

# 801 LOGAN



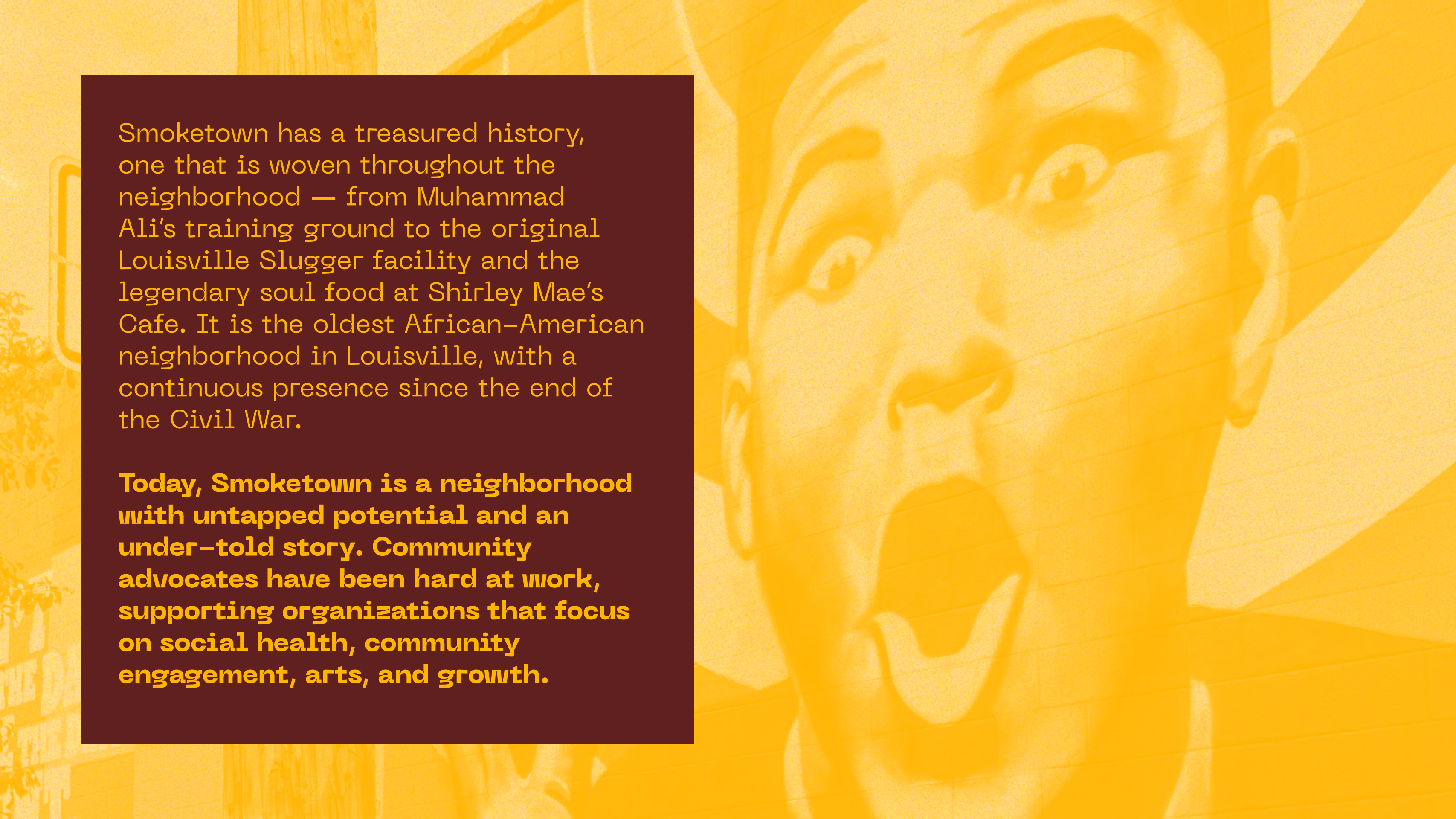
Smoketown is a neighborhood nestled in the heart of Louisville. For more than 150 years, it's been a center of connection and culture marked by resiliency.

This working-class community was once home to thriving industries that created jobs and brought families together. But decades of disinvestment have left vacant structures in their place, including the historic buildings on the 800 block of Logan Street.

**We will celebrate what made this community vibrant.**

We will be a catalyst for change in a neighborhood built on hope and grit — change that will bridge Smoketown's past and thriving future, creating the prominent destination it was always meant to be.



