

An architectural rendering of a proposed riverfront development in Providence, Rhode Island, at dusk. The scene features a wide river with a modern white truss bridge in the foreground. To the right, a large, multi-story building with a curved facade and extensive glass windows is illuminated from within, showing multiple floors of interior spaces. A landscaped promenade with trees and walkways runs along the riverbank between the bridge and the new building. In the background, the city skyline of Providence is visible under a twilight sky with soft clouds. The overall atmosphere is one of modern urban development integrated with natural waterways.

# VITAL ON THE RIVER

SOUTH MAIN ST, PROVIDENCE RI 02909 | FEBRUARY 2025

**bcp**  
BLUEDOG  
CAPITAL PARTNERS, LLC

**ZDS**



Mint House’s has established a leading position within the residential hospitality industry, operating premium products in vibrant, dynamic cities



**High-End, Multifamily Product**

Only operator focused solely on a significant footprint in Class A urban multifamily in core markets like **New York, Dallas, Denver, Nashville, and Greenville**



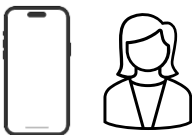
**Focus on Guest Service**

**NPS of 60+**, 66% higher than traditional hotels average, with multiple top-rated properties



**Premium Rate and Occupancy**

**118% RPI** for ramped MH properties FY 2023 vs. comp set of upper upscale hotels



**Serving Guest Needs**

Utilize technology for a **seamless guest experience**, while also providing **on-site staff** to assist when needed



**Corporate Travel Integration**

**125+ major corporate** travel partnerships and growing; strong focus on group bookings and activating building amenities

Mint House’s portfolio consists of premium product and locations; we collaborate with communities and businesses, integrating into the local ecosystem and economy

**Mint House at 70 Pine**

Michelin-star restaurant, rooftop bar, and flexible co-working space



**Mint House  
Dallas Downtown**

Members-only social club and event/meeting space; Mint House and Tower Club refer business to each other and co-host events



**Mint House  
Denver Downtown**

Sky lounge and outdoor pool deck; hosted filming of Netflix show. Mint House provides cleaning benefits to building residents



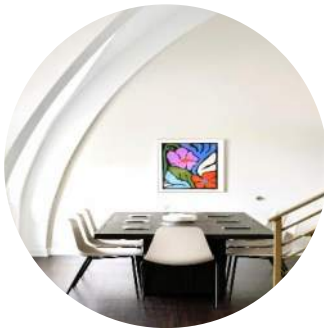
**Mint House  
St. Petersburg**

Local partnerships with Grand Prix and Tampa Bay Rays; official hotel sponsor of Pride St. Pete



**Mint House at  
Divine Lorraine**

Partner with James Beard-nominated restaurant for private guest events; restaurant drives significant business from Mint House guests



**Mint House at the  
Reserve**

Former lobby turned into premium event venue, “The Vault” meeting space; have hosted local art exhibits and Nashville Ballet Legacy Event



**At Vital on the River, there will be opportunity to leverage Mint House’s presence to serve the residences and mixed-use elements, such as:**

- Concierge services for discerning unit owners and guests
- Condominium cleanings and other services offered via Mint House infrastructure
- Cross-referring business to co-working space
- Meetings, events, and other creative programming to activate rooftop and other amenity spaces



# Coming Soon: Mint House Nashville – Marathon Village





# Coming Soon: Mint House Washington D.C. - Downtown





# Mint House has the infrastructure and teams in-place to target all segments of the Providence market

## Arts, Culture, & Events



- Providence Performing Arts Center offers Broadway shows, concerts, comedians and special events
- City events such as WaterFire – an award-winning fire sculpture installation on three rivers in Providence
- Attractions such as First Baptist Church, Roger Williams National Memorial, Roger Williams park Zoo (one of the oldest zoos in the country) and Old Stone Bank attract leisure tourists year-round

## Medical & Higher Learning



- Providence is an epicenter of higher education, with eight college and university campuses
- Consistent source of short and long-stay demand (students, parents, alumni, visiting faculty & staff)
- Multiple hospitals, most prominently Rhode Island Hospital, the largest hospital in the state, as well as Warren Alpert Medical School
- Brown's new life sciences laboratory in Jewelry District, walking distance to Mint House

## Corporate Growth



- Major corporate HQ's and offices, such as Textron, United Natural Foods, Gilbane, Citizens Bank, and Virgin Pulse
- Opportunity for locally negotiated rates (LNR) with small- and medium sized Providence businesses
- Corporate travel typically among the highest-rate business, particularly mid-week
- Remote companies seeking differentiated spaces for small meetings or offsites

## Group Business Drivers

- Convention center hosts numerous trade shows and events year-round
- Convention center connected to the Providence Place Mall, a major retail center through a skywalk
- Over a third of the economy is based in trade, transportation, utilities and health services







WALKER & DUNLOP



# WHAT WE DO

Walker & Dunlop provides a breadth of commercial real estate finance and advisory services



## Finance

**\$24.2bn**

Debt Origination  
in 2023

**\$131bn**

Servicing Portfolio  
in 2023



## Investment Sales

**\$51bn**

Sales Volume  
since 2021<sup>1</sup>



## Valuations

**\$350bn**

CRE Assets  
Appraised



## Investment Management

**\$17.3bn**

AUM



## Investment Banking

**>\$30bn**

Transaction Volume



## Research

**10k**

Research  
Reports



# FINANCE

## DEBT ORIGATION



FANNIE MAE



FREDDIE MAC



FHA/HUD



INVESTMENT  
MANAGEMENT DEBT

## DEBT/EQUITY CAPITAL MARKETS



LIFE  
COMPANIES



BANKS



INVESTMENT  
MANAGEMENT  
EQUITY



REITS



SECURITIZED  
LENDERS



PRIVATE  
EQUITY FIRMS



PRIVATE  
CAPITAL



INSTITUTIONAL  
ADVISORS



AFFORDABLE  
EQUITY



# INSIGHTS FROM EXPERIENCE

**Our scale and experience – in every market across the country – helps us bring a new perspective to any deal.**

We've seen a tremendous amount of deal flow – \$361 billion of business since 2011. This volume and the size of our servicing portfolio give us unique insights into market movements, valuation, pricing, and underwriting.

