**Figure Ground**

- **Site Overview, looking southwest**
  - **Phase I:** Years 1-3 (2017-2019)
  - **Phase II:** Years 4-6 (2020-2022)
  - **Phase III:** Years 7-10 (2023-2026)

**Phasing Diagrams**

**Buildout Summary**

- **Total Development Cost**:
  - $413 mm
  - $11 mm
  - $88 mm

- **Construction Loan to Cost ratio**: 21.3%
- **Amount of Inclusionary Housing**: 9.5%
- **Residential Unit Breakdown**:
  - Affordable Housing: 22%, 278,000 SF
  - Market Rate: 35%, 434,000 SF
  - Workforce Housing: 15%, 200,000 SF
  - Senior Housing: 8%, 100,000 SF

**Residential Unit Breakdown**:

- **Affordable (80% AMI)**
  - 50 feet, 600 units
  - 2 years, 200 units

- **Market Rate**
  - 747 units

- **Workforce (60% AMI)**
  - 50 feet, 276 units

**Sources of Funds**

- **Public - TIF**
  - 51%, 656,000 SF

- **Private Equity**
  - 25%, 32,000 SF

- **Private Debt**
  - 24%, 30,000 SF

**Phasing Summary**

- **Senior Housing**
  - 3%, 32,000 SF

- **Residential - For Rent**
  - 8%, 100,000 SF

- **Hotel**
  - 10%, 126,000 SF

- **Office**
  - 17%, 278,000 SF

- **Mixed-Use**
  - 10%, 278,000 SF

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