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CONSTRUCTION

CONSTRUCTION
DESIGN BUILD
PROJECT MANAGEMENT

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WORK FORCE HOUSING
STUDENT HOUSING
SENIOR LIVING

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THE RIVER

MASON CITY, IA





TOTAL PROJECT COST
\$14,660,000

OPPORTUNITY ZONE
INVESTMENT
\$3,150,000



113 APARTMENTS
20 TOWNHOMES
78 UNDERGROUND
PARKING STALLS





THE RIVER MASON CITY FUND, LLC ESTIMATED SOURCES & USES

FUND:

Source of Proceeds:

Class A Members' Capital Contribution	\$3,118,500
Class B Member's Capital Contribution	\$31,500
TOTAL	\$3,150,000

Use of Proceeds:

Investment into Operating Company	\$3,150,000
(80% ownership)	TOTAL \$3,150,000

OPERATING COMPANY (PROJECT):

Source of Proceeds:

Class A Members' Capital Contribution	\$3,150,000
Class B Member's Capital Contribution	\$350,000
Permanent Loan	\$11,160,000
TOTAL	\$14,660,000

Use of Proceeds:

Construction Costs	\$13,505,000
Land	\$50,000
Pre-Development Cost Recapture	\$200,000
Development Fee	\$200,000
Interest & Financing Fees	\$365,000
Project Contingency	\$340,000
TOTAL	\$14,660,000



MERGE

When private capital meets untapped potential...

WHO WE ARE



BRENT DAHLSTROM

Cedar Falls, IA



JOY HANNEMANN

Madison, WI

3 FACTORS REQUIRED FOR OZ REAL ESTATE



Capital Partner



Developer Experience



City Willing & Ready to Participate

Built for People.

WHAT WE DO



ZONING

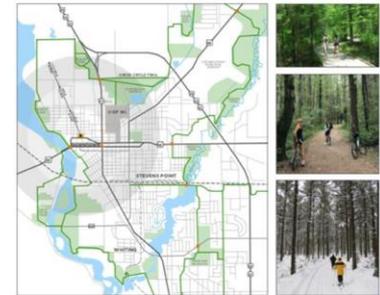
OVERLAY DISTRICTS

Historic Preservation Overlay District:

- 1. Historic Preservation Overlay Districts are established to protect and preserve the historic character and architectural resources of a neighborhood.
- 2. The Historic Preservation Overlay District is established to protect and preserve the historic character and architectural resources of a neighborhood.
- 3. The Historic Preservation Overlay District is established to protect and preserve the historic character and architectural resources of a neighborhood.

Site Plan:

