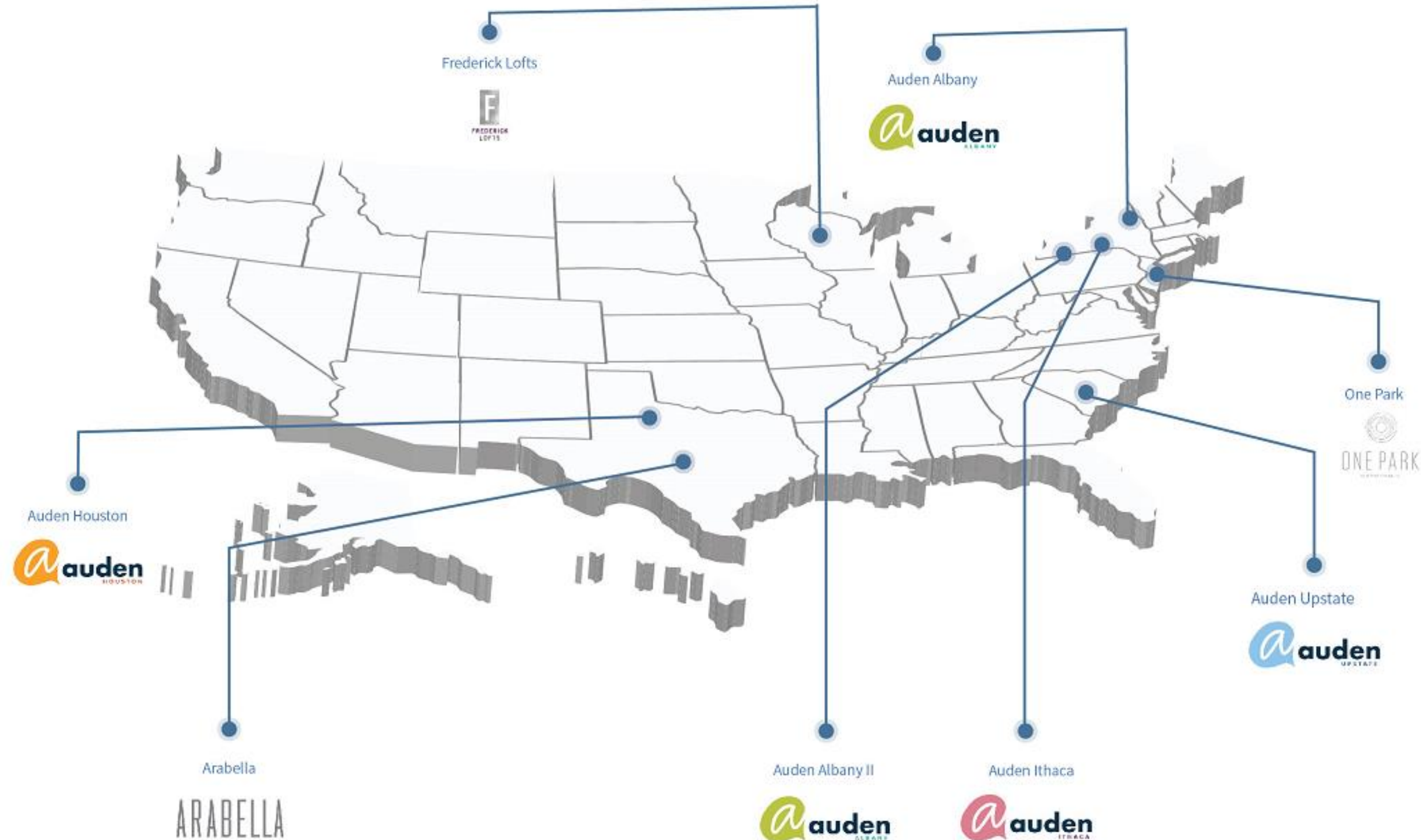




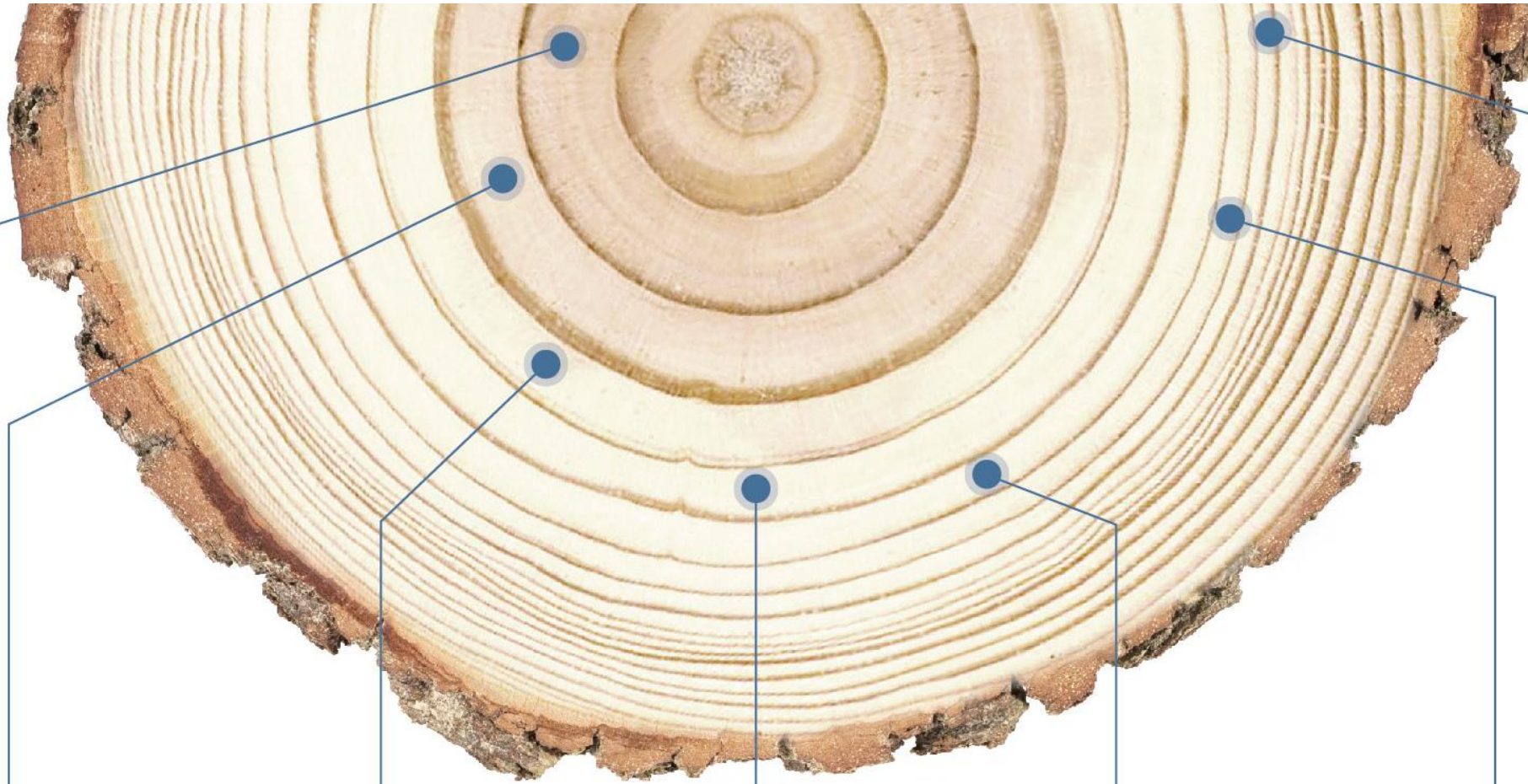
Development of Parcel 6 of I-195 Redevelopment District

DMG Background

DMG Investments, LLC was established in 2013 as a Real Estate Development Firm. Since then we have expanded our operations to include: Acquisition and Finance, Asset and Property Management, Construction and other related services. Our remarkable growth is evident by projects located throughout the United States, covering Market Rate Housing, Student Housing and Condominium Residential Properties.



DMG Background



2013

- DMG Investments officially registered in US and set its headquarter on Wall Street

2014

- DMG launched Arabella, a luxury condominium building in US
- DMG launched Frederick Lofts, a luxury condominium building in US

2015

- DMG confirmed its strategic arrangement based on overseas real estate market, DMG is looking to create an entire service chain bringing together education, immigration, overseas investments, and overseas home purchasing
- DMG launched One Park, a luxury condominium building

2016

- DMG acquired Savoy Apartments, a student housing project
- Frederick Lofts, a luxury condominium building completed

2017

- Auden, DMGs student housing series launched
- DMG launched Auden Albany, the first project of Auden series
- DMG established DMG Property Management LLC, a property management company

2018

- One Park, a luxury condominium building, completed
- Arabella, a luxury condominium building, completed
- Auden Albany, a student housing project completed
- Started Renovation for Savoy Apartments. It officially changed name to Auden Houston and becoming part of Auden Series

2019

- Auden Upstate, a student housing project launched
- Auden Ithaca, a student housing project launched
- Auden Albany II, a student housing project launched
- To be continued. More projects are coming soon

DMG Student Housing

Student Housing Project I



**1 Student Housing Project I:
AUDEN ALBANY**
Albany, NY
Ground up development project
DMG in-house management project



**2 Student Housing Project II:
AUDEN HOUSTON**
Houston, TX
Renovation and DMG in-house management project.



Student Housing Project II

Student Housing Project III



**3 Student Housing Project III
AUDEN UPSTATE**
Spartanburg, SC
Ground up development project
DMG in-house management project



