

# TAB 4.0

## Financial Approach





# 4. Financial Approach



Residential experience including “active aging” adult projects that are integrated to create an inter-generational, transit-oriented, mixed-use community with joint-use amenities.

## A. FINANCING PLAN

We would like Mason Greens’ proposed financing plan to be understood in the context of how we propose to allocate responsibilities for redevelopment. In summary, Mason Greens (Republic principals and affiliates) will serve as the master developer. In that role, we will be responsible for site planning, negotiating the Comprehensive Agreement (CA) with the City, obtaining Step 1 entitlement approvals, causing the demolition of the high school, making the down-payment and any other payments upon entering the CA, funding and causing the construction of the common site infrastructure elements, and ensuring the performance of our pad development partners in accordance with the terms negotiated with the City in the CA. Mason Greens will itself also serve as redeveloper for three of the six proposed development pads in our concept plan (two mixed use residential projects targeted to “active aging” adults and an office project adjacent to Haycock).



For the remaining three pads, we have recruited and pre-identified pad development partners. Each of these partners has been recruited because they have extensive, direct experience, proven track records and the demonstrated financial capability for delivering high-quality projects as specified in our proposed concept plan: Capstone Development for the hotel, Nova Ventures for the Senior Living and Toll Brothers for the residential rental apartments. As with Mason Greens for its pads, each of our pad development partners will be responsible for obtaining Step 2 entitlements for their respective uses and for financing their construction.

We believe this straightforward and transparent approach best serves the City when assessing the capacity to perform on financing and development – and with our outstanding development partners, gives the strongest assurance of performance.

4. Financial Approach, continued

**A. FINANCING PLAN, CONTINUED**

The public portions of the Financial Approach are set forth in the Executive Summary.



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Our theme of Live:Work – Learn:Play is brought to life with both multi-family and commercial office buildings at Mason Greens.

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