When you work with our investment professionals, you benefit from our unmatched experience, ensuring that you get the right financial solution at the right rate when you need it.

**\$131bn**

SERVICING  
PORTFOLIO<sup>(1)</sup>

**1300+**

EMPLOYEES

**\$33bn**

IN TRANSACTIONS  
DURING 2023

**44**

OFFICES<sup>(2)</sup>



● Walker & Dunlop U.S. Offices (43)

◆ Walker & Dunlop Correspondents (23)



# WALKER & DUNLOP

810 Crescent Centre Drive  
Suite 260  
Franklin, TN 37067

*RE: Vital on the River – a proposed 242,165 SF mixed-use development located in Providence, RI  
– Construction Financing*

To Whom it May Concern:

This letter of intent serves as interest on behalf of Walker & Dunlop, LLC (WD) to arrange financing for Bluedog Capital Partners, LLC (Blue dog) for their proposed “Vital on the River” mixed-use project located in Providence, RI. The information provided to WD indicates that Blue dog will develop a six-story mixed-use project spanning 242,165 square feet with both residential and commercial space in accordance with the requirements of the RFP.

WD has reviewed the proposed RFP Presentation and Pro-forma and would like the opportunity to arrange the financing and equity needed to build the proposed development using the most applicable capital sources.

WD is proud to partner with Blue dog on projects currently under development and additional projects under consideration. Please let us know if we can assist further and do not hesitate to contact us.

Sincerely,  
Walker and Dunlop, LLC



**David Strange**  
Senior Managing Director

Ph: (615) 435-1951  
Email: [dstrange@walkerdunlop.com](mailto:dstrange@walkerdunlop.com)

