



40TH & CENTRAL MULTI-FAMILY DEVELOPMENT

COLUMBIA HEIGHTS EDA MEETING – 07.22.2019

ABOUT ALATUS

Numerous, award-winning, transformative urban and suburban projects.

Known for dedication to excellence - a leader in multi-family as well as mixed-use, commercial, and single-family residential real estate developments.

Our team of 20 professionals brings more than 30 years of real estate, design, construction, and management expertise.

Have proudly served clients and 60+ Twin Cities communities to date.



QUALITY



INTEGRITY



FORESIGHT

ALATUS TEAM



ESG ARCHITECTURE & DESIGN

ESG is an award-winning, national architecture and design firm headquartered in Minneapolis.

With a focus on multifamily residential, hospitality and creative office, we create unique solutions that shape cities and elevate experiences.



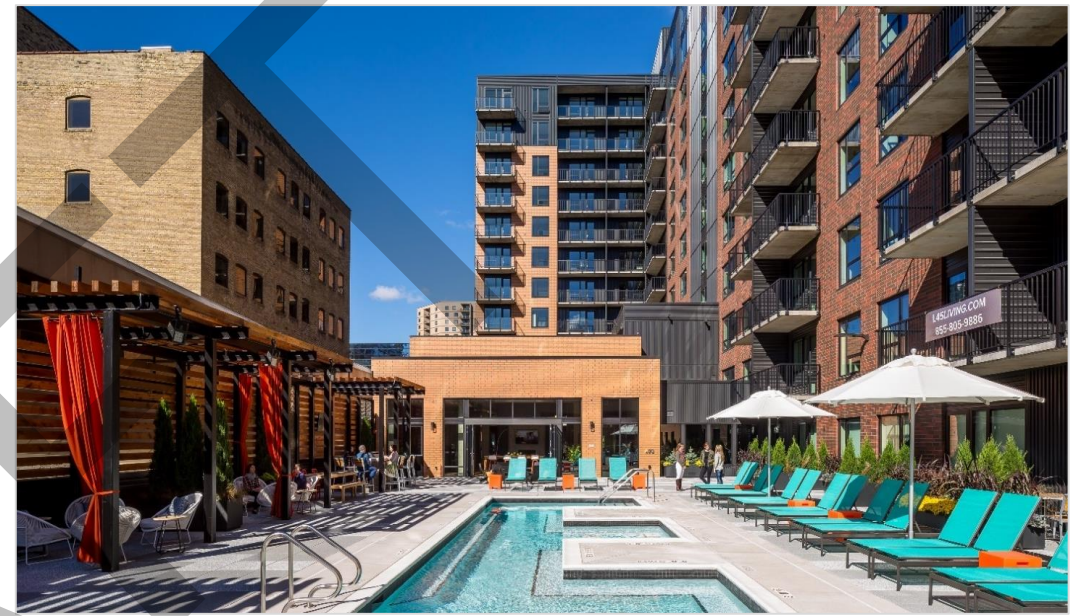
Recent ESG project:
Hamline Station Apartments
Hamline-Midway, Saint Paul



esg

LATITUDE 45, MINNEAPOLIS MN

- 318 Apartment Homes, opened in July 2015. 13-Story structure located along the pedestrian-friendly Washington Ave corridor.
- Cornerstone of the Downtown Core and Mississippi Riverfront.
- Attractive retail tenants including Eastside restaurant and Massage Envy.



BERKMAN APARTMENTS, ROCHESTER MN

- 348 Apartment Homes, scheduled to open Q1 2020. 13-Story structure adjacent to Mayo Clinic's St. Mary's Hospital.
- Located at gateway to Rochester at the mouth of the active 2nd Street corridor.
- Approximately 24,000 Sq. Ft. of commercial space and over 540 parking stalls.



IRONWOOD APARTMENTS, NEW HOPE MN

- 182 Apartment Homes, opened Jan 2019. 4-Story structure adjacent to New Hope Village Golf Course.
- Located off Bass Lake Road in between highways 100 and 169
- Healthy-living community: VRF system, proximity to future LRT line extension.



