

An architectural rendering of a modern multi-story building with a red brick and white facade, featuring large windows and balconies. The building is situated in an urban environment with trees, pedestrians, and cars. In the background, the Transamerica Pyramid is visible. The sky is blue with some birds flying in the upper left corner.

Beatty Square & Senior Loft Apartments

with Commercial Space &
Parking Garage

September 26, 2019

WALNUT
CAPITAL

MidPoint

CORCORAN
JENNISON

Project Team



Gregg Perelman
Principal/CEO
Walnut Capital I Developer



P. Nathaniel Boe, Esq.
President & CEO
Midpoint I Developer



Sean Beasley
Principal
Strada I Architect



Todd Reidbord
Principal/President
Walnut Capital I Developer



Terri Lee
Principal/CEO
Terri Lee Consulting I
WBE Partner



Lawrence Fabbroni
Associate
Strada I Architect

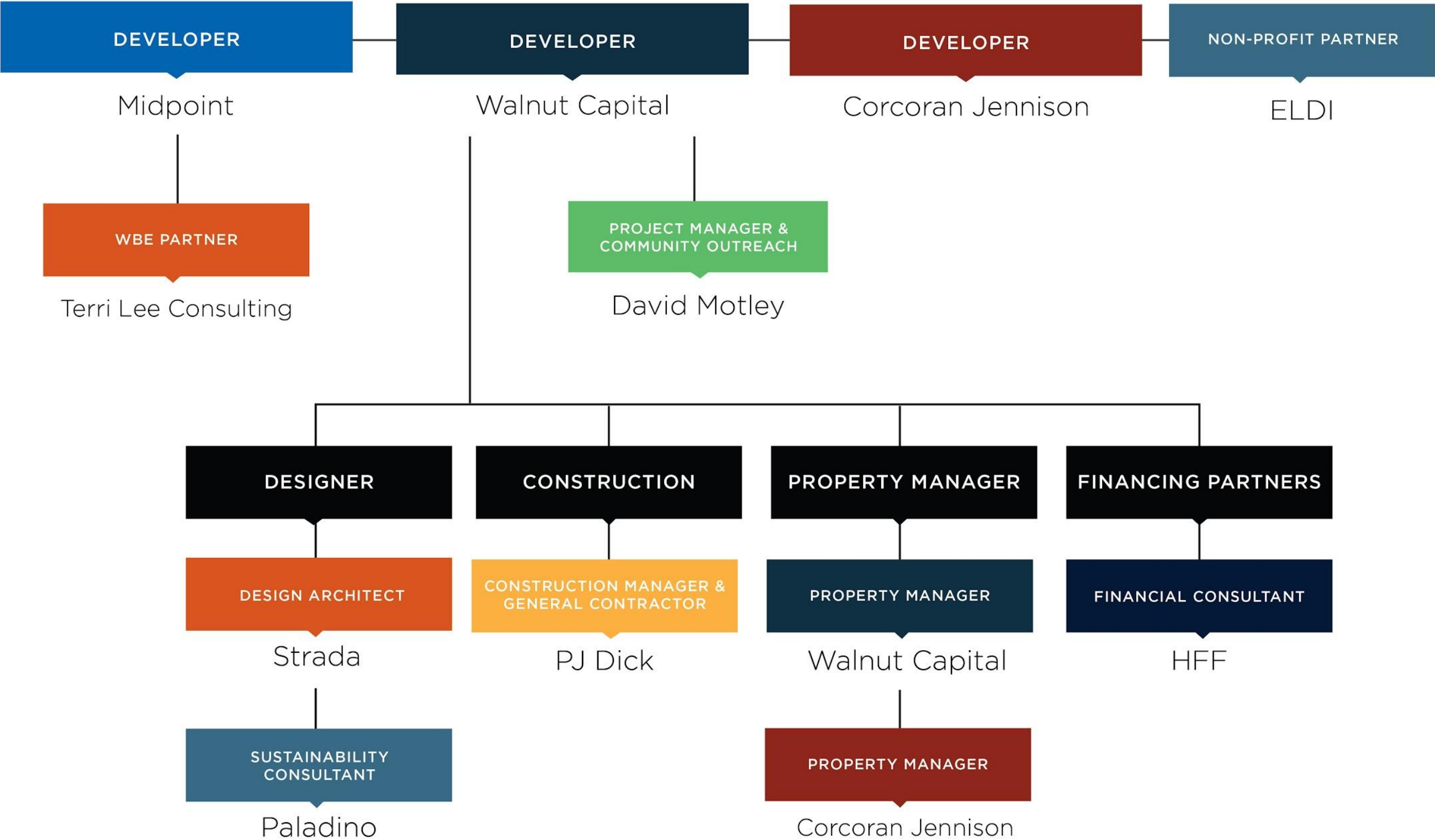


Michael Corcoran
President
Corcoran Jennison I Developer



Skip Schwab
Deputy Directory
ELDI I Non-Profit Partner

Project Team

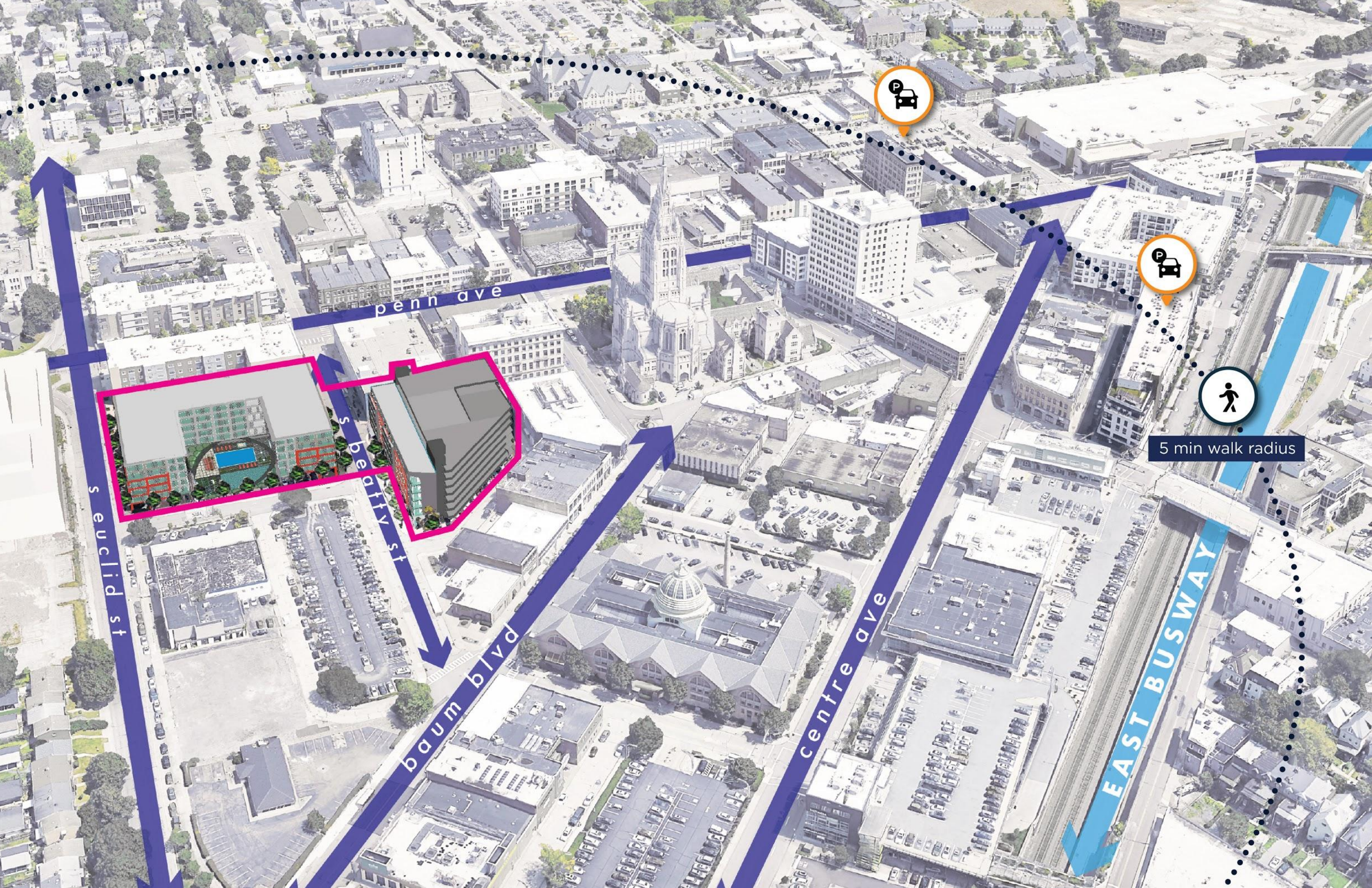


Agenda

- 1 Project Overview & Details
- 2 Property Management Experience
- 3 Community Engagement

- 1 **Project Overview & Details**
- 2 Property Management Experience
- 3 Community Engagement

