TRAVAUX

A real estate company with a social mission.

- WESTLAWN GARDENS PHASE 2
  - Horizontal Utilities (Phase 4·1)
  - Phase 4B Townhomes (Parts 1 & 2)
  - Buildings 3·2 & 3·3
- HOLTON TERRACE
- MERRILL PARK
- BECHER COURT
- HACM – VARIOUS SITES

April 15, 2021

WESTLAWN GARDENS 2
SCHEDULE BY AREA

BLOCK 16 NORTH AND BLOCK 15
OCCUPANCY: FEBRUARY 2021

Phase 1 and 2 Site Plan - Phase 4B

WESTLAWN GARDENS 2

HORIZONTAL UTILITIES (PHASE 4.1)

NARRATIVE SUMMARY

Phase 4.1 Horizontal Utilities consists of the installation of storm, water and sewer mains and the lateral for blocks 12 and 14. Blocks 12 and 14 are located in the NW quadrant of the development and boarders 66th Street, Birch and 68th Street. This work is approximately 90% complete with the road system. This area will receive approximately 27 townhomes starting in March of 2021.

WESTLAWN GARDENS 2
PHASE 4B TOWNHOMES
PART 1 SUMMARY

We broke ground on this project in early July 2020 and started setting the first building (Block 16 North/Bldg. 27) on July 28th, 2020 and we set 31 townhomes by October 30, 2020.

Townhomes located on Block 16 North has been turned over to HACM on March 1, 2021. There are 11 townhomes and 27 apartments now being leased.

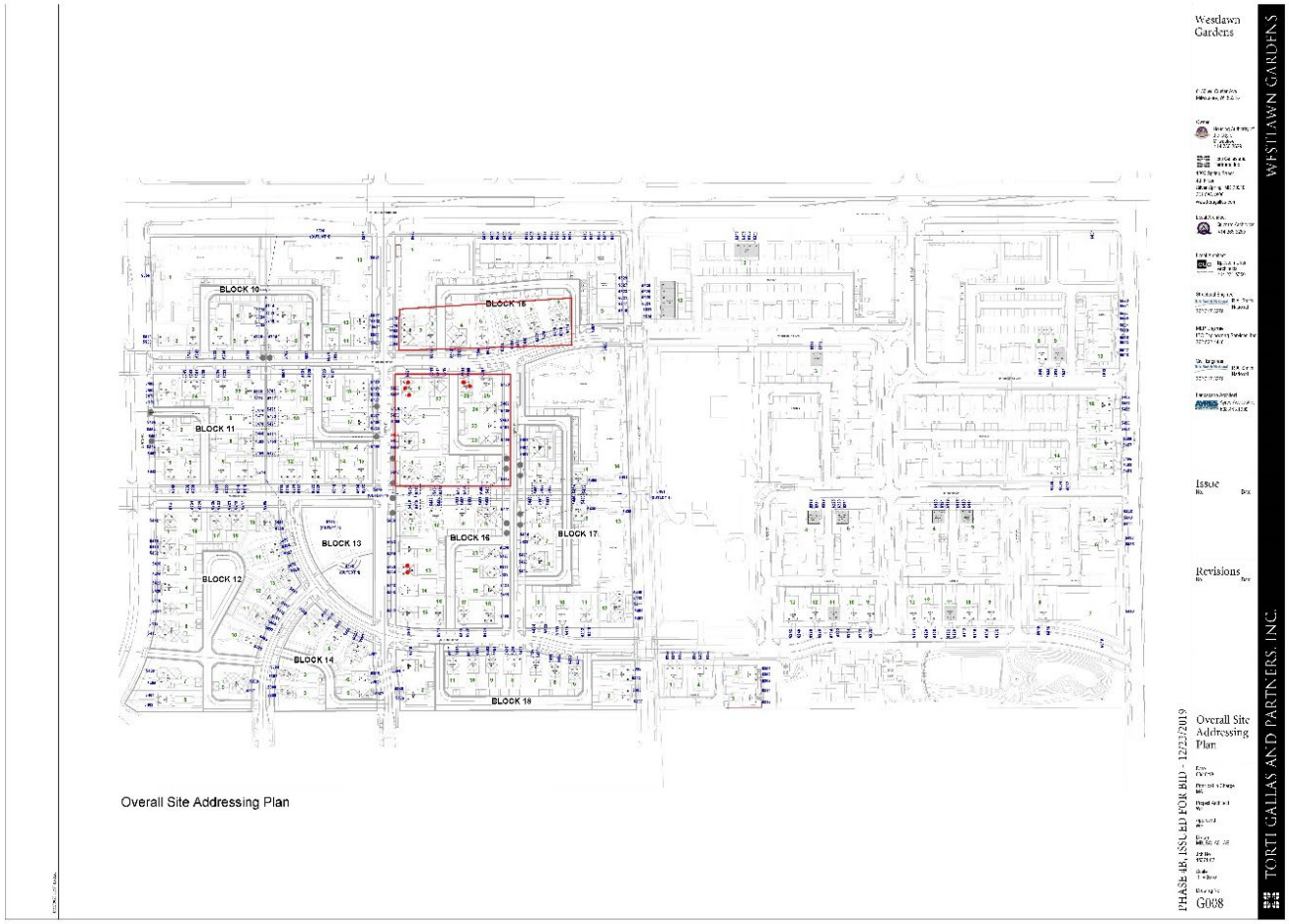
Townhomes located on Block 15 will be turned over on April 30, 2021. This will consist of 6 townhomes and another 17 apartments. These apartments all now have occupancy.

