



Frank Ballarin ~ Anthony Morris ~ Jackson Ball ~ Paloma Muro ~ Matt Waters

Executive Summary

Site

- 10.75-acre parcel, zoned for a mixed-use project
- Accessible to Lake Shore Drive
- 400-unit MF tower, 64-unit affordable low-rise, 220 hotel keys, 76,500 SF

Value Creation

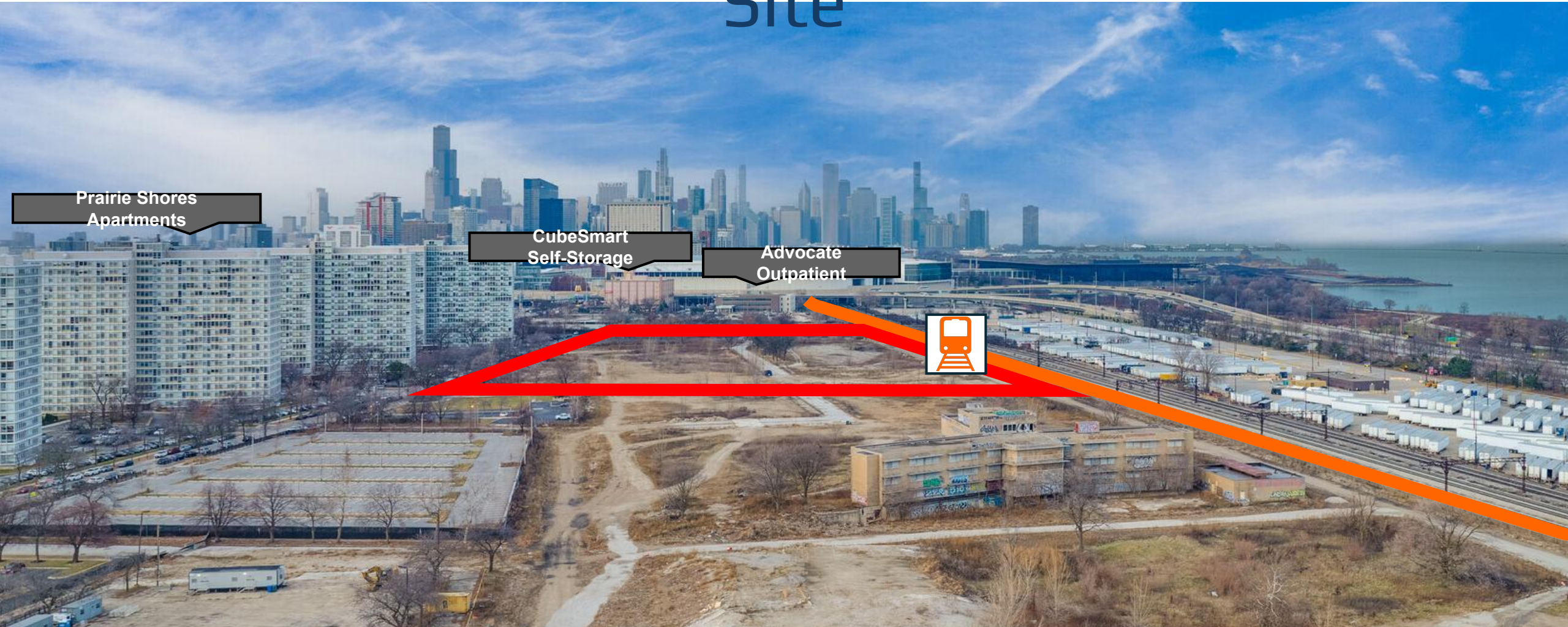
- Transit-oriented: close proximity to Metra, CTA, and bus stops
- Surrounding area will capture hotel & retail demand
- High MF Demand in the surrounding area

Risk & Reward

- | | | | |
|----------|---------------------------|-----------|----------------------|
| • 137.7M | Multi-Family | IRR 14.2% | Equity Multiple 3.6x |
| • 62.1M | Hospitality | IRR 14.6% | Equity Multiple 3.7x |
| • 39.8M | Retail | IRR 15.7% | Equity Multiple 3.6x |
| • 16.6M | Affordable Housing | IRR 9.9% | Equity Multiple 2.5x |
| • 256.3M | Total Construction Budget | IRR 14.6% | Equity Multiple 3.6x |



Development Site

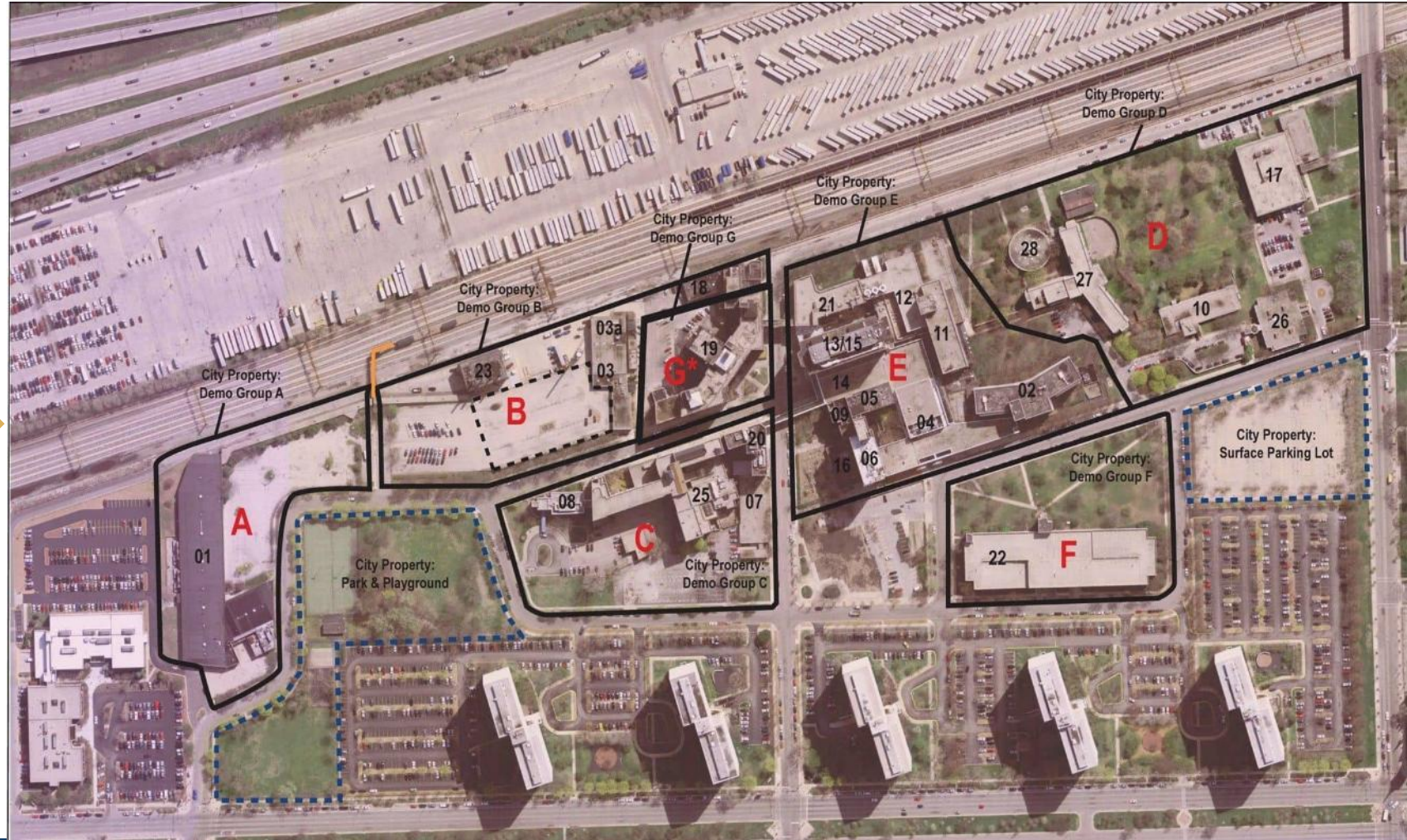


Historical Context

**Before Michael Reese
Hospital Development:**
Undeveloped prairie land.

**Michael Reese Hospital
(1881-2009):** Served
300,000 individuals at
peak.

Vacant Land: Ready to be
developed into a catalyst
for Bronzeville.



Site

Connections

- 1 McCormick Center
- 2 Campus
- 3 31st St Beach
- 4 Metra Train Station
- 4. 35th St CTA Station / Illinois Institute of Technology /
- 5 Guaranteed Rate Stadium
- 5. Lake Meadows Shopping
- 6 Center
- 7 35th St Corridor
- 7. Grocery Outlets

*Locations within 6-minute drive



GOLDEN EAGLE DEVELOPMENT



The Satchmo District



Transportation Routes

-  **CTA Green Line**
-  **King Drive Bus Line**
-  **Metra Electric Train Orange Line**



The Story Behind the Satchmo District



Cultural Icon



Artistic Legacy



Community Impact



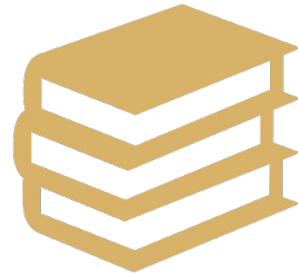
GOLDEN EAGLE DEVELOPMENT


The Satchmo District

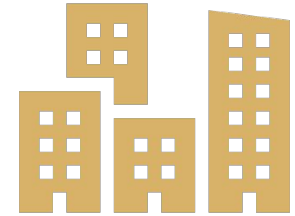
Vision: The Three Pillars



**Empowering
Bronzeville**



**Honoring the
Vibrant History**



**Revitalizing the
South Waterfront**



Key Demographics

Population

- 13.2% Increase in population since 2010
- 36.9% of population with bachelor's degree

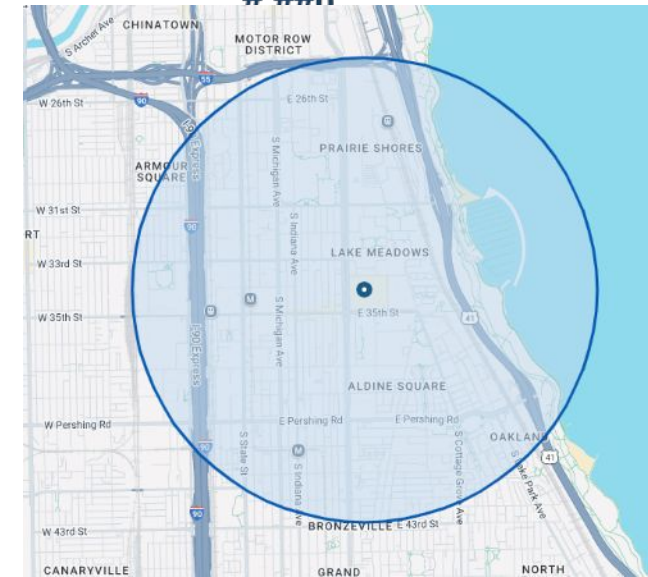
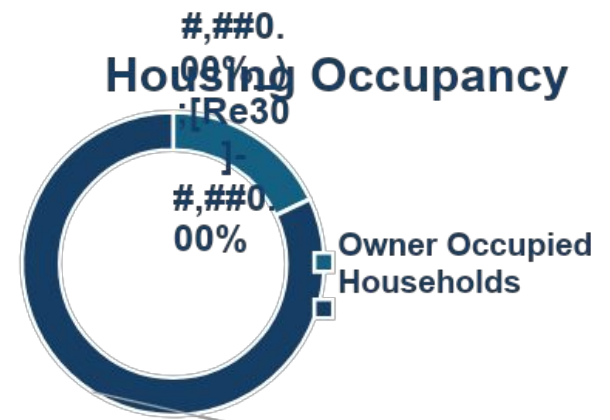
Household Income

- AHI - \$60,000
- 40% of households earning \$75,000+

Racial & Ethnic Composition

- ~80% of population is African American

(Sources: CoStar, Statistic Atlas, Chicago Metropolitan Agency for Planning)



*1-mile radius within Bronzeville Lakefront for Data



Zoning Requirements

PD 1509

- Design flexibility
- Unified planning and development
- Economically beneficial
- Development rights of 1.66m SF
- FAR of 9.10



