1211 13th St.

Legacy Partners Real Estate

$9.45M | $582/SF | Core-Plus Mixed-Use Investment Opportunity

Deal Team: Aidan Fletcher, Jack Cook, Emily Fuller, Peter Gourdeau, McKenzie Hiebsch

Deal Team

Aidan Fletcher

Jack Cook

Emily Fuller

Peter Gourdeau

McKenzie Hiebsch

Table of Contents

LPRE Investment Structure

Minimum Levered IRR	Minimum DCSR	Investment Structure
16%	**1.5x**	**Long-Term Hold**

LTV	Interest Rate	General Vacancy
65-75%	**Lesser of 6.45% or SOFR +200bps**	**10%**

Best Use Investment Summary

Purchase Price	Investment Type	Levered IRR
$9.45 **Million**	**Core-Plus**	**9.64%**

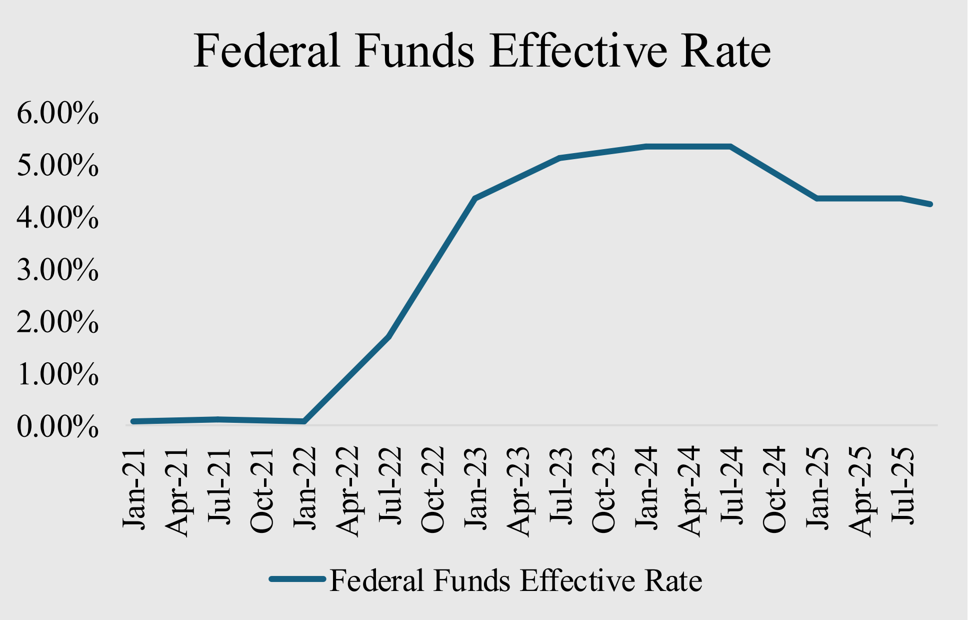
Holding Period	Capital Structure	Strategy Proposal
10 **Years**	**65% LTV, No Refi**	**Re-Tenant the Space** **Find Best Use** **Maximize Cash Flows**

02

Market Analysis

Macroeconomic Overview

Easing inflation, resilient employment, and rate-driven market adjustments create a balanced economic environment with healthy growth potential.



4.10%
Fed Rate

2.9%
CPI Peak

4.3%
Unemployment Rate Q2 2025

$23.6 T
Real GDP 2025

Source: FRED, Bureau of Labor Statistics

Northern Colorado Market Overview

Retail		Multifamily	
Rent	**Rent Growth**	**Rent**	**Rent Growth**
$14.79 PSF	6.8% YOY	$1,910 per unit	1.0% YOY
Vacancy Rates	**Net Absorption**	**Vacancy Rates**	**Net Absorption**
2.9% HI 2025	155,000 sq. ft.	5.4% Q1 2025	544 units

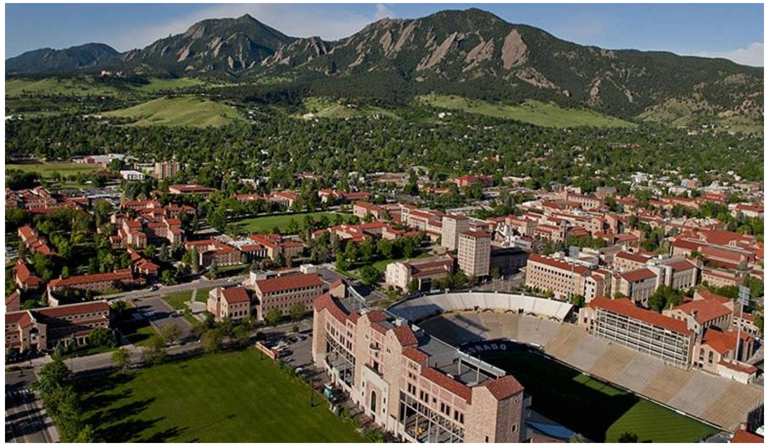
Northern Colorado's retail market remains **strong** with low vacancy rates, stable rents, and high demand. The multifamily sector is **stabilizing after a surge in construction** led to higher vacancies and falling rents in 2024.

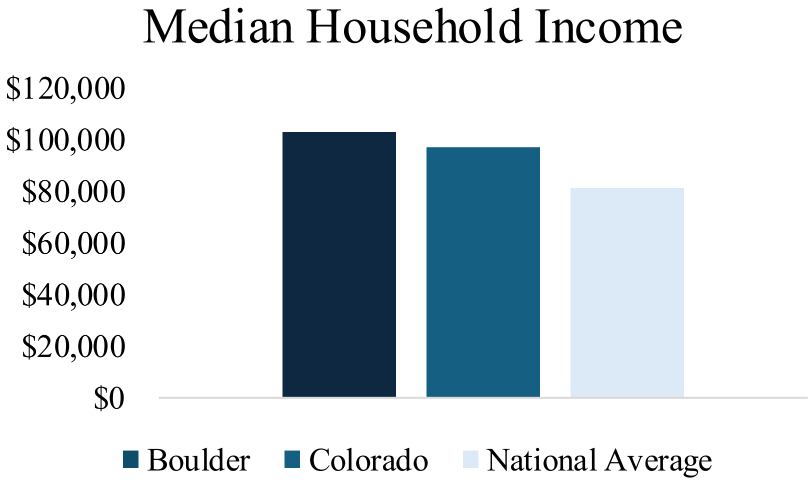
Source: CBRE, Colliers

Boulder Market Demographics

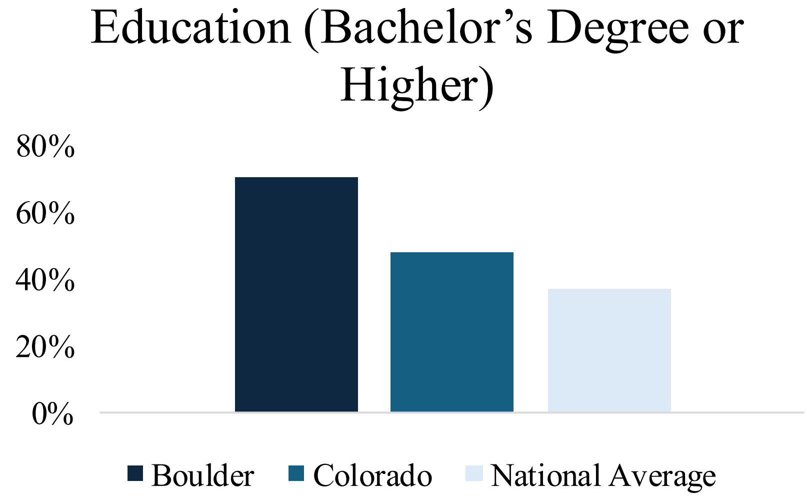
Population = 105,000

Student Application Growth Rate = 67.05% (2020-2024)





Market Characteristics	
Strong job market	Driven by the university, federal research labs, and tech firms
Outdoor lifestyle	146 miles of trails & over 60 parks One of the healthiest and most active cities in the U.S.