Project Overview & Details



penn ave

s euclid st

s beauty st

baum blvd

centre ave

EAST BUSWAY

5 min walk radius



Site + Public
Space



Retail

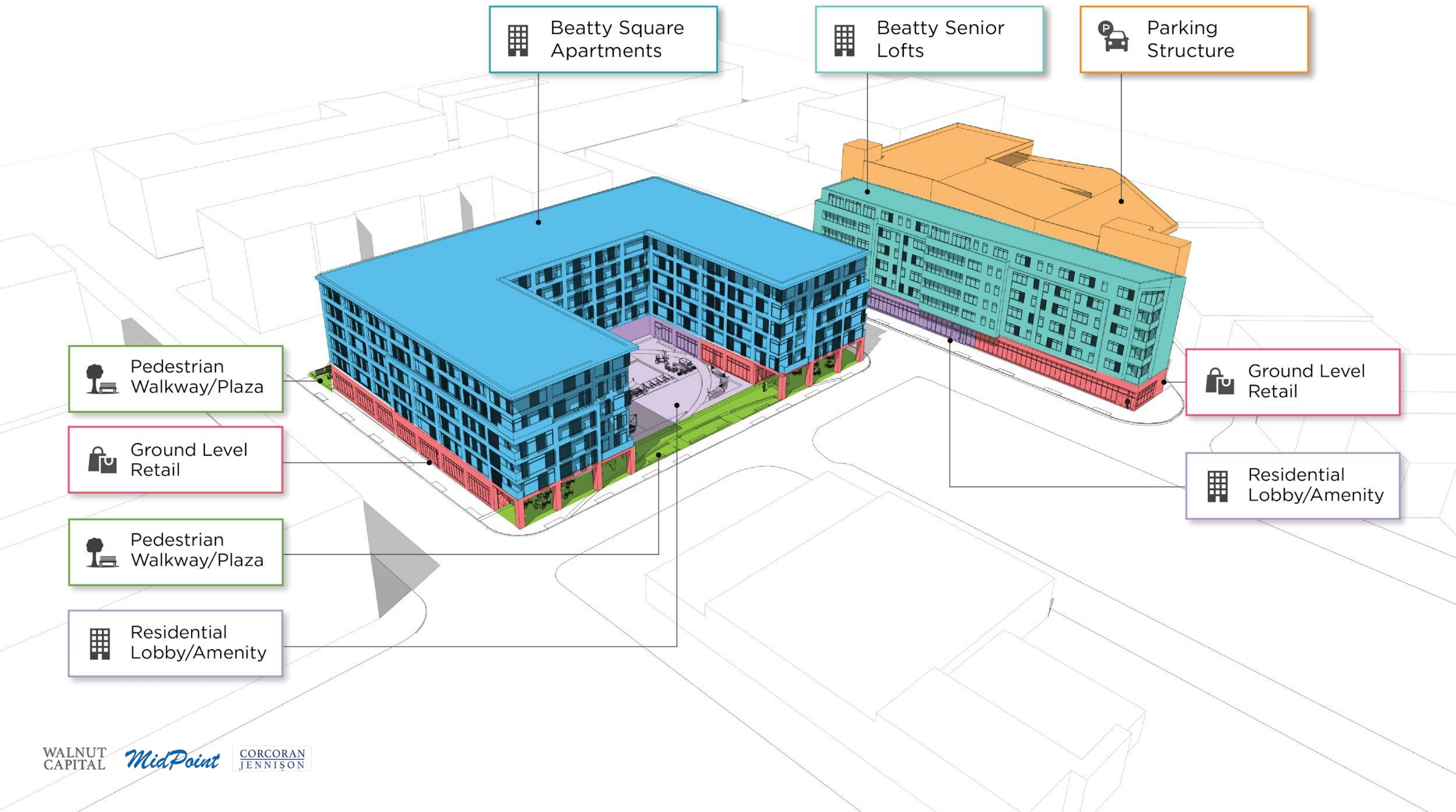


Parking

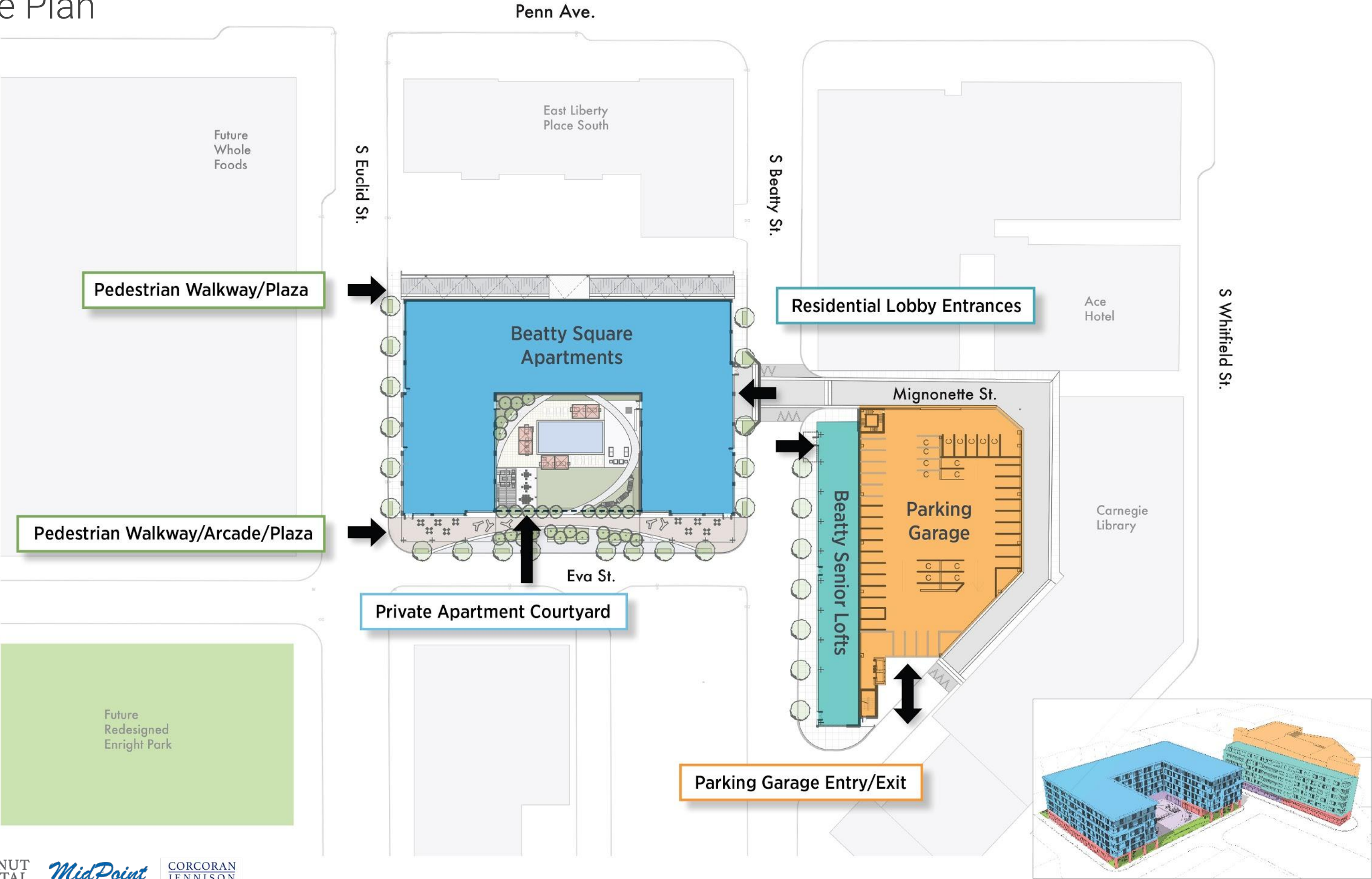