**4 Student Housing Project IV
AUDEN ITHACA**
Ithaca, NY
Renovation and DMG in-house management project.

Student Housing Project IV



DMG Multifamily/Condo Project

Multifamily Rental Apartment Project I



1
Frederick Loft
Milwaukee, WI
Ground up development project

2
AUDEN ALBANY II
Albany, NY
Ground up development project
DMG in-house management project

3
One Park Condos
Cliffside Park, NJ
Luxury condominium ground up development Project
DMG in-house management project

4
Arabella
Houston, TX
Ground up development project, 33-story luxury Condominium,

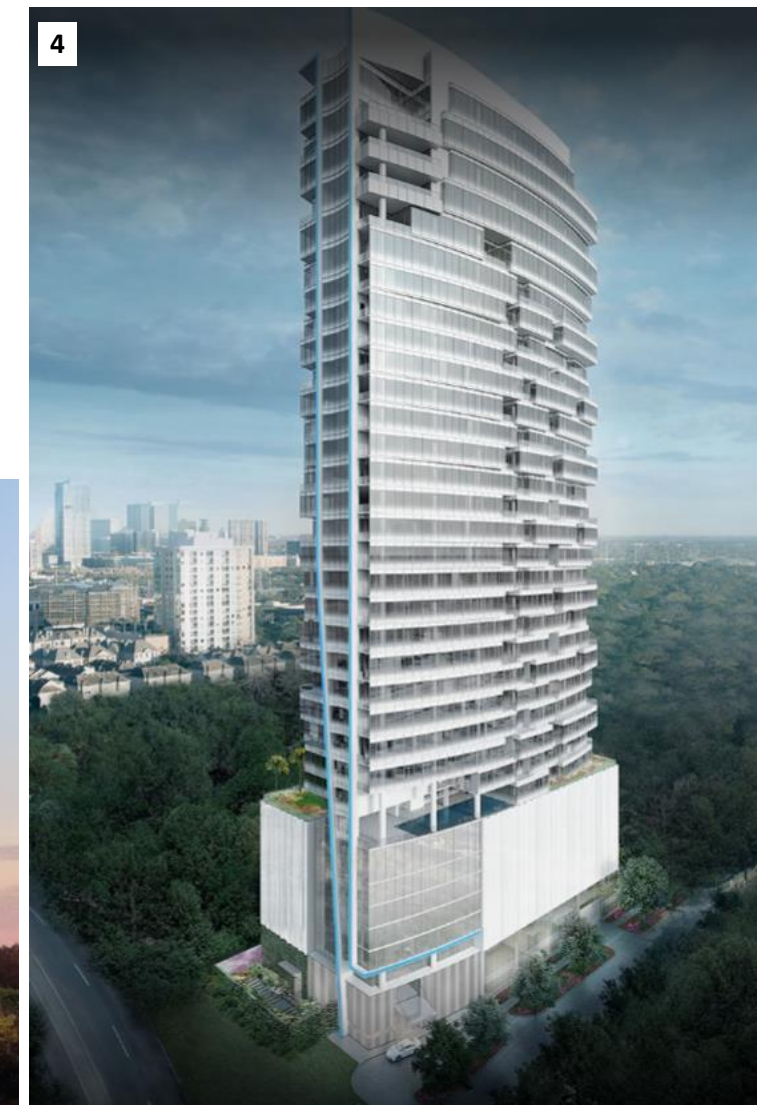
Multifamily Rental Apartment Project II



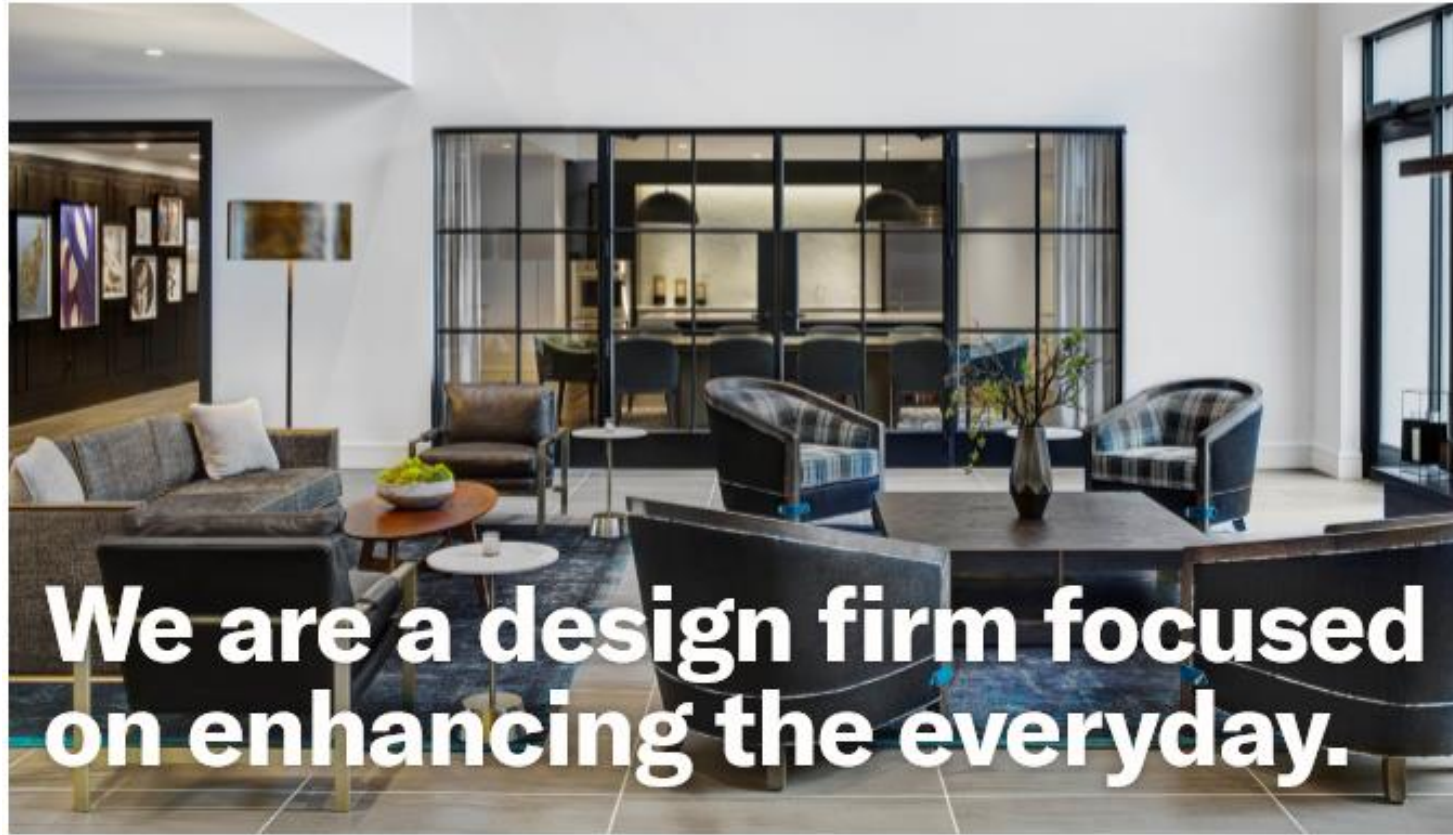
High-End Luxury Condominium Project I



High-End Luxury Condominium Project II



Bergmeyer Project Experiences



About us

Bergmeyer was founded in 1975 as a full service design firm and has since partnered with hundreds of clients to realize their visions. We operate as a corporation with broad ownership by many of the firm's leaders and our 70-person staff are advocates of the firm's user-focused design. We have designers working in architecture, interior design, graphic design, planning, and sustainability



Bergmeyer Project Experiences



9



10



11



12



13



14



15



16



17



18

Select Housing Projects

4 The Kendrick
Needham, MA
Programming and design for 390-unit development including FFE design and selection for all interior and exterior amenity spaces.

