The Community at Gowanus

222 Nevins Street, Brooklyn, NY, 11217

Team

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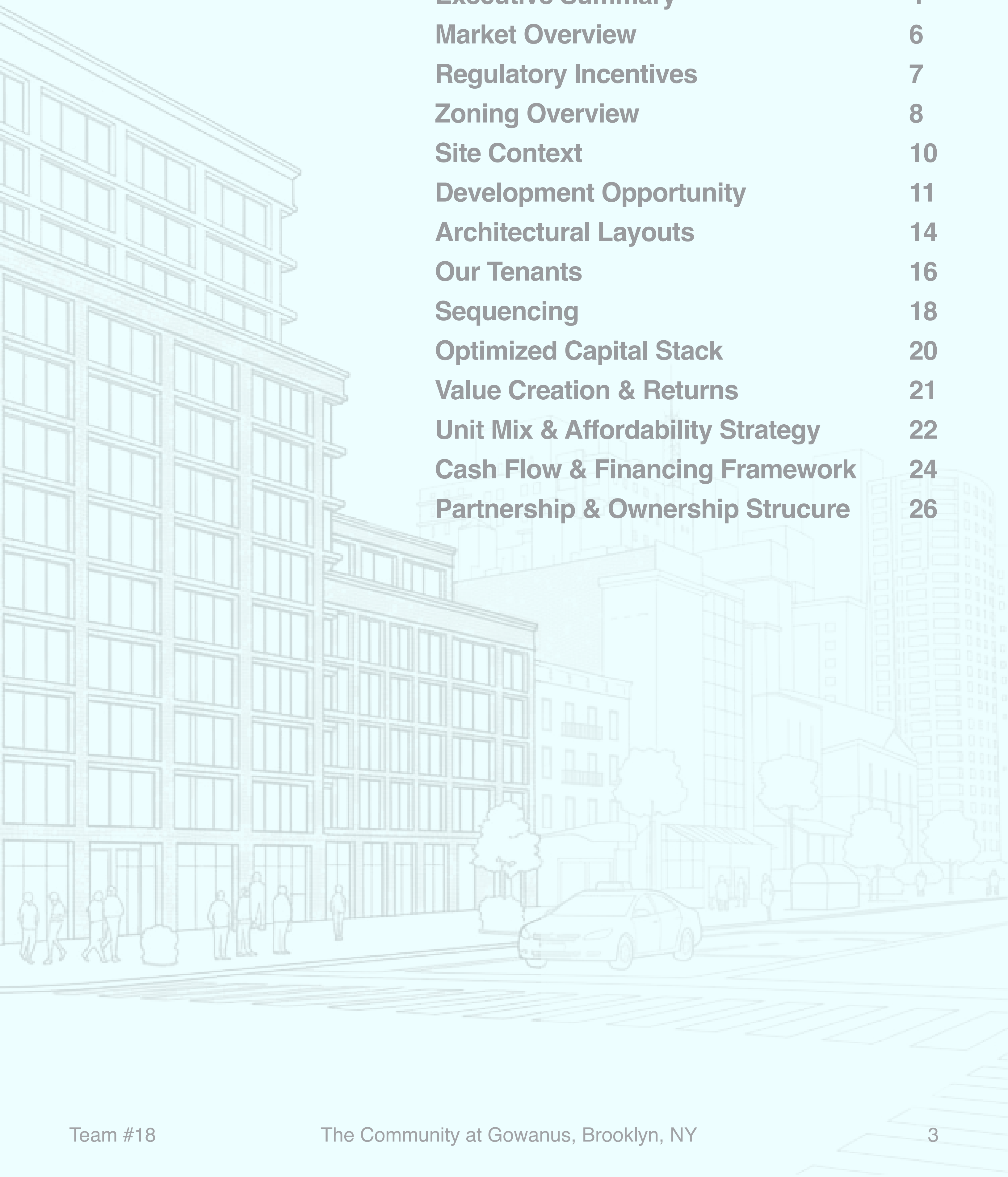


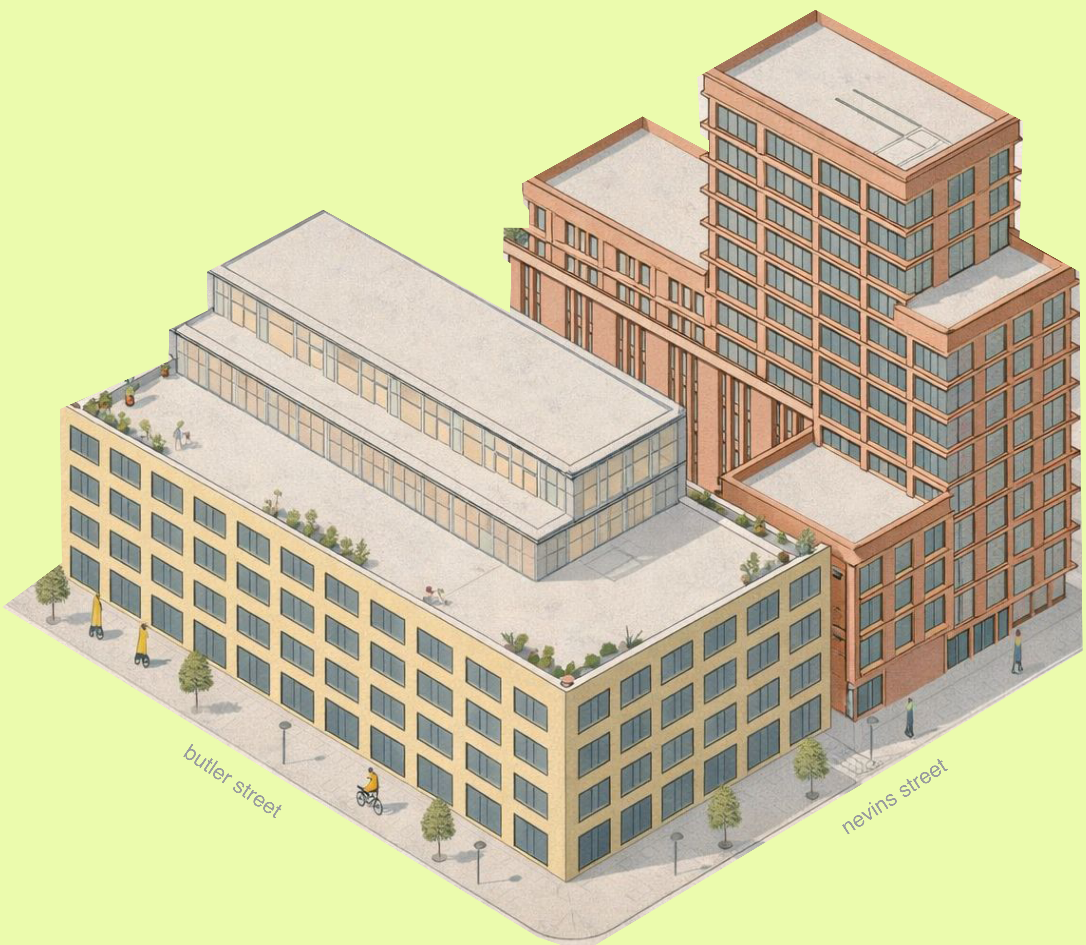
This Gowanus development envisions a **family-centered** mixed-use developement designed to support everyday life across generations. The project integrates **99-unit residential**, **commercia**l, and carefully curated **community facility** uses, with all programs and adjacencies intentionally shaped around the needs of families.

A new northern mixed-use building will deliver **high-quality housing**, including **24 affordable units**, designed with **family-sized layouts** and access to **shared indoor and outdoor amenities**. Active ground-floor retail will prioritize neighborhood-serving uses—creating a safe and **engaging streetscape** that supports daily routines.

On the southern lot, the existing structure will be **adaptively reused**, preserving its historic façade while introducing flexible commercial and community facility spaces **programmed for family enrichment**, learning, recreation, and gathering. The interior framework will encourage **visibility**, **accessibility**, and **connectivity between uses**, reinforcing a sense of safety and belonging.

At the heart of the development, a shared **inner courtyard** physically and programmatically links the north and south site. This open, **accessible** courtyard creates a safe and inviting environment for residents, families, and visitors, enabling **seamless movement between the new construction and the adaptively reused building**. The courtyard reinforces the project's cohesive identity and strengthens the sense of **community** at the core of the development.

Together, the project balances preservation and growth while creating a cohesive, walkable environment where families can live, work, learn, and connect. By aligning all programming, circulation, and adjacencies around family life, the development strengthens the evolving identity of Gowanus as a welcoming, intergenerational neighborhood.



