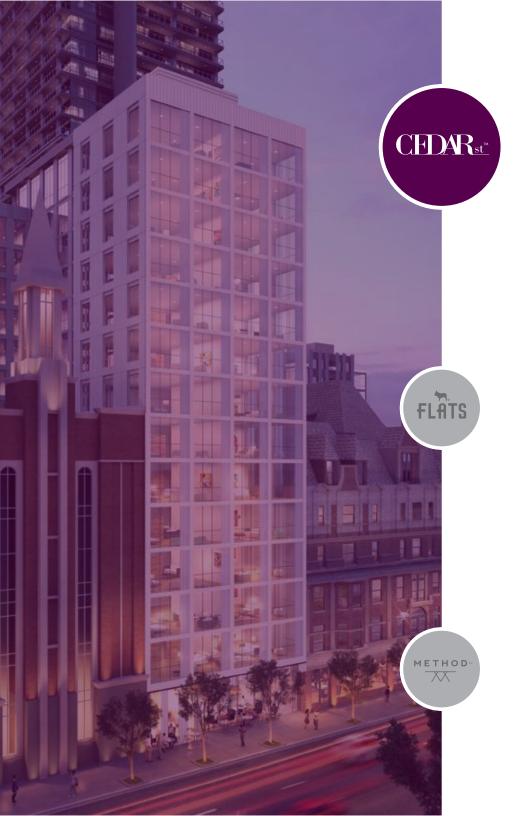




 $\overrightarrow{CEDR}_{\underline{st}^{m}}$ 

PROPERTY MANAGEMENT

GENERAL CONTRACTING



CEDARst Development (Cedar) is responsible for sourcing, acquiring, capitalizing, and developing mixed-use multifamily properties. Completed assets are transitioned to Cedar's asset management team to drive value for investors until disposition.

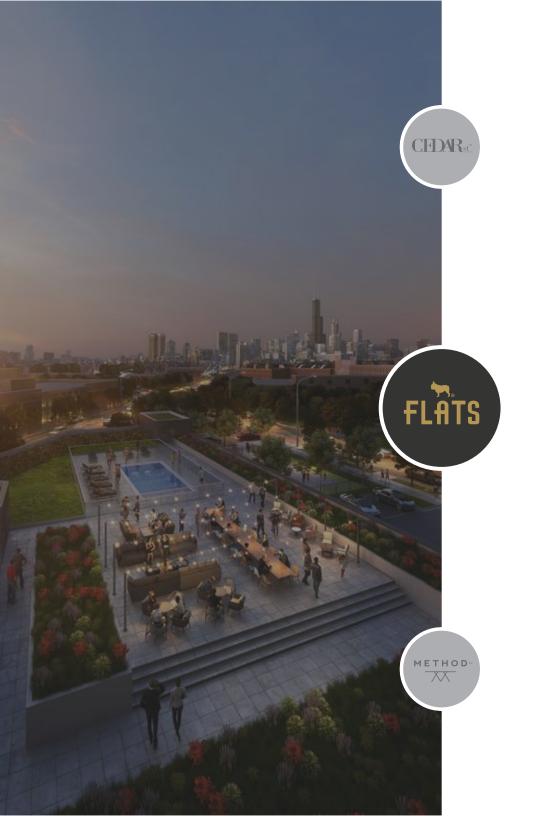
Cedar capitalizes each project on an individual basis, tailoring the capital stack to optimize risk-adjusted returns. In addition to common equity and senior debt, Cedar selectively pursues preferred equity, mezzanine debt, and/or historic tax credit equity.

Since 2012, Cedar has gone full cycle on 26 assets and has a current portfolio of 3,500 units either stabilized, leasing up, or under construction.

Cedar delivers superior returns for its investors through its micro unit strategy, whereby unit rents are lowered, but unit count (density) is increased, creating additional revenue and more durable demand compared to competitors with larger unit sizes.

Cedar invested heavily into FLATS branding and management of its multifamily product to create a superior resident experience.

Cedar remains at the forefront of emerging industry trends; its principals were co-founders of a mobile app, Livly, that consolidates multiple tenant services onto a single platform, simultaneously improving the resident experience and increasing revenue for ownership (see pg. 38).



FLATS is the branded property management, hospitality, and resident experience arm of CEDARst Companies.

FLATS markets itself as a community of smart-sized units in an authentic, amenity-rich environment with approachable rents.

All FLATS residents have access to amenities throughout the Cedar portfolio, encouraging residents to branch out, socialize, and create a sense of community. Amenities include pools, rooftops, gyms, recreation rooms, and co-working spaces.

FLATS team members actively plan resident events, fitness sessions led by professional trainers, rooftop yoga, and other social activities for the resident community. FLATS also partners with local operators such as coffee shops and local markets.

FLATS has a Short Stay program, in which it leases units on a short term basis to non-residents. Revenue from these units is approximately double that of a traditionally leased unit, creating additional value for investors.

FLATS is currently beta-testing Urban Select, which is a monthly membership for non-residents allowing access to the amenities and events across the Cedar portfolio. This is another revenue stream Cedar believes it can monetize across its portfolio.

FLATS has received national acclaim from media outlets including Bloomberg, Bravo, Crain's Business, Chicago Tribune, Chicago Sun Times, and Forbes.



Method serves as the in-house general contractor (GC) for smaller-scale Cedar developments (hard cost budgets under \$20MM), and as owner representative for all other projects in which Cedar retains a 3rd party general contractor.

Method manages the architectural design, zoning, and entitlement processes for all Cedar developments.

Method specializes in ground-up urban infill and adaptive re-use projects, including historical and landmarked buildings.

Method has billed an average of \$34MM of work annually from 2016-2018. Over the same time period, Method has overseen \$130MM of 3rd party GC costs.