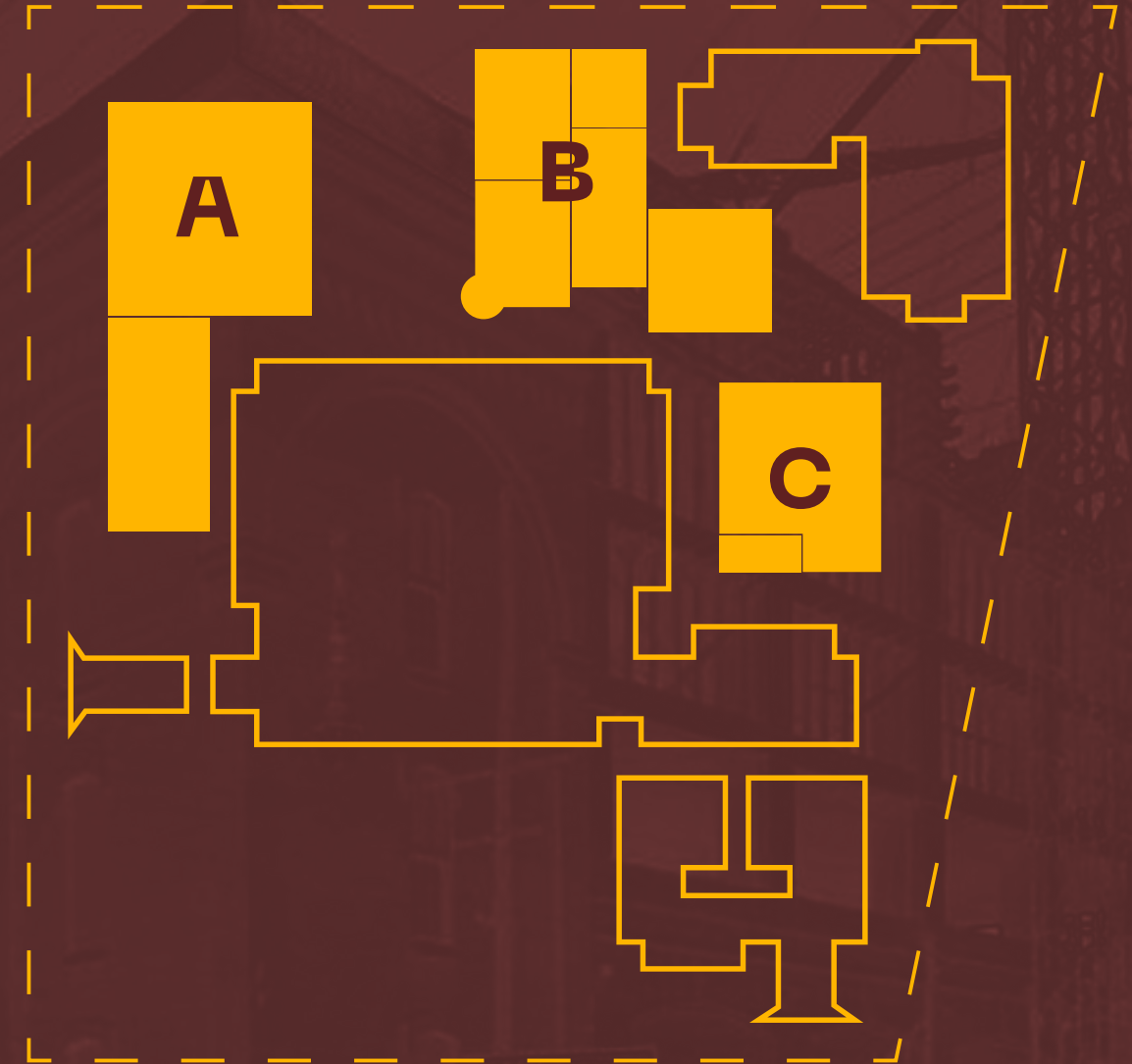


Smoketown has a treasured history, one that is woven throughout the neighborhood — from Muhammad Ali's training ground to the original Louisville Slugger facility and the legendary soul food at Shirley Mae's Cafe. It is the oldest African-American neighborhood in Louisville, with a continuous presence since the end of the Civil War.

**Today, Smoketown is a neighborhood with untapped potential and an under-told story. Community advocates have been hard at work, supporting organizations that focus on social health, community engagement, arts, and growth.**

# Development Summary

BUILDING	PROGRAM	RSF
BUILDING A	PRIMARILY RESIDENTIAL	155,000
BUILDING B	BREWERY + RESTAURANT	20,000
BUILDING C	BREWERY PRODUCTION	17,000
TOTAL		192,000
SITE		3.14 AC