Osprey
Atlanta, GA
Programming and design for 319-unit development including FFE design and selection for all interior and exterior amenities and model units.

Benton
Fremont, CA
Branding, programming and design for 261-unit development including FFE design and selection for all interior and exterior amenity spaces and model units.

Ophelia Place
Orange, CA
Programming and design for 262-unit development including FFE design and selection for all interior and exterior amenities and model units.

Sursum Corda
Washington, DC
Programming and design for 515-unit development including FFE design and selection for all interior and exterior amenities and model units.

The Yards at Old State
State College, PA
Branding and interior design services for student residential campus of 268 new fully furnished units for about 1,000 residents.

9 Endicott College New Residence Hall
Beverly, MA
New 62,000-sf, 250-bed student residence hall

18 Brown University Charlesfield Street Graduate Housing
Providence, RI
Renovations to 9,300 sf historic house built in 1870 to provide 18 studio and 2 one-bedroom units.

17 Brown University Waterman Street Visiting Scholar Residence
Providence, RI
Renovations to 13,000-sf historic house to convert the building into thirty self-sufficient studio, one-bedroom, and two-bedroom units.

11 29 Garden Street at Harvard University
Boston, MA
Repositioning of former hotel into an 74-room dormitory for Harvard that also houses Campus Police.

Harvard University Faculty Housing
Cambridge, MA
Client Representative during construction of three residential buildings, comprised of 120 units, approximately 202,400 sf including parking garages

Harvard University Trilogy
Boston, MA
Served as Harvard's architect to build 171 affiliated Housing rental units and 17 affordable housing units open to Boston residents

8 Salem State University Atlantic Hall
Salem, MA
New 450-bed student residence hall with faculty units and common areas

6 Salem State University Peabody and Bowditch Residence Halls
Salem, MA
Renovations to two residence halls to add accessible elevators and upgrades to building entries and student lounges

3 780 Columbus Avenue at Northeastern University
Boston, MA
54 apartments (117 beds) of student loft housing in a renovated warehouse building

5 Brown and Howard Wharf
Newport, RI
Luxury condominium residences in 3 buildings on a waterfront pier with private marina

14 Hostelling International
Boston, MA
Adaptive reuse and sustainable design of 50,000 SF space as youth hostel in Downtown Boston for Hostelling International.

Cathedral Family Development
Boston, MA
Renovations and deep energy retrofit of 56 units in affordable housing development.

10 Pond View Village
Gloucester, MA
115-unit adaptive reuse of the Le Pages Factory, Gloucester into affordable housing

12 Mattapan Heights II and III
Mattapan, MA
94-unit adaptive reuse of Boston Specialty and Rehabilitation Hospital's Ward Buildings into affordable housing

Mattapan Heights III
Mattapan, MA
73-unit new construction and adaptive reuse of Boston Specialty and Rehab Hospital's Ward Building into affordable housing.

Select Providence-Area Projects

15 Corliss Landing
Providence, RI
69 units of residential condominiums and ground floor office/retail space in a historic mill building

16 Union Station at Memorial Plaza
Providence, RI
Complete interior and exterior renovation of fire damaged historic railroad station to corporate headquarters

Hibbitt, Karlsson & Sorensen
Pawtucket, RI
Renovation of existing mill building into office headquarters for a computer software company.

Select Commercial Projects

2 699 Boylston Street
Boston, MA
Repositioned as 699 Boylston Street, key areas of the building were renovated, including new lobby, new two-story facade and streetscape.

7 530 Main Street
Melrose, MA
Redeveloped commercial property with 6,000 sf of revitalized ground floor retail space and add three new floors with 10 residential units.

13 Ames Boston Hotel
Boston, MA
Amenities renovations to Boston's first skyscraper, built in 1893 and listed on the National Register of Historic Places, a 114-room hotel now operating as Hilton Curio Collection.

1 Independence Wharf
Boston, MA
Renovation and repositioning of 470 Atlantic Avenue along Boston's Fort Point Channel.

Project Highlight

Land Information

Project Location	Providence, Rhode Island
Parcel #	Parcel 6 of I-195 Redevelopment District
Land Status	Vacant
Land Acres	1.48 Acres
Lot Coverage	100%
Podium Stories	1 Stories
Maximum Height	6 Stories
Total Units	130
Gross Area	314,000 SF
Rentable Area	149,511 SF

Building Information

Building Use	Mix-Used Residential_Student Housing
Ground Floor Use	Retail_Green Grocer
Building Structure	Cast in place for foundation, ground floor, mezzanine Level and second floor transfer lab, and wood frame for residential levels.
Building Amenities	Open Air Lounge and Garden Modern Gym Indoor Lounge Study Rooms Bike Storage Parking Garage Fully Furnished Units Roof Gardens

