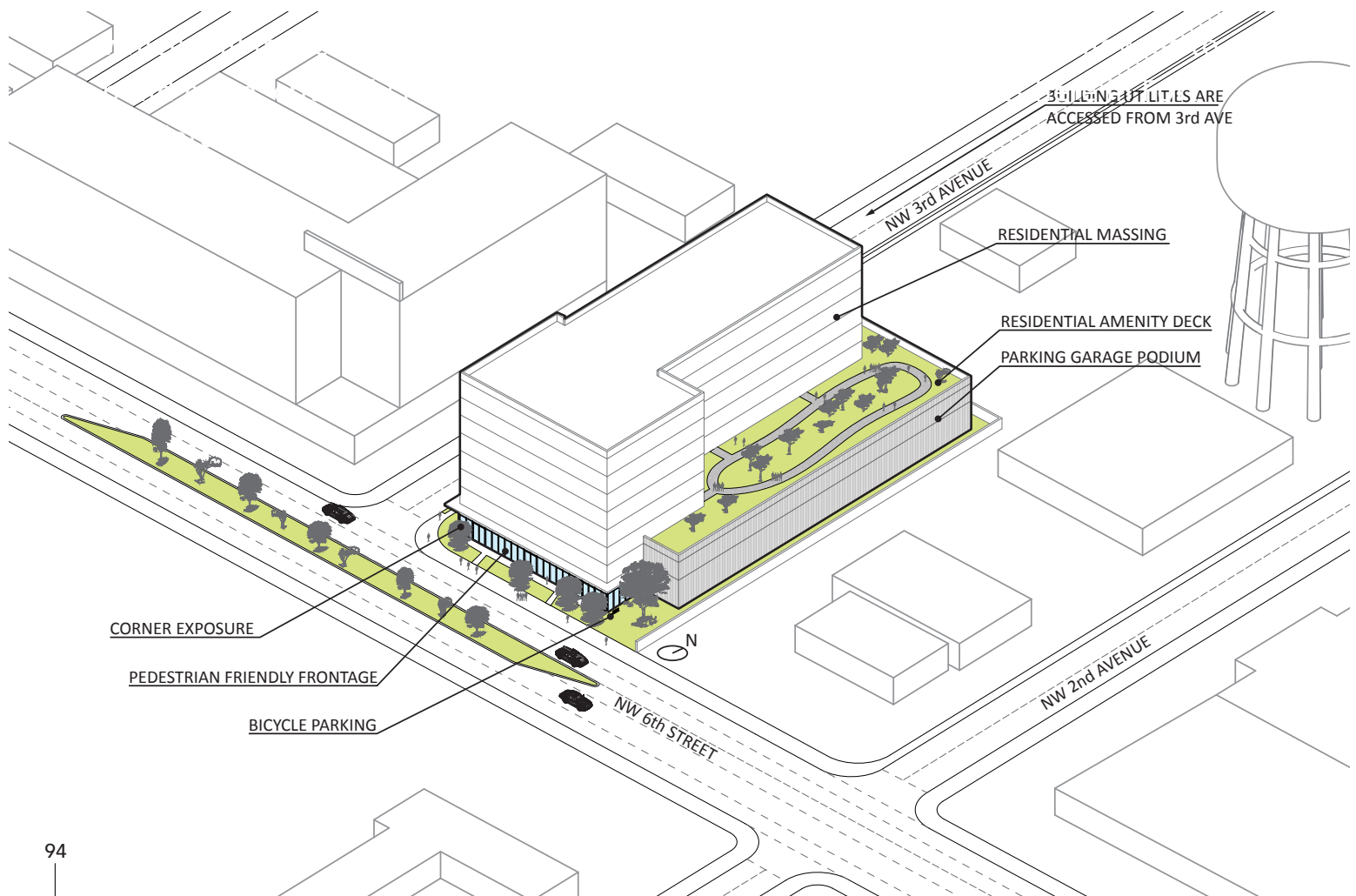


THE PANTRY LOFTS PROJECT DESCRIPTION

The proposed building will be eight stories tall and will include an estimated 80 - 100 residential units, new facilities (warehouse and office spaces) for The Pantry, structured parking, and a commercial component on the ground floor. The number of units will be better determined once the application for funding is submitted to Florida Housing Finance Corporation. The main massing of the building is a result of podium parking with the residential units sitting above.

The community will be highly amenitized and designed to have an “active” ground floor with open promenade space facing Sistrunk. Glass storefronts will line the ever-evolving Sistrunk corridor; bike paths, lush landscaping, and pedestrian-friendly hardscapes will activate this part of the site. The rooftop of the podium parking structure provides an opportunity for a green space for Pantry Loft residents. The Pantry of Broward’s to-be-built new facilities will be designed towards the back of the proposed development so as to keep a more “active” use facing Sistrunk.



THE PANTRY LOFTS PROJECT DESCRIPTION

We have also met and continue to discuss with neighboring community investors the importance of creating an active front along Sistrunk Blvd. This corridor is of great importance and the Pantry Lofts will be designed to celebrate that unique component.

We are currently is in discussions with MASS District, a local non-profit, to occupy as the development's tenant, a to-be-included small retail bay fronting Sistrunk and the proposed open promenade space.

The structure between Green Mills, The Pantry, and the City of Fort Lauderdale render The Pantry Lofts a public/private partnership in its truest sense.



A mixed-use affordable/workforce housing community serving Fort Lauderdale's and Broward's residents.

THE PANTRY LOFTS
CONCEPTUAL RENDERINGS



THE PANTRY LOFTS

FEATURES & AMENITIES

Every Green Mills Group community is fully amenitized and receives stringent 'green' energy efficiency certifications. The Pantry Lofts will include the following partial list of amenities:

- retail and open promenade spaces along NW 3rd Ave. and Sistrunk
- new warehouse and office space for The Pantry of Broward
- community room, fitness center, game room, computer lab/business center, and on-site offices for Pantry Lofts residents
- well-appointed residences at truly affordable rents
- SEER rated appliances
- Solar array on roof
- secured key fob access
- structured parking
- professional on-site third-party property management



THE PANTRY LOFTS SIMILAR GREEN MILLS COMMUNITIES' AMENITY SPACES



THE PANTRY LOFTS SIMILAR GREEN MILLS COMMUNITIES' AMENITY SPACES

