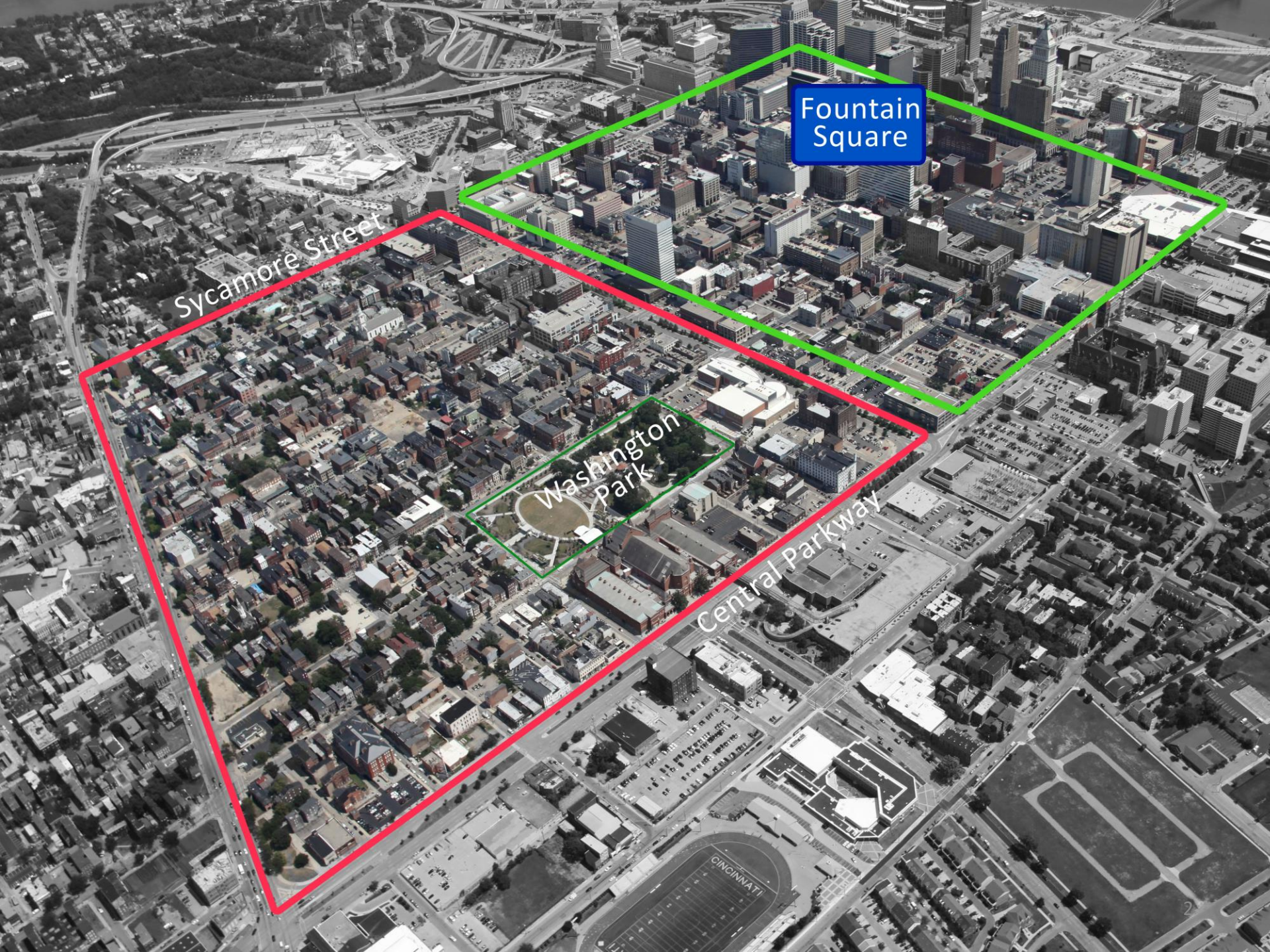




CINCINNATI CENTER CITY
DEVELOPMENT CORPORATION





Fountain Square

Sycamore Street

Washington Park

Central Parkway

CINCINNATI



CREATE / MANAGE
GREAT CIVIC SPACES



CREATE HIGH-
DENSITY MIXED-
USE
DEVELOPMENT



PRESERVE
HISTORIC
STRUCTURES
AND IMPROVE
STREETSCAPES



CREATE DIVERSE,
MIXED-INCOME
NEIGHBORHOODS
SUPPORTED BY LOCAL
BUSINESSES

INVESTMENTS TO DATE

OVER THE PAST 11 YEARS

3CDC	\$352,129,264
Third Party Private	602,853,457
Local/State Government	145,458,775
<hr/>	
Total Development	\$1,100,441,496

\$1.1 billion investment has resulted in:

Buildings Restored:	150
Acres of Civic Space:	14
Civic Buildings Restored:	2
Apartments:	904
Condominiums:	451
Hotel Rooms:	156
Shelter Beds:	320
Commercial SF:	902,924
Parking Spaces:	4,261

CINCINNATI



FOUNTAIN SQUARE





FOUNTAIN SQUARE GARAGE

BEFORE





FOUNTAIN SQUARE

Uses

Acquisition	\$	7,500,000
Hard Costs		31,710,715
Soft Costs		9,709,796
TOTAL	\$	48,920,511

Sources

Private

Conventional 1st Mortgage	\$	15,000,000
CNMF		13,000,000
CEF		7,800,000
Corporate/Philanthropic Contributions		5,120,511

Public

City of Cincinnati		4,000,000
ODOD		4,000,000

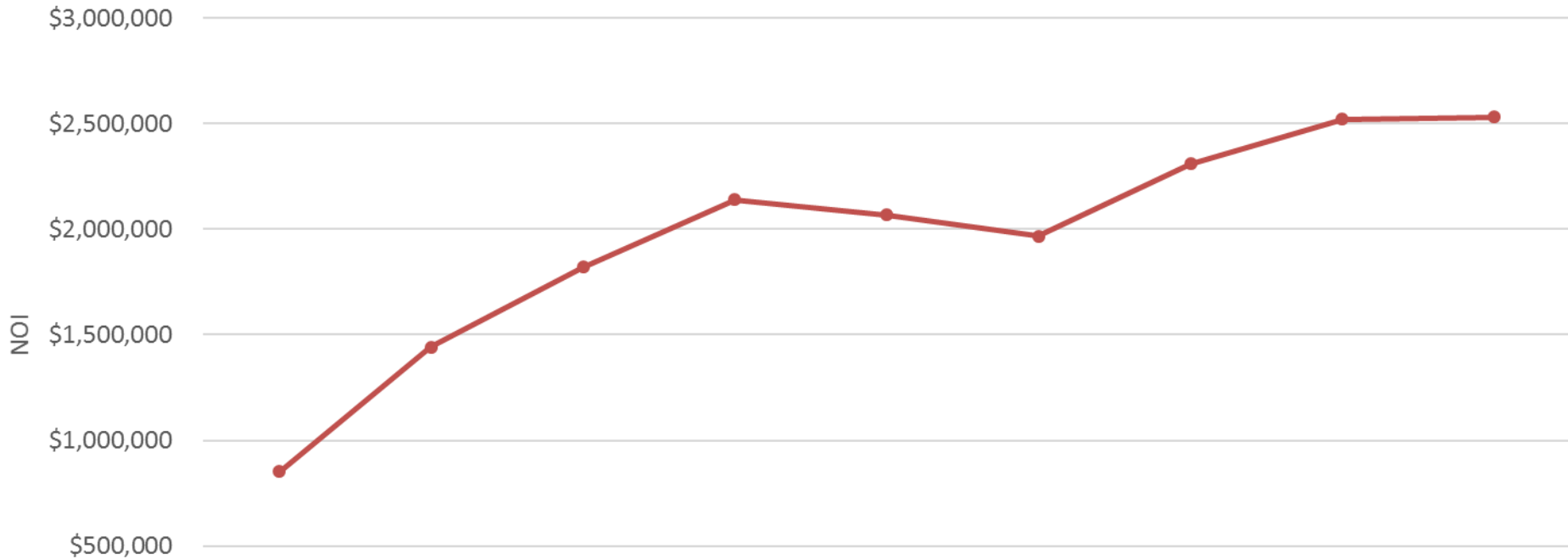
TOTAL	\$	48,920,511
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FOUNTAIN SQUARE GARAGE

NET OPERATING INCOME 2007-2015

Fountain Square NOI 2007 - 2015



	2007	2008	2009	2010	2011	2012	2013	2014	2015
— NOI	\$851,930	\$1,442,144	\$1,819,315	\$2,139,542	\$2,066,887	\$1,967,008	\$2,310,053	\$2,520,260	\$2,531,979