IRONWOOD APARTMENTS, NEW HOPE MN



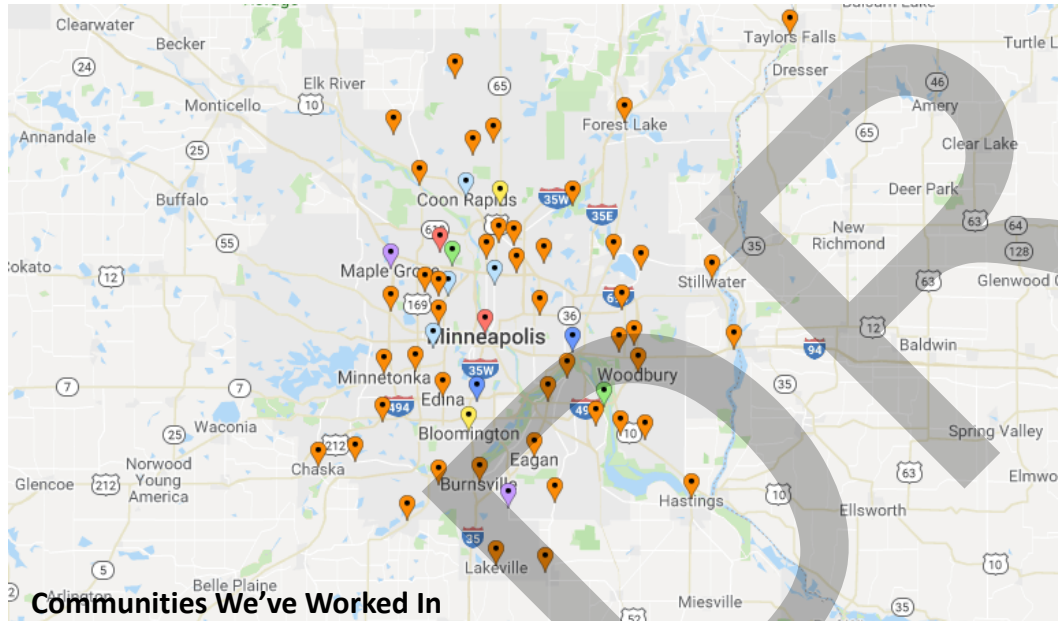
IRONWOOD APARTMENTS, NEW HOPE MN

- 182 Apartment Homes, opened Jan 2019. 4-Story structure adjacent to New Hope Village Golf Course.
- Avg chunk price rent is \$100 to \$150 less/mo vs comparable nearby properties.
- Healthy-living community: VRF system, proximity to future LRT line extension.



SINGLE FAMILY DEVELOPMENT/RE-DEVELOPMENT

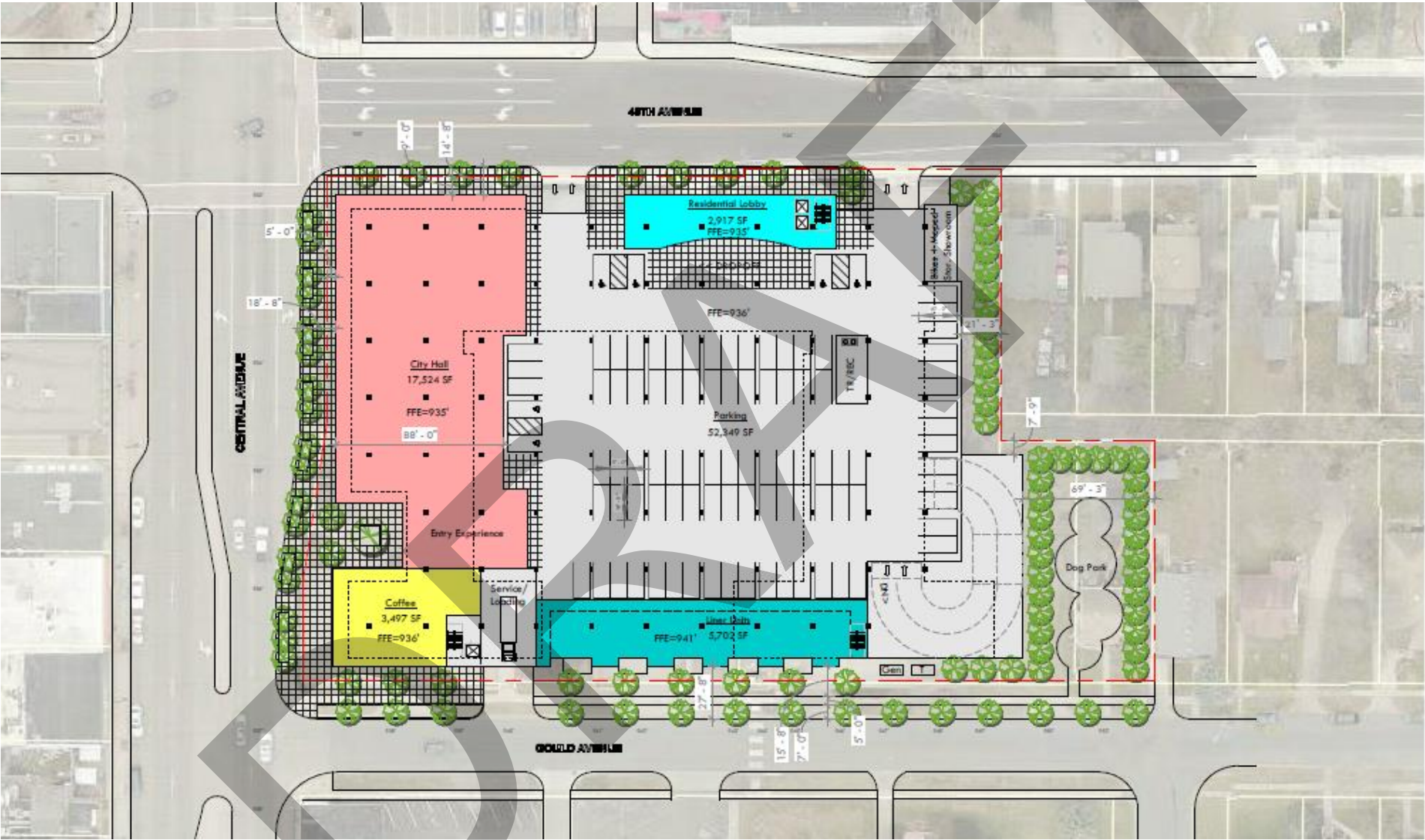
- Parkside at Humboldt Greenway:
 - 65 Single-family home sites in North Minneapolis (new construction).
 - Historic Lind-Bohanan and Shingle Creek neighborhoods, walking distance to Grand Rounds National Scenic Byway system.
- Previous work: 500+ MHS Home Rehabilitations