Residential

Mixed-Use, Mixed Income Development



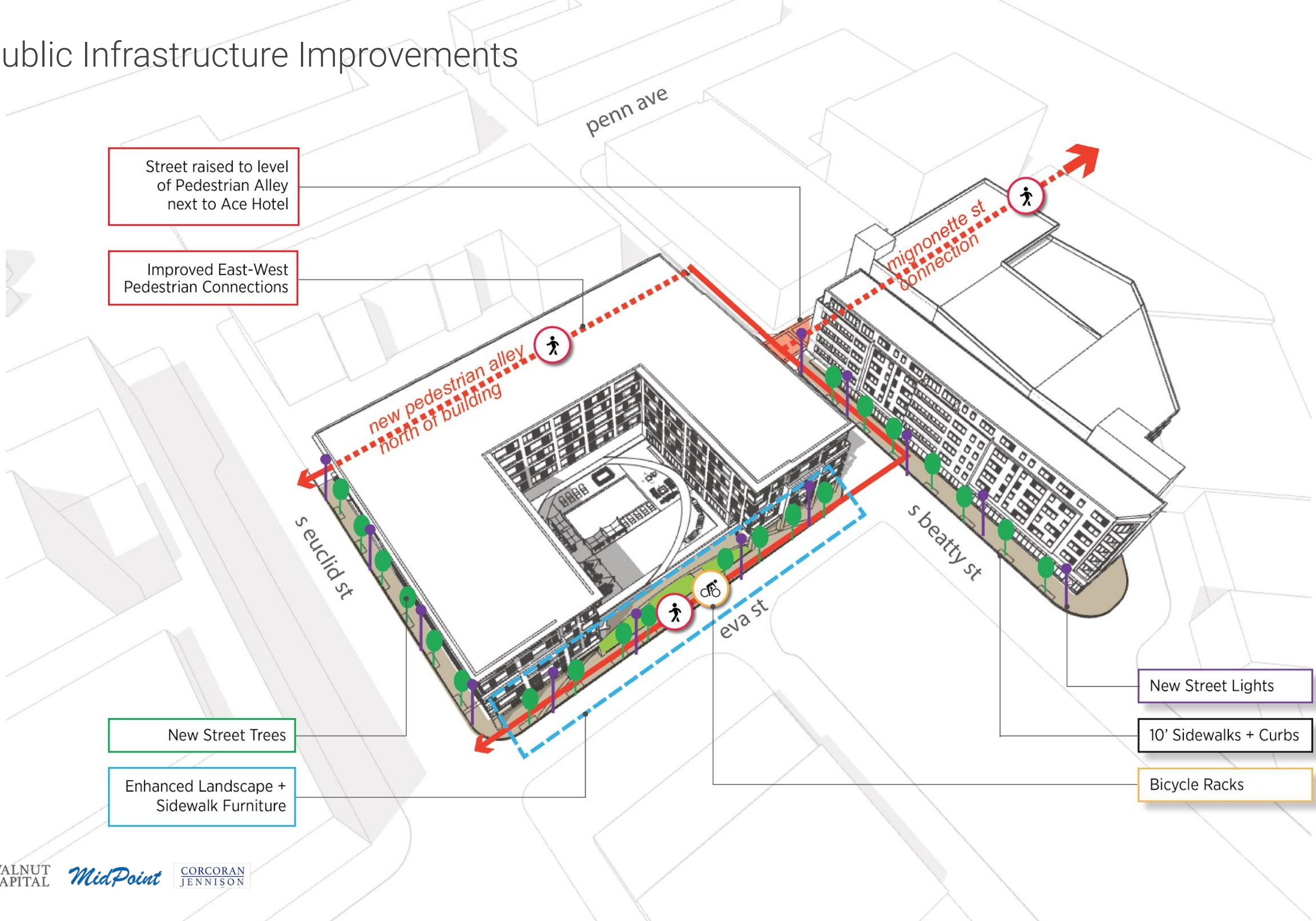
Site Plan



Birdseye from South



Public Infrastructure Improvements



Ground Floor Use

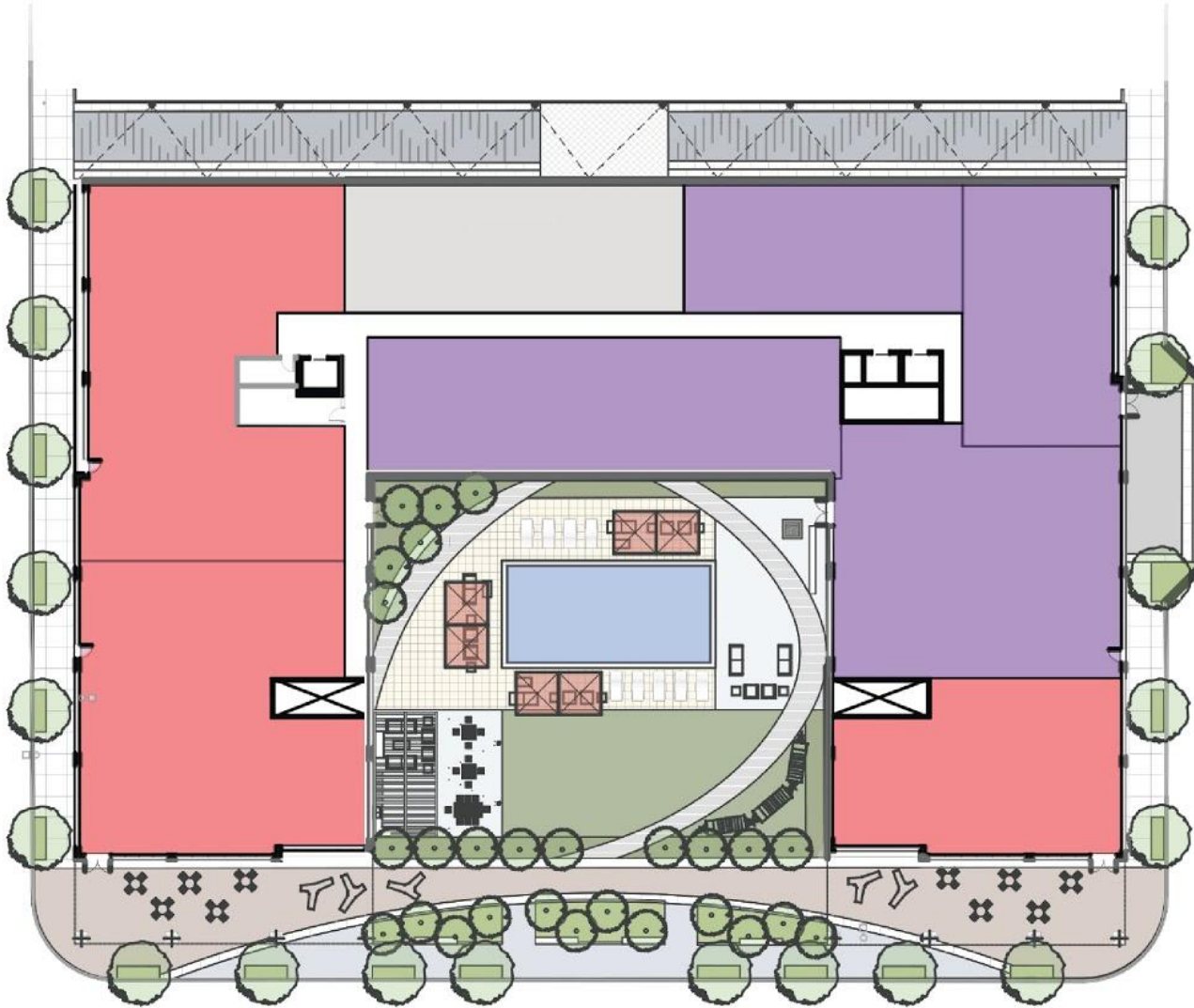
Beatty Senior Lofts