Townhomes located on Block 16 South will be turned over May 1, 2021. This will consist of 10 townhomes and another 21 apartments.

WESTLAWN GARDENS 2

PHASE 4B TOWNHOMES

OVERALL SITE ADDRESSING PLAN



WESTLAWN GARDENS 2 - PHASE 4B / PART 1

PHOTOS OF EXISTING AREA

Site Overview

WESTLAWN GARDENS 2 - PHASE 4B / PART 1

PHOTOS OF EXISTING AREA

Finished Homes

WESTLAWN GARDENS 2 - PHASE 4B / PART 1

PHOTOS OF EXISTING AREA

Interior Cabinets

WESTLAWN GARDENS 2 - PHASE 4B / PART 1
PHOTOS OF EXISTING AREA

Block 16 N Occupied Buildings

WESTLAWN GARDENS 2 - PHASE 4B / PART 1

PHOTOS OF EXISTING AREA

Block 12 sewer & water to homes

Block 14 sewer & water

WESTLAWN GARDENS 2
PHASE 4B TOWNHOMES
PART 2 SUMMARY

Townhomes in Block 14 and 12 have started with excavation of footings. This includes 6 townhomes and 11 apartments in Block 14. Also included are 12 townhomes and 29 apartments in Block 12.

This work is scheduled to be complete by the end of 2021. Homes in Block 17 and 18 will be constructed in the same period. This includes 6 townhomes in block 18 and 4 townhomes in block 17.

WESTLAWN GARDENS 2 - PHASE 4B / PART 2

PHOTOS OF EXISTING AREA

Excavation and Footing installation of Part 2 Westlawn 4B Townhomes

WESTLAWN GARDENS 2

BLDGS. 3.2 AND 3.3

NARRATIVE SUMMARY

Contractor has broken ground on two (2) 30,000 SF buildings.

Work being performed is underground utilities, concrete, excavation, an plumbing—rough in.

Contractor remains on schedule

WESTLAWN GARDENS 2 – 3.2 & 3.3

PHOTOS OF EXISTING AREA

Construction start of 3.2 and 3.3

HOLTON TERRACE
2825 N HOLTON ST
NARRATIVE SUMMARY

The elevator modernization work began at the beginning of the year and we are almost ready to turn over the freight elevator for use. The elevator team will then move over to start the modernization of the second elevator. This work is scheduled to finish up in July.

The landscaping work has been awarded and will begin the end of this month.

We have added scope to the project and are installing additional improvements in the following locations: SET Ministries, Community Room, First Floor Flooring, and Office. This work will begin at the end of the month and finish by July.