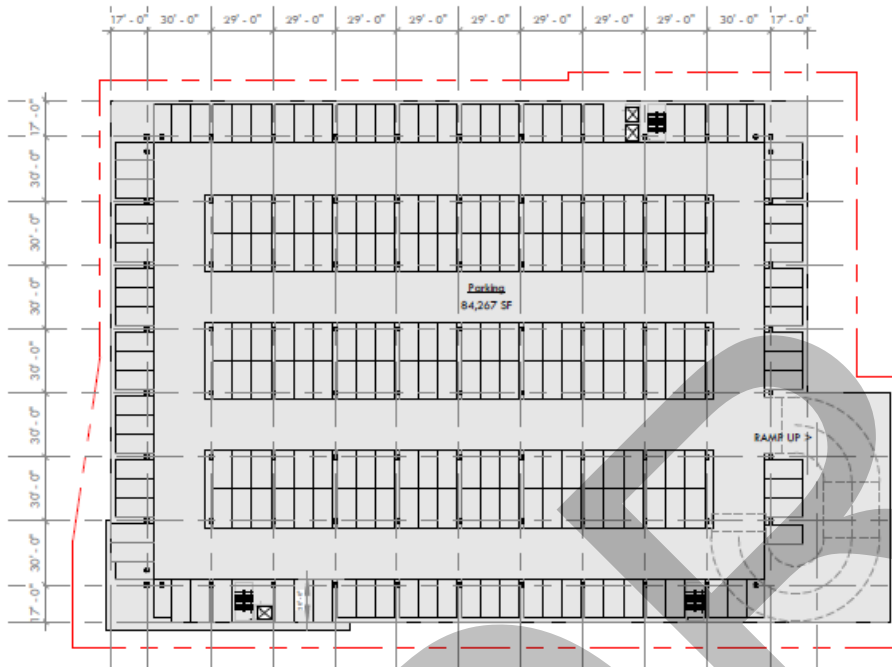
INTRODUCTION TO 40TH & CENTRAL MULTI-FAMILY DEVELOPMENT

1. Located at the intersection of 40th Ave NE & Central Ave NE, just a 5-minute drive from 694 and a 20-minute drive from the Minneapolis CBD.
2. Located adjacent to major Columbia Heights transit station/node on Central Ave NE between 40th & 41st Ave NE.
3. 170 – 270 Units with wide variety of unit types and rents to attract a diverse (economic & social) rental community.
4. New +/- 17,500 Sq.Ft. City Hall programmed on street level.
5. Roughly 1:1 residential parking ratio in addition to licensed stalls for City Hall staff and guests.
6. Full compliment of amenities including amenity deck with pool and complete workout facility.
7. Additional +/- 3,000 Sq.Ft. of retail space programmed on street level.