OPERATING BUDGET

Revenues

Sponsorships & Grants	\$975,366
City of Cincinnati	161,940
DCI	50,000
Via Vite	100,250
Garage Mgmt Fee	24,000
Ice Rink Revenues	530,128
Concessions	458,842
	246,335
Third Part Event Service Fees	
Other Income	11
TOTAL	\$2,546,872

Expenses

Administrative	\$467,496
All Events	1,349,941
Plaza Management	459,145
TOTAL	\$2,276,582

Net Surplus/Deficit **270,290**

Capital Repairs 440,307

Net Cash Flow **(\$170,017)**

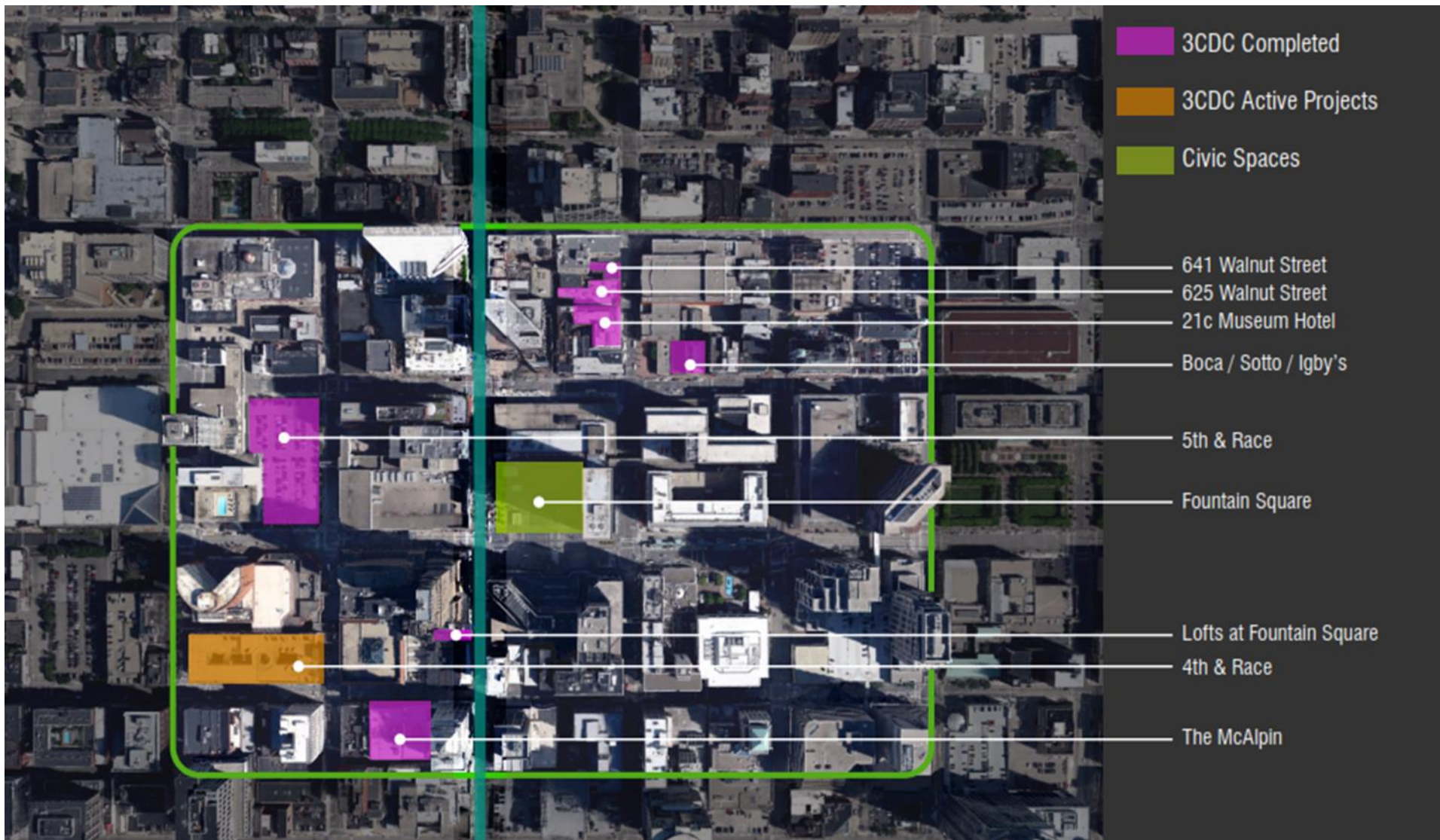