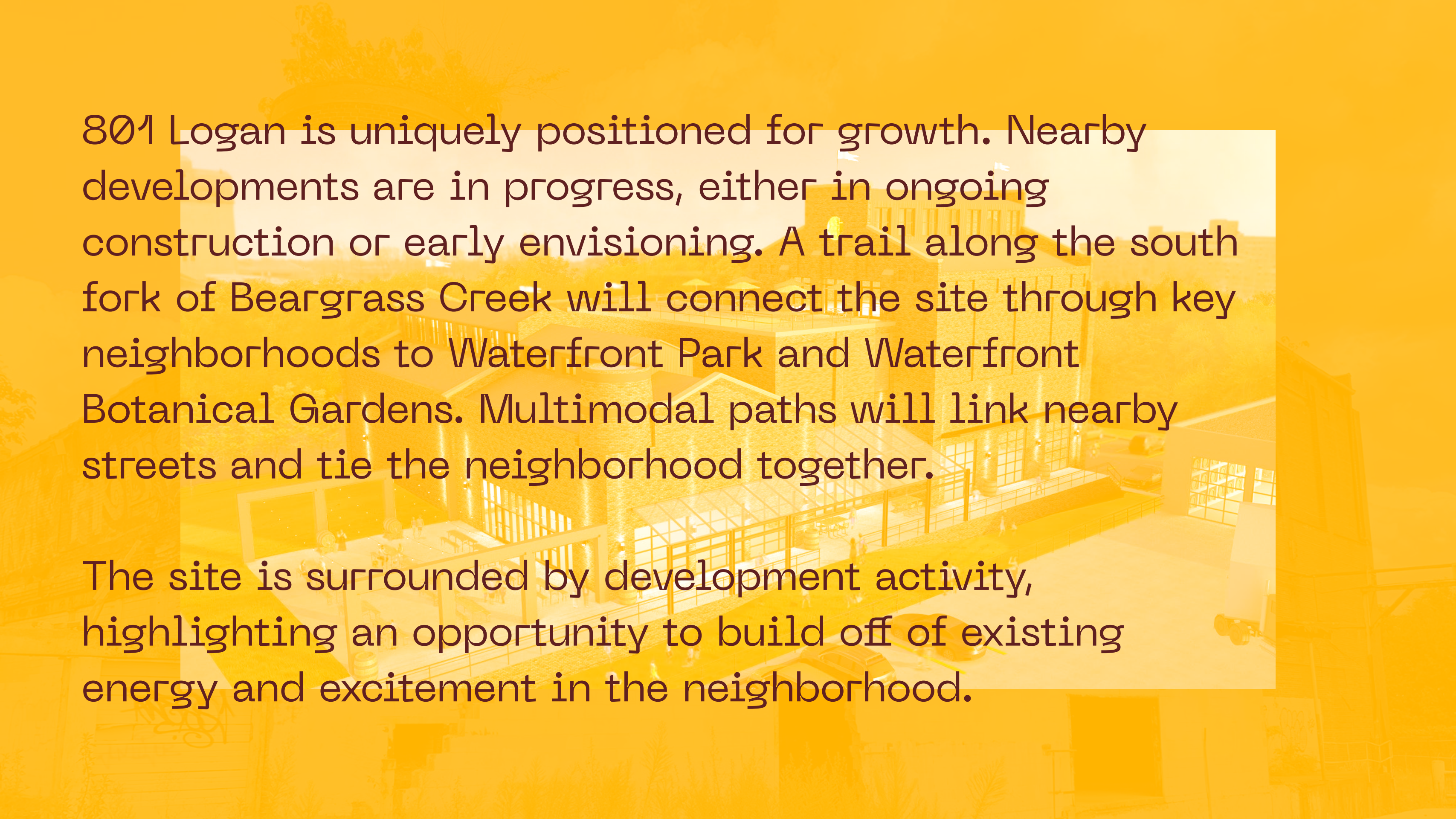












801 Logan is uniquely positioned for growth. Nearby developments are in progress, either in ongoing construction or early envisioning. A trail along the south fork of Beargrass Creek will connect the site through key neighborhoods to Waterfront Park and Waterfront Botanical Gardens. Multimodal paths will link nearby streets and tie the neighborhood together.

The site is surrounded by development activity, highlighting an opportunity to build off of existing energy and excitement in the neighborhood.



## Louisville at a Glance

### POPULATION

1,294,500

### MAJOR INDUSTRIES

Healthcare, tourism

### GROSS METRO PRODUCT

\$71.6 B

### JOB GROWTH (2017)


1.2%

### COST OF LIVING

7% BELOW NATIONAL AVERAGE