Site Plan

A

- 3.4 acres
- Open space

B

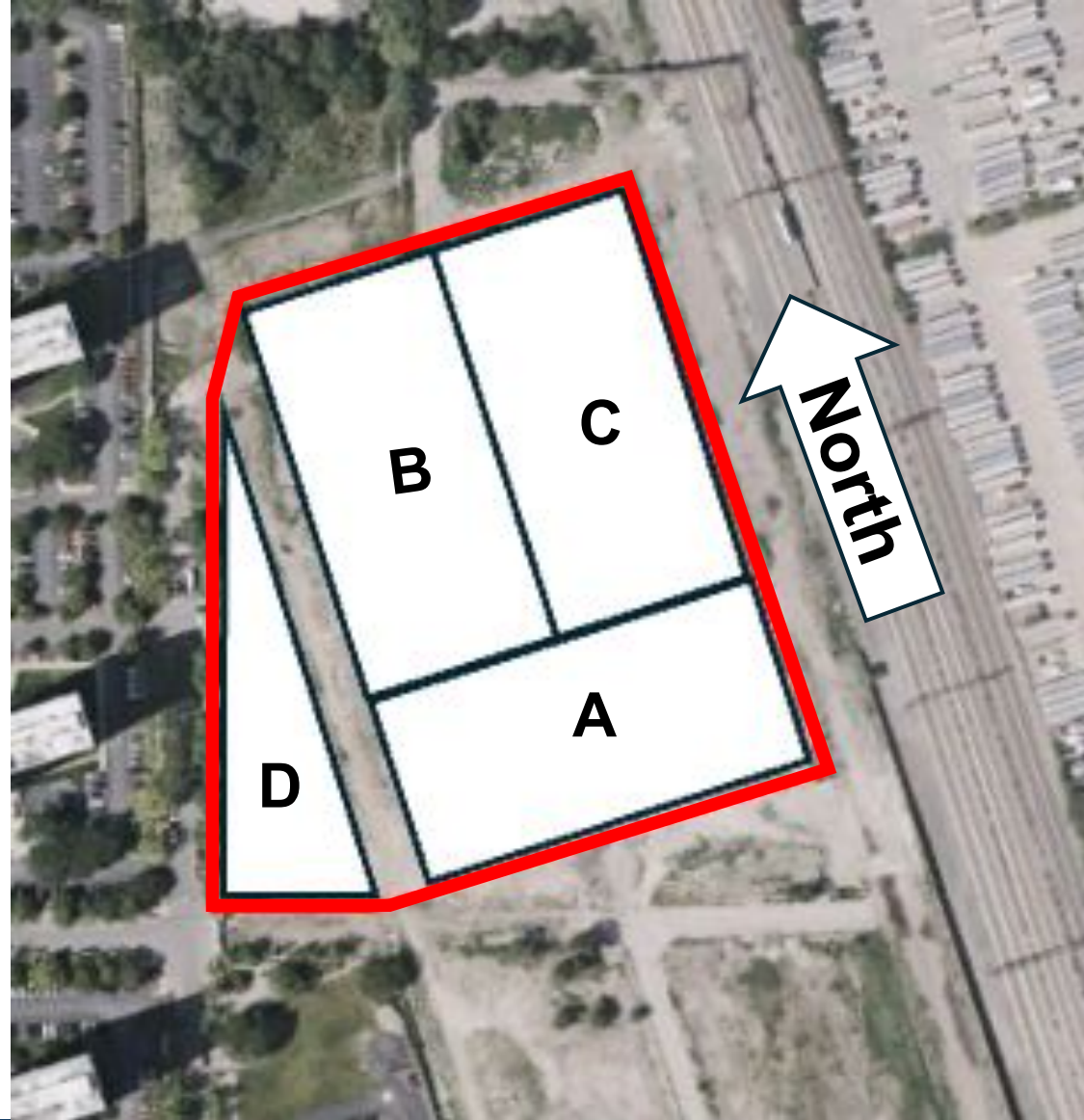
- 2.9 acres
- 830,000 SF permitted

C

- 2.8 acres
- 830,000 SF permitted

D

- 1.6 acres
- 5,000 SF permitted



Site Plan

Multifamily

- 400 units
- Studio, 1 BD, 2 BD
- ARO: 20%

Retail

- 76,500 SF
- Dining, CVS, med-tail & day-care

Hospitality

- 220 Keys
- Boutique
- Rooftop restaurant

Low-Rise

- 64 units
- Studio, 1 BD, 2 BD
- 100% affordable



Looking Northwest

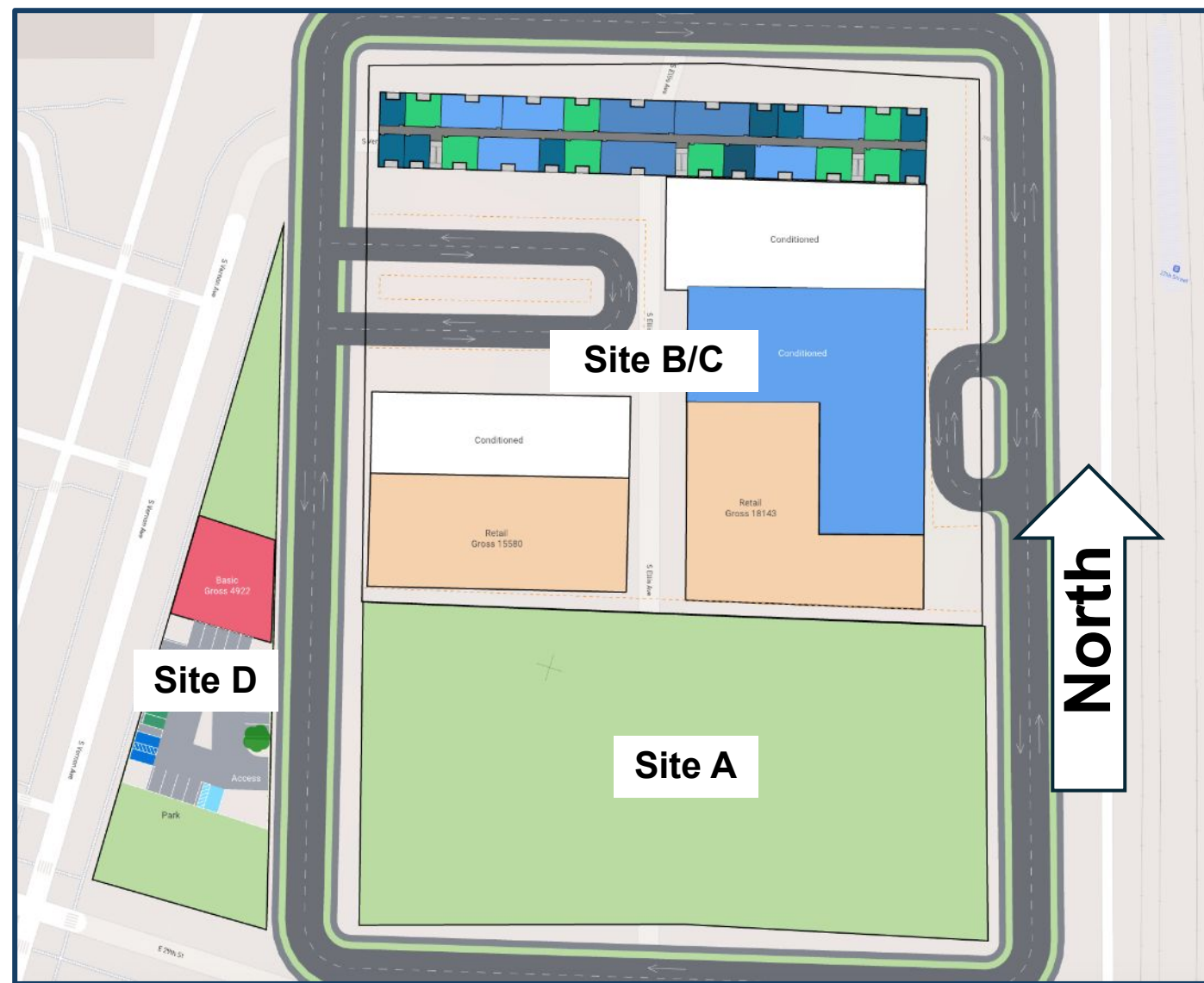


Looking Southeast



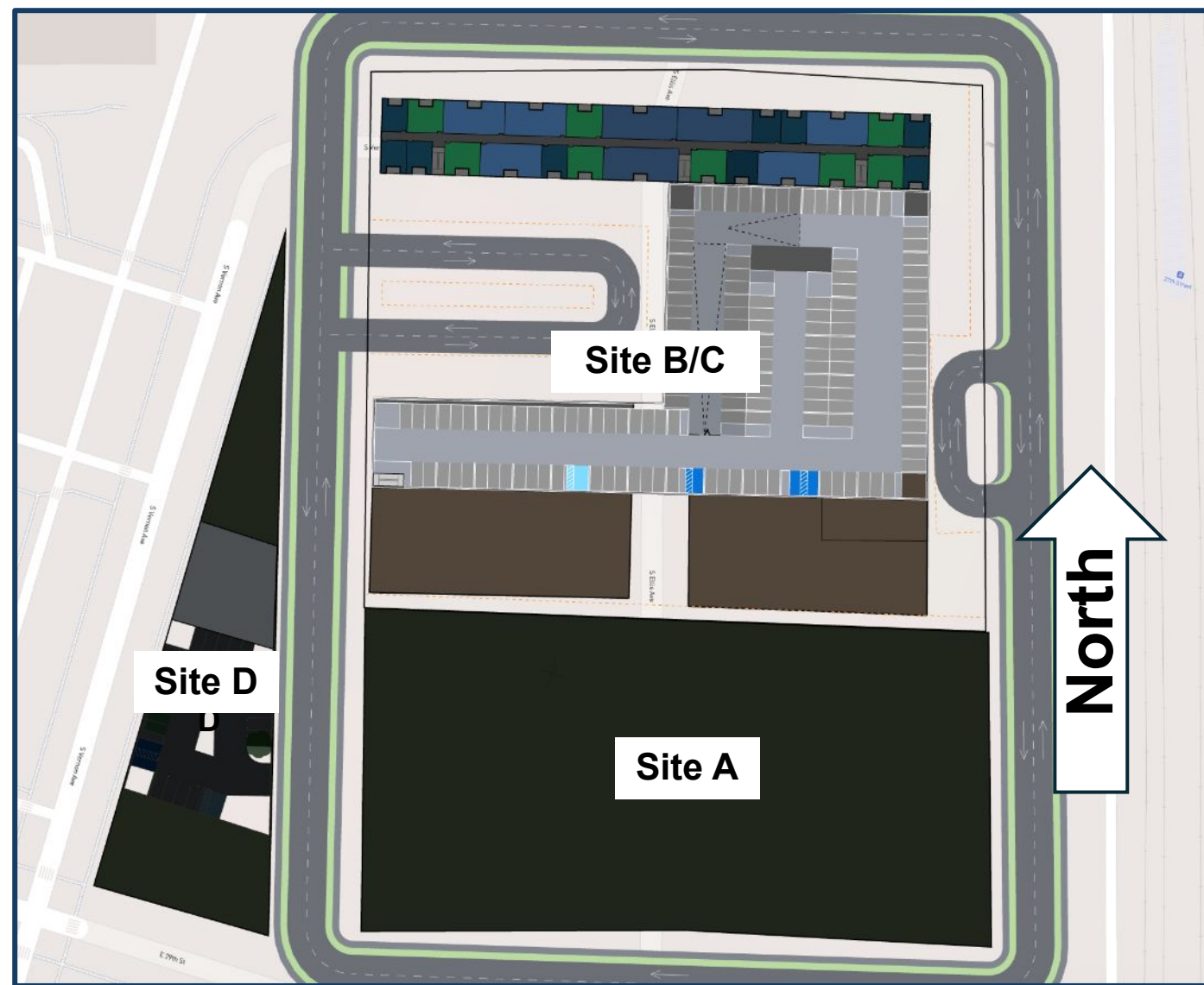
Site Plan

Floor 1



Site Plan

Floor 6



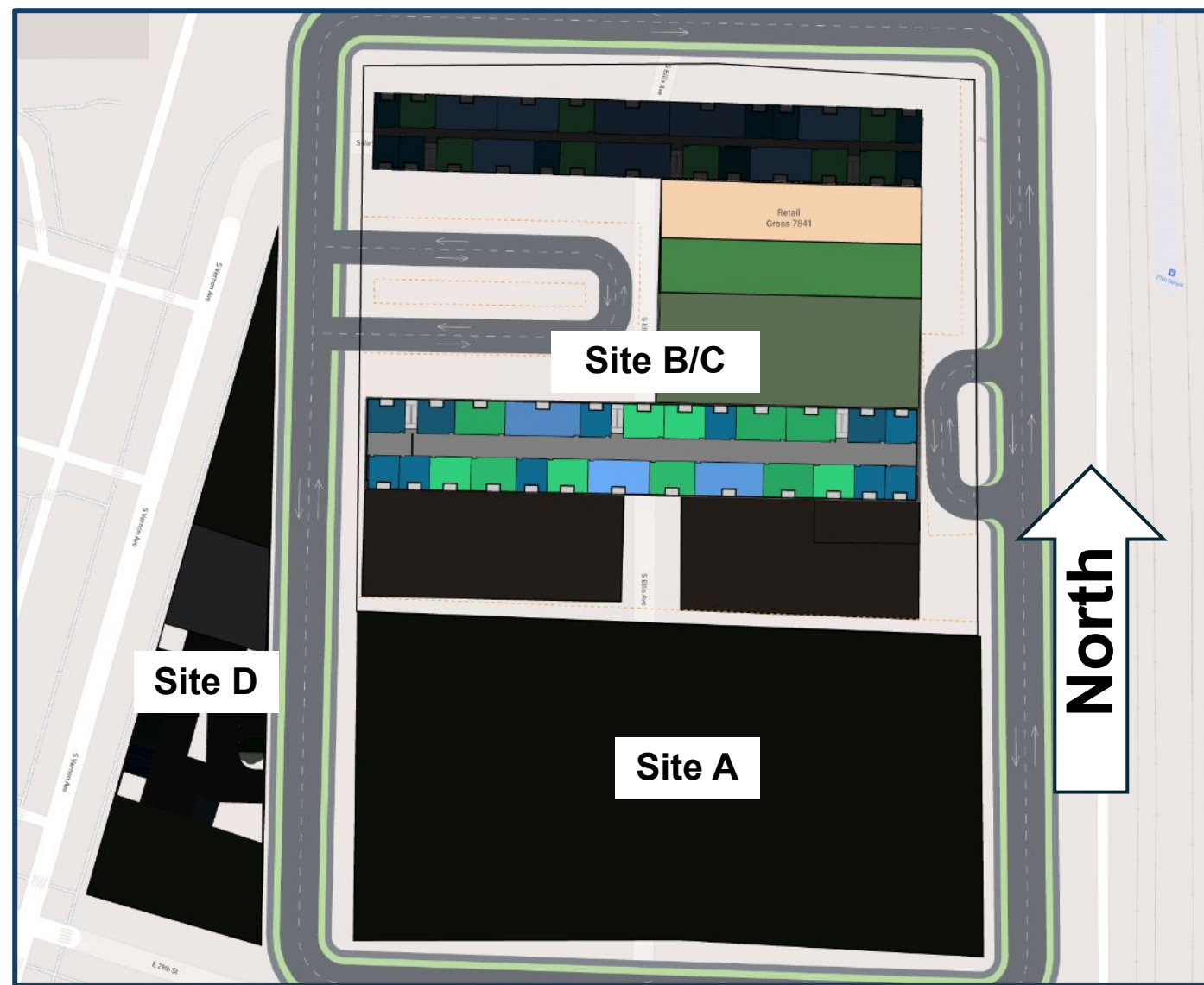
GOLDEN EAGLE DEVELOPMENT



The Satchmo District

Site Plan

Floor 15



Construction Timeline



	Constructio n Start Date	Constructio n Length	Stabilization Achieved
Phase 1	Jan-2026	24 Months	24 Months
Phase 2	July-2026	24 Months	18 Months

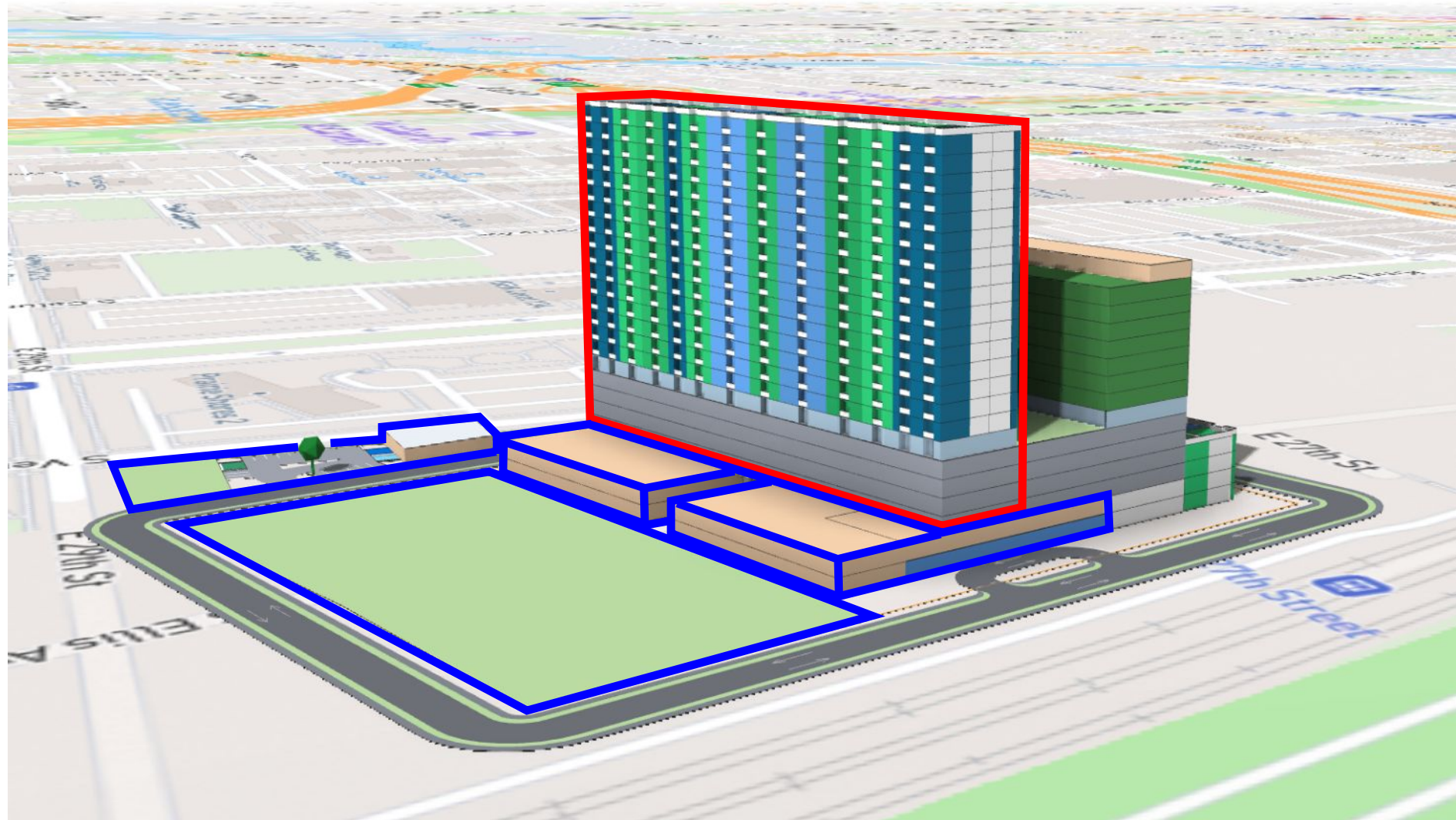
1/2026	7/2026	1/2027	7/2027	1/2028	7/2028	1/2029	7/2029	12/2029	1/2030
Phase 1 (Multi-Family, Retail, & Memorial Park)									Stabilizatio n
Phase 2 (Hospitality & Affordable Housing)									Achieved

Phase 1

Multifamily



Retail +
Memorial Park



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2



Retail – Community Survey



Completion

Qualtrics
Illinois
participants,
filtered to only
Chicago
residents
210 qualifying
responses