The project achieves a 17.77% levered IRR, 3.46x equity multiple, and 6.50% untrended yield on a $43.5MM land basis. The project is supported by a $179.3MM construction cost, $23MM of equity, $146.4MM of debt, and $23.6MM of subsidies. The metrics shown on this page reflect a development strategy that pairs **strong residential demand** with **public-sector alignment** and **diversified income streams**. With 99 total units, 24 affordable units, and a service-oriented commercial base, the project is positioned to generate both **stable cash flow** and **long-term value creation.**

Total Units

99

Affordable Units

24

Land Basis

$43.5MM

Cost of Construction

$179.3MM

Equity

$23MM

Debt

$146.4MM

Subsidies

$23.6MM

Levered IRR

17.77%

Levered EM

3.46x

Untrended Yield

6.50%

Market Overview

With 15,000 projected incoming residents, we need to provide daily infrastructure to support them. Gowanus currently demonstrates three primary uses: residential, retail, and community facilities, with office playing a more targeted role. Residential rents demonstrate strong demand while remaining below top Brooklyn markets. Retail rents are supported by rising residential density and daily foot traffic. Community facility rents show strong programming potential. Office rents most compelling opportunity is in smaller neighborhood-serving office users rather than large-format office space.

RESIDENTIAL

Gowanus is emerging as a **middle-income** residential option for **young families**, with rents below Williamsburg and Downtown Brooklyn and strong unit growth supporting population expansion. Average rents are about **77%** of Brooklyn's highest levels, typically ranging from **$3K–$4K** with higher-end comps reaching **$5K–$8K**, while maintaining **healthy absorption** and **moderate vacancy** relative to nearby submarkets.

Rent Range
$5k-8k/mo

COMMERCIAL

The market is projected to grow significantly, with **inventory** increasing by **130%** and positioning Gowanus in the mid-market segment. **Near-term vacancy** is expected to remain elevated until population **stabilizes over 5–10** years. Current rents average **$75–85/SF**—below prime Brooklyn—with modest absorption and higher vacancy; **restaurants** and **childcare** command the **highest rents**, while healthcare, grocery, and general retail trend lower within an overall **$60–$80/SF** range.

Rent Range
$60-80sf/yr

OFFICE

The Gowanus office market is **currently soft**, with rising inventory, high vacancy, and limited absorption relative to stronger Brooklyn submarkets. Rents average ~86% of peak Brooklyn levels, typically ranging from **$30–$70/SF**. While overall demand is weak, niche segments like **medical office** command higher rents, presenting opportunities for targeted, **program-specific uses**.

Rent Range
$30-70sf/yr

COMMUNITY FACILITY

Community facility uses in Gowanus are concentrated along the outer edges of a 15-minute radius, revealing a **gap** near the site and an **opportunity** to introduce complementary services. Existing uses span **education**, **healthcare**, **cultural**, and **recreation**, with rents ranging from **$35/SF** to **$100/SF** (**healthcare and fitness**), reflecting both **strong demand** and flexible programming potential.

Rent Range
$35-100sf/yr

Market Analysis Favors

$96/sf for **market rate residential**
$60/sf for **residential retail**
$40/sf for **community facilities**
$125/sf for **blended tenant improvement**
$70/sf for **blended commercial**

Regulatory Incentives

The regulatory framework directly supports the project's core program. As shown in the incentive table, public funding is increasing across childcare, affordable housing, healthcare, and renovations, including $8.6B for NYS childcare programs, a $100B NYC housing commitment, $4M donated by MetroPlusHealth for youth clinics, and $200M allocated by the City for renovations. These programs reinforce the project's focus on housing, childcare, and healthcare as uses with both market demand and policy support.

Childcare | **Affordable Housing** | **Healthcare** | **Renovations**

The regulatory landscape favors the production of community amenities, healthcare facilities, and affordable housing.

Funding

$8.6B	$100B	$4M	$200M
for NYS Childcare Programs	Commitment by NYC	Donated by MetroPlusHealth	allocated by City for renovations

Impact

100k children

Increases childcare for over 100,000 children in New York City, following the State's footsteps

- Childcare under age 2 free
- Added funding to 3K program
- Affordable, universal childcare for kids under 5
- Increased eligibility for family of 4 from $64,000 max income to $114,000
- $150M additional capital funding for creation of childcare seats & centers

200k units

200,000 new units of publicly-subsidized, affordable, rent-stabilized homes in 10 years

- Triple amount of housing built by the City for affordable housing
- Expand HPD's Senior Affordable Rental Apartments, Extremely Low and Low-Income Affordability, HRA's Master Lease Program
- NYCHA Housing will undergo major upgrades and renovations
- New funding for HPD, DCP, NYCHA

2 new clinics

2 new youth clinics provide healthcare to people aged 16-25 in Queens and Woodhull, Brooklyn

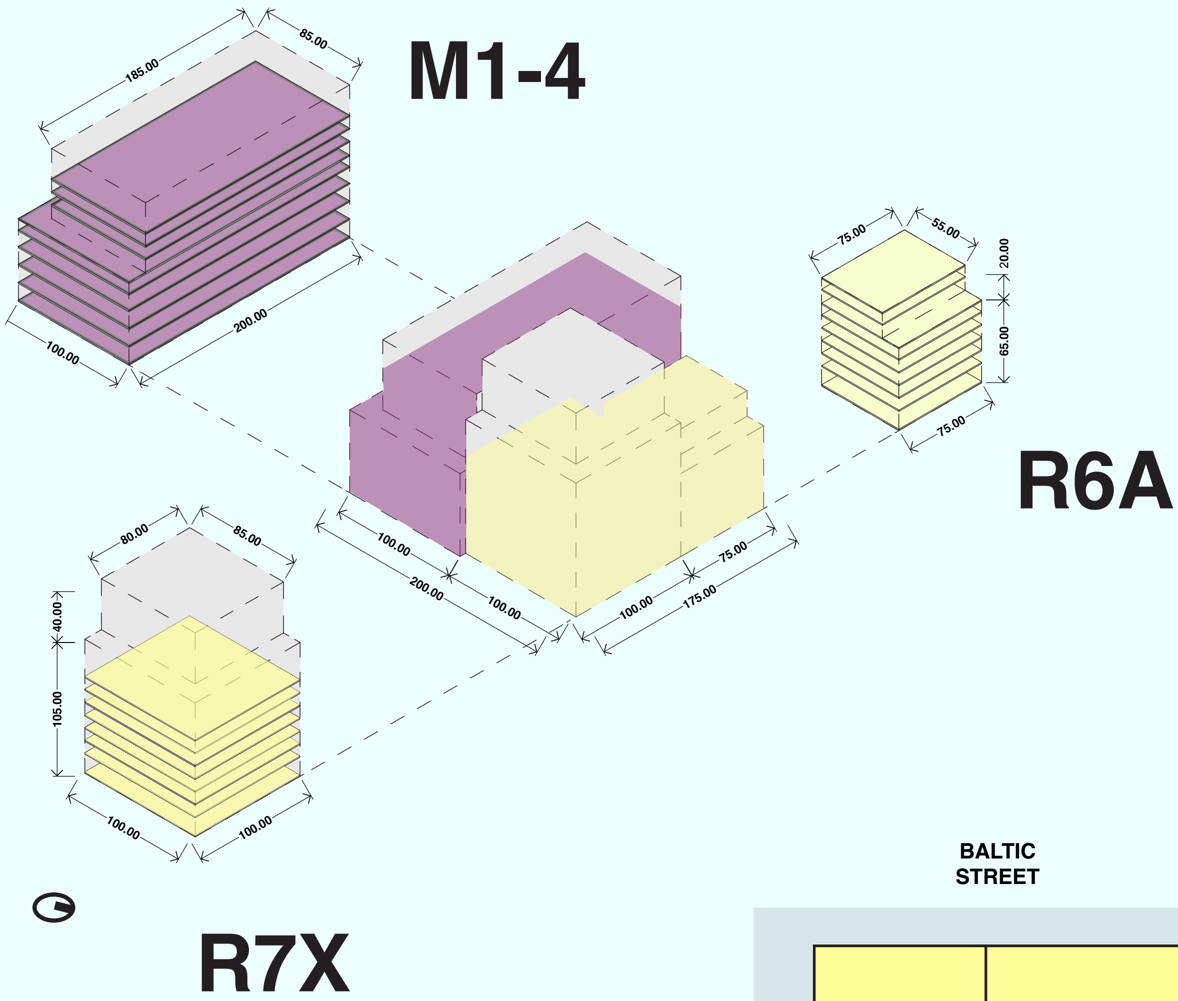
- Goal: keep youth engaged in care as they age out of pediatrics, which reduces ER visits and improve long-term health outcomes
- NYC Health + Hospitals serve 8,000 children and adolescents each year
- Current administration supports increased healthcare access

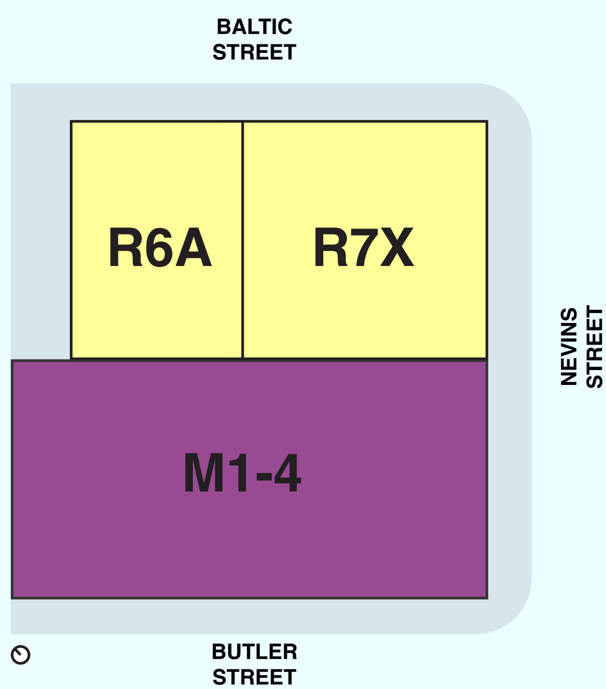
1.1k units

1,134 units at Gowanus Houses will receive comprehensive in-unit renovations

- All interior apartment component replacements including but not limited to, walls, plumbing (including riser work), fixtures in bathrooms and kitchens, flooring, interior doors, electrical wiring, and lighting fixtures
- Residents may need to move during this time, and NYCHA will pay for any reasonable costs of moving