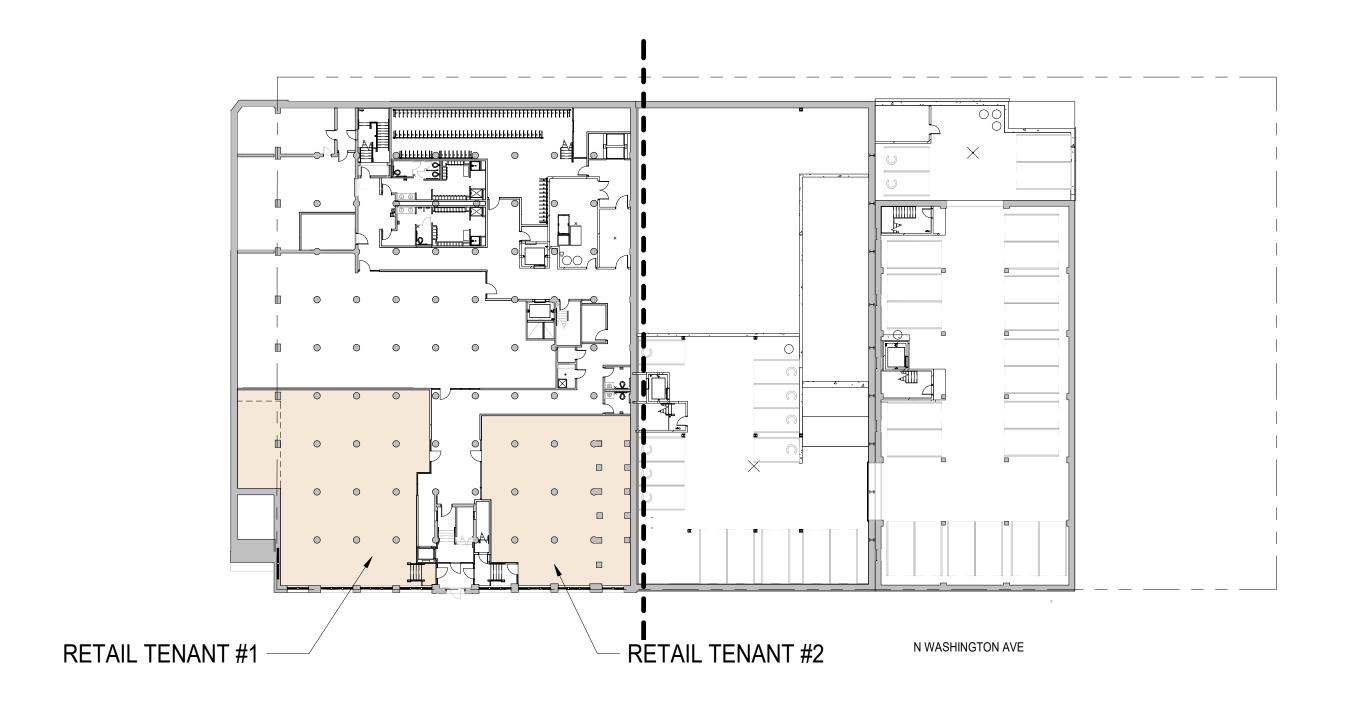


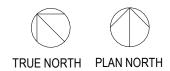
**DUFFEY REDEVELOPMENT** 

500-528 WASHINGTON AVENUE NORTH

BIRD'S EYE RENDERING



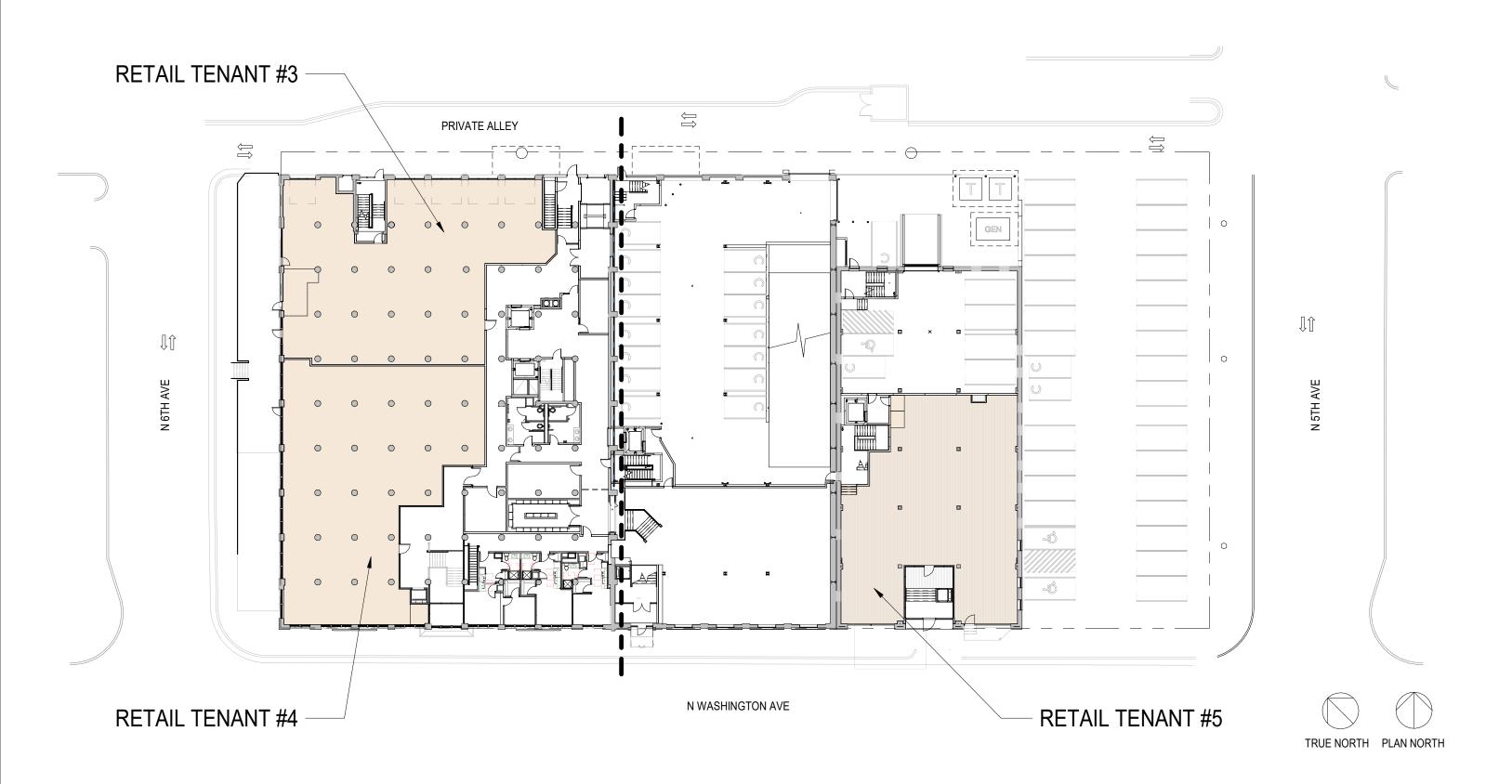