HOLTON TERRACE
PHOTOS OF EXISTING AREA

Monument Sign

HOLTON TERRACE
PHOTOS OF UNIT 205

Completed Standard

HOLTON TERRACE
PHOTOS OF UNIT 205

Completed Standard

HOLTON TERRACE
PHOTOS OF UNIT 801

Completed ADA

HOLTON TERRACE
PHOTOS OF UNIT 801

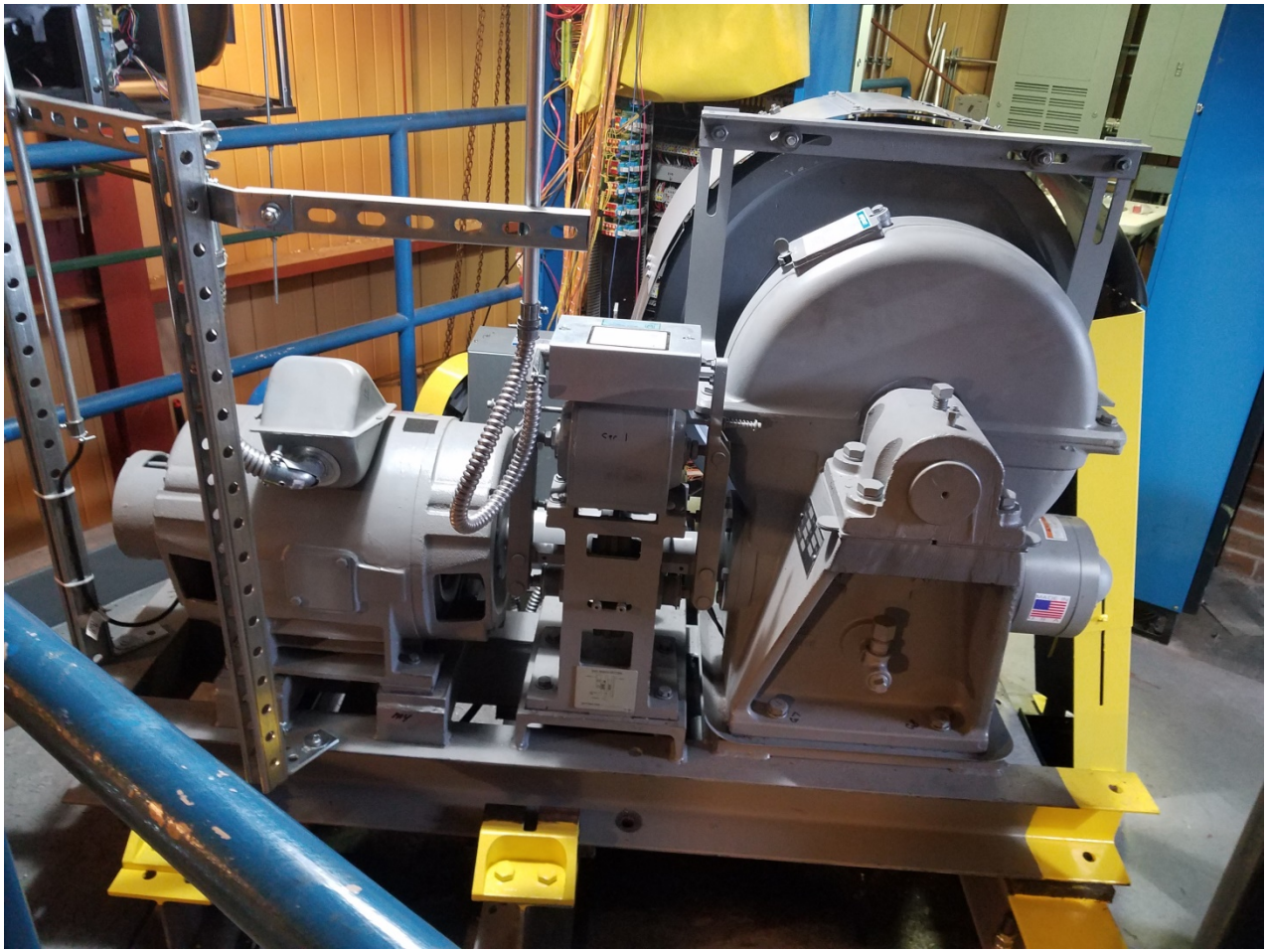
Completed ADA

Holton Elevator Cab

Holton
Elevator Equipment

Holton Elevator Equipment

Holton Elevator Equipment



Holton Elevator Panels

MERRILL PARK

222 N 33RD ST

NARRATIVE SUMMARY

We are currently finishing up the standard units on the 7th floor this week. The residents will be moving into them next week. After the moves the construction team will get started on renovations on the 6th floor. The ADA units are ongoing.

We have punched the 9th floor units and are just waiting for the range hoods and closet shelving (delayed delivery) to be able to turn them over for occupancy.

The work on the first floor has started. We are almost complete with the installation of the storefront and the security installation has begun. We are also abated on the first phase of the first floor renovation work and the air handler work is going to start next week.

We still have two items to bid out on the project which are the landscaping and the exterior façade work that will be bid as soon as we have a scope of work.

Merrill ADA Bathroom

Merrill ADA Kitchen

Merrill ADA Bedroom Closet

Merrill Standard Kitchen

Merrill Standard Living Room

Merrill Standard Bedroom

Merrill Hallway

Merrill Storefront

BECHER COURT
1802 W BECHER ST
NARRATIVE SUMMARY

Becher Court construction began September 8th, 2020 and we are scheduled to be completed in December 2021.

We finished the renovations in the 6th floor standard units in January and we are nearing completion of the 5th floor standard units. We will then proceed to the 4th floor standard units. The 6th and 5th floor ADA units are nearing completion and are scheduled for occupancy the week of April 19th. The remaining ADA units on the 4th, 3rd, 2nd and 1st floors are at various stages of construction and are scheduled to be completed by the end of May.

Both of the elevator cars are rebuilt and we are in the process of installing the new electrical components to service these new elevators. This work is scheduled to be completed within the next 30 days.

We came in slightly under budget during the buyout of this project, but we still need to bid out the exterior facade work, which we hope to be able to solicit bids within the next 30 days.

BECHER COURT

PHOTOS OF 5TH & 6TH FLOOR ADA UNITS

BECHER COURT

PHOTOS 5TH FLOOR STANDARD UNITS

BECHER COURT
PHOTOS - MISCELLANEOUS

2nd (drywall), 3rd (painted - waiting for cabinets), and 4th (cabinets installed - waiting for flooring and countertops) ADA units.

BECHER COURT
PHOTOS OF EXISTING AREA

Roof

BECHER COURT
PHOTOS OF EXISTING AREA

Water Heaters

Standard Bathroom

THANK
YOU