**3,900** sf
Ground Level Retail

**3,000** sf
Residential Amenities

Ace Hotel

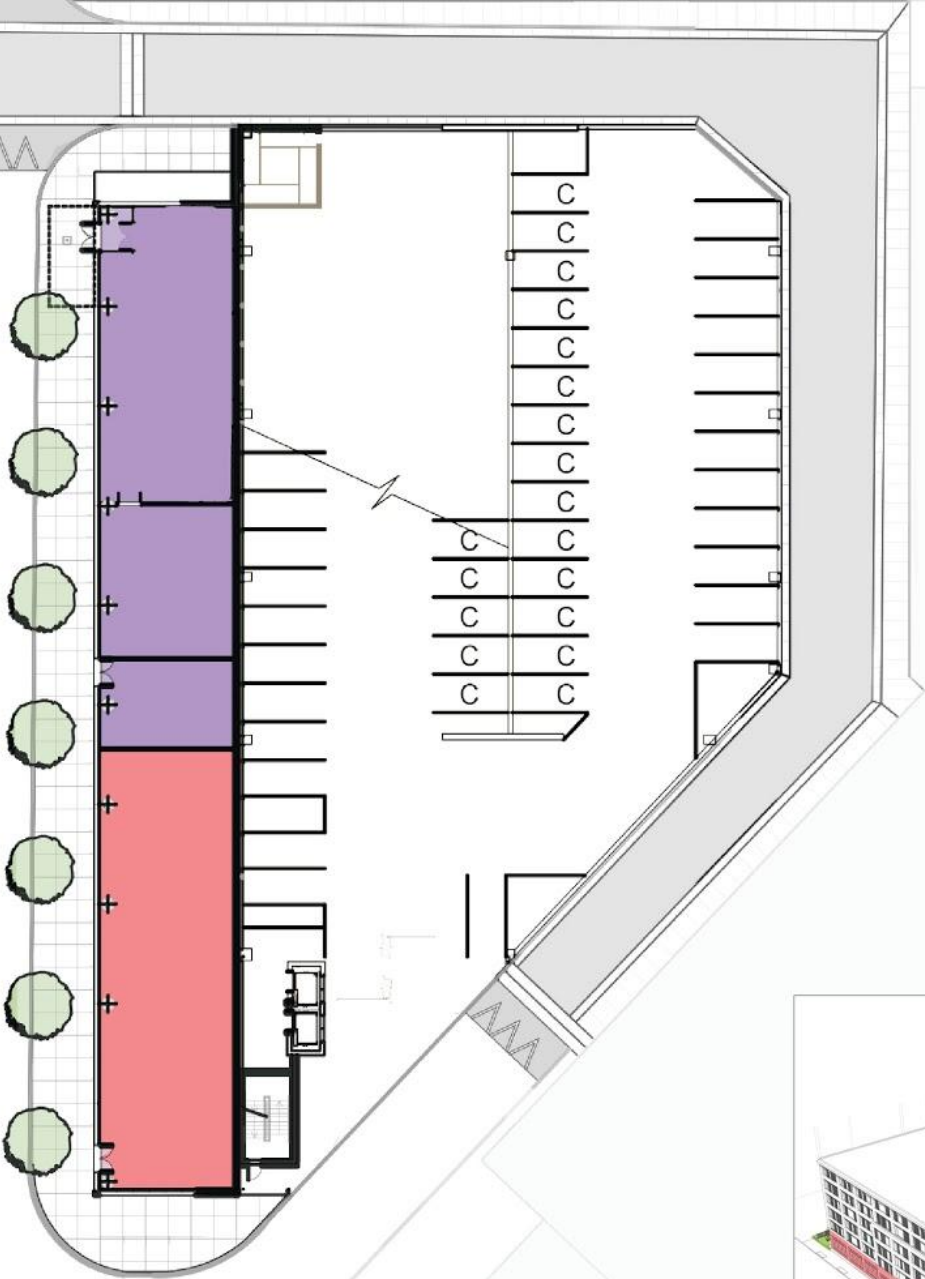
Carnegie Library



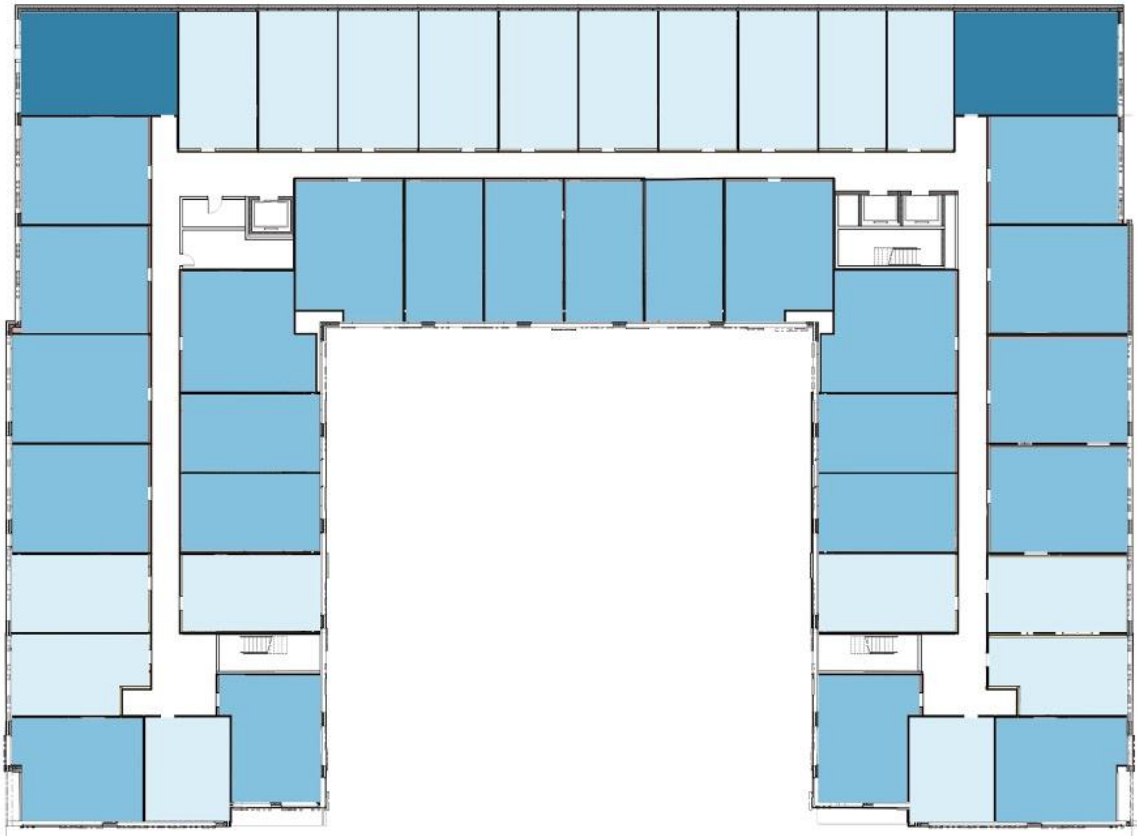
Beatty Square Apartments

**12,000** sf
Ground Level Retail

**12,000** sf
Residential Amenities



Rental Housing Components



Beatty Square Apartments



220

Total Units



66

Affordable Units

	Rental	Unit Size
Studio	41% (90)	450-600 sf
One-Bed	45.5% (120)	550-800 sf
Two-Bed	4.5% (10)	850-950 sf

