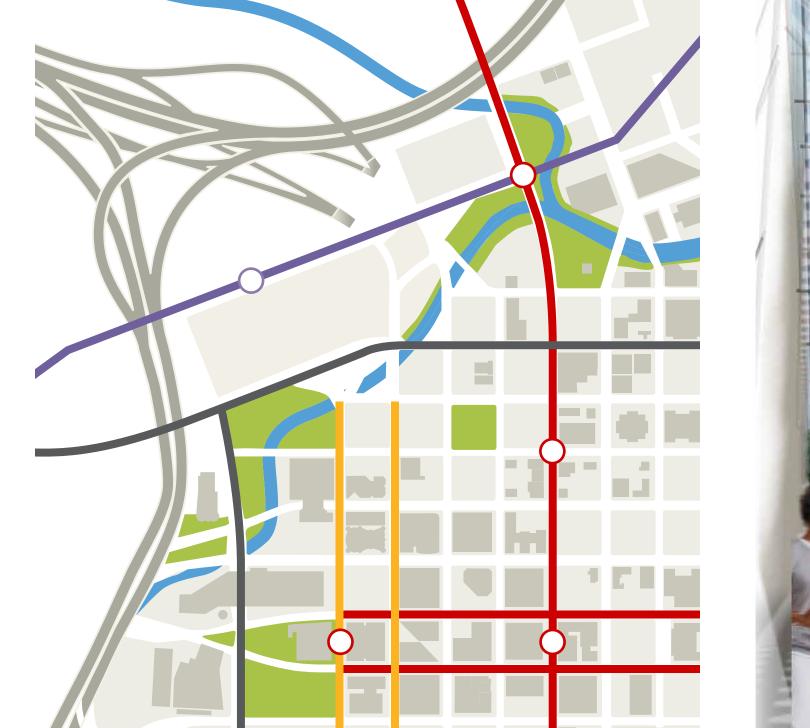
# DOWNTOWN HOUSTON'S FIRST RESIDENTIAL DISTRICT CELEBRATING CULTURAL DIVERSITY AND URBAN LIFESTYLE



