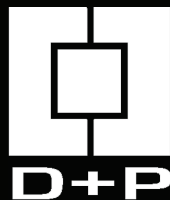


PARCEL 6 DEVELOPMENT PROPOSAL

I-195 REDEVELOPMENT DISTRICT

MAY 2019



D+P Real Estate AND Truth Box, Inc.



D+P REAL ESTATE & TRUTH BOX INC

A PROVIDENCE BASED TEAM WITH A LOCAL PORTFOLIO AND EXPERTISE.
COMMITTED TO SUSTAINABLE DEVELOPMENT IN OUR COMMUNITY AND CITY



THE BOX OFFICE PVD - OUR HEADQUARTERS

12,000 SF COMMERCIAL DEVELOPMENT - 12 UNITS FROM RECYCLED SHIPPING CONTAINERS



45 POP LOFTS & 125 MIDWAY CRANSTON RI

RENOVATION AND NEW CONSTRUCTION
49 UNITS ACROSS TWO BUILDINGS

.....
PARCEL 6 DEVELOPMENT PROPOSAL

.....
D+P Real Estate AND Truth Box, Inc.



101 HILLSIDE EAST SIDE, PROVIDENCE RI
RENOVATION - 22 UNITS





SUSTAINABILITY UNITES ALL OUR WORK



URBAN GREENS & 95 CRANSTON RESIDENCES PROVIDENCE RI

NEW CONSTRUCTION
9,000 SF GROCERY CO-OP & 30 UNITS OF WORKFORCE AND AFFORDABLE HOUSING.

.....
PARCEL 6 DEVELOPMENT PROPOSAL

D+P Real Estate AND Truth Box, Inc.



