Beatty Square & Senior Loft Apartments

with Commercial Space & Parking Garage

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Project Team

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Walnut Capital I Developer

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Skip Schwab
Deputy Directory
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Agenda

1. Project Overview & Details
2. Property Management Experience
3. Community Engagement
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2. Property Management Experience
3. Community Engagement
Mixed-Use, Mixed Income Development

- Beatty Square Apartments
- Beatty Senior Lofts
- Parking Structure
- Pedestrian Walkway/Plaza
- Ground Level Retail
- Pedestrian Walkway/Plaza
- Residential Lobby/Amenity
- Ground Level Retail
- Residential Lobby/Amenity
Birdseye from South
Public Infrastructure Improvements

- Street raised to level of Pedestrian Alley next to Ace Hotel
- Improved East-West Pedestrian Connections
- New pedestrian alley north of building
- New Street Trees
- Enhanced Landscape + Sidewalk Furniture
- New Street Lights
- 10' Sidewalks + Curbs
- Bicycle Racks
Ground Floor Use

Beatty Senior Lofts
- 3,900 sf Ground Level Retail
- 3,000 sf Residential Amenities

Beatty Square Apartments
- 12,000 sf Ground Level Retail
- 12,000 sf Residential Amenities
Rental Housing Components

Beatty Senior Lofts
- Total Units: 40
- All Affordable
- Studio: 25% (10), 450-600 sf
- One-Bed: 75% (30), 650-750 sf

Beatty Square Apartments
- Total Units: 220
- Affordable Units: 66
- Rental Units:
  - Studio: 41% (90), 450-600 sf
  - One-Bed: 45.5% (120), 550-800 sf
  - Two-Bed: 4.5% (10), 850-950 sf
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Property Management Experience
Residential Properties

Walnut Capital strives to create vibrant communities, facilitate the revitalization of neighborhoods, and provide the best value, quality, and amenities in real estate.

35 Properties
2,500 Units
4,500 Residents
Community MWBE & MWI Participation

MWBE Goals

35%
Total MBE/WBE Participation

Potential Scope Areas MWBE Participation

1. **Ownership**  Midpoint will be 34% owner

MWI Goals

12%
Total of Construction Work Hours completed by Minority Workers

2. **Construction**  Min 35% of construction work contracted/subcontracted

3. **Design**  Strive to achieve 35% or more MBE/WBE participation

4. **Development**  Midpoint is lead developer & managing team member

5. **Financing**  David Motley to lead efforts in securing financing

6. **Operations**  Developers to engage local MWBE businesses
Questions?