

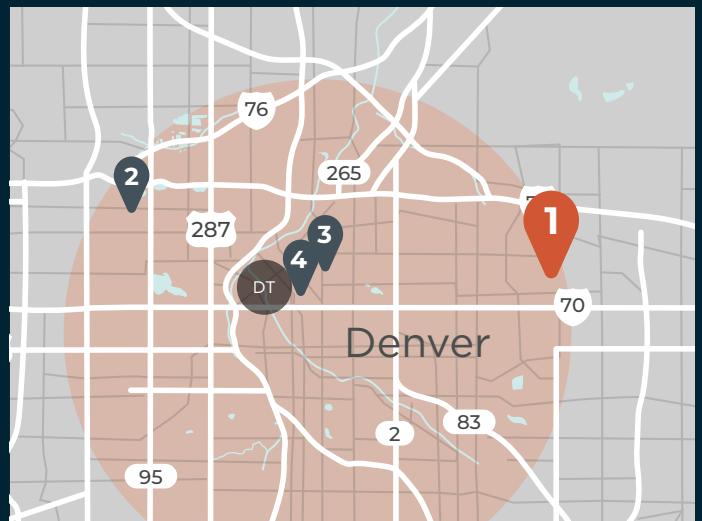
# DAYTON

## OVERVIEW

StoryBuilt is pleased to present its Dayton project, a mixed-use multifamily community near Denver's highly desirable Central Park neighborhood. Building on StoryBuilt's successes in Austin, Dallas, and Seattle, the Dayton project is the company's fourth community in Denver.

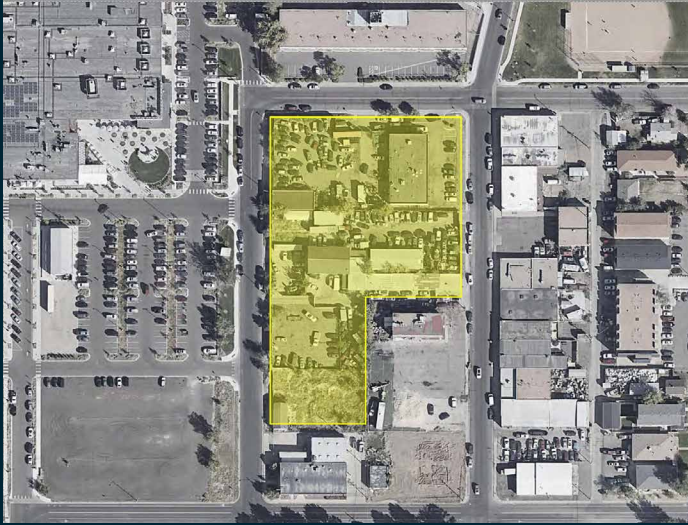
StoryBuilt controls a 2.48-acre land assemblage adjacent to Denver's Central Park neighborhood and across the street from the popular Stanley Marketplace. StoryBuilt is seeking up to \$13.8M of limited partner equity to fund acquisition and pre-development activities through construction start. Investors will receive a 12-14% annualized preferred return, based on an anticipated 18-24 month duration period.

\*Partners will exit upon successful refinance and construction loan.



- 1 **Dayton**
- 2 **Judy** 55 townhomes in Northwest Denver
- 3 **Archie** Mixed-use building in Glenarm Place
- 4 **StoryBuilt Office** 1801 Broadway, Suite 1500F

# SITE OVERVIEW



## SITE

2351, 2361, 2481 Dayton Street  
2350 Dallas Street

AURORA, CO

The project is located within the northwestern-most city limits of Aurora, Colorado, on the border of City of Denver, and adjacent to the award-winning Central Park redevelopment.

Central Park is a massive infill redevelopment of the former Stapleton International Airport. As of January 2021, Central Park had 33,000 residents, 12 neighborhoods, 60+ parks, 21 schools, 100+ shops, 400,000 SF of office, and 3.3M SF of industrial.

# PROJECT SUMMARY

StoryBuilt intends to create an iconic, mixed-use project that offers a unique urban living experience adjacent to Stanley Marketplace and Central Park. It will appeal to several resident profiles in this high-income area and provide new construction housing in a supply constrained submarket.