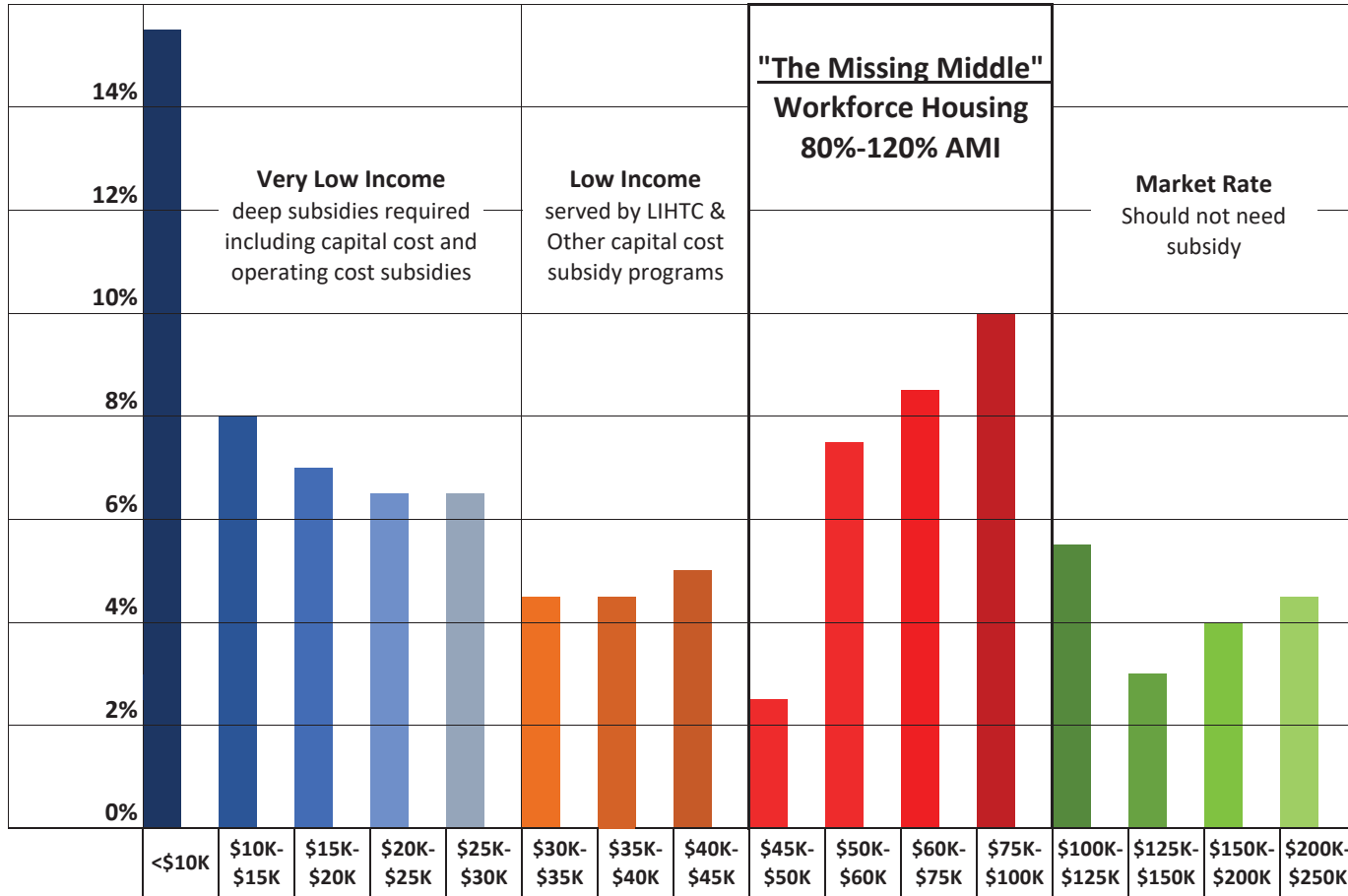
SUPPLY BOOM OF LUXURY RENTALS, MICRO-LOFTS, AND PRIVATE STUDENT HOUSING



MEDIAN HOUSEHOLD INCOME (2017) - PROVIDENCE, RI