Scale 1/32" = 1'-0"









## Duffey 2.0

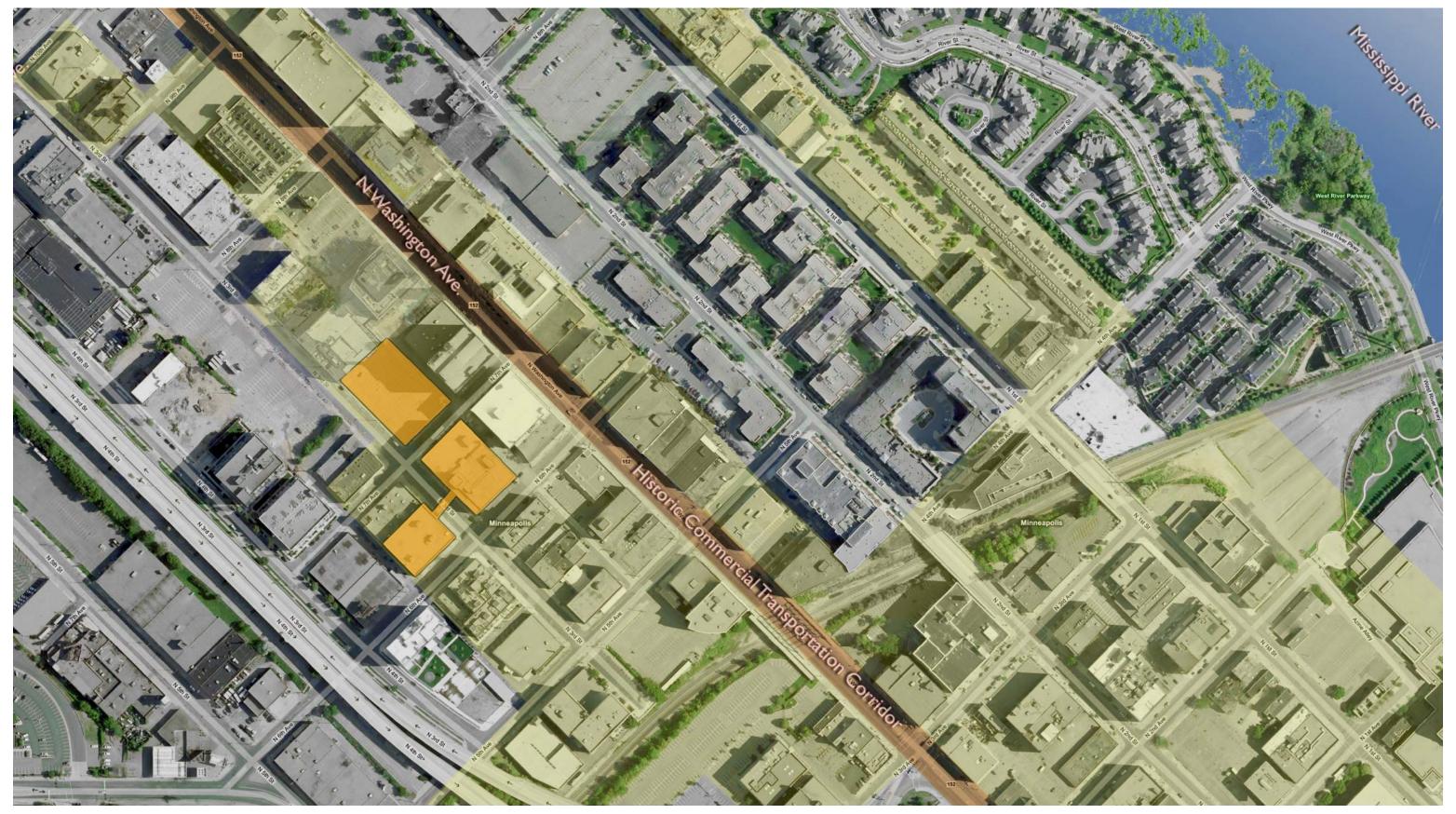
MINNEAPOLIS, MN

COW Submittal















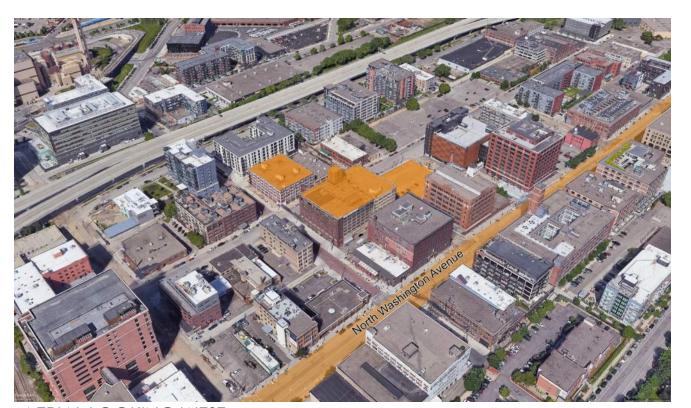
AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH

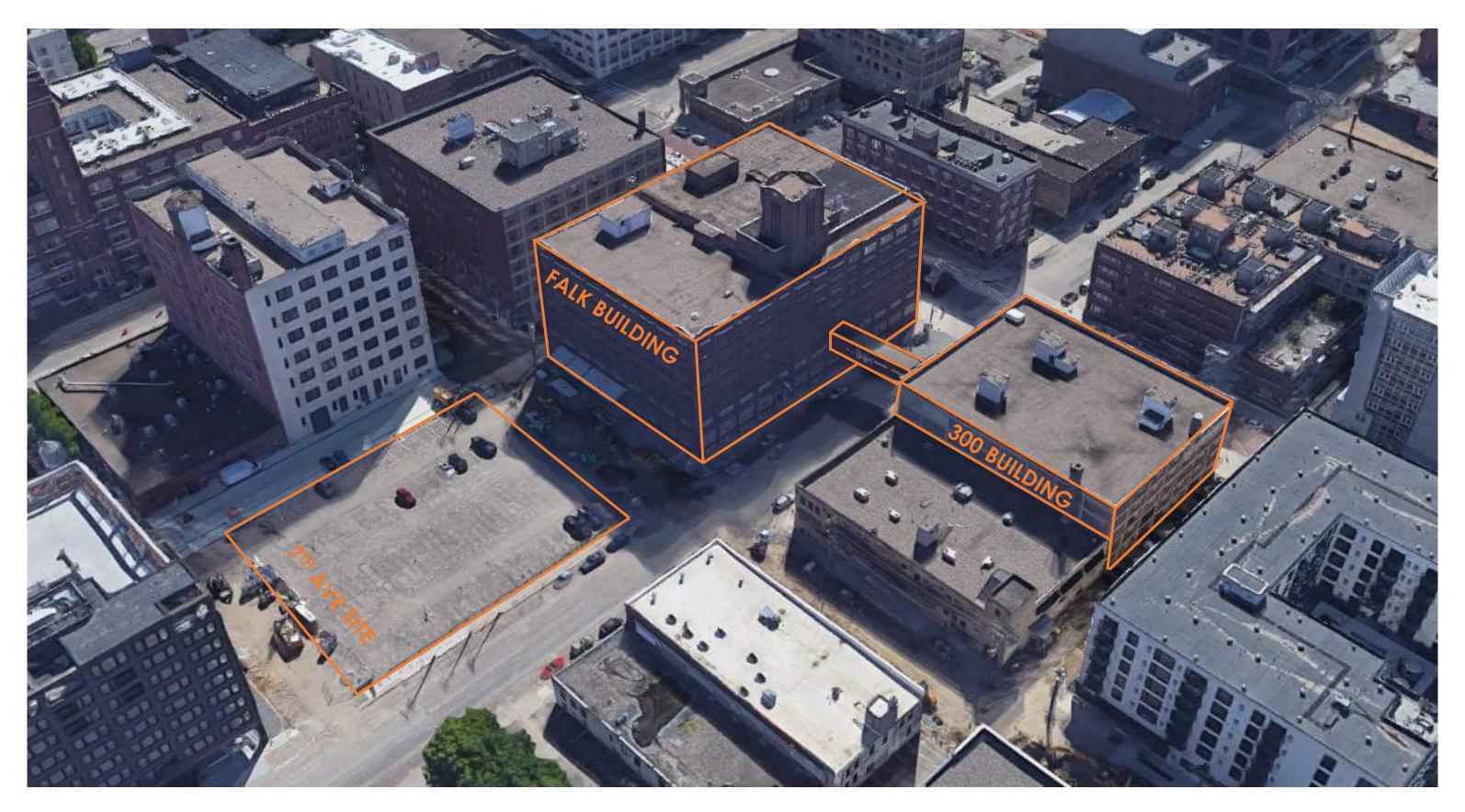


AERIAL LOOKING EAST



AERIAL LOOKING WEST





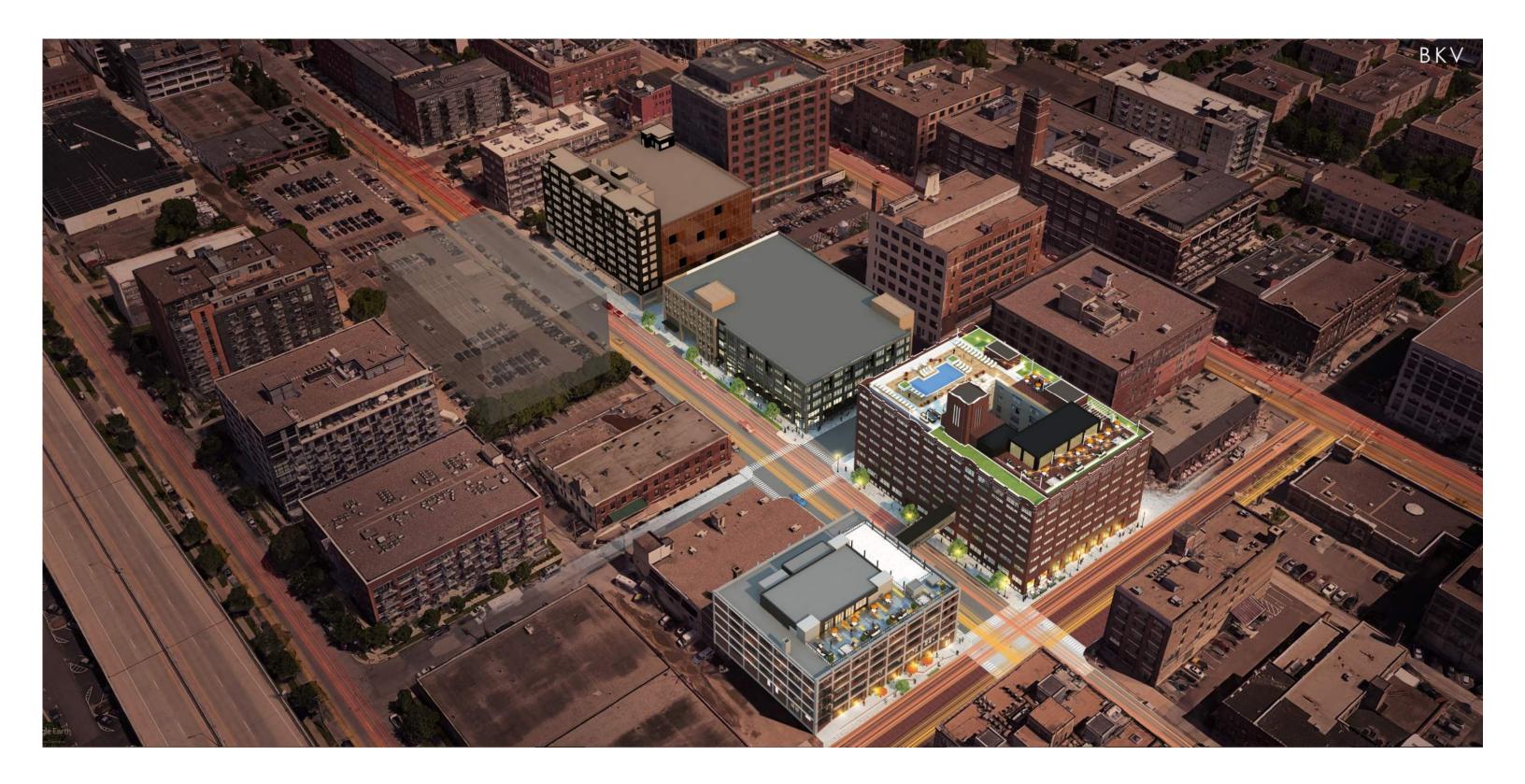






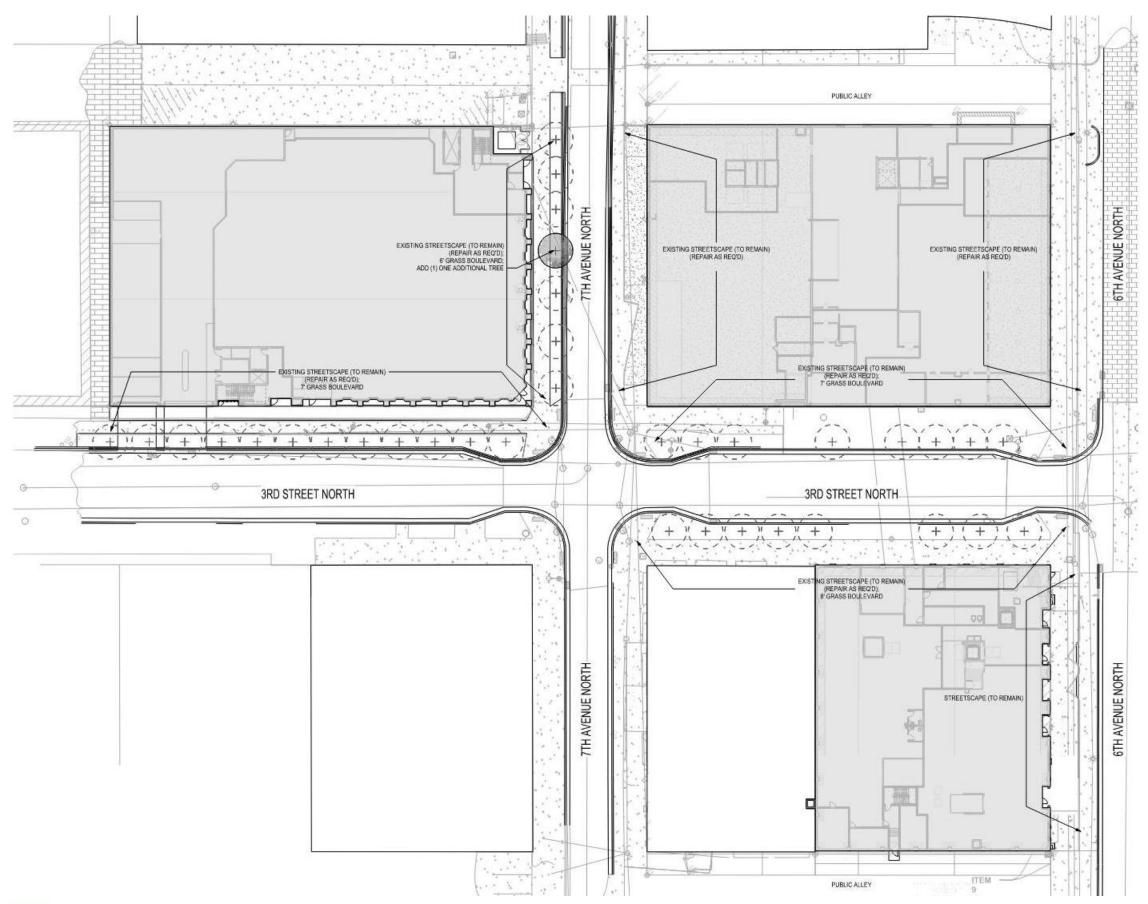






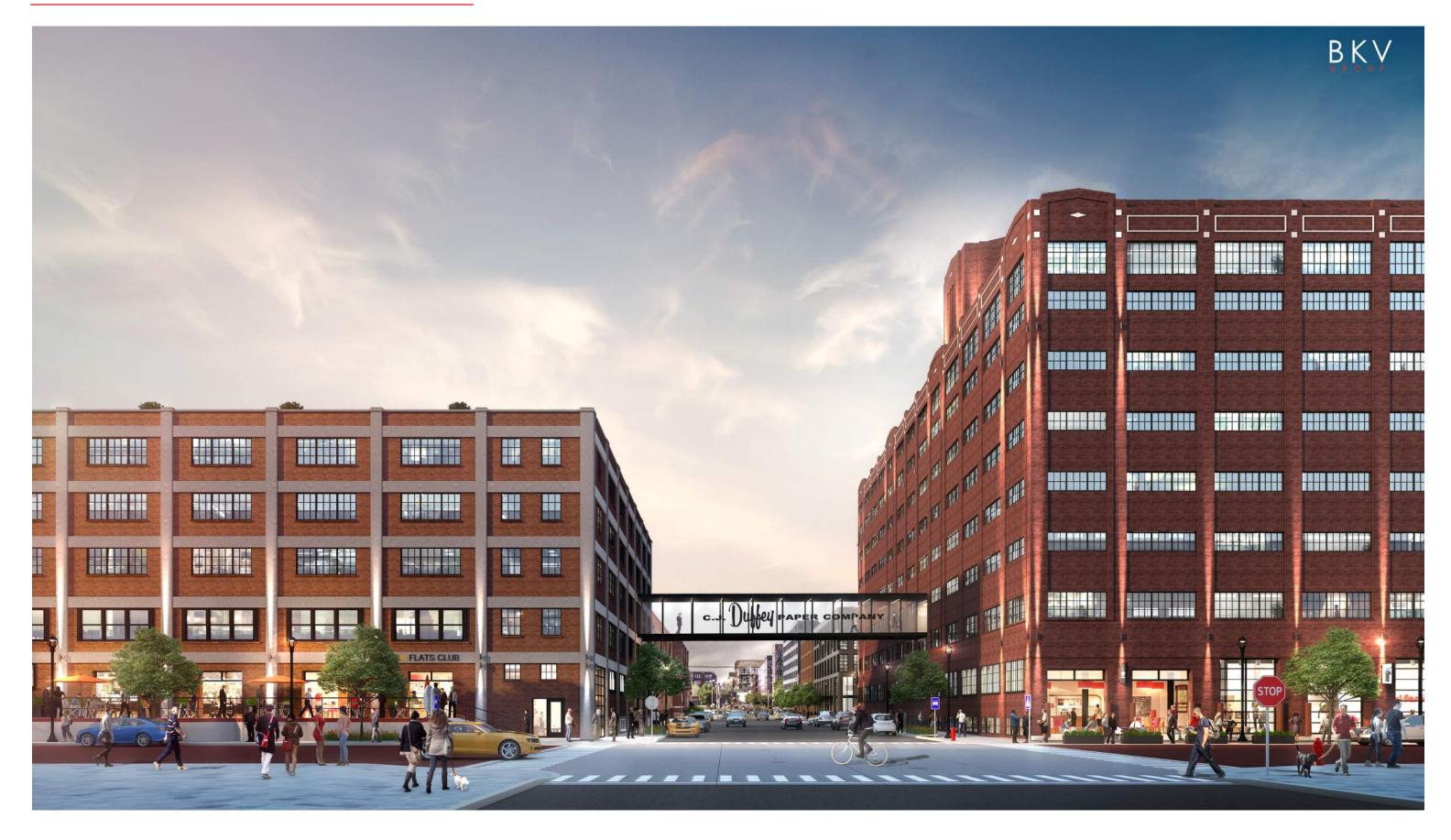
















