TRAVAUX