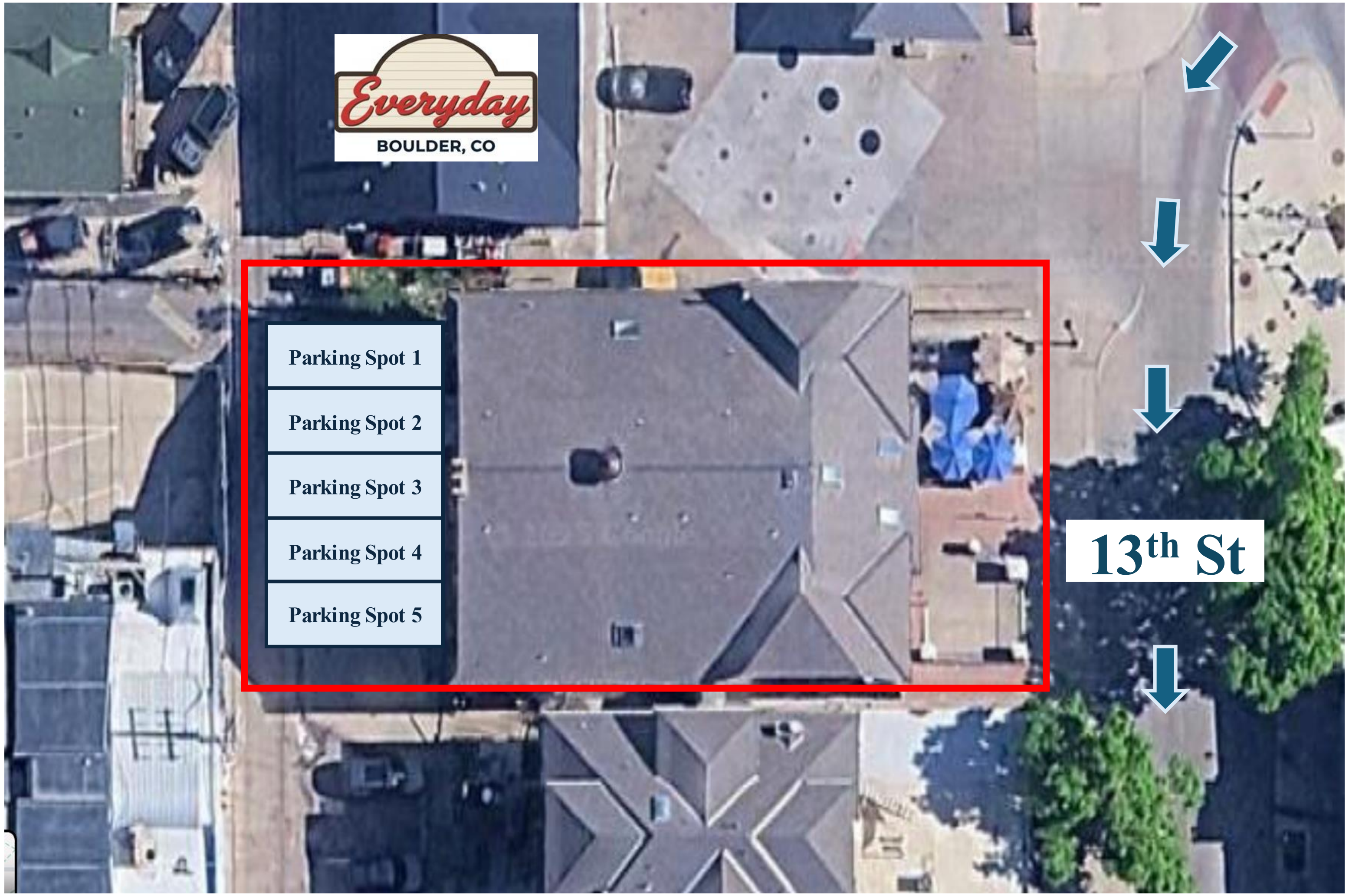
Source: University of Colorado Boulder, Census Data

03

Property Analysis


1211 13th St.
Pennsylvania Ave
Broadway
The Hill
ILLEGAL PETE'S
FOX THEATRE
LOFTS ON COLLEGE
corepower YOGA
University Hill Neighborhood
Population: 32,089
University of Colorado Boulder

Building and Site

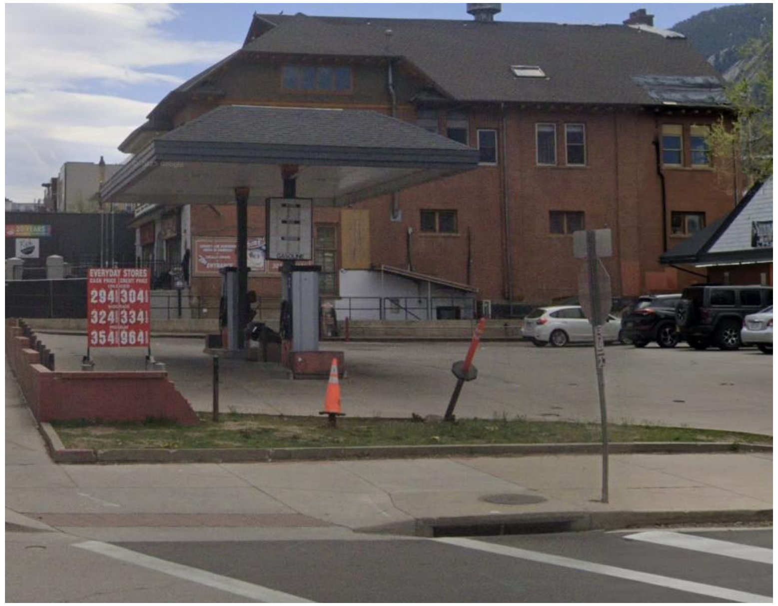


1211 13th St.

- Year Built: **1925**
  - Renovated: **2025**
    - **Fully Modernized Interiors**
    - **Roof Replacement -** July 2025
- Lot Size: **0.18 Acres**
- Designated Parking Spaces: **5**
  - Rear Alley Access
- Zoning: **BMS**
  - **Efficiency Living:** Allowed by Right
  - **Pedestrian and Consumer Oriented**

Signage and Visibility

Frontal View From 13th Street	North Wall Signage Facing Broadway	Southbound View From Broadway and Pleasant
Clear signage and banners make the businesses easily noticeable from the street.	Additional signs and building details improve visibility from different angles.	Visibility from Broadway significantly inhibited traveling southbound and completely blocked northbound.



Tenant Analysis

Retail Tenant Overview

3	**9,606**
Tenants	Leasable SF
100%	**$16.42**
Occupied	Avg Rent/SF

Multifamily Tenant Overview

17
Tenants

7,200
Leasable SF

94%
Occupied

$1,707
Avg Rent/Unit

Current Stacking Plan

	1211-10 (Single)	1211-11 (Single)	1211-12 (Single)	1211-13 (Single)	1211-14 (Single)	1211-15 (Single)	1211-16 (Single)	1211-17 (Single)
1211-1 (Single)	1211-2 (Single)	1211-3 (Single)	1211-4 (Single)	1211-5 (Single)	1211-6 (Single)	1211-7 (Single)	1211-8 (Single)	1211-9 (Single)

Snag 3,472 SF

HALF FAST SUBS 2,552 SF

FIJI 3,582 SF

New Stacking Plan

1211-10 (Single)	1211-11 (Single)	1211-12 (Single)	1211-13 (Single)	1211-14 (Single)	1211-15 (Single)	1211-16 (Single)	1211-17 (Single)

1211-1 (Double)	1211-2 (Double)	1211-3 (Double)	1211-4 (Double)	1211-5 (Double)	1211-6 (Double)	1211-7 (Double)	1211-8 (Double)	1211-9 (Double)