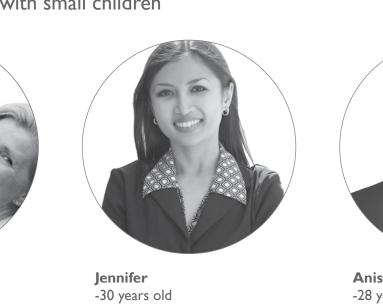
























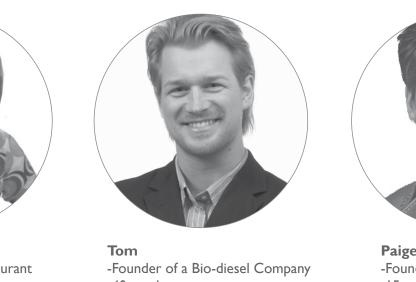




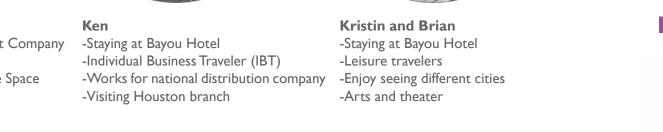


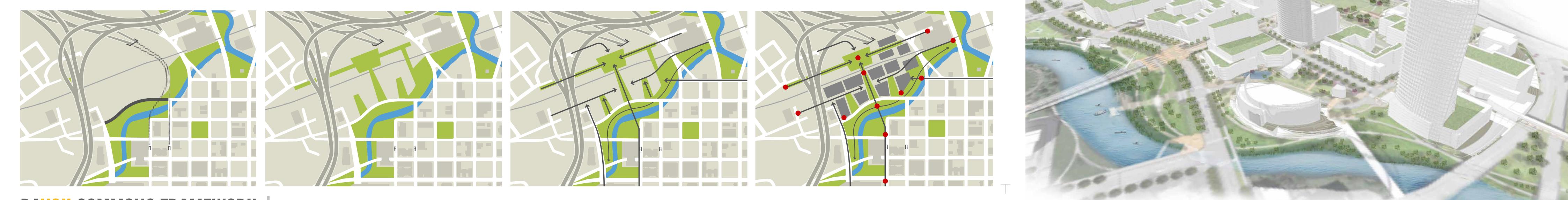






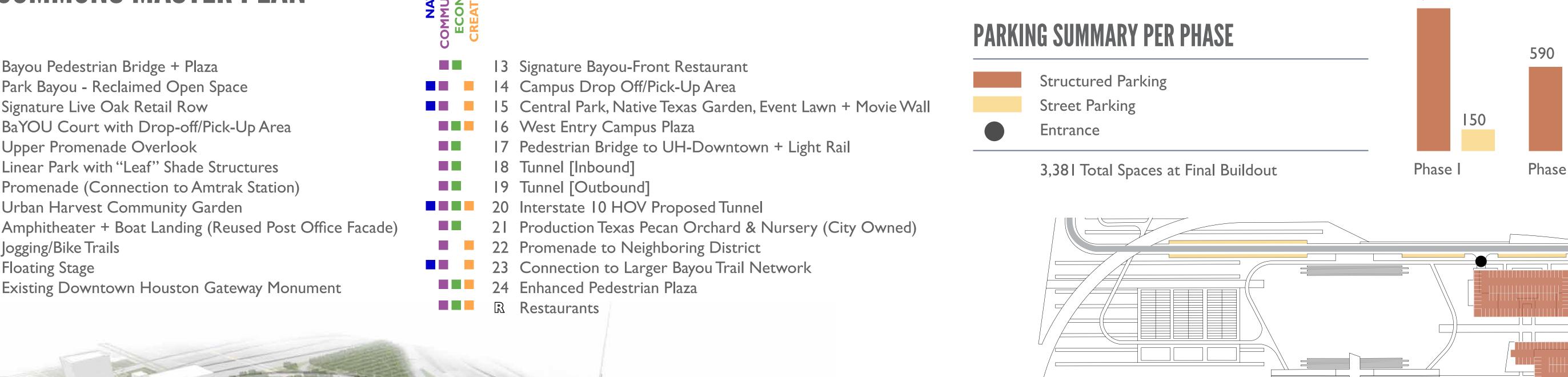