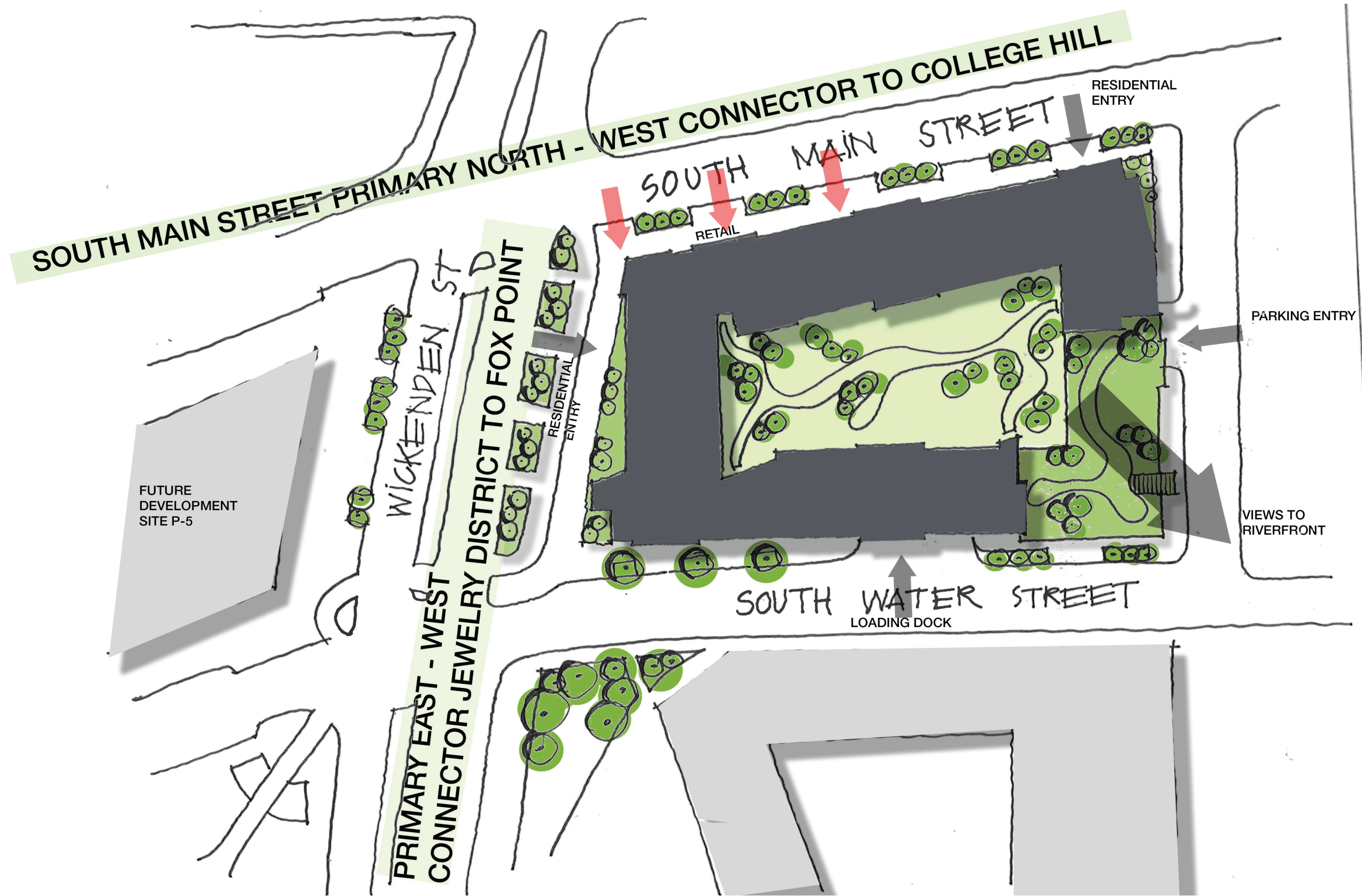
Neighborhood Contribution

- Maintenance of the East Side Park and Indian Point Park

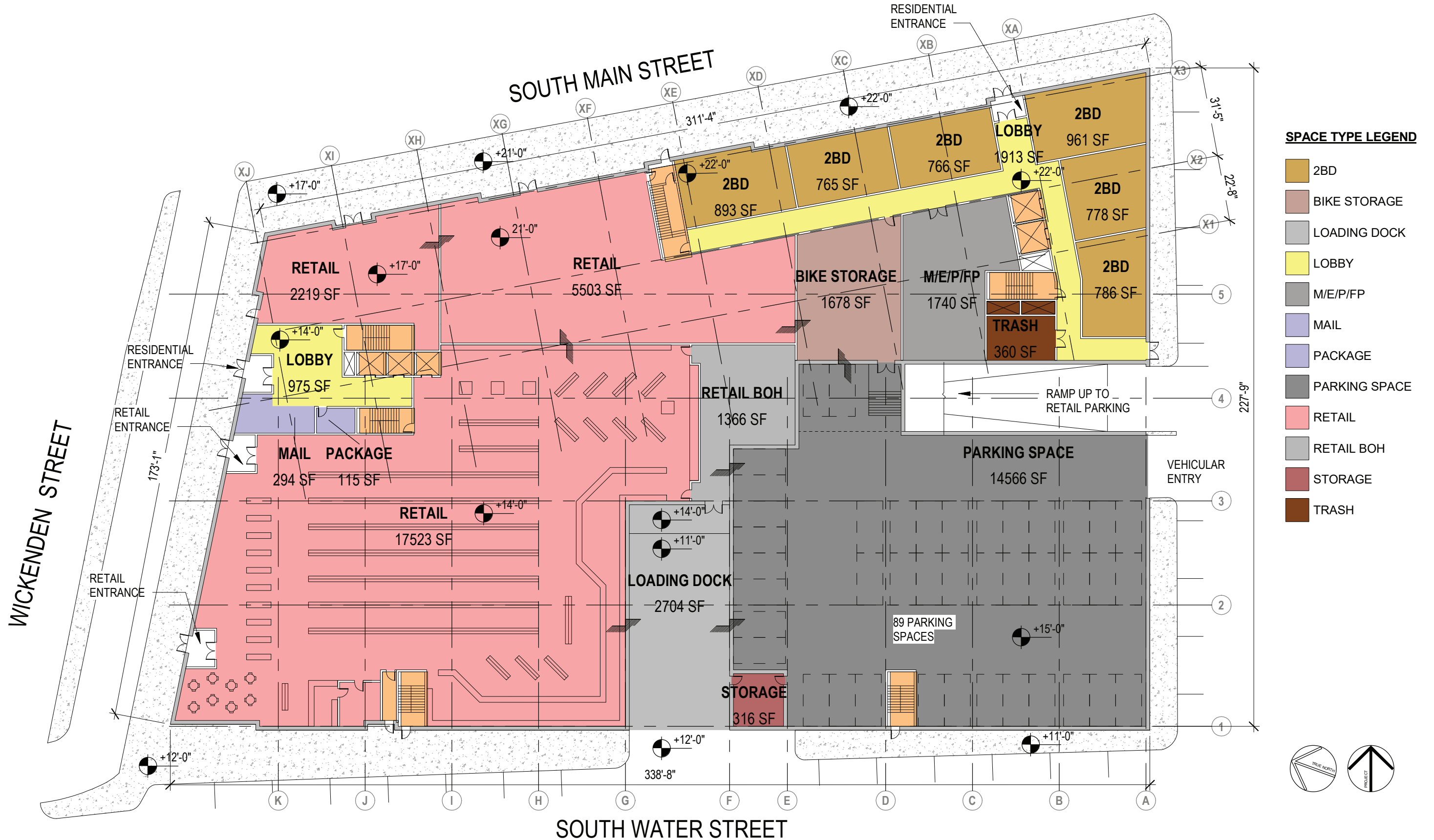
Project Highlights

- DMG and Bergmeyer will together deliver a delightful design and bring impacts on people's lives and pleasure as those who pass by its exterior.
- The college communities has increased the demand for a modernizing Student Housing, which can provide students a private and comfortable yet affordable living condition, which has a 1:1 bedroom bathroom ratio.
- The project will improve and provide college students an innovated place to live and collaborate by building not only a student housing, but a community just for them. DMG is committed to provide students a protected environment for them to live, study and play.
- The project will improve the local economy and convenience by adding a Ground Floor Grocery Store, driving the development of economics and increasing local footprints.
- DMG is an experienced student housing developer. We know the needs for our students and their parents, and we know how to meet and exceed their requirements.
- DMG is devoted to improving living quality by offering diversified and superior amenities, such as a full functional fitness center, Lounge area, study rooms, bike and vehicle parking garage.
- DMG is focusing on making contributions to the neighborhood by contributing funds for maintaining local parks.
- DMG is an experienced developer and will deliver the project on time with promised quality.