* Source: DataUSA:Providence, RI

SHARE



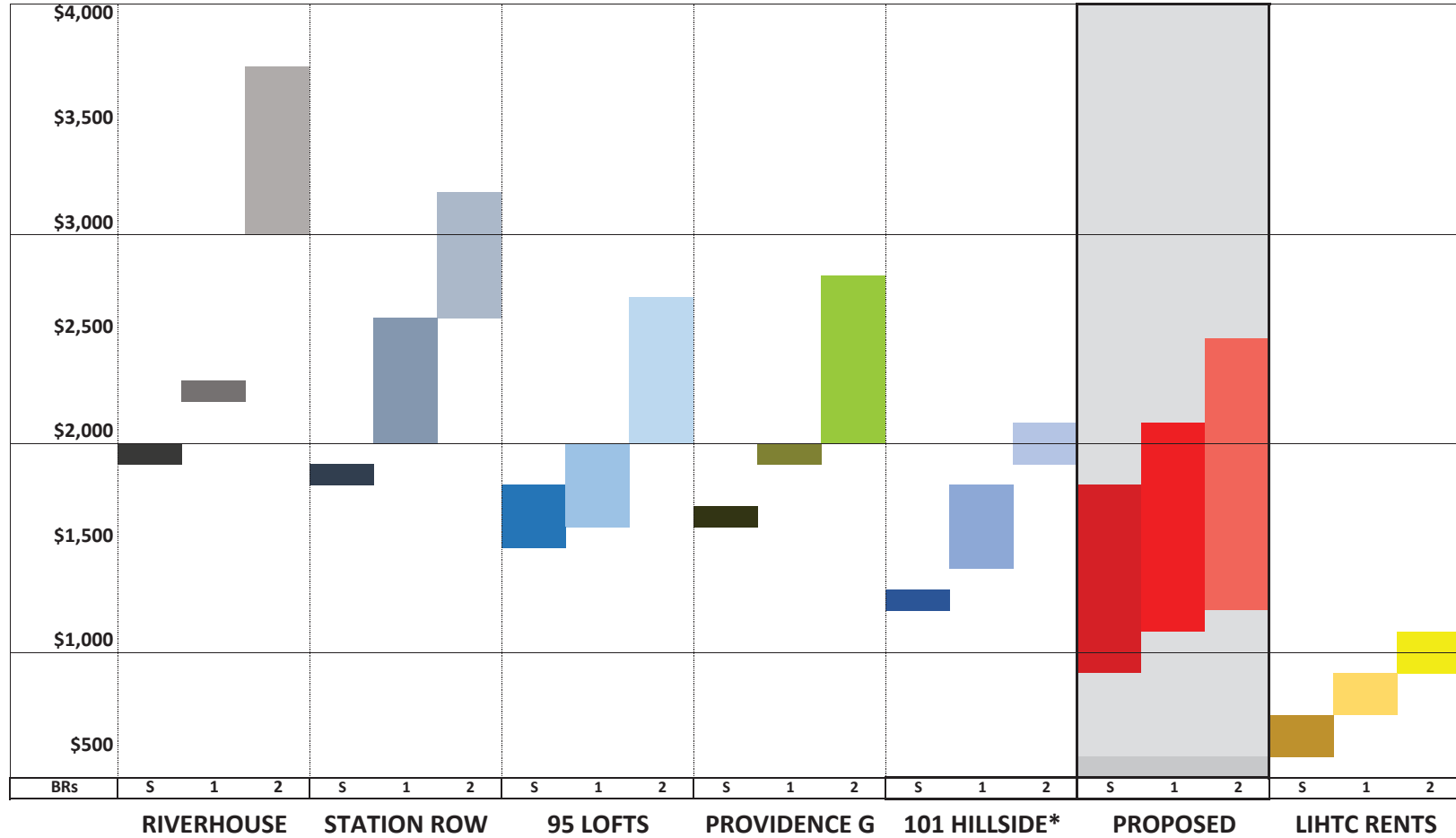
INCOME

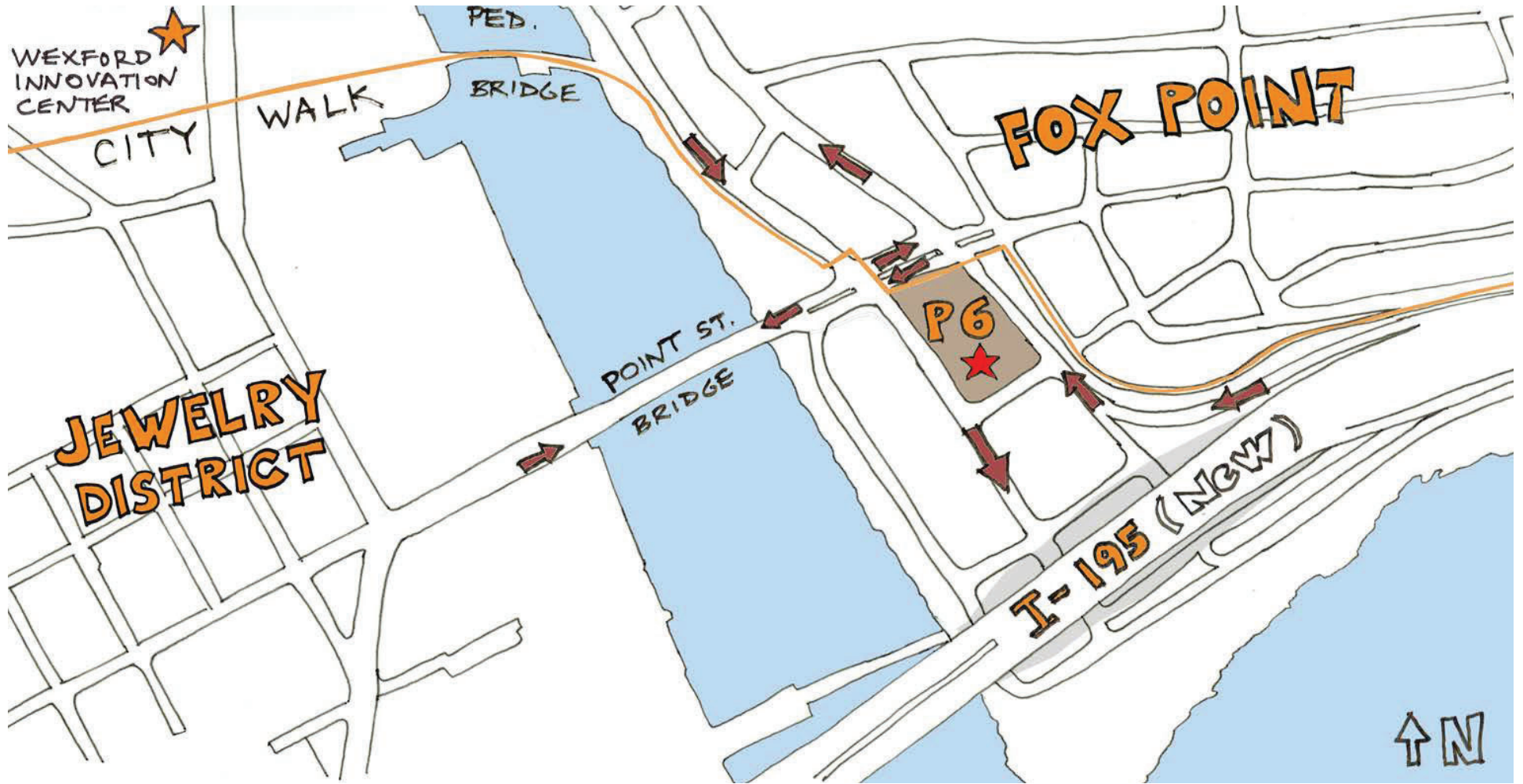
THE "MISSING MIDDLE"