## **FALK BUILDING**





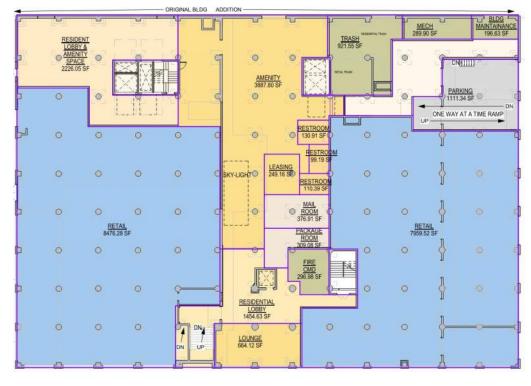


1954 CURRENT PROPOSED

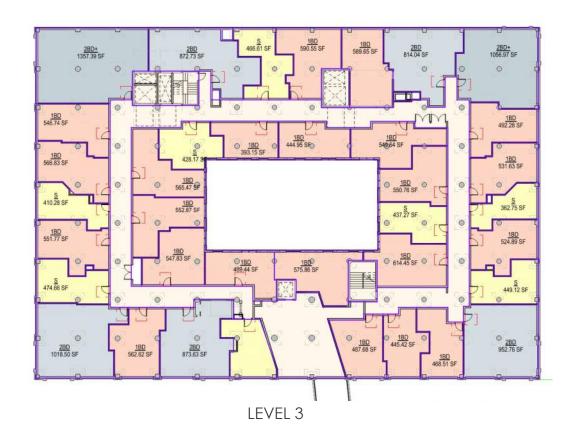


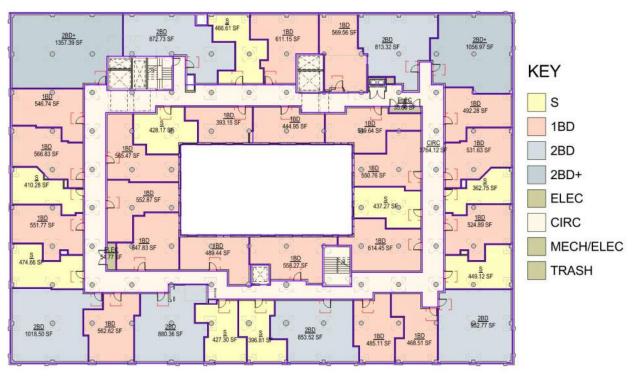




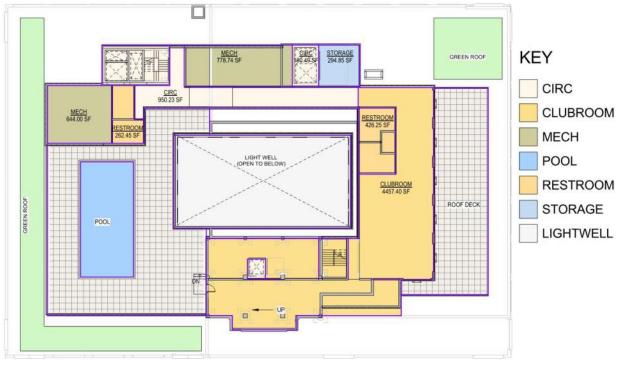








LEVEL 2, 4-8

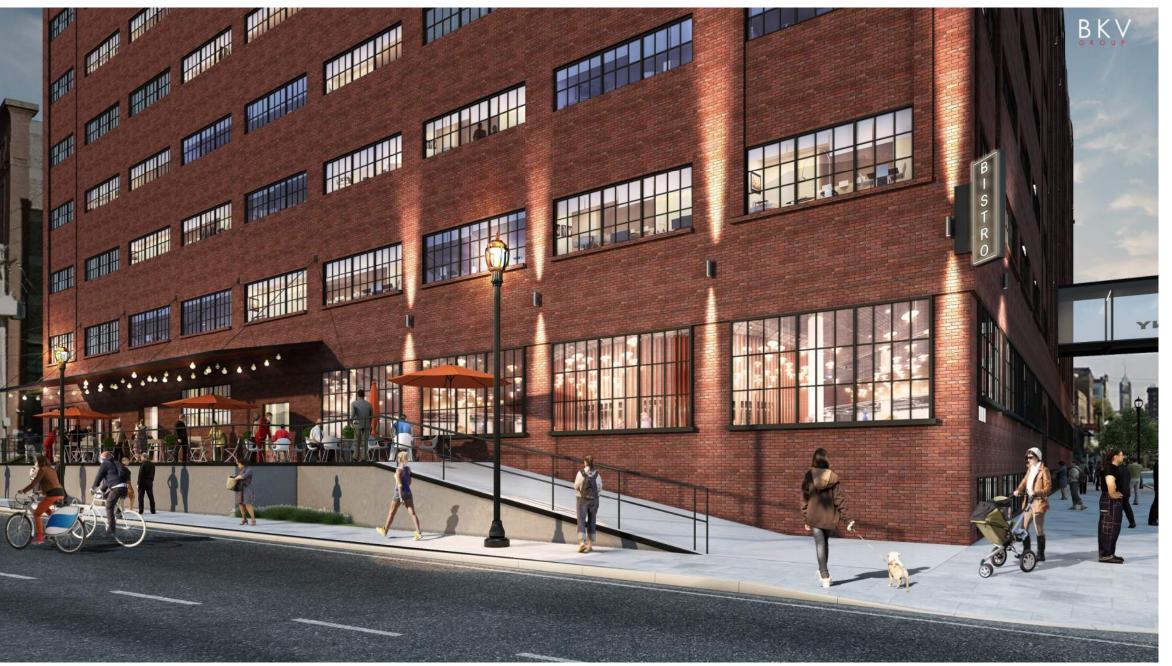


