

TIRZ#3 –Stonewater Projects



April 12, 2016



Stonewater Projects

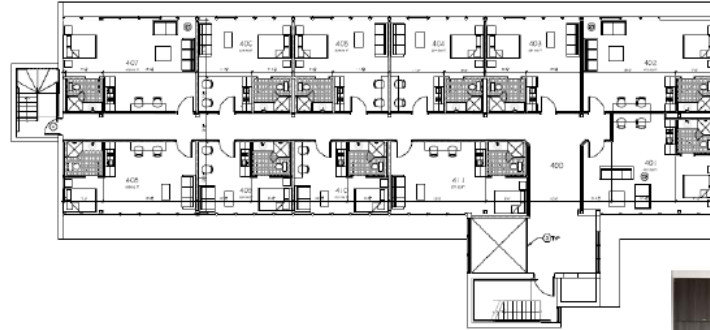
- Conversion of 2 Existing Office Buildings
- Built 1954
- 3,000 Sq. Ft. Ground Floor Commercial
- Improved Parking Lots
- Introduction of Micro-Units

	Studio 21	Broadway Lofts	Total
Units	44	44	88
Investment	\$ 2,150,000	\$ 4,800,000	\$ 6,950,000
Current Value	\$ 325,000	\$ 314,875	\$ 639,875





Studio 21 Apartments



- 44 Units
- 252 to 427 Sq. Ft.





Studio 21 Apartments

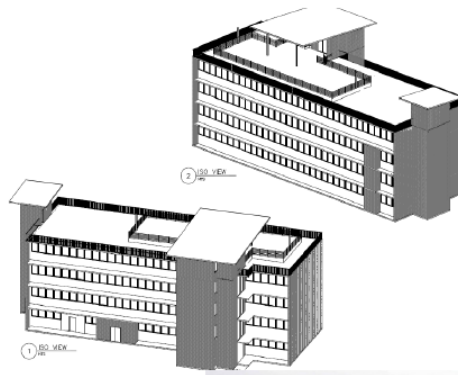




Broadway Lofts



- 44 Units
- 304- 991 Sq. Ft.
- 3,000 Sq. Ft. Commercial
- Roof Patio





Broadway Lofts

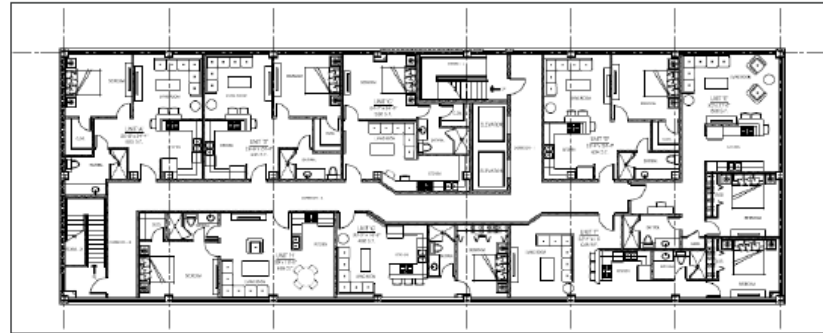




Broadway Lofts



First floor with commercial frontage



Typical upper floor plans



Parking Improvements



Resurfacing	\$147,700
Lighting	\$30,400
Landscaping	\$20,000



Questions?