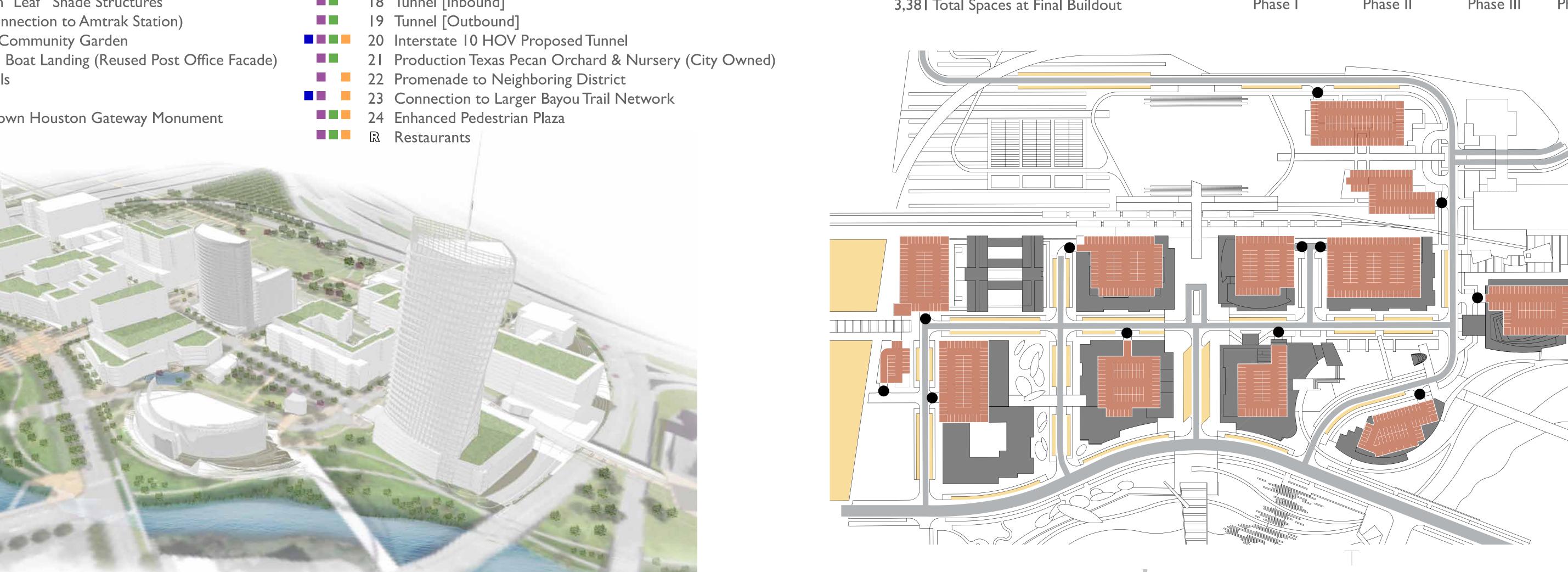




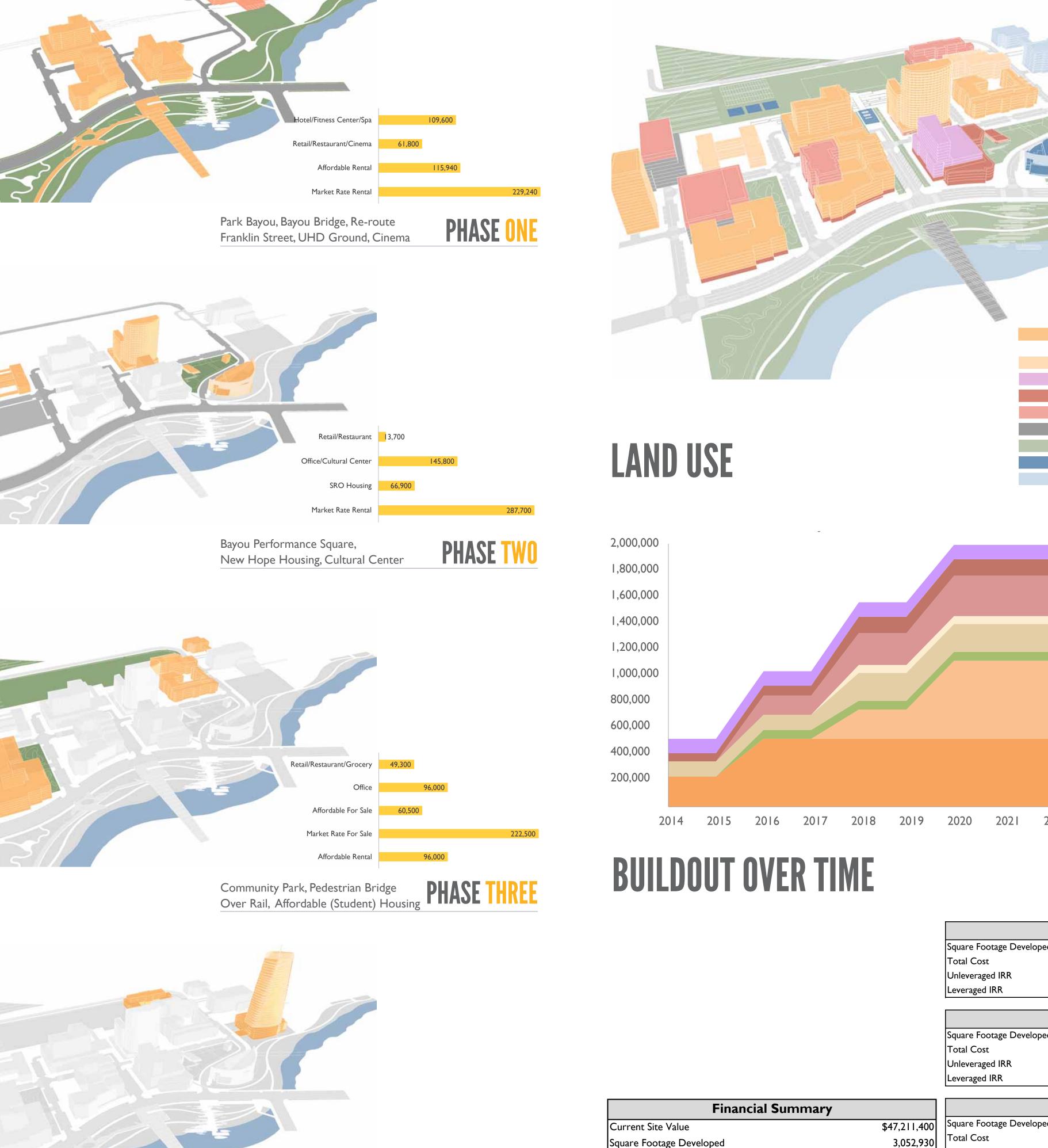
BAYOU COMMONS FRAMEWORK | RECLAIM THE BAYOU ... PUNCTURE THE EDGE ... ESTABLISH THE CONNECTIONS ... INTEGRATE THE DEVELOPMENT