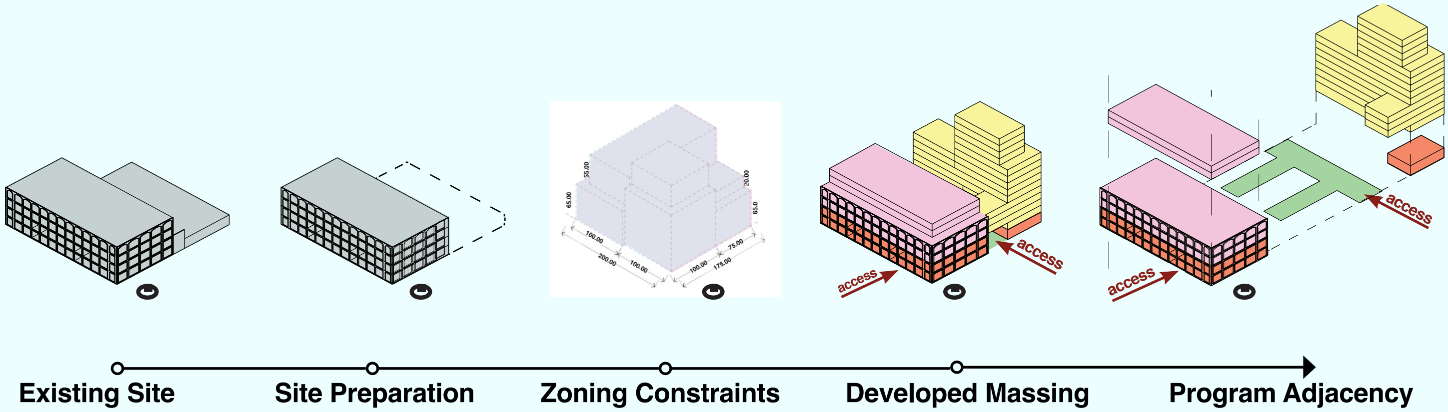
Three Zoning Designations One Lot



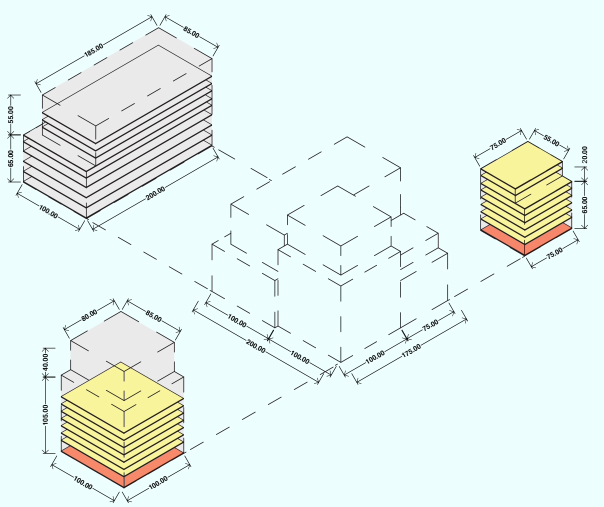


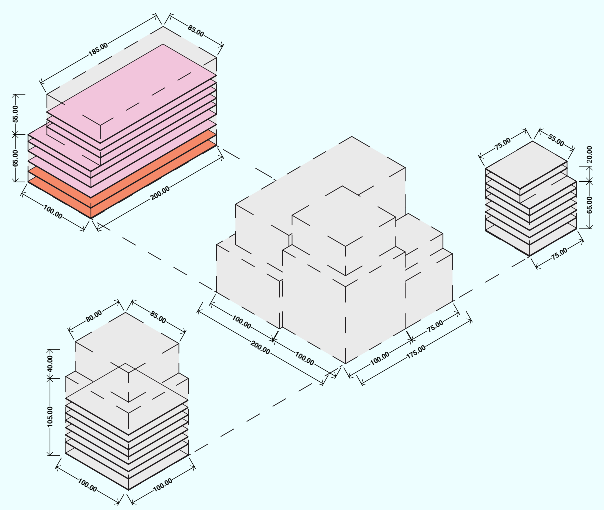
The site spans three zoning designations: M1-4, R6A, and R7X. As shown in the zoning diagram, this naturally divides the property into a residential portion on the north and a commercial/community facility portion on the south. This split is not a limitation; it is what allows the project to combine a ground-up residential tower with an adaptive reuse building that supports retail, childcare, healthcare, and other service-oriented uses.

Zoning Overview



The zoning strategy produces approximately 188K SF of total buildable area, including 86K SF of residential, 102K SF of select community facility, 60K SF of community facility, and 60K SF of commercial/manufacturing capacity. As shown in the diagrams, the project reaches this scale through a mosaic of zoning advantages: a +0.3 residential mixed-use bonus in the R6A and R7X districts, a +0.3 non-residential bonus in the M1-4 district, and a 5-foot floodplain allowance. Together, these small adjustments meaningfully increase usable area and support the project's mixed-use strategy.



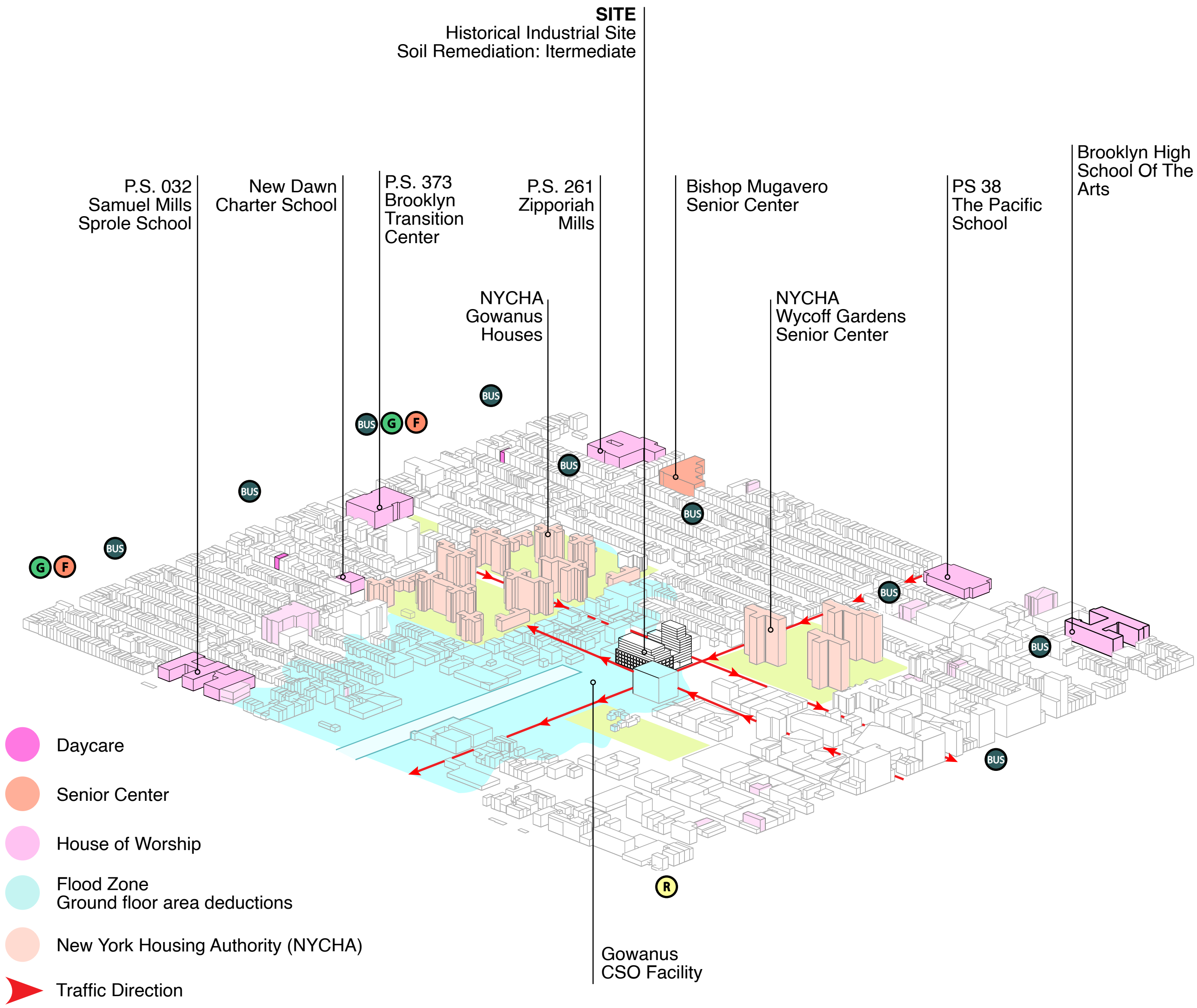


188k SF in total

- **86k** SF of **residential**
- **102K** SF of **select community facilities**
- **60K** SF of **community facility**
- **60K** SF of **commercial/manufacturing**

Site Context

The site sits within walking distance of residential streets, schools, transit, nightlife, and retail activity. The diagram shows that the block is surrounded by existing neighborhood anchors, but many services remain distributed around the area rather than concentrated directly on the site. This creates a “reverse donut” condition: activity already exists nearby, but the project has the opportunity to bring that activity into the block itself. Environmental conditions such as the flood zone and soil remediation requirements are addressed through the project’s elevated ground-floor strategy and phased construction approach.

