



urban**SMART**growth

good community is good business

Lance Robbins - Founder/CEO

Alcohol, Caffeine & Music

Height, Light and G-d

Wellness

Communal over Proprietary

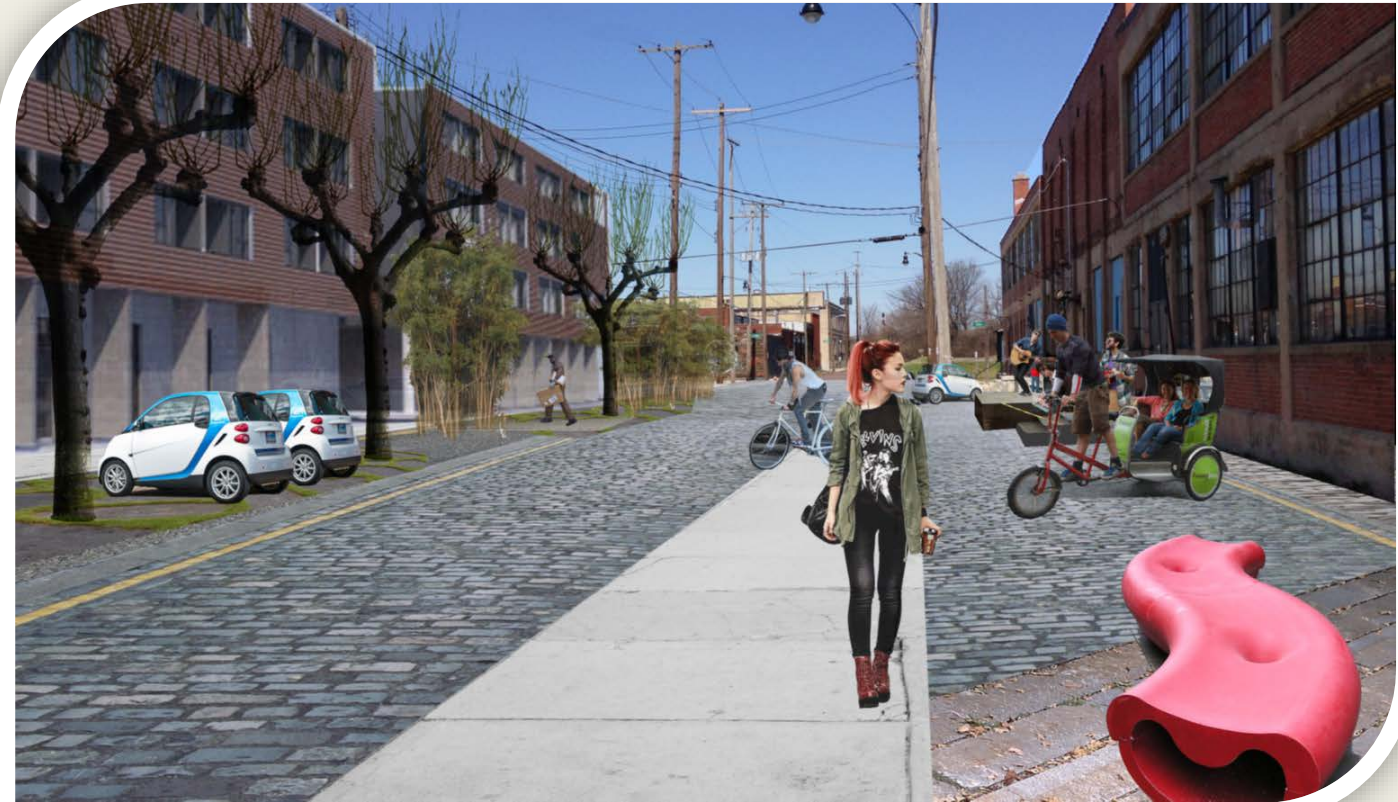
Kennedy to Obama



Community Events

Care Share as Amenity

Inviting Streetscapes



Flexible Layouts



LIVE/WORK



GRAPHIC DESIGN OFFICE



RESIDENTIAL



ARTISTIC STUDIO

LIVE/WORK FLEXIBILITY

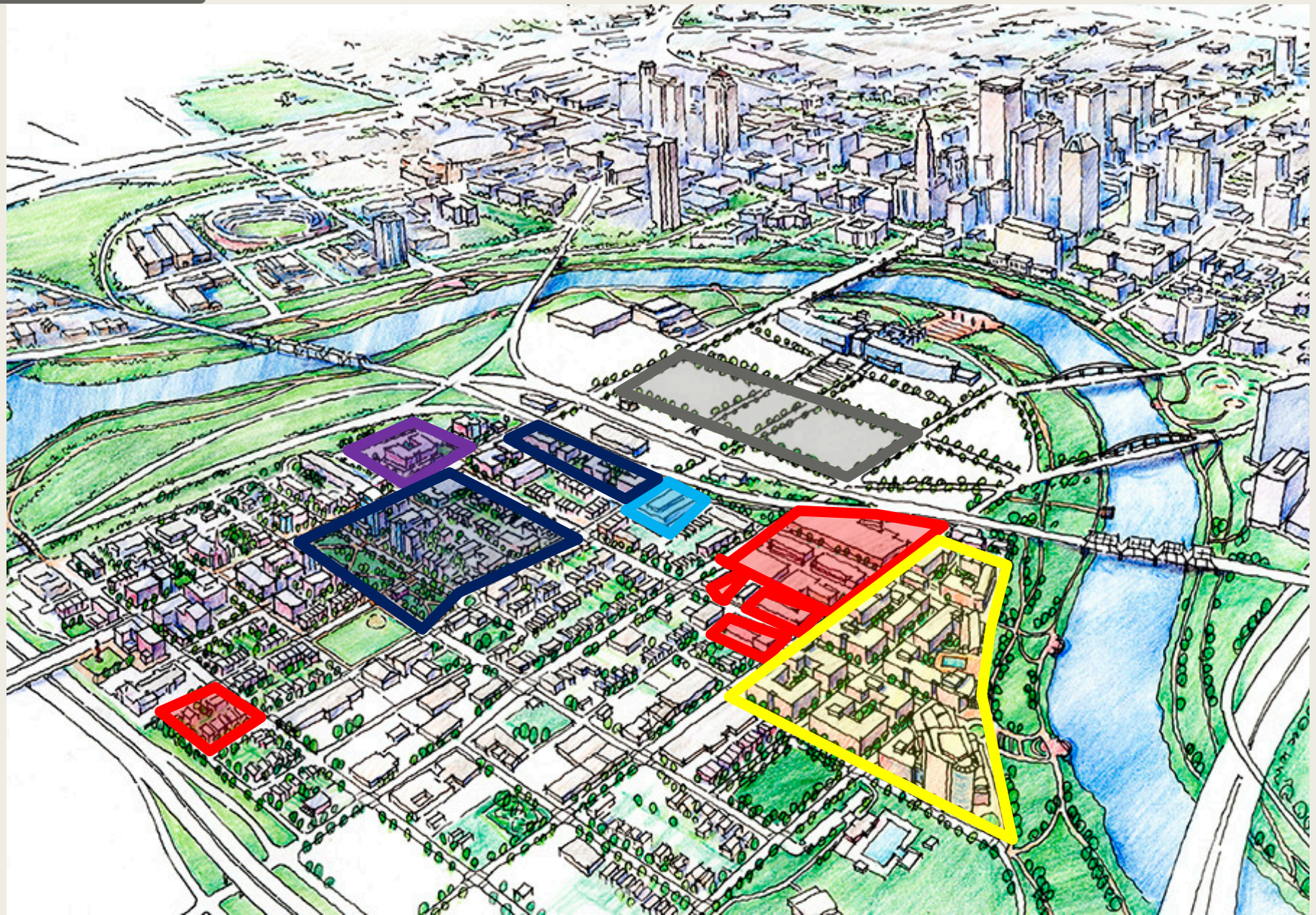
