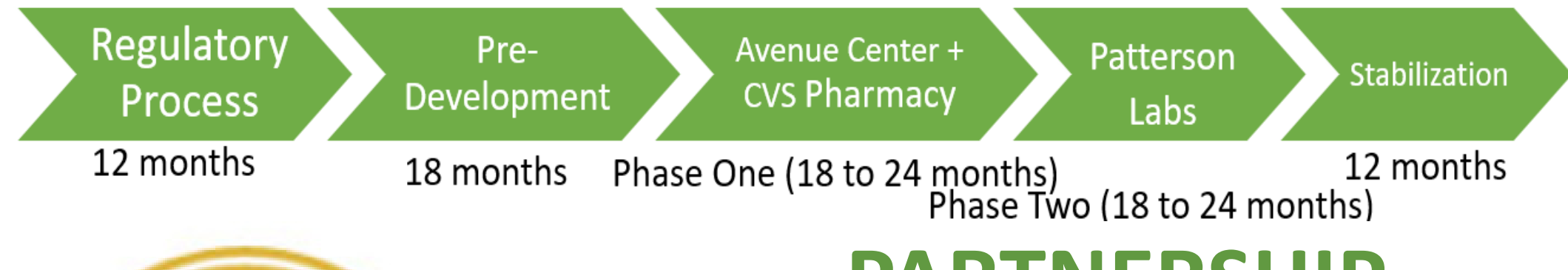
PATTERSON LABS

AVENUE CENTER

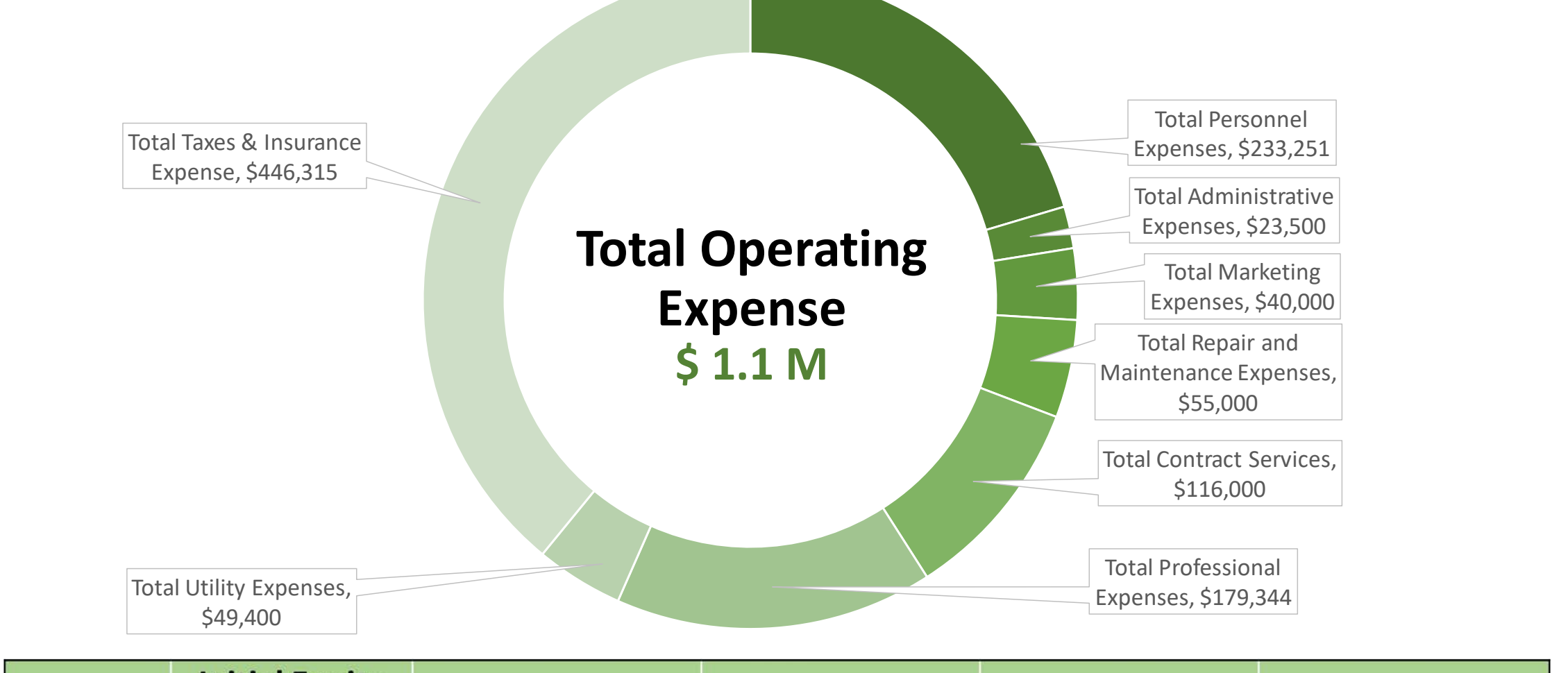
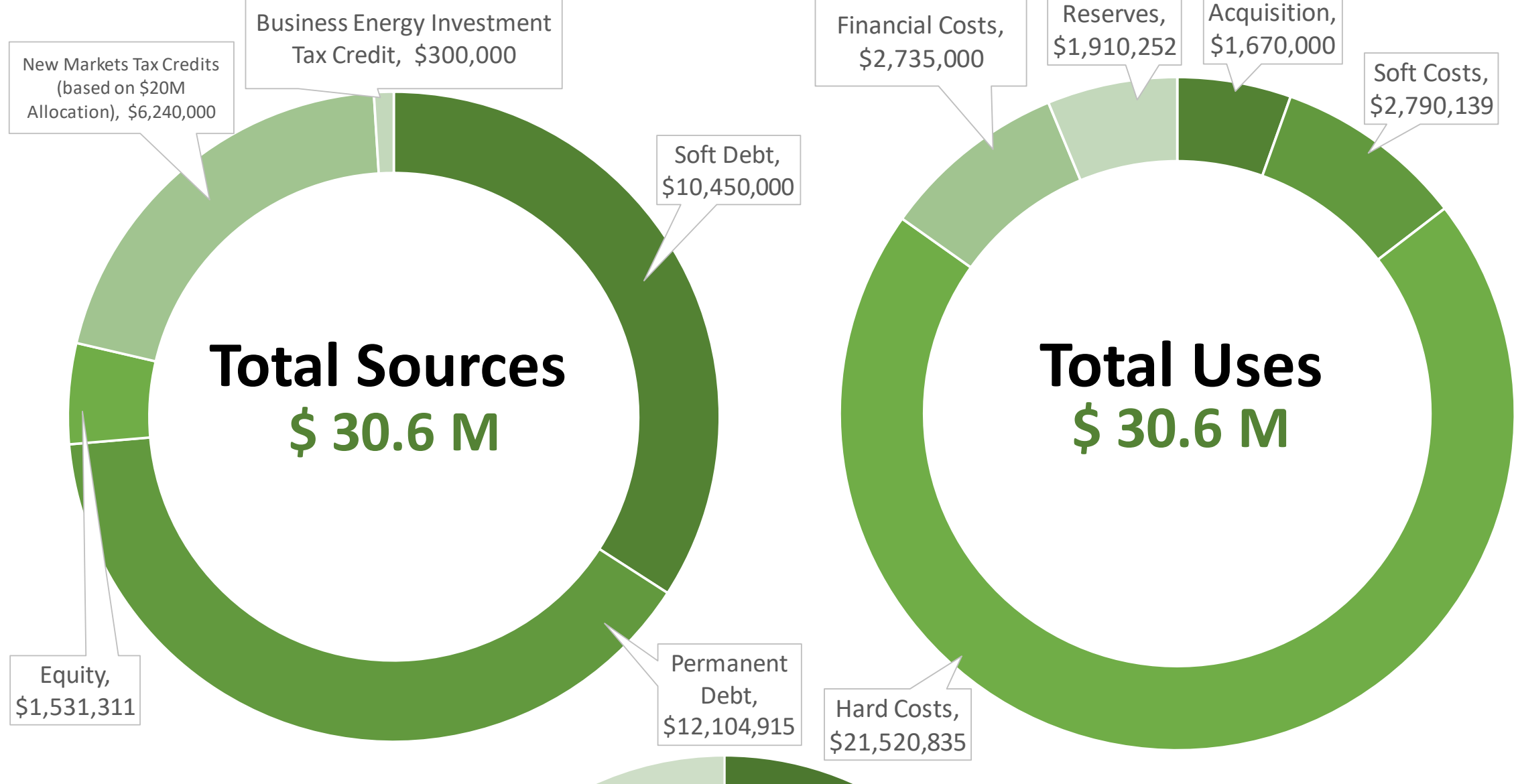
RETAIL

