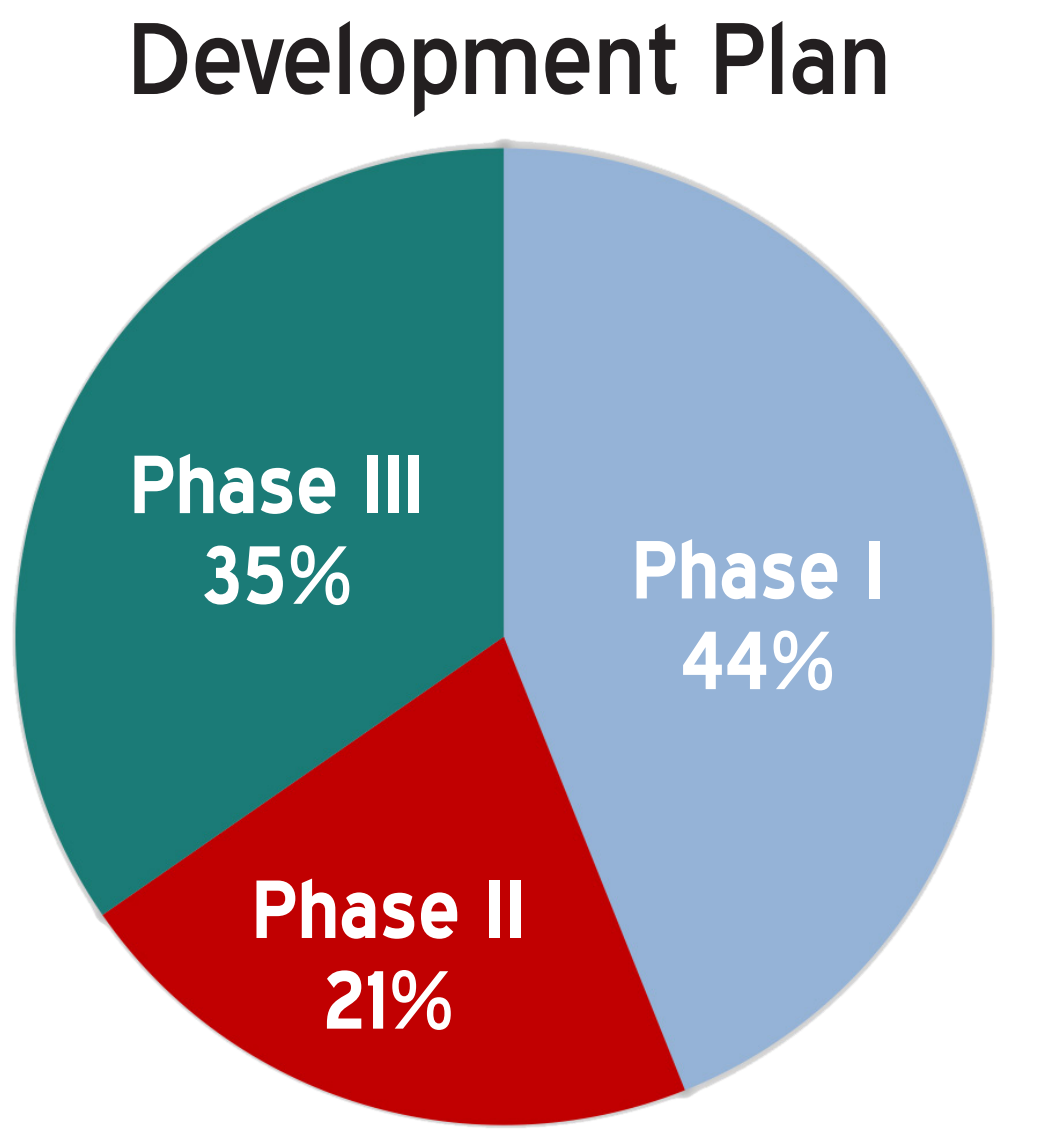
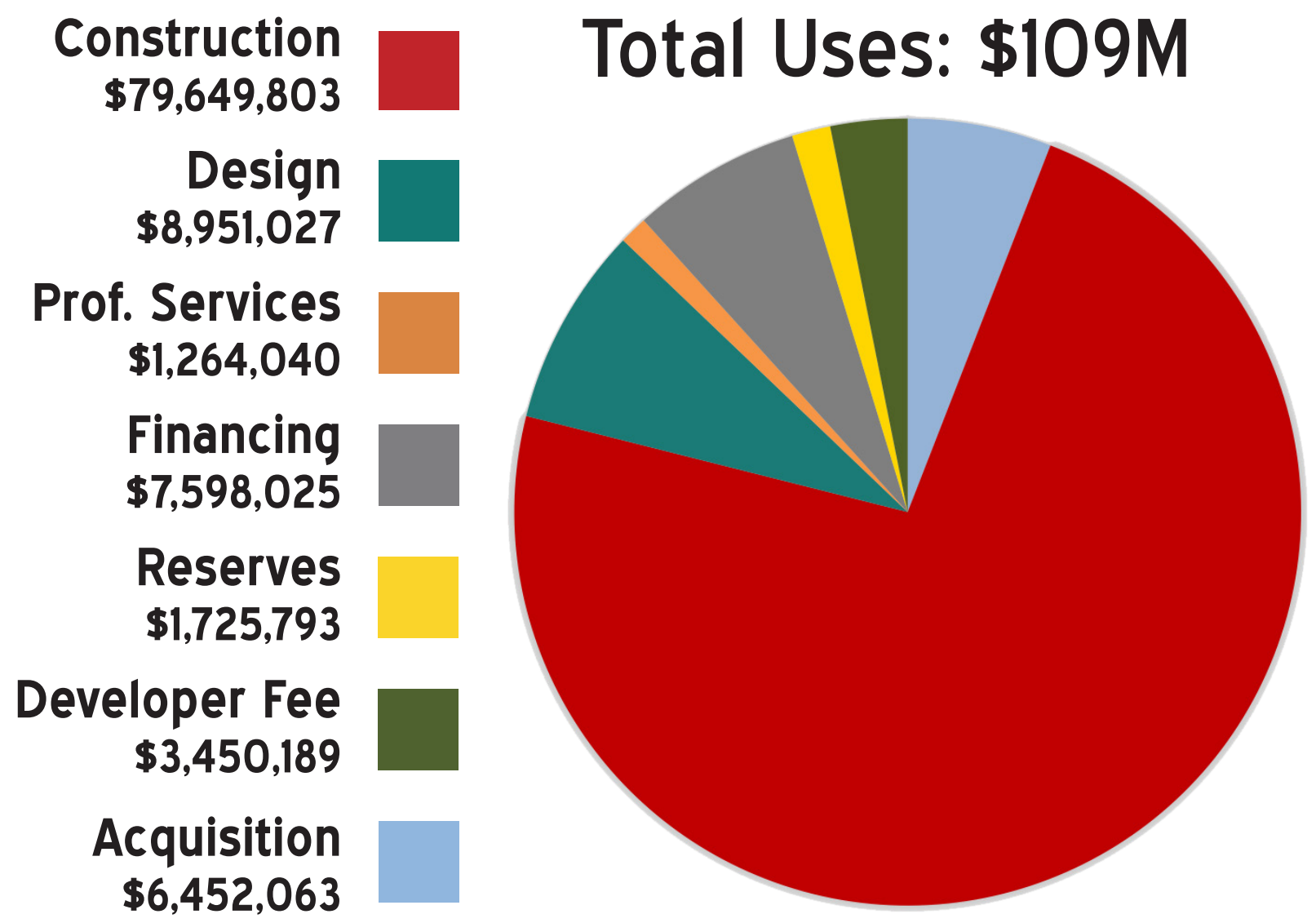
