Gorman & Company, Inc.

Revitalizing Communities and Building Neighborhoods Since 1984

Brian Swanton, AZ Market President
Core Purpose

“Initiate strategies and implement solutions to revitalize communities and build strong neighborhoods.”
TOD Opportunity Areas

- Adaptive Re-Use
- Public Facilities
- New Construction
- Rehabilitation
- Redevelopment
- Mixed-Use
- Not Just for Light Rail / Trains
Pabst Blue Ribbon Campus – Milwaukee, WI
Blue Ribbon Lofts – Adaptive Re-Use
Blue Ribbon Lofts – Adaptive Re-Use
Blue Ribbon Lofts – Adaptive Re-Use
“I like to speak of Milwaukee as the most livable big city in America. Gorman & Company is in large measure responsible for my confidence in making that statement.”

Tom Barrett, Mayor
City of Milwaukee
Brew House Inn & Suites – Adaptive Re-Use
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Villard Square Apartments & Branch Library
Villard Square Apartments & Branch Library
Grand River Station – Lacrosse, WI
Grand River Station – Lacrosse, WI
Park East Enterprise Lofts
Gorman Projects in Phoenix Metro
Lofts at McKinley – Phoenix, AZ
Lofts at McKinley – Phoenix, AZ
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Lofts at McKinley – Phoenix, AZ
Gorman & Company is one of the Nation’s leaders in green development. We’re lucky to have them here in the Phoenix area.”

Phil Gordon, Mayor
City of Phoenix
Lofts at McKinley – Phoenix, AZ
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## Lofts at McKinley Senior Housing

### 1-BR Max Rents
- $494 (40% AMI)
- $617 (50% AMI)
- $741 (60% AMI)

### 2-BR Max Rents
- $593 (40% AMI)
- $741 (50% AMI)
- $889 (60% AMI)

**60 TOTAL UNITS**
Existing Building Elevation
August 2011

Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ

Existing Site Conditions
August 2011
Gracie’s Village – Tempe, AZ

Existing Site Conditions – Looking Northwest
August 2011
Gracie’s Village – Tempe, AZ

Existing Site Conditions – S. Una Butte Ave.
August 2011
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ

Revised Site Plan
September 2011
Gracie’s Village – Tempe, AZ

Revised Elevation
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ
Gracie’s Village – Tempe, AZ
| 1-BR Max Rents | $397 (40% AMI) | (687 sq. ft.) |
|               | $522 (50% AMI) |               |
|               | $611 (60% AMI) |               |

| 2-BR Max Rents | $468 (40% AMI) | (927 sq. ft.) |
|               | $618 (50% AMI) |               |
|               | $724 (60% AMI) |               |

| 3-BR Max Rents | $529 (40% AMI) | (1,247 sq. ft) |
|               | $702 (50% AMI) |               |
|               | $824 (60% AMI) |               |
Escobedo Redevelopment – Mesa, AZ
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“Without groups like Gorman & Company stepping up to ‘prime the pump’, other wonderful things don’t happen.”

Scott Smith, Mayor
City of Mesa
Escobedo Redevelopment – Mesa, AZ
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<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Max Rents $</th>
<th>AMI Percentage</th>
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<tbody>
<tr>
<td>1-BR</td>
<td>$274</td>
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<td>$505</td>
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<td>$562</td>
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<tr>
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<td>$934</td>
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