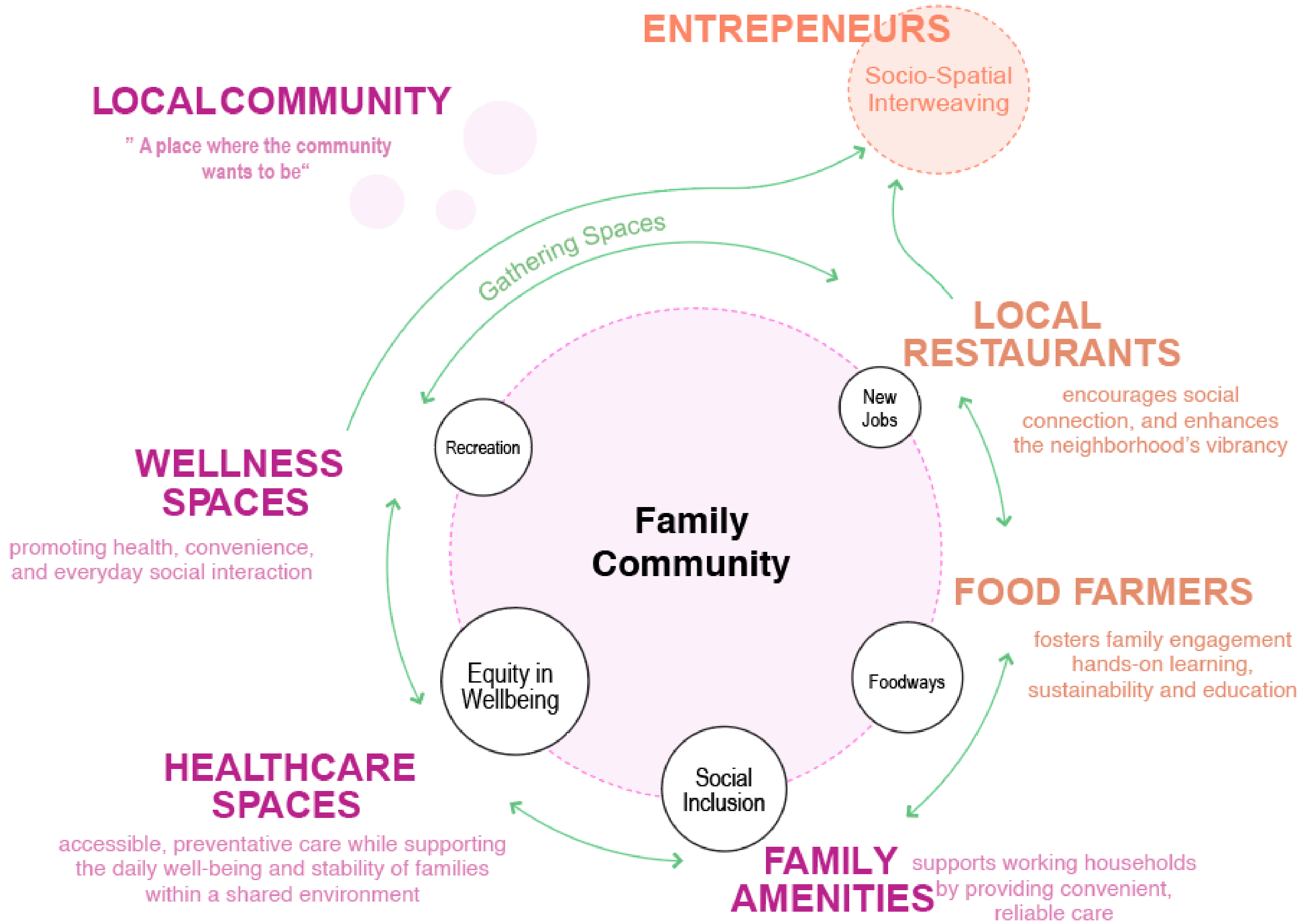






Symbiotic Relationships

The symbiotic relationship diagram illustrates the project's central operating logic: residential demand supports retail, retail activates the site, and community facilities provide daily necessity. Local restaurants, healthcare spaces, wellness uses, family amenities, food-related tenants, and small business spaces form an interconnected ecosystem. Rather than functioning as isolated uses, these programs reinforce one another by supporting daily routines, increasing foot traffic, and creating a more complete residential environment.



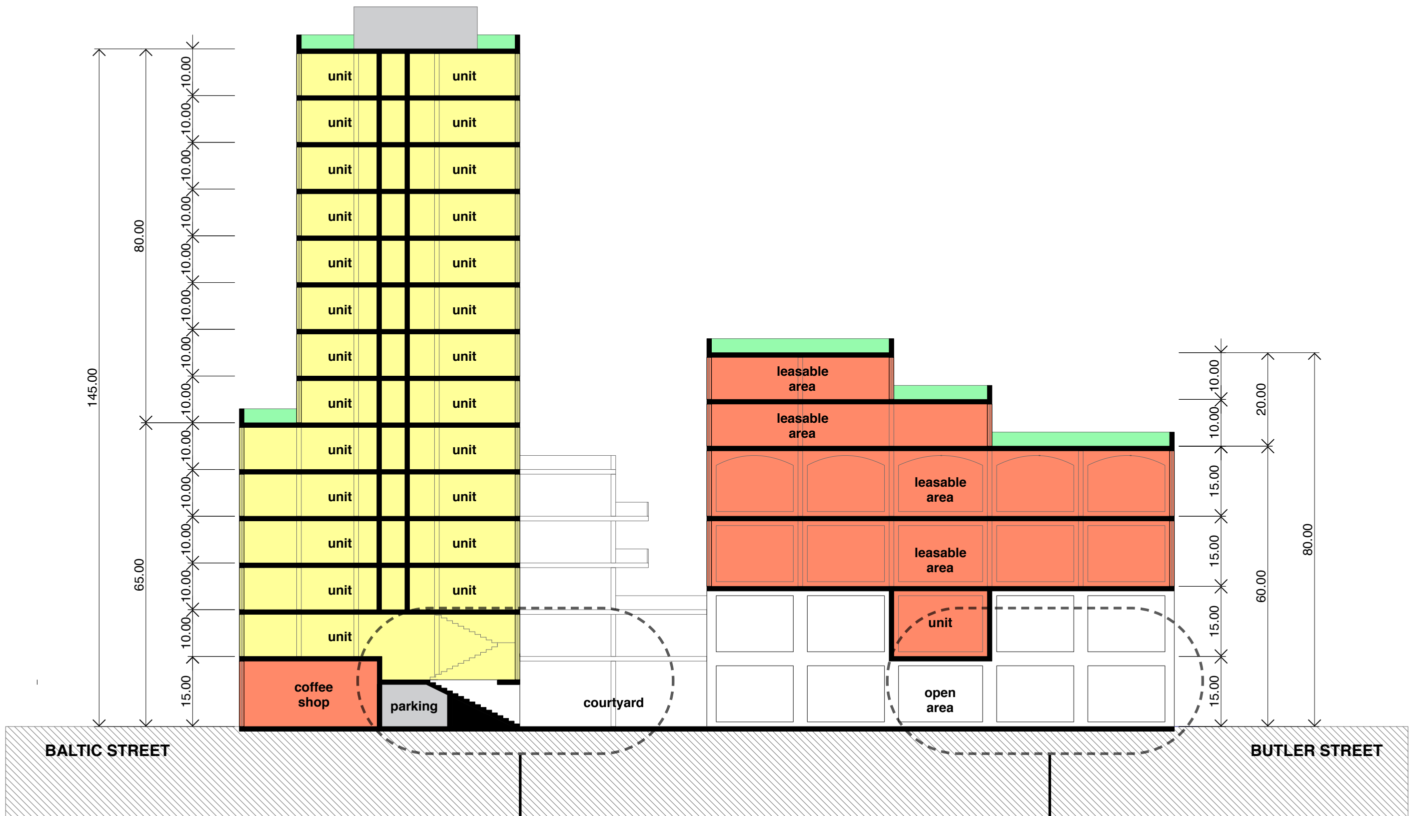
Interconnected Uses. A curated mix of greenhouse learning spaces, entrepreneurial offices, wellness and healthcare facilities, amenities, and local restaurants creates a dynamic commercial environment where each use strengthens the others, fostering productivity, health, and social connection