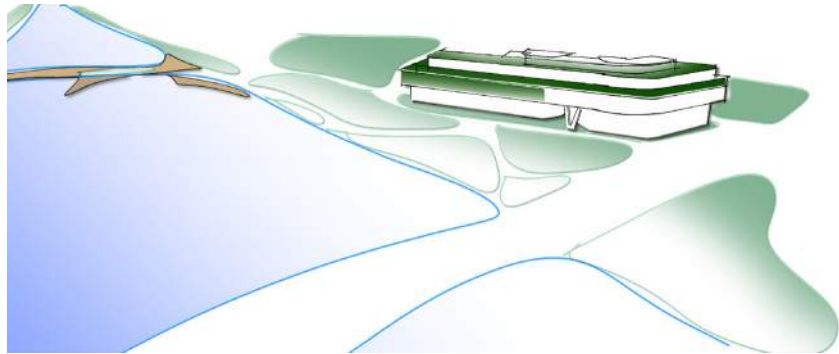


# VITAL ON THE RIVER

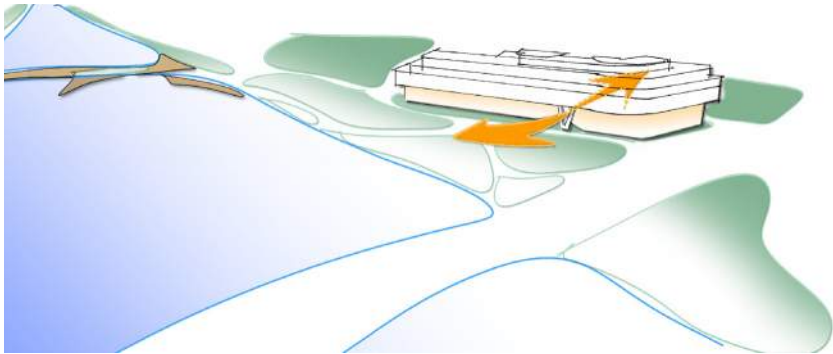




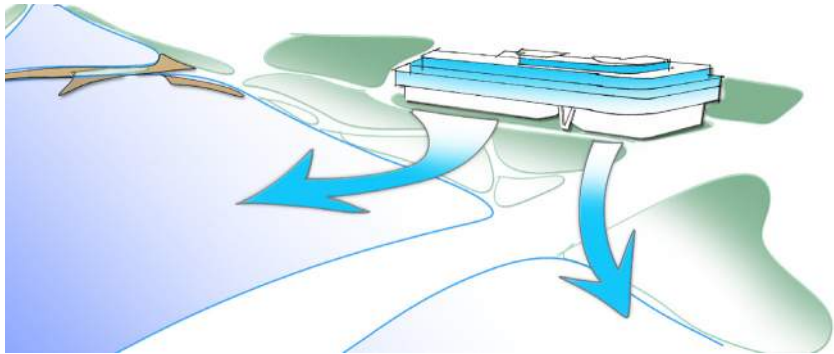
CONTEXTUAL INSPIRATION



CONNECTION TO **NATURE** AND  
THE **PEDESTRIAN BRIDGE**



ALLOW **POROSITY** THROUGH THE SITE



MAXIMIZED **WATER VIEWS**





# VIEW FROM POINT STREET BRIDGE FACING EAST





# VIEW OF WATERFIRE PROMENADE





# VIEW FROM RIVER





# VIEW FROM WICKENDEN