- 1. The site plan shall show the location of the proposed building and the location of the historic resources to be preserved.
- 2. The site plan shall show the location of the proposed building and the location of the historic resources to be preserved.
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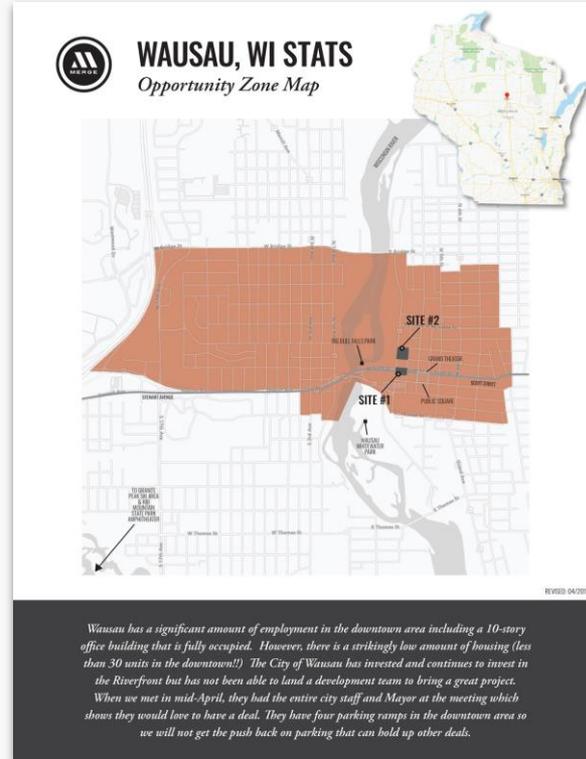
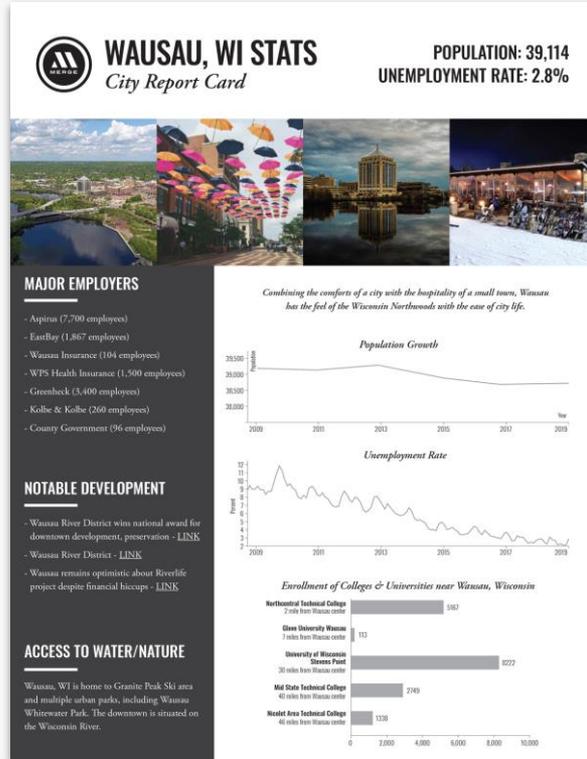
COST / VALUE COMPARISON

	Madison	<150,000
Square feet	\$ 600.00	\$ 600.00
Cost to Build	\$ 160.00	\$ 150.00
	\$ 96,000.00	\$ 90,000.00
Total Rent	\$ 1,400.00	\$ 875.00
Expenses	\$ 490.00	\$ 390.00
NOI	\$ 910.00	\$ 485.00
Cap Rate	0.05	0.075
Value (Monthly)	\$ 18,200.00	\$ 6,466.67
Value (Annual)	\$ 218,400.00	\$ 77,600.00
Value to Cost	2.275	0.862

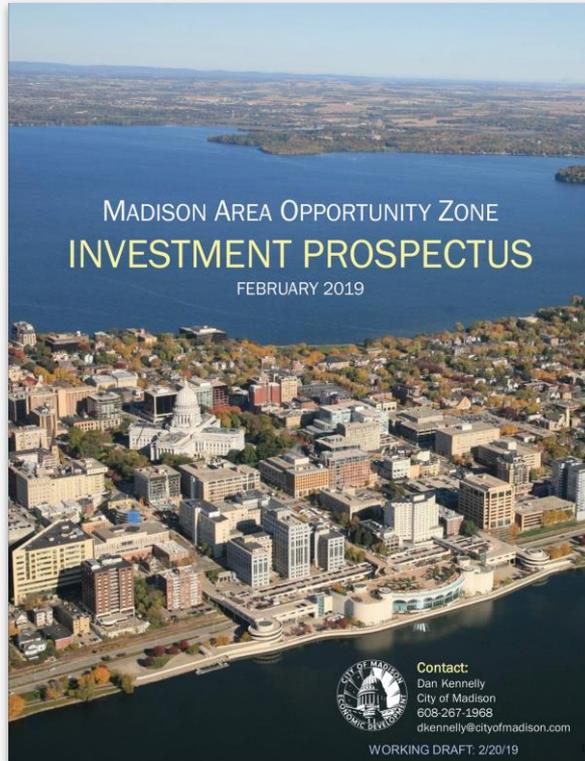
ATTAINABLE HOUSING STRATEGIES



WHAT COMMUNITIES CAN DO



OPPORTUNITY ZONE VISIONING



Executive Summary

With our renowned quality of life, growing population, and innovative economy, Madison is well-positioned for long term investment. We are committed to using Opportunity Zones, leveraged with local incentives, to encourage inclusive growth that benefits Madison residents.