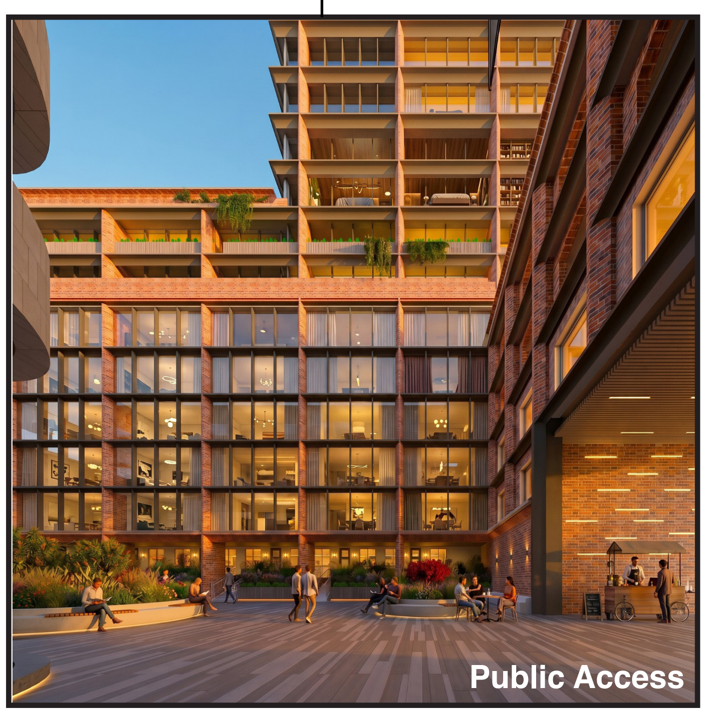
Interior COURTYARD

The courtyard image illustrates the project's primary social and spatial anchor. Positioned between the residential building and the adaptive reuse structure, the courtyard creates an interior gathering space that connects residents, visitors, and commercial tenants. This shared space improves the user experience by making the project feel less like two separate buildings and more like one integrated community.

Interconnected Development

The section diagram shows how the project responds to both program and site conditions. The development sits on a 5-foot podium that lifts active uses above the flood zone. On the north side, the R6A/R7X residential building rises above retail and townhouse entries. On the south side, the M1-4 adaptive reuse building accommodates retail and daycare at the ground floor, with healthcare, wellness, and amenity uses above. The section makes clear that the project is not simply stacked by use; it is organized to connect activity across both buildings.





Lower Level Floor Plans

The lower-level plans show how the ground and second floors create an active, service-oriented base. The ground floor includes retail, coffee shop, daycare reception, food and beverage, CVS pharmacy, parking access, and the inner courtyard. The second floor includes daycare, a wellness center, lounge space, and townhouse units. By placing retail and services along visible edges and connecting townhouses directly to the courtyard, the project creates a ground floor that supports leasing value, family living, and daily convenience.

Ground Floor

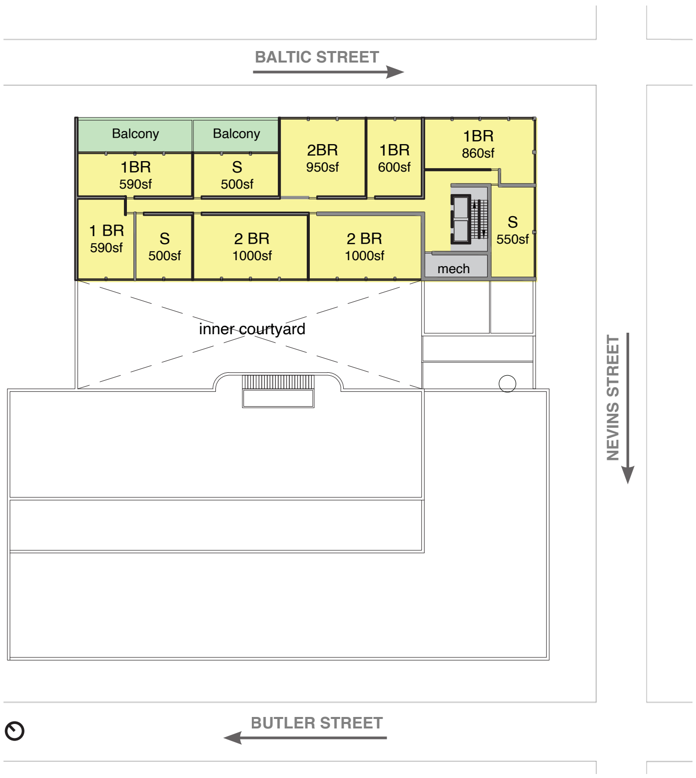
Second Floor

Reception

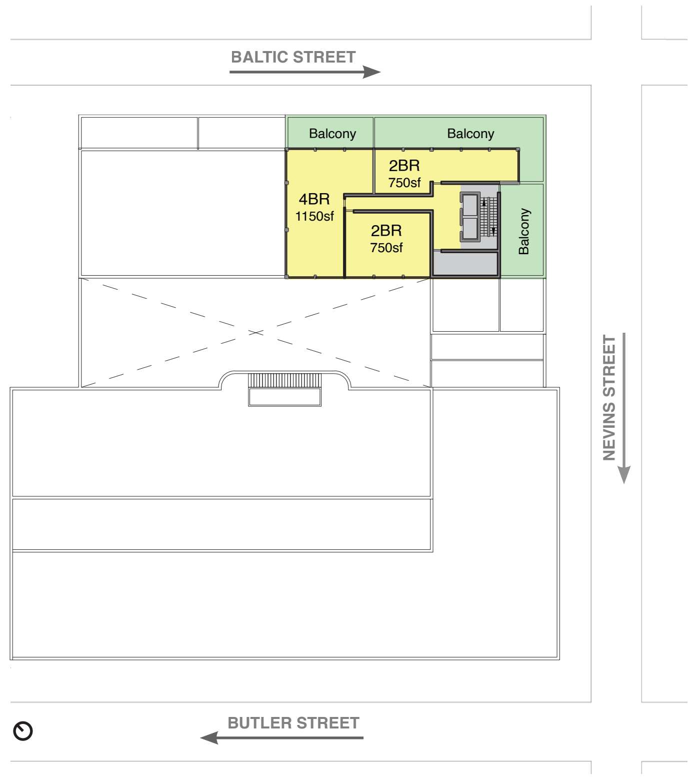
Daycare

Upper Floor Plans

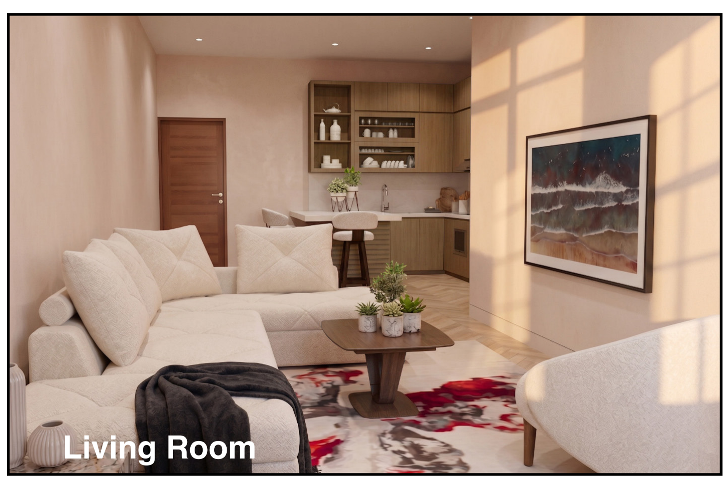
The upper floor plans demonstrate how flexibility and residential efficiency are carried vertically through the project. On the commercial side, leasable areas can adapt between retail, community facility, wellness, and office-related uses as demand evolves. On the residential side, the unit mix includes studios, 1BR, 2BR, 3BR, and 4BR units, with balconies and terraces used to capture premium rents. The upper levels favor 2BR units where demand and rent potential are strongest.



Seventh Floor



Eleventh Floor

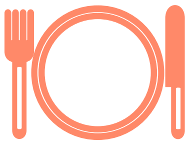


Our Tenants

BUSINESS TENANTS

The commercial program brings together wellness, healthcare, workspace, learning, and dining uses to create an active, service-oriented environment that supports residents while inviting broader community participation.

- Immediate Move-In
- Intermediate Move-In
- Future Move-In

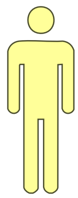
		Immediate Move-In	Intermediate Move-In	Future Move-In
FOOD		**Independent** (mom & pop) Four & Twenty Blackbirds Luana's Tavern	**Reputable** (regional) Claro Brooklyn Pig Beach BBQ	**Chain** (corporate) Sweetgreen Shakeshack
SHOPS		**Independent** (mom & pop) Big Reuse	**Reputable** (regional) Artists & Craftsman Supply The Well (wellness)	**Chain** (corporate) Wholefoods Barry's / Solidcore (wellness)
OFFICES		**Independent** (mom & pop) Tankhouse	**Reputable** (regional)	
PHARMACY			**Reputable** (regional) Northwell Health	**Chain** (corporate) CVS
DAYCARE			**Reputable** (regional) Vivvi	
GREENHOUSE			**Reputable** (regional) The Campaign Against Hunger (TCAH)	

RESI TENANTS

The residential community is designed to support a range of family types, offering comfortable, connected living with immediate access to amenities that enhance daily life, well-being, and neighborhood engagement.