Spin Studio **3,472 SF**

HALF FAST SUBS **2,552 SF**

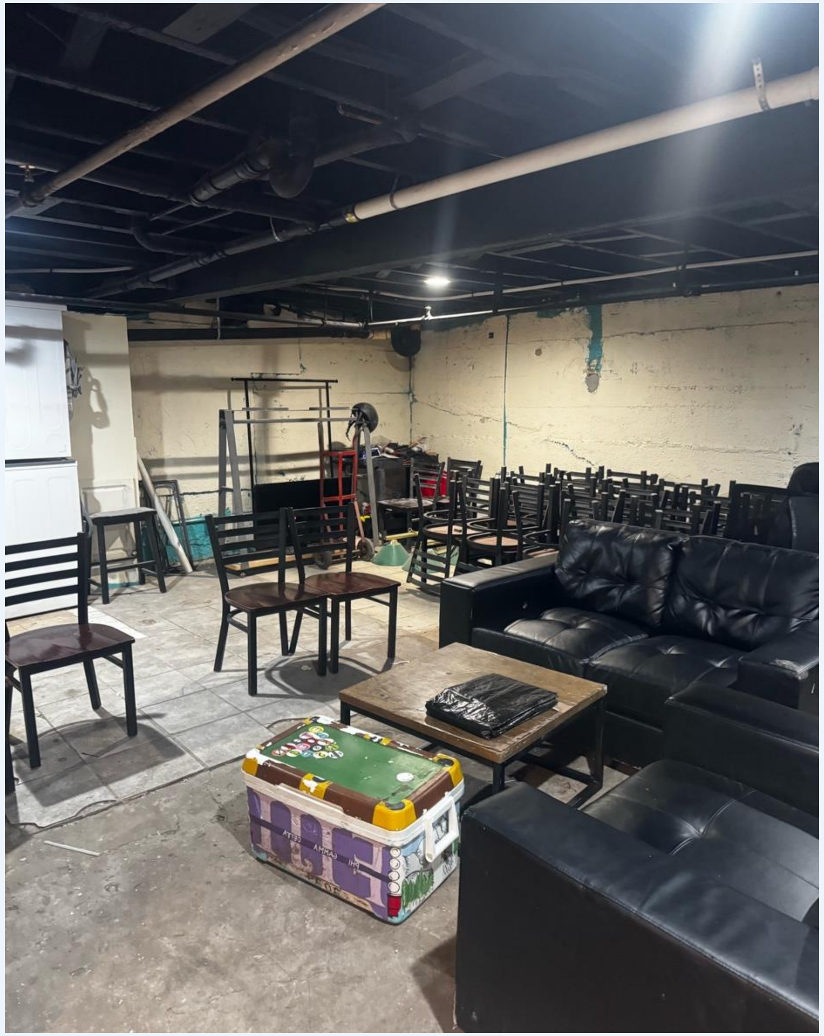
Experiential Retail **1,932 SF**

Tenant Storage **1,650 SF**

Filling the Gap

- Restaurant's & Coffee Shops ✓
- Shopping & Book Stores ✓
- Liquor Stores & Bars ✓
- Hair Salons & Barbor's ✓
- Experiential Retail ← Potential New Success
- Spin Studio ← Potential New Success

Current Basement Space



This space holds potential—but it's currently **underutilized**. With minimal foot traffic and limited engagement, it's a **missed opportunity** for connection, creativity, and community. Let's reimagine what this area could become.

The Vision

Experiential Retail

1,932 sq. ft

Tenant Storage

1,650 sq. ft

Target Tenant Mix

Experiential Retail

Spin Studio

05

Financial Analysis

LPRE Investment Structure

Minimum Levered IRR	Minimum DSCR	Investment Structure
16%	**1.5x**	**Long-Term Hold**

LTV	Interest Rate	General Vacancy
65-75%	**Lesser of 6.45% or SOFR +200bps**	**10% of EGR**

Assumptions

Going In Cap Rate	4.00%
Purchase Price	9,450,000
LTV	65%
Min DCSR	1.5x

Hold Period	10 Years
Tenant Improvements	$20/SF
Rent Downtime	6 Months

Financial Returns Summary

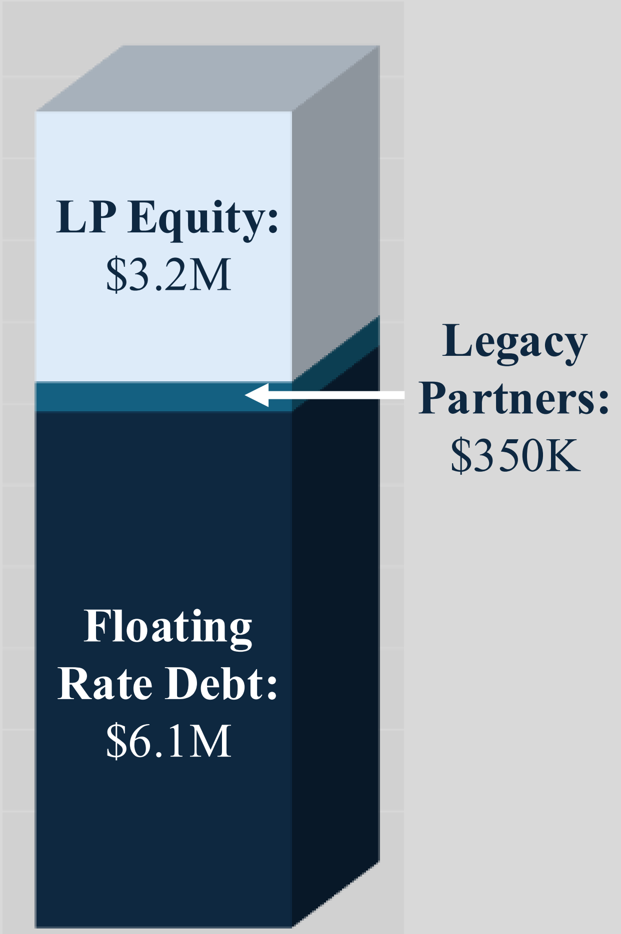
Portfolio Returns Summary	
Unlevered IRR	7.60%
Levered IRR	9.64%
Unlevered EM	1.90x
Levered EM	2.42x
Net Profit	$5,218,682

Terminal Value Summary	
Hold Period	10 Years
Forward NOI	$576,224
Exit Cap Rate	4.30%
Exit Value	$13,400,552
Exit Value PSF	$817

Sources & Uses

Source	**Amount**	**Use**	**Amount**
Debt	$6,050,363	Purchase Price	$9,450,000
Legacy Partners	349,414	Closing Costs	$94,500
LP Equity	$3,167,224	Capital Expenditures	$22,500
Total Sources	**$9,567,000**	**Total Uses**	**$9,567,000**

CAPITAL STACK



Investor Returns

Legacy Partners

Levered IRR: **9.6%**

Net Profit: **$521,868**

Equity Multiple: **2.42x**

Limited Partner

Levered IRR: **9.6%**

Net Profit: **$4,696,813**

Equity Multiple: **2.42x**

Partnership Terms & Structure			
Equity Contribution			
General Partner	10.0%	Legacy Partners	
Limited Partner	90.0%	Limited Partner	
Fees & Split	Hurdle	Profit Split	
Preferred Return	12.0%	GP	LP
2nd Hurdle	12.0%	20.0%	80.0%
Thereafter		20.0%	80.0%

Levered IRR Partition		
	Total Cash Flow	**%**
PV Cash Flow	1,394,566	30.9%
PV Residual	3,124,906	69.1%
PV Total Return	4,519,472	100.0%

Inability to Leverage

Floating Rate

YR 1 NOI:	$377,824
YR 1 DSCR:	0.87x
Max DSCR	1.49x

Initial Equity Acquisition

Refi in Year 2

Cap At Refi:	4.10%
YR 3 NOI:	$459,352
Refi Rate:	5.2%
YR 3 DSCR:	0.96x

Scenario Analysis

Upside scenarios yield only marginal improvements and fall short of meeting fund return thresholds.