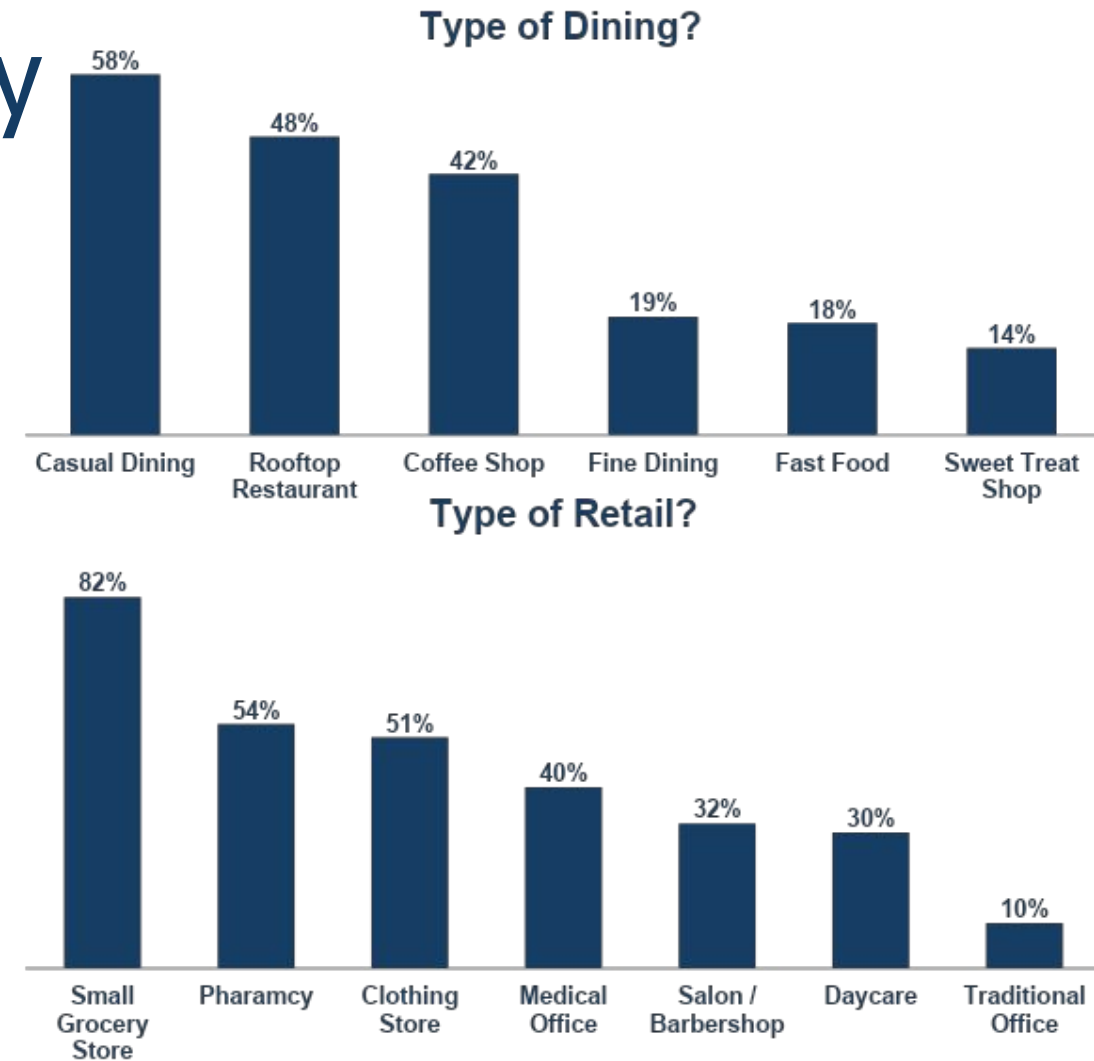
Results

Dining Options

1. Casual dining
2. Rooftop restaurant
3. Coffee shop

Retail Options

1. Small grocer
2. Pharmacy
3. Clothing store



Retail – Urban Entertainment



Market Data

Tight vacancy rates – 1.1%

Consistent rent growth –
3.1%

56% of total spending within
retail sector totaling \$154m

Visibility from I-55 (131k

VPD) and MLK (12.6k VPD)

(Sources: CoStar, Consuming the City: Ranking restaurants per capita, National Restaurant Association)



Observations

Discounted rates for local
tenants

Stable population density

No dining districts within
Bronzeville



VIRTUE
restaurant & bar



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2



Retail – Targeted Tenants

Hartland Dental

- Medical
- 5,000 sq ft

ATI Physical Therapy

- Medical
- 5,000 sq ft

IL Ortho

- Medical
- 5,000 sq ft

Coworking Space

- Shared office space
- 5,000 sq ft

CVS Pharmacy

- Pharmacy
- 5,000 sq ft

Go Grocer

- Small-scale grocery
- 6,000 sq ft

Learning Experience

- Daycare
- 7,500 sq ft



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2



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Multifamily - Tower

Target Market

- Growing middle class+ of Bronzeville – 40% of population
- 1-2 person households – 76% of population

(Source: Chicago Metropolitan Agency for



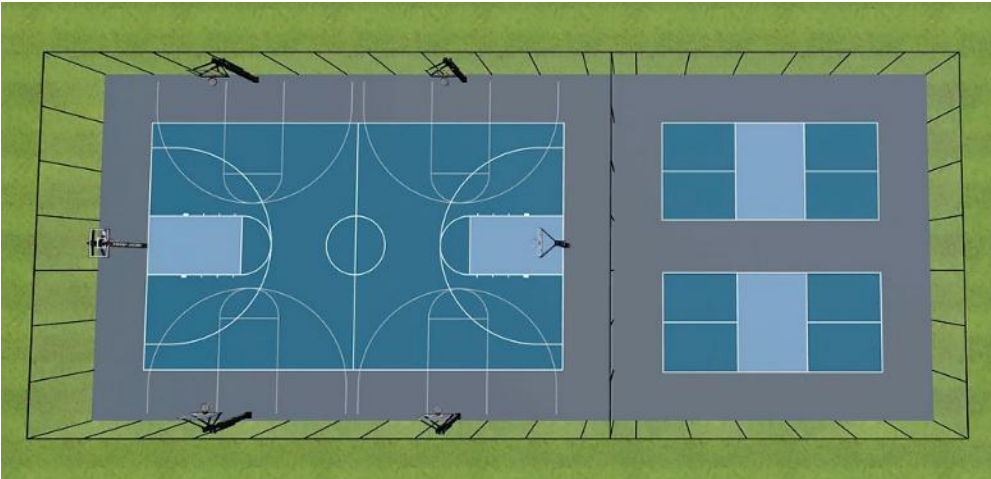
Market Dynamics

- 5.0% vacancy rate
- 3.3% rent growth
- 561 units delivered since 2021
- 865 units absorbed since 2021

(Source: CoStar 3-5-star properties)



Community Memorial Park



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2


The Satchmo District

Sustainability Initiatives – Project Wide



Retail Investment Projections

Asset Yield

Levered
IRR:
15.7%

Cash-On-
Cost:
8.1%

Debt Coverage

DSCR:
1.4x

Debt
Yield:
12.0%

Equity Return

Equity
Multiple:
3.6x

Cap Rate:
6.5%



Multifamily Investment Projections

Asset Yield

Levered
IRR:
14.2%

Cash-On-
Cost:
5.5%

Debt Coverage

DSCR:
1.1x

Debt
Yield:
8.7%

Equity Return

Equity
Multiple:
3.6x

Cap Rate:
6.0%



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2


The Satchmo District

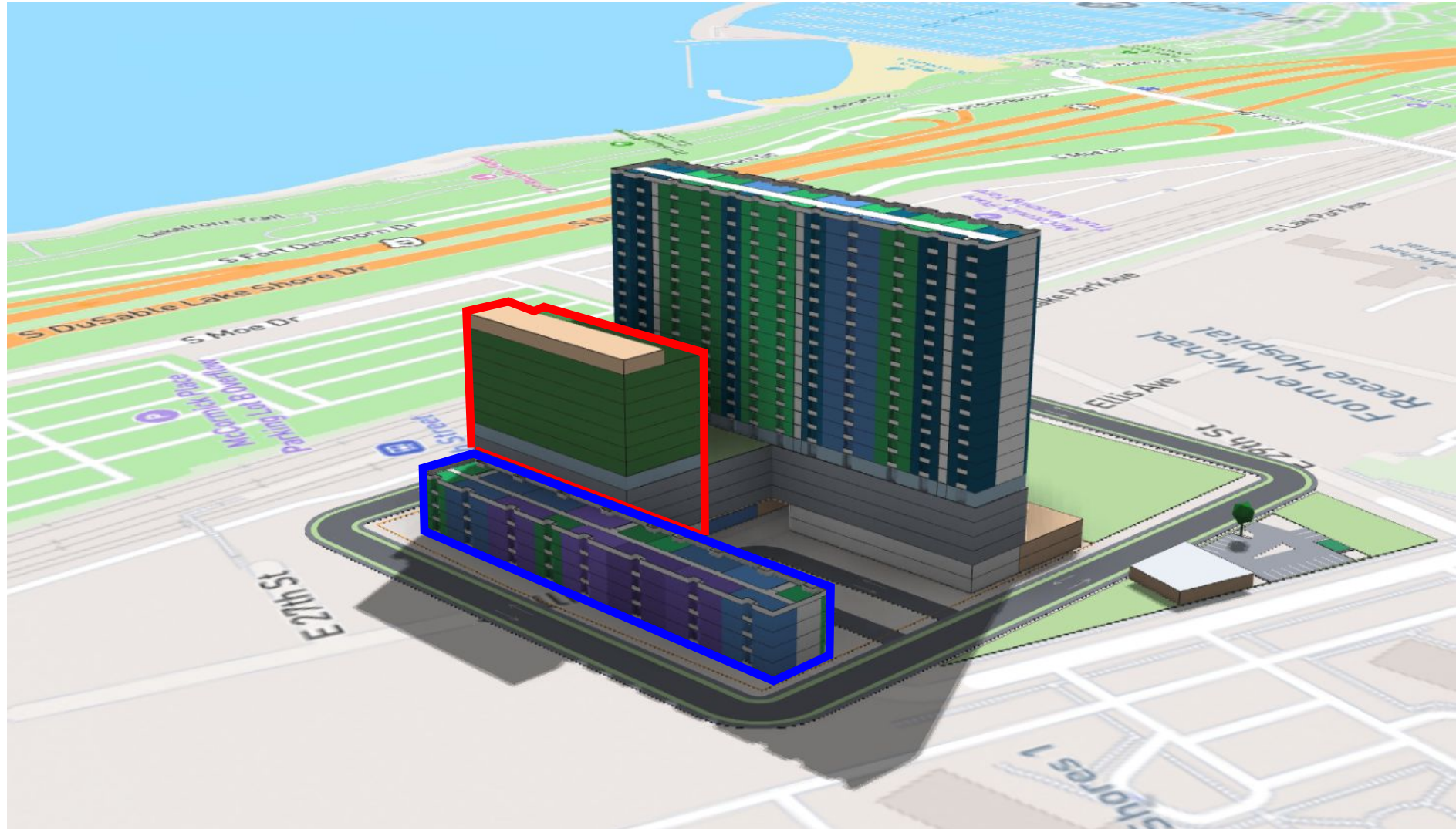
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Phase 2

Hospitality



Affordable
Housing



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2



The Satchmo District

Boutique Hospitality

TRIBUTE
PORTFOLIO

{ Stay Independent. }

TAPESTRY
COLLECTION
by Hilton™

TM
TRADEMARK
COLLECTION BY WYNDHAM

Market Dynamics

Higher occupancy rates of 73.4%

Increased ADR by 18% and RevPAR
15% since 2019

Factors for Success

Upper-midscale hotel, net promoter
score-oriented

Complimentary shuttle services
between locations



GOLDEN EAGLE DEVELOPMENT

Phase 1

Phase 2


The Satchmo District

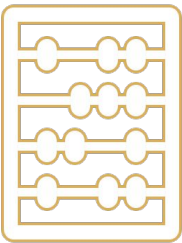
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Affordable Housing



**Community
Integration**

**City-Wide
Incentives**



**Ensuring
Access**



Hospitality Investment Projections

Asset Yield

Levered
IRR:
14.6%

Cash-On-
Cost:
7.1%

Debt Coverag e

DSCR:
1.3x

Debt
Yield:
11.1%

Equity Return

Equity
Multiple:
3.7x

Cap Rate:
7.0%



Affordable Housing Investment

Projections

Asset Yield

Levered
IRR:
9.9%

Cash-On-
Cost:
3.4%

Debt Coverage

DSCR:
1.0x

Debt
Yield:
6.8%

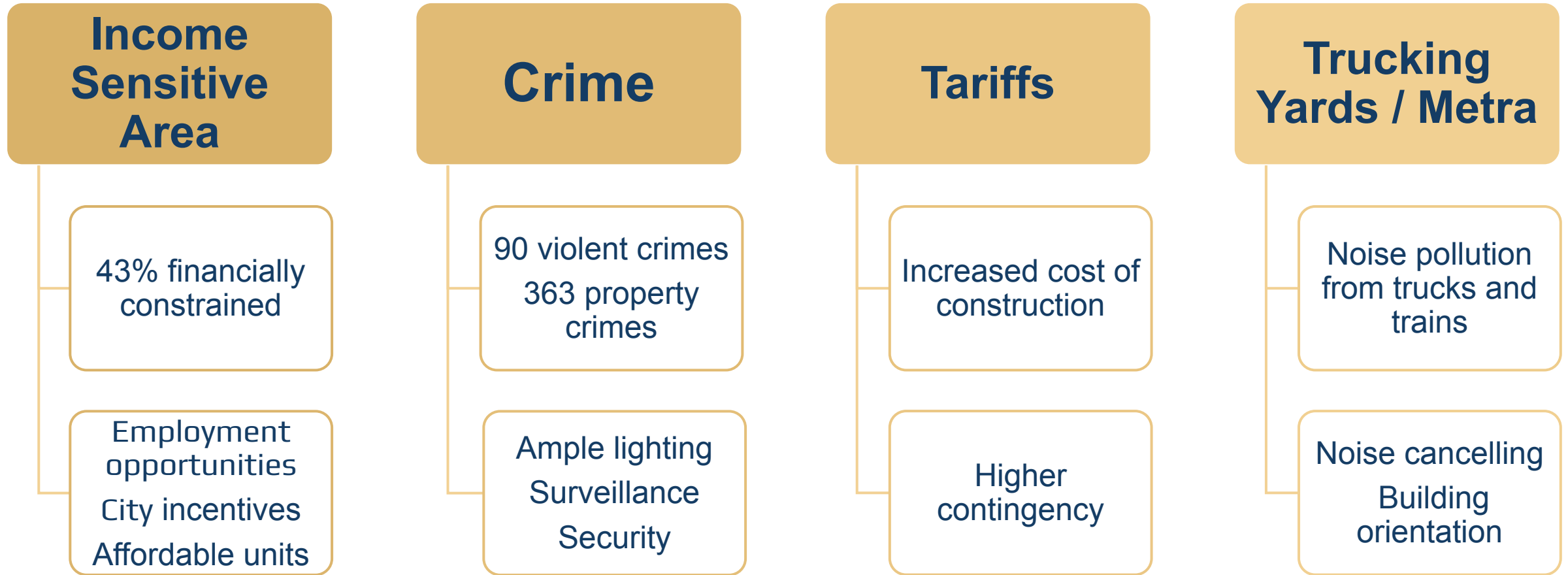
Equity Return

Equity
Multiple:
2.5x

Cap Rate:
7.0%



Risk & Mitigants – Project Wide



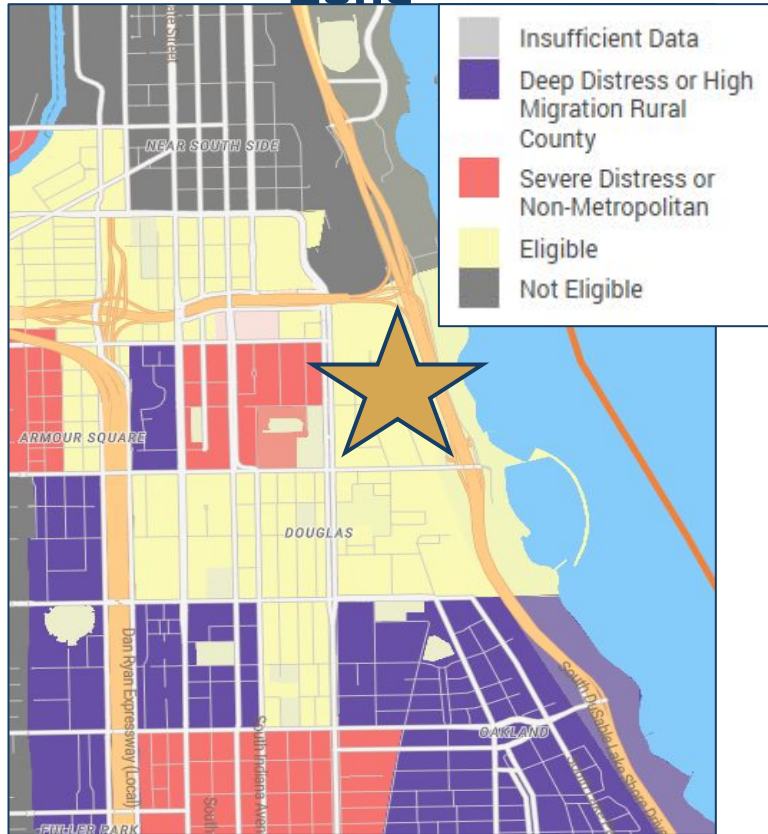
Construction Costs

Acquisition Summary	Per Qualifier	Per SF	Budget
Purchase Price			20,000,000
Hard Costs			
Multi-Family	206,091 Per Unit	325 Per SF	82,436,250
Hospitality	148,182 Per Room	475 Per SF	32,600,000
Affordable Housing	155,391 Per Unit	225 Per SF	9,945,000
Retail	1,639,286 Per Tenant	300 Per SF	22,950,000
Parking	50,750 Per Stall	145 Per SF	30,957,500
Open Space			2,333,000
Sustainability Initiatives			8,816,875
Total Hard Costs			190,038,625
Soft Costs		18.32% of Hard Costs	34,811,933
Interest Reserve			11,401,039
Total Construction Costs			256,251,598