- **MADISON:** Innovative, growing, entrepreneurial city of 250,000 in an MSA of 640,000
- **GROWING CITY:** City adding 3,000 new residents per year, MSA GDP is growing 5% annually
- **INNOVATIVE ECONOMY:** Entrepreneurial City with competitive advantages in high growth sectors including software publishing, e-commerce, advanced diagnostics, and pharmaceuticals
- **FORWARD-LOOKING MUNICIPALITY:** The City's recently-adopted comprehensive plan charts a path for inclusive growth over the next decade
- **MADISON'S OPPORTUNITY ZONES:** The Madison area has 11 designated OZ Census Tracts that were carefully selected as places that combine economic need with investment potential
- **INVESTMENT POTENTIAL:** Opportunity Zones are clustered in three areas of Madison plus one tract in the nearby suburb of Sun Prairie. Each area offers unique investment opportunities ranging from large scale redevelopment sites, to transforming commercial corridors, to a major University Research Park, to Industrial Parks, to diverse neighborhoods

MADISON OPPORTUNITY ZONES

DES MOINES / DRAKE UNIVERSITY



\$63 MILLION PROJECT NEAR DRAKE UNIVERSITY INCLUDES APARTMENTS, TOWNHOMES, REMODELED VARSITY THEATRE

Kim Norvell – Des Moines Register – Drake University is selling land it owns east of campus for a \$63 million development that includes apartments, townhomes, commercial/retail space and a remodeled Varsity Theatre.

It's the latest piece of Drake's long-term plan to redevelop the neighborhood around the Des Moines campus that includes new buildings for the Boys and Girls Clubs of Central Iowa and Harkin Institute for Public Policy & Citizen Engagement, an extended stay hotel and streetscape improvements along University Avenue.

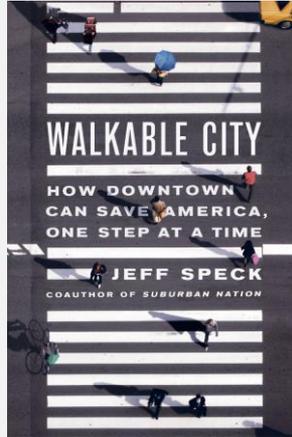
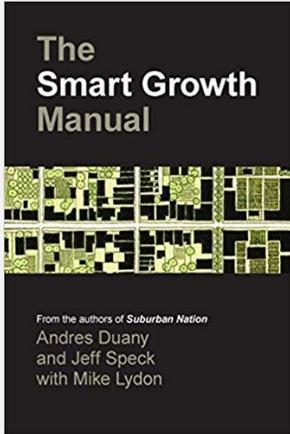
[READ FULL ARTICLE](#)

1. The data isn't telling your story, so you have to.
2. Collaboration is an opportunity to enter the consideration set.
3. Progressive zoning changes signal preparedness and start a dialogue.
4. Be prepared to use incentives.
5. Leverage your natural resource assets.

