MARLBOROUGH SCHOOL

A PROPOSAL BY
EXACT PARTNERS, LLC

NEW URBAN INFILL DESIGN
PLENTIFUL PARKING
MODERNIZED LIVING UNITS
COMMUNITY GARDEN
WHO WE ARE

CALEB BULAND

LICENSED ARCHITECT
$250MM IN SIMILAR PROJECTS
OWNS 3 HISTORIC DEVELOPMENTS
HAS 3 DEVELOPMENTS UNDERWAY

ARCHITECTURE + DEVELOPMENT

ILAN SALZBERG

BROKER, DEVELOPER, ATTORNEY
10+ YEARS IN REDEVELOPMENT
50,000 SF OF OFFICE, RETAIL, INDUSTRIAL
HISTORIC DEVELOPMENTS IN KS, MO, RI

HISTORICS + PRESERVATION

EXACT PARTNERS

EXACT PARTNERS, LLC BRINGS
ARCHITECTURE, CONSTRUCTION, REAL
ESTATE, FINANCE, AND LEGAL SKILLS TO
EACH PROJECT TO ENSURE ITS
SUCCESS. OUR SUCCESS IN GROWING
OUR BOOK OF BUSINESS AND WORKING
FROM PROJECT TO PROJECT HAVE
SATISFIED OUR LENDERS, INVESTORS,
AND CONTRACTORS. THIS TRUST HAS
BEEN REWARDED WITH A COMPLETE
CAPITAL STACK OF COMMITMENTS TO
THE MARLBOROUGH PROJECT.

FINANCE + LEGAL

EXACT PARTNERS

WHO WE ARE
Carnegie | Leavenworth

Gillham | KC

Wonder | KC

Ben Day | Leavenworth

What We Build
IN 2014, EXACT PARTNERS, LLC, BEGAN WORKING TOGETHER TO REHABILITATE THE THEN ABANDONED BEN DAY SCHOOL IN LEAVENWORTH, KS. TODAY THE SCHOOL IS FULLY OCCUPIED WITH 25 APARTMENTS AND OFFERS LEAVENWORTH A VIBRANT AND UNIQUE HOUSING OPTION WHERE A DILAPIDATED VACANT SHELL ONCE STOOD. FOLLOWING THIS SUCCESS, THE CITY INVITED EXACT PARTNERS, LLC TO RENOVATE THE CARNEGIE ARTS CENTER. WORK THERE WILL BE COMPLETED THIS WINTER.

BEFORE

18-MONTHS LATER

BEN DAY LOFTS
THIS PROJECT INCLUDED SEVERAL KEY DESIGN ELEMENTS TO IMPROVE AND REVITALIZE THE NEIGHBORHOOD. AMONG THESE ELEMENTS WERE: PRESERVING A HISTORIC BUILDING. IMPLEMENTING SUSTAINABLE DESIGN PRACTICES INCLUDING A RAIN GARDEN AND ENERGY STAR APPLIANCES. AND MAINTAINING AN ACTIVE RELATIONSHIP BETWEEN THE OWNER AND THE NEIGHBORHOOD.
UNIT DESIGN CONCEPT

MODERN LIVING

TALL CEILINGS WITH OPEN VIEWS
CHEF-INSPIRED KITCHEN DESIGN
CONTEMPORARY FINISH PACKAGE
ORIGINAL ACCENTS AND DETAILS
ON-SITE OR IN-UNIT LAUNDRY
CONTROLLED-ACCESS PARKING

UNIT DESIGN CONCEPT
**DUE DILIGENCE**
- SIX MONTHS (FIRST STEP)
  - NPS REVIEW
  - EXISTING CONDITION REVIEW

**ARCHITECTURE**
- SIX MONTHS (AFTER DUE DILIGENCE)
  - DESIGN + DOCUMENTATION
  - BUILDING PERMITS

**CONSTRUCTION**
- START DATE (14 MONTHS FROM CONTRACT)
  - SITE IMPROVEMENT
  - BUILDING RENOVATION

**COMPLETION**
- TWO YEARS (START TO FINISH)
  - MARKET-RATE APARTMENTS
  - SURFACE PARKING
  - IMPROVED OPEN SPACE

**ANTICIPATED SCHEDULE**
SECURED PRIVATE EQUITY
30% OF PROJECT COST

PENDING (NATIONAL REGISTER)
30% OF PROJECT COST

ANTICIPATED FINANCING

OWNER SOURCES

TAX CREDITS
PENDING (NATIONAL REGISTER)
40% OF PROJECT COST

BANK LOANS
PENDING (NATIONAL REGISTER)
30% OF PROJECT COST

PROJECT COST
($100,000 (EXISTING BUILDING)
$160,000 (NEW ROW HOUSES)

PRICE PER UNIT

RENTAL RATES
($650 - $750 (1-BED UNIT)
$750 - $950 (2-BED UNIT)

MONTHLY COST

ANTICIPATED FINANCING
STEMMING FROM PAST SUCCESS, WE WILL UTILIZE OUR KNOWLEDGE OF NEIGHBORHOOD REVITALIZATION, AND WORK WITH THE COMMUNITY TO IMPROVE THE DISTRICT. TOGETHER, WE WILL FOCUS ON THESE MAJOR AREAS: LANDSCAPE AND CURB APPEAL, ORGANIZED NEIGHBORHOOD WATCH, UPDATED PUBLIC INFRASTRUCTURE.

WORK TOGETHER