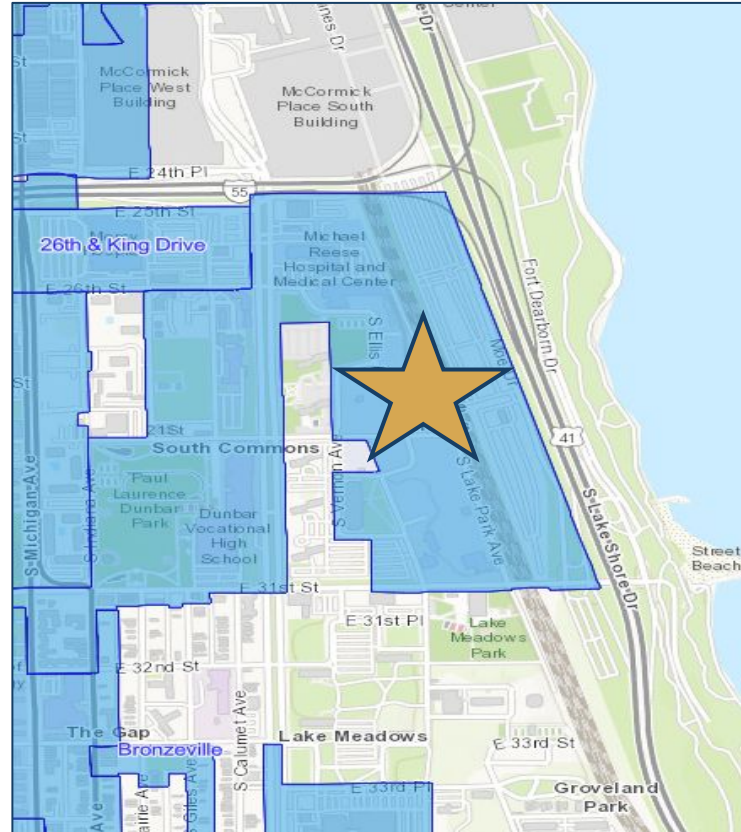


Sources of Funding - Incentives

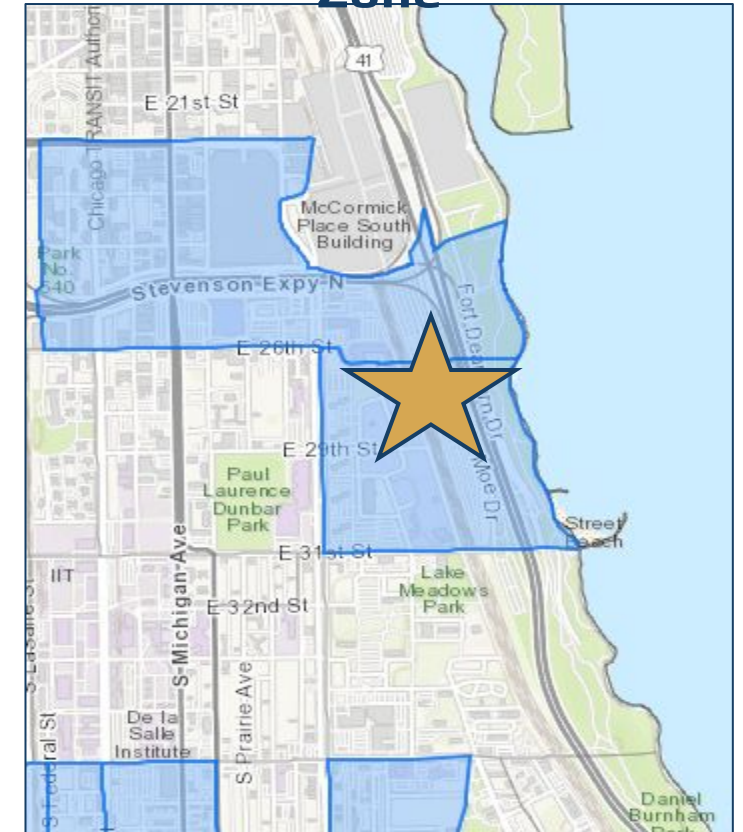
New Market Tax Credit Zone



Tax Increment Financing District



LIHTC & Opportunity Zone



Sources of Funding – Debt & Equity



Wintrust Loan Assumptions

Interest Rate	6.85%
Term	10 yrs
Amortization	30 yrs
IO Period	36 Months

Tax Exempt Bonds

Interest Rate	5.35%
Term	10 yrs
Amortization	30 yrs
IO Period	36 Months



PACE Loan Assumptions

Interest Rate	8.05%
Term	10 yrs
Amortization	30 yrs
IO Period	36 Months



Total Project Investment Summary

Asset Yield

Levered
IRR:
14.6%

Cash-On-
Cost:
6.2%

Debt Coverage

DSCR:
1.4x

Debt
Yield:
9.8%

Equity Return

Equity
Multiple:
3.6x

Cap Rate:
6.4%



Acknowledgements

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David Domres – Healthpeak

Barry Mandel – Mandel Group

Tim Donovan – Midloch Investment Partners

Joe Powers – Marcus & Millichap

Mike Mallon – Mallon and Associates Inc.

Catie Adank – Hammes Partners

Mark Dudasik – Golub & Company

Westin Kane – Mid America Group

Lucas Geiger – MSA Professional Services

Michael Moe – Greenfire Construction





GOLDEN EAGLE DEVELOPMENT

THANK YOU!

Appendix:

Appendix A: Multifamily Comps

Appendix B: Cashflow for MF

Appendix C: Cashflow for Retail

Appendix D: Cashflow for Hospitality

Appendix E: Cashflow for Affordable Housing

Appendix F: Historical Timeline

Appendix G: Street Grid

Appendix H: Affordable Housing Rent Roll

Appendix I: CoStar Rent Growth – MF & Retail

Appendix J: Restaurant Demand: Bronzeville



Appendix A: Multifamily Comps

Multi-Family Rent Comp. Assumptions

2101 Michigan	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
Studio	\$1,634	418	\$3.91	24.34%	1971
21st Street Lofts	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
Studio	\$1,600	474	\$3.38	27.61%	2018
Studio	\$1,430	325	\$4.40	18.93%	
Aspire residences	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
1 bed	\$2,065	556	\$3.71	16.28%	2020
2 Bed	\$2,900	1028	\$2.82	19.27%	
The Shelby - South Loop	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
1 bed	\$2,400	800	\$3.00	23.42%	2009
2 Bed	\$2,780	1050	\$2.65	19.69%	
Woodlands by the Lake- Bronzeville	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
1 Bed	\$1,975	840	\$2.35	24.59%	1989
2 Bed	\$2,345	1039	\$2.26	19.48%	
23rd Place at South Bridge- South Loop	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
Studio	\$1,625	500	\$3.25	29.12%	2022
1 Bed	\$1,913	620	\$3.09	18.15%	
2 Bed	\$2,600	1067	\$2.44	20.00%	
Arrive Lex	Price	Avg. SF	Avg. \$ Per SF	Weight	Year Built
1 Bed	\$2,100	600	\$3.50	17.56%	2009
2 Bed	\$2,900	1150	\$2.52	21.56%	
Satchmo District (Proposed Apartments)	Weighted Price	Weighted Avg. SF	Avg. \$ Per SF	Avg. Year Built	
Studio	\$1,583	440	\$3.66	2005	
1 Bed	\$2,100	702	\$3.06		
2 Bed	\$2,708	1069	\$2.54		



Appendix B: Cashflow for MF

Unit Type	Units	Sqf Per Unit	Rent Per Unit	Rent Per Sqf	Rentable Sqf	Monthly Rent	Annual Rent
Studio	130	450	\$1,650	\$3.67	58,500	214,500	2,574,000
One Bedroom	130	650	\$2,150	\$3.31	84,500	279,500	3,354,000
Two Bedroom	60	1,000	\$2,750	\$2.75	60,000	165,000	1,980,000
Affordable Studio	33	450	\$900	\$2.00	14,850	29,700	356,400
Affordable One Bedroom	32	650	\$1,125	\$1.73	20,800	36,000	432,000
Affordable Two Bed	15	1,000	\$1,200	\$1.20	15,000	18,000	216,000
Totals / Averages	400	634	1,857	\$2.33	253,650	742,700	8,912,400

ProForma Assumptions			
Operation Start Date	1/1/2028	Capital Reserves Per Unit	250
Sale Date	12/31/2035	Annual Capital Reserve Expense	100,000
Exit Cap Rate	6.00%	Total SF	283,650
Stabilized Cap Rate	5.75%	Monthly Parking Rate	225
Parking Stalls	328	Annual Income	885,600

Yearly ProForma

Year		NOI	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Rental growth Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Expense Growth Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Vacancy		5.00%	0.00%	0.00%	51.25%	15.42%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Capital Reserve Growth Rate		15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
Sustainability Savings %		15.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Rental Revenue													
Apartment Rent		8,912,400	-	-	8,912,400	9,056,572	9,328,270	9,608,118	9,896,361	10,193,252	10,499,050	10,814,021	11,138,442
Parking Rent		885,600	-	-	885,600	899,926	926,924	954,732	983,373	1,012,875	1,043,261	1,074,559	1,106,795
Other Income	3.0% of Apartment Rent	267,372	-	-	267,372	271,697	279,848	288,244	296,891	305,798	314,971	324,421	334,153
Potential Gross Revenue		10,065,372	-	-	10,065,372	10,228,196	10,535,042	10,851,093	11,176,626	11,511,924	11,857,282	12,213,001	12,579,391
Vacancy		503,269	-	-	5,158,503	1,573,119	526,752	542,555	558,831	575,596	592,864	610,650	628,970
Effective Gross Revenue	% of EGI Per Unit	9,562,103	-	-	4,906,869	8,655,077	10,008,289	10,308,538	10,617,794	10,936,328	11,264,418	11,602,351	11,950,421
Operating Expenses													
Advertising	1.36%	\$325	130,000	-	-	63,375	99,077	102,050	105,111	108,264	111,512	114,858	118,303
Management Fee	2.75%	\$657	262,958	-	-	128,192	200,409	206,421	212,614	218,992	225,562	232,329	239,298
Repairs & Maintenance	2.93%	\$700	280,000	-	-	136,500	213,397	219,799	226,393	233,185	240,180	247,386	254,807
Water/Sewer	2.93%	\$700	280,000	-	-	136,500	213,397	219,799	226,393	233,185	240,180	247,386	254,807
Gas & Electric	2.93%	\$700	280,000	-	-	136,500	213,397	219,799	226,393	233,185	240,180	247,386	254,807
Garbage & Trash	2.93%	\$700	280,000	-	-	136,500	213,397	219,799	226,393	233,185	240,180	247,386	254,807
Payroll	5.12%	\$1,225	490,000	-	-	238,875	373,445	384,648	396,188	408,073	420,316	432,925	445,913
Insurance	4.18%	\$1,000	400,000	-	-	195,000	304,853	313,999	323,419	333,121	343,115	353,408	364,010
Real Estate Taxes	9.27%	\$2,216	886,595	-	-	432,215	675,703	695,974	716,853	738,359	760,509	783,325	806,825
Landscaping & Snow Removal	2.72%	\$650	260,000	-	-	126,750	198,154	204,099	210,222	216,529	223,025	229,715	236,607
Total Expenses	37.12%	8,874	3,549,553	-	-	1,730,407	2,705,229	2,786,386	2,869,978	2,956,077	3,044,760	3,136,102	3,230,185
Sustainability Savings			532,433	-	-	207,649	324,628	334,366	344,397	354,729	365,371	376,332	387,622
NOI			6,544,983	-	-	3,384,111	6,274,475	7,556,269	7,782,958	8,016,446	8,256,940	8,504,648	8,759,787



Appendix C: Cashflow for Retail

Unit Type	SqF Per Tenant	Rent Per SqF	Rent / SF / Year	Total Monthly Rent
Chicago's Home of Chicken & Waffles	6,000	2.50	30.00	15,000
Fairgrounds Coffee & Tea	3,000	3.50	42.00	10,500
Ice Cream / Coffee Shop	5,000	2.50	30.00	12,500
Fast Casual Restaurant	6,000	4.00	48.00	24,000
Fine Dining Restaurant	6,000	4.00	48.00	24,000
The Soul Food Lounge 2	6,000	3.00	36.00	18,000
Truth Be Told Restaurant	6,000	3.00	36.00	18,000
Heartland Dental	5,000	4.50	54.00	22,500
Illinois Ortho	5,000	4.50	54.00	22,500
ATI Physical Therapy	5,000	4.50	54.00	22,500
Co-Working Space	5,000	2.00	24.00	10,000
Go-Grocer	6,000	3.00	36.00	18,000
CVS Pharmacy	5,000	4.50	54.00	22,500
The Learning Experience	7,500	2.50	30.00	18,750
Totals / Averages	76,500	\$3.38	\$40.59	258,750

ProForma Assumptions			
Operation Start Date	1/1/2028	Capital Reserves Per SF	1.00
Sale Date	12/31/2035	Annual Expense	76,500
Number of Tenants	14	Exit Cap Rate	6.50%
Total SF	76,500	Stabilized Cap Rate	6.00%

Yearly ProForma

Year		NOI	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Rental Growth Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Expense Growth Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Vacancy		0.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Expense Reimbursement Rate		90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%
Sustainability Savings %		15.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Rental Revenue													
Retail Rent		3,105,000	-	-	3,147,466	3,241,890	3,339,147	3,439,321	3,542,501	3,648,776	3,758,239	3,870,986	3,987,116
Potential Gross Revenue		3,105,000	-	-	3,147,466	3,241,890	3,339,147	3,439,321	3,542,501	3,648,776	3,758,239	3,870,986	3,987,116
Vacancy		-	-	-	157,373	162,094	166,957	171,966	177,125	182,439	187,912	193,549	199,356
Effective Gross Revenue	% of EGI	Per SF	3,105,000	-	-	2,990,093	3,079,795	3,172,189	3,267,355	3,365,376	3,466,337	3,570,327	3,677,437
Operating Expenses													
Advertising	0.86%	\$0.35	26,775	-	-	27,141	27,955	28,794	29,658	30,548	31,464	32,408	33,380
Repairs & Maintenance	1.48%	\$0.60	45,900	-	-	27,141	27,955	28,794	29,658	30,548	31,464	32,408	33,380
Management Fee	2.41%	\$0.98	74,970	-	-	75,995	78,275	80,623	83,042	85,533	88,099	90,742	93,465
Water/Sewer	2.41%	\$0.98	74,970	-	-	75,995	78,275	80,623	83,042	85,533	88,099	90,742	93,465
Gas & Electric	2.41%	\$0.98	74,970	-	-	75,995	78,275	80,623	83,042	85,533	88,099	90,742	93,465
Garbage & Trash	2.41%	\$0.98	74,970	-	-	75,995	78,275	80,623	83,042	85,533	88,099	90,742	93,465
Insurance	3.87%	\$1.57	120,105	-	-	121,748	125,400	129,162	133,037	137,028	141,139	145,373	149,734
Real Estate Taxes	28.03%	\$11.38	870,485	-	-	882,391	908,862	936,128	964,212	993,138	1,022,932	1,053,620	1,085,229
Landscaping & Snow Removal	2.41%	\$0.98	74,970	-	-	75,995	78,275	80,623	83,042	85,533	88,099	90,742	93,465
Total Expenses	46.32%	18.80	1,438,115	-	-	1,438,397	1,481,549	1,525,996	1,571,775	1,618,929	1,667,497	1,717,521	1,769,047
Expense Reimbursements			1,294,304	-	-	1,294,557	1,333,394	1,373,396	1,414,598	1,457,036	1,500,747	1,545,769	1,592,142
Sustainability Savings			215,717	-	-	172,608	177,786	183,119	188,613	194,271	200,100	206,103	212,286
NOI			3,176,906	-	-	3,018,861	3,109,426	3,202,709	3,298,790	3,397,754	3,499,687	3,604,677	3,712,818