### NET MIGRATION (2017)

930

An aerial architectural rendering of a city development project, overlaid with a semi-transparent yellow filter. The scene shows a mix of historic and modern buildings, streets, and green spaces. A prominent feature is a tall, modern glass skyscraper on the right side. The foreground shows a street with a few cars and a pedestrian. The background shows more residential and commercial buildings, along with trees and a park-like area.

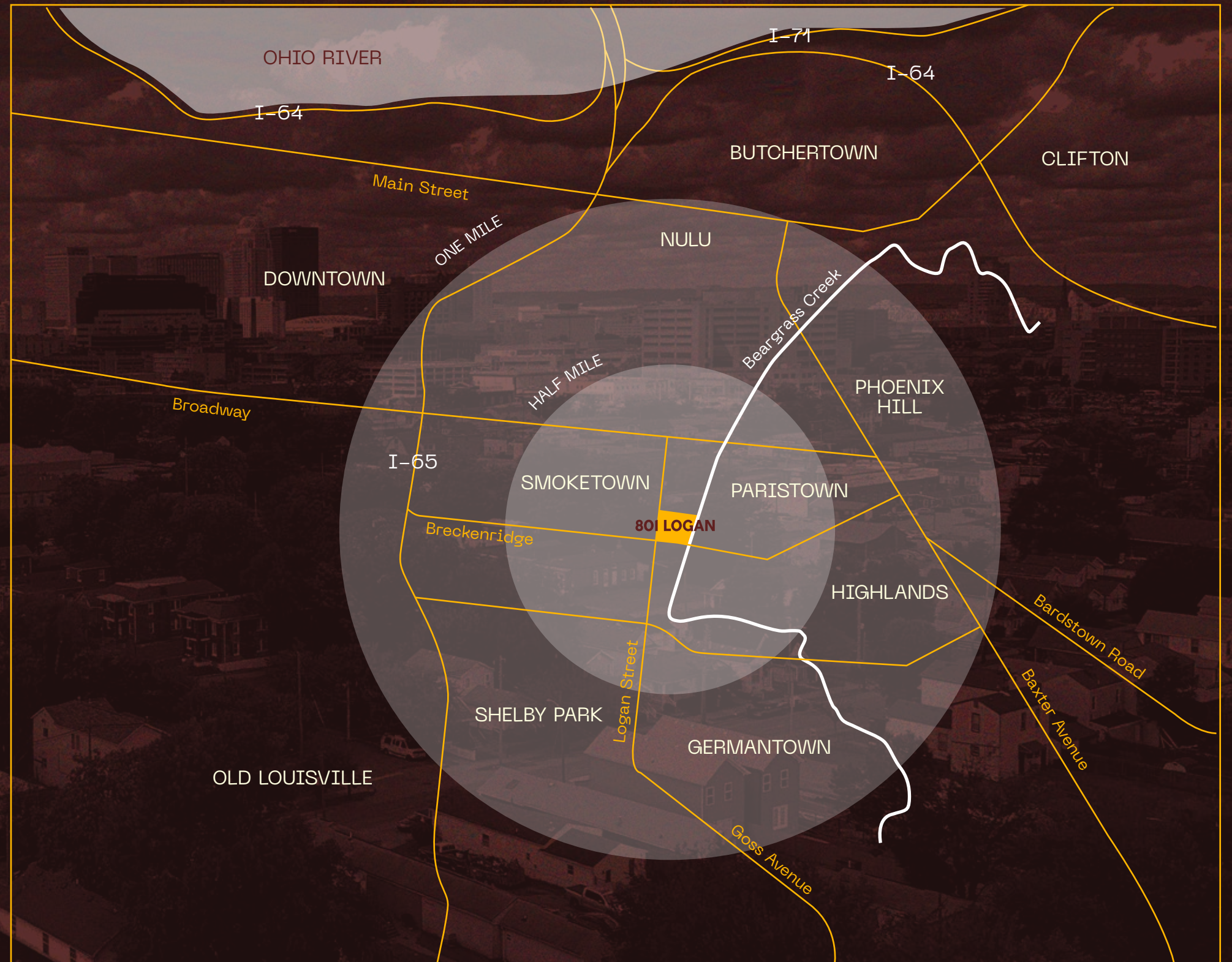
With 801 Logan, we are focused on creating amenities for the community as well as for future tenants. Using the existing fabric of the historic buildings, a new social space will knit the former distillery and brewery with the Ice House. Other core features include:

- New streetscape elements
- Dog run
- Playground
- Public art
- Link from Lampton Street across Beargrass Creek
- Connection to the future Beargrass Creek Trail



# Proximity

Smoketown is located in the heart of Louisville, only a mile from downtown and less than four miles from the University of Louisville, Cherokee Park, and Waterfront Park. Broadway and I-65 connect the neighborhood to the rest of the city while providing easy access for visitors.

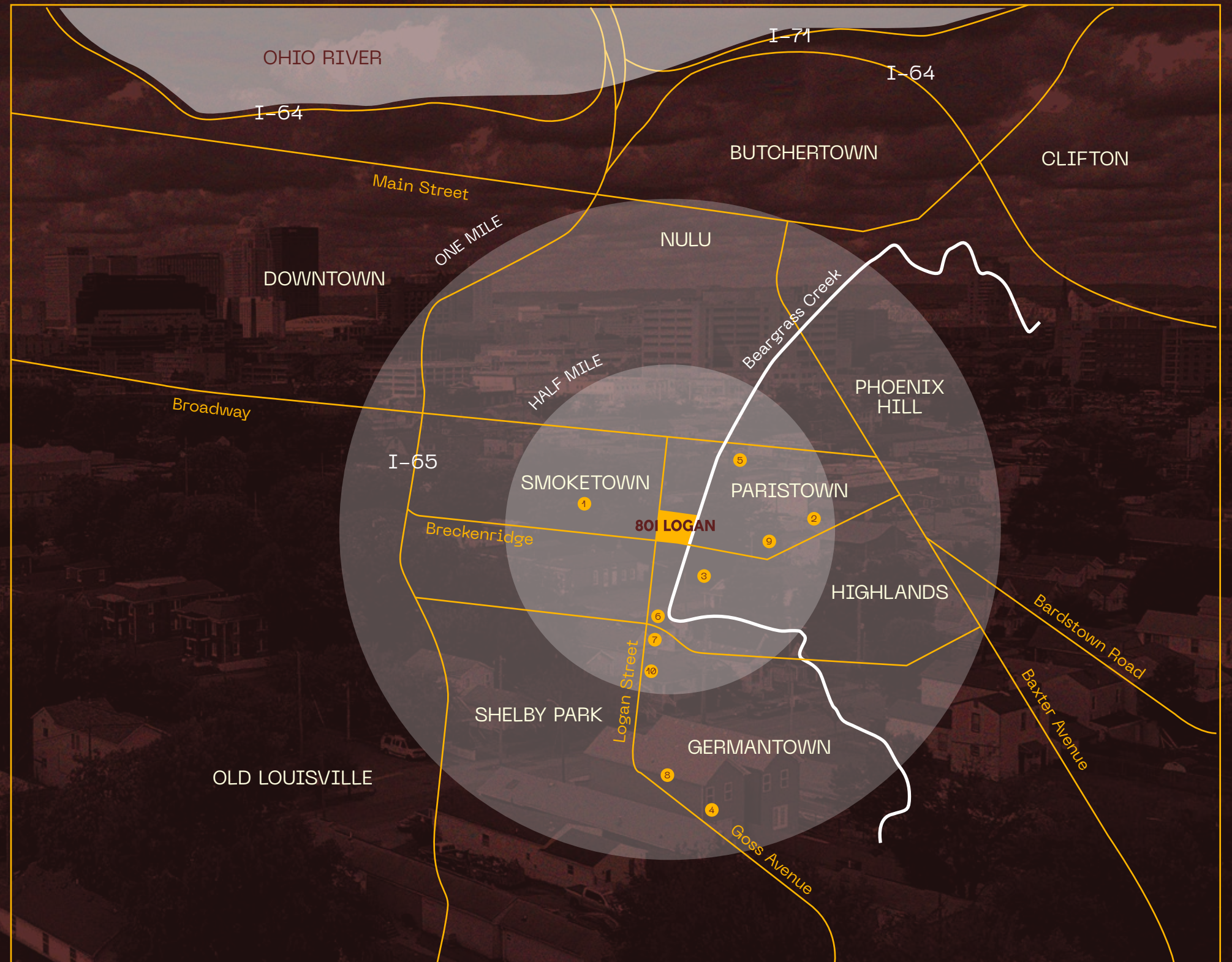




# Amenities

801 Logan offers easy access to amenities and a host of neighborhood favorites, all within a couple of miles.

1. Shirley Mae's Cafe
2. Wilshire Pantry Bakery & Cafe
3. Hammerheads
4. Kroger (Goss Avenue)
5. Paristown Hall
6. Tim Faulkner Gallery
7. Logan Market
8. The Post
9. Seidenfaden's
10. Idlewild



SCHAEFER-MEYER  
BREWING CO.

CONSTANT WATCHMAN, LIGHT, GAS, COAL & LARD OIL.  
HEAT, STEAM, WATER FROM CITY & FROM WELLS BY  
ST. F. PUMPS. NUMEROUS HYDS. WITH 1" & 1 1/2" HOSE ALL  
OVER PLANT. ST. F. PUMPS IN FRONT OF PLANT.

JOSEPH SCHWAB'S  
FERN CLIFF DISTILLERY

CAP. 500 BUS. PER DAY.  
CONSTANT WATCHMAN, LIGHT, COAL & LARD OIL.  
HEAT-STEAM, CITY WATER IN B.L.R. RM. ONLY.  
HYD. & 50' HOSE, WATER FOR DISTILLERY FROM

463

We take pride in creating quality developments that strengthen neighborhoods, and in forming the long-lasting partnerships that make them possible. Our team has decades of experience bringing creativity and innovation to a variety of projects, from commercial to multi-family and hospitality. Together with our partners, we offer expertise in architecture, development, construction, brokerage and financing. As an advocate of urban development, historic preservation, and sustainability, we strive to innovate as we produce and finance successful projects.

LAMPTON

E. BRECKENRIDGE

IRON APPROACH, WOODEN PAVEMENT

# Our Team



**Yong Cha, MD, PhD**

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chainvestments@gmail.com

Dr. Cha is a Radiation Oncologist and the owner of CHA Investment, LLC, a real estate investment company focused on acquiring historic properties with the goal of adaptive reuse. Since 2004, CHA Investment owns and manages high-end residential and commercial properties across the country and seeks to create long-term value for its investors.



**Christopher Wirth**

602-421-0582

chris@onepercentcre.com

Christopher Wirth is principal and managing member of Block Ventures™. He has more than 10 years of experience at a publicly-traded real estate investment trust renovating and restructuring hospitality assets, where he serves as the point of contact for investors controlling more than \$100 million in public and privately-held real estate.



**James Duffy**

502-432-9355

james@beargrassdevelopment.com

James Duffy is a developer and owner of Beargrass Development, LLC. Throughout his career, James has developed and managed projects totaling 980 units, \$175 million in development costs, and secured more than \$100 million in private equity. James is a leader in complex financing structures across numerous asset classes.



**Mitchell Kersting**

502-599-9252

mitchell@wrkarc.com

Mitchell Kersting is an architect, interior designer, and co-founder of Work Architecture + Design, a comprehensive design firm that is based in Louisville, KY and performs services in over 17 states. He has extensive experience in commercial, institutional, multi-family and hospitality development, financing, and investment structures.

# Investment Summary

DEVELOPMENT COST	\$
LAND BUILDING COST	\$4,000,000
HARD COSTS	\$22,522,280
SOFT COSTS	\$6,766,127
TOTAL DEVELOPMENT COST	\$33,288,407

EQUITY REQUIREMENTS	\$5,195,907
PROJECT LEVEL IRR	17.02%
CASH ON CASH	14.04%
YIELD ON CASH	7.37%

SOURCES OF FUNDS	SOURCES	CAPITAL STACK%
GP INVESTMENT	\$3,092,500	9.29%
LP INVESTMENT	\$5,195,907	15.61%
DEBT	\$25,000,000	75.10%
TOTAL SOURCES OF FUNDS	\$33,288,407	100%

