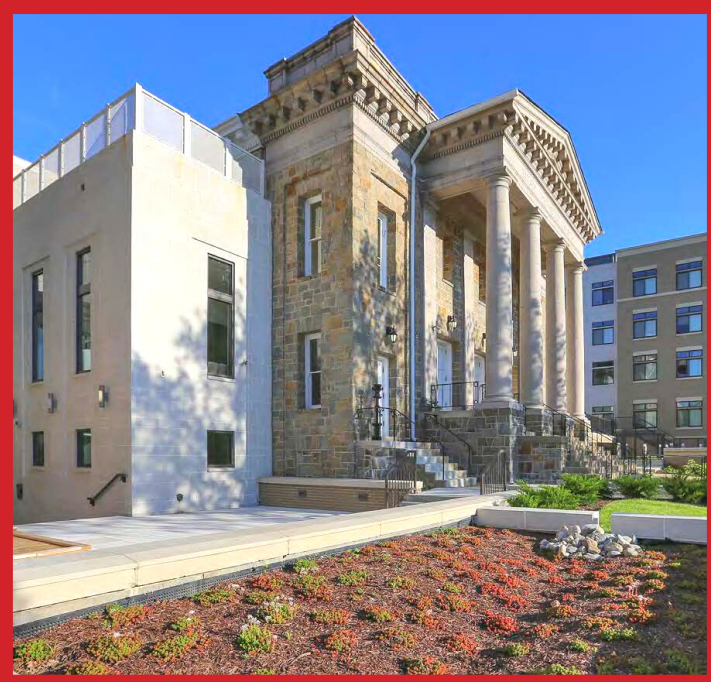


PROJECT PROFILE



"THE BEACON CENTER" WASHINGTON, D.C.

*Emory Beacon of Light, Emory
United Methodist Church
2018*

NREUV was Development Manager and Owner's Representative of this \$55M mixed-use/church renovation project on the 6100 Block of Georgia Avenue, NW.

- We managed the entitlement process for the overall 180,000 square foot development, seeking 5 areas of relief through the Board of Zoning Adjustment
- We managed the development of the New Markets Tax Credit and Community components of the project, which includes a recreation center, community building offices, and community program space
- We provided development consulting and owner's representation services for the overall project, 99 affordable housing units, and a two-level parking deck

The Beacon Center won the NMTC project of year by the premier industry trade magazine the Novogradac Tax Credit Journal based on NREUV's work in underwriting, structuring, and managing the NMTC project.

The Beacon Center also employed the Project Community Capital® social capital platform to meet the socio-economic goals for the project.



PROJECT PROFILE



"NORTH CAPITOL COMMONS" WASHINGTON, D.C.

**McCormack Baron Salazar
(MBS) 2017**

NREUV was engaged by MBS to provide Project Management Services on the North Capitol Commons project also known as The John and Jill Ker Conway Residence, a 124-unit project mixed-use mixed-income housing project that largely serves homeless veterans.

- The project includes 60 veterans HOME-based units, 17 DBH HOME-based units, and 67 LIHTC 60% units
- The financing includes HOME and HPTF funds, Tax-Exempt Bonds, 4% Tax Credits, DBH Project-Based Vouchers, and VASH Vouchers
- NREUV provided Development Management services on this McCormack Baron Salazar engaged NREUV to represent its interest in this joint venture project after the project's financial closing

NREUV's tasks included: coordinating the funding of financing draws with DC Department of Housing and Community Development, District of Columbia Housing and Finance Agency (including short-term bond redemption), and preparation, submission and tracking of Department of General Services draw, coordination of AHP disbursement and AHP compliance reporting, construction management oversight, FFE implementation, lease-up and District of Columbia Housing Authority inspection coordination of Veterans and DBH units, government relations, and project construction and financing close-out activities.

PROJECT PROFILE



"THE NANNIE HELEN AT 4800" WASHINGTON, D.C.

***A. Wash and Associates
2013***

NREUV was engaged as Development Manager for the award-winning Nannie Helen at 4800 - a 70-unit, 90,000 square foot mixed-finance mixed-use project.

- As Development Manager, we were responsible for securing and negotiating all of the financing for the transaction.
- We managed all development activities to include, acquisition of adjacent land, securing all financing, managing the design and construction pricing process, managed the local/section 3 hiring and CBE contracting process, provided lease-up oversight, coordinated short-term bond redemption, permanent loan conversion and project close-out activities.
- We also prepared and organized the 501(c)3 application and obtained IRS approval to establish the F.H. Fauntery Center, Human Capital provider, at the project.

NREUV also established Project Community Capital® as part of this redevelopment project. Project Community Capital® provides WorkForce Development and Section 3/WBE/MBE/SBE community engagement, resident and subcontractor screening and hiring management, and automated web-based compliance reporting system.

Nannie Helen has won numerous awards for design and achievement. The Nannie Helen was also cited in the 2014 Quadel Consulting and Training Report as the only project at that time that met the Human Capital requirements in a manner that District of Columbia Housing Authority approved.

PROJECT PROFILE



"MAYFAIR MANSIONS" WASHINGTON, D.C.

*Minnesota Avenue Metro Station
Adjacent
2018*

NREUV provided Development Management services to Marshall Heights Community Development Organization (MHCDO) in the MHCDO/CPDC Joint Venture to redevelop this historic 569-unit property.

- The Mayfair Mansions Tenant Association selected MHCDO and CPDC as developer in this transaction
- The condominium portion, in which MHCDO is the lead developer, consisted of 160 affordable for-sale housing units with a total development budget of \$30M
- We secured \$6.9M from DHCD and was responsible for managing the overall project
- In addition to design management, NREUV was responsible for structuring the financing and secured a \$19.92M commitment for construction financing from PNC Bank
- We also secured a \$4M commitment for construction financing from the AMHOF/MERCY Loan Fund
- We worked closely with CPDC and local HUD offices to secure the unprecedented approval of releasing and converting 160 of the 569 HUD section 236 apartments into affordable condominiums

PROJECT PROFILE



"210 ON THE PARK" PRINCE GEORGES COUNTY, MD

*Capitol Heights Metro Adjacent
2019 Closing*

NREUV is the lead developer of this fully entitled 165-unit mixed use market rate apartment project. The project consists of 8,000 square feet of flex-retail, 3,500 square feet of amenity space, car-charging stations, an outdoor plaza overlooking a creek and the project will be LEED silver certified.

- The project is also located in an Opportunity Zone
- Currently the project awaiting approval by HUD to provide debt and is also underwriting with several equity funds to meet equity capital requirements
- The project is located within 750 square feet of a metro site and will include a train schedule animated board in the lobby of the building on Southern Avenue. NREUV is responsible for acquisition, entitlements, design, financing, construction and asset management.