Appendix D: Cashflow for Hospitality

Unit Type	Rooms	Average SF	ADR / \$PSF	Total Rentable SF	Total Monly Rent
Hotel Rooms	220	300	\$195.00	66,000	1,287,000
Rooftop - Virtue Restaurant & Bar	1	5,000	\$5.00	5,000	25,000
Other Hotel Income	-	-	\$3.00	-	19,800
Average / Totals	220	-	-	71,000	1,331,800

ProForma Assumptions			
Operation Start Date	7/1/2028	Total SF	101,000
Sale Date	12/31/2035	Parking Stalls	120
Exit Cap Rate	7.00%	Occupancy	50%
Stabilized Cap Rate	6.50%	ADR	\$65.00
Capital Reserves Per Unit	2,000	Monthly Rate	117,000
Annual Expense	440,000		

Yearly ProForma

Year			NOI	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Rental Growth Rate			4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Expense Growth Rate			3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Vacancy			25.00%	35.00%	35.00%	35.00%	32.50%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Sustainability Savings %			15.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Rental Revenue														
Hotel Rent			15,444,000	-	-	7,793,291	16,110,699	16,835,681	17,593,286	18,384,984	19,212,308	20,076,862	20,980,321	21,924,436
Restaurant Income			300,000	-	-	151,385	312,951	327,033	341,750	357,129	373,199	389,993	407,543	425,883
Other Hotel Income			237,600	-	-	119,897	247,857	259,010	270,666	282,846	295,574	308,875	322,774	337,299
Parking Income			1,404,000	-	-	708,481	1,464,609	1,530,516	1,599,390	1,671,362	1,746,573	1,825,169	1,907,302	1,993,131
Potential Gross Revenue			17,385,600	-	-	8,773,053	18,136,116	18,952,241	19,805,092	20,696,321	21,627,655	22,600,900	23,617,940	24,680,748
Vacancy			3,995,400	-	-	2,822,600	5,413,653	4,355,431	4,551,426	4,756,240	4,970,270	5,193,933	5,427,660	5,671,904
Effective Gross Revenue	% of EGI	Per Room	13,390,200	-	-	5,950,453	12,722,462	14,596,810	15,253,666	15,940,081	16,657,385	17,406,967	18,190,281	19,008,843
Operating Expenses														
Room Expense	31.00%	\$18,868	4,150,901	-	-	2,088,289	4,270,320	4,398,430	4,530,383	4,666,294	4,806,283	4,950,471	5,098,986	5,251,955
Admin & General	8.17%	\$4,975	1,094,403	-	-	550,586	1,125,888	1,159,665	1,194,455	1,230,288	1,267,197	1,305,213	1,344,369	1,384,700
Information Technology	5.15%	\$3,135	689,603	-	-	346,934	709,442	730,726	752,647	775,227	798,484	822,438	847,111	872,524
Sales & Marketing	3.32%	\$2,023	445,093	-	-	223,923	457,898	471,635	485,784	500,358	515,368	530,830	546,754	563,157
Utilities	3.50%	\$2,130	468,665	-	-	235,782	482,148	496,612	511,511	526,856	542,662	558,941	575,710	592,981
Repairs & Maintenance	6.66%	\$4,052	891,448	-	-	448,481	917,095	944,608	972,946	1,002,134	1,032,198	1,063,164	1,095,059	1,127,911
Landscaping & Snow Removal	1.42%	\$863	189,773	-	-	95,474	195,233	201,090	207,122	213,336	219,736	226,328	233,118	240,112
Total Expenses	59.22%	\$36,045	7,929,886	-	-	3,989,470	8,158,024	8,402,765	8,654,848	8,914,493	9,181,928	9,457,386	9,741,107	10,033,340
Income from Operations			5,460,314	-	-	1,960,983	4,564,438	6,194,045	6,598,819	7,025,588	7,475,457	7,949,581	8,449,173	8,975,503
Franchising Fee	15.00%	\$9,130	2,008,530	-	-	1,010,477	2,066,314	2,128,304	2,192,153	2,257,917	2,325,655	2,395,425	2,467,287	2,541,306
Insurance	1.64%	\$1,000	220,000	-	-	110,680	226,329	233,119	240,113	247,316	254,736	262,378	270,249	278,356
Real Estate Taxes	3.52%	\$2,142	471,202	-	-	237,058	484,758	499,301	514,280	529,708	545,599	561,967	578,826	596,191
Total Non-Operating Expenses	20.16%	\$12,272	2,699,732	-	-	1,358,216	2,777,401	2,860,723	2,946,545	3,034,942	3,125,990	3,219,769	3,316,363	3,415,853
Sustainability Savings			1,293,163.14	-	-	520,465	1,064,293	1,096,222	1,129,109	1,162,982	1,197,872	1,233,808	1,270,822	1,308,947
NOI			4,053,746	-	-	1,123,232	2,851,330	4,429,544	4,781,382	5,153,629	5,547,339	5,963,620	6,403,633	6,868,596



Appendix E: Cashflow for Affordable Housing

Unit Type	Units	Sqf Per Unit	Rent Per Unit	Rent Per Sqf	Rentable Sqf	Monthly Rent	Annual Rent
Studio	22	450	\$900	\$2.00	9,900	19,800	237,600
One Bedroom	22	650	\$1,125	\$1.73	14,300	24,750	297,000
Two Bedroom	20	1,000	\$1,200	\$1.20	20,000	24,000	288,000
Totals / Averages	64	691	1,071	1.66	44,200	68,550	822,600

ProForma Assumptions			
Operation Start Date	7/1/2028	Capital Reserves Per Unit	500
Sale Date	12/31/2035	Annual Expense	32,000
Cap Rate	7.00%	Total SF	49,200
Stabilized Cap Rate	6.75%		

Yearly ProForma

Year		NOI	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Rental Growth Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Expense Growth Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Vacancy		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Sustainability Savings %		15.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Rental Revenue													
Apartment Rent		822,600	-	-	413,844	846,266	871,654	897,803	924,737	952,480	981,054	1,010,486	1,040,800
Potential Gross Revenue		822,600	-	-	413,844	846,266	871,654	897,803	924,737	952,480	981,054	1,010,486	1,040,800
Vacancy		41,130	-	-	20,692	42,313	43,583	44,890	46,237	47,624	49,053	50,524	52,040
Effective Gross Revenue	% of EGI Per Unit	781,470	-	-	393,152	803,952	828,071	852,913	878,501	904,856	932,001	959,961	988,760
Operating Expenses													
Advertising	2.05% \$250	16,000	-	-	8,049	16,460	16,954	17,463	17,987	18,526	19,082	19,654	20,244
Management Fee	2.75% \$336	21,490	-	-	10,812	22,109	22,772	23,455	24,159	24,884	25,630	26,399	27,191
Repairs & Maintenance	2.66% \$325	20,800	-	-	10,464	21,398	22,040	22,702	23,383	24,084	24,807	25,551	26,317
Water/Sewer	2.66% \$325	20,800	-	-	10,464	21,398	22,040	22,702	23,383	24,084	24,807	25,551	26,317
Gas & Electric	2.46% \$300	19,200	-	-	9,659	19,752	20,345	20,955	21,584	22,231	22,898	23,585	24,293
Garbage & Trash	2.46% \$300	19,200	-	-	9,659	19,752	20,345	20,955	21,584	22,231	22,898	23,585	24,293
Payroll	5.32% \$650	41,600	-	-	20,929	42,797	44,081	45,403	46,765	48,168	49,613	51,102	52,635
Insurance	6.55% \$800	51,200	-	-	25,758	52,673	54,253	55,881	57,557	59,284	61,062	62,894	64,781
Real Estate Taxes	7.17% \$815	56,057	-	-	28,202	57,669	59,399	61,181	63,017	64,907	66,855	68,860	70,926
Landscaping & Snow Removal	2.46% \$300	19,200	-	-	9,659	19,752	20,345	20,955	21,584	22,231	22,898	23,585	24,293
Total Expenses	36.54% \$4,400	285,547	-	-	143,657	293,762	302,575	311,652	321,002	330,632	340,551	350,767	361,290
Sustainability Savings		42,832	-	-	17,239	35,251	36,309	37,398	38,520	39,676	40,866	42,092	43,355
NOI		538,755	-	-	266,734	545,442	561,805	578,659	596,019	613,900	632,317	651,286	670,825



Appendix F: Historical Timeline

1.The Great Migration Monument (1910-1920)

- A tribute to the thousands of African Americans who journeyed from the South to Chicago in search of better opportunities, shaping Bronzeville into a thriving cultural and economic hub.

2.Ida B. Wells-Barnett Memorial (1913)

- Honoring the fearless journalist, educator, and civil rights activist who co-founded the Alpha Suffrage Club, advocating for African American women's voting rights.

3FOUNDERS of the Black Metropolis (1910s-1930s)

- Statues of pioneering entrepreneurs like Anthony Overton (*Overton Hygienic Company, Chicago Bee Newspaper*) and Jesse Binga (*Binga Bank*), who laid the economic foundation for Bronzeville.

4.Victory Monument (1927)

- A replica or interpretive piece honoring the original Victory Monument, which pays homage to the Eighth Regiment of the Illinois National Guard, an African American unit that served valiantly in World War I.

5.The Stroll Jazz Tribute (1920s-1950s)

- Celebrating "The Stroll," a vibrant stretch of State Street that became the epicenter of jazz and blues, nurturing legendary talents like Louis Armstrong and Nat King Cole.



6.Bronzeville's Religious Pioneers (1913-Present)

- Recognizing key institutions like Pilgrim Baptist Church (*the birthplace of gospel music*) and the Wabash Avenue YMCA (*a major hub for Black community development and the establishment of Black History Month*).

7.Bessie Coleman Tribute (1921)

- A monument dedicated to Bessie Coleman, the first African American woman to earn an aviator's license, symbolizing the breaking of racial and gender barriers.

8.Chicago Defender Plaza (1905-Present)

- An installation celebrating *The Chicago Defender*, the influential African American newspaper founded by Robert S. Abbott that advocated for civil rights and encouraged the Great Migration.

Source: ILLINOIS INSTITUTE OF TECHNOLOGY

9.Gwendolyn Brooks Sculpture (1949)

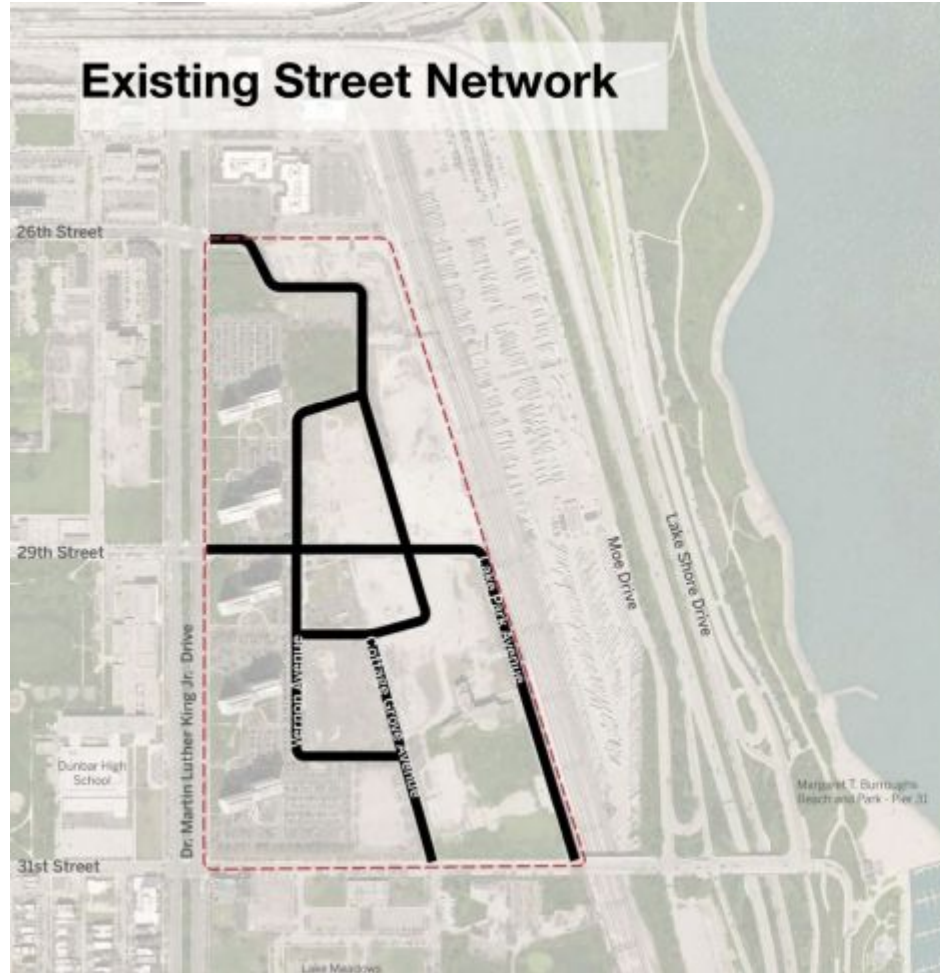
- A statue honoring the esteemed poet who became the first African American to win a Pulitzer Prize, capturing the essence of life in Bronzeville.

10.The Forum Pavilion (1897-Present)

- Dedicated to *The Forum*, a historic assembly hall that hosted significant cultural and political events, reflecting Bronzeville's legacy of community engagement and activism.



Appendix G: Street Grid



Appendix H: Affordable Housing Rent Roll

6. The Family Size adjustment calculations follow:

Family Size Adjustments and Final VLIL for Chicago-Joliet-Naperville, IL HUD Metro FMR Area								
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Family Size Adjustment	\$56,050	\$56,050	\$56,050	\$56,050	\$56,050	\$56,050	\$56,050	\$56,050
	*	*	*	*	*	*	*	*
	0.70	0.80	0.90	1	1.08	1.16	1.24	1.32
Very Low Income Limit	\$39,235	\$44,840	\$50,445	\$56,050	\$60,534	\$65,018	\$69,502	\$73,986
FY 2024 FINAL VLIL	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,050	\$69,550	\$74,000

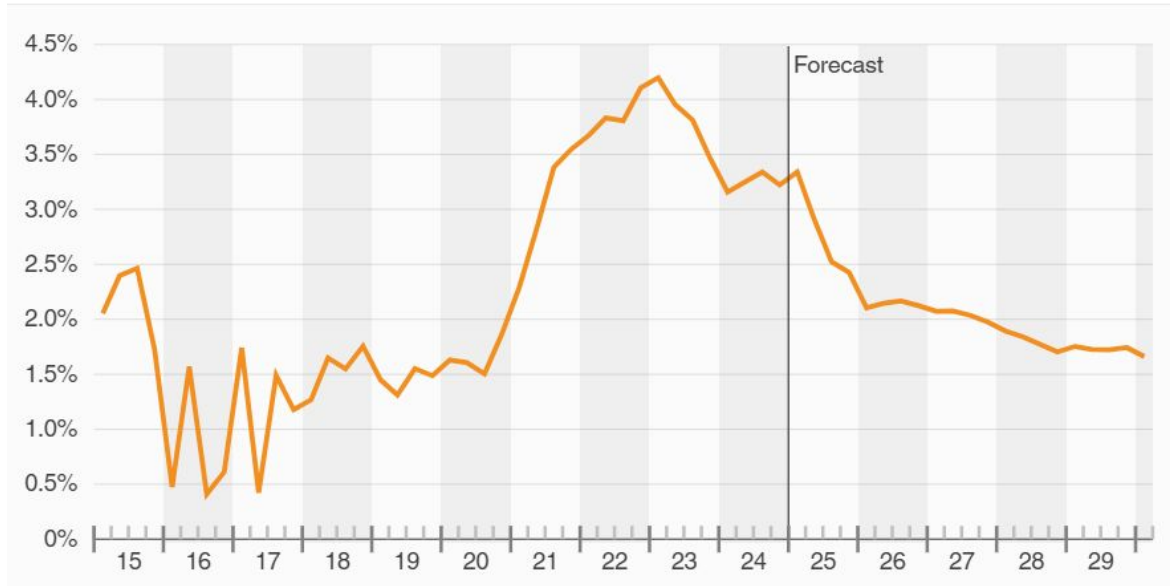
**Taken from the U.S. Department of Housing and Urban Development*

	AMI Level	Household Size	Annual Median Income	Adjusted AMI Level	Adjusted Annual Median Income	Monthly Gross Income Cap	Monthly Rent
Studio	60%	1	60,000	60%	36,000	30%	900
1 Bedroom	60%	1.5	60,000	75%	45,000	30%	1,125
2 Bedroom	60%	2	60,000	80%	48,000	30%	1,200