# Cash Flow Summary

	Rent Escalation Lease-Up: 2%	Stabilized								
Income Detail	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Commercial Income	\$801,534	\$801,534	\$801,534	\$801,534	\$801,534	\$801,534	\$801,534	\$801,534	\$801,534	\$801,534
Residential Income	\$2,563,641	\$2,614,914	\$2,667,212	\$2,720,556	\$2,774,967	\$2,830,467	\$2,887,076	\$2,944,818	\$3,003,714	\$3,063,788
Other Income	\$224,329	\$228,816	\$233,392	\$238,060	\$242,821	\$247,678	\$252,631	\$257,684	\$262,837	\$268,094
Vacancy & Bad Debt (7%)	\$1,339,991	\$199,075	\$202,736	\$206,470	\$210,278	\$214,163	\$218,126	\$222,168	\$226,291	\$230,496
<b>Effective Gross Income</b>	<b>\$2,249,513</b>	<b>\$3,446,189</b>	<b>\$3,499,403</b>	<b>\$3,553,681</b>	<b>\$3,609,044</b>	<b>\$3,665,515</b>	<b>\$3,723,115</b>	<b>\$3,781,868</b>	<b>\$3,841,795</b>	<b>\$3,902,921</b>
Expense Detail	3% Expense Escalation	Stabilized								
Payroll	\$224,640	\$231,379	\$238,321	\$245,470	\$252,834	\$260,419	\$268,232	\$276,279	\$284,567	\$293,104
Utilities	\$93,600	\$96,408	\$99,300	\$102,279	\$105,348	\$108,508	\$111,763	\$115,116	\$118,570	\$122,127
Administrative	\$120,439	\$174,279	\$181,810	\$189,684	\$197,916	\$206,523	\$215,524	\$224,937	\$234,781	\$245,078
Operating	\$133,848	\$137,863	\$141,999	\$146,259	\$150,647	\$155,167	\$159,822	\$164,616	\$169,555	\$174,641
Taxes & Insurance	\$307,498	\$316,723	\$326,225	\$336,011	\$346,092	\$356,474	\$367,169	\$378,184	\$389,529	\$401,215
<b>Total Expenses</b>	<b>\$880,025</b>	<b>\$956,653</b>	<b>\$987,655</b>	<b>\$1,019,704</b>	<b>\$1,052,836</b>	<b>\$1,087,092</b>	<b>\$1,122,509</b>	<b>\$1,159,132</b>	<b>\$1,197,002</b>	<b>\$1,236,165</b>
<b>Replacement Reserve</b>	<b>\$39,000</b>	<b>\$40,170</b>	<b>\$41,375</b>	<b>\$42,616</b>	<b>\$43,895</b>	<b>\$45,212</b>	<b>\$46,568</b>	<b>\$47,965</b>	<b>\$49,404</b>	<b>\$50,886</b>
<b>Net Operating Income</b>	<b>\$1,330,488</b>	<b>\$2,449,366</b>	<b>\$2,470,373</b>	<b>\$2,491,361</b>	<b>\$2,512,313</b>	<b>\$2,533,212</b>	<b>\$2,554,038</b>	<b>\$2,574,771</b>	<b>\$2,595,389</b>	<b>\$2,615,869</b>
<b>Debt Service</b>	<b>\$727,468</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>	<b>\$1,289,211</b>
Pre-Tax Future Cash Flows	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Future Cash Flows	\$603,019	\$1,160,155	\$1,181,162	\$1,202,150	\$1,223,102	\$1,244,001	\$1,264,827	\$1,285,560	\$1,306,178	\$1,326,659
Reversion Future Cash Flows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,506,618
<b>Total Pre-Tax Future Cash Flows</b>	<b>\$603,019</b>	<b>\$1,160,155</b>	<b>\$1,181,162</b>	<b>\$1,202,150</b>	<b>\$1,223,102</b>	<b>\$1,244,001</b>	<b>\$1,264,827</b>	<b>\$1,285,560</b>	<b>\$1,306,178</b>	<b>\$24,833,276</b>

# Project Summary

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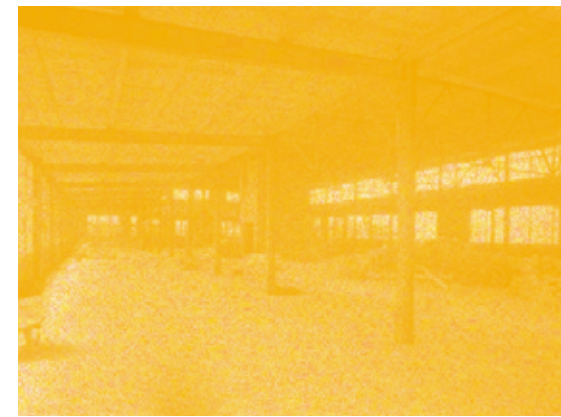
DEBT ANALYSIS	\$5,195,907
PROJECT DSCR	1.90
BREAKEVEN OCCUPANCY	62%
OPEX/REVENUE %	34.92%
OPEX/UNIT	\$5,957
LOAN TO COST	75.10%
LOAN TO VALUE	61.24%
HARD COST %	32.34%
SOFT COST %	67.66%

SOURCES OF FUNDS	SOURCES	CAPITAL STACK%
GP INVESTMENT	\$3,092,500	9.29%
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<b>TOTAL SOURCES OF FUNDS</b>	<b>\$33,288,407</b>	<b>100%</b>

