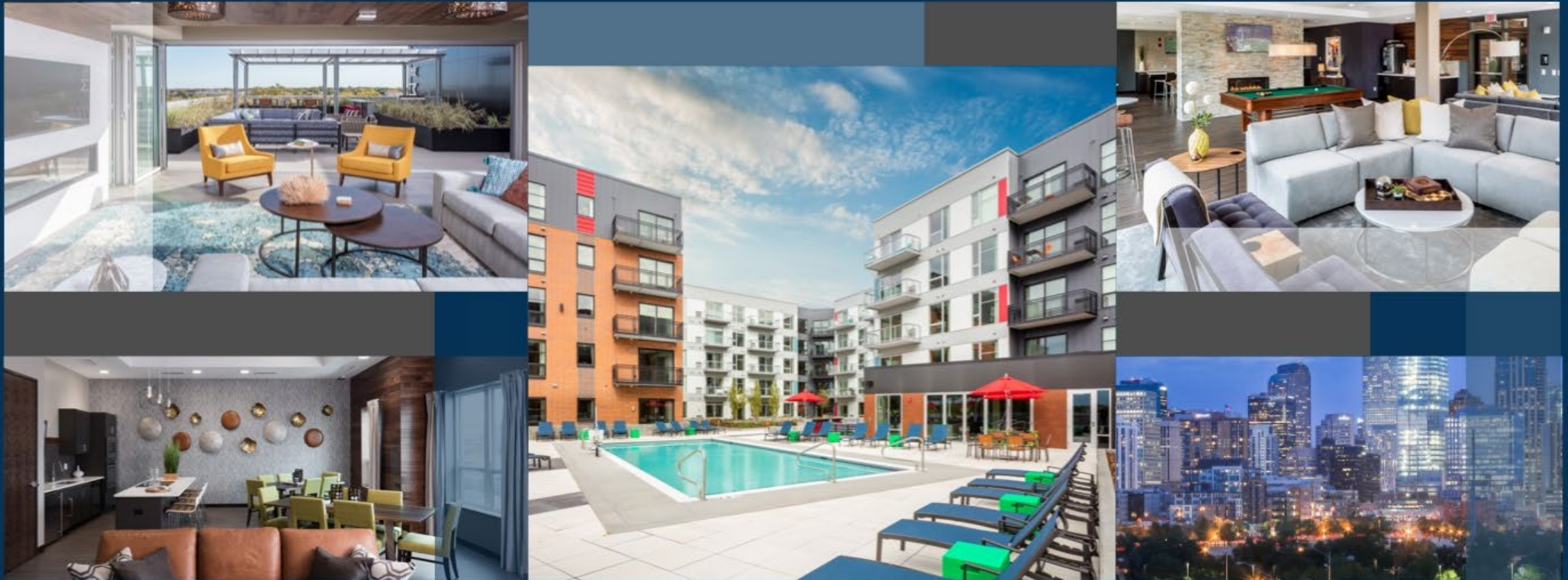


DORAN

DEVELOP | DESIGN | BUILD | MANAGE



ENHANCING LIVES, BUILDING COMMUNITIES



ABOUT DORAN COMPANIES

As one of the fastest-growing real estate development firms in the Upper Midwest, Doran Companies is a trusted leader in development, architecture, construction and property management. With offices in Colorado and Minnesota, Doran's strong team of industry professionals are responsible for an impressive portfolio of premier properties. Over the past decade, Doran Companies has developed, designed or built more than 30 luxury multi-family and mixed-use projects in Minnesota, North Dakota and Colorado. Doran's current property management portfolio includes millions of square feet of commercial space and luxury residential units in

some of the most exclusive areas throughout the Midwest.

Doran Companies' more than 140 employees are committed to over achieving and over delivering every single day. Receiving numerous industry awards – from "Best Place to Work" to "Best of Business" to "Best Large Contractor" – Doran's partners and peers recognize its commitment to quality and its trusted position in the marketplace.

For more information about Doran Companies please visit our website www.dorancompanies.com.



TRUSTED, RECOGNIZED LEADERS

We are honored to be recognized by our peers and others as leaders in our industry.