COMPETITIVE MARKET - RENTAL RANGE CHART

^101 Hillside is owned and managed by the Sponsor
 **LIHTC (Low Income Housing Tax Credit) Rents shown for reference only

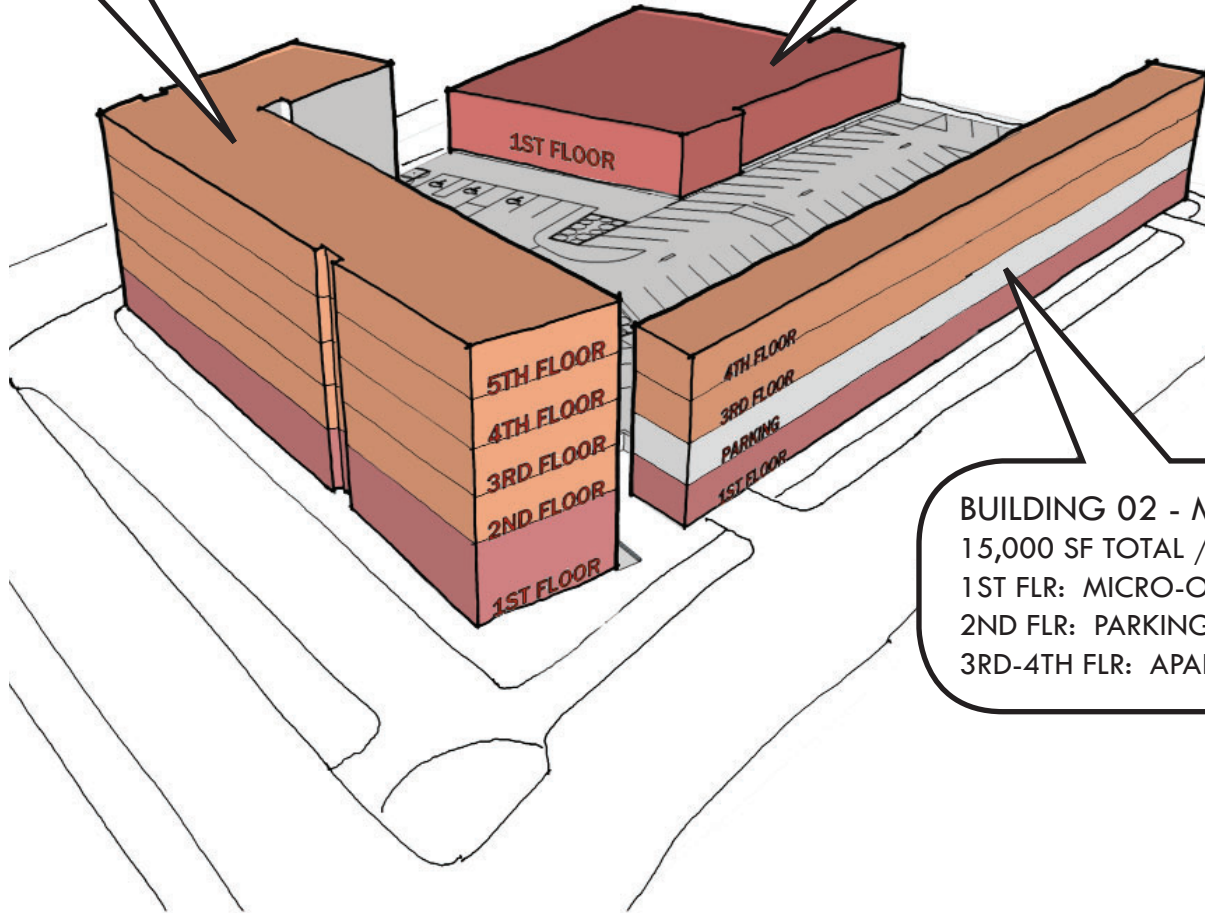
RENT PER MONTH



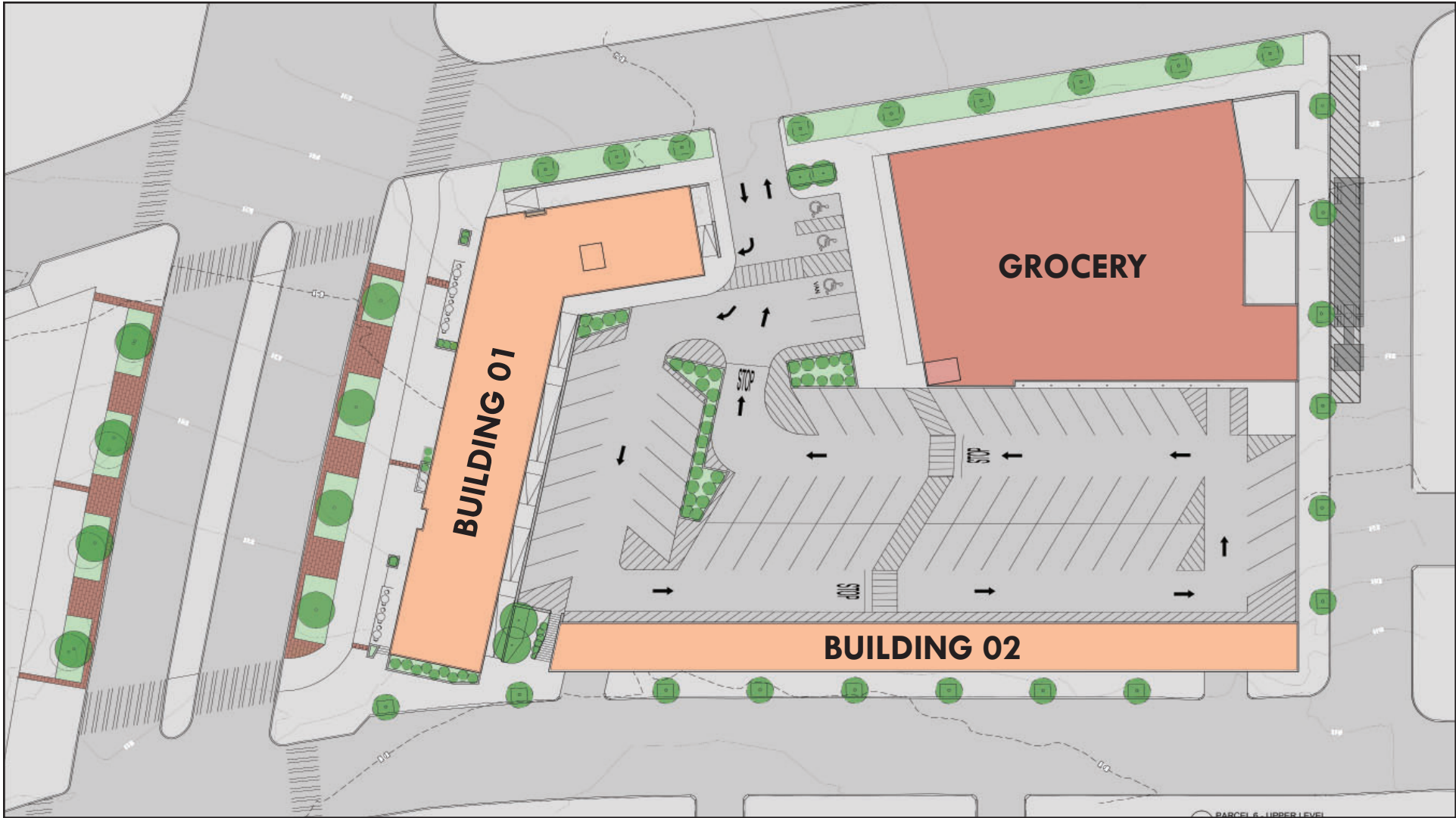


BUILDING 01 - MIXED-USE
39,000 SF TOTAL / 5-STORIES
1ST FLR: RETAIL & OFFICE
2ND-5TH FLR: APARTMENTS

GROCERY BUILDING
13,000 SF TOTAL
1ST FLR: GROCERY



BUILDING 02 - MIXED-USE
15,000 SF TOTAL / 4-STORIES
1ST FLR: MICRO-OFFICE & STUDIOS
2ND FLR: PARKING
3RD-4TH FLR: APARTMENTS