PATTERSON LABS

AVENUE CENTER



PARTNERSHIP



	% of Mix	Total SF	Rent PSF	Total Annual Rent
Patterson Labs		58,989		
Retail (Café)	4.8%	3,200	20.00	64,000
Lab / Office Space 1	19.0%	19,908	30.00	597,240
Lab / Office Space 2 (Start-Up)	14.3%	14,337	25.00	358,425
Lab / Office Space 3	19.0%	11,440	30.00	343,200
Lab / Office Space 4	19.0%	10,104	30.00	303,120
Avenue Center		8,400		
Workforce Training (Office + Classroom)	4.8%	4,200	23.00	96,600
Office Tenant	4.8%	4,200	23.00	96,600
Medical Office	4.8%	9,900	23.00	227,700
Behavioral Therapy (Office)	4.8%	3,300	23.00	75,900
Pharmacy / Drug Store	4.8%	8,500	75.00	637,500
Total/Average	100%	85,789	25.00	2,800,285

Cap Rate	Initial Equity Investment	Levered IRR	NPV Before-Tax	Unlevered IRR	NPV Before-Tax
7.00%	1,528,738	46.93%	\$ 11,548,072	107.68%	\$ 20,040,805
8.00%	1,528,738	46.06%	\$ 10,190,980	107.63%	\$ 18,683,712

WRED

Fall 2022



SOUTHERN UNITY

Bringing UNITY in COMMUNITY
William Christian III



Wc3 Development Group presents Southern Unity, an 83,000 SF economic development empowering organizations and individuals to uplift under-resourced communities. The project consists of Patterson Labs, Avenue Center, and CVS Pharmacy.

ENGAGE the community with workforce training and health and wellness services.

ACCESSIBLE HEALTH CARE for residents and the general public.

INNOVATIVE solutions to health disparity and blight.

REVOLUTIONARY design for life science research and development lab facilities.

