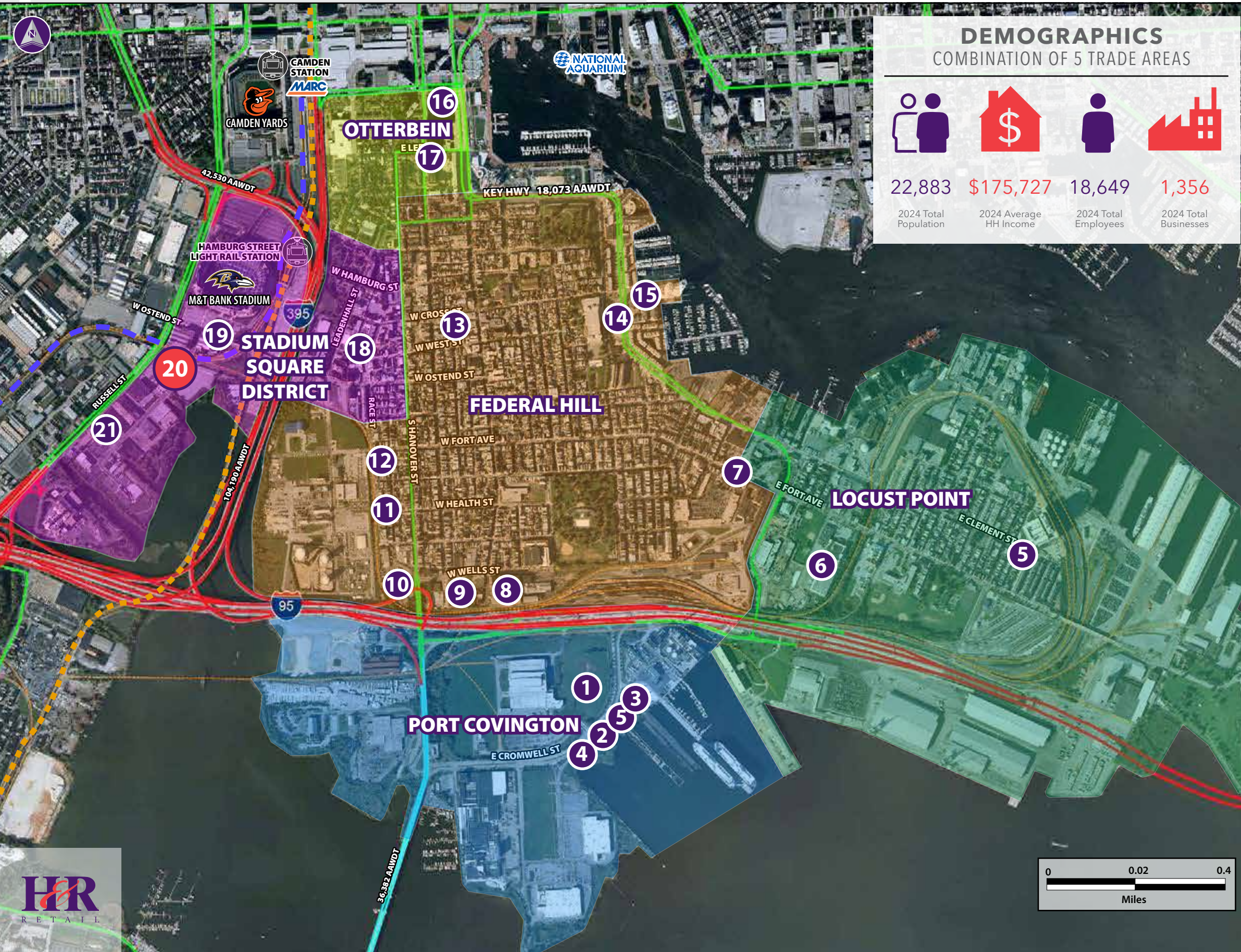


SOUTH BALTIMORE: CURRENT AND PROPOSED DEVELOPMENTS



DEMOGRAPHICS COMBINATION OF 5 TRADE AREAS

22,883	\$175,727	18,649	1,356
2024 Total Population	2024 Average HH Income	2024 Total Employees	2024 Total Businesses

DEVELOPMENTS

PORT COVINGTON (delivery starting in 2022)

1. E1: RESIDENTIAL	Resi - 183,000 sf Units - 162 (35 ADU) Retail - 40,000 sf Parking: 1,023 spcs Total - 223,000 sf
2. E5B: RESIDENTIAL	Resi - 127,000 sf Units - 40 RDU Units: 81 extended stay Retail - 6,000 sf Total - 133,000 sf
3. E7: OFFICE / MARKET	Office: 228,000 sf Market - 45,000 sf Total - 273,000 sf
4. E5A: OFFICE	Office: 212,000 sf Retail - 9,500 sf Total - 221,500 sf
5. E6: RESIDENTIAL	Resi - 227,000 sf Units - 254 (54 ADU) Retail - 16,000 sf Total - 293,000 sf

LOCUST POINT

5. Key's Overlook	53 new-construction townhome project
6. McHenry Row II	Former Phillips headquarters redevelopment into office space

FEDERAL HILL

7. Bainbridge	227 apartment units
8. 1901 S Charles	164 apartment units
9. 2 East Wells	153 apartments with ground floor retail space
10. ALTA Fed Hill	2 Mixed use buildings with 275 Unit apartments and a 6 story, 267 unit apartments with ground floor retail.
11. Heath Street Lofts	59 upscale industrial apartment homes
12. The Enclave	13-new construction townhome gated community
13. Cross Street Market	A premier urban market and home to 22 independently owned and operated businesses.
14. 1100 Key Highway	260-unit luxury apartment building in front of Digital Harbor High School
15. The Pinnacle	18-story tower featuring 30 luxury condominiums into office space

OTTERBEIN

16. 414 Light Street	392-unit luxury apartment building
17. Banner Hill	349-unit luxury apartment building

STADIUM SQUARE DISTRICT

18. Stadium Square	New development with Phase I complete; total buildout to include 700 Residential Units, 300,000 SF Class A Office, and 30,000 SF of Retail.
19. The Parker Building	Conversion into 50,000 sf of office space

20. THE WALK @ WARNER STREET
A sports and entertainment district with restaurants, hotels and shopping along Russell and Warner streets

21. Horseshoe Casino
Horseshoe Casino Baltimore is an urban two-story casino with a 122,000 sf gaming floor. The multi-million development will feature VLTs, table games and a World Series of Poker room. A 20,000 sf "Baltimore Marketplace" featuring authentic Charm City food outlets, three premier restaurants, and several bars and lounges will round out the food and beverage offerings.

