

# Selected Housing Developments

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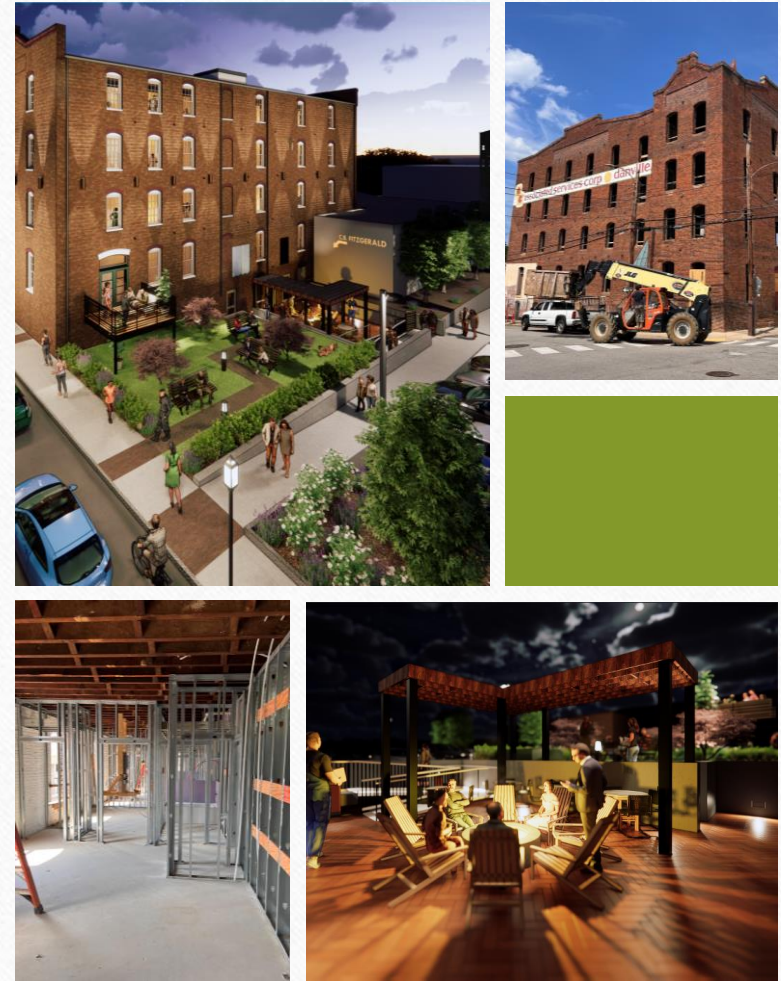


- C.B Fitzgerald Apartments
- Monument-Berryman Redevelopment
- Stewart St Apartments



# C.B. Fitzgerald Apartments

- \$8M adaptive reuse of the historic Coin Ops building (c. 1883) by Cobbled Holdings, LLC (managed by Dr. Mark Hermann)
- 22 luxury apartments; 21 one-bedroom, 1 two-bedroom
  - Average rent ~\$1,300
  - 11 units restricted to residents earning 80% AMI or below
- Units being delivered April 2024
  - Pre-leasing beginning Nov 2023
- Managed by Riverfront Real Estate





# Monument-Berryman Redevelopment

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- 12-year redevelopment effort led by City of Danville
- December 2022 – City issues RFP
- Spring 2023 – CCKW, LLC (partnership between Waldens and Peaks View Construction) selected by City
- Mix of 60 apartments (20% affordable) and 30 townhomes (\$250k – \$300k)
- CCKW continuing to work with City on Performance Agreements and additional public-private partnership initiatives
- ~\$12 -15M investment

# Stewart St Apartment Complex



- 188-unit apartment development led by Waldens
- One-, two- and three-bedroom units spread across ten 3-story buildings (rents from \$1,250 - \$2,500)
- Community clubhouse with gym, common kitchen, game room and business center
- Pool, dog run, grilling stations, etc.
- Construction scheduled to begin Q1 2024
- Projected Investment - \$45M