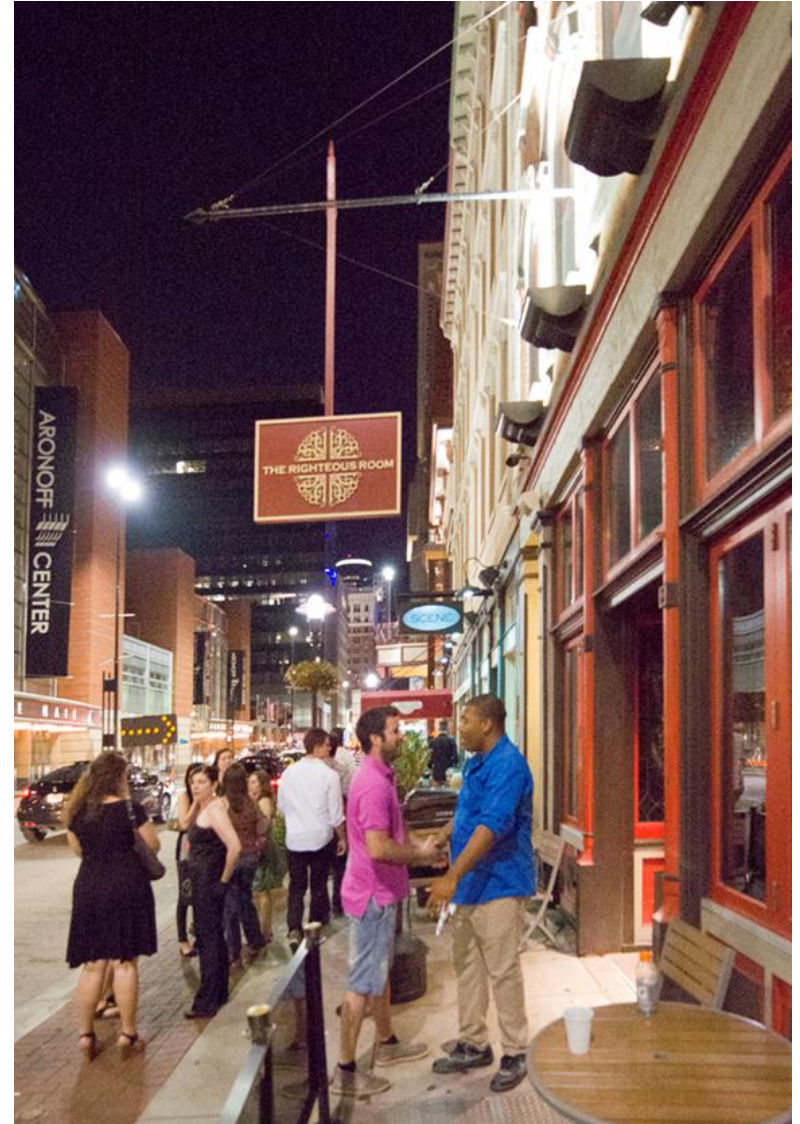


FOUNTAIN SQUARE

ECONOMIC CATALYST



FOUNTAIN SQUARE ECONOMIC CATALYST



METROPOLE APARTMENTS BEFORE RENOVATION





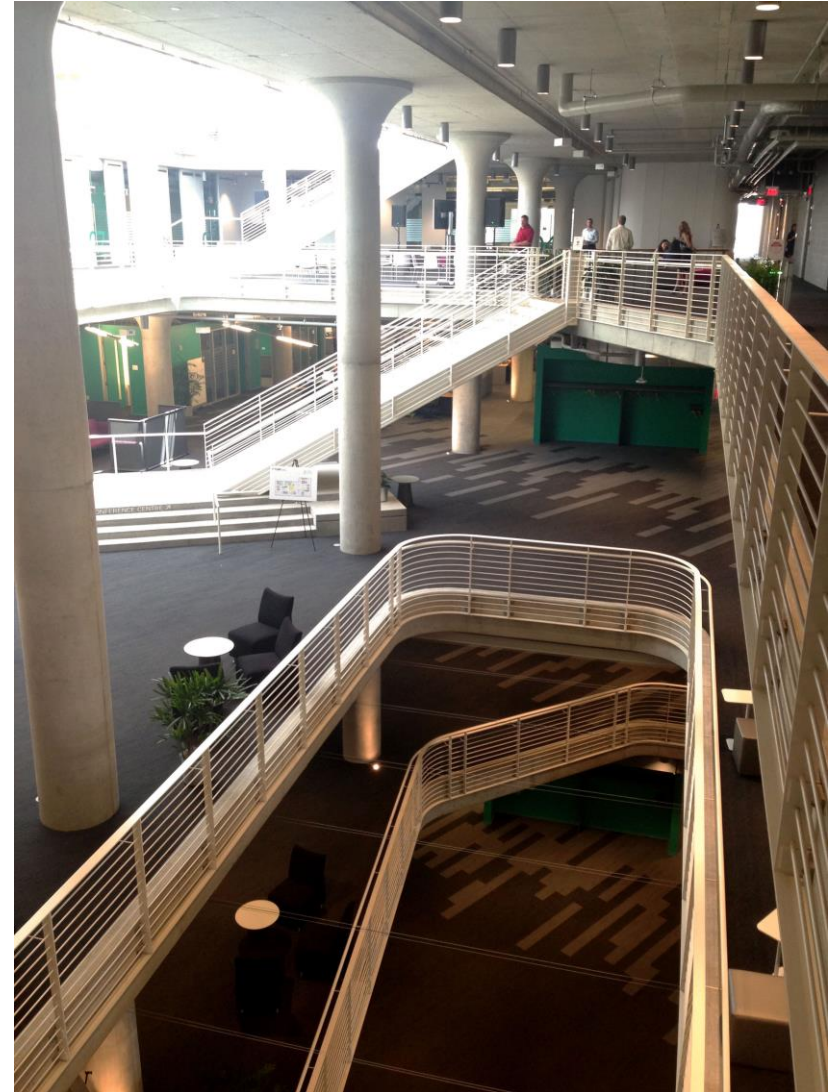
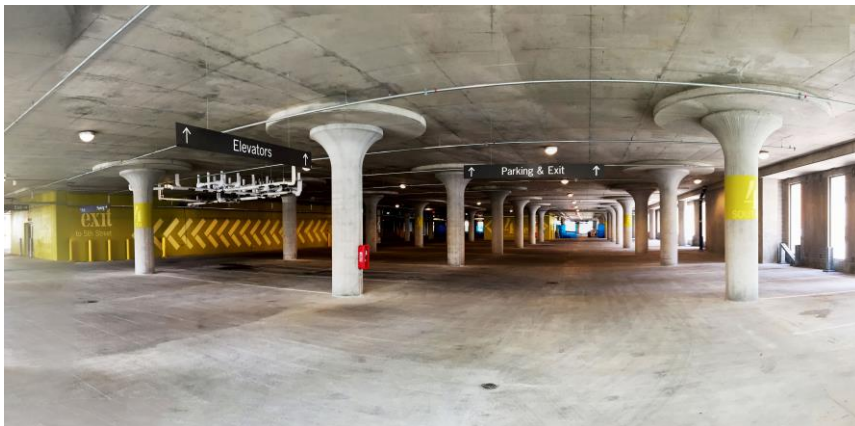












AMERICANO BURGER BAR



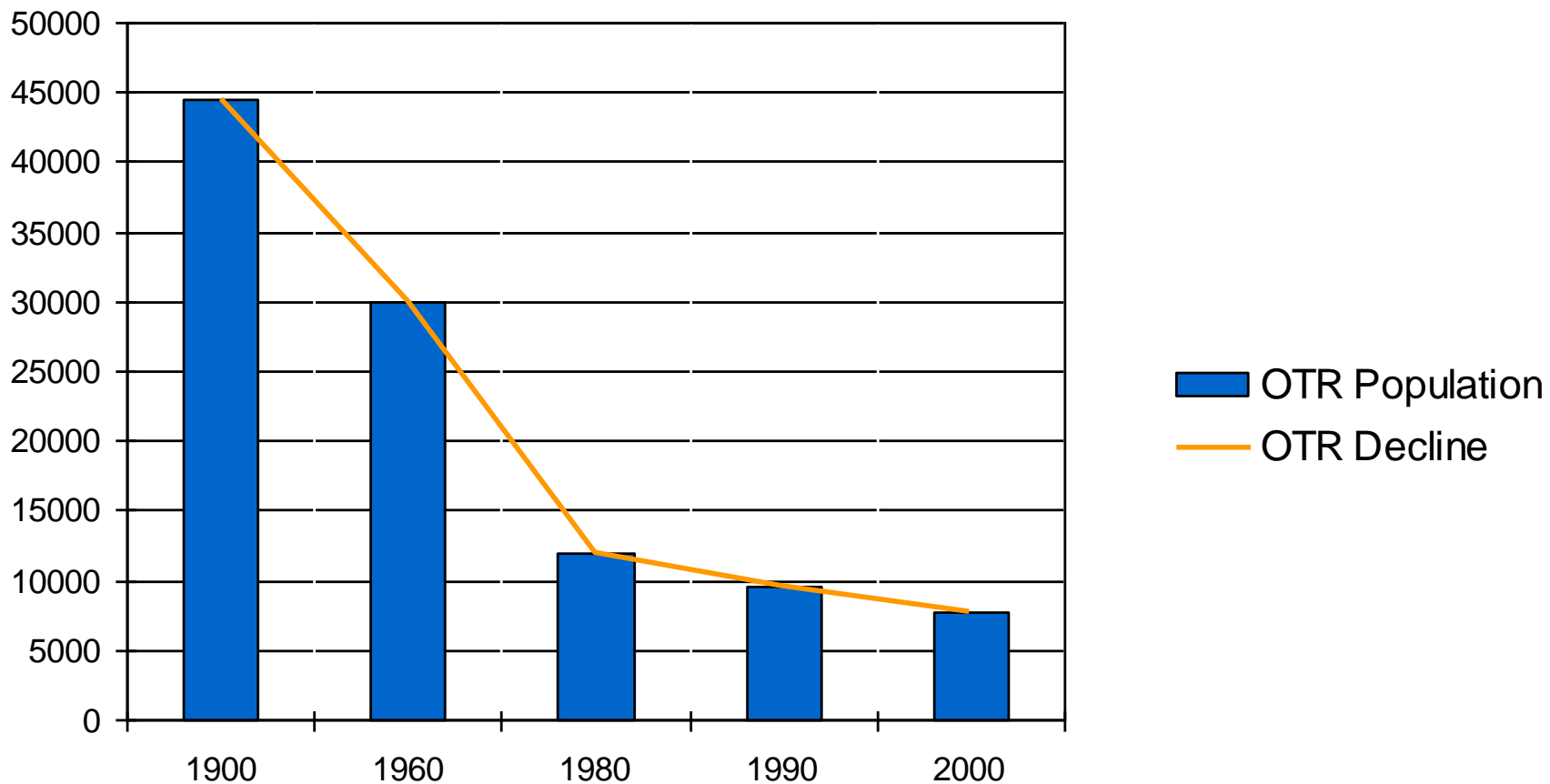




OVER-THE-RHINE

HOW FAR WE'VE COME





500
VACANT
BUILDINGS



700
VACANT
LOTS

1,667
VACANT HOUSING UNITS

OVER-THE-RHINE

HOW FAR WE'VE COME





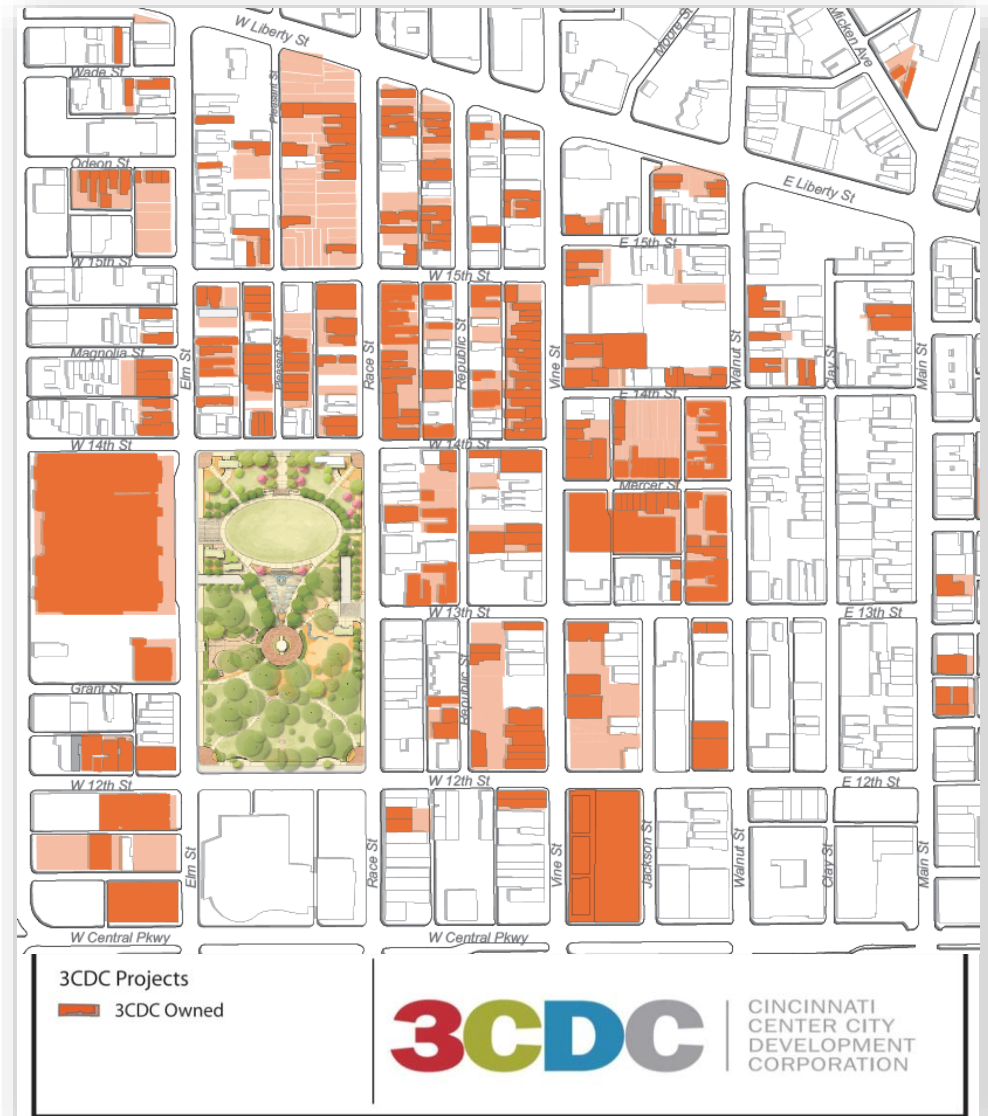
Before:



