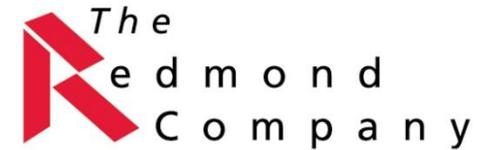


PORT WASHINGTON MARINA DISTRICT



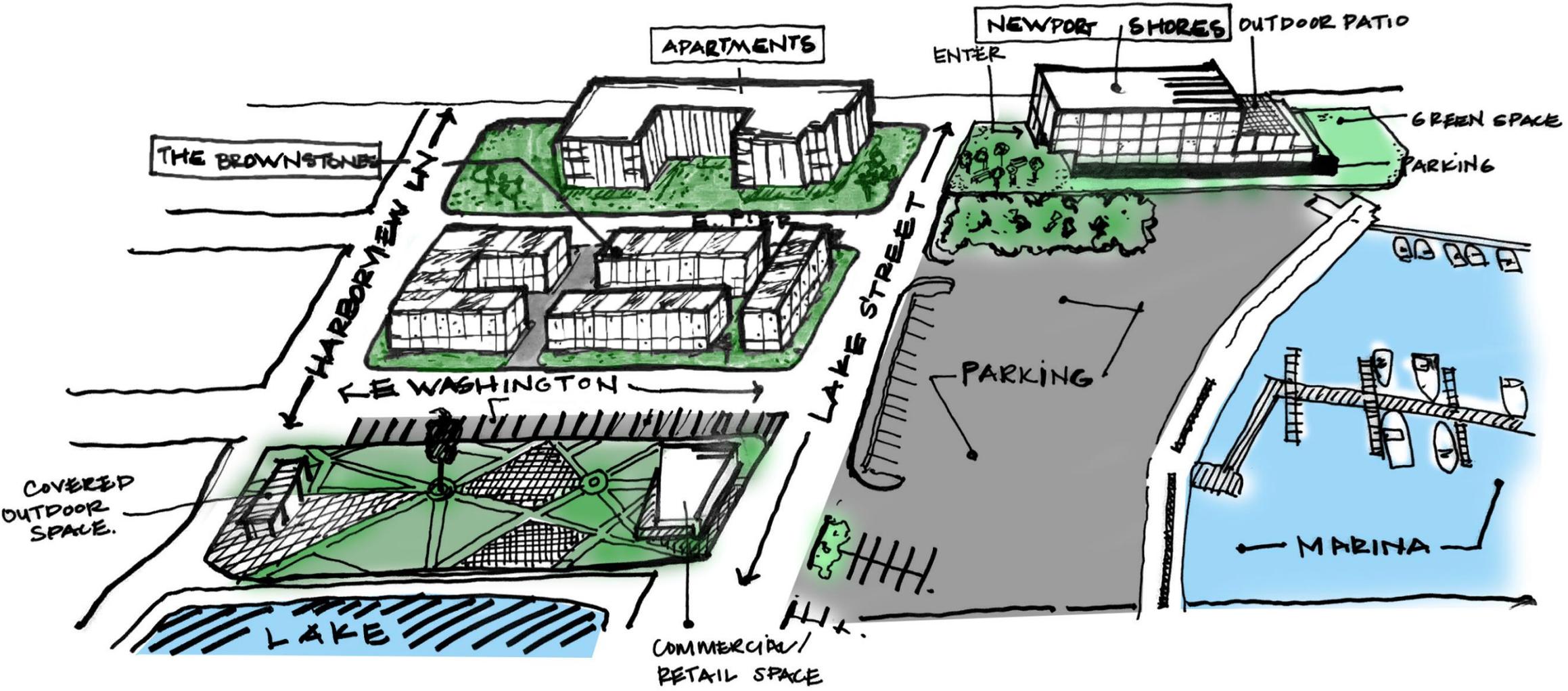
**A public and private partnership with
The City of Port Washington**

PORT WASHINGTON MARINA DISTRICT

PROJECT SUMMARY:

- * Ansay Development will be the principal contact for the project**
- * Private Investment in partnership with the City**
- * Specific and detailed construction timeframe**
- * Contractual obligations with all parties**
- * Financial viability to complete job**
- * Collaborative approach with the City of Port Washington to accommodate parking and traffic needs of the district**

SITE PLAN



PROJECT TIMELINE



SITE PLAN & PHASING DIAGRAM



PHASE

1, 2 & 3

APARTMENTS | 2017

- * 44 unit apartment project
- * Immediate economic impact of over \$2.8 million in household expenditures
- * Extensively thought out Design Plan
- * Project is shovel ready for 2017

NORTH SLIP | 2017

- * NO TIF
- * 1.25 - 1.5 million - Pay 250,000 for parcel - a minimum of 1 million investment outside of purchase price
- * Use: host community events
- * Privately owned / taxed community assets
- * Owned by LLC - Private consortium will invite NOAA (possible donation)
- * To be used by Brightstones/Apartment buildings - pays HOA dues (HOA would be taxes and small landscaping fee)

THE BROWNSTONES | 2017-2018

- * City Lot needs to be purchased
- * Valuation would be close to \$7 million
- * Brownstones
- * Public right of way / courtyard feature to connect E Washington to Pier Street
- * Ownership vs. Rental
- * Row Homes - Ownership for up to 20 units. Economic impact of \$1.6 Million

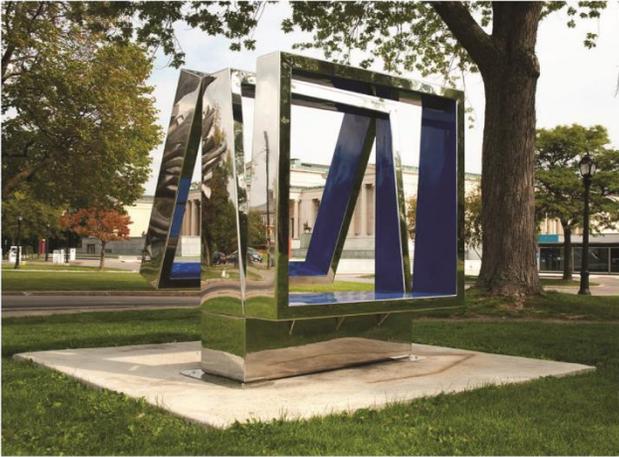
APARTMENTS

PHASE 1



GREEN SPACE INSPIRATIONS FOR NORTH SLIP

PHASE 2



THE BROWNSTONES

PHASE 3



PHASE

4

NEWPORT SHORES | 2019

- * Valuation estimates ranging from \$12-\$20 million
- * Under Contract
- * Entertainment Mixed Use, Hotel, Condos, or Timeshares



NEWPORT SHORES INSPIRATION



MARINA DISTRICT EXECUTION STRATEGY

- * City needs to approve the development plans
- * City needs to detail TIF in partnership with Ansay Development regarding Phase 1, 2 & 3
- * Ansay Development will deliver construction plans, including city parking strategy, in 3-5 months for commission approval and will begin execution in 2017