ROOFTOP























## 300 BUILDING



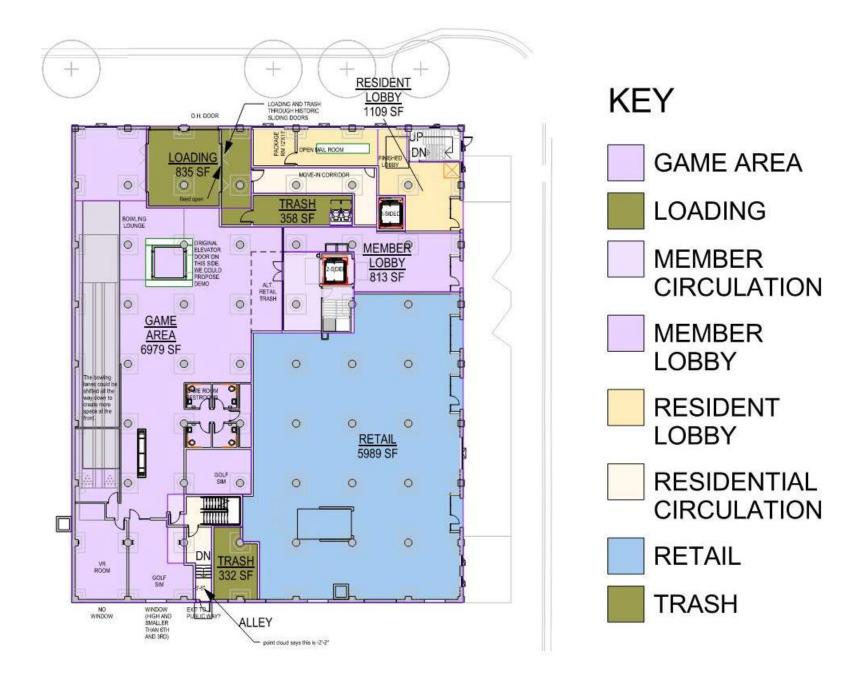




CURRENT PROPOSED



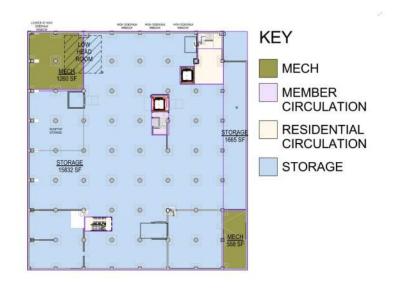


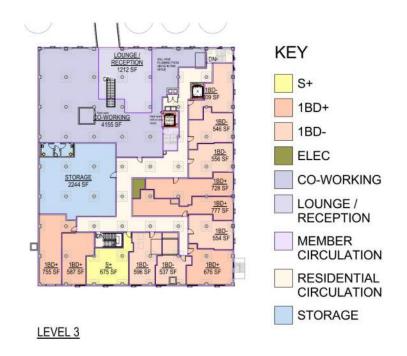


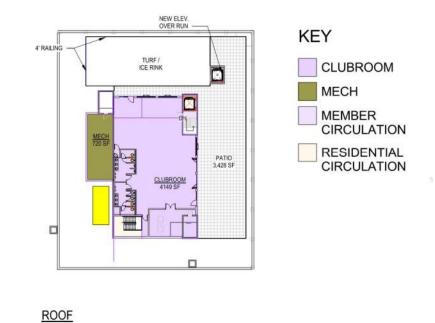