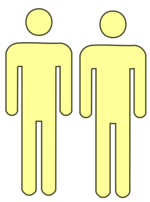
Residential
Commercial
Community Facilty
Select Community Facilty

STUDIO 15%



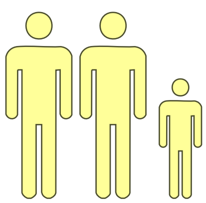
A compact, flexible unit for individuals or young professionals seeking efficient living within a connected community.

1 BDRM 35%



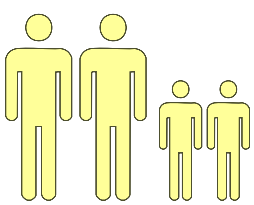
A comfortable unit for individuals or couples balancing privacy with access to shared amenities and community life.

2 BDRM 40%



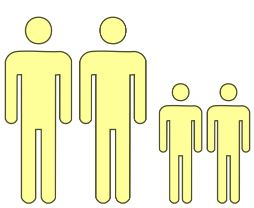
A versatile unit for small families or roommates supporting evolving lifestyles within a family-oriented environment.

3 BDRM 10%



A spacious unit designed for growing families prioritizing stability, functionality, and community connection.

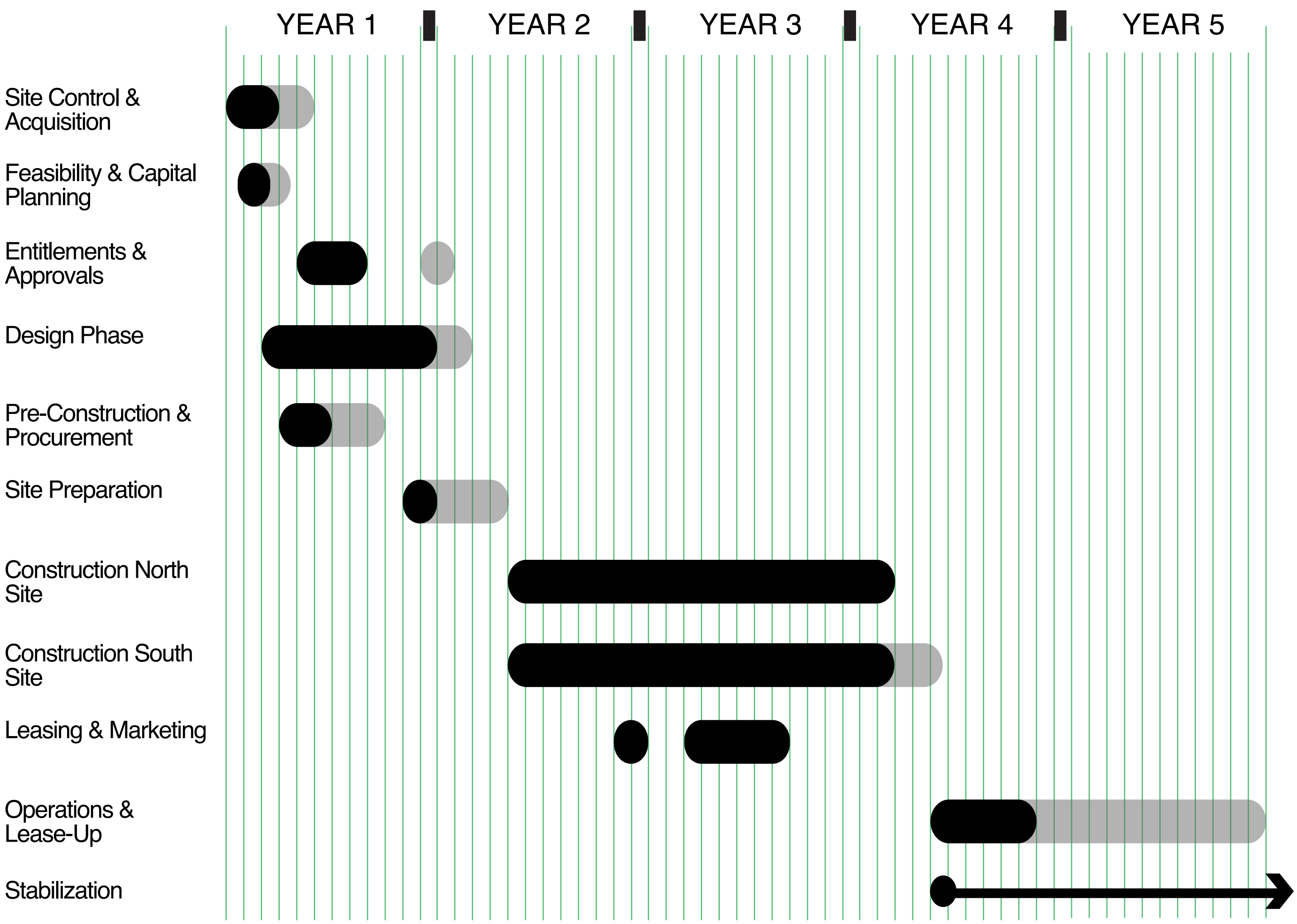
TOWNHOME 10%



A multi-level home for larger families seeking privacy and space while remaining integrated within the broader community.

Sequencing

Strategically phased remediation, historic preservation, and new construction to optimize efficiency and minimize delays. By sequencing critical path activities while allowing for targeted overlap between independent workstreams, the schedule accelerates delivery without compromising site constraints or regulatory requirements, ensuring a streamlined transition from preconstruction through completion.The schedule overlaps remediation, historic preservation, and new construction where possible, allowing the north and south components to progress in parallel. Leasing and marketing begin before full stabilization, which reduces exposure to delivery risk and supports a smoother transition into operations.



Interior COURTYARD

The courtyard image reinforces the end-state of the sequencing strategy: a completed interior environment that is active, connected, and revenue-supportive. The project's phasing is designed to reach this condition efficiently by coordinating site preparation, construction, leasing, and operations across both buildings.

Optimized Capital Stack

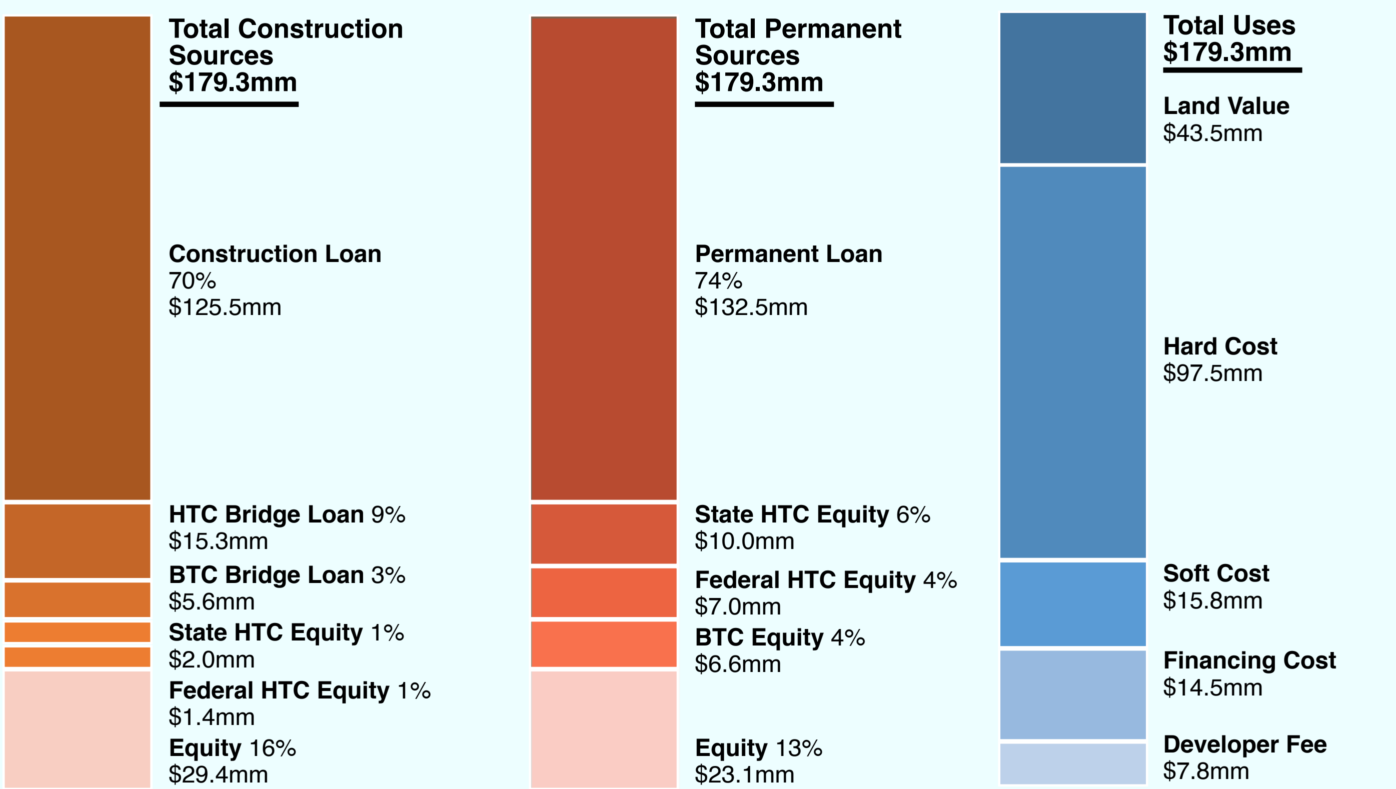
The capital stack combines private and public capital to support a $179.3MM total project cost. Construction sources include a 70% construction loan equal to $125.5MM, a 9% HTC bridge loan equal to $15.3MM, 3% BTC bridge loan equal to $5.6MM, and 16% equity equal to $29.4MM. Permanent sources include a 74% permanent loan equal to $132.5MM, $10.0MM of State HTC equity, $7.0MM of Federal HTC equity, $6.6MM of BTC equity, and $23.1MM of equity. This layered structure reduces the overall cost of capital while supporting a competitive $235/ZSF land value.