After:

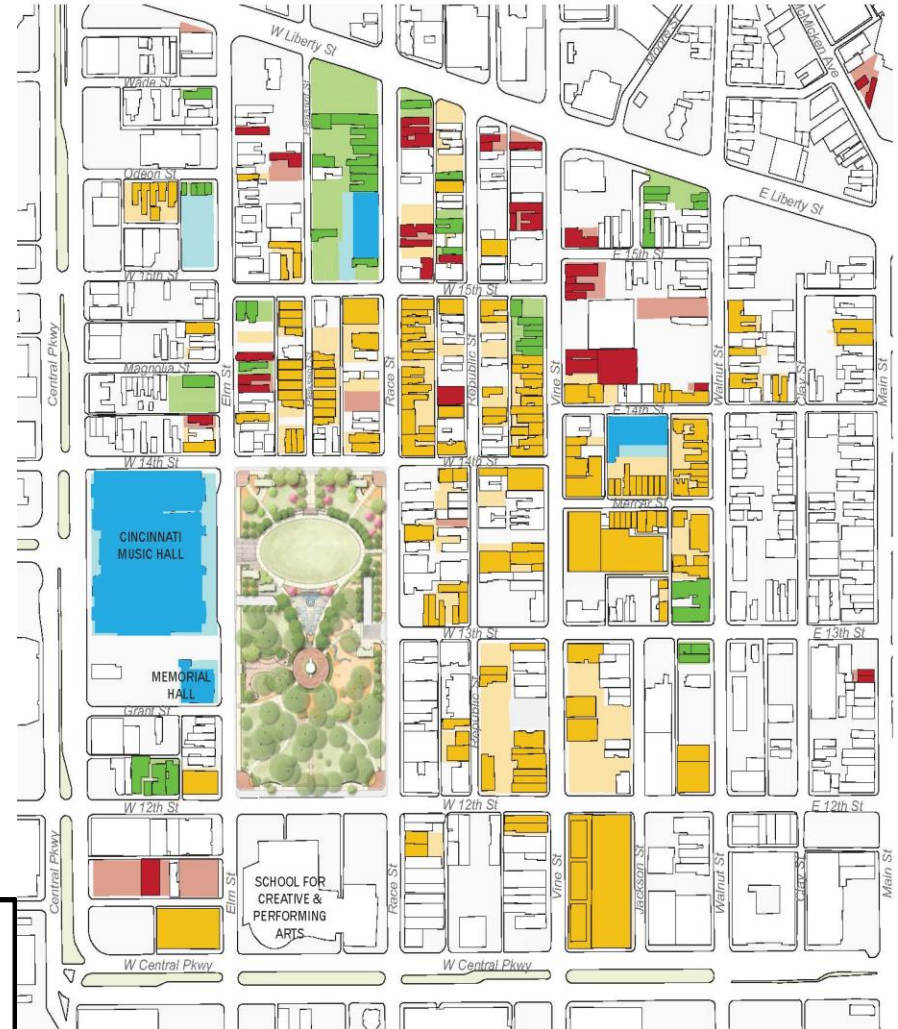


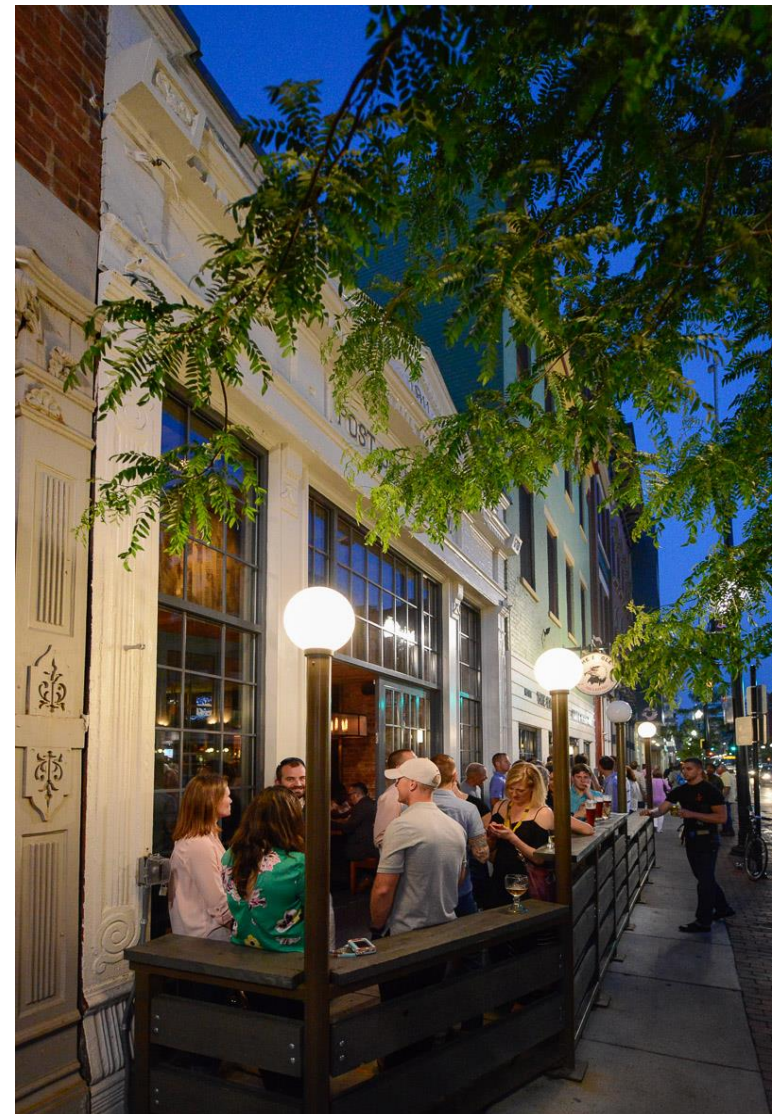
- CEF/CNMF has invested over \$32.8 million in private funding to land bank properties in the Washington Park section of OTR
- 3CDC owns:
 - ✓ 200 buildings
 - ✓ 169 vacant parcels
- Over \$700,000 in annual carrying costs



OTR INVESTMENTS TO DATE

Project	Total Investment
OTR Land Banking/Predevelopment	\$15,602,468
Gateway I	7,279,004
Gateway II	27,163,522
Gateway III	45,192,259
Gateway IV	25,927,649
Gateway V	32,370,617
Gateway VI	43,247,500
Washington Park	48,007,335
Mercer Commons Ph 1 & 2	50,844,237
Homeless to Homes	42,066,780
Union Hall	16,392,276
YMCA	25,938,577
Memorial Hall	10,644,656
Zeigler Park	31,900,925
Music Hall	143,223,869
Empower	17,115,465
TOTAL	\$582,917,139