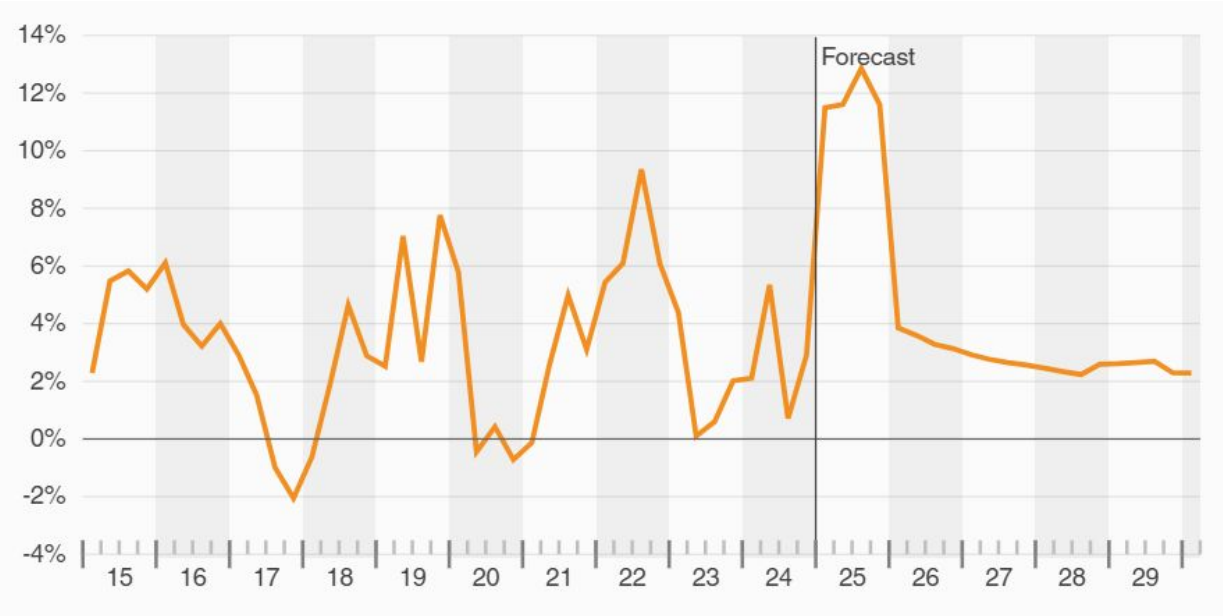


Appendix I: CoStar Rent Growth – MF and Retail

Retail
Rent Growth 3.11% -
5yr



Multifamily
Rent Growth 3.28% -
5yr



Appendix J: Restaurant Demand: Bronzeville

- Stable Population Density for Restaurants requires min 50,000 population within 15 min drive
- Population within 3-mile radius of our site: 238,733

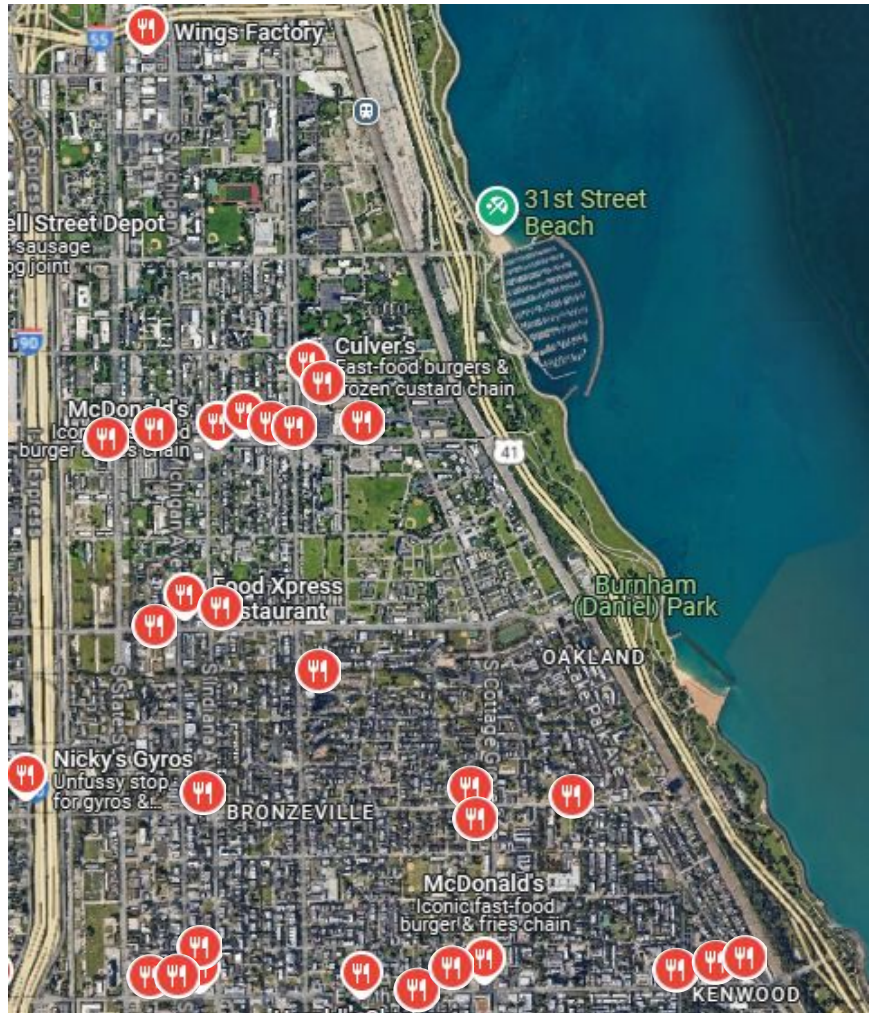
(Sources: TouchBistro.com)

- Restaurant Industry Health Ratio: 6-8%
- Based on 7.5% health ratio, \$2,400,000 sales
- Results in \$480/ft of sales annually
- Generally, restaurants: \$600-\$750/sf

(Sources: Checkmate.com)

- Study in Los Angeles showed stabilized restaurant density of 2.3 per 1,000 residents
- Another study showed that 1.7 restaurants was the average, although Chicago = 1.53
- Bronzeville Neighborhood 0.85 per 1,000

(Sources: Understanding the Density and Distribution of Restaurants in Los Angeles County, Google Maps, Consuming the City: Ranking restaurants per capita, National Restaurant Association)



Appendix K: Sources & Uses

Total Project Sources	\$	%
Wintrust Loan	143,773,986	56%
PACE Loan	9,400,273	4%
Tax Exempt Bonds	8,314,144	3%
LIHTC	6,485,032	3%
TIF	32,844,847	13%
NMTC	6,000,000	2%
Equity	49,433,315	19%
Total	256,251,598	100%

Retail	\$	%
Wintrust Loan	23,855,398	60%
PACE Loan	2,783,130	7%
NMTC	1,833,600	5%
Equity	11,286,869	28%
Total	39,758,996	100%

Affordable Housing	\$	%
Tax Exempt Bonds	8,314,144	50%
LIHTC	6,485,032	39%
TIF	1,163,980	7%
Equity	665,131	4%
Total	16,628,287	100%

Multi-Family	\$	%
Wintrust Loan	82,645,739	60%
PACE Loan	4,132,287	3%
TIF	31,680,867	23%
Equity	19,284,006	14%
Total	137,742,899	100%

Hospitality	\$	%
Wintrust Loan	37,272,849	60%
PACE Loan	2,484,857	4%
NMTC	4,166,400	7%
Equity	18,197,309	29%
Total	62,121,415	100%



Appendix L: TIF Calculation

TIF Funding Calculation	
Multi-Family Tax Amount	886,595
Affordable Housing Tax Amount	56,057
Hospitality Tax Amount	471,202
Retail Tax Amount	870,485
Total	2,284,339
X 20 Year Multiplier	
Total TIF Potential	45,686,772
Total Amount of TIF Used	32,844,847
Remaining TIF Potential	12,841,925



Appendix M: Retail Comps

South Loop Strip Mall	SF	Asking Rent	Lease
Whole Foods	54,161	\$28 - 34	
LA Fitness	51,000	\$28 - 34	
PetSmart	28,237	\$28 - 34	
DSW	25,365	\$28 - 34	
University of Chicago Medicine	23,905	\$28 - 34	
DeVita Kidney Care	14,720	\$28 - 34	
Visionworks Southgate	4,360	\$28 - 34	
Chiro One	3,039	\$28 - 34	
Panera Bread	2,866	\$28 - 34	
At&T Wireless	2,031	\$28 - 34	
Waxing the City	1,819	\$28 - 34	

CVS / Walgreens	SF	Asking Rent	Lease
CVS Pharmacy at 25 E Ohio ST	9,600	\$55-67	NNN
Walgreens at 4710 S Western Avenue	13,905	\$19-24	NNN
Walgreens at 650 W 63rd ST	15,120	\$20-24	
Walgreens at 316 W Cermak Rd	12,000	\$24-30	

Daycares	SF	Asking Rent	Lease
Deleana Dare Care	8,033	\$16-20	NNN
Bright Horizons		\$22-26	NNN
Computer Pre School Academy	1,600	\$17-20	

Restaraunts	SF	Asking Rent	Lease
Tatsu at 1062 W Taylor St	3,794	\$24-29	NNN
FH Jerk	4,357	\$17-21	
La Cocina Restaurant	2,680	\$40-49	NNN
Kaiser Tiger	24,000	\$31-37	

Med-Tail	SF	Asking Rent	Lease
Chiro One Wellness	4,000	\$22-27	FS
Gabriel Eye Care	4,800	\$19-23	FS
Ottawa Dental Laboratory LLC	4,721	\$20-53	
Allcare Dental Orthodontics	1,000	\$19-22	
DeVita Kidney Care	8,000	\$30	Single
Chicago Eye Care and lasers	7,510	\$41-50	NNN
Ora Dental Studio- South Loop	10,639	\$25-30	NNN
ATI Physical Therapy (South Loop MarketPlace)	4,037	\$27-33	



Appendix N: Provided Short Term and Permanent Jobs Breakout

Short Term		
Job Category	Description	Conservative Estimate of Positions
General Construction Workers	Laborers, electricians, plumbers, carpenters, HVAC technicians	100
Specialty Contractors	Experts in glass and facade installation, electrical specialists, painters	100
Construction Management	Project managers, site supervisors, safety officers, quality control inspectors	20
Equipment Operators	Operators of cranes, bulldozers, and other heavy machinery	30
Architects and Engineers	Planning, design, and oversight of construction	20
Surveyors	Land and construction surveying for site preparation and layout	10
Total		280

Permanent			
Component	Job Category	Description	Conservative Estimate of Positions
Residential	Property Management	Managers, leasing agents, and support staff	10
Residential	Maintenance and Security	Maintenance staff, janitors, security personnel	20
Hotel	Hotel Operations	Front desk, housekeeping, general management	20
Hotel	Food and Beverage	Chefs, bartenders, servers, kitchen staff	15
Retail	Retail Staff	Sales associates, store managers, customer service	20
Retail	Maintenance and Security	Maintenance for retail spaces, security guards	25
Total			110



Appendix O: Parking Requirements

- *Development Regulations:*
 - Multifamily Parking: 1 space per unit for the first 100 units, 0.60 spaces per unit thereafter.
 - Non-Residential Parking: None required for the first 35,000 SF; 1.33 spaces per 1,000 SF beyond that.
- *Multifamily*
 - Minimum Requirement: 318 parking stalls
 - 464 total units, 380 designated parking stalls
 - Parking Ratio: 0.82
- *Hospitality*
 - Minimum Requirement: N/A parking stalls
 - 220 total rooms, 120 designated parking stalls
 - Parking Ratio: 0.55
- *Retail*
 - Minimum Requirement: 35 parking stalls
 - 81,600 SF, 110 designated parking stalls
 - Parking Ratio: 1.35



Appendix P: Orange Metra Train Line

Schedule

Zone	Weekday Inbounds AM/PM	100	300	102	700	204	702	304	722	704	206	724	706	308	726	708	210	728	310	710	312	712	214	314	114	360	116	226	316	118	216	318	120	620	320	122			
		AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM			
2	Blue Island					6:05					6:40						7:18						8:06					9:18				10:18							
2	Burr Oak					6:07					6:42						7:20						8:08					9:20				10:20							
2	Ashland					6:09					6:44						7:22						8:10					9:22				10:22							
2	Racine					6:10					6:45						7:23						8:11					9:23				10:23							
2	West Pullman					6:12					6:47						7:25						8:13					9:25				10:25							
2	Stewart Ridge					6:14					6:49						7:27						8:15					9:27				10:27							
2	State St.					6:16					6:51						7:29						8:18					9:30				10:29							
2	South Chicago (93rd)		5:03					6:40						7:20					7:42			8:04			8:35		9:10			9:45			10:45			11:45			
2	87th St.		5:06					6:43					7:23					7:45			8:07			8:38		9:13			9:48			10:48			11:48				
2	83rd St.		5:08					6:45					7:25					7:47			8:09			8:40		9:15			9:50			10:50			11:50				
2	Cheltenham (79th St.)		5:10					6:47					7:27					7:49			8:11			8:42		9:17			9:52			10:52			11:52				
2	Windsor Park		5:12					6:49					7:29					7:51			8:13			8:44		9:19			9:54			10:54			11:54				
2	South Shore		5:14					6:51					7:31					7:53			8:15			8:46		9:21			9:56			10:56			11:56				
2	Bryn Mawr		5:16					6:53					7:33					7:55			8:17			8:48		9:23			9:58			10:58			11:58				
2	Stony Island		5:18					6:55					7:35					7:57			8:19			8:50		9:25			10:00			11:00			12:00				
3	University Park	4:15		5:15	5:45		6:15			6:35			6:55			7:10			7:27			7:45			8:30		9:00			9:55			10:55			11:55			
3	Richton Park	4:18		5:18	5:48		6:20			6:40			7:00			7:15			7:32			7:50			8:34		9:04			9:59			10:59			11:59			
3	Matteson	4:21		5:21	5:51		6:23			6:43			7:03			7:18			7:35			7:53			8:36		9:06			10:01			11:01			12:01			
3	211th St. (Lincoln Hwy.)	4:23		5:23	5:53		6:25			6:45			7:05			7:20			7:37			7:55			8:38		9:08			10:03			11:03			12:03			
3	Olympia Fields	4:26		5:26	5:56		6:28			6:48			7:08			7:23			7:40			7:58			8:40		9:10			10:05			11:05			12:05			
3	Flossmoor	4:29		5:29	5:59		6:31			6:51			7:11			7:26			7:43			8:01			8:43		9:13			10:08			11:08			12:08			
3	Homewood	4:32		5:32	6:02		6:34			6:37	6:54		6:57	7:14		7:15	7:29		7:30			7:46			8:04		8:46		9:16			10:11			11:11		12:11		
2	Calumet	4:34		5:34	6:05		---			6:40	---		7:00	---		7:18	---		7:33			7:49			8:07		8:48		9:18			10:13			11:13		12:13		
2	Hazel Crest	4:36		5:36	6:07		---			6:42	---		7:02	---		7:20	---		7:35			7:51			8:09		8:50		9:20			10:15			11:15		12:15		
2	Harvey	4:38		5:38	6:09		---			6:44	---		7:04	---		7:22	---		7:37			7:53			8:11		8:53		9:23			10:18			11:18		12:18		
2	147th St. (Sibley Blvd.)	4:41		5:41	6:11		---			6:46	---		7:06	---		7:24	---		7:39			7:55			8:13		8:55		9:25			10:20			11:20		12:20		
2	Ivanhoe	4:43		5:43	6:13		---			6:48	---		7:08	---		7:26	---		7:41			7:57			8:15		8:57		9:27			10:22			11:22		12:22		
2	Riverdale	4:45		5:45	6:15		---			6:50	---		7:10	---		7:28	---		7:43			7:59			8:17		8:59		9:29			10:24			11:24		12:24		
2	Kensington	4:50		5:50	6:20	---	---			6:55	---		7:15	---		7:33	---		7:48			8:04			8:22	8:22	9:04		9:34	9:34		10:29	10:33		11:29	11:33		12:29	
2	111th St. (Pullman)	4:52		5:52	---	6:22	---			---	---		---	---		---	---		7:35	---		---		8:24		---	---	9:36			---	10:35		---	11:35		---		
2	107th St.	4:53		5:53	---	6:23	---			---	---		---	---		---	---		7:36	---		---		8:25		---	---	9:37			---	10:36		---	11:36		---		
2	103rd St. (Rosemoor)	4:54		5:54	---	6:24	---			---	---		---	---		---	---		7:37	---		---		8:27		---	---	9:39			---	10:38		---	11:38		---		
2	95th St. (Chicago State U.)*	---		---	---	---	---			---	---		---	---		---	---		---	---		---		---		---	---	---			---	---	---	---	---	---	---		
2	91st St. (Chesterfield)	4:58		5:58	---	6:28	---			---	---		---	---		7:03	---		---	---		---		8:31		---	---	9:42			---	10:40		---	11:40		---		
2	87th St. (Woodruff)**	---		---	---	---	---			---	---		---	---		---	---		---	---		---		---		---	---	---			---	---	---	---	---	---	---		
2	83rd St. (Avalon Park)	5:02		6:02	---	6:32	---			---	---		---	---		---	---		7:45	---		---		8:34		---	---	9:45			---	10:43		---	11:43		---		
2	79th St. (Chatham)	5:03		---	---	6:33	---			---	---		---	---		---	---		7:46	---		---		8:35		---	---	9:46			---	10:44		---	11:44		---		
2	75th St. (Grand Crossing)	5:05		6:05	---	6:35	---			---	---		---	---		---	---		7:48	---		---		8:38		---	---	9:48			---	10:46		---	11:46		---		
2	63rd St.	5:08	5:21	6:08	---	6:38	---	6:58	---	---	---		---	---	---	7:41	7:49	7:51	---	8:00	---	---	8:42	8:53	---	---	9:52	10:03	---	---	10:49	11:03	---	---	11:49	12:03	---	---	
2	59th St. (Univ. of Chicago)	5:10	5:23	6:10	6:30	6:40	6:54	7:00	7:04	---	7:15	---	7:34	7:39	7:43	7:51	7:53	7:58	8:02	8:14	8:24	8:32	8:43	8:55	9:13	9:30	9:43	9:53	10:05	10:38	10:50	11:05	11:38	11:50	12:05	12:38			
2	55th - 56th - 57th St.	5:12	5:25	6:12	6:32	6:42	---	7:02	---	7:16	7:17	7:25	---	7:41	7:45	7:53	7:55	---	8:04	---	---	8:26	---	8:45	8:57	9:15	9:32	9:45	9:55	10:07	10:40	10:52	11:07	11:40	11:52	12:07	12:40		
2	51st/53rd St. (Hyde Park)	5:13	5:27	6:13	6:34	6:43	---	7:04	---	7:18	---	---	---	7:43	---	---	7:56	---	8:06	---	---	8:28	---	8:47	8:58	9:17	9:34	9:47	9:57	10:09	10:42	10:54	11:09	11:42	11:54	12:09	12:42		
2	47th St. (Kenwood)	5:14	5:29	6:14	---	6:44	---	---	---	---	7:19	---	---	---	---	---	7:57	---	8:07	---	---	---	8:48	8:59	---	---	9:35	---	9:58	10:10	---	10:55	11:10	---	11:55	12:10	---	---	
2	27th St.	5:19	5:33	6:19	---	6:48	---	---	---	---	7:23	---	---	---	---	---	8:01	---	8:11	---	---	---	8:51	9:03	---	---	9:40	---	10:01	---	---	10:58	---	---	11:58	---	---	---	
2	McCormick Place	5:21	5:35	6:21	---	6:50	---	7:09	---	---	7:25	---	---	7:48	---	---	8:03	---	8:13	---	---	8:33	---	8:53	9:05	---	9:40	---	10:03	10:15	---	11:00	11:15	---	12:00	12:15	---	---	
2	18th St.	5:23	5:37	6:23	---	6:52	---	---	---	---	7:27	---	---	---	---	---	8:05	---	---	---	---	---	8:54	9:07	---	---	9:40	---	10:04	---	---	11:01	---	---	12:01	---	---	---	
1	Museum Campus/11th St.	5:25	5:39	6:25	6:44	6:54	7:03	7:12	7:14	7:24	7:29	7:36	7:42	7:51	7:54	8:01	8:07	8:08	8:16	8:24	8:36	8:42	8:56	9:09	9:24	9:43	9:54	10:06	10:18	10:49	11:03	11:18	11:49	12:03	12:18	12:49			
1	Van Buren St.	5:28	5:42	6:28	6:46	6:59	7:08	7:17	7:19	7:29	7:34	7:41	7:47	7:56	7:59	8:06	8:12	8:13	8:21	8:29	8:41	8:47	9:01	9:14	9:27	9:46	9:57	10:11	10:21	10:52	11:06	11:21	11:52	12:06	12:21	12:52			
1	Millennium Station	5:31	5:45	6:31	6:50	7:02	7:11	7:21	7:23	7:32	7:37	7:45	7:50	7:59	8:03	8:09	8:15	8:16	8:24	8:33	8:45	8:51	9:06	9:17	9:32	9:50	10:02	10:15	10:25	10:57	11:10								