STREET FACING WEST





VIEW FROM SOUTH MAIN STREET FACING WEST





VIEW FROM SOUTH MAIN STREET FACING WEST  
20 PERCENT LESS GLAZING





THANK YOU

**bcp**  
BLUEDOG  
CAPITAL PARTNERS, LLC

**ZDS**

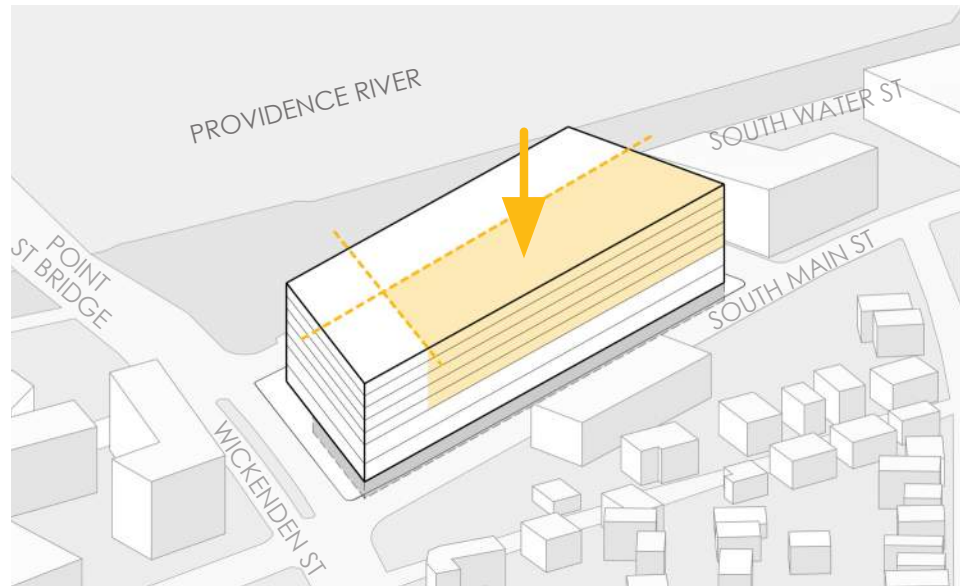




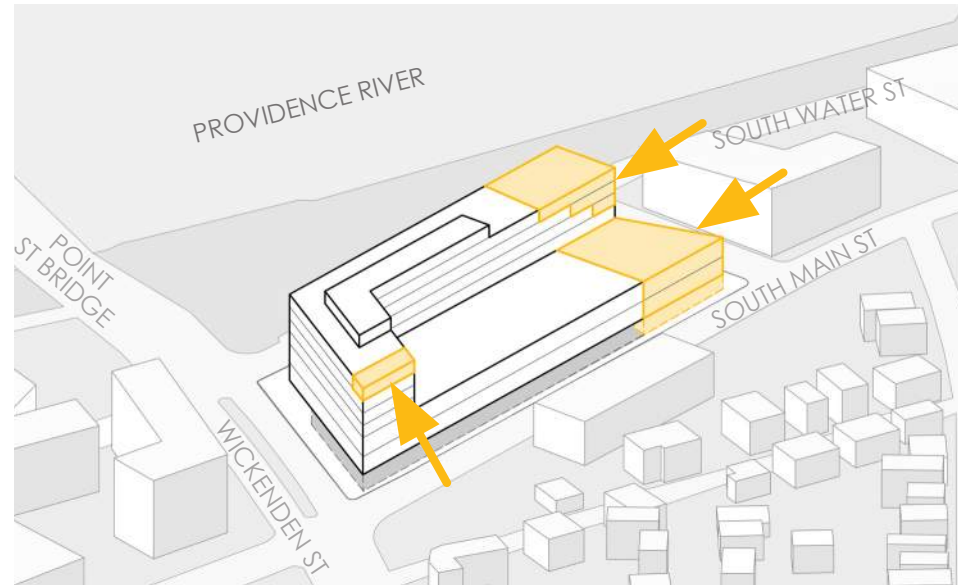
# APPENDIX



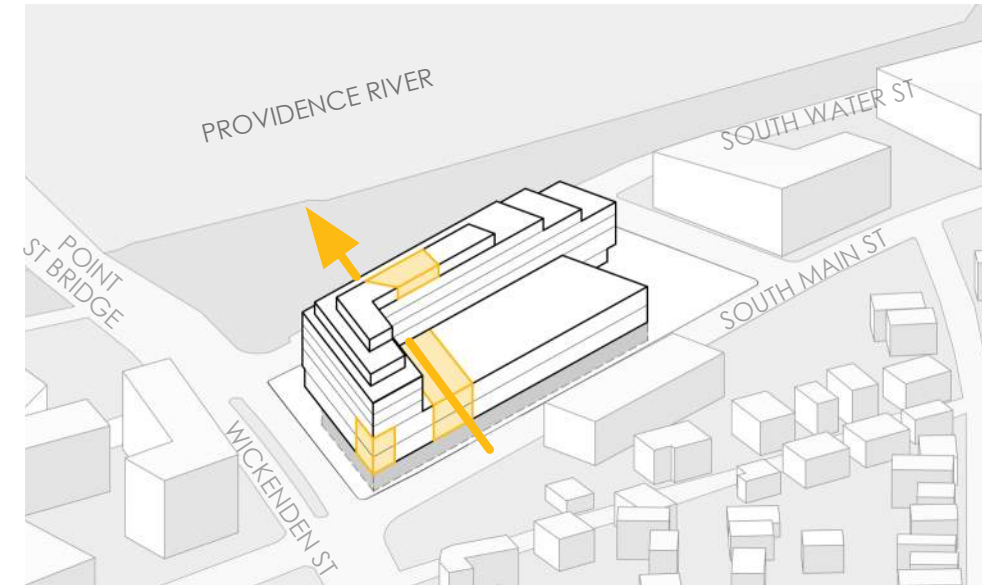
# CONCEPT EVOLUTION



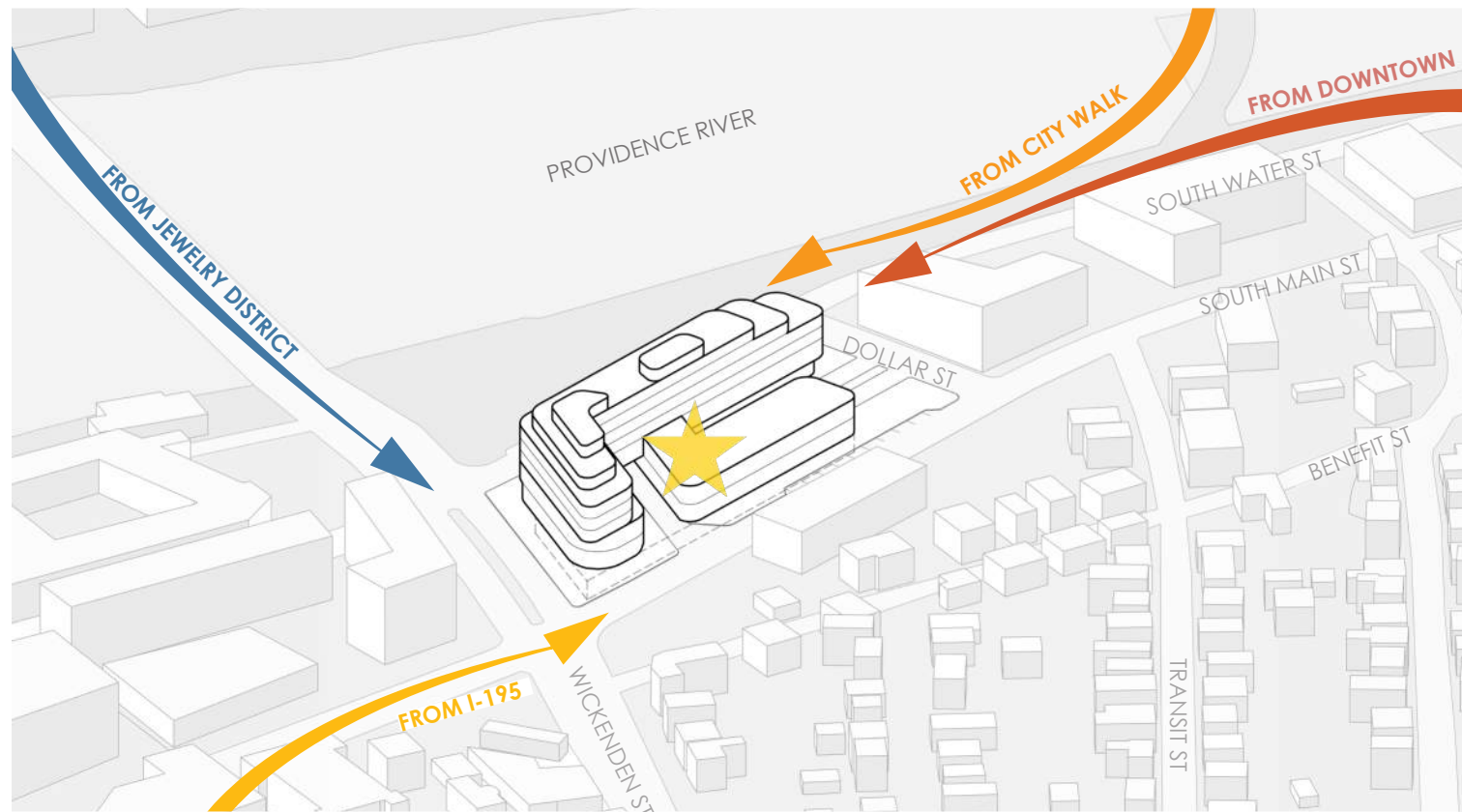