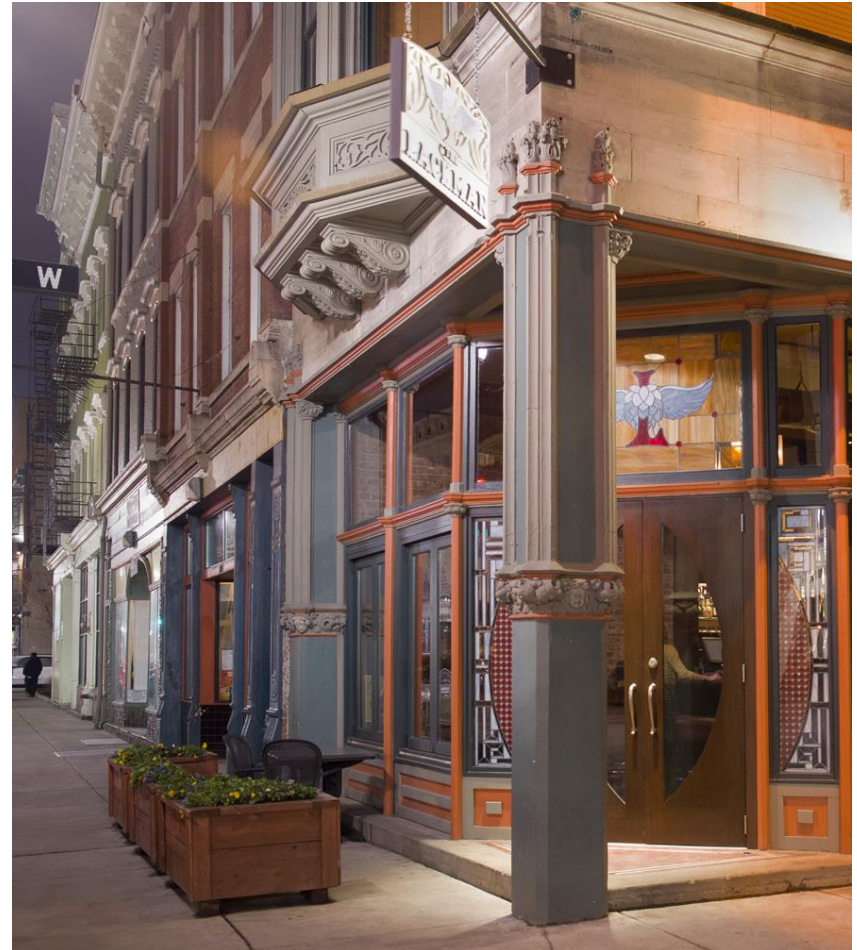




OVER-THE-RHINE

HOW FAR WE'VE COME

















Project	# Units
24 E. 14th Street	8
Gateway Arts Building	12
OTR Consortium	12
B-Side Apartment	14
Parvis Apartments	32
Mercer Commons Phase II	67
TOTAL	145



Project	Avg Rent/SF
B-Side Apartment	\$1.35
Parvis Apartments	\$1.52
Mercer Commons Phase II	\$1.72



Project	Units	Project	Units
Westfalen II	33	Trideca	9
Duncanson	25	Trinity @ 14th & Vine	9
Trinity Flats	25	Westfalen I	9
City Home	22	Tea Company Townehomes	9
Gateway I Condos	21	Centennial Row	8
Bremen Lofts	17	Mottainai	8
Belmain	16	Mercer III Townhomes	8
Duveneck	15	Parksite	8
Park Haus	12	Lackman Lofts	7
One Mercer	12	Falling Wall	6
Mercer Historic	11	Goodfellows Hall	5
Olson	5	Mercer Townhomes	5
Nicolay	10	Osborn	11
Bakery Lofts	9	The Hummel	4
Republic Street Lofts	9	Mercer III Condos	4
TOTAL 352			

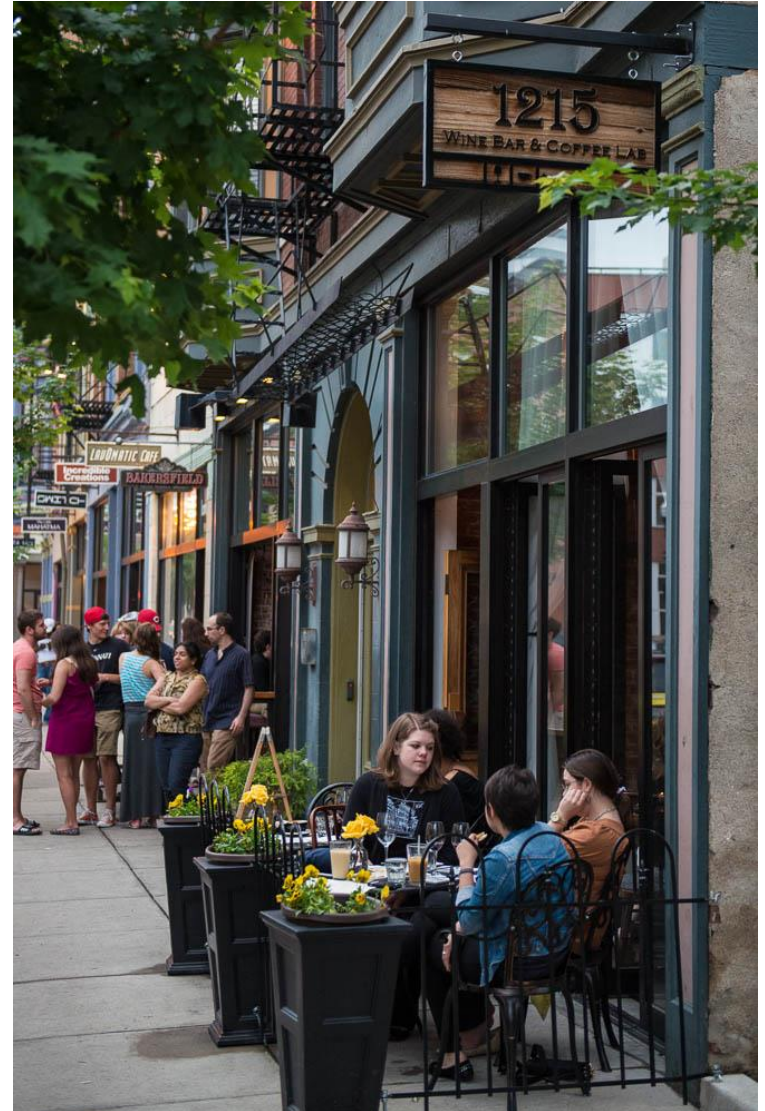
OTR Condo Sales/SF by Phase

Phase I	\$166
Phase II	\$150
Phase III	\$151
Phase IV	\$178
Phase V	\$255
Mercer	\$292
Phase VI (projected)	\$319



27 New Bars/Restaurants

1215 Wine Bar	Pleasantry
16- Bit + Arcade	Pontiac Bourbon & BBQ
A Tavola	Quan Hapa
Abigail Street	Salazar
Anchor	Senate
Bakersfield	Sundry & Vice
Brezel	Sweet Petit Desserts
Graeter's	Taft's Ale House
Holtman's Donuts	Taste of Belgium
Kaze	The Eagle
Lachey's	The Mercer
Lackman	ZBGB
Low Spark	Zula Bistro
Off the Vine	