LUCAS LOFTS COLUMBUS, OH

06.10.2015

Co Working



Franklinton



400 West Rich

Columbus, OH



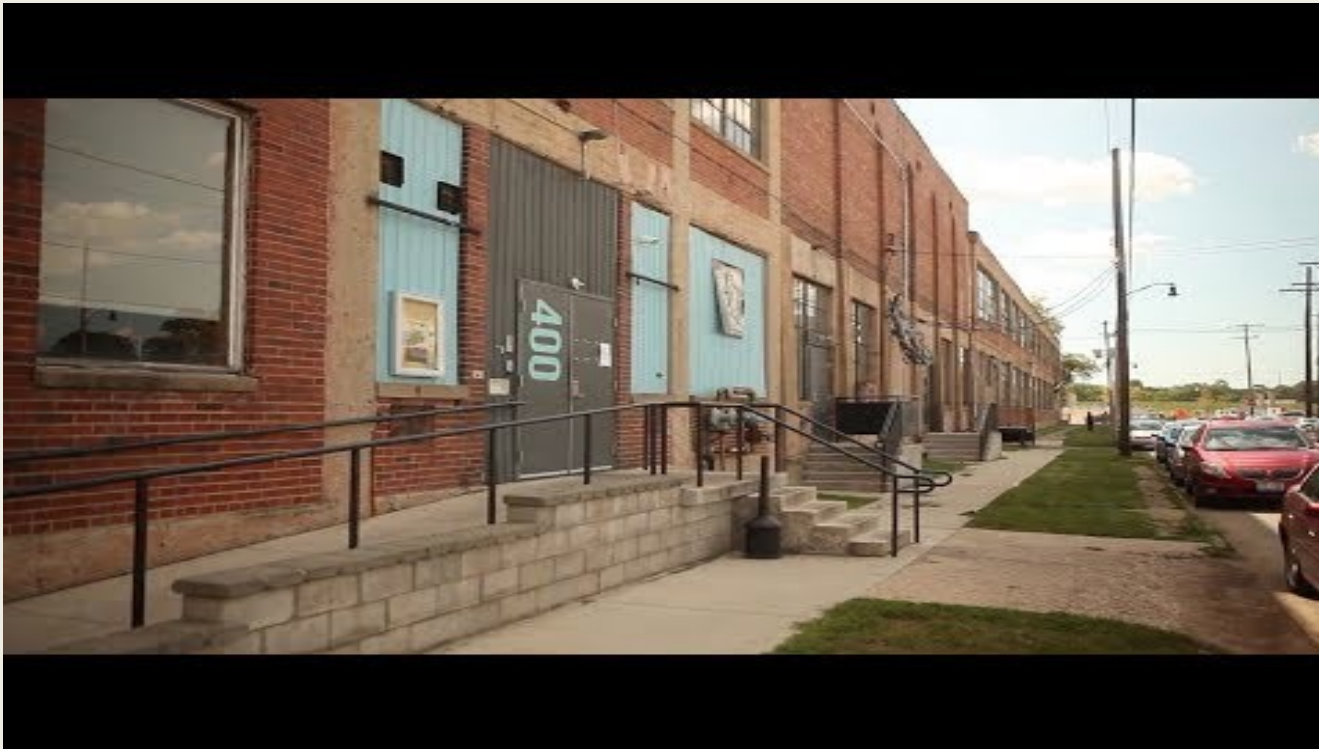
Financials

Purchase Price in 2007	\$1,100,000
Down Payment	-\$100,000
Seller Financing	\$1,000,000
Additional Investment	-\$700,000
September 2016 Valuation	\$5,663,000
10-year IRR	35%
Equity Multiple	5.8x



ULI Columbus Award for Excellence in Development – Small Scale 2017

“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

Hope Artiste Village – Rhode Island

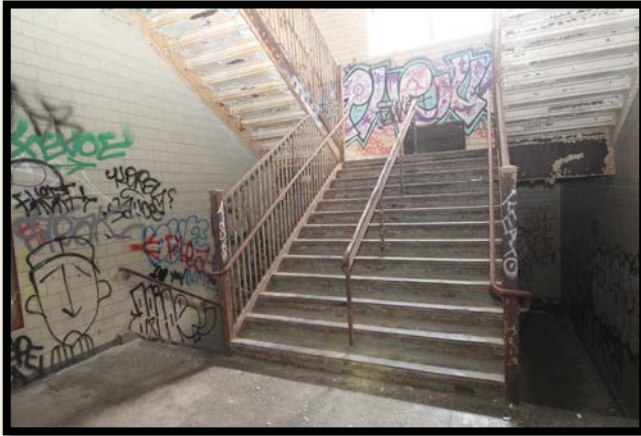
WSJ “How to spend your weekend in Providence”

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)."



South Junior High School – Bloomfield, NJ

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.



Scranton State School for the Deaf

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



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