AWARDS & ACCOLADES

2018

- **Minneapolis St. Paul Business Journal**
40 Under 40
Anne Behrendt, Chief Operating Officer
- **Minneapolis St. Paul Business Journal**
Women in Business Award
Anne Behrendt, Chief Operating Officer
- **Minneapolis St. Paul Business Journal**
Most Admired CEOs
Kelly Doran, Chief Manager and Founder
- **Minnesota Real Estate Journal**
Best Suburban Multifamily
The Moline
- **Minnesota Real Estate Journal**
Executive of the Year
Kelly Doran, Chief Manager and Founder
- **Finance & Commerce – Reader Rankings**
Best Commercial Property Manager
Best Commercial Real Estate Developer
Best Office Interiors
Best Large Contractor
- **Twin Cities Business Magazine – Best of Business**
Commercial Real Estate General Contractor Finalist
Commercial Real Estate Developer Finalist
Commercial Property Management Finalist
- **Star Tribune**
Top Workplace

2017

- **Minneapolis St. Paul Business Journal**
Top 100 People to Know
Kelly Doran, Chief Manager and Founder
- **Minneapolis St. Paul Business Journal**
CFO of The Year

Ryan Johnson, Chief Financial Officer

- **Minneapolis St. Paul Business Journal**
Top Real Estate Developers Finalist
- **Minnesota Multi-family Housing Association**
MADACS Award Market-Rate Community Manager
Ali Bichler, Property Manager, Mill & Main
- **MN Daily – Grapevine Awards**
Best Property Management Company
The Bridges and The Knoll
- **Twin Cities Business Magazine – Best of Business**
Best Commercial Real Estate General Contractor
Commercial Real Estate Developer Finalist
Commercial Property Management Finalist
- **Finance & Commerce – Reader Rankings**
Best Commercial Property Manager
Best Commercial Real Estate Developer
Best Office Interiors
Best Large Contractor
Best Architect
- **Star Tribune**
Top Workplace

2016

- **Minnesota Construction Association**
General Contractor of the Year
- **Twin Cities Business Magazine – Best of Business**
Commercial General Contractor
- **Mpls.St.Paul Magazine**
RAVE (Residential, Architects, Vision, and Excellence) Award
Mill & Main

2015

- **Minnesota Construction Association**
General Contractor of the Year
- **Star Tribune**
Top Workplace

2014

- **MN Daily – Grapevine Awards**
Best Apartment Complex
The Knoll

2013

- **Finance & Commerce**
Progress Minnesota Company Award
- **Finance & Commerce**
Top Projects Award of Excellence
Mill & Main

2012

- **Minneapolis/St. Paul Business Journal**
Best of Real Estate Awards Best in Real Estate
The Edge on Oak

2011

- **Minnesota Construction Association**
Awards of Excellence Project of The Year
Sydney Hall