# Proforma Summary

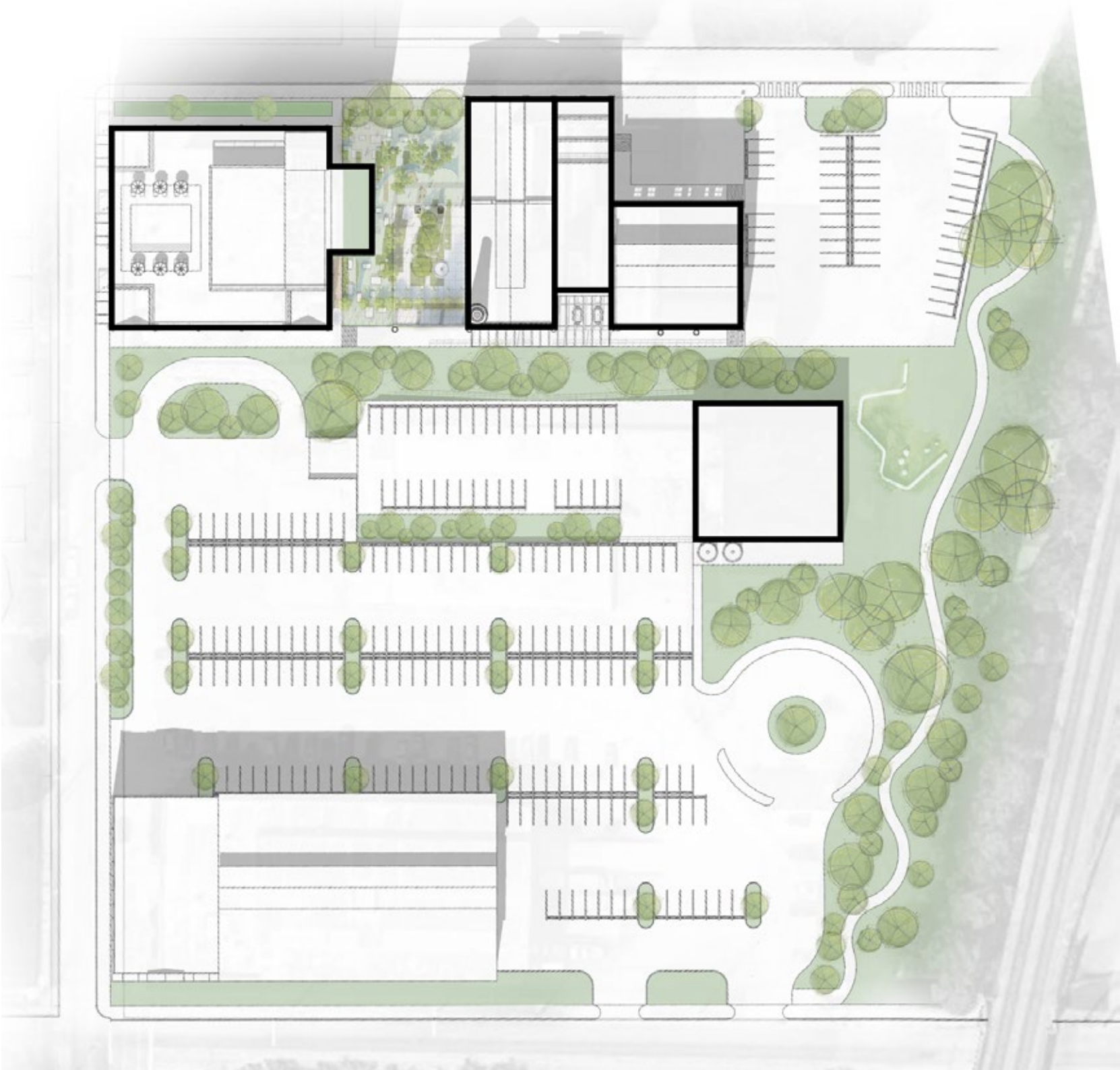
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<b>DSCR</b>	<b>1.83</b>	<b>1.90</b>	<b>1.92</b>	<b>1.93</b>	<b>1.95</b>	<b>1.96</b>	<b>1.98</b>	<b>2.00</b>	<b>2.01</b>	<b>2.03</b>