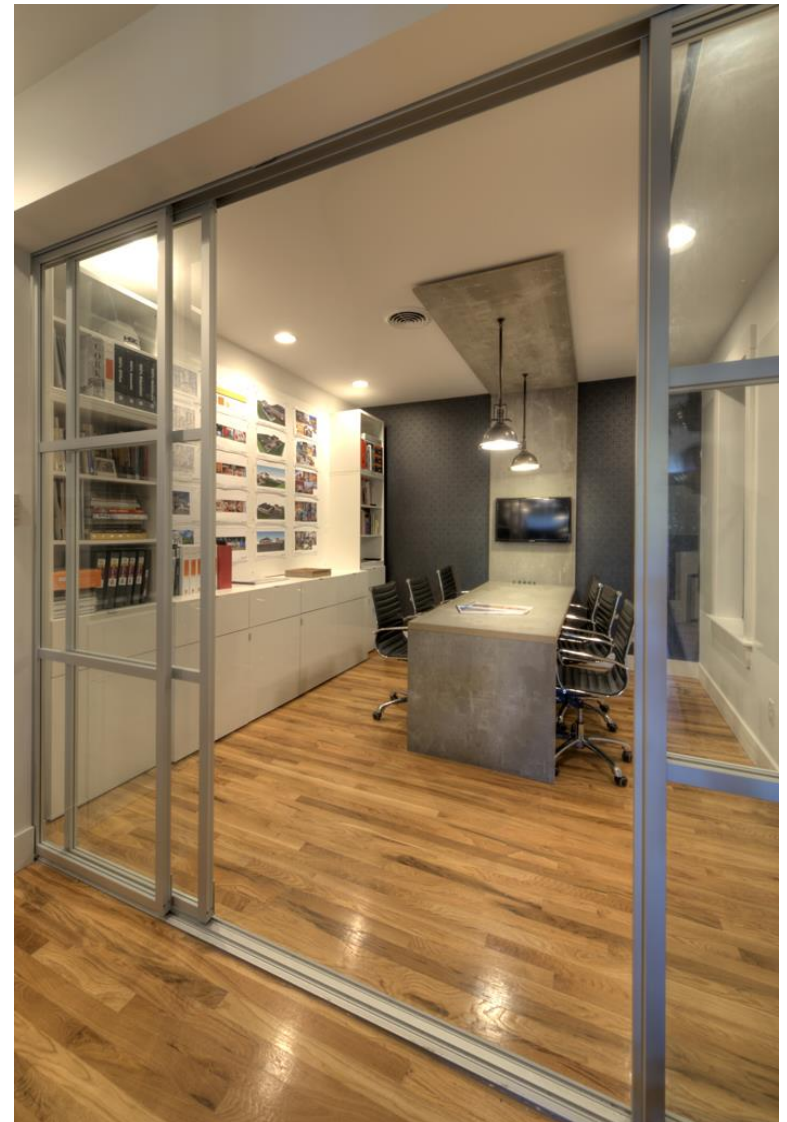
26 New Retailers

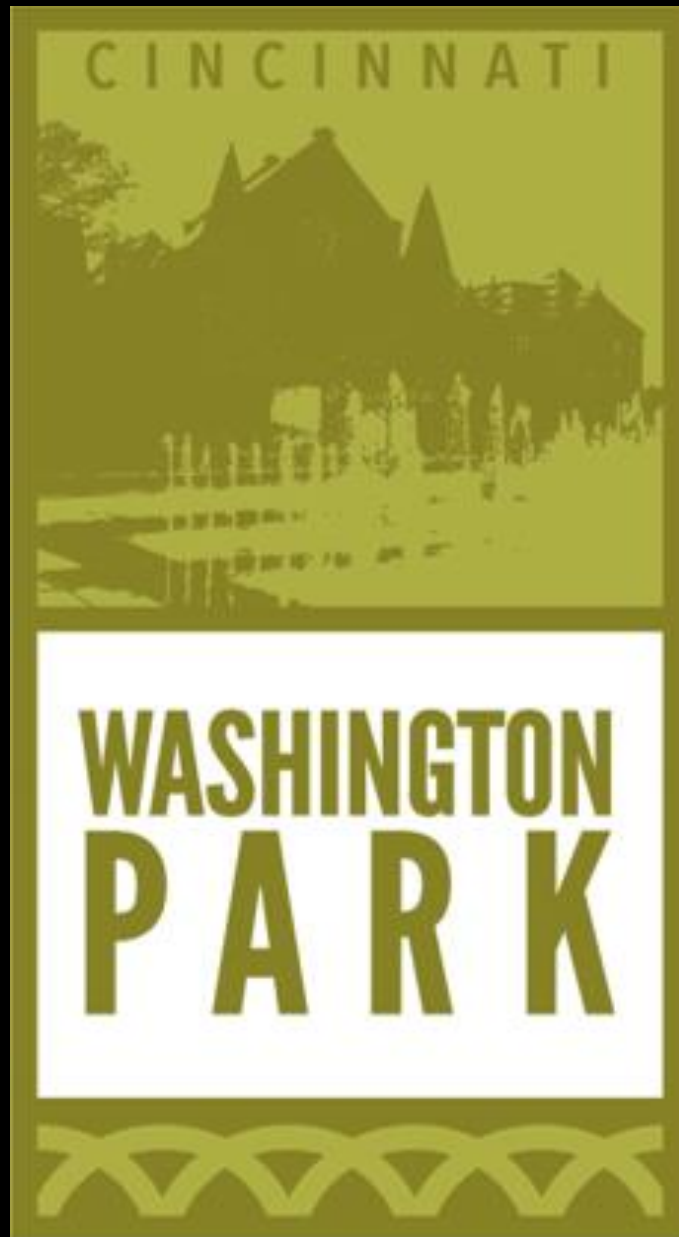
Article Menswear	Continuum
Corporate	Homage
Core: A Movement Studio	Idlewild
Righno	Kismet
Swoon	Kit + Ace
Incredible Creations	Little Mahatma
Jack Wood Gallery	Madd Casa
Frameri	Segway
MiCA 12/v	The Candle Lab
Pet Wants	The Yoga Bar
BEAUTIFUL	We Have Become Vikings
Slone Boutique	Switch Lighting Design
American Legacy Tours	Elm & Iron Loft



22 New Offices

3CDC	KMK Law
4EG	Kurt Platte Architecture
AGAR	Lewis & Clark
Rise Brands	Lutz Marketing
Bayer & Becker	M+A Architects
Big Media	Accelerate Great Schools
Brandery	Necco
Electronic Art	Segway
Haile Foundation	Spice Fire
Holtman's Office	Tri-State Parking
Northpoint Group	Woolpert (coming soon)











WASHINGTON PARK

SOURCES AND USES

Uses

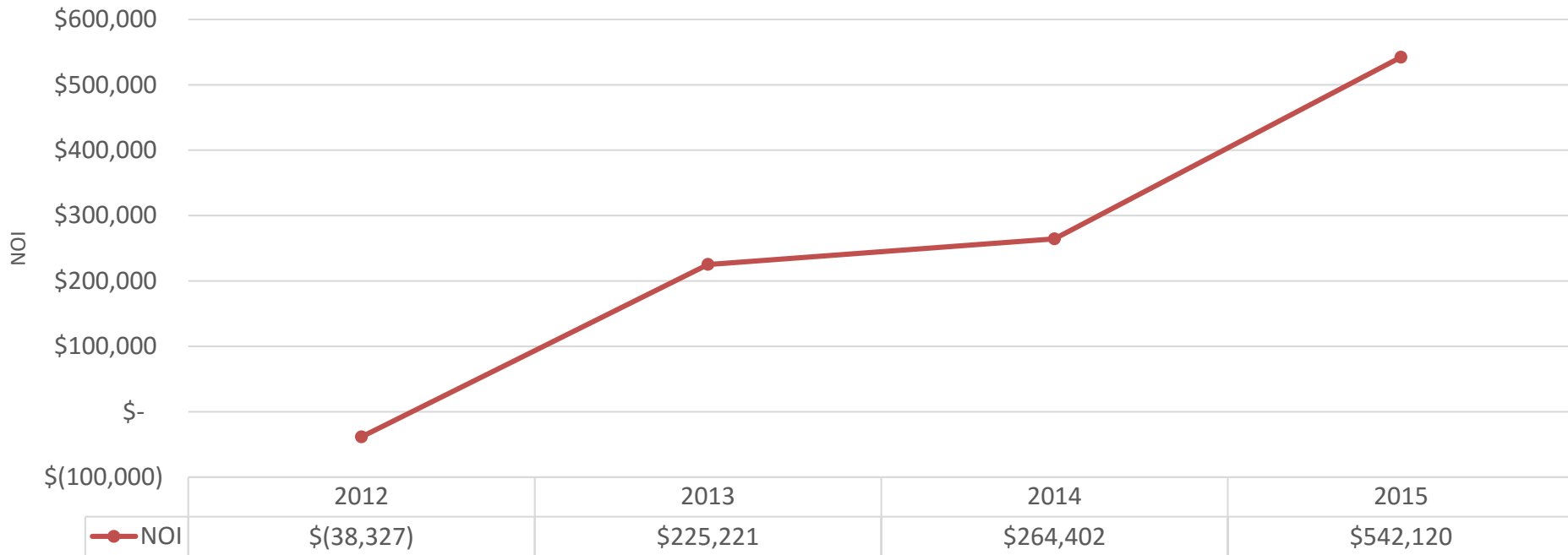
Hard Costs	\$	31,713,736
Soft Costs		16,293,599
TOTAL	\$	48,007,335

Sources

City TIF & Grants	\$	14,000,000
State Loan		5,000,000
State Capital Grant		2,850,000
CEFII		4,500,000
Philanthropic Grants		4,712,380
NMTC Day Loan		3,607,016
PNC Bank NMTC		
Equity		13,337,939
TOTAL	\$	48,007,335