2010

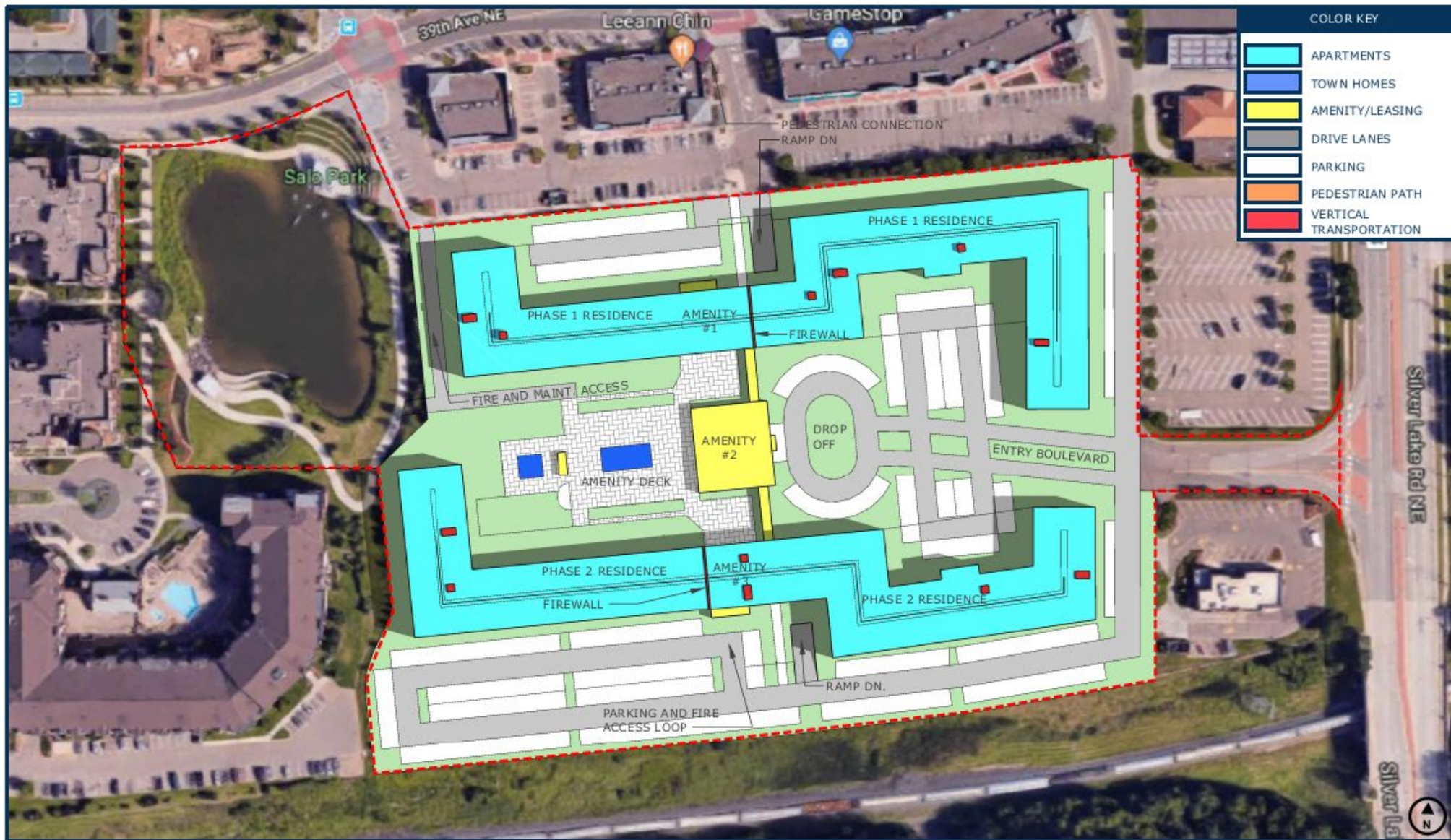
- **Minnesota Shopping Center Association**
STARR Award – Mixed Use – Redevelopment
Sydney Hall and Dinkydome
- **Minneapolis/St. Paul Business Journal**
Best of Real Estate Awards Best Overall
Sydney Hall