Bridge Returns							
	Unlevered IRR	Variance	Levered IRR	Variance	Net Profit	Variance	Notes
Current Returns	**7.60%**		**9.64%**		**5,218,682**		
	8.41%	0.81%	11.26%	1.63%	6,404,919	1,186,238	**Market General Vacancy of 5%**
	9.03%	1.43%	12.63%	2.99%	5,594,592	375,911	**Market Cap Rate (Going In - 5% Terminal - 5.3%)**
	9.95%	2.35%	14.70%	5.07%	5,358,178	139,496	**Market Cap Rate (Going In - 6% Terminal - 6.3%)**
	7.60%	0.00%	10.29%	0.66%	5,003,470	(215,212)	Refinance in Yr 2 (5.19% Fixed) and hold till end of term
	7.83%	0.23%	10.12%	0.49%	5,476,899	258,217	5% NOI Increase YOY
	7.64%	0.04%	9.73%	0.09%	5,253,402	34,720	Decrease in Tenant Improvement Allowance to $10 PSF

Fund Requirement Concerns

Fund Requirements	
Minimum Levered IRR	**16%**
Minimum DCSR	**1.5x**
Interest Rate	**Lesser of 6.45%**
General Vacancy	**10%**

Best Use Returns	
Levered IRR	**9.64%**
Unlevered IRR	**7.60%**
Maximum DCSR	**1.49x**

Legacy Partners Future Outlook

Target historically unique, distressed assets in prime locations with untapped potential for long-term value creation

Target Investment Strategy	
Cap Rates	**6%-10%**
Levered IRR	**16%**
Occupancy Rates	**< 75%**
Risk-Return Profile	**Value-Add**
Below Market Rents	**Mark to Market**

Questions?

Aidan Fletcher

Jack Cook

Emily Fuller

Peter Gourdeau

McKenzie Hiebsch

06 Appendix

Bridge Returns

Bridge Returns							
	Unlevered IRR	Variance	Levered IRR	Variance	Net Profit	Variance	Notes
Current Returns	**7.60%**		**9.64%**		**5,218,682**		
	8.41%	0.81%	11.26%	1.63%	6,404,919	1,186,238	**Market General Vacancy of 5%**
	9.03%	1.43%	12.63%	2.99%	5,594,592	375,911	**Market Cap Rate (Going In - 5% Terminal - 5.3%)**
	9.95%	2.35%	14.70%	5.07%	5,358,178	139,496	**Market Cap Rate (Going In - 6% Terminal - 6.3%)**
	7.60%	0.00%	10.29%	0.66%	5,003,470	(215,212)	Refinance in Yr 2 (5.19% Fixed) and hold till end of term
	7.83%	0.23%	10.12%	0.49%	5,476,899	258,217	5% NOI Increase YOY
	7.64%	0.04%	9.73%	0.09%	5,253,402	34,720	Decrease in Tenant Improvement Allowance to $10 PSF

Sensitivity Analysis

Purchase Price	Exit Cap				
9.6% / 2.4x	3.3%	3.8%	4.30%	4.8%	5.3%
$7,654,500	18.6% / 5.1x	16.6% / 4.3x	14.9% / 3.7x	13.3% / 3.2x	11.8% / 2.8x
$8,505,000	16.2% / 4.3x	14.2% / 3.6x	12.3% / 3.0x	10.6% / 2.6x	9.0% / 2.3x
$9,450,000	13.8% / 3.5x	11.6% / 2.9x	9.6% / 2.4x	7.8% / 2.0x	6.0% / 1.7x
$10,395,000	11.6% / 2.9x	9.3% / 2.4x	7.1% / 1.9x	5.1% / 1.6x	3.1% / 1.3x
$11,434,500	9.3% / 2.4x	6.8% / 1.9x	4.5% / 1.5x	2.2% / 1.2x	0.0% / 1.0x

Leverage	SOFR Spread				
9.6% / 2.4x	100 Bps	150 Bps	200 Bps	250 Bps	300 Bps
55.00%	9.8% / 2.4x	9.5% / 2.4x	9.1% / 2.3x	8.7% / 2.2x	8.3% / 2.2x
60.00%	10.2% / 2.5x	9.8% / 2.4x	9.3% / 2.4x	8.9% / 2.3x	8.4% / 2.2x
65.00%	10.7% / 2.6x	10.2% / 2.5x	9.6% / 2.4x	9.1% / 2.3x	8.5% / 2.2x
70.00%	11.3% / 2.8x	10.7% / 2.6x	10.0% / 2.5x	9.4% / 2.4x	8.7% / 2.2x
75.00%	12.0% / 2.9x	11.2% / 2.8x	10.5% / 2.6x	9.7% / 2.4x	8.9% / 2.3x

Market Leasing Assumptions

MLA Category	SNAG	KAPPA IOTA HOUSING CORP	Half Fast Subs	Art Studio
Renewal Probability	0.00%	0.00%	100.00%	100.00%
Term Length	10 Years	10 Years	10 Years	10 Years
Annual Rent Bumps - %	3.00%	1.50%	3.00%	3.00%
Reimbursement Method	NNN	NNN	NNN	NNN
Market Rent				
New	$30.00/sf/yr	$30.00/sf/yr	$25.00/sf/yr	$25.00/sf/yr
Renewal	$14.00/sf/yr	$17.00/sf/yr	$25.00/sf/yr	$25.00/sf/yr
Blend	$30.00/sf/yr	$30.00/sf/yr	$25.00/sf/yr	$25.00/sf/yr
Months Vacant				
New	6 Months	6 Months	6 Months	6 Months
Renewal	0 Months	0 Months	0 Months	0 Months
Blend	6 Months	6 Months	0 Months	0 Months
Tenant Improvements				
New	$20.00/sf	$20.00/sf	$20.00/sf	$20.00/sf
Renewal	$0.00/sf	$0.00/sf	$0.00/sf	$0.00/sf
Blend	$20.00/sf	$20.00/sf	$0.00/sf	$0.00/sf
Leasing Commissions				
New	6.00%	6.00%	6.00%	6.00%
Renewal	0.00%	0.00%	0.00%	0.00%
Blend	6.00%	6.00%	0.00%	0.00%
Free Rent				
New	0 Months	0 Months	0 Months	0 Months
Renewal	0 Months	0 Months	0 Months	0 Months
Blend	0 Months	0 Months	0 Months	0 Months

Multifamily Market Leasing Assumptions

Increase in Single Tenant Units	**15%**
Increase in Double Tenant Units	**35%**
Annual Escalations	**3%**