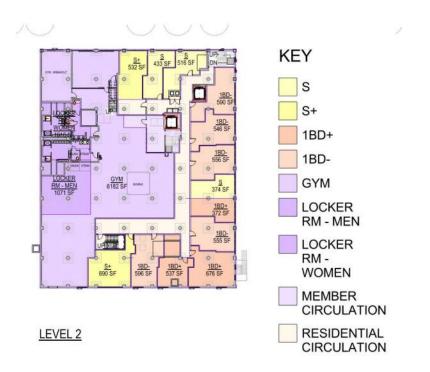


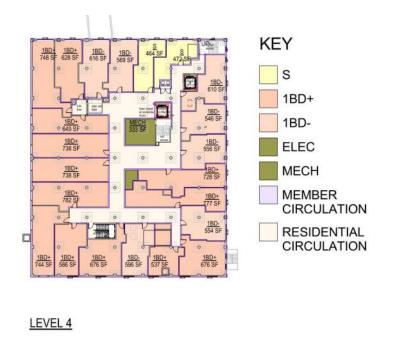
LEVEL P1



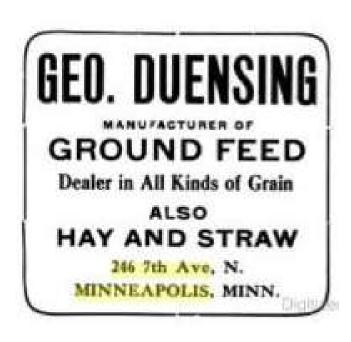








## 7<sup>TH</sup> AVENUE NEW CONSTRUCTION







1915 CURRENT PROPOSED







VIEW WEST ON 7<sup>TH</sup> AVE.



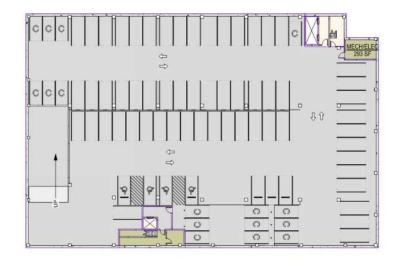