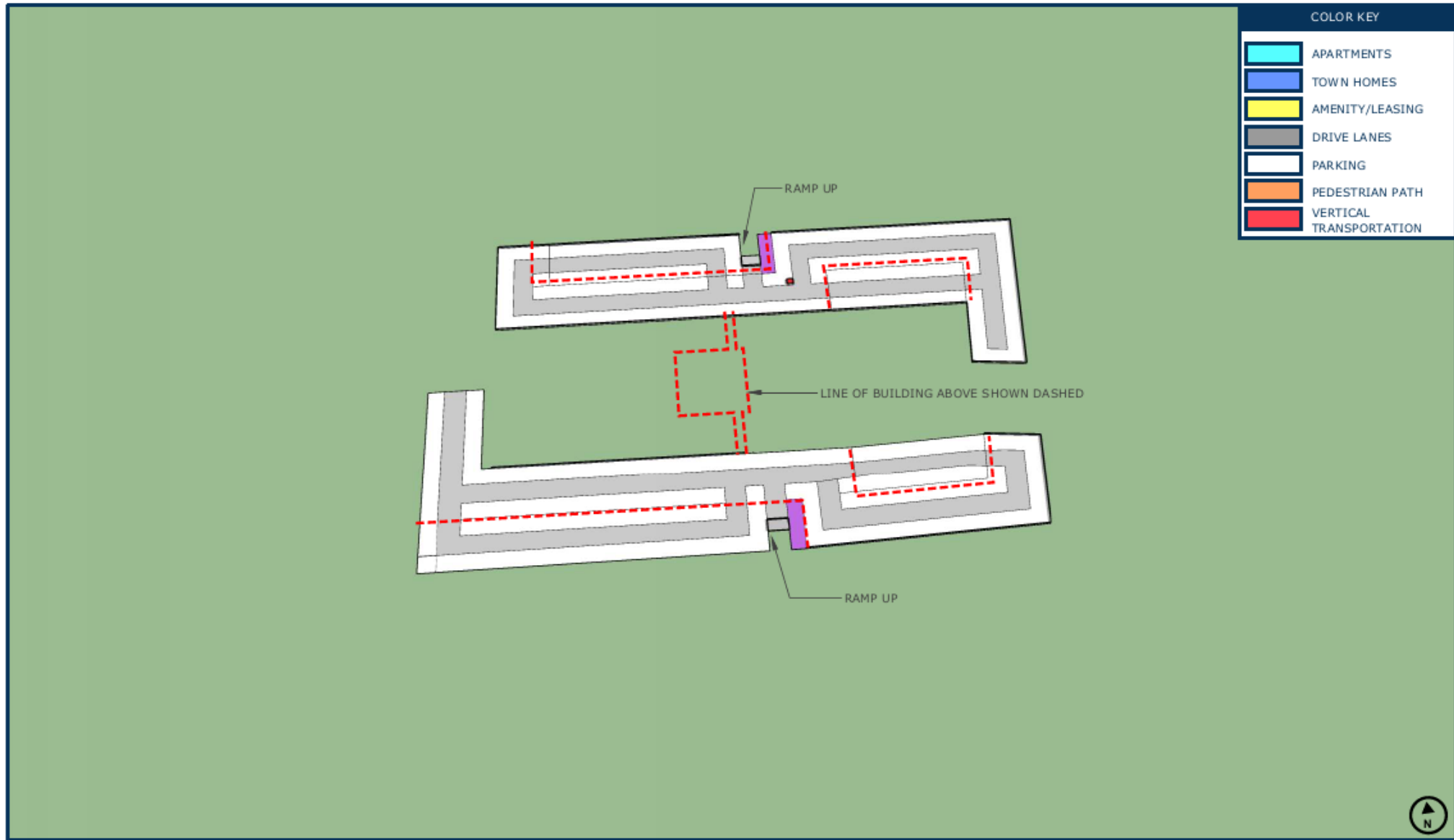
PROPOSED
SILVER LAKE
REDEVELOPMENT



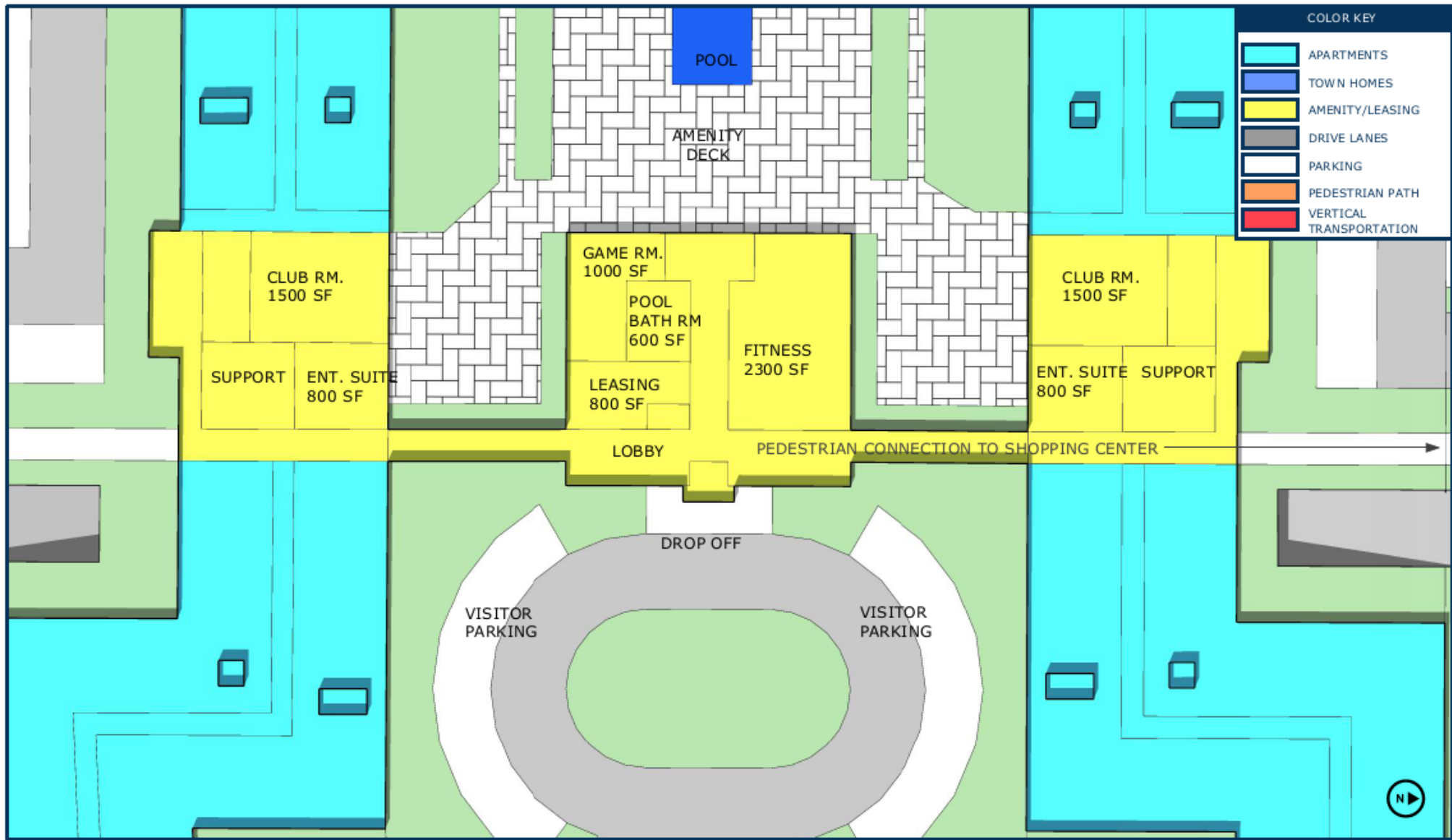












SILVER LAKE VILLAGE REDEVELOPMENT SITE FUNDAMENTALS

Silver Lake Village

Date: 04/19/2018

Density

Units / Acre:	38.3
FAR:	0.92

Site Information

	G.S.F.	Site Area %
Site Area	366,280	
Site Area (Acres - 43,560)	13.000	(Inc Pond)
Impervious	186,503	32.93%
Pervious (Green Space)	138,259	24.42%
Building	136,974	24.19%
area check	461,736	81.54%

Phase 1 Residence (North Building)

GSF per Apartment Unit		1000
Residence	G.S.F.	# Units
Level 1 (Amenity 5,152)	59,372	59.0
Level 2	64,524	64.0
Level 3	64,524	64.0
Level 4	64,524	64.0
Total GSF)	252,944	
Unit Count		251

Phase 1 Parking

Covered/Surface Stalls	S.F. /	380	162
Level P1	93,000		244.0
Surface (9x18, stall only)	20,026		123.0
Total Stall Count			367
Parking to Unit Ratio			1.46

Total Area/Units

	GSF	Units
Phase 1 Residence	252,944	251
Phase 2 Residence	250,068	247
Ph 1 Amenity/Lobby/Leasing	18,949	-
Total	521,961	498

Zoning

Setback Building	20' Minimum Shown