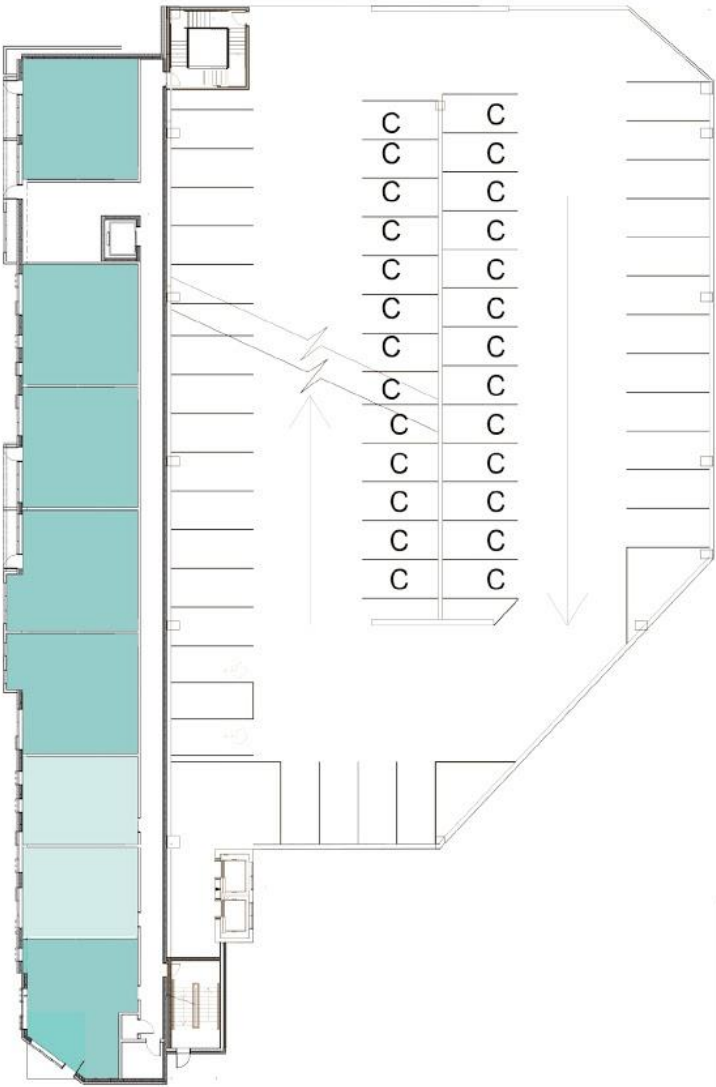
Beatty Senior Lofts



40

Total Units
All Affordable

	Rental	Unit Size
Studio	25% (10)	450-600 sf