LEVERAGING ASSETS



ADDITIONAL RESOURCES



BRENT DAHLSTROM

brent@mergeurbandevlopment.com | www.mergeurbandevlopment.com





Home2 Suites Des Moines at Drake University

Alexander Grgurich

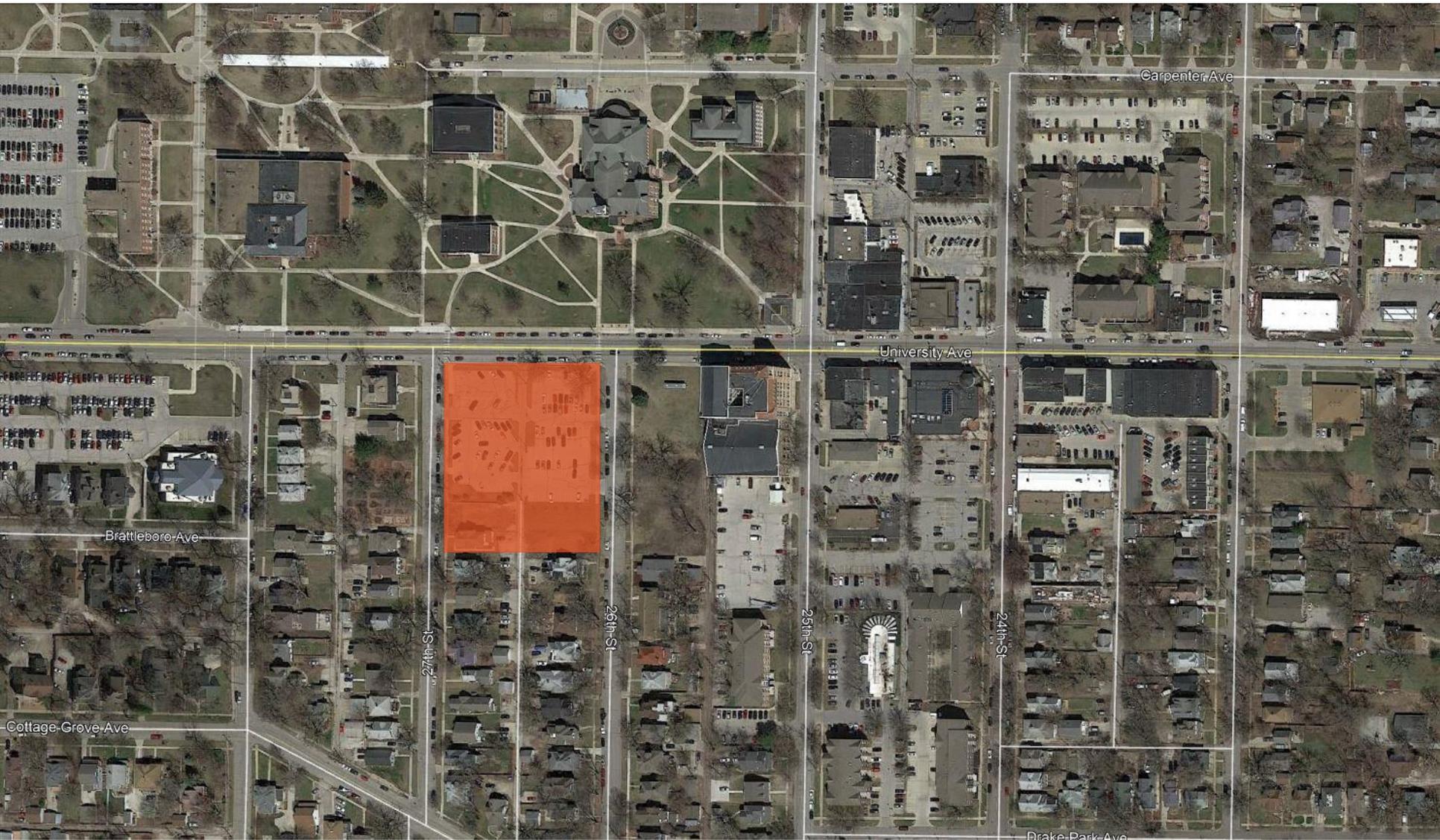
Director of Development

Nelson Construction & Development

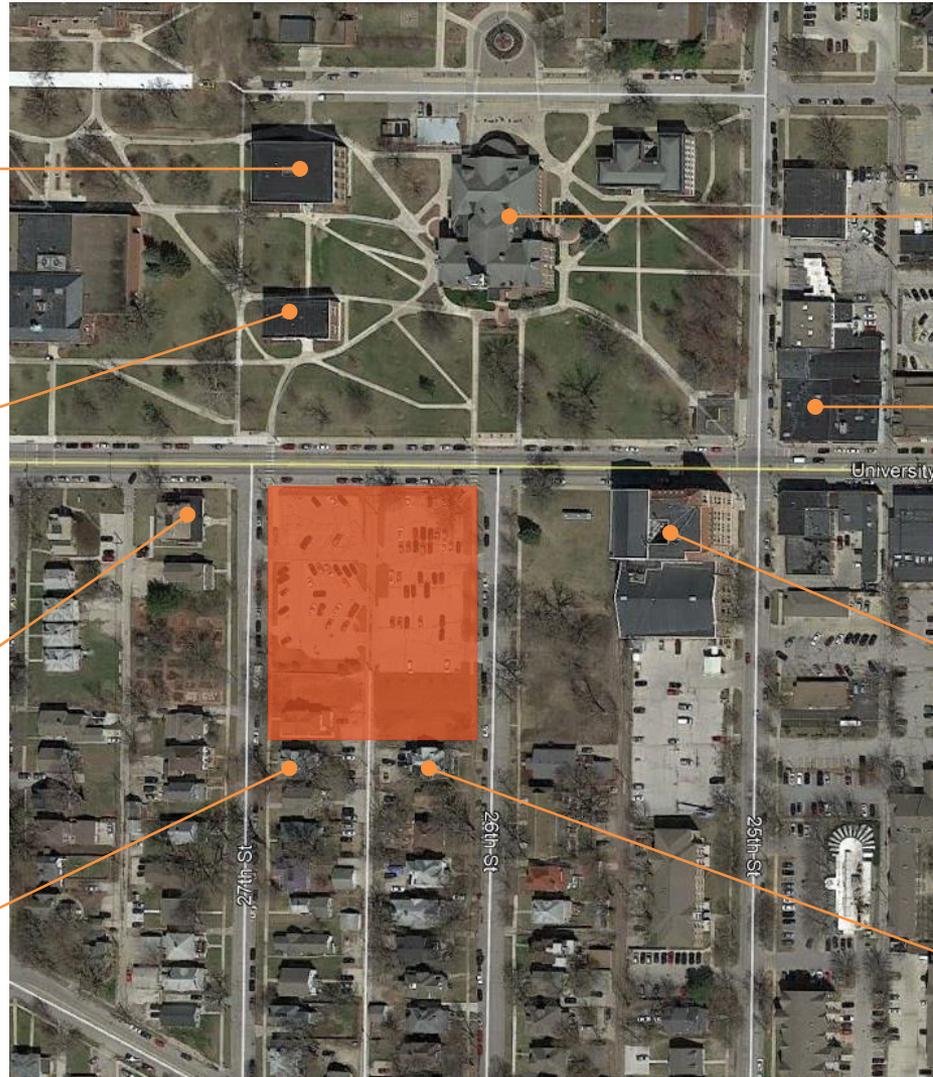
www.nelsonconstruct.com

Location Map

University Avenue



Context



Narrative

- 5-Story Mixed-Use Hotel, Restaurant, and Retail Building
- 124 Hotel Guest Rooms on levels 2-5
- Restaurant owned by asset on level 1
- Shell retail leased by asset on level 1
- Located inside of an opportunity zone

Site Plan

SITE + BUILDING DATA

BUILDING DIMENSIONS:

233'-5" x 188'-6"

5 FLOORS

PARKING:

OFF-STREET PARKING COUNT

STANDARD: 75

COMPACT: 25 (±22%)