Rollup Unlevered Cashflows

Acq Date	*8/1/2025*	**Year 0**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Exit Date	*8/31/2035*	**Month 0**	**Month 12**	**Month 24**	**Month 36**	**Month 48**	**Month 60**	**Month 72**	**Month 84**	**Month 96**	**Month 108**	**Month 120**
Size	*16,406 SF*	**8/1/2025**	**8/31/2026**	**8/31/2027**	**8/31/2028**	**8/31/2029**	**8/31/2030**	**8/31/2031**	**8/31/2032**	**8/31/2033**	**8/31/2034**	**8/31/2035**
Physical Occupancy (SF)												
Physical Occupancy (%)												
Economic Occupancy												
	z											
REVENUE												
Potential Base Rent			537,468	602,464	607,551	627,406	725,051	725,675	726,315	726,973	728,499	738,715
Absorption & Turnover Vacancy			(22,050)	-	-	(27,000)	-	-	-	-	-	-
Free Rent			-	-	-	-	-	-	-	-	-	-
Expense Recoveries			115,363	121,198	124,359	135,483	139,073	142,771	146,579	150,502	154,542	158,704
Other Revenue			12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360	12,360
General Vacancy & Credit Loss			(51,542)	(60,246)	(60,755)	(60,041)	(72,505)	(72,568)	(72,632)	(72,697)	(72,850)	(73,871)
Effective Gross Revenue			**591,599**	**675,776**	**683,516**	**688,208**	**803,979**	**808,238**	**812,623**	**817,137**	**822,551**	**835,908**
OPERATING EXPENSES												
Utilities			(26,733)	(29,909)	(30,332)	(38,635)	(39,320)	(40,025)	(40,751)	(41,499)	(42,269)	(43,062)
CAM			(31,204)	(32,140)	(33,104)	(34,097)	(35,120)	(36,174)	(37,259)	(38,377)	(39,528)	(40,714)
Insurance			(25,069)	(25,504)	(25,952)	(26,414)	(26,889)	(27,378)	(27,883)	(28,402)	(28,937)	(29,488)
RE Taxes			(73,316)	(74,603)	(75,930)	(77,296)	(78,703)	(80,153)	(81,646)	(83,183)	(84,767)	(86,399)
Management Fee			(21,499)	(24,099)	(24,302)	(25,096)	(29,002)	(29,027)	(29,053)	(29,079)	(29,140)	(29,549)
Non Reimbureable Utilities			(9,966)	(7,416)	(7,638)	-	-	-	-	-	-	-
Non Reimbureable			(25,988)	(26,445)	(26,915)	(27,399)	(27,898)	(28,412)	(28,941)	(29,486)	(30,048)	(30,626)
Total Operating Expenses			**(213,775)**	**(220,116)**	**(224,174)**	**(228,938)**	**(236,932)**	**(241,169)**	**(245,532)**	**(250,026)**	**(254,689)**	**(259,838)**
Net Operating Income			**377,824**	**455,659**	**459,342**	**459,270**	**567,047**	**567,070**	**567,091**	**567,111**	**567,862**	**576,070**
YOY Growth				*20.6%*	*0.8%*	*0.0%*	*23.5%*	*0.0%*	*0.0%*	*0.0%*	*0.1%*	*1.4%*
Yield on Cost			*4.0%*	*4.8%*	*4.9%*	*4.9%*	*6.0%*	*6.0%*	*6.0%*	*6.0%*	*6.0%*	*6.1%*
LEASING & CAPITAL COSTS												
Tenant Improvements			-	(34,720)	-	(35,820)	-	-	-	-	-	-
Leasing Commissions			-	(64,527)	-	(70,969)	-	-	-	-	-	-
Capital Expenditure		-	-	-	-	-	(6,667)	(13,333)	-	-	-	-
Capital Reserves			(232)	(232)	(232)	(232)	(232)	(232)	(232)	(232)	(232)	(232)
Total Leasing & Capital Costs		**-**	**(232)**	**(99,479)**	**(232)**	**(107,021)**	**(6,899)**	**(13,565)**	**(232)**	**(232)**	**(232)**	**(232)**
ACQUISITION		-	-	-	-	-	-	-	-	-	-	-
Purchase Price		(9,450,000)	-	-	-	-	-	-	-	-	-	-
Closing Costs		(94,500)	-	-	-	-	-	-	-	-	-	-
Total Acquisition		**(9,544,500)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALE												
Sale Proceeds		-	-	-	-	-	-	-	-	-	-	13,400,552
Exit Closing Costs		-	-	-	-	-	-	-	-	-	-	(134,006)
Total Sale			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**13,266,547**
UNLEVERED CASH FLOW		**(9,544,500)**	**377,592**	**356,180**	**459,110**	**352,250**	**560,148**	**553,504**	**566,859**	**566,879**	**567,630**	**13,842,385**

Rollup Levered Cashflows

FINANCING COSTS											
Loan Amount	6,142,500	-	-	-	-	-	-	-	-	-	-
Loan Fees	(92,138)	-	-	-	-	-	-	-	-	-	-
Debt Service	-	(435,341)	(400,200)	(395,754)	(397,666)	(399,777)	(402,304)	(403,807)	(404,319)	(404,246)	(385,521)
Loan Payoff	-	-	-	-	-	-	-	-	-	-	(5,426,062)
Prepayment Penalty	-	-	-	-	-	-	-	-	-	-	-
Refinance Loan	-	-	-	-	-	-	-	-	-	-	-
Loan Amount	-	-	-	-	-	-	-	-	-	-	-
Loan Fees	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-
Loan Payoff	-	-	-	-	-	-	-	-	-	-	-
Total Financing Costs	**6,050,363**	**(435,341)**	**(400,200)**	**(395,754)**	**(397,666)**	**(399,777)**	**(402,304)**	**(403,807)**	**(404,319)**	**(404,246)**	**(5,811,584)**
DSCR		0.87x	1.14x	1.16x	1.15x	1.42x	1.41x	1.40x	1.40x	1.40x	1.49x
Debt Yield		6.15%	7.42%	7.48%	7.48%	9.23%	9.23%	9.23%	9.23%	9.24%	9.38%
LEVERED CASH FLOW	**(3,494,138)**	**(57,749)**	**(44,020)**	**63,356**	**(45,417)**	**160,371**	**151,200**	**163,052**	**162,560**	**163,384**	**8,030,801**

IRR	**9.73%**
Equity Multiple	**2.44x**
Net Profit	**5,253,402**
Peak Equity	**(3,641,323)**

Retail Operational Cashflows

		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Acq Date	*8/1/2025*	Month 0	Month 12	Month 24	Month 36	Month 48	Month 60	Month 72	Month 84	Month 96	Month 108	Month 120
Exit Date	*8/31/2035*	8/1/2025	8/31/2026	8/31/2027	8/31/2028	8/31/2029	8/31/2030	8/31/2031	8/31/2032	8/31/2033	8/31/2034	8/31/2035
Size	*16,406 SF*											
Physical Occupancy (SF)												
Physical Occupancy (%)												
Economic Occupancy												
REVENUE												
Potential Base Rent			157,768	222,765	227,852	247,706	345,352	345,976	346,616	347,273	348,800	359,016
Absorption & Turnover Vacancy			(22,050)	-	-	(27,000)	-	-	-	-	-	-
Free Rent			-	-	-	-	-	-	-	-	-	-
Expense Recoveries			99,543	105,378	108,539	119,663	123,253	126,951	130,759	134,682	138,722	142,884
Other Revenue			-	-	-	-	-	-	-	-	-	-
General Vacancy & Credit Loss			(13,572)	(22,276)	(22,785)	(22,071)	(34,535)	(34,598)	(34,662)	(34,727)	(34,880)	(35,902)
Effective Gross Revenue			**221,689**	**305,866**	**313,606**	**318,299**	**434,070**	**438,329**	**442,714**	**447,228**	**452,642**	**465,998**
OPERATING EXPENSES												
Utilities			(10,913)	(14,089)	(14,512)	(22,815)	(23,500)	(24,205)	(24,931)	(25,679)	(26,449)	(27,242)
CAM			(31,204)	(32,140)	(33,104)	(34,097)	(35,120)	(36,174)	(37,259)	(38,377)	(39,528)	(40,714)
Insurance			(14,498)	(14,933)	(15,381)	(15,843)	(16,318)	(16,807)	(17,312)	(17,831)	(18,366)	(18,917)
RE Taxes			(42,928)	(44,215)	(45,542)	(46,908)	(48,315)	(49,765)	(51,258)	(52,795)	(54,379)	(56,011)
Management Fee			(6,311)	(8,911)	(9,114)	(9,908)	(13,814)	(13,839)	(13,865)	(13,891)	(13,952)	(14,361)
Non Reimbureable Utilities			(9,966)	(7,416)	(7,638)	-	-	-	-	-	-	-
Non Reimbureable			(15,217)	(15,673)	(16,143)	(16,628)	(17,126)	(17,640)	(18,169)	(18,715)	(19,276)	(19,854)
Total Operating Expenses			**(131,036)**	**(137,378)**	**(141,435)**	**(146,199)**	**(154,194)**	**(158,430)**	**(162,793)**	**(167,287)**	**(171,950)**	**(177,099)**
Net Operating Income			**90,653**	**168,489**	**172,171**	**172,100**	**279,876**	**279,899**	**279,921**	**279,941**	**280,692**	**288,899**
YOY Growth				*85.9%*	*2.2%*	*0.0%*	*62.6%*	*0.0%*	*0.0%*	*0.0%*	*0.3%*	*2.9%*
LEASING & CAPITAL COSTS												
Tenant Improvements			-	(34,720)	-	(35,820)	-	-	-	-	-	-
Leasing Commissions			-	(64,527)	-	(70,969)	-	-	-	-	-	-
Capital Expenditure		-	-	-	-	-	(6,667)	(13,333)	-	-	-	-
Capital Reserves			(164)	(164)	(164)	(164)	(164)	(164)	(164)	(164)	(164)	(164)
Total Leasing & Capital Costs		**-**	**(164)**	**(99,411)**	**(164)**	**(106,953)**	**(6,831)**	**(13,497)**	**(164)**	**(164)**	**(164)**	**(164)**