Setback Parking	10'
Stories / Height	4 Stories

PUD for Residential

Phase 1 Amenity/Lobby/Leasing

Amenity #1	5,152
Amenity # 2 Clubhouse & Pool Bldg	8,645
Amenity # 3	5,152
Total	18,949

Phase 2 Residence (South Building)

Net SF per Apartment Unit		1000
Residence	G.S.F.	Net Rentab# Units
Level 1 (Amenity 5,152)	58,653	58.0
Level 2	63,805	63.0
Level 3	63,805	63.0
Level 4	63,805	63.0
Total GSF)	250,068	
Unit Count		247

Phase 2 Parking

Covered/Surface Stalls	S.F. /	380	162
Level P1	99,517		261.0
Surface	44,804		276.0
Total Stall Count			537
Parking to Unit Ratio			2.17

Total Parking

Phase 1	367
Phase 2	537
Total Stall Count	904
Parking to Unit Ratio	1.82

SILVER LAKE VILLAGE REDEVELOPMENT PROJECTED SCHEDULE

Site Entitled: Fall 2019 (via New or Amended PUD)

TIF/Financial Package Approved: Winter 2019

Wal-Mart Demo: Winter 2019

Construction Start: Winter 2019

Clubhouse (Leasing) Open: Spring/Summer 2021

Building 1 Open: Spring/Summer 2021

Building 2 Open: Spring/Summer 2023



Building Form Example:
610West

Questions?



JUNCTION FLATS

DORAN