# Appendix

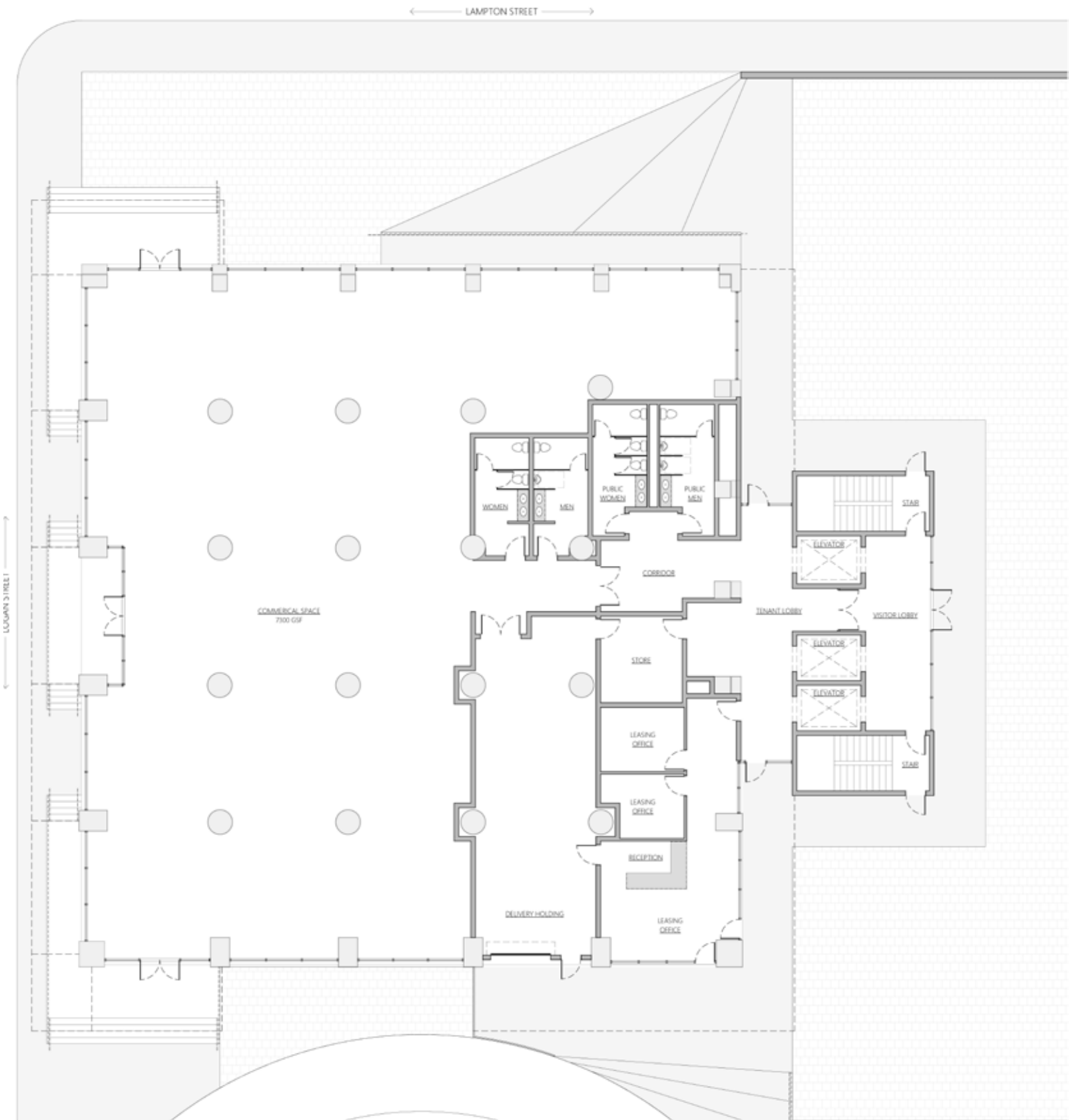




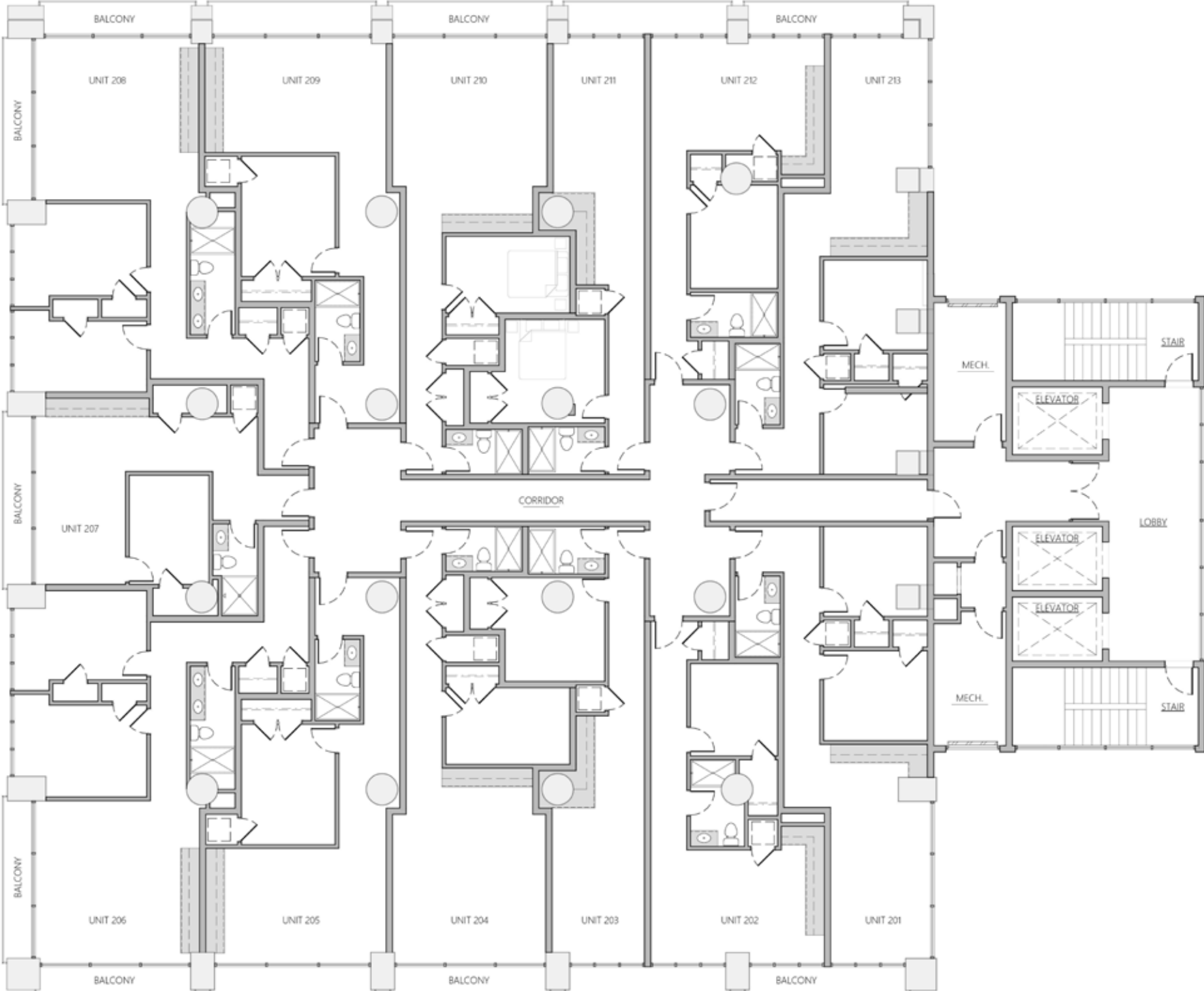
# Site Programming



# First Floor Plan: Ground Floor Commercial



# Floor Plans 2-12: Residential



# Roof Plan: Pool, Bar, Restaurant

