



520 PARK

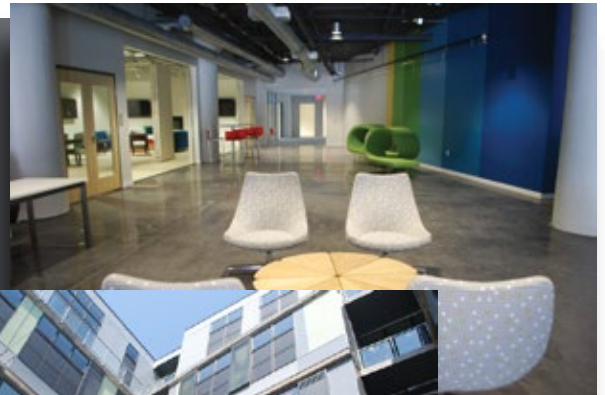
Beginning in 2012, principals of The Time Group created a joint venture with the building's owner, the Harry and Jeanette Weinberg Foundation as well as other partners, on a \$32MM renovation of the former Hochschild Kohn warehouse. Contracting with the award-winning Marks, Thomas Architects and Kinsley Construction, the Class B office space was successfully converted into 171 apartments and 18,000 square feet of retail space with first occupancy beginning in June 2014. The project leverages syndicated federal historic tax credits and has been substantially ahead of schedule for occupancy, converting tours to leases at a faster pace than the industry average.

Improvements/Amenities include:

- Garage Parking Available
- LEED Silver Design
- Gym-Quality Fitness Center
- Lounge and Business Center
- Landscaped Interior Courtyard and Skyline Views
- Rooftop Solar Array
- 14' Exposed Ceilings
- Granite Countertops
- Stainless Steel Appliances

Awards:

2014 - Recognized for Excellence in Downtown Baltimore
by The Downtown Partnership



Current Expansion:

As part of the ongoing development, the 18,000 square feet of retail space will be named Mt. Vernon Marketplace. It is expected to attract 15 vendors and mirror North Baltimore's Belvedere Square with a smaller footprint, while serving a similar population. Construction completion is anticipated in the first quarter of 2015. The subsequent occupancy will improve operating efficiencies and provide investors an increased return on their investment.

Future Expansion:

The Time Group has selected an architect to begin the design process for a new, mixed-use, mid-rise building to be built on the adjacent lot to 520 Park. The project, with conceptual design of approximately 150 residential units, 10,000 square feet of retail space and 75 interior parking spaces is known as 500 Park.

For more information, please visit www.520parkapartments.com.