Multifamily Operational Cashflows

		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Exit Date	*8/31/2035*	Month 0	Month 12	Month 24	Month 36	Month 48	Month 60	Month 72	Month 84	Month 96	Month 108	Month 120
Size	*16,406 SF*	8/1/2025	8/31/2026	8/31/2027	8/31/2028	8/31/2029	8/31/2030	8/31/2031	8/31/2032	8/31/2033	8/31/2034	8/31/2035
Physical Occupancy (SF)												
Physical Occupancy (%)												
Economic Occupancy												
REVENUE												
Potential Base Rent			379,699	391,090	402,823	423,894	538,428	554,581	571,218	588,355	606,006	624,186
Absorption & Turnover Vacancy			-	-	-	-	-	-	-	-	-	-
Free Rent			-	-	-	-	-	-	-	-	-	-
Expense Recoveries			15,860	16,335	16,825	17,330	17,850	18,386	18,937	19,505	20,090	20,693
Other Revenue			11,330	12,700	13,081	13,473	13,878	14,294	14,723	15,164	15,619	16,088
General Vacancy & Credit Loss			(37,970)	(39,109)	(40,282)	(42,389)	(53,843)	(55,458)	(57,122)	(58,835)	(60,601)	(62,419)
Effective Gross Revenue			**368,919**	**381,016**	**392,447**	**412,308**	**516,313**	**531,802**	**547,756**	**564,189**	**581,115**	**598,548**
OPERATING EXPENSES												
Utilities			(15,820)	(16,295)	(16,783)	(17,287)	(17,806)	(18,340)	(18,890)	(19,457)	(20,040)	(20,642)
CAM			-	-	-	-	-	-	-	-	-	-
Insurance			(10,571)	(10,888)	(11,215)	(11,551)	(11,898)	(12,255)	(12,622)	(13,001)	(13,391)	(13,793)
RE Taxes			(30,388)	(31,300)	(32,239)	(33,206)	(34,202)	(35,228)	(36,285)	(37,373)	(38,495)	(39,649)
Management Fee			(15,188)	(15,644)	(16,113)	(16,956)	(21,537)	(22,183)	(22,849)	(23,534)	(24,240)	(24,967)
Non Reimbureable Utilities			-	-	-	-	-	-	-	-	-	-
Non Reimbureable			(10,772)	(67,000)	(69,010)	(71,080)	(73,213)	(75,409)	(77,671)	(80,002)	(82,402)	(84,874)
Total Operating Expenses			**(82,739)**	**(141,126)**	**(145,360)**	**(150,080)**	**(158,655)**	**(163,415)**	**(168,317)**	**(173,367)**	**(178,568)**	**(183,925)**
Net Operating Income			**286,180**	**239,890**	**247,087**	**262,228**	**357,658**	**368,388**	**379,439**	**390,822**	**402,547**	**414,623**
YOY Growth				*-16.2%*	*3.0%*	*6.1%*	*36.4%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
LEASING & CAPITAL COSTS												
Tenant Improvements												
Leasing Commissions		-	-	-	-	-	-	-	-	-	-	-
Capital Expenditure		-	-	-	-	-	9,167	13,333	-	-	-	-
Capital Reserves		-	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)	(68)
Total Leasing & Capital Costs		**-**	**(68)**	**(68)**	**(68)**	**(68)**	**9,099**	**13,265**	**(68)**	**(68)**	**(68)**	**(68)**

Waterfall

Annual GP Cash Flows	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Distributions	$0	$0	$5,126	$6,336	$4,681	$16,037	$15,120	$16,305	$16,256	$16,338	$803,080
Total Contributions	-$349,414	-$5,775	-$9,528	$0	-$9,223	$0	$0	$0	$0	$0	$0
Net Cash Flow	**-$349,414**	**-$5,775**	**-$4,402**	**$6,336**	**-$4,542**	**$16,037**	**$15,120**	**$16,305**	**$16,256**	**$16,338**	**$803,080**

Annual LP Cash Flows	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Distributions	$0	$0	$46,131	$57,020	$42,133	$144,334	$136,080	$146,747	$146,304	$147,046	$7,227,721
Total Contributions	-$3,144,724	-$51,974	-$85,749	$0	-$83,008	$0	$0	$0	$0	$0	$0
Net Cash Flow	**-$3,144,724**	**-$51,974**	**-$39,618**	**$57,020**	**-$40,875**	**$144,334**	**$136,080**	**$146,747**	**$146,304**	**$147,046**	**$7,227,721**

Equity Contributions	%	$
General Partner	10%	($373,939)
Limited Partner	90%	($3,365,455)
Total Equity	100%	($3,739,395)

Check	
Error Check:	**OK**
Profit Distribution	$5,253,402
Property Cash Flow	$5,253,402

Promote Structure	Return to LP		GP Promote	Partnership	GP Cash Flow	LP Cash Flow
Hurdle 1 (Preferred Return)		Up to 12.0%			10.0%	90.0%
Hurdle 2	> 12.0%	Up to 12.0%	20.0%	80.0%	28.0%	72.0%
Hurdle 3	> 12.0%	Up to 100.0%	20.0%	80.0%	28.0%	72.0%
Hurdle 4	> 100.0%		20.0%	80.0%	28.0%	72.0%

Summary of Investor Level Returns			
Limited Partner Returns		***General Partner Returns***	
Total LP Distributions	$8,093,517	Total GP Distributions	$899,280
Total LP Contributions	-$3,365,455	Total GP Contributions	-$373,939
Total LP Profit	$4,728,061	Total GP Profit	$525,340
LP IRR	9.78%	GP IRR	9.78%
LP Equity Multiple	2.40x	GP Equity Multiple	2.40x

Operational Expenses

	Commercial										
Growth	**OPERATING EXPENSES Assumptions**	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3.00%	Utilities	-10,913	-14,089	-14,512	-22,815	-23,500	-24,205	-24,931	-25,679	-26,449	-27,242
3.00%	CAM	-31,204	-32,140	-33,104	-34,097	-35,120	-36,174	-37,259	-38,377	-39,528	-40,714
3.00%	Insurance	-14,498	-14,933	-15,381	-15,843	-16,318	-16,807	-17,312	-17,831	-18,366	-18,917
3.00%	RE Taxes	-42,928	-44,215	-45,542	-46,908	-48,315	-49,765	-51,258	-52,795	-54,379	-56,011
3.00%	Non Reimbureable Utilities	-9,966	-7,416	-7,638	0	0	0	0	0	0	0
4.00%	Management Fee	-6,311	-8,911	-9,114	-9,908	-13,814	-13,839	-13,865	-13,891	-13,952	-14,361
3.00%	Non Reimbureable	-15,217	-15,673	-16,143	-16,628	-17,126	-17,640	-18,169	-18,715	-19,276	-19,854

