urbanSMART growth

good community is good business

Lance Robbins - Founder/CEO
Alcohol, Caffeine & Music
Height, Light and G-d
Wellness
Communal over Proprietary

Kennedy to Obama
Community Events
Care Share as Amenity

Inviting Streetscapes
Flexible Layouts

LIVE/WORK FLEXIBILITY
LUCAS LOFTS COLUMBUS, OH
Co Working
400 West Rich
Columbus, OH

<table>
<thead>
<tr>
<th>Financials</th>
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<tbody>
<tr>
<td>Purchase Price in 2007</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Down Payment</td>
<td>-$100,000</td>
</tr>
<tr>
<td>Seller Financing</td>
<td>$1,000,000</td>
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<tr>
<td>Additional Investment</td>
<td>-$700,000</td>
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<tr>
<td>September 2016 Valuation</td>
<td>$5,663,000</td>
</tr>
<tr>
<td>10-year IRR</td>
<td>35%</td>
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<td>Equity Multiple</td>
<td>5.8x</td>
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“An early success in the up-and-coming Franklinton neighborhood, 400 West Rich is a prime example of urban adaptive reuse. Urban Smart Growth turned the once vacant and crumbling industrial building into a thriving community of art studios, offices, a bar and restaurant and event space.”

Keys to Success

- Inexpensive scale
- Low Leverage
- Community Buy In
WSJ “How to spend your weekend in Providence”
8:30 a.m. Grab a coffee and drive 10 minutes to the Hope Street Farmers Market, in Lippitt Memorial Park from May through October. Come winter, it takes cover just outside city limits, in Pawtucket's Hope Artiste Village, a restored mill that's home to retail shops and studios (999-1005 Main St., hopeartistevillage.com). Dozens of artisans keep their spaces open for Saturday walk-throughs. Candita Clayton Gallery spotlights local art—including Max Van Pelt's colorful mixed-media works on paper and Allison Paschke's reflective "mirror paintings" (999 Main St., #105, canditaclaytonstudio.com).”
Designed by Starrett and Van Vleck (*Lord and Taylor’s, Saks Fifth Ave, Bloomingdale’s & the Downtown Athletic Club*), this former Bloomfield Junior High School is currently vacant and will contain more than 92,000 net rentable residential square feet plus 40,000 square feet of amenity/commercial/neighborhood space in what was an 800-seat auditorium.
Originally called The Pennsylvania Oral School for Deaf Mutes, the now vacant campus contains 9 buildings on about 8.5 acres of a park-like setting.

The project will include:
- Efficiency to 3bed apartments
- Restaurant/event space
- Healthy food market
- Bed and Breakfast
- Full fitness and wellness
The future of health and wellness is to have a comprehensive range of activities under one roof:
• Mental health
• Nutrition
• Coaching
• Primary & preventative care
• Fitness
• Demonstration kitchen