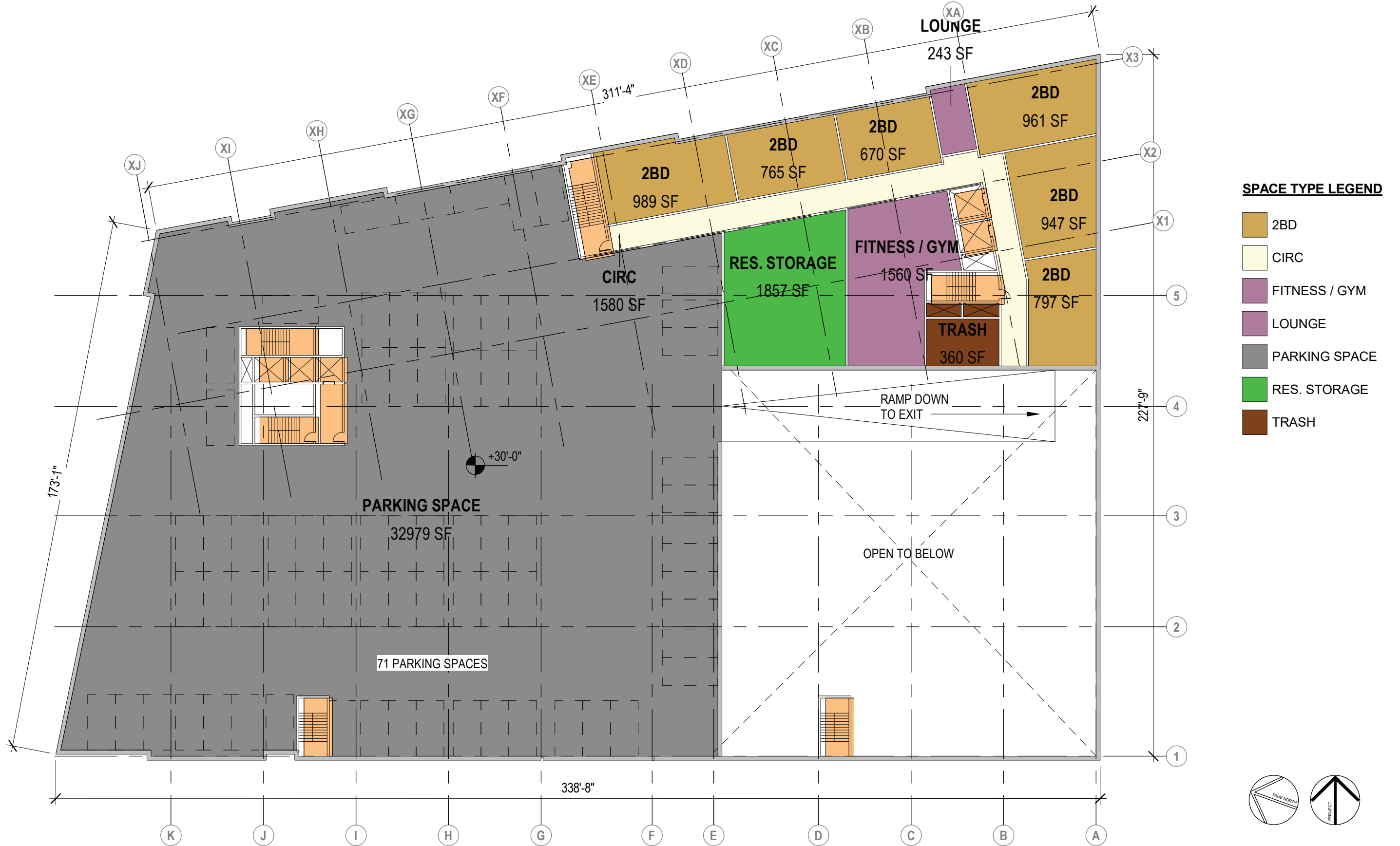
Site Context



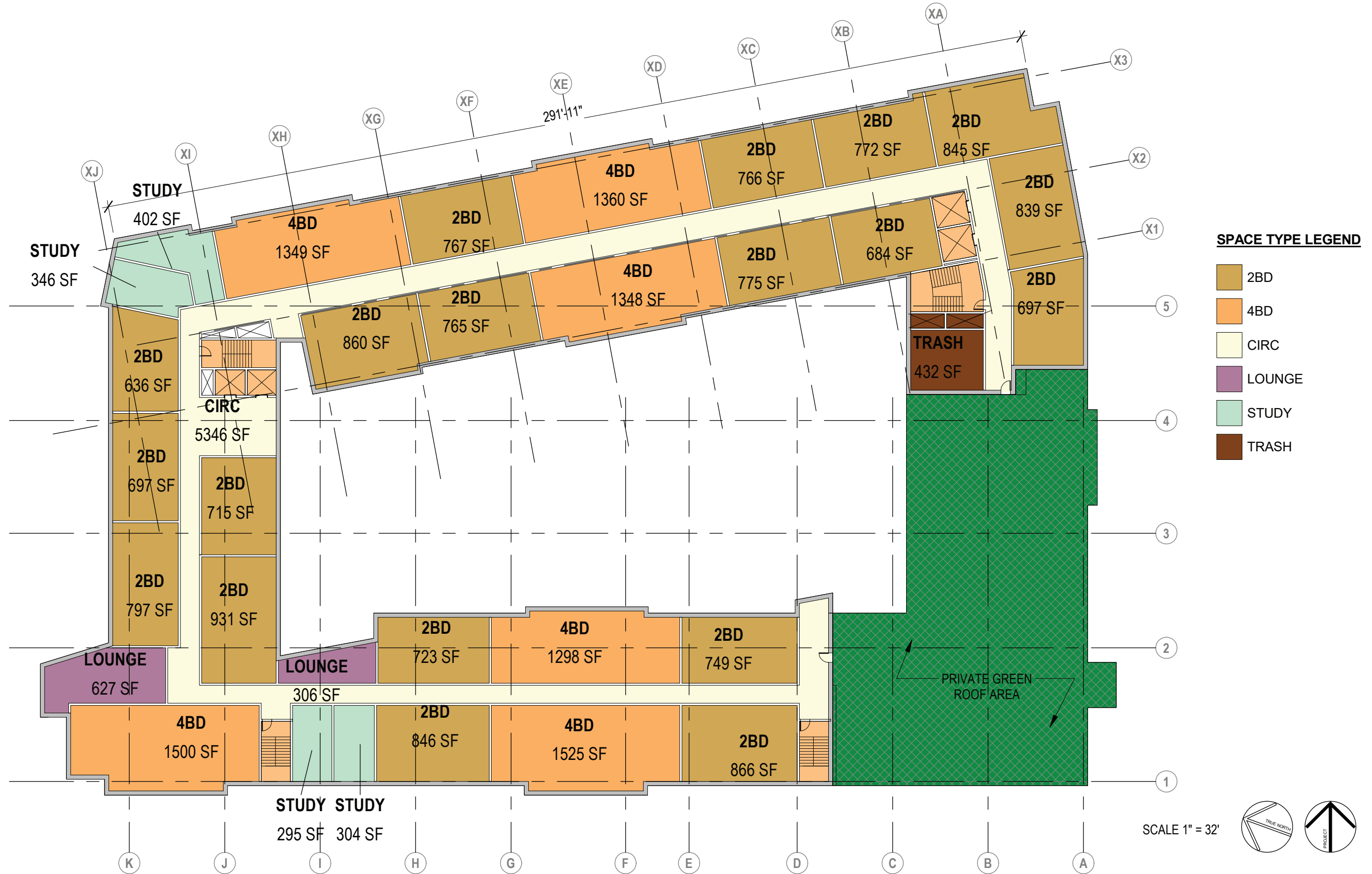
Ground Floor Plan and Site Access Plan



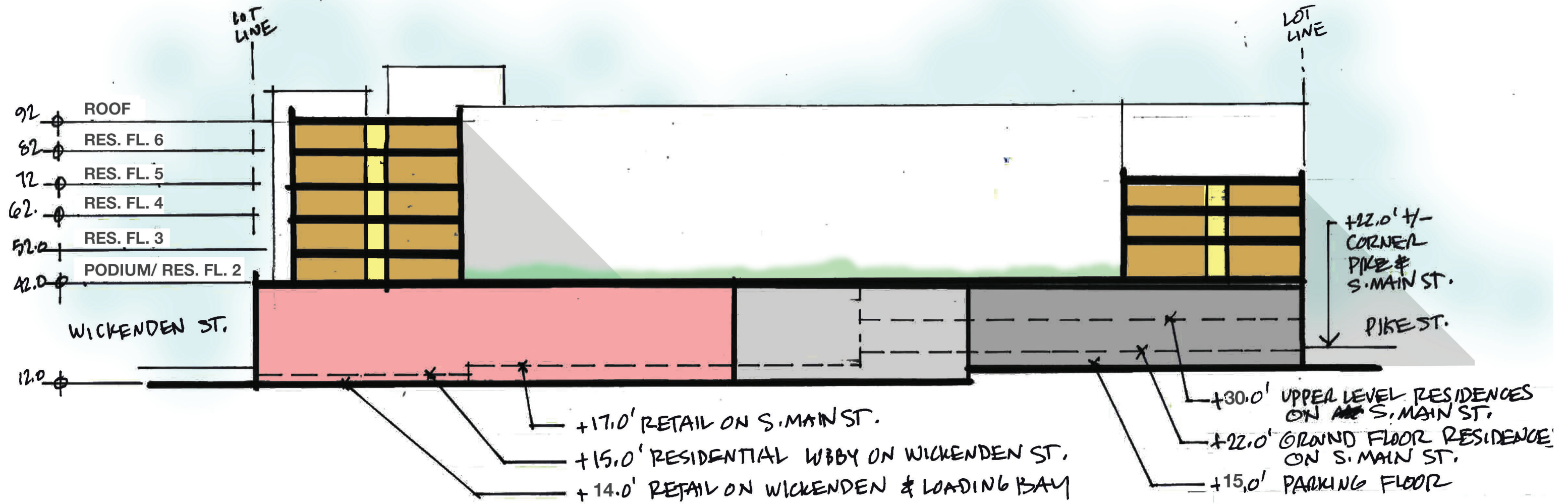
Mezzanine Level



Fifth Floor Plan



Conceptual Cross-Section



