

A. PROJECT PLAN

Project Executive Summary

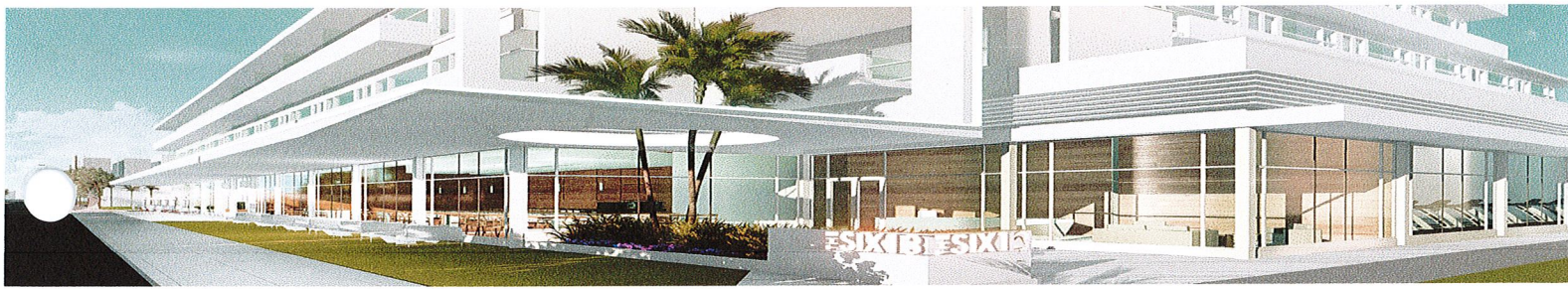
THE SIX13 is an eleven-story mixed-use high-rise building that will feature 142 apartment units, 240 garage parking spaces and approximately 8,300 square feet for ground level retail space.

The first impression of the building will begin on the ground level with a vibrant mix of neighborhood-oriented retail tenants. A healthy fusion of daytime and nighttime uses will provide for continual activity along the street, which is an important element in mixed-use urban development and one that will ensure the safety and sustainability of the project's residents and surrounding neighbors.

THE SIX13 will contain 240 garage parking spaces and 5 dedicated areas within the garage to accommodate bicycle storage. The marriage of adequate vehicular accommodation and encouraging alternative means of travel is geared towards young working professionals. The garage will be concealed by the first floor retail space along with the two floors of residential units that sit above the retail. A true transportation oriented development, THE SIX13 will encourage the live-work-play lifestyle by its proximity to the areas recreational attractions, employment centers and public transportation stops.

THE SIX13 will offer 86 one-bedroom units and 56 two-bedroom units. Each residence will offer granite countertops, energy efficient stainless steel appliances, and private terraces with cityscape and ocean views. The building's 5th floor amenity deck will have an infinity swimming pool with resort-style pool deck areas, clubhouse for entertaining, and a rooftop dog park for the resident's pets. The project will emphasize eco-friendly features and outdoor green elements to encourage a healthy and sustainable lifestyle.

100% of the apartment units will be affordable to teachers, nurses, first responders, City of Fort Lauderdale hospitality employees and small business owners, a segment of the community that is currently being priced out of the downtown Fort Lauderdale market.



Developer

LOCAL DEVELOPER: Affiliated Development is headquartered in Fort Lauderdale and the Founder and CEO is a Fort Lauderdale resident. We have a vested interest in doing right by the community and we are approaching this project with the build and hold mentality, looking to capitalize on the long-term outlook.

Affiliated Companies is the parent company for the three pillars of our organization; Affiliated Development, Affiliated Housing Partners and Affiliated Capital. This organizational structure allows us to diversify our holdings while employing the core strategies of our company.

Affiliated was founded in 1982 by Les Burns, originally under the name Burns & Company, and will be celebrating the company's 35th anniversary in the real estate business. In 2016 the company's CEO, Jeff Burns, partnered with Nick Rojo to re-brand the company under its current name, Affiliated, and to help implement additional platforms to help spur the company's future growth and diversity. Although the company name has changed and evolved over the years, Affiliated's leaders have preserved the original core philosophy of developing and maintaining longstanding relationships through hard work, vision and integrity.

With an emphasis on high-density development in urban markets across the United States, Affiliated Development strives to create dynamic environments that promote vitality within a city's urban core. Affiliated Development is currently involved in the development of over 2 million square feet of real estate with a combined cost of roughly \$378 million.

TRACK RECORD: Affiliated Development has a track records investing in similar communities and leading revitalization efforts.

- The Moderne, Milwaukee, WI, 217 units, \$65M Cost, \$9.3M City Funding (TIF)
- Emerald Row, Oak Creek, WI, 167 units, \$30M Cost, \$5.3M City Funding (TIF)
- The Couture, Milwaukee, WI, 336 units, \$148M Cost, \$17.5M City Funding (TIF)
- St. John Plaza, Miami, FL (Overtown), 90 units, \$28M Cost, **\$10.0M City CRA Grant**
- Parkview Terrace Apartments, Miami, FL (Liberty City), 96 units, \$28.8M, \$11M County Funding