Washington Park Garage NOI 2012 - 2015



OPERATING BUDGET

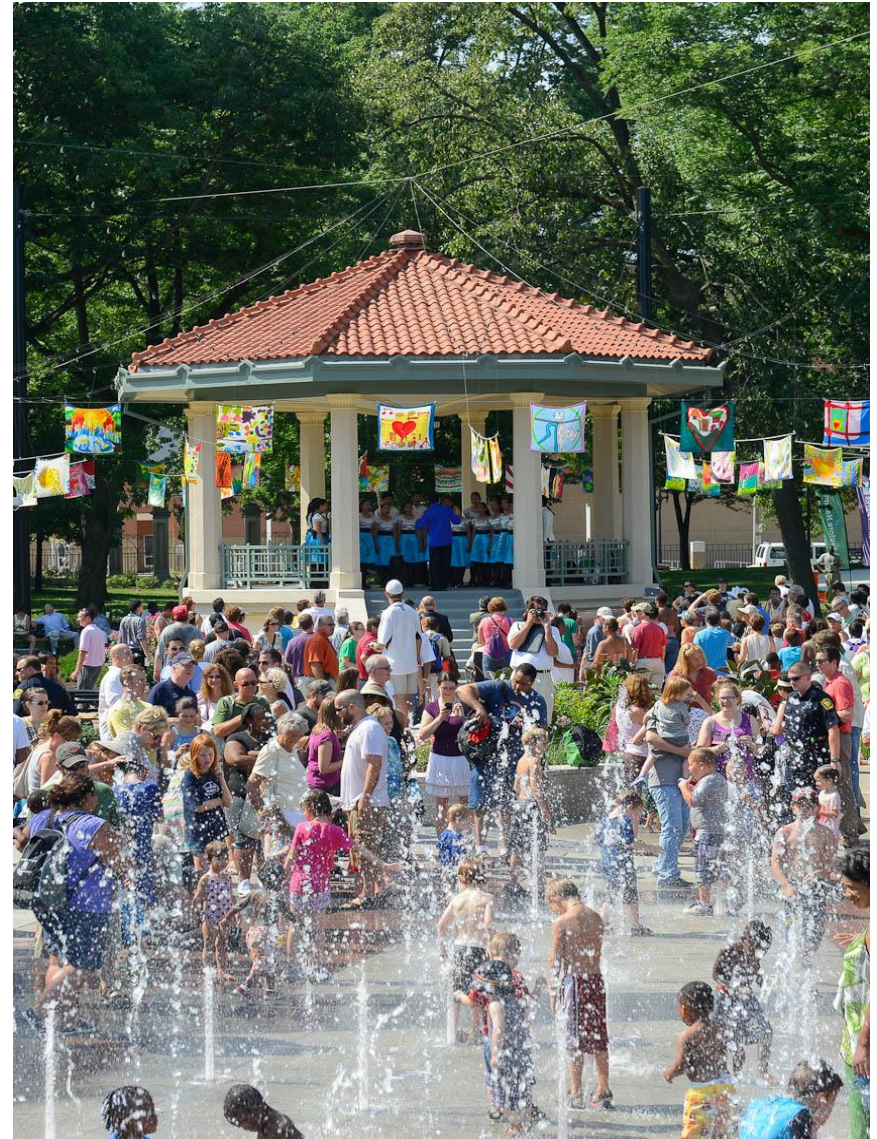
Revenues

Sponsorships and Vendor Fees	\$399,400
Park Board Reimbursement	450,000
Concession Income	400,127
Event Service, Vendor & Permit Fees	393,788
ATM Revenue	15,000
Vending Commissions Income	14,346
TOTAL	\$1,672,661

Expenses

Administrative	\$340,546
All Events	705,264
Plaza Management	773,378
TOTAL	\$1,819,189

Net Surplus/Deficit	(\$146,527)
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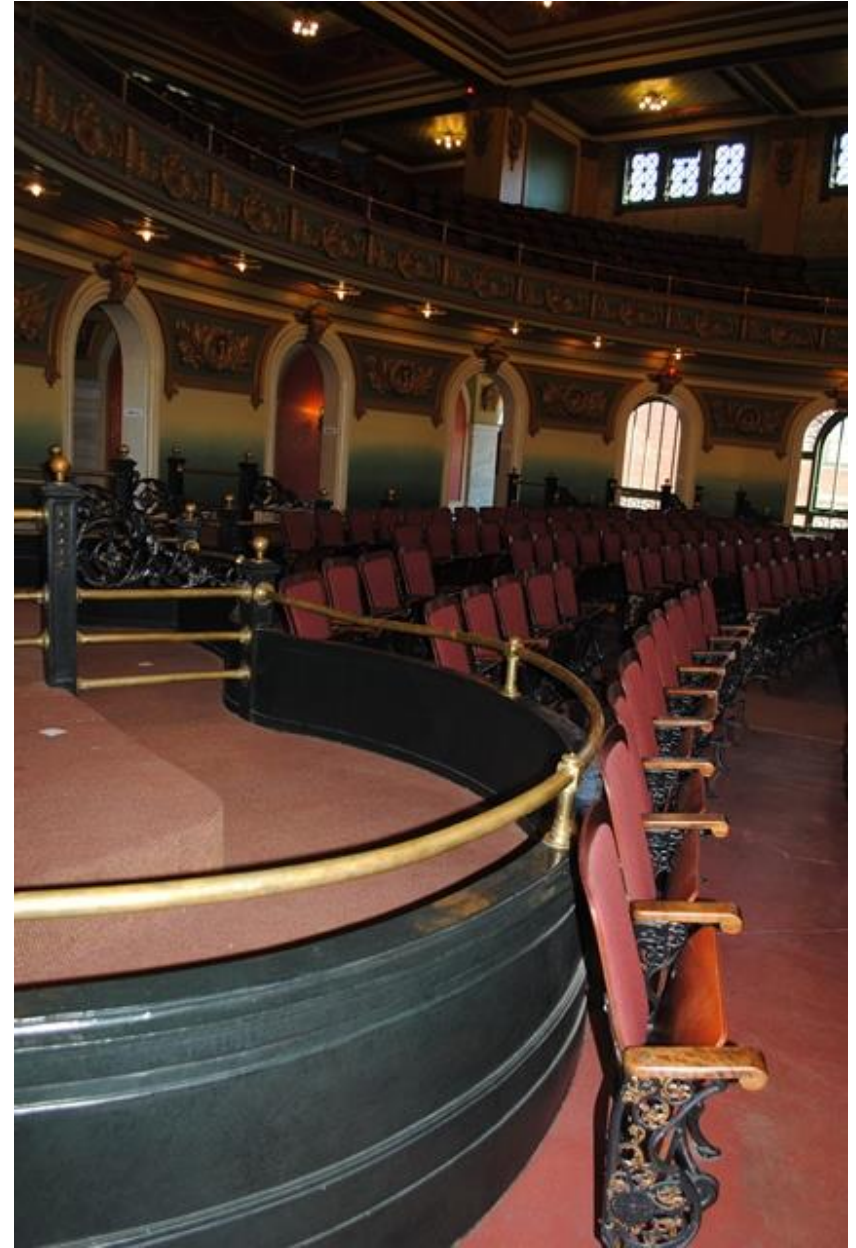


CINCINNATI



MEMORIAL HALL





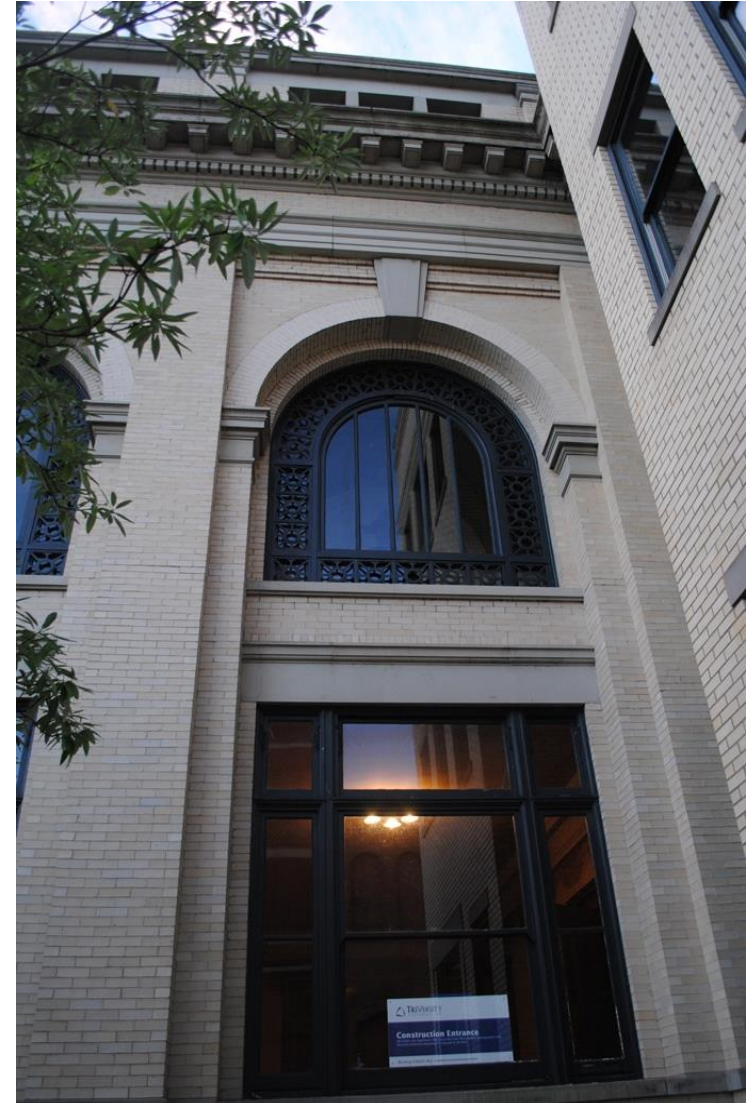
MEMORIAL HALL SOURCES AND USES

Uses

Hard Costs	\$	8,017,278
Soft Costs		2,961,219
TOTAL	\$	10,978,497

Sources

Hamilton Co. Capital Grant	\$	1,500,000
Ohio Capital Grant		2,000,000
Gap/Fundraising Goal		575,396
Committed Fundraising		2,272,500
Federal Historic Tax Credit Equity		1,836,401
Ohio Historic Tax Credit Equity		796,800
New Mkt. Tax Credit Equity		1,247,400
3CDC Developer Fee		750,000
TOTAL	\$	10,978,497