**SUBTRACT**



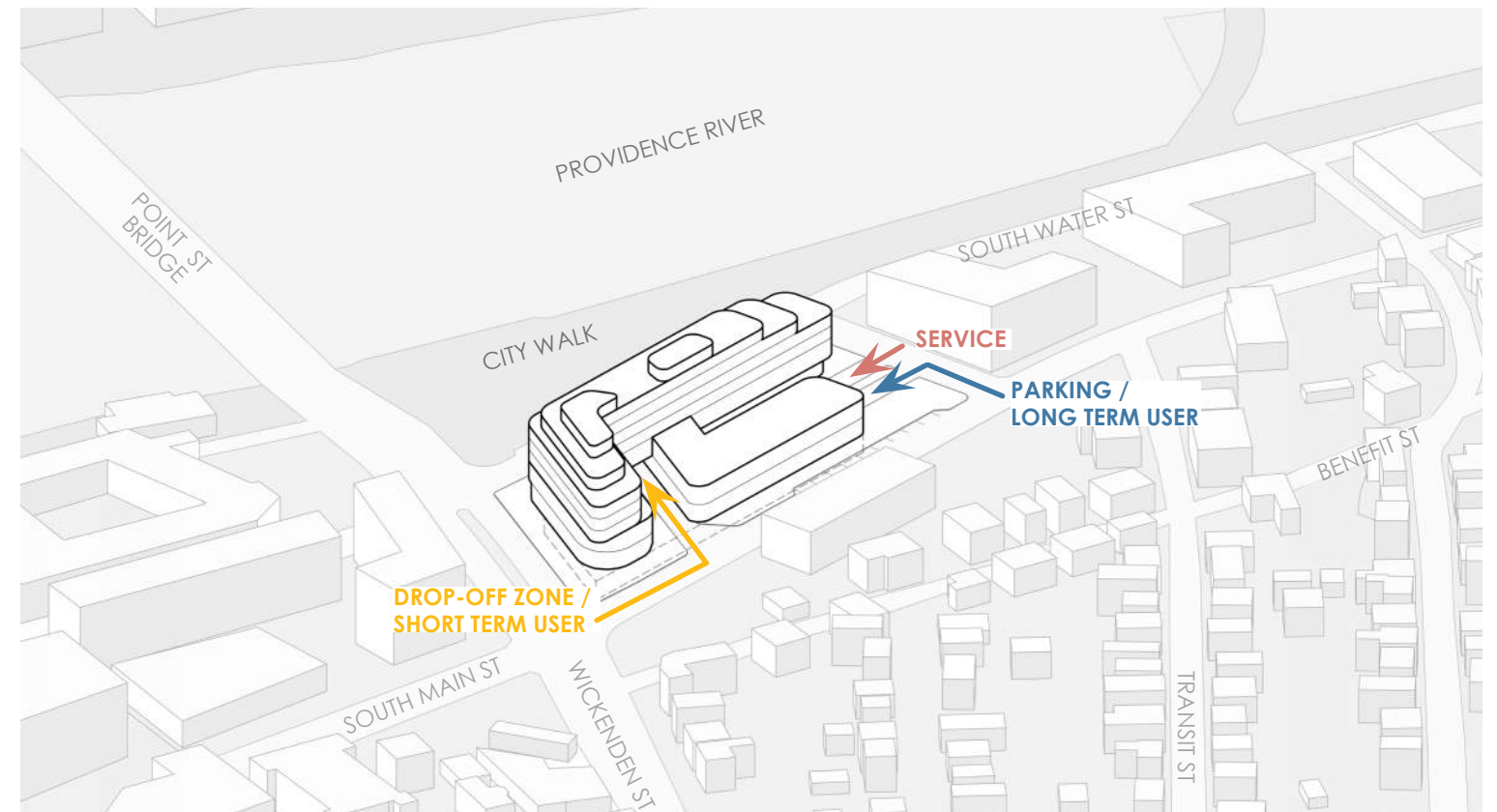
**DISSOLVE**



**CONNECT**



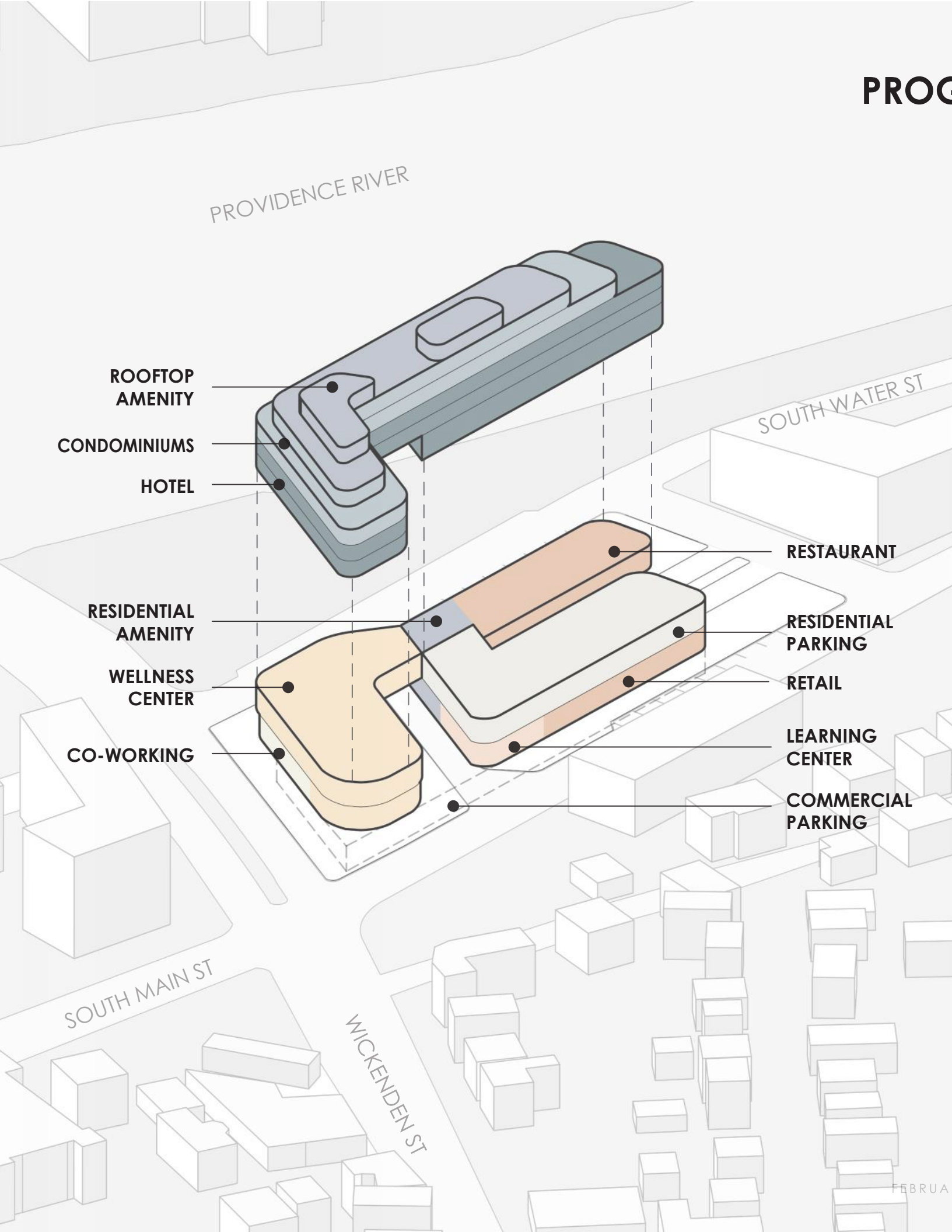
**GATEWAY TO THE CITY**



**SITE ACCESS**



# PROGRAM



Parking <i>(Basement + 2nd Floor)</i>	47,100 NSF
Commercial / Retail <i>(Ground Floor + 2nd Floor)</i>	41,700 NSF
Residential Lobby / Amenity <i>(Ground Floor + Roof)</i>	8,900 NSF
Hotel <i>(2nd/3rd/4th Floors)</i>	57,600 NSF
Condominiums <i>(5th/6th Floors)</i>	40,700 NSF

