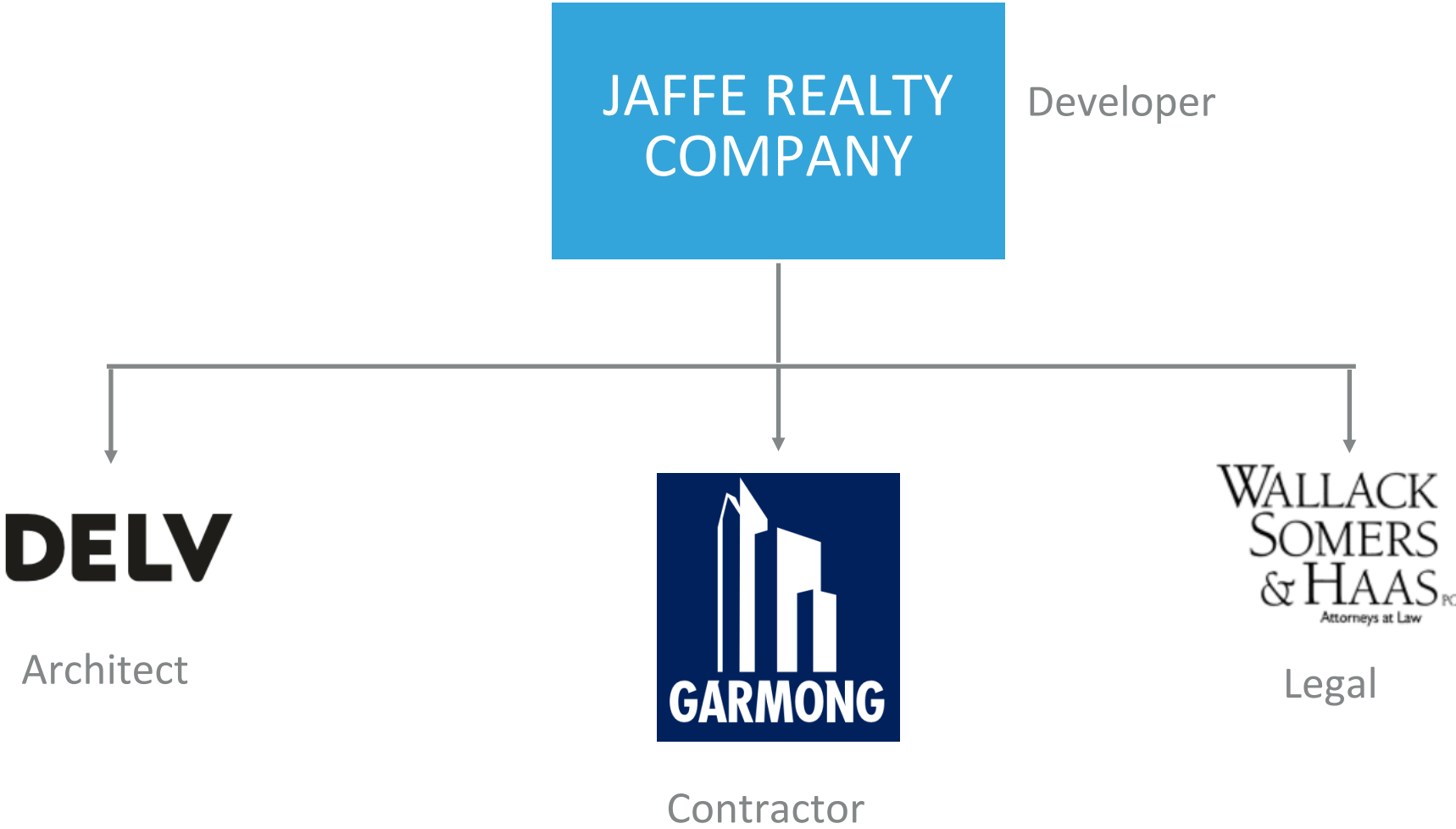


JAFFE REALTY COMPANY

ZIONSVILLE CREEKSIDE LOT 3 DEVELOPMENT

DEVELOPMENT TEAM





PROJECT OVERVIEW

- ▶ A two-story building including the following:
 - ▶ Approximately 20,000 square foot commercial office building
 - ▶ Estimated completion date: 24 months from closing on land acquisition
- ▶ Total Project Investment: \$10,000,000 - \$12,000,000
- ▶ Estimated Annual New Property Taxes Paid: \$125,000 annually
- ▶ Proposed tenant mix:
 - ▶ Medical office, potentially owner occupied or dual tenant
- ▶ Location of new, high paying jobs in Zionsville
- ▶ Quality development that meets community standards

PROJECT PRECEDENT IMAGERY



04



05



06



01



02



03

03 ARCHITECTURE

PRECEDENT IMAGERY

PROJECT RENDERING



DELV
DESIGN

DRAFT RENDERING

PROPOSED PROJECT SCHEDULE

- ▶ Closing: Max 6 - 7 months from PSA execution
 - ▶ Tenants to be identified at closing
- ▶ Design: 4 - 6 months
- ▶ Construction: 14 - 18 months full build out
- ▶ Total Development Timeline: 24 - 31 months from PSA execution

PROPOSED PURCHASE TERMS

- ▶ Purchase Price: \$156,000
- ▶ Earnest Money: \$ 15,000
- ▶ Due Diligence: 180 days from execution
- ▶ Closing: 30 days from DD expiration
- ▶ Costs: Developer reimburses RDC costs to \$25k cap