Appendix Q: King Drive Bus Line Schedule

Monday thru Friday #3 King Drive

Northbound									
LV 98th/ Dan Ryan Red Line	King Drive/ 79th	King Drive/ Green Line	King Drive/ 35th	Cermak/ Wacker	Michigan/ Fairbanks	AR Erie/ Fairbanks	AR 98th/ Dan Ryan Red Line		
4:24a	4:34a	4:44a	4:58a	5:07a	5:23a	5:31a			
4:34a	4:44a	4:54a	5:08a	5:17	5:33	5:41			
4:43a	4:53a	5:03a	5:17	5:26	5:42	5:50			
4:51a	5:01a	5:11a	5:25a	5:34	5:50	5:58			
4:59a	5:09a	5:19a	5:33a	5:42	5:58	6:06			
5:06a	5:16a	5:26a	5:41a	5:51	6:07	6:15			
5:13a	5:24a	5:34a	5:49a	5:58	6:15	6:24a			
5:21a	5:31a	5:42a	5:58a	6:08	6:26	6:35a			
5:28a	5:39a	5:49a	6:06a	6:17	6:35	6:45			
5:36a	5:46a	5:57a	6:14a	6:24	6:43	6:52a			
5:43a	5:54a	6:04a	6:21a	6:32	6:50	7:00a			
5:51a	6:01a	6:12a	6:29a	6:39	6:58	7:07a			
5:58a	6:09a	6:19a	6:36a	6:47	7:05	7:15a			
6:06a	6:16a	6:27a	6:44a	6:54	7:13	7:22a			
6:13a	6:24a	6:34a	6:51a	7:02	7:20	7:30a			
6:21a	6:31a	6:42a	6:59a	7:09	7:28	7:37a			
6:28a	6:39a	6:49a	7:06a	7:17	7:35	7:45a			
6:36a	6:46a	6:57a	7:15a	7:25	7:44	7:54a			
6:43a	6:54a	7:05a	7:22a	7:33	7:53	8:03a			
6:50a	7:01a	7:12a	7:31a	7:42	8:02	8:13a			
6:57a	7:08a	7:20a	7:39a	7:50	8:11	8:22a			
7:04a	7:15a	7:27a	7:46a	7:57	8:18	8:29a			
7:11a	7:22a	7:34a	7:53a	8:04	8:25	8:36a			
7:18a	7:29a	7:41a	8:00a	8:11	8:32	8:43a			
7:24a	7:35a	7:47a	8:06a	8:17	8:38	8:49a			
7:30a	7:41a	7:53a	8:12a	8:23a	8:44	8:55a			
7:36a	7:47a	7:59a	8:18a	8:29a	8:50	9:01a			
7:42a	7:53a	8:05a	8:24a	8:35a	8:56	9:07a			
7:48a	7:59a	8:11a	8:30a	8:41	9:02	9:13a			
7:55a	8:06a	8:18a	8:37a	8:48	9:10	9:21a			
8:03a	8:14a	8:26a	8:45a	8:56	9:17	9:28a			
8:10a	8:21a	8:33a	8:52a	9:03	9:25	9:36a			
8:19a	8:30a	8:42a	9:01a	9:12	9:33	9:44a			
8:28a	8:39a	8:51a	9:10a	9:21	9:42	9:53a			
8:38a	8:49a	9:01a	9:20a	9:31	9:52	10:03a			
8:48a	8:59a	9:11a	9:29a	9:40	10:00	10:11a			
8:58a	9:09a	9:21a	9:39a	9:50	10:10	10:20a			
9:08a	9:19a	9:31a	9:49a	10:00	10:20	10:30a			
9:18a	9:29a	9:41a	9:59a	10:10	10:30	10:40a			
then every 10 to 11 minutes until									
5:32p	5:43p	5:57p	6:17p	6:28p	6:51p	7:04p			
5:42a	5:54a	6:07a	6:26a	6:37a	6:58a	7:10a			
5:53a	6:04a	6:16a	6:35a	6:45a	7:05a	7:16a			
6:02a	6:12a	6:25a	6:43a	6:53a	7:12a	7:22a			
6:11a	6:22a	6:34a	6:52a	7:02a	7:21a	7:31a			
6:20a	6:31a	6:43a	7:01a	7:11a	7:30a	7:40a			
6:29a	6:40a	6:52a	7:10a	7:20a	7:39a	7:49a			
6:38a	6:49a	7:01a	7:19a	7:29a	7:48a	7:58a			
6:47a	6:58a	7:10a	7:28a	7:38a	7:57a	8:07a			
6:56a	7:07a	7:19a	7:37a	7:47a	8:06a	8:16a			
7:05a	7:16a	7:28a	7:46a	7:56a	8:15a	8:25a			
7:14a	7:25a	7:37a	7:55a	8:05a	8:24a	8:34a			
7:23a	7:34a	7:46a	8:04a	8:14a	8:33a	8:43a			
7:32a	7:43a	7:55a	8:13a	8:23a	8:42a	8:52a			
7:42a	7:53a	8:05a	8:22a	8:31a	8:49a	8:59a			
7:52a	8:03a	8:14a	8:31a	8:39a	8:56a	9:05a			
8:03a	8:14a	8:25a	8:41a	8:50a	9:06a	9:15a			
8:14a	8:25a	8:36a	8:52a	9:01a	9:17a	9:26a			
8:25a	8:36a	8:47a	9:03a	9:12a	9:28a	9:37a			
8:36a	8:47a	8:58a	9:14a	9:23a	9:39a	9:48a			
8:47a	8:58a	9:09a	9:25a	9:34a	9:50a	9:59a			
8:59a	9:10a	9:21a	9:37a	9:46a	10:02a	10:11a			
9:11a	9:22a	9:33a	9:49a	9:58a	10:14a	10:23a			
9:23a	9:34a	9:45a	10:01a	10:10a	10:26a	10:35a			
9:35a	9:46a	9:57a	10:13a	10:22a	10:38a	10:47a			
9:47a	9:58a	10:09a	10:25a	10:34a	10:50a	10:59a			
10:10a	10:10a	10:10a	10:46a	11:11a	11:11a	11:11a			
10:14a	10:25a	10:35a	10:51a	10:59a	11:14a	11:22a			
10:31a	10:41a	10:51a	11:06a	11:14a	11:28a	11:35a			
10:47a	10:57a	11:07a	11:22a	11:30a	11:44a	11:51a			
11:04a	11:14a	11:24a	11:39a	11:47a	12:01a	12:08a			

M - trip begins at 25th/Michigan at time shown

Saturday #3 King Drive

Northbound							Southbound									
LV 98th/ Dan Ryan Red Line	King Drive/ 79th	King Drive/ Green Line 35th	King Drive/ Green Line 35th	Cermak/ Michigan	Michigan/ Wacker	AR Erie/ Fairbanks	LV 98th/ Dan Ryan Red Line	King Drive/ 79th	King Drive/ Green Line 35th	Cermak/ Michigan	King Drive/ Green Line 35th	King Drive/ Green Line 35th	King Drive/ Green Line 35th	AR 98th/ Dan Ryan Red Line		
-----	4:25a	4:34a	4:51a	5:00a	5:15a	5:22a	5:32	5:39	5:54	6:03	6:19	6:29	6:45	6:45		
-----	4:45	4:54	5:11	5:20a	5:35	5:42	5:52	5:59	6:14	6:23	6:39	6:49	7:05	7:05		
-----	5:05	5:14	5:31	5:40	5:55	6:02	6:12	6:19	6:34	6:43	6:59	7:09	7:25	7:25		
-----	5:24	5:33	5:50	5:59	6:14	6:21	6:32	6:39	6:54	7:03	7:19	7:29	7:45	7:45		
-----	5:43	5:52	6:09	6:18	6:33	6:40	6:52	6:59	7:15	7:24	7:42	7:52	8:09	8:09		
5:51a	6:00	6:10	6:28	6:37	6:52	7:02	7:12	7:19	7:34	7:43	8:02	8:13	8:30	8:30		
6:08	6:18	6:28	6:45	6:55	7:12	7:20	7:29	7:36	7:53	8:02	8:19	8:30	8:47	8:47		
6:24	6:34	6:44	7:01	7:11	7:28	7:36	7:46	7:53	8:10	8:19	8:36	8:47	9:04	9:04		
6:39	6:49	6:59	7:16	7:26	7:43	7:51	8:03	8:10	8:27	8:36	8:53	9:04	9:21	9:21		
6:54	7:04	7:14	7:31	7:41	7:58	8:06	8:20	8:27	8:44	8:53	9:10	9:21	9:38	9:38		
7:09	7:19	7:30	7:47	7:57	8:15	8:24	8:34	8:42	9:01	9:10	9:28	9:39	9:56	9:56		
7:24	7:35	7:46	8:04	8:14	8:34	8:43	8:53	9:02	9:20	9:30	9:49	10:00	10:18	10:18		
7:38	7:49	8:00	8:18	8:28	8:48	8:57	9:07	9:16	9:35	9:44	10:03	10:15	10:32	10:32		
7:51	8:02	8:13	8:31	8:41	9:01	9:10	9:20	9:29	9:48	9:57	10:16	10:28	10:45	10:45		
8:03	8:14	8:25	8:43	8:53	9:13	9:22	9:32	9:41	10:00	10:10	10:29	10:41	11:00	11:00		
8:15	8:26	8:37	8:55	9:05	9:25	9:34	9:46	9:55	10:14	10:23	10:42	10:54	11:11	11:11		
8:27	8:38	8:49	9:07	9:17	9:37	9:46	9:59	10:08	10:27	10:36	10:55	11:07	11:24	11:24		
8:39	8:50	9:01	9:19	9:30	9:50	9:59	10:12	10:21	10:40	10:49	11:08	11:20	11:37	11:37		
8:51	9:02	9:13	9:32	9:43	10:04	10:13	10:25	10:34	10:53	11:02	11:21	11:33	11:51	11:51		
9:03	9:14	9:26	9:45	9:56	10:17	10:27	10:40	10:49	11:08	11:15	11:34	11:47	12:05	12:05		
9:14	9:25	9:37	9:56	10:07	10:28	10:38	10:48	10:58	11:18	11:28	11:47	11:58	12:16	12:16		
then every 8 to 10 minutes until							10:59	11:09	11:31	11:40	11:59	12:11p	12:23	12:23		
							11:10	11:20	11:42	11:51	12:10p	12:22	12:33	12:33		
							11:21	11:31	11:53	12:02p	12:21	12:32	12:50	12:50		
1:29p	1:40p	1:53p	2:13p	2:24p	2:48p	3:01p	then every 8 to 10 minutes until									
1:37	1:48	2:01	2:21	2:32	2:56	3:09	3:38p	3:50p	4:12p	4:22	4:41	4:52	5:09	5:09		
1:46	1:57	2:10	2:30	2:41	3:05	3:18	4:27	4:39	4:52	5:11	5:22	5:40	5:51	5:51		
1:55	2:06	2:19	2:39	2:50	3:14	3:27	4:36	4:48	5:07	5:18	5:36	5:47	6:05	6:05		
2:04	2:15	2:28	2:48	2:59	3:23	3:36	4:45	4:58	5:17	5:28	5:46	5:57	6:15	6:15		
2:13	2:24	2:37	2:57	3:08	3:32	3:45	4:54	5:07	5:26	5:37	5:55	6:06	6:24	6:24		
2:22	2:33	2:46	3:06	3:17	3:41	3:54	5:05	5:17	5:36	5:47	6:05	6:16	6:34	6:34		
2:31	2:42	2:55	3:15	3:26	3:50	4:03	5:14	5:26	5:45	5:56	6:14	6:25	6:43	6:43		
2:40	2:51	3:04	3:24	3:35	3:59	4:12	5:20	5:32	5:51	6:02	6:20	6:31	6:49	6:49		
2:49	3:00	3:13	3:33	3:44	4:08	4:21	5:30	5:42	6:01	6:12	6:30	6:41	6:59	6:59		
2:58	3:09	3:22	3:42	3:53	4:17	4:30	5:41	5:53	6:14	6:25	6:43	6:54	7:12	7:12		
3:07	3:18	3:31	3:51	4:02	4:26	4:39	5:50	6:02	6:23	6:34	6:52	7:03	7:21	7:21		
3:16	3:27	3:40	4:00	4:11	4:35	4:48	5:59	6:11	6:32	6:43	7:01	7:12	7:30	7:30		
3:25	3:36	3:49	4:09	4:20	4:44	4:57	6:08	6:20	6:41	6:52	7:10	7:21	7:39	7:39		
3:34	3:45	3:58	4:18	4:29	4:53	5:06	6:17	6:29	6:49	6:58	7:15	7:26	7:44	7:44		
3:43	3:54	4:07	4:27	4:38	5:02	5:15	6:26	6:38	6:58	7:07	7:24	7:35	7:53	7:53		
3:53	4:04	4:17	4:37	4:48	5:12	5:25	6:36	6:48	7:07	7:17	7:34	7:45	8:03	8:03		
4:03	4:14	4:27	4:47	4:58	5:22	5:35	6:46	6:58	7:18	7:27	7:44	7:55	8:13	8:13		
4:13	4:24	4:37	4:57	5:08	5:32	5:45	6:56	7:08	7:28	7:37	7:54	8:05	8:23	8:23		
4:23	4:34	4:47	5:07	5:18	5:42	5:55	7:06	7:18	7:38	7:47	8:04	8:15	8:33	8:33		
4:34	4:45	4:58	5:18	5:29	5:52	6:05	7:16	7:27	7:46	7:55	8:12	8:23	8:41	8:41		
4:45	4:56	5:08	5:27	5:37	6:00	6:11	7:21	7:32	7:51	8:00	8:17	8:28	8:46	8:46		
4:56	5:07	5:19	5:38	5:48	6:09	6:20	7:31	7:42	8:01	8:10	8:27	8:38	8:56	8:56		
5:07	5:18	5:30	5:49	5:59	6:20	6:31	7:41	7:52	8:11	8:20	8:37	8:48	9:06	9:06		
5:18	5:29	5:41	6:00	6:10	6:31	6:42	7:52	8:03	8:22	8:31	8:48	8:59	9:17	9:17		
5:29	5:40	5:52	6:11	6:21	6:42	6:53	8:04	8:15	8:34	8:43	9:00	9:11	9:29	9:29		
5:40	5:51	6:03	6:22	6:32	6:53	7:04	8:15	8:26	8:45	8:54	9:11	9:22	9:40	9:40		
5:51	6:02	6:14	6:33	6:43	7:04	7:15	8:26	8:37	8:56	9:05	9:22	9:33	9:51	9:51		
6:02	6:13	6:25	6:44	6:54	7:15	7:26	8:37	8:48	9:07	9:16	9:33	9:44	10:02	10:02		
6:14	6:25	6:37	6:56	7:06	7:26	7:37	8:47	8:57	9:16	9:25	9:42	9:53	10:11	10:11		
6:26	6:37	6:49	7:07	7:17	7:36	7:47	8:57	9:07	9:26	9:35	9:52	10:03	10:21	10:21		
6:38	6:49	7:01	7:19	7:29	7:48	7:59	9:08	9:19	9:38	9:48	10:05	10:16	10:34	10:34		
6:50	7:01	7:13	7:31	7:41	8:00	8:11	9:20	9:31	9:50	10:00	10:17	10:28	10:46	10:46		
7:02	7:13	7:25	7:43	7:53	8:12	8:23	9:33	9:43	10:02	10:11	10:27	10:38	10:56	10:56		
7:14	7:25	7:37	7:55	8:05	8:24	8:35	9:46	9:56	10:15	10:24	10:40	10:51	11:09	11:09		
7:27	7:38	7:50	8:08	8:18	8:37	8:48	9:59	10:09	10:28	10:37	10:53	11:04	11:22	11:22		
7:41	7:52	8:04	8:22	8:32	8:51	9:02	10:12	10:22	10:41	10:50	11:06	11:17	11:35	11:35		
7:55	8:06	8:18	8:36	8:46	9:05	9:16	10:26	10:36	10:55	11:04	11:20	11:31	11:49	11:49		
8:09	8:20	8:31	8:50	8:59	9:18	9:28	10:38	10:48	11:07	11:16	11:32	11:43	12:01	12:01		
8:24	8:35	8:46	9:03	9:12	9:30	9:39	10:49	10:59	11:18	11:27	11:43	11:54	12:12	12:12		
8:39	8:50	9:01	9:18	9:27	9:45	9:54	11:00	11:10	11:29	11:38	11:54	12:05	12:23	12:23		
8:54	9:05	9:16	9:33	9:42	10:00	10:09	11:11	11:21	11:40	11:49	12:05	12:16	12:34	12:34		
9:09	9:20	9:31	9:48	9:57	10:15	10:24	11:17	11:27	11:46	11:55	12:11	12:22	12:40	12:40		
9:24	9:35	9:46	10:03	10:12	10:30	10:39	11:22	11:32	11:51	12:00	12:16	12:27	12:45	12:45		
9:39	9:50	10:01	10:18	10:27	10:45	10:54	11:27	11:37	11:56	12:05	12:21	12:32	12:50	12:50		
9:59	10:10	10:21	10:38	10:47	11:05	11:14	11:24	11:33	11:51	12:00	12:16	12:27	12:45	12:45		
10:19	10:30	10:41	10:58	11:07	11:25	11:34	11:34	11:43	12:01	12:10	12:26	12:37	12:55	12:55		
10:39	10:49	11:00	11:16	11:25	11:41	11:50	11:58	12:06	12:22	12:30	12:45	12:53	13:11	13:11		
10:59	11:09	11:19	11:34	11:42	11:57a	12:04a	12:15	12:23	12:39	12:47	1:02	1:10	1:24	1:24		