View looking south down S. Water Street



View looking east on Wickenden Street



View looking south down S. Main Street



South Main Street View



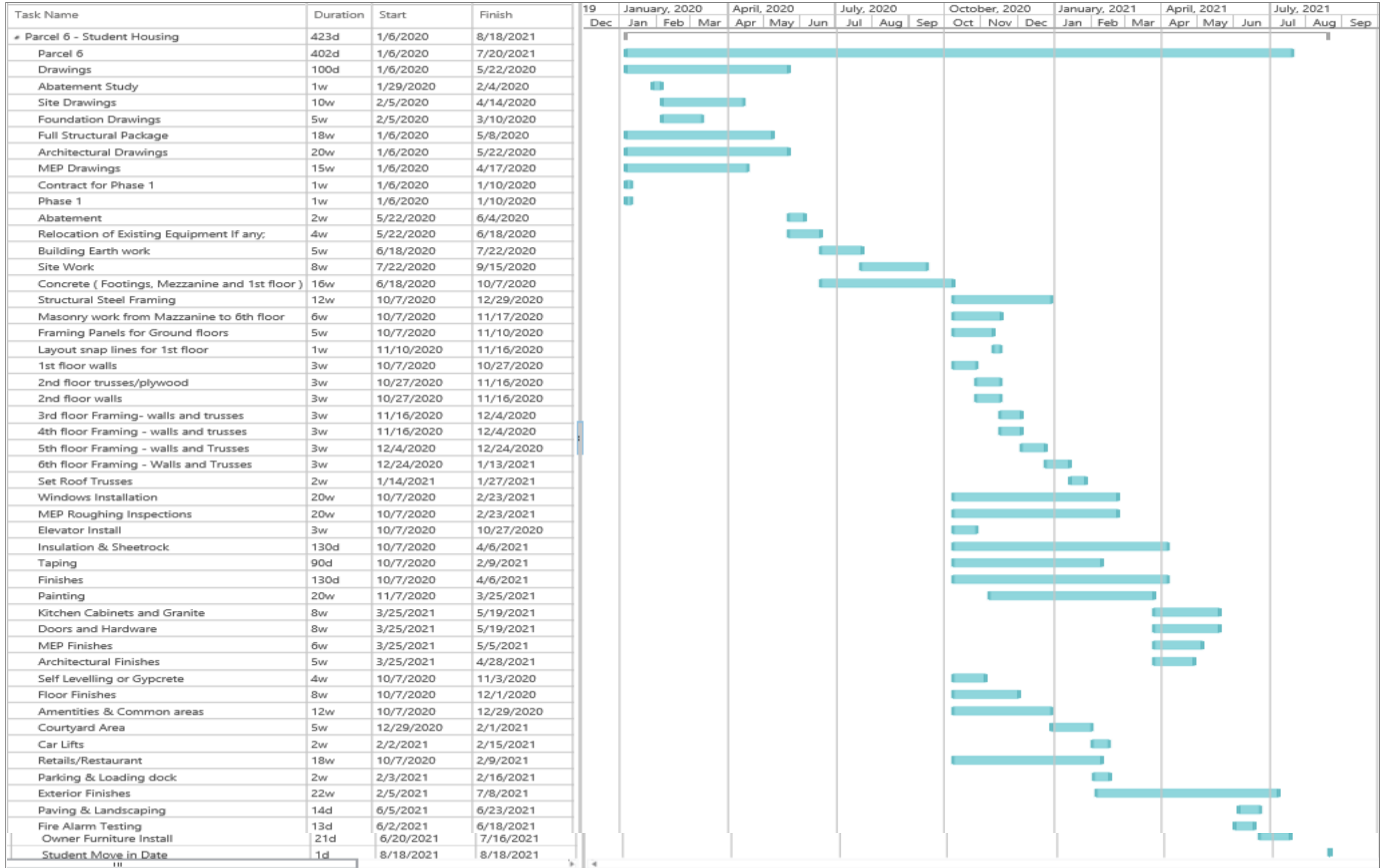
Wickenden Street View



Aerial View



Project Timeline





THANKS.