OPERATING BUDGET

Revenues

Ticket Sales	\$632,240
Concessions	175,455
Rental Fees	286,784
Revenue Share	33,838
Sponsorship	130,000
Hamilton County	50,000
Admin, Box Office	30,225
TOTAL	\$1,338,542

Expenses

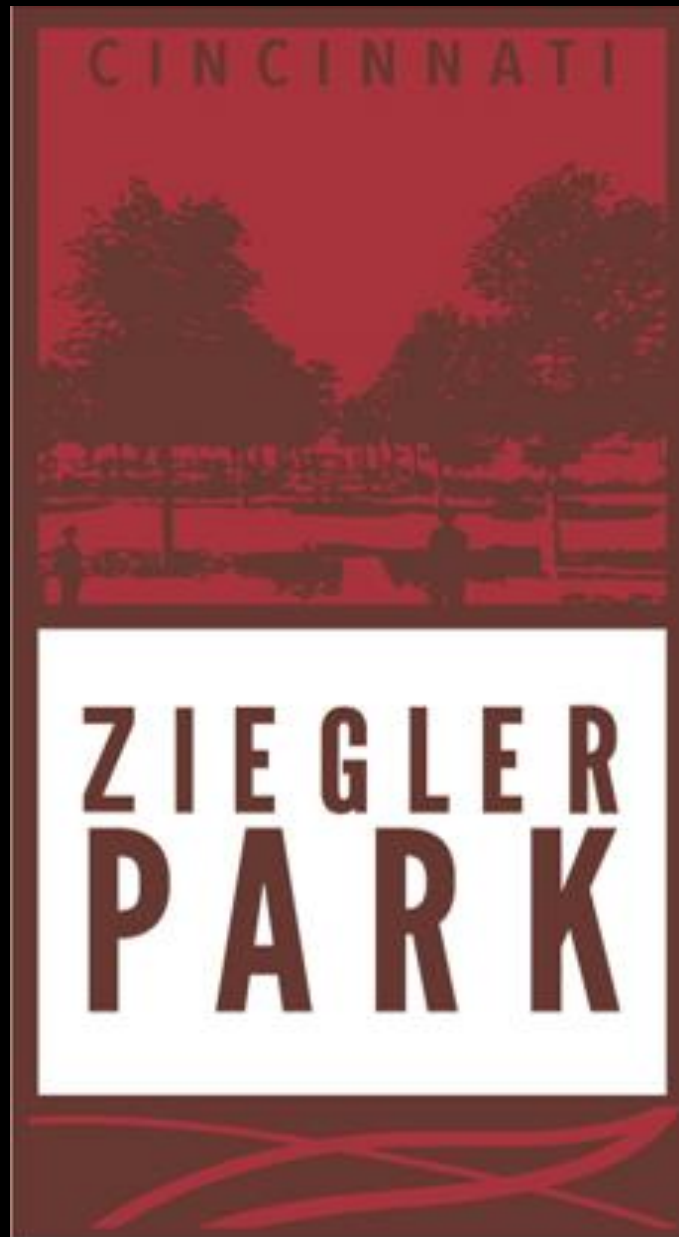
Ticket Sales Settlement	\$40,000
Production Expenses	51,521
Artist Expenses	330,780
Production Staff	39,884
Event Staff	176,620
Concessions	84,480
Catering	24,593
Marketing	67,850
Revenue Share (Revenue Out)	189,690
Operations	256,548
Admin, Box Office	73,946
Contingency (5%)	66,796
TOTAL	\$1,402,707

Net Surplus/Deficit	(\$64,164)
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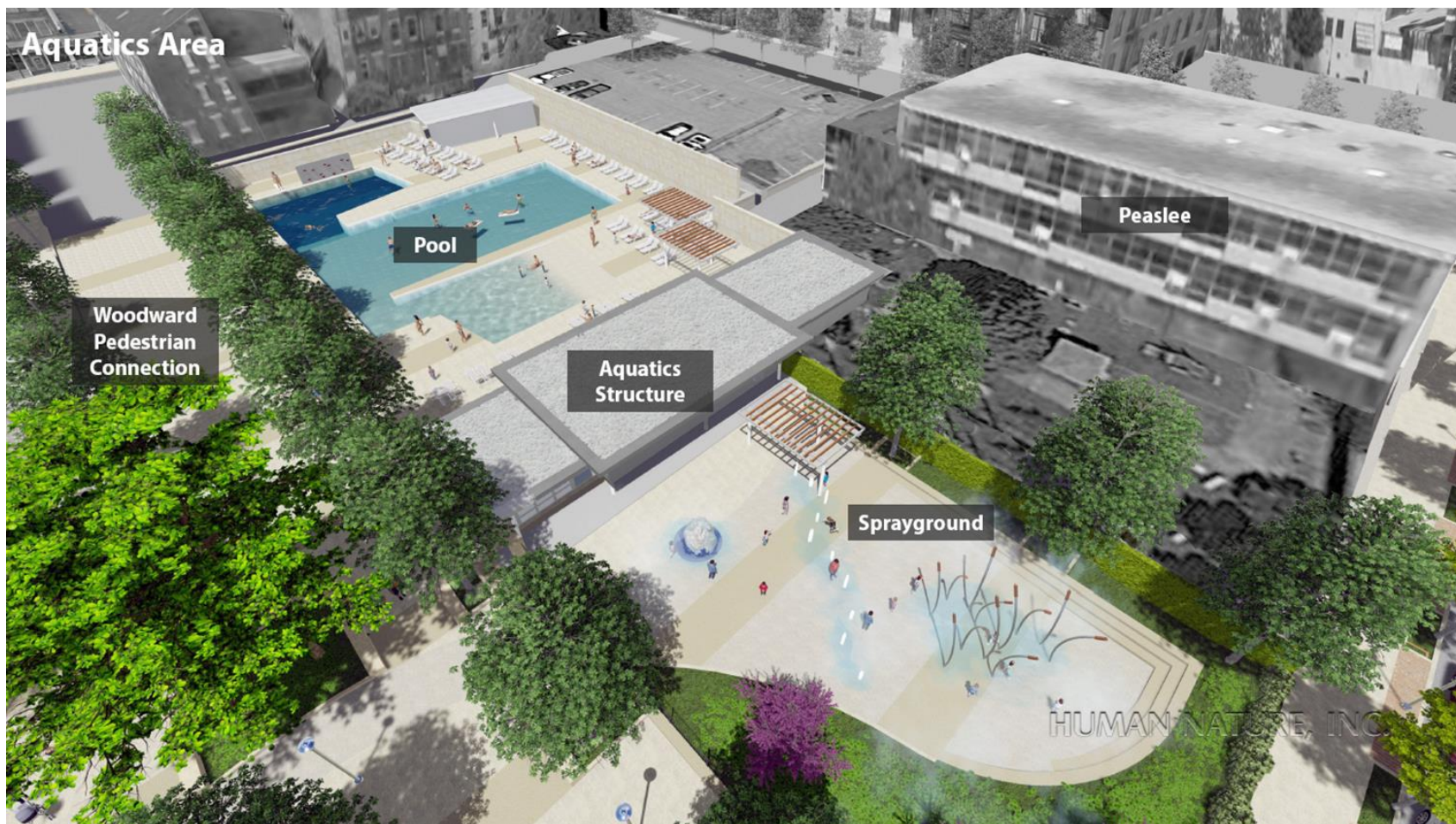














USES

Hard Costs	\$	26,407,213
Soft Costs		5,493,712
TOTAL	\$	31,900,925

SOURCES

CEFI Mortgage	\$	3,000,000
Ohio 166 Loan		5,000,000
NMTC Equity		10,632,000
Private Fundraising		3,268,925
City Grant		10,000,000
TOTAL	\$	31,900,925







MUSIC HALL





USES

Hard Costs	\$	93,873,721
Soft Costs		42,029,983
Furniture, Fixtures, Equipment		1,320,165
Contingency		6,497,370
TOTAL	\$	143,223,869

SOURCES

Philanthropic Gifts	\$63,502,668
3CDC Contribution	11,685,201
Historic Tax Credits	45,900,000
City Grant	16,600,000
State Grant	5,500,000
TOTAL	\$ 143,223,869











THANK YOU