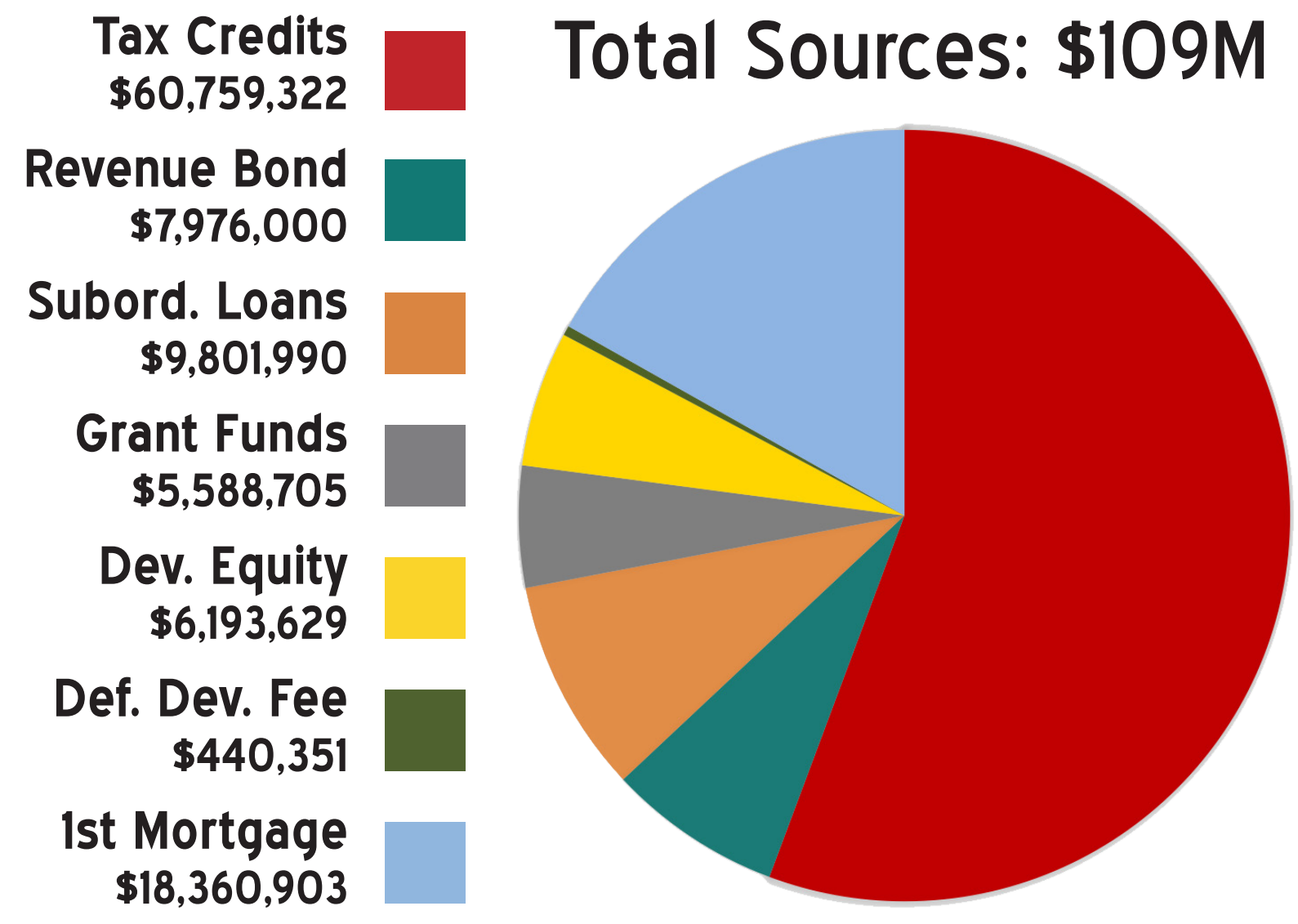