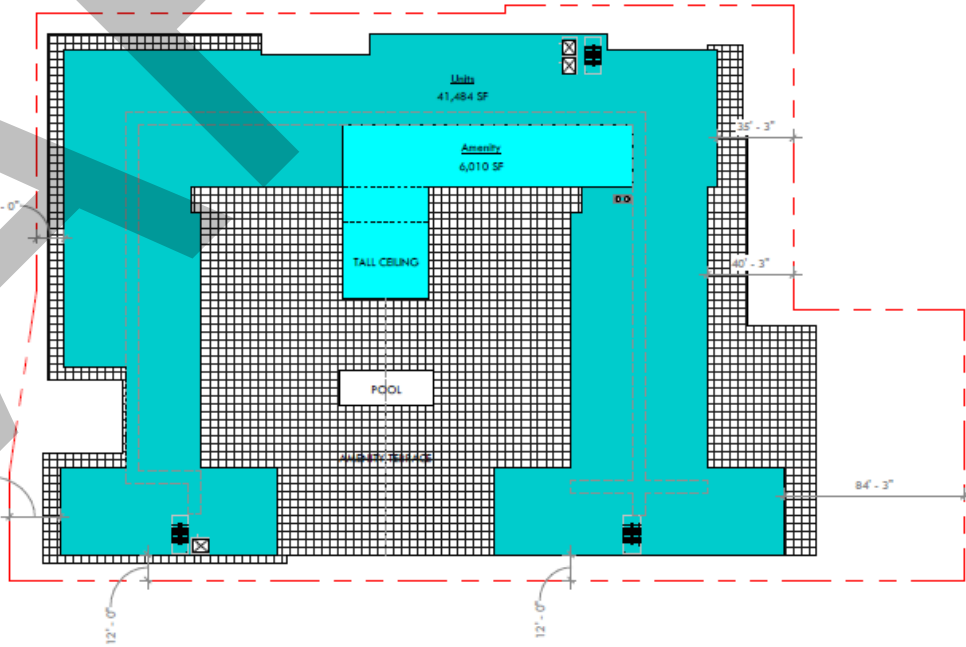
PRELIMINARY DEVELOPMENT CONCEPT



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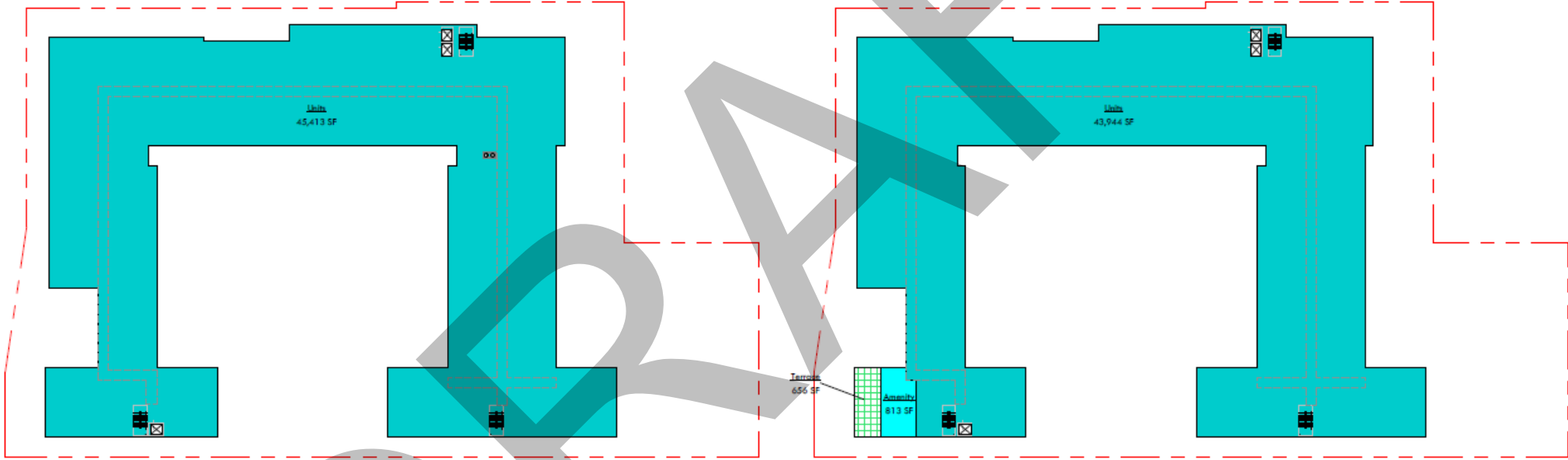


LOWER LEVEL PARKING PLAN



LEVEL 2 PLAN

PRELIMINARY DEVELOPMENT CONCEPT



TYP LEVEL 3-5 PLAN

LEVEL 6

PRELIMINARY DEVELOPMENT CONCEPT



PRELIMINARY DEVELOPMENT CONCEPT



PRELIMINARY DEVELOPMENT CONCEPT