**Total: 196,000 NSF**

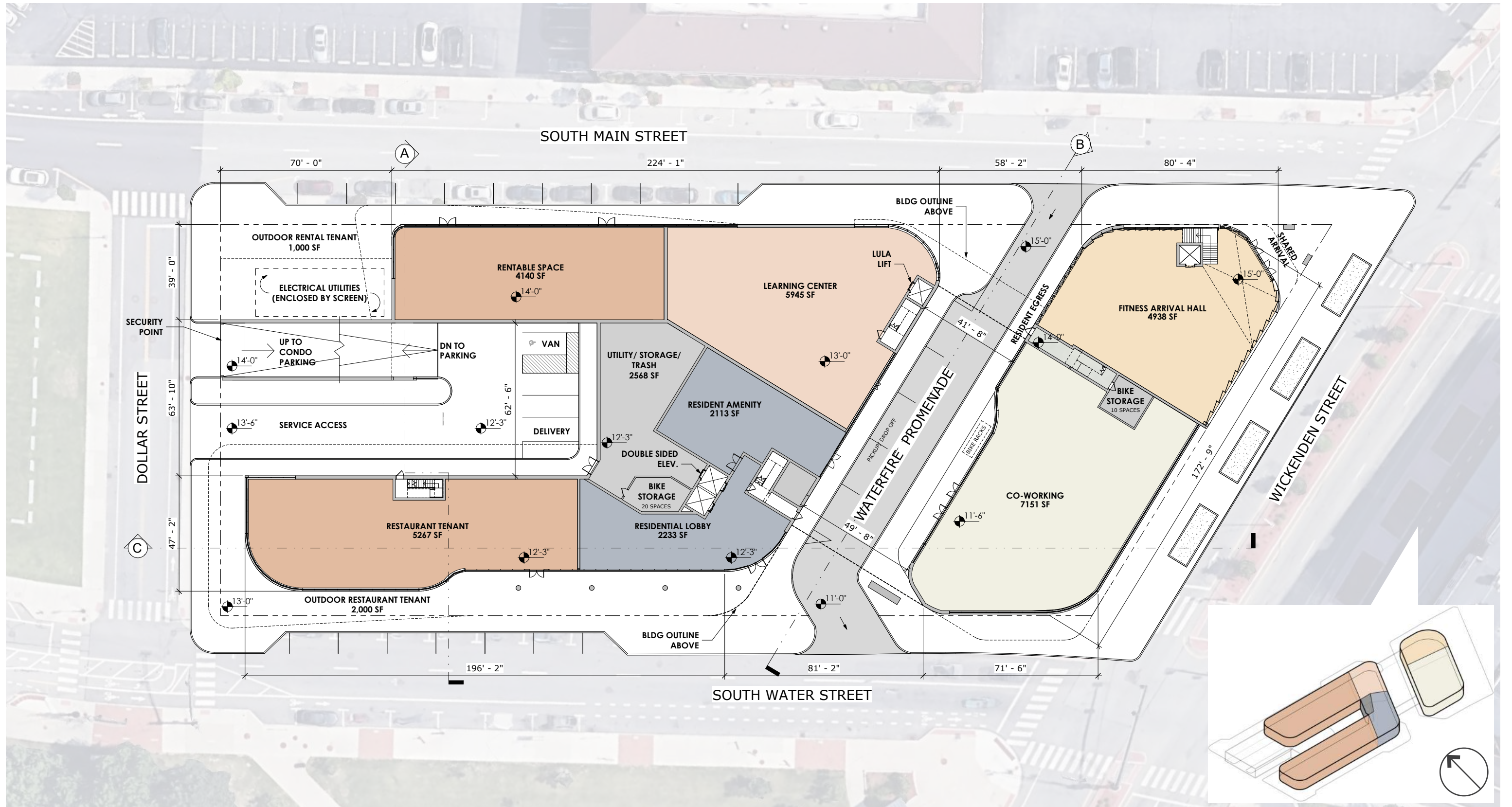


# PROPOSED SITE PLAN

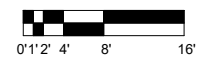




## PROJECT FLOOR PLANS



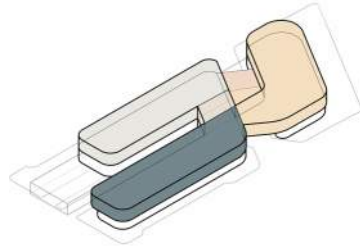
## GROUND FLOOR PLAN



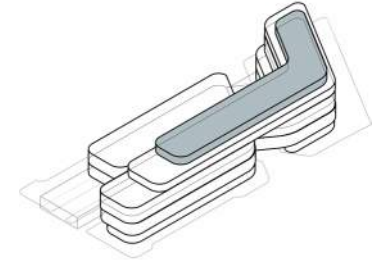
FEBRUARY 2025



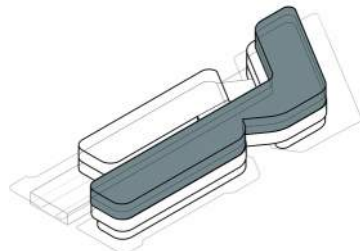
# PROJECT FLOOR PLANS



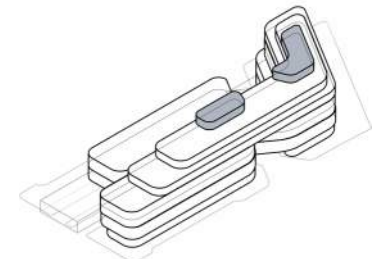
## 2ND FLOOR PLAN



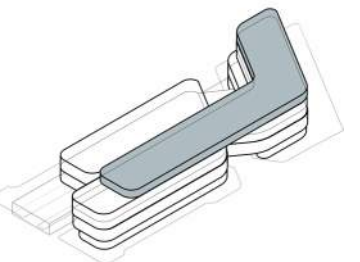