Project Duration
10 Yr
2+0.75+7.25
OZ Compliant

Land Value
$235/ZSF
$43.5MM

Residential
99 units
75% MRK; 25% AFF
MIH Compliant

Commercial
115K GSF
Retail +
Community + Work



Value Creation & Returns

The value creation analysis shows that the selected development strategy balances return and risk. The project achieves a 17.77% levered IRR, 3.46x levered equity multiple, 6.49% untrended yield on cost, $76.6MM of profit, and a 5.25% blended exit cap. The scenario testing shows that several subsidies and abatements are accretive, including OZ equity, BTC, HTC, 485-X, and ICAP, while CPACE is non-accretive. On the form side, parking and additional commercial floors were tested to determine which interventions meaningfully improve yield without adding unnecessary risk.

Levered IRR	OZ LP IRR	Levered EM	OZ LP EM
17.77%	**16.70%**	**3.46x**	**3.24x**

Untrended YoC	Profit	Blended Exit Cap
6.49%	**$76.6mm**	**5.25%**

Form-Based Considerations

<100 Units	6.2% vs 5.5% YoC
+2 Comm. Flr	7.3% YoC
+Parking	25.6% vs 11.8%
Condo	5.7% YoC
+4 Comm. Flr	6.1% YoC

Subsidy/Abatement Considerations

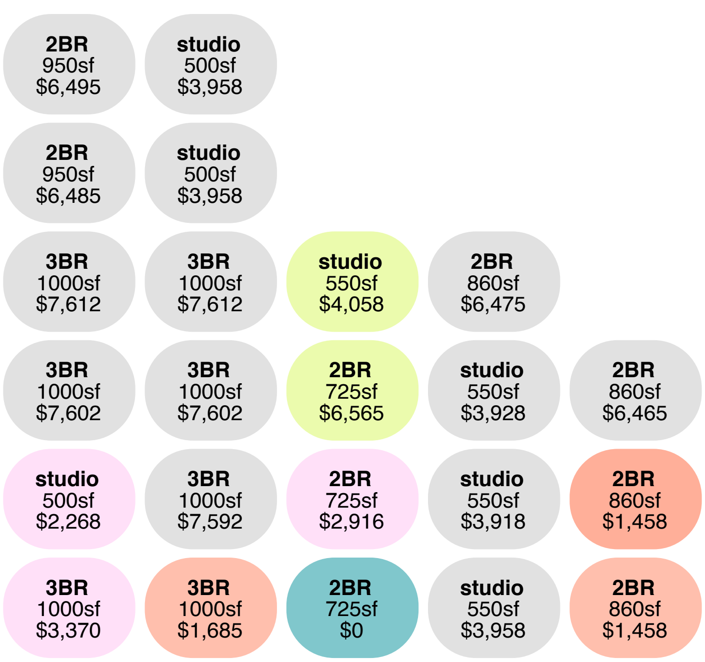
485-X	Accretive
ICAP	Accretive
OZ Equity	Accretive
BTC	Accretive
HTC	Accretive
CPACE	Non-Accretive
4% LIHTC	Too Small

Unit Mix & Affordability Strategy

The unit mix is structured to comply with MIH while maintaining strong market performance. The project includes 99 units across 77,450 residential SF, with an average unit size of 782 SF and an average rent of $3,470. Market-rate units total 72 units, or 56,300 SF, with an average rent of $6,066. The affordability component includes 13 units at 80% AMI and 14 units at 40% AMI, creating 27 income-restricted units in the table while supporting the project's broader 25% affordability strategy

income per floor									
$21,008	14	4BR 1500sf $11,538	2BR 750sf $6,555	2BR 750sf $2,916					
$19,525	13	4BR 1150sf $11,523	2BR 750sf $6,545	2BR 750sf $1,458					
$14,441	12	4BR 1150sf $1,371	2BR 750sf $6,535	2BR 750sf $6,535					
$19,695	11	4BR 1150sf $11,643	2BR 750sf $6,595	2BR 750sf $1,458					
$27,193	10	2BR 890sf $6,515	2BR 890sf $6,515	2BR 890sf $6,515	2BR 890sf $6,515	studio 550sf $1,134			
$28,277	09	2BR 890sf $6,505	2BR 890sf $6,505	2BR 890sf $6,505	2BR 890sf $6,505	studio 550sf $2,268			
$48,776	08	1BR 590sf $4,854	1BR 590sf $4,854	studio 500sf $3,948	2BR 1000sf $6,495	2BR 1000sf $6,495	studio 550sf $3,958	2BR 860sf $6,495	1BR 600sf $1,215
$46,532	07	1BR 590sf $4,944	1BR 590sf $4,944	studio 500sf $3,948	2BR 1000sf $6,485	2BR 1000sf $6,485	studio 550sf $3,948	2BR 860sf $2,916	1BR 600sf $2,430
$59,911	06	1BR 600sf $4,834	1BR 600sf $4,834	1BR 600sf $4,834	1BR 600sf $4,834	1BR 600sf $4,834	1BR 600sf $4,834	1BR 590sf $1,215	studio 500sf $3,938
$67,460	05	1BR 600sf $4,824	1BR 600sf $4,824	1BR 600sf $4,824	1BR 600sf $4,824	1BR 600sf $4,824	1BR 600sf $4,824	1BR 590sf $2,430	studio 500sf $3,928
$51,618	04	1BR 600sf $4,814	1BR 600sf $4,814	1BR 600sf $4,814	1BR 600sf $4,814	1BR 600sf $4,814	1BR 600sf $4,814	1BR 600sf $1,215	1BR 590sf $1,215
$29,717	03	1BR 600sf $4,804	1BR 600sf $4,804	1BR 600sf $2,430	1BR 600sf $1,215	1BR 600sf $2,430	1BR 600sf $1,215	1BR 600sf $1,215	studio 500sf $1,134
$64,785	01+02	4BR 1500sf $3,760	4BR 1500sf $1,880	4BR 1500sf $11,829	4BR 1500sf $11,829	4BR 1500sf $11,829	4BR 1500sf $11,829	4BR 1500sf $11,829	

The residential stack diagram shows how income varies by floor and unit type. Larger 4BR units reach rents of approximately $11,829, while 2BR units typically range around $6,495 and studios around $3,958. Affordable units are distributed across the building at both 40% and 80% AMI. The diagram demonstrates that the project uses a diversified unit strategy rather than relying on a single product type, balancing affordability, rent growth, and tenant stability.



units

market rate	size	ratio	count	rent
Studio	475	16%	12	$3,958
1 bed	600	34%	23	$4,854
2 bed	800	31%	22	$6,495
3 bed	1000	08%	06	$7,632
4 bed	1500	11%	08	$11,829
Super	800		01	$0
sub total	**56,300**	**100%**	**72**	**$6,066**

80% AMI	size	ratio	count	rent
Studio	475	16%	02	$2,268
1 bed	600	34%	04	$2,430
2 bed	800	31%	04	$2,916
3 bed	1000	08%	01	$3,370
4 bed	1500	11%	02	$3,760
sub total	**10,650**	**100%**	**13**	**$2,832**

40% AMI	size	ratio	count	rent
Studio	475	16%	02	$1,134
1 bed	600	34%	05	$1,215
2 bed	800	31%	05	$1,458
3 bed	1000	08%	01	$1,685
4 bed	1500	11%	01	$1,880
sub total	**10,500**	**100%**	**14**	**$1,371**

	size	ratio	count	rent
total	**77,450**	**100%**	**99**	**$3,470**
avg $ / sf	**$94.30**		**99**	
unit size	**782**			

legend

- Market Rate
- 40%
- 80%
- Balcony
- Super

Cash Flow & Financing Framework

The cash flow framework prioritizes capital by cost and compliance requirements. Construction and bridge financing are used during delivery, while permanent financing and tax credit equity replace higher-cost sources at stabilization. This sequencing reduces exposure to expensive capital and aligns funding with project milestones.