	Residential										
Growth	**OPERATING EXPENSES Assumptions**	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3.00%	Utilities	-15,820	-16,295	-16,783	-17,287	-17,806	-18,340	-18,890	-19,457	-20,040	-20,642
3.00%	Insurance	-10,571	-10,888	-11,215	-11,551	-11,898	-12,255	-12,622	-13,001	-13,391	-13,793
3.00%	RE Taxes	-30,388	-31,300	-32,239	-33,206	-34,202	-35,228	-36,285	-37,373	-38,495	-39,649
3.00%	Non Reimbureable	-10,772	-67,000	-69,010	-71,080	-73,213	-75,409	-77,671	-80,002	-82,402	-84,874
4.00%	Management Fee	-15,188	-15,644	-16,113	-16,956	-21,537	-22,183	-22,849	-23,534	-24,240	-24,967

Rent Rolls

1211 13th Street Rent Roll						
Tenant	Suite	RSF	Term Remaining (years)	Optioned Term (years)	Rent PSF (p.a.)	Rent
SNAG	1211 - 1	3472 SF	0.58		12.70	$3,675
KAPPA IOTA HOUSING CORP	1211 - 2	3582 SF	3.33		15.08	$4,500
Half Fast Subs	1211 - 3	2552 SF	1.83		23.38	$4,972
Art Studio	1211 - 3 - 1	1932 SF	5.00	*Expected*	$27.00	$4,347.00
Total / Average		9,606	2.69		$19.54	

Suite	Tenant	Leased Da	Terminatior	Layout		Rent	Utilities	Parking	Total
1211 - 1	Chance Ranger Walker	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,811.00	100	200	2,111.00
1211 - 2	Alvin Neild	8/12/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,864.00	110	200	2,174.00
1211 - 3	Oscar Houtakker	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,811.00	110	200	2,121.00
1211 - 4	Stephanie Greco	8/1/2024	8/8/2025	1 Bed/1 Bath	Monthly	1,811.00	0	200	2,011.00
1211 - 5	Peter Pan Der Ver	9/11/2024	12/31/2024	1 Bed/1 Bath	Monthly	1,500.00	0	0	1,500.00
1211 - 6	Mike Salad Calabrese	8/26/2024	5/25/2025	1 Bed/1 Bath	Monthly	1,759.00	110	0	1,869.00
1211 - 7	Lexy Blancstare	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,784.00	100	0	1,884.00
1211 - 9	Logan Abadabadoo	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,757.00	0	0	1,757.00
1211 - 10	**VACANT**	**N/A**	**N/A**	**1 Bed/1 Batl**	**N/A**	**1,750.00**	**110**	**0**	**1,860.00**
1211 - 11	Ryan Melson-Kelson	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,892.00	100	0	1,992.00
1211 - 12	Emily Miller-Killer	8/12/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,941.00	110	0	2,051.00
1211 - 13	Anthony "Anthony" Mason	8/27/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,750.00	110	0	1,860.00
1211 - 14	Marc Krimpstocker	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,856.00	0	0	1,856.00
1211 - 15	Ella Bella "Bo" Bella-Shafer	8/1/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,892.00	100	0	1,992.00
1211 - 16	Tova Shonenfield	8/12/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,892.00	110	200	2,202.00
1211 - 17	Mitchel Witchel	9/15/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,950.00	0	0	1,950.00
1211 - 18	Cori James Crimes	8/21/2024	8/7/2025	1 Bed/1 Bath	Monthly	1,700.00	110	0	1,810.00
						30,720.00	1,280.00	1,000.00	33,000.00

Retail Rent Roll

1st Tenant	% of Total SF	Renew	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
SNAG	36.1%	No											
KAPPA IOTA HOUSING CORP	37.3%	No											
Half Fast Subs	26.6%	Yes											

	= In-Place Lease
	= Lease Renewed
	= Speculative Lease
	= Downtime

Zoning – Residential Uses

A = Allowed C = Conditional Use U = Use Review [ ] = Specific Use Standards Apply - = Prohibited

Zoning District	RR-1, RR-2, RE, RL-1	RL-2, RM-2	RM-1, RM-3	RMX-1	RMX-2	RH-1, RH-2, RH-4, RH-5	RH-3, RH-7	RH-6	MH	MU-3	MU-1	MU-2	MU-4	BT-1, BT-2	BMS	BC-1, BC-2	BCS	BR-1, BR-2	DT-4	DT-5	DT-1, DT-2, DT-3	IS-1, IS-2	IG	IM	IMS	P	A	Specific Use Standards
Use Module	R1	R2	R3	R4	R5	R6	R7	R8	MH	M1	M2	M3	M4	B1	B2	B3	B4	B5	D1	D2	D3	I1	I2	I3	I4	P	A	
RESIDENTIAL USES																												
Household Living																												
Duplex	A	A	A	A	[A]	A	A	-	-	[A]	A	A	A	A	-	[A]	-	[A]	A	A	A	-	[U]	[U]	[A]	U	-	9-6-3(a), (b), (c) 9-6-2(c)
Dwelling unit, attached	[A]	A	A	A	[A]	A	A	[A]	-	[A]	A	A	A	[A]	[A]	[A]	-	[A]	A	A	A	-	[U]	[U]	[A]	U	-	9-6-3(a), (b), (d) 9-6-2(c)
Dwelling unit, detached	[A]	[A]	A	A	[A]	[A]	[A]	-	-	[A]	[A]	[A]	[A]	[A]	-	[A]	-	[A]	A	A	A	-	[U]	[U]	-	[U]	[U]	9-6-3(a), (b), (e) 9-6-2(c)
Efficiency living unit	-	-	-	-	A	A	A	-	-	[A]	A	A	A	A	[A]	[A]	-	[A]	A	A	A	-	[U]	[U]	[A]	U	-	9-6-3(a), (b), (f) 9-6-2(c)
Live-work unit	-	-	-	-	-	[A]	[A]	-	-	[A]	[A]	[A]	[A]	[A]	[A]	[A]	-	[A]	[A]	[A]	[A]	[C]	[C]	[C]	[C]	-	-	9-6-3(a), (b), (g)
Mobile home park	-	U	U	-	U	U	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Townhouse	-	A	A	A	[A]	A	A	A	-	[A]	A	A	A	A	-	[A]	-	[A]	A	A	A	-	[U]	[U]	[A]	U	-	9-6-3(a), (b), (h) 9-6-2(c)
Group Living																												
Boarding house	-	-	U	U	A	A	A	-	-	U	A	A	[A]	[A]	[A]	[A]	-	[A]	-	-	A	-	[U]	[U]	-	-	-	9-6-3(i) 9-6-2(c)
Congregate care facility	-	-	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	-	[U]	[U]	-	[U]	-	9-6-3(j)
Custodial care facility	-	-	[U]	[U]	[U]	[U]	[U]	[U]	-	[U]	[U]	[U]	-	[U]	-	[U]	-	[U]	-	[U]	[U]	-	[U]	[U]	-	-	-	9-6-3(j)
Fraternity, sorority, and dormitory	-	-	-	-	-	A	A	-	-	U	-	-	-	[A]	[A]	[A]	-	[A]	-	-	A	-	[U]	[U]	-	-	-	9-6-3(k) 9-6-2(c)
Group home facility	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	-	-	-	-	-	-	9-6-3(l)
Residential care facility	-	-	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	-	[U]	[U]	-	-	-	9-6-3(j)
Transitional housing	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	-	[C]	[C]	[C]	[C]	-	9-6-3(m)
Residential Accessory																												
Accessory dwelling unit	[A]	[A]	[A}	[A]	[A]	[A]	[A]	-	-	[A]	[A]	[A]	[A]	[A]	-	[A]	-	[A]	[A]	[A]	[A]	-	[A]	[A]	-	[A]	[A]	9-6-3(n)
Caretaker dwelling unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	
Home occupation	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	-	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	9-6-3(o)
PUBLIC AND INSTITUTIONAL USES																												