StoryBuilt is planning on 425 residential units plus 11,680 SF of retail at grade and a 3-level parking structure providing 720 spaces. Existing zoning promotes an urban, mixed-use environment that contains entertainment, commercial, office and residential uses. The district supports attractive architectural design and higher density, vertical development that takes advantage of the significant mountain views.



This image is preliminary and for illustrative purposes only.

## Project Details

### RESIDENTIAL UNITS

Condos (for sale)	258
Apartments (for rent)	167

Retail SF 11,680 SF

Parking Spaces 720

## Timeline\*

Pre-Development Start	April 2022
Vertical Start	October 2023
Stabilization	June 2025

\*Investors to be repaid at construction capitalization.

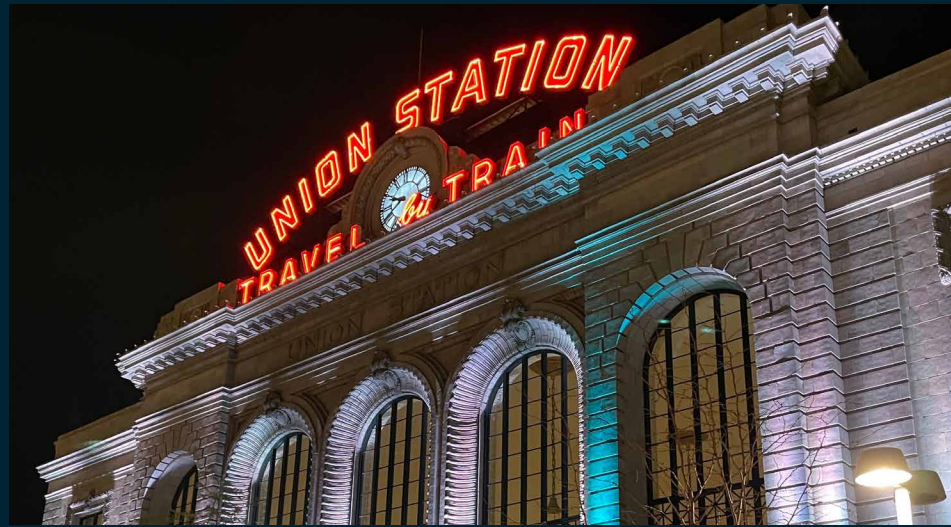


# FINANCIAL SUMMARY

## Sources and Uses

Pre Dev Sources	Total
Land Debt	\$7,000,000
LP Equity	\$13,770,000
SB Equity	\$1,530,000
<b>Total Sources</b>	<b>\$22,300,000</b>

Pre Dev Uses	Total
Land Acquisition	\$12,200,000
Pre-Con Soft Costs:	
Development Fee	\$3,000,000
SB Design	\$2,300,000
3rd Party Design	\$1,700,000
Municipal Fees	\$1,100,000
SB Pre-construction	\$800,000
Other/Contingency	\$600,000
Financing Costs	\$600,000
<b>Total Uses</b>	<b>\$22,300,000</b>



## Revenue/Cost Summary

	% of Total	\$/GSF	Total
<b>FOR SALE CONDO</b>			
Sale of Units	69%	\$249	195,432,766
<b>MULTIFAMILY RENTAL</b>			
Sale of Property	28%	\$103	84,421,384
Cash Flow from Operations	1%	\$4	3,161,775
<b>OFFICE &amp; RETAIL</b>			
Sale of Property	2%	\$7	5,660,439
Cash Flow from Operations	0%	\$0	263,179
Other	0%	\$0	30,283
<b>Total Revenue</b>	<b>100%</b>	<b>\$364</b>	<b>\$288,969,825</b>
<b>Land Acquisition</b>			
Land Acquisition	6%	(\$16)	(12,188,250)
<b>Soft Costs</b>			
Soft Costs	10%	(\$28)	(21,481,316)
<b>Hard Costs</b>			
Hard Costs	76%	(\$211)	(164,071,153)
<b>G&amp;A</b>			
G&A	5%	(\$13)	(8,510,157)
<b>Marketing &amp; Sales</b>			
Marketing & Sales	4%	(\$12)	(9,335,296)
<b>Operating Deficit Funding</b>			
Operating Deficit Funding	0%	(\$1)	(405,668)
<b>Total Expense</b>	<b>100%</b>	<b>(\$279)</b>	<b>(215,991,840)</b>
<b>Profit Before Financing</b>			
Profit Before Financing	30.7% on Cost	\$85	72,977,985
<b>Financing Fees &amp; Costs</b>			
Financing Fees & Costs		(\$2)	(1,723,500)
<b>Interest Expense</b>			
Interest Expense		(\$24)	(18,861,329)
<b>Profit After Financing</b>	<b>19.3% on Cost</b>	<b>\$59</b>	<b>52,300,000</b>