ADA: 12

TOTAL: 112

ON-STREET PARKING COUNT: ±28

OPEN SPACE

20% OPEN SPACE REQ: 16,657 SF

PROVIDED: 14,900 SF

PERMEABLE PAVING: ±3,000 SF

TOTAL OPEN SPACE: ±17,900 SF



KEY

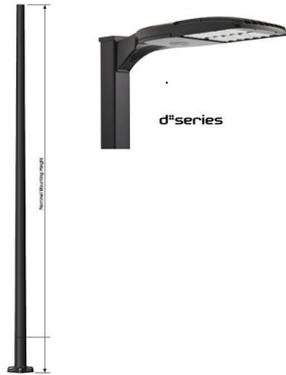
- (A) ON STREET PARKING [28 STALLS]
- (B) OFF STREET PARKING [112 STALLS]
- (C) PROPOSED TREE [TYP.]
- (D) EXISTING TREE [TYP.]
- (E) PLANTING AREA [TYP.]
- (F) ON-STREET DROP OFF
- (G) CURB RAMP
- (H) UPGRADED STREET LIGHT [MIDAM STANDARD] [TYP.]
- (I) DUMPSTER ENCLOSURE
- (J) TRANSFORMER/GENERATOR ENCLOSURE
- (K) LAWN [TYP.]
- (L) SCREEN FENCE
- (M) OUTDOOR PATIO [BY HOTEL]
- (N) OUTDOOR RESTAURANT PATIO
- (O) RESTAURANT/RETAIL ENTRANCE
- (P) HOTEL ENTRANCE CANOPY
- (Q) BIKE RACKS [QTY 2 PUBLIC, 12 PRIVATE]
- (R) PARKING LOT LIGHTING
- (S) PERMEABLE PAVING PARKING STALLS
- (T) SMOKING AREA
- (U) MONUMENT SIGN [BY HOTEL] AND FLAG POLE



Site Amenities

SITE AMENITIES

- (A) PARKING LOT LIGHT + POLE**
 MFR: LITHONIA / VALMONT
 MODEL: D-SERIES LED FIXTURE
 20' ROUND TAPERED POLE
 BLACK POLE + FIXTURE



- (B) STREET LIGHT**
 MFR: AEL
 MODEL: ATB2 LED
 BLACK POLE + FIXTURE



- (C) BENCH**
 MFR: FORMS + SURFACES
 MODEL: KNIGHT
 SILVER / GRAY



- (D) LITTER RECEPTACLE**
 MFR: FORMS + SURFACES
 MODEL: KNIGHT
 SILVER / GRAY

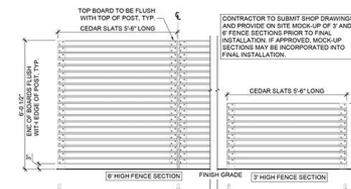


- (E) BIKE RACK**
 MFR: MADRAX OR SIMILAR
 MODEL: METRO
 STAINLESS

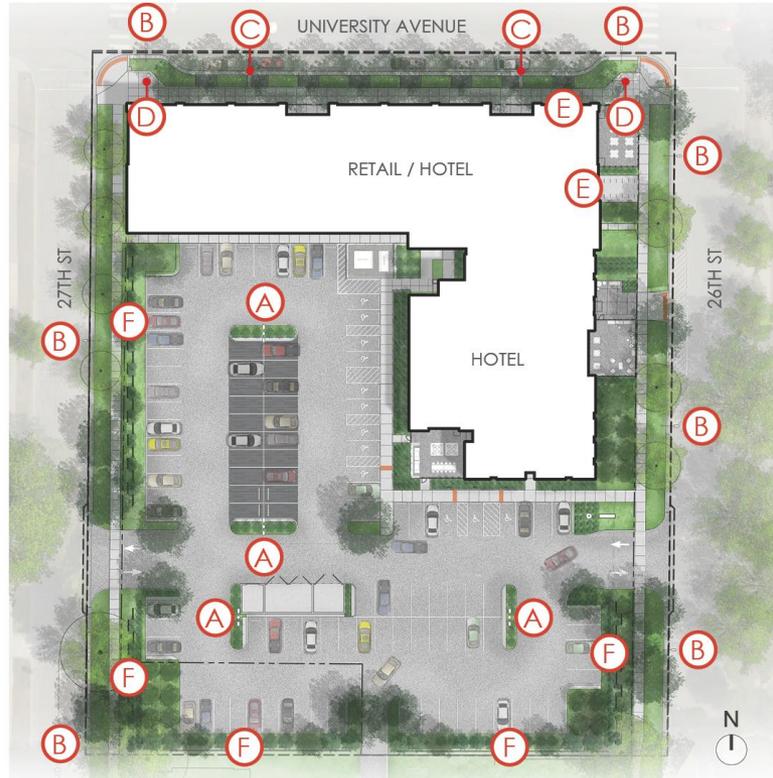


- (F) CEDAR SLAT FENCE - 75% OPAQUE**
 3' HEIGHT OFFSET PANELS
 [WEST AND EAST SIDES OF PARKING]