VIEW NORTHEAST ON 3<sup>RD</sup> ST.



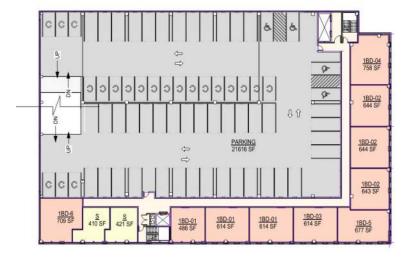


3<sup>rd</sup> STREET NORTH

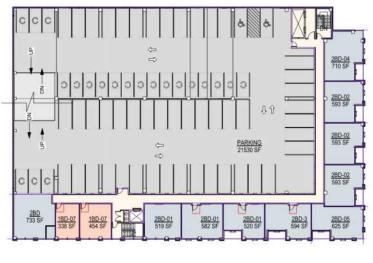




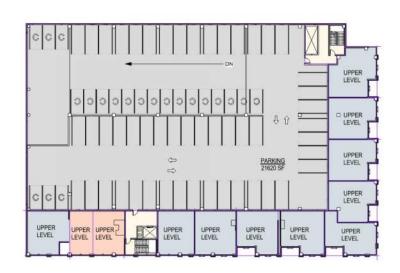
LEVEL P1



LEVEL 2



LEVEL 3



LEVEL 4





