

East Village  
Development Program  
10/27/2025

| Properties              |          |            |                  |                       |                 |                       |                                                    |
|-------------------------|----------|------------|------------------|-----------------------|-----------------|-----------------------|----------------------------------------------------|
| Tenant Information      |          |            |                  | Sales Information     |                 | Property Information  |                                                    |
| Tenant                  | Location | Units      | Square Feet      | Anticipated Open Date | Sales (PSF)     | Taxable Annual Sales  | Appraised Value (PSF / Unit) Total Appraised Value |
| Wholesaler              | RPA 1    |            | 161,562          | Q1 2027               | \$ 1,609        | \$ 260,000,000        | \$ 80 \$ 12,924,960                                |
| Multi-Family Apartments | N/A      | 250        | 199,318          | Q1 2029               | \$ -            | \$ -                  | \$ 150,000 \$ 37,500,000                           |
| Multi-Family Apartments | N/A      | 320        | 254,000          | Q1 2031               | \$ -            | \$ -                  | \$ 150,000 \$ 48,000,000                           |
| Anchor Restaurant 1     | RPA 2    |            | 7,020            | Q1 2029               | \$ 499          | \$ 3,500,000          | \$ 450 \$ 3,159,000                                |
| Anchor Restaurant 2     | RPA 2    |            | 7,020            | Q1 2029               | \$ 499          | \$ 3,500,000          | \$ 450 \$ 3,159,000                                |
| Outparcel 1             | RPA 2    |            | 8,380            | Q3 2028               | \$ 537          | \$ 4,500,000          | \$ 450 \$ 3,771,000                                |
| Outparcel 2             | RPA 2    |            | 2,700            | Q3 2028               | \$ 1,296        | \$ 3,500,000          | \$ 450 \$ 1,215,000                                |
| Outparcel 3             | RPA 2    |            | 7,020            | Q3 2028               | \$ 534          | \$ 3,750,000          | \$ 450 \$ 3,159,000                                |
| Outparcel 1             | RPA 3    |            | 2,700            | Q3 2029               | \$ 926          | \$ 2,500,000          | \$ 450 \$ 1,215,000                                |
| Outparcel 2             | RPA 3    |            | 7,020            | Q3 2029               | \$ 499          | \$ 3,500,000          | \$ 450 \$ 3,159,000                                |
| Multi-Tenant Outparcel  | RPA 3    |            | 14,600           | Q3 2029               | \$ 514          | \$ 7,500,000          | \$ 450 \$ 6,570,000                                |
| Anchor Restaurant 1     | RPA 4    |            | 7,640            | Q1 2030               | \$ 524          | \$ 4,000,000          | \$ 450 \$ 3,438,000                                |
| Outparcel 1             | RPA 5    |            | 3,000            | Q3 2030               | \$ 917          | \$ 2,750,000          | \$ 450 \$ 1,350,000                                |
| Outparcel 2             | RPA 5    |            | 3,000            | Q3 2030               | \$ 833          | \$ 2,500,000          | \$ 450 \$ 1,350,000                                |
| Outparcel 3             | RPA 5    |            | 2,700            | Q3 2030               | \$ 926          | \$ 2,500,000          | \$ 450 \$ 1,215,000                                |
| Outparcel 4             | RPA 5    |            | 7,020            | Q1 2031               | \$ 499          | \$ 3,500,000          | \$ 450 \$ 3,159,000                                |
| Outparcel 5             | RPA 5    |            | 2,700            | Q1 2031               | \$ 926          | \$ 2,500,000          | \$ 450 \$ 1,215,000                                |
| Outparcel 6             | RPA 5    |            | 3,000            | Q1 2031               | \$ 833          | \$ 2,500,000          | \$ 450 \$ 1,350,000                                |
| Multi-Family Apartments | N/A      | 220        | 174,172          | Q1 2033               | \$ -            | \$ -                  | \$ 150,000 \$ 33,000,000                           |
| Townhomes               | N/A      | 100        | 186,000          | Q1 2032               | \$ -            | \$ -                  | \$ 200,000 \$ 20,000,000                           |
| <b>Total - Retail</b>   |          |            | <b>247,082</b>   |                       | <b>\$ 1,265</b> | <b>\$ 312,500,000</b> | <b>\$ 208 \$ 51,408,960</b>                        |
| <b>GRAND TOTAL</b>      |          | <b>890</b> | <b>1,060,572</b> |                       |                 | <b>\$ 312,500,000</b> | <b>\$ 189,908,960</b>                              |

Notes:

1. Retail and Restaurants have an average building cost per square foot of \$197
2. Multi-Family have an average building cost per square foot of \$357
3. Townhomes have an average building cost per square foot of \$197
4. Multi-Family Apartments projected net monthly rent is \$1.56 per square foot
5. Townhomes projected net monthly rent is \$1.04 per square foot
6. Wholesaler Taxable Annual Sales is the assumed stabilized sales after a three year ramp up period
7. Commercial net rent averages \$45.00 psf