## MARKET HIGHLIGHTS

- Central Park is the 5th best-selling master-planned community in the U.S. for the decade 2010-2019 and is nearing completion of 9,000 single family homes and 5,000 apartments. The community boasts over 62 miles of trails, 1,100 acres of open space, numerous new schools and several public pools and recreation centers. Regular community events include Farmers Market, Movies Under the Stars, Summer Jazz Series, Theater on the Green, and more.
- The project site is also conveniently located nearby several transit hubs. The Central Park Station Park and Ride is 1.5 miles away, providing direct access via commuter rail to Denver International Airport and to downtown Denver's Union Station. The Park & Ride at 13th Ave (3.0 miles) offers convenient light rail access to the Denver Tech Center.
- The location provides easy access to major employment centers: Fitzsimons Anschutz medical campus is less than 2 miles east; Interstate 70 to Denver International Airport and Downtown in 20 minutes; I-225 to the Denver Tech Center and Cherry Creek in 20 min. Residents will also enjoy nearby amenities such as Denver's City Park which includes renowned museums and a zoo only 4.5 miles west.

---

# storybuilt.

### WHO WE ARE

StoryBuilt is a developer and builder based in Austin, Texas. We specialize in urban infill, and strive to work sustainably. We started in real estate investments in 2001 and began investing in properties in Austin in 2006. StoryBuilt now works in Austin, Dallas, San Antonio, Denver, and Seattle. We've grown to 150 professionals who specialize in collaborative creation as we continue to design and build energy efficient, green urban communities.

### LEARN MORE

#### Investor Relations

512-812-7912

partners@storybuilt.com

THIS A SUMMARY OF CERTAIN PRINCIPAL TERMS OF AN OFFERING FOR UP TO \$100 MILLION OF MEMBERSHIP INTERESTS BY PSW REAL ESTATE, LLC ("PSW"), WHICH WILL BE DESCRIBED MORE FULLY IN A CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM (TOGETHER WITH EXHIBITS AND SUPPLEMENTS, THE "MEMORANDUM"). THIS SUMMARY IS NOT INTENDED TO BE COMPLETE OR DETAILED AND DOES NOT CONSTITUTE AN OFFER TO SELL SECURITIES. IF PSW CONDUCTS THE OFFERING, QUALIFIED PROSPECTIVE INVESTORS WILL RECEIVE A COPY OF THE MEMORANDUM AND ARE URGED TO READ THE MEMORANDUM, WHICH WILL INCLUDE A COPY OF THE COMPANY AGREEMENT OF PSW (THE "COMPANY AGREEMENT"), IN ITS ENTIRETY. THIS DOCUMENT CONTAINS PROJECTIONS AND OTHER FORWARD-LOOKING STATEMENTS AND INFORMATION WITH RESPECT TO PLANS, PROJECTIONS, AND FUTURE PERFORMANCE OF PSW. THERE IS NO GUARANTEE OR ASSURANCE THAT THESE PLANS AND PROJECTIONS OF THE FUTURE PERFORMANCE OF PSW AS INDICATED WILL BE ACHIEVED, AND ACTUAL RESULTS COULD DIFFER MATERIALLY. RISKS AND UNCERTAINTIES COULD MATERIALLY IMPACT PSW'S FUTURE RESULTS, INCLUDING THE RISKS DESCRIBED IN THE MEMORANDUM.