

# THE BEND

## AT RIVER OAKS



### Residential Bldg #1 (Type I, 200')

360 units  
Studios (36 units)  
1BR (126 units)  
2BR (144 units)  
3BR (54 units)

### Market Hall 17k sf

### PDR 4k sf

### Riverview Park 5.2 acres

### Residential Bldg #2 (Type I, 200')

380 units  
Studios (38 units)  
1 BR (133 units)  
2 BR (152 units)  
3 BR (57 units)

### Residential Bldg #3 (CLT, Type IV, 85')

155 units  
1 BR (8 units)  
2 BR (39 units)  
3 BR (8 units)  
Co-Living (100 units)

### DEVELOPMENT SUMMARY

 **1,110 Units**  
222 (20%) Units Affordable

 **44k sf of Retail**  
Including 17k sf of Market Hall

 **5.2 acres of Open Space**

 **216k gsf of Office**

 **4k sf of PDR**

 **12k sf of Community**

### FINANCIAL SUMMARY

**\$87.3M**  
Present Value  
of Ground  
Lease to VTA

**13.5%**  
IRR to  
Developers

**2.94x**  
Equity  
Multiple

**5.83%**  
Return on  
Cost

**3**  
Phases of  
Construction

### PARKING RATIOS

#### \*Before Parking Lifts

Residential Bldg #1 .61  
Residential Bldg #2 .69  
Residential Bldg #3 1.57  
Residential Bldg #4 .84  
Office 3/1000 rsf

**Office  
(Type I, 90')**  
216k gsf

**Parking Garage  
(Type I, 65')**  
838 parking spots

### Residential Bldg #4 (CLT, Type IV, 170')

215 units  
Studio (22 units)  
1 BR (65 units)  
2 BR (75 units)  
3 BR (54 units)