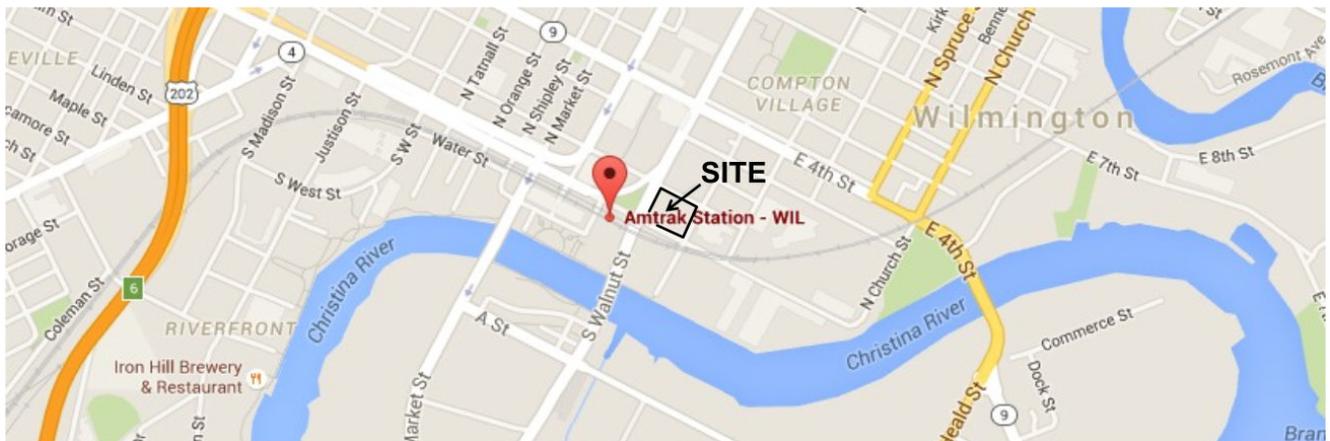


# Transportation HUB Parking structure

500 car parking garage with related rental car facility

Downtown Wilmington, Delaware

<p><b>Parking</b></p>	<p>500 cars 10,000 sf rental car facility</p>
<p><b>Investment Model</b></p>	<p>Loan \$ 11.2 million, Loan at 4.5%, 10 year term, 25 year amortization, LTV 75%</p> <p>Equity Investment \$1.0 million</p>
<p><b>Project Highlight</b></p> 	<p>500 car structured parking garage with car rental facility located at the Wilmington Train Station</p> <ul style="list-style-type: none"> <li>* This Amtrak train station is served also by other regional rail stations connecting the Northeast corridor. The rail connects Boston New York, Philadelphia, Wilmington, Baltimore, and Washington DC</li> <li>* At 100% occupancy the Gross revenue yield is \$1.5 million, Net operating yield is 1.1 million</li> <li>* Project Cost is estimated to be \$11.5 million</li> <li>* Project Valuation with 8% cap is \$ 14.0 million</li> <li>* This parking structure being across from the Train station is fulfilling a existing shortage created for parking by passenger growth this is due to the increase in regional and commuter trains into the station</li> <li>* The state will offer the land under a long term lease</li> </ul>



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# Mixed use project

High Rise Apartment House, Retail and Parking  
Downtown Wilmington, Delaware

<b>Apartment House</b>	150 units (1 and 2 bedroom), Average size per unit 1,000 sf
<b>Retail</b>	25,000 sf
<b>Parking</b>	500 cars
<b>Investment Model</b>	<b>Loan</b> \$ 63.6 million, Loan at 4.5%, 30 year amortization, 10 year loan LTV 75% <b>Equity</b> Investment \$18.0 million
<b>Project Highlights</b> (Conceptual Drawing of building on corner of Market & 12 <sup>th</sup> Street)	<ul style="list-style-type: none"><li>* The Mixed Use Development includes:<ul style="list-style-type: none"><li>a) 30 Story High-rise Apartment House with 150 total units Includes pool fitness common space and 360 degree views and green roof decks.</li><li>b) 25,000 sf of retail</li><li>c) 500 car structured parking lot to serve apartments and business community</li></ul></li><li>* At 100% occupancy the Gross revenue yield is \$9.60 million, Net operating yield is \$6.78 million,</li><li>* Project Cost is estimated to be \$74.75 million</li><li>* Project Valuation with 8% cap is \$84.8 million</li><li>* The residential market in Wilmington Delaware is very vibrant and is ready for a higher end Apartment House mixed use project</li></ul>



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