Appendix R: CTA Green Line Schedule

Monday thru Friday Green Line 'L'

To Harlem							To Ashland/63rd - Cottage Grove						
LV Ashland/63rd	LV Cottage Grove	Garfield	35th-Bronzeville	Adams/Wabash	Pulaski	AR Harlem/Lake	LV Harlem/Lake	Pulaski	Clark/Lake	35th-Bronzeville	Garfield	AR Cottage Grove	AR Ashland/63rd
3:50a		3:59a	4:08a	4:18a	4:39a	4:51a	3:45a	3:57a	4:12a	4:28a	4:38a		
	4:09a		4:19	4:29	4:49	5:06	4:00	4:12	4:27	4:43	4:53		5:02a
4:20		4:29	4:38	4:48	5:09	5:21	4:15	4:27	4:42	4:58	5:08	5:14	
	4:39	4:44	4:53	5:03	5:24	5:36	4:30	4:42	4:57	5:13	5:23		5:32
4:50		4:59	5:08	5:18	5:39	5:51	4:45	4:57	5:12	5:28	5:38	5:44	
	5:09	5:14	5:23	5:33	5:54	6:06	4:57	5:09	5:24	5:40	5:50		5:59
5:20		5:29	5:38	5:48	6:09	6:21	5:07	5:19	5:34	5:50	6:00	6:06	
	5:39	5:44	5:53	6:03	6:24	6:36	5:17	5:29	5:44	6:00	6:10		6:19
5:50		5:59	6:08	6:18	6:39	6:51	5:27	5:39	5:54	6:10	6:20	6:26	
	6:04	6:13	6:23	6:33	6:49	7:01	5:37	5:49	6:04	6:20	6:30		6:39
6:10		6:19	6:28	6:38	6:59	7:11	5:46	5:58	6:14	6:30	6:40	6:46	
	6:24	6:29	6:38	6:48	7:09	7:21	5:55	6:07	6:23	6:39	6:49		6:58
6:30		6:39	6:48	6:58	7:19	7:31	6:03	6:16	6:31	6:47	6:57	7:03	
	6:44	6:49	6:58	7:08	7:29	7:41	6:12	6:24	6:40	6:56	7:06		7:15
6:49		6:58	7:07	7:17	7:39	7:51	6:20	6:33	6:48	7:04	7:14	7:20	
	7:01	7:07	7:15	7:25	7:47	7:59	6:29	6:41	6:57	7:13	7:23		7:32
7:06		7:15	7:24	7:34	7:56	8:08	6:37	6:50	7:05	7:21	7:31	7:37	
	7:18	7:24	7:32	7:42	8:04	8:16	6:46	6:58	7:14	7:30	7:40		7:49
7:23		7:32	7:41	7:51	8:13	8:25	6:54	7:07	7:22	7:38	7:48		7:54
	7:35	7:41	7:49	7:59	8:21	8:33	7:03	7:15	7:31	7:47	7:57		8:06
7:40		7:49	7:58	8:08	8:30	8:42	7:11	7:24	7:39	7:55	8:05	8:11	
	7:52	7:58	8:06	8:16	8:38	8:50	7:20	7:32	7:48	8:04	8:14		8:23
7:57		8:06	8:15	8:25	8:47	8:59	7:28	7:41	7:56	8:12	8:22	8:28	
	8:09	8:15	8:23	8:33	8:55	9:07	7:37	7:49	8:05	8:21	8:31		8:40
8:14		8:23	8:32	8:42	9:04	9:16	7:45	7:58	8:13	8:29	8:39	8:45	
	8:27	8:32	8:41	8:51	9:13	9:25	7:54	8:06	8:22	8:38	8:48		8:57
8:33		8:42	8:51	9:01	9:23	9:35	8:02	8:15	8:30	8:46	8:56	9:02	
then every 20 minutes from Cottage Grove and Ashland/63rd and every 10 minutes from Garfield until													
2:13p		2:22p	2:31p	2:41p	3:03p	3:15p	8:28	8:40	8:56	9:12	9:22		9:31
	2:26p	2:31	2:40	2:50	3:12	3:24	8:36	8:49	9:04	9:20	9:30	9:36	
2:31		2:40	2:49	2:59	3:21	3:33	8:45	8:57	9:13	9:29	9:39		9:48
	2:43	2:49	2:57	3:07	3:29	3:41	9:02	9:14	9:30	9:46	9:56		10:05
2:48		2:57	3:06	3:16	3:38	3:50	9:11	9:23	9:39	9:55	10:05	10:11	
	3:00	3:06	3:14	3:24	3:46	3:58	9:20	9:32	9:48	10:04	10:14		10:23
3:05		3:14	3:23	3:33	3:55	4:07	then every 20 minutes to Cottage Grove and Ashland/63rd and every 10 minutes to Garfield until						
	3:17	3:23	3:31	3:41	4:03	4:15							
3:22		3:31	3:40	3:50	4:12	4:24	3:00p	3:12p	3:28p	3:44p	3:54p		4:03p
	3:34	3:43	3:48	3:58	4:20	4:32	3:10	3:22	3:38	3:54	4:04	4:10p	
3:39		3:48	3:57	4:07	4:29	4:41	3:19	3:31	3:47	4:03	4:13		4:22
	3:51	3:57	4:05	4:15	4:37	4:49	3:27	3:40	3:55	4:11	4:21	4:27	
3:56		4:05	4:14	4:24	4:46	4:58	3:36	3:48	4:04	4:20	4:30		4:39
	4:08	4:14	4:22	4:32	4:54	5:06	3:44	3:57	4:12	4:28	4:38	4:44	
4:13		4:22	4:31	4:41	5:03	5:15	3:53	4:05	4:21	4:37	4:47		4:56
	4:25	4:31	4:39	4:49	5:11	5:23	4:01	4:14	4:29	4:45	4:55		5:04
4:30		4:39	4:48	4:58	5:20	5:32	4:10	4:22	4:38	4:54	5:04		5:13
	4:42	4:48	4:56	5:06	5:28	5:40	4:18	4:31	4:46	5:02	5:12	5:18	
4:47		4:56	5:05	5:15	5:37	5:49	4:27	4:39	4:55	5:11	5:21		5:30
	4:59	5:05	5:13	5:23	5:45	5:57	4:35	4:48	5:03	5:19	5:29	5:35	
5:04		5:13	5:22	5:32	5:54	6:06	4:44	4:56	5:12	5:28	5:38		5:47
	5:16	5:22	5:30	5:40	6:02	6:14	4:52	5:05	5:20	5:36	5:46	5:52	
5:21		5:30	5:39	5:49	6:11	6:23	5:01	5:13	5:29	5:45	5:55		6:04
	5:33	5:39	5:47	5:57	6:19	6:31	5:10	5:22	5:38	5:54	6:04	6:10	
5:38		5:47	5:56	6:06	6:28	6:40	5:20	5:32	5:48	6:04			6:22
	5:50	5:56	6:04	6:14	6:36	6:48	then every 20 minutes to Cottage Grove and Ashland/63rd and every 10 minutes to Garfield until						
5:55		6:04	6:13	6:23	6:45	6:57							
	6:07	6:13	6:21	6:31	6:53	7:05	10:00	10:12	10:27	10:43	10:53		11:02
6:12		6:21	6:30	6:40	7:02	7:14	10:12	10:24	10:39	10:55	11:05	11:11	
then every 20 minutes from Cottage Grove and Ashland/63rd and every 10 minutes from Garfield until													
10:52		11:01	11:10	11:20	11:41	11:53	10:24	10:36	10:51	11:07	11:17		11:26
	11:08	11:13	11:22	11:32	11:53	12:05a	10:36	10:48	11:03	11:19	11:29	11:35	
11:16		11:25	11:34	11:44	12:05a	12:17	10:48	11:00	11:15	11:31	11:41		11:50
	11:32	11:41	11:46	11:56	12:17	12:29	11:00	11:12	11:27	11:43	11:53		12:02
11:40		11:49	11:58	12:08a	12:29	12:41	11:12	11:24	11:39	11:55	12:05a		12:14a
	11:56	12:01a	12:10a	12:20	12:41	12:53	11:24	11:36	11:51	12:07a	12:17	12:23a	
12:04a		12:13	12:22	12:32	12:53	1:05	11:36	11:48	12:03a	12:19	12:29		12:38
	12:25	12:34	12:44	12:54	1:05	1:17	11:48	12:00	12:15	12:31	12:41	12:47	
12:28		12:37	12:46	12:56	1:17	1:29	12:00	12:12	12:27	12:43	12:53		1:02
	12:44	12:49	12:58	1:08	1:29	1:41	12:15	12:27	12:42	12:58	1:08	1:14	
12:52		1:01	1:10	1:20	1:41	1:53	12:30	12:42	12:57	1:13	1:23		1:32
	1:08	1:13	1:22	1:32	1:53	2:05	12:45	12:57	1:12	1:28	1:38	1:44	
1:00 1:12 1:27 1:43 1:53 2:02													

Appendix S: Property Type Cost Break-Down

Weights of each Asset Type (Taken as a % of Property Type Hard Costs)	
Total Revenue Generating Hard Costs	147,931,250
Multifamily	56%
Hotel	22%
Affordable Housing	7%
Retail	16%
	100%

Retail	
Purchase Price	4,000,000
Hard Costs	22,950,000
Open Space	361,941
Sustainability Initiatives	1,367,847
Parking	4,802,735
Soft Costs	5,400,711
Interest Reserve	875,763
<i>Total</i>	39,758,996

Multi-Family	
Purchase Price	6,000,000
Hard Costs	82,436,250
Open Space	1,300,089
Sustainability Initiatives	4,913,297
Parking	17,251,394
Soft Costs	19,399,317
Interest Reserve	6,442,553
<i>Total</i>	137,742,899

Affordable Housing	
Purchase Price	1,000,000
Hard Costs	9,945,000
Open Space	156,841
Sustainability Initiatives	592,734
Parking	2,081,185
Soft Costs	2,340,308
Interest Reserve	512,220
<i>Total</i>	16,628,287

Hospitality	
Purchase Price	9,000,000
Hard Costs	32,600,000
Open Space	514,129
Sustainability Initiatives	1,942,998
Parking	6,822,186
Soft Costs	7,671,598
Interest Reserve	3,570,504
<i>Total</i>	62,121,415



Appendix T: Other Hard Cost Breakdown

Open Space	Budget	# of Item	\$ per Unit	% Total		
Bandshell	400,000			0.16%		
Sculptures / Monuments	600,000	10	60,000 per Sculpture	0.23%		
Park Lights	150,000			0.06%		
Public Bathroom	500,000			0.20%		
Basketball Courts	126,000	2	63,000 per Court	0.05%		
Pickleball Courts	18,500	3	6,167 per Court	0.01%		
Sidewalk	15,000	1,500	10 PSF	0.01%		
Trees & Garden	523,500	209	2,500 per Tree	0.20%		
Total	2,333,000			0.91%		
Sustainability Initiatives	Budget	SF	\$ Per SF	% Total		
100% Green Roof coverage	2,700,000	108,000	25 of Roof	1.05%		
Divvy Bikeshare Station	60,000	-	-	0.02%		
Residential Bike Parking	56,875	-	-	0.02%		
Indoor Water Use Reduction	900,000	600,000	1.50 of GBA	0.35%		
Energy efficiencies	5,100,000	600,000	8.50 of GBA	1.99%		
Total	8,816,875			3.44%		
Parking	Budget	SF	Stalls	\$ Per Stall	Per SF	% Total
Whole Development	30,957,500	213,500	610	50,750	145	
Total / Average	30,957,500	213,500	610	50,750	145	12.08%