Zoning – Commercial Uses

A = Allowed   C = Conditional Use   U = Use Review   [ ] = Specific Use Standards Apply   - = Prohibited

Zoning District	RR-1, RR-2, RE, RL-1	RL-2, RM-2	RM-1, RM-3	RMX-1	RMX-2	RH-1, RH-2, RH-4, RH-5	RH-3, RH-7	RH-6	MH	MU-3	MU-1	MU-2	MU-4	BT-1, BT-2	BMS	BC-1, BC-2	BCS	BR-1, BR-2	DT-4	DT-5	DT-1, DT-2, DT-3	IS-1, IS-2	IG	IM	IMS	P	A	Specific Use Standards
Use Module	R1	R2	R3	R4	R5	R6	R7	R8	MH	M1	M2	M3	M4	B1	B2	3	B4	B5	D1	D2	D3	I1	I2	I3	I4	P	A	
COMMERCIAL USES																												
Food, Beverage, and Lodging																												
Bed and breakfast	-	-	-	-	-	[U]	[C]	-	-	[U]	[C]	[C]	-	-	-		-	-	-	-	-	-	-	-	-	-	-	9-6-5(a)
Brewery, distillery, and winery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	[A]	[A]	[A]	[A]	-	-	9-6-5(b)
Commercial kitchen and catering	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-		U	U	U	U	U	A	A	A	A	-	-	
Hostel	-	-	-	-	-	U	U	-	-	U	A	U	[A]	U	[A]		-	A	[A]	[A]	U	-	U	U	-	-	-	9-6-5(c)
Hotel or motel	-	-	-	-	-	-	-	-	-	-	-	-	U	U	U		-	U	A	A	U	-	-	-	-	-	-	
Mobile food vehicle	[A]	-	-	-	-	-	-	-	-	[A]	[A]	[A]	[A]	[A]	[A]	A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	-	9-6-5(d)
Restaurant, brewpub, and tavern	-	-	-	-	-	[U]	[A]	-	-	[A]	[A]	[A]	[A]	[A]	[A]	A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	[A]	-	9-6-5(e)
Recreation and Entertainment																												
Art studio or workshop	-	U	U	U	U	U	U	U	-	[A]	[A]	[A]	A	A	A	[illegible]	A	A	A	A	A	A	A	A	A	U	-	9-6-5(f)
Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	U	U	U	-	-	U	
Indoor athletic facility	-	[U]	[U]	[U]	-	U	[A]	-	-	[A]	[A]	[A]	A	[A]	[A]	[illegible]	A	A	A	A	A	[A]	[A]	[A]	[A]	-	-	9-6-5(g)
Indoor commercial recreation	-	-	-	-	-	-	-	-	-	-	-	-	U	-	U	[illegible]	U	A	U	U	U	-	-	-	-	-	-	
Outdoor recreation or entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	U	-	[illegible]	U	U	U	U	U	-	-	-	-	U	U	
Small theater or rehearsal space	-	-	-	-	-	-	-	-	-	U	U	U	U	U	U	[illegible]	U	A	U	U	U	A	A	A	A	-	-	
Temporary event	-	-	-	-	-	-	-	-	-	[C]	[C]	[C]	[C]	[C]	[C]	C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	9-6-5(h)
Office Uses																												
Administrative office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	A	A	-	-	-	
Medical office	-	U	U	U	-	U	U	-	-	[A]	[A]	[A]	[A]	[A]	[A]	A]	[A]	[A]	[A]	A	A	-	[C]	-	-	U	-	9-6-5(i), (j) 9-6-2(c)
Office	-	U	U	U	U	U	[A]	-	-	[A]	[A]	[A]	[A]	[A]	[A]	A]	[A]	[A]	[A]	A	A	[A]	[A]	[A]	[A]	-	-	9-6-5(i), (k) 9-6-2(c)
Research and development	-	-	-	-	-	-	[A]	-	-	[A]	[A]	[A]	[A]	[A]	[A]	A]	A	[A]	-	-	-	[A]	A	A	[A]	-	-	9-6-5(i), (l) 9-6-2(c)
Retail Sales Uses																												
Accessory sales	-	-	-	-	-	A	A	-	-	A	A	A	A	A	A	[illegible]	A	A	A	A	A	A	A	A	A	A	-	
Building material sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U]	-	U	-	-	-	[A]	[A]	[A]	[A]	-	-	9-6-5(m)
Convenience retail sales	-	[U]	[U]	[U]	-	U	[A]	-	-	[A]	[A]	[A]	A	A	A	[illegible]	A	A	-	A	A	A	A	-	A	-	-	9-6-5(n)
Fuel sales	-	[U]	[U]	[U]	-	[U]	[U]	-	-	[U]	[U]	[U]	[C]	[U]	[C]	C]	[U]	[C]	-	[U]	[U]	[C]	[C]	-	[U]	-	-	9-6-5(o)
Retail sales	-	-	-	-	-	-	-	-	-	[A]	[A]	[A]	[A]	[A]	[A]	A]	A	A	A	A	[A]	[A]	[A]	[A]	[A]	-	-	9-6-5(p)
Service Uses																												
Animal hospital or veterinary clinic	-	-	-	-	-	-	-	-	-	U	U	U	U	U	U	[illegible]	U	A	-	-	U	A	A	A	A	-	-	
Animal kennel	-	-	-	-	-	-	-	-	-	-	-	-	U	-	U	[illegible]	A	U	-	-	-	A	A	U	A	-	-	
Business support service	-	-	-	-	-	-	-	-	-	-	-	-	[A]	-	[A]	A]	A	A	A	A	A	[A]	U	U	[A]	-	-	9-6-5(q)

Zoning – Industrial Uses

A = Allowed C = Conditional Use U = Use Review [ ] = Specific Use Standards Apply - = Prohibited

Zoning District	RR-1, RR-2, RE, RL-1	RL-2, RM-2	RM-1, RM-3	RMX-1	RMX-2	RH-1, RH-2, RH-4, RH-5	RH-3, RH-7	RH-6	MH	MU-3	MU-1	MU-2	MU-4	BT-1, BT-2	BMS	BC-1, BC-2	BCS	BR-1, BR-2	DT-4	DT-5	DT-1, DT-2, DT-3	IS-1, IS-2	IG	IM	IMS	P	A	Specific Use Standards
Use Module	R1	R2	R3	R4	R5	R6	R7	R8	MH	M1	M2	M3	M4	B1	B2	B3	B4	B5	D1	D2	D3	I1	I2	I3	I4	P	A	
INDUSTRIAL USES																												
Storage, Distribution, and Wholesaling																												
Cold storage locker	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U	U	-	-	-	A	A	A	A	-	-	
Outdoor display of merchandise	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	[A]	-	[A]	-	-	-	[A]	[A]	[A]	[A]	-	-	9-6-6(a)
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	U	A	-	-	-	
Self-service storage facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	U	-	-	-	-	
Warehouse or distributions facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	-	-	
Wholesale business	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	A	A	A	A	-	-	
Production and Processing																												
General manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	[U]	[U]	-	-	-	9-6-6(b)
Light manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	[A]	-	-	-	[A]	-	-	-	-	[A]	A	A	A	-	-	9-6-6(c)
Recycling center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U	U	U	U	-	-	
Recycling collection facility - large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	[U]	[U]	[U]	-	-	-	[U]	[U]	[U]	[U]	[U]	-	9-6-6(d)
Recycling collection facility - small	-	-	-	-	-	-	-	-	-	-	-	-	[C]	-	[C]	[C]	[C]	[U]	[U]	[U]	[U]	[C]	[C]	[C]	[C]	[C]	-	9-6-6(e)
Recycling processing facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	[U]	[U]	[U]	-	[U]	-	9-6-6(f)
Industrial Services																												
Building and landscaping contractor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	A	A	A	A	-	-	
Cleaning and laundry plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	-	-	
Equipment repair and rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U	A	U	U	U	U	A	A	A	A	-	-	
Lumber yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-	-	