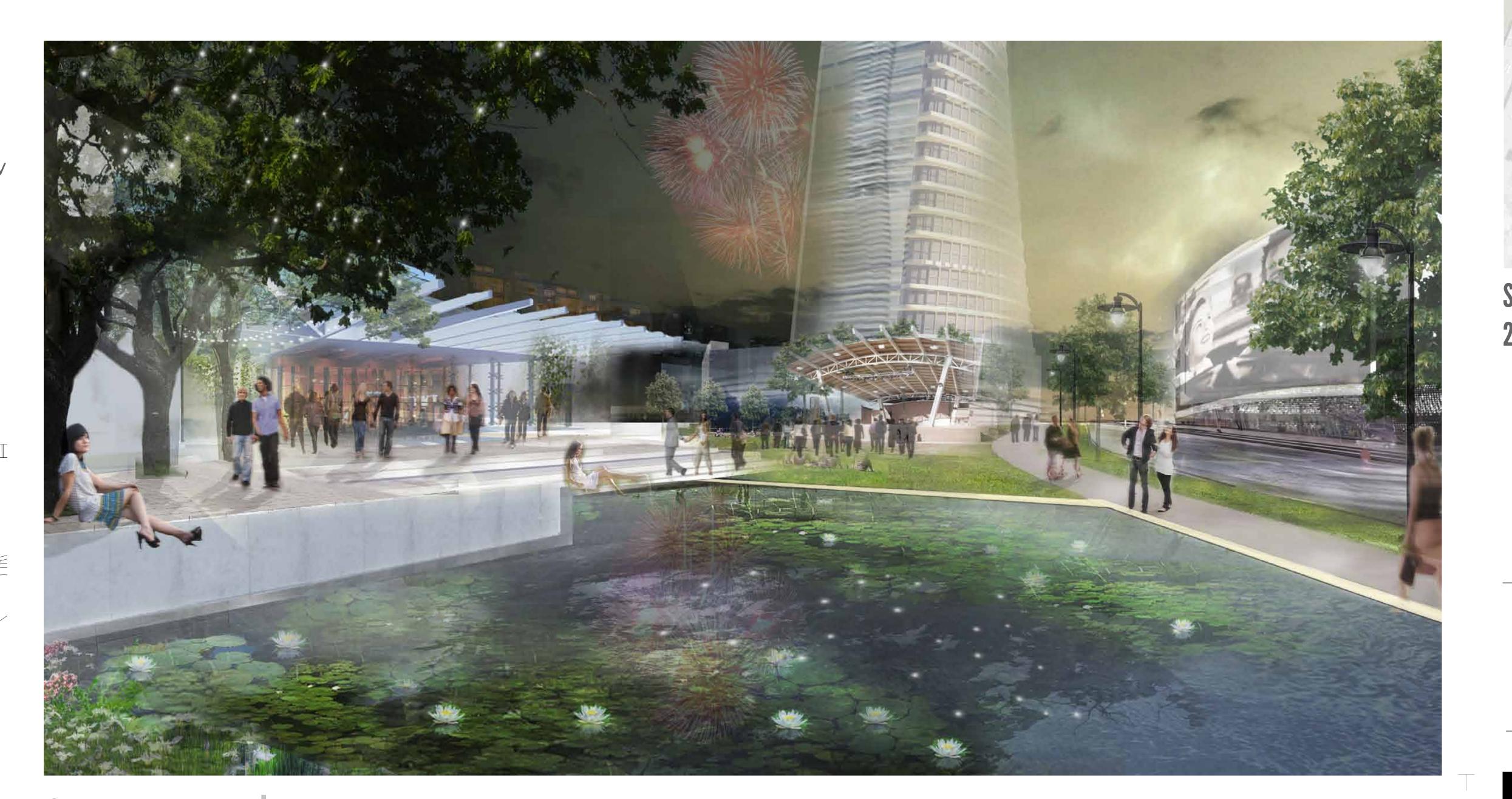






DETAILED PARKING PLAN INTEGRATED, PHASED, EFFICIENT



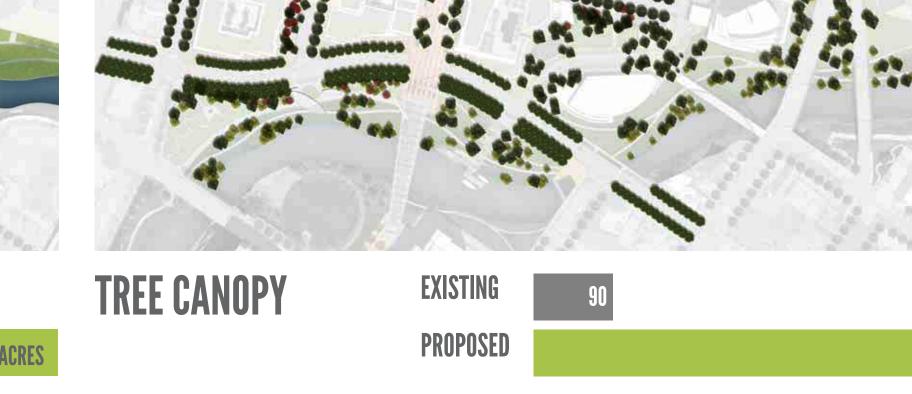


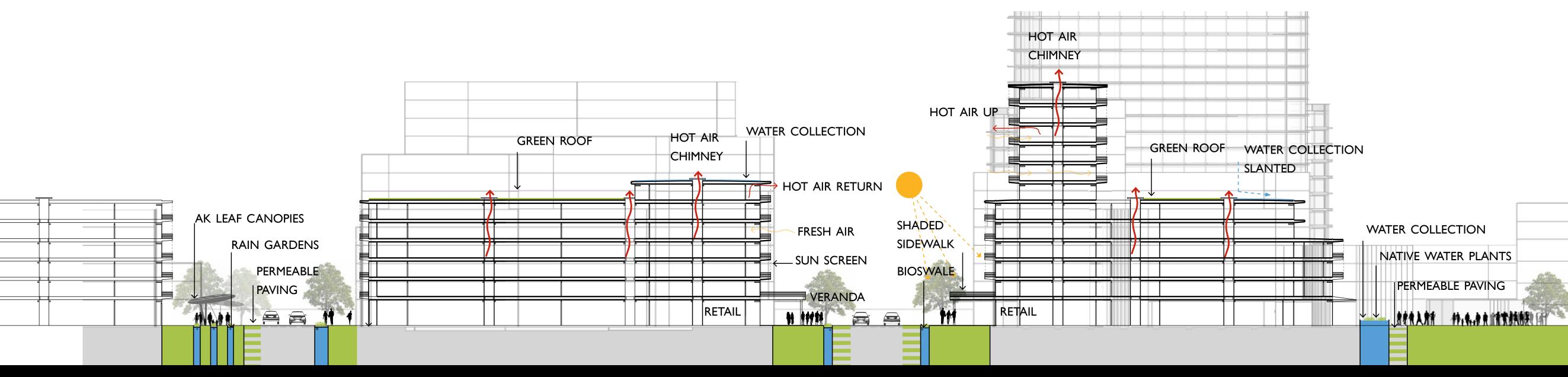
CENTRAL PARK A DYNAMIC GATHERING PLACE FOR ALL RESIDENTS & VISITORS

		1 ' ' '	·	
		Total Cost	\$115,400,985	
		Unleveraged IRR	13.17%	
		Leveraged IRR	28.11%	
			Phase II	
		Square Footage Developed	514,100	AND THE PARTY OF BAYOU
		Total Cost	\$133,960,748	NEW AND THE PARTY OF THE PARTY
		Unleveraged IRR	9.78%	
		Leveraged IRR	14.57%	
Financial Summary			Phase III	
	\$47,211,400	Square Footage Developed	662,800	
veloped	3,052,930	Total Cost	\$109,129,642	
	\$489,223,836	Unleveraged IRR	15.86%	
e (Year 10)	\$640,010,693	Leveraged IRR	19.53%	NEW HORE HOUGHIO AT BAYOU COMMONO
Discount Rate)	\$22,763,226			NEW HOPE HOUSING AT BAYOU COMMONS
Discount Nate)	10.84%		Phase IV	
		Square Footage Developed	437,250	
	18.91%	Total Cost	\$113,852,857	
ntral Houston Foundation)	12.14%	Unleveraged IRR	13.14%	
velopers & Limited Partners)	21.09%	Leveraged IRR	17.62%	









ACHIEVING PERFORMANCE-BASED DESIGN