## 6TH FLOOR PLAN



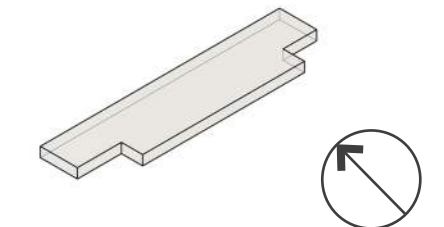
### 3RD - 4TH FLOOR PLAN



## ROOF FLOOR PLAN



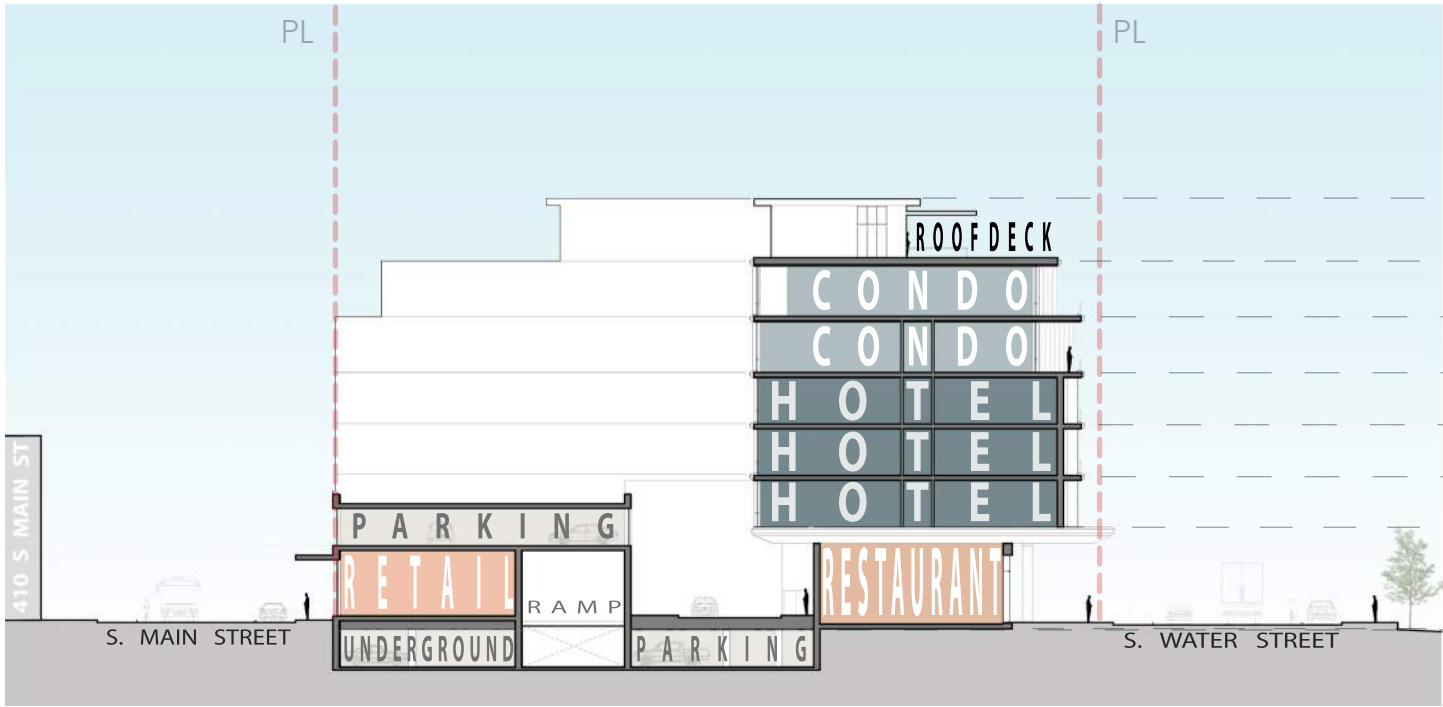
## 5TH FLOOR PLAN



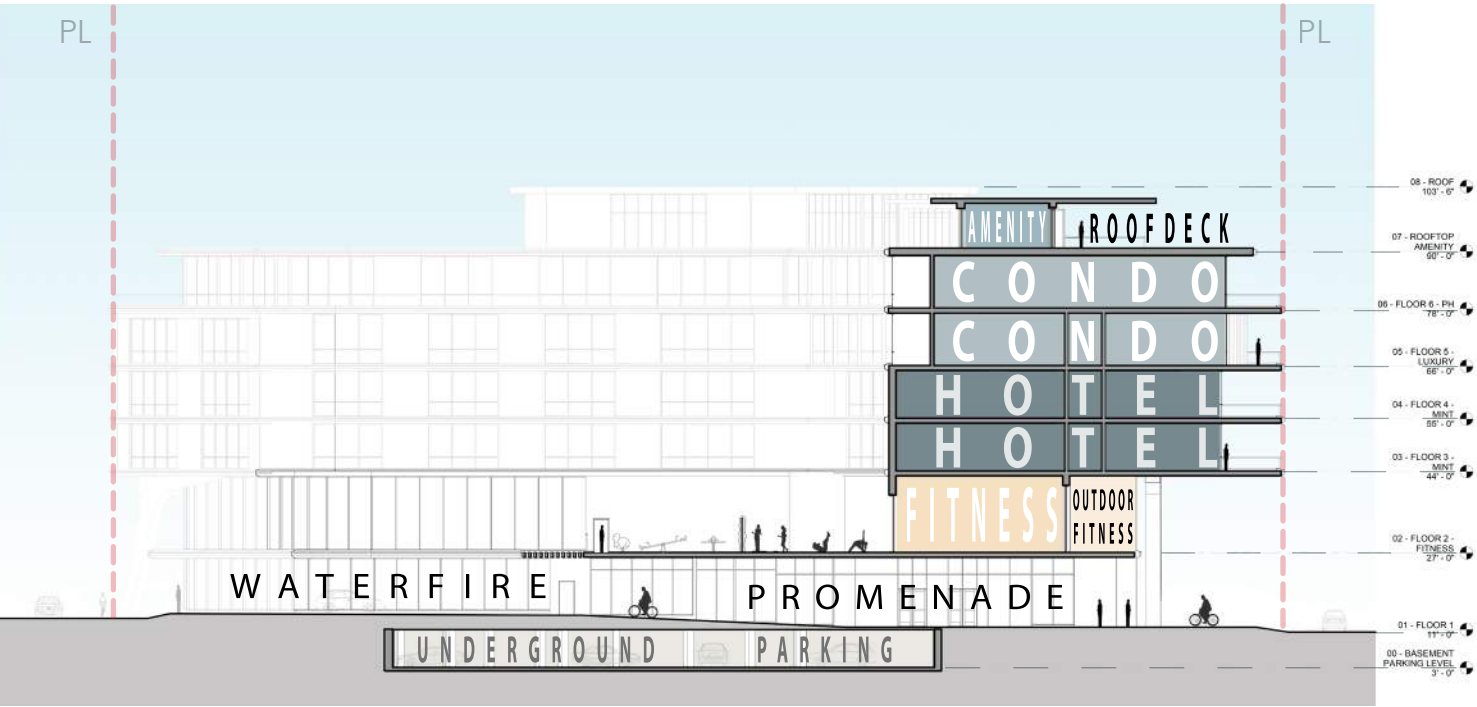
## BASEMENT FLOOR PLAN



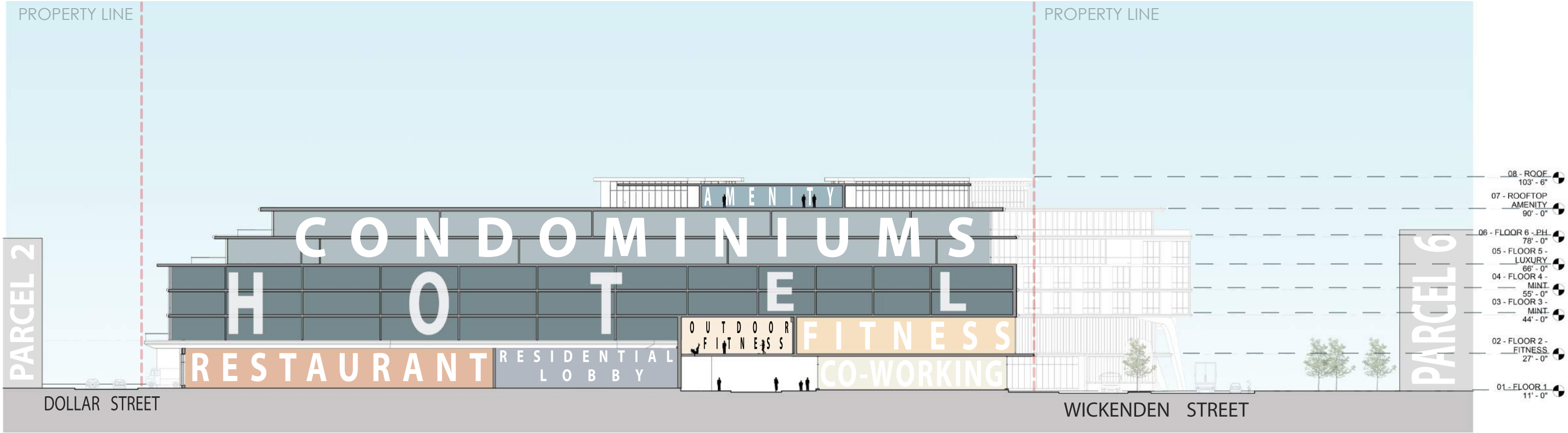
# SCHEMATIC SECTIONS



SECTION A



SECTION B



SECTION C



# MATERIAL SELECTION



COMPOSITE WOOD TRELLIS AND  
CEILINGS OF BALCONIES



DARK BRONZE METAL TRIM AND  
GLASS BALCONY RAILS



RESYSTA WOOD SCREEN AND  
FLOOR-TO-CEILING STOREFRONT



SCULPTURAL STRUCTURAL  
ELEMENT CLAD IN METAL PANEL



RESYSTA WOOD CLADDING



FLOOR-TO-CEILING STOREFRONT &  
CURTAIN-WALL & ANGLED METAL PANELS



CONCAVE BRONZE PERFORATED  
AND SOLID METAL PANELS



NATURAL GREEN WALL



# PROMENADE VIGNETTES



VIGNETTE OF PROMENADE FROM SOUTH MAIN STREET