One-Bed	75% (30)	650-750 sf





260

Total Units

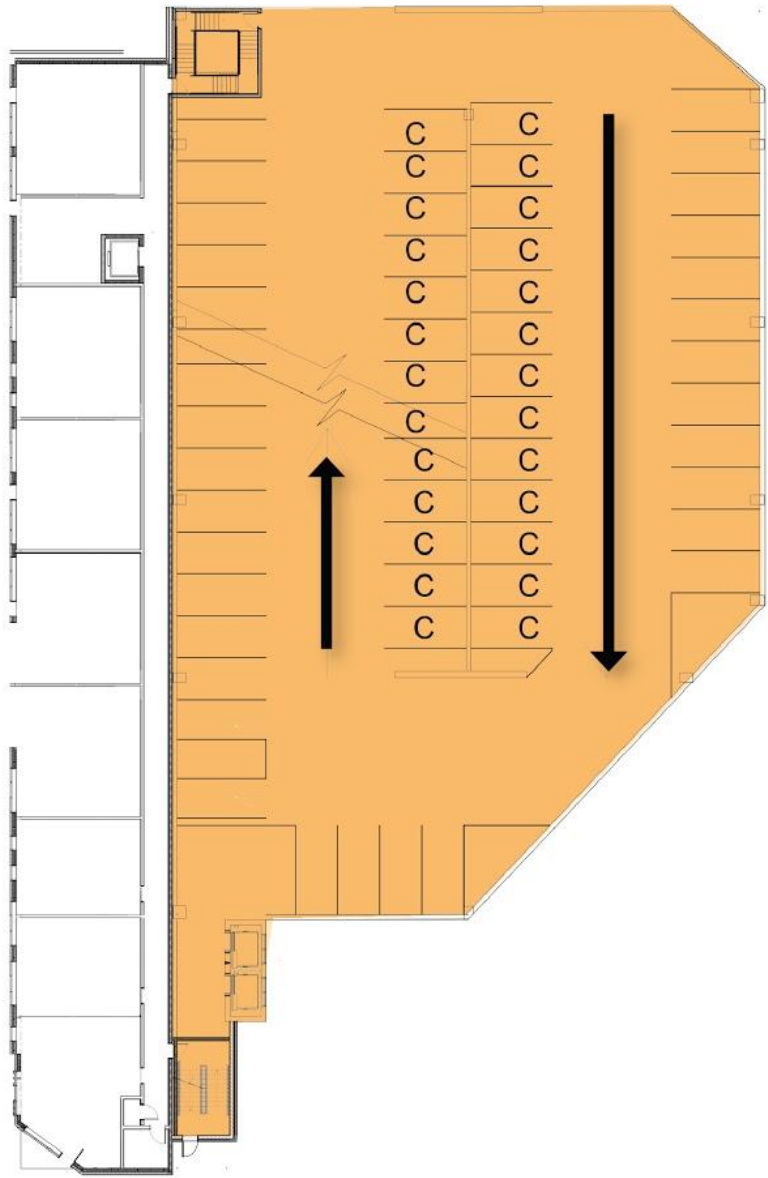
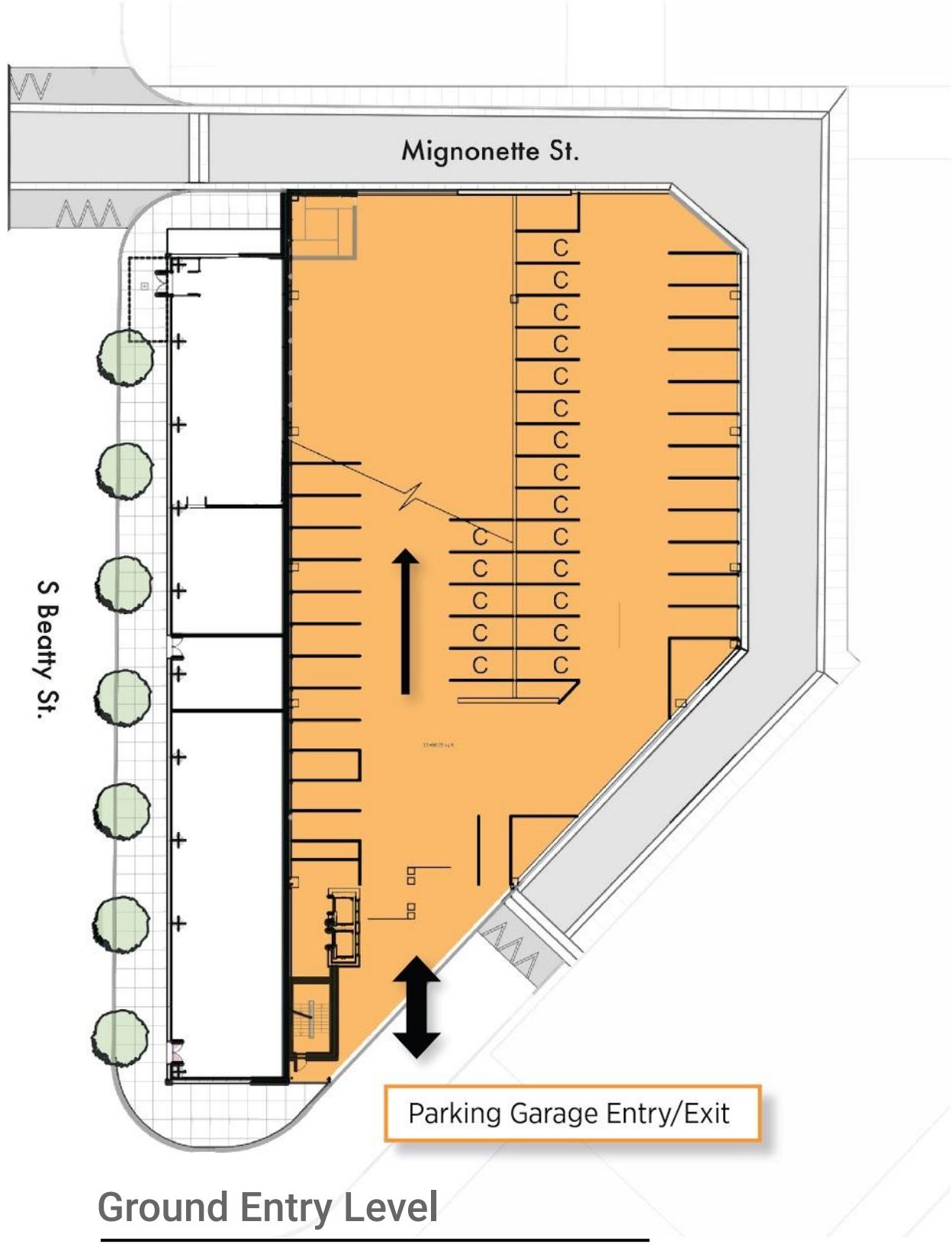


