



Furc1, LLC

DOWNTOWN OAK

WMB-ROI
(visualization)

PHASE I	
RETAIL / COMMERCIAL	6,800 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	20,400 SF
RESIDENTIAL	2,000 SF

PHASE III

PHASE I

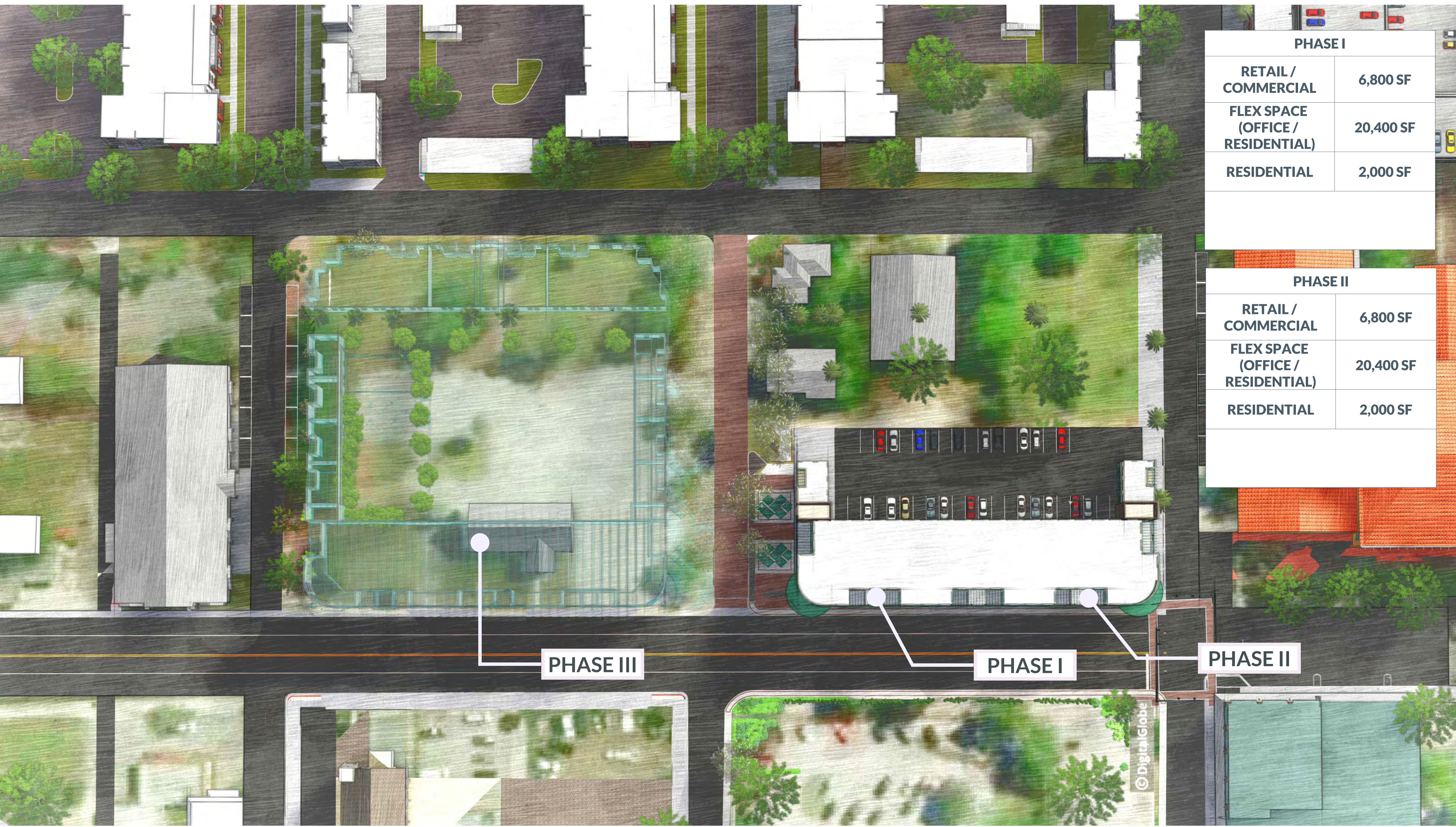
PHASE II

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PHASE I	
RETAIL / COMMERCIAL	6,800 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	20,400 SF
RESIDENTIAL	2,000 SF

PHASE II	
RETAIL / COMMERCIAL	6,800 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	20,400 SF
RESIDENTIAL	2,000 SF



PHASE I	
RETAIL / COMMERCIAL	6,800 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	20,400 SF
RESIDENTIAL	2,000 SF

PHASE II	
RETAIL / COMMERCIAL	6,800 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	20,400 SF
RESIDENTIAL	2,000 SF

PHASE III	
RETAIL / COMMERCIAL	13,600 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	40,800 SF
RESIDENTIAL	44,100 SF

TOTAL ALL PHASES	
RETAIL / COMMERCIAL	27,200 SF
FLEX SPACE (OFFICE / RESIDENTIAL)	81,600 SF
RESIDENTIAL	48,100 SF

Unit Potential Estimated

Formula*	% of Mix	Avg. SQ.FT.
Mix Single Bedrooms	0.7	600
Mix 2 bedrooms	0.3	1000
Deduction -10% Circulation Efficiency	0.9	

Phase I - NW of Southern Block	SQ.FT.	Estimated Potential 2b Units	Estimated Potential 1b units	Estimated Potential total Residential Units
Retail / Commercial	6,800	6	24	30
Flex Space Office / Residential	20,400			
Residential	2,000			
Total possible Residential Area	22,400			
TOTAL PHASE II DEVELOPMENT	29,200			
Phase II - SW of Southern Block	SQ.FT.	Estimated Potential 2b Units	Estimated Potential 1b units	Estimated Potential total Residential Units
Retail / Commercial	6,800	6	24	30
Flex Space Office / Residential	20,400			
Residential	2,000			
Total possible Residential Area	22,400			
TOTAL PHASE II DEVELOPMENT	29,200			
Phase III - Whole North Block	SQ.FT.	Estimated Potential 2b Units	Estimated Potential 1b units	Estimated Potential total Residential Units
Retail / Commercial	27,200	35	136	171
Flex Space Office / Residential	81,600			
Residential	48,100			
Total possible Residential Area	129,700			
TOTAL PHASE III DEVELOPMENT	156,900			
TOTAL ALL PHASES DEVELOPMENT	215,300	Estimated Potential 2b Units	Estimated Potential 1b units	Estimated Potential total Residential Units*
		47	183	230

*NOTE: Actual unit & use mix is variable and subject to market demand	Example estimated Unit Count if all sq.ft. footage of development were 1 bed room apartments w/ 85% efficiency:	305
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