PROGRAM SUMMARY

TOTAL GROSS SF: 67,000 SF

ANCHOR RETAIL 13,100 SF
 RETAIL / OFFICE 7,000 SF
 MICRO-OFFICE / STUDIO 2,900 SF

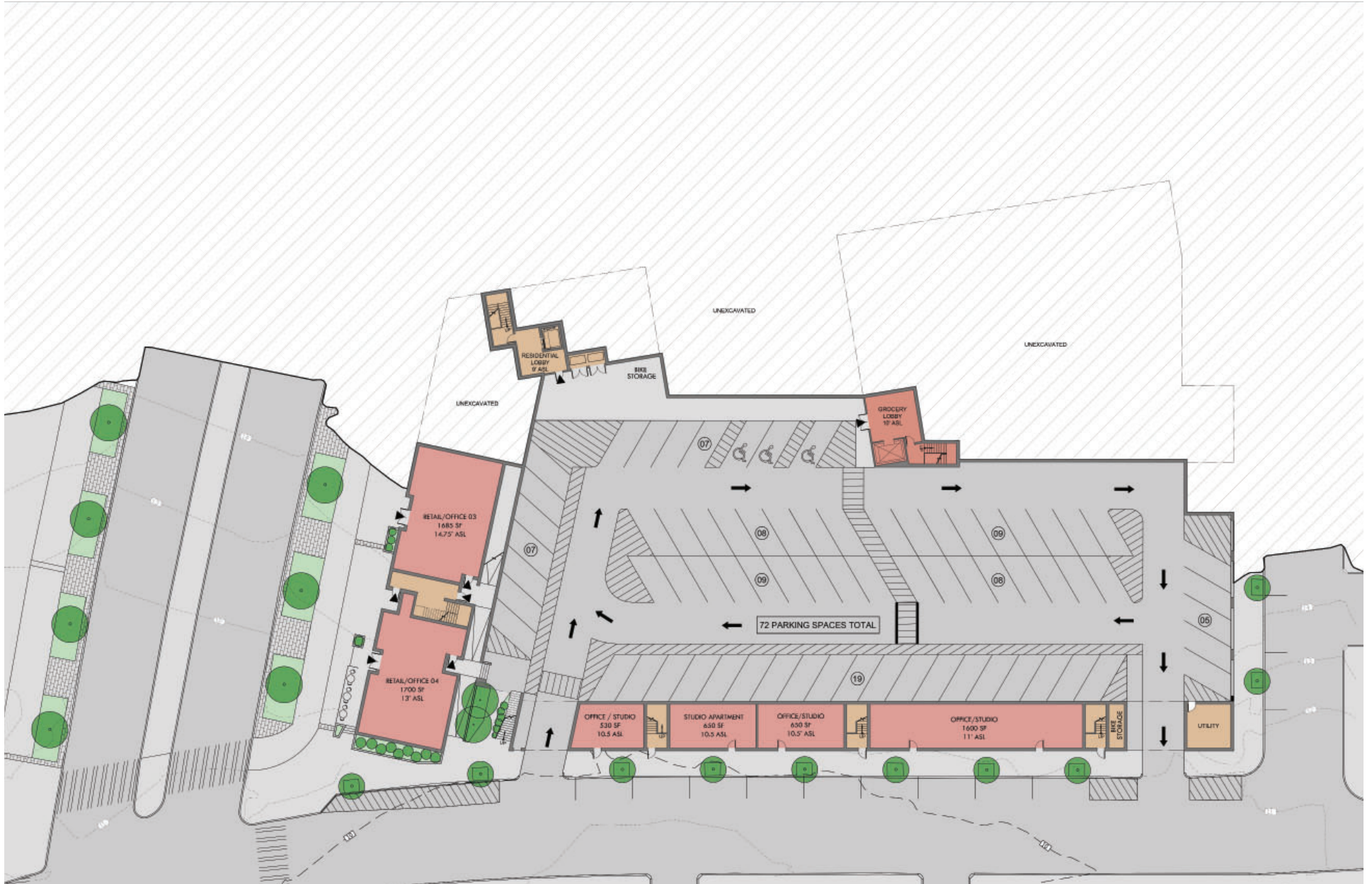
RESIDENTIAL UNITS 49 TOTAL
 STUDIO 19
 1-BEDROOM 26
 2-BEDROOM 4

ON-SITE PARKING 162 SPACES
 STREET PARKING 19 SPACES

*50% TO BE WORKFORCE HOUSING (80-120% AMI)



SCHEMATIC SECTION



FIRST FLOOR PLAN (LOWER LEVEL)



SECOND FLOOR PLAN (UPPER LEVEL)



UPPER FLOORS PLAN







VIEW ALONG SOUTH MAIN STREET



QUESTIONS?