SOURCES AND USES



FINANCIAL PERFORMANCE

	Sale Yr	Cash Flow	C on C	IRR
Phase I	Yr 15	\$ 1,283,457	4.89%	31.97%
Phase II	Yr 15	\$ 1,041,186	12.03%	17.34%
Phase III	Yr 29	\$ 3,063,378	18.14%	17.09%

MARKET DEMOGRAPHICS

Population 10,009
 Median HH Income \$24,190
 % Pop. HS Diploma 84.3%

INCOME

	Monthly Rent	Annual Rent
Studio: 50% AMI	\$ 1,016	\$ 60,960
Studio: 60% AMI	\$ 1,219	\$ 146,280
1 Bed: 30% AMI	\$ 915	\$ 428,220
1 Bed: 50% AMI	\$ 1,088	\$ 535,926
1 Bed: 60% AMI	\$ 1,306	\$ 297,768
2 Bed: 50% AMI	\$ 1,161	\$ 682,668
2 Bed: 60% AMI	\$ 1,393	\$ 250,740
Retail: Grocery	\$ 17.50	\$ 367,500
Retail: 4 Bays	\$20 - \$22	\$ 746,700
Office:	\$ 20.60	\$ 453,200
Trade School:	\$ 14.67	\$ 1,290,960



MRED

THE HULL AT CENTRAL AVENUE

Permanent Community Pride

Chris Weir

The Hull at Central Avenue is a mixed-use educational campus at the center of the Perkins, Somerset, and Old Town neighborhoods of East Baltimore. Its maritime namesake harkens back to a post-Civil War Baltimore, where freed Black American entrepreneurs created one of the first centers for Black wealth in the United States—the ship-building industry. The present-day development provides a redefined opportunity to attain education and financial stability in historically disinvested neighborhoods. Commencing in three phases, The Hull will include a trade school, rent-to-own apartment units, a grocery store, and multiple food retailers. Its presence will provide the foundation for ownership and community pride in East Baltimore.

Credits:
 Mentor: Sam Bohmfalk
 Professional Advisor: Tanya Bansal
 Program Director: Maria Day-Marshall
 Architect: Nicole Hinkle