item	**~ total**	year **0**	year **1**	year **2**	year **3**	year **4**	year **5**
Construction Cost	**- $166.3mm**	- $57.72mm	- $63.19mm	- $45.43mm			
EGI	**$114.72mm**			$4.26mm	$12.45mm	$12.81mm	$13.19mm
OpEx	**- $24.81mm**			- $98k	- $2.63mm	- $2.73mm	- $2.82mm
CapEx Reserve	**- $275k**			- $18.66k	- $31.9k	- $32k	- $32k
NOI	**$89.91mm**			$3.28mm	$9.81mm	$10.08mm	$10.36mm
Sale Profit	**$226.86mm**						
Sale Fee	**-$2.26mm**						
Unlevered CF	**$136.26mm**	**- $57.72mm**	**- $63.18mm**	**- $42.15mm**	**$9.81mm**	**$10.08mm**	**$10.37mm**
Sponsor Equity	**$29.47mm**	$29.47mm					
State HTC Equity	**$10.00mm**	$2.00mm		$8.00mm			
Federal HTC Equity	**$7.02mm**	$1.40mm		$5.62mm			
BTC Equity	**$6.60mm**			$6.60mm			
BTC Bridge Loan	**-$572k**			- $572k			
HTC Bridge Loan	**-$76k**			- $76k			
Construction Loan	**- $38.65mm**	$27.21mm	$62.88mm	- $101.53mm			
Perm Loan	**- $71.40mm**			$131.86mm	- $8.42mm	- $8.42mm	- $8.42mm
Levered CF	**$73.90mm**	**- $29.47mm**		**$7.99mm**	**$702k**	**$1.66mm**	**$1.94mm**
Tier 1 LP		- $26.52mm		$7.19mm	$632k	$1.49mm	$1.75mm
Tier 2 LP		- $26.52mm		$7.19mm	$632k	$1.49mm	$1.75mm
Tier 3 LP	**$59.31mm**	**- $26.52mm**		**$7.19mm**	**$632k**	**$1.49mm**	**$1.75mm**

The financing framework benefits from the site's eligibility for Opportunity Zone investment and Brownfield-related incentives, while also using Historic Tax Credits tied to the adaptive reuse strategy. These incentives are not treated as optional upside; they are embedded into the project's feasibility and capital structure. By layering OZ, HTC, and BTC benefits, the project improves investor returns while supporting preservation, remediation, and long-term neighborhood investment.

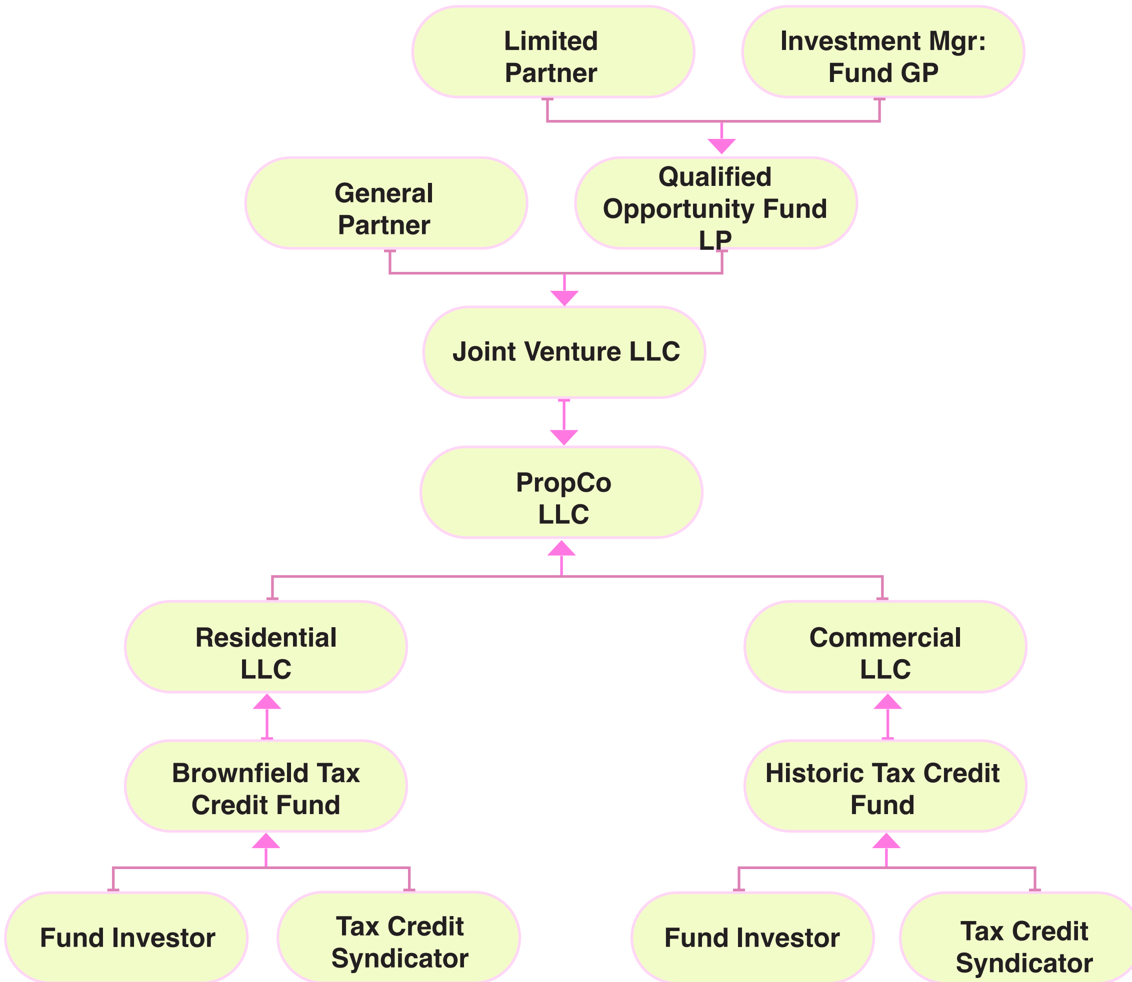
	year **6**	year **7**	year **8**	year **9**	year **10**
	$13.58mm	$13.98mm	$14.39mm	$14.81mm	$15.25mm
	- $2.92mm	- $3.02mm	- $3.12mm	- $3.23mm	- $3.35mm
	- $32k	- $32k	- $32k	- $32k	- $32k
	$10.66mm	$10.96mm	$11.26mm	$11.58mm	$11.90mm
				$226.86mm	
				- $2.26mm	
	$10.66mm	**$10.95mm**	**$11.26mm**	**$236.17mm**	
	- $8.42mm	- $8.42mm	- $8.42mm	- $152.7mm	
	$2.23mm	**$2.53mm**	**$2.84mm**	**$83.46mm**	
	$2.01mm	$2.28mm	$2.55mm	$30.53mm	
	$2.01mm	$2.28mm	$2.55mm	$52.18mm	
	$2.01mm	**$2.28mm**	**$2.55mm**	**$67.91mm**	

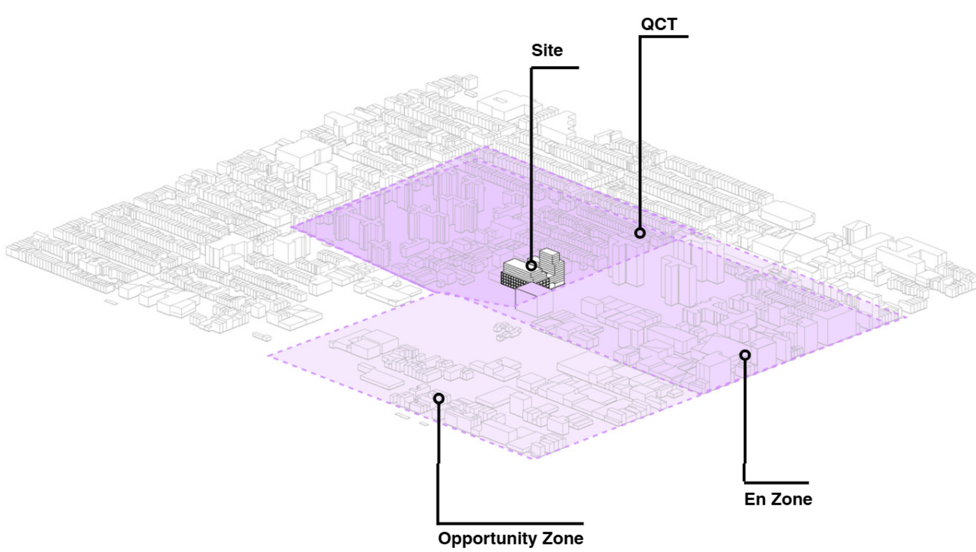
	Unlevered	Levered	OZ LP
IRR	**8.25%**	**17.77%**	**16.70%**
EM	**1.82x**	**3.46x**	**3.24x**

	Mixed Residential	Commercial
Levered IRR	**18.56%**	**15.23%**
Untrended YoC	**5.10x**	**8.28x**

Partnership & Ownership Structure

The partnership structure is designed to align investor returns with project execution. The ownership framework separates the residential and commercial components where needed for subsidy and compliance purposes, while maintaining an integrated development strategy across the full site. This structure allows the project to capture available incentives, manage risk by use type, and maintain flexibility throughout construction, lease-up, and stabilization.





The Community at Gowanus

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