106

Total Affordable Units



Parking



 **135**
Existing Spaces

 **476**
Proposed Spaces

 **157**
Spaces Reserved
for Residents

Level	Spaces	SF
G	43	17,128
1	59	21,850
2	59	21,850
3	59	21,850
4	59	21,850
5	59	21,850
6	59	21,850
7	59	21,850
8	18	6,430



Euclid Street at Eva Street



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South Beatty Street



- 1 Project Overview & Details
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- 3 Community Engagement

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

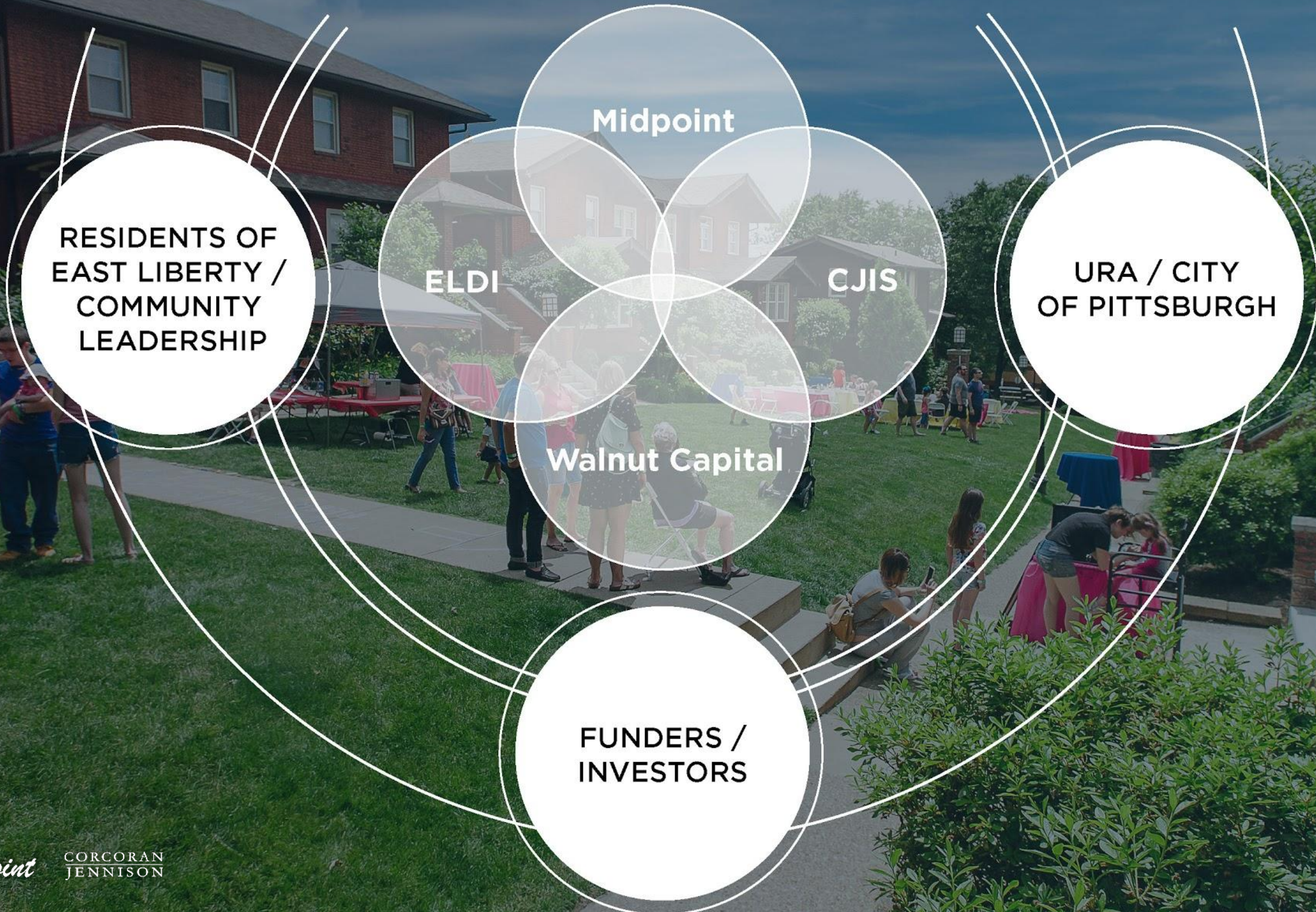
4,500

RESIDENTS

Community Engagement

- 1 Project Overview & Details
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Community Engagement



Community MWBE & MWI Participation

MWBE Goals



35%

Total MBE/WBE
Participation

MWI Goals



12%

Total of Construction
Work Hours completed
by Minority Workers

Potential Scope Areas MWBE Participation

- 1 Ownership** Midpoint will be 34% owner
- 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?

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