 6' HEIGHT
 [SOUTH SIDE OF PARKING]



16 CEDAR FENCE ELEVATION
 SCALE: 1/2"=1'-0"



Planting Palette

STREETSCAPE: SKYLINE HONEYLOCUST / LIRIOPE SPICATA / CAREX SP. / DAFFODIL



EAST PARKWAY / BUILDING AND PARKING FRONTAGE:

LAWN

OVERSTORY TREES: EXISTING OAK TREES / PRINCETON ELM / SKYLINE HONEYLOCUST / SWAMP WHITE OAK



WEST PARKWAY / PARKING FRONTAGE:

LAWN

TREES: EXISTING OAK TREES / SKYMASTER ENGLISH OAK / PRINCETON ELM



SHRUBS + PERENNIALS: SIBERIAN CYPRESS / VINCA MINOR / ARCTIC FIRE DOGWOOD / KOREAN SPICE VIBURNUM



SHRUBS + PERENNIALS: KOREAN SPICE VIBURNUM / DWARF SNOWBERRY / BIRCHLEAF SPIREA / WALKER'S LOW CATMINT



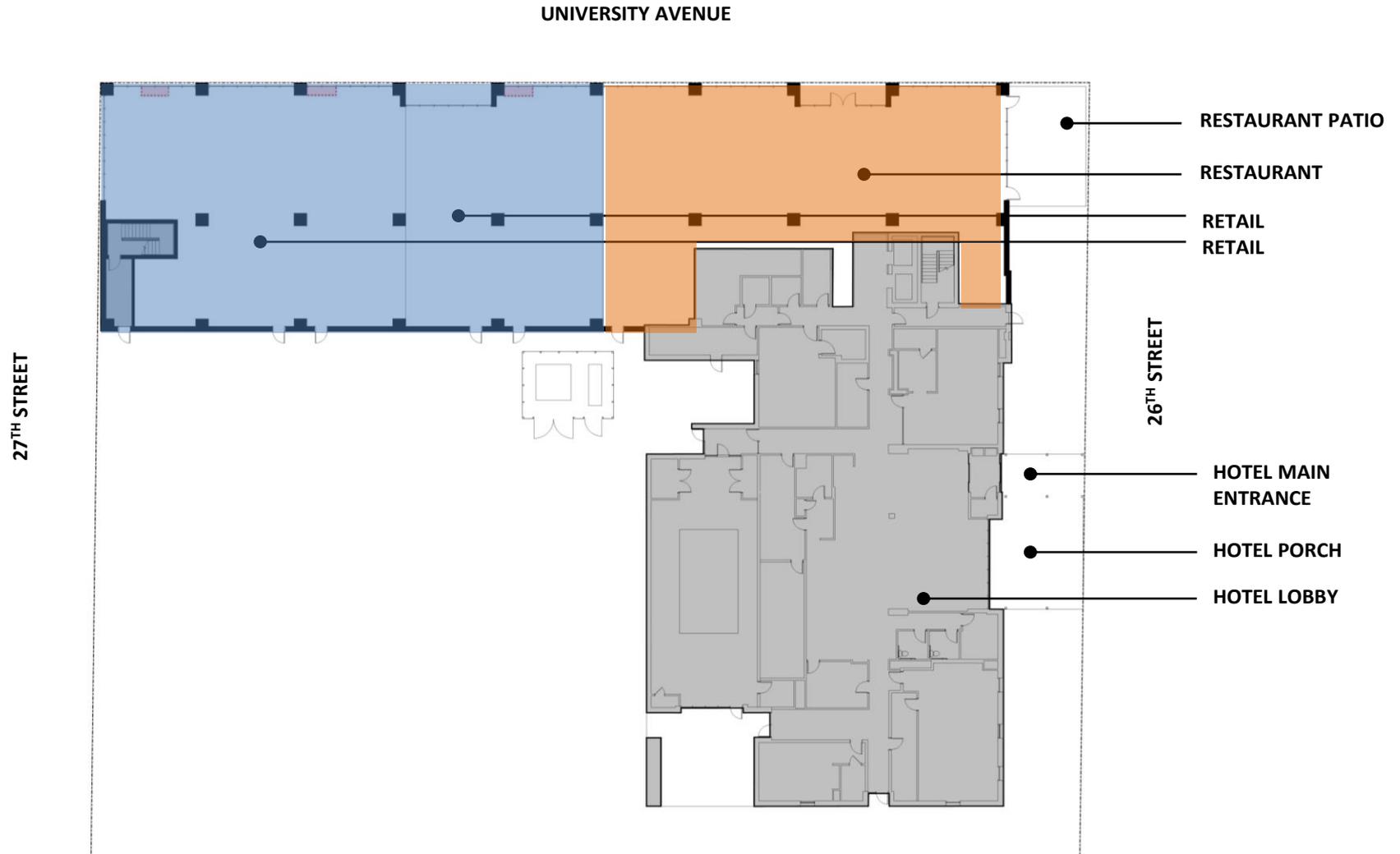
ORNAMENTAL + ACCENT TREES: DAKOTA PINNACLE BIRCH / SERVICEBERRY / SKYMASTER ENGLISH OAK



SOUTH FENCE: SKYMASTER ENGLISH OAK / PRAIRIE PRIDE HACKBERRY / EASTERN WHITE PINE / WHITE FIR / BLONDE AMBITION BLUE GRAMA



Ground Level Floor Plan



Perspective



Looking West from University Avenue

Perspective



Looking North on 27th Street

Perspective



Looking East from University Avenue

Perspective



Looking East Down University Avenue

Perspective



Elevations



North Elevation – University Avenue

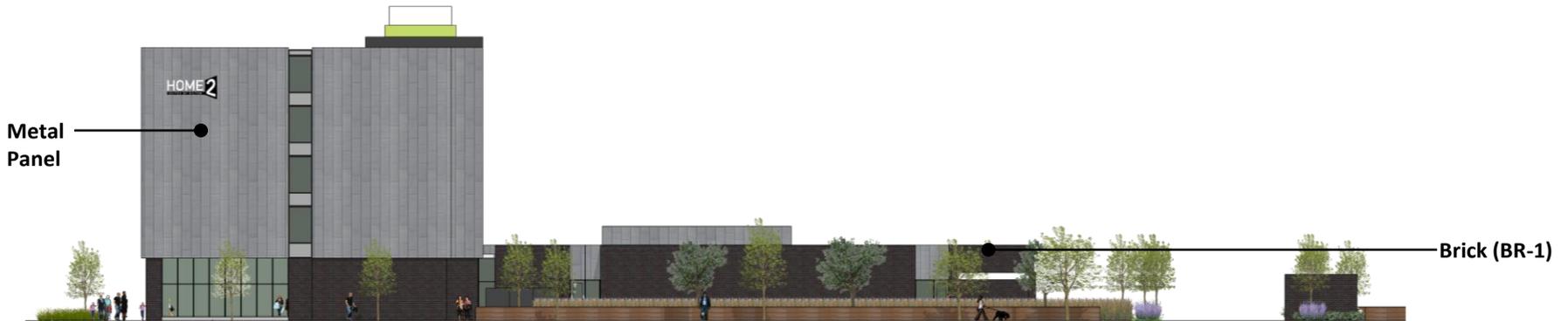


East Elevation – 26th Street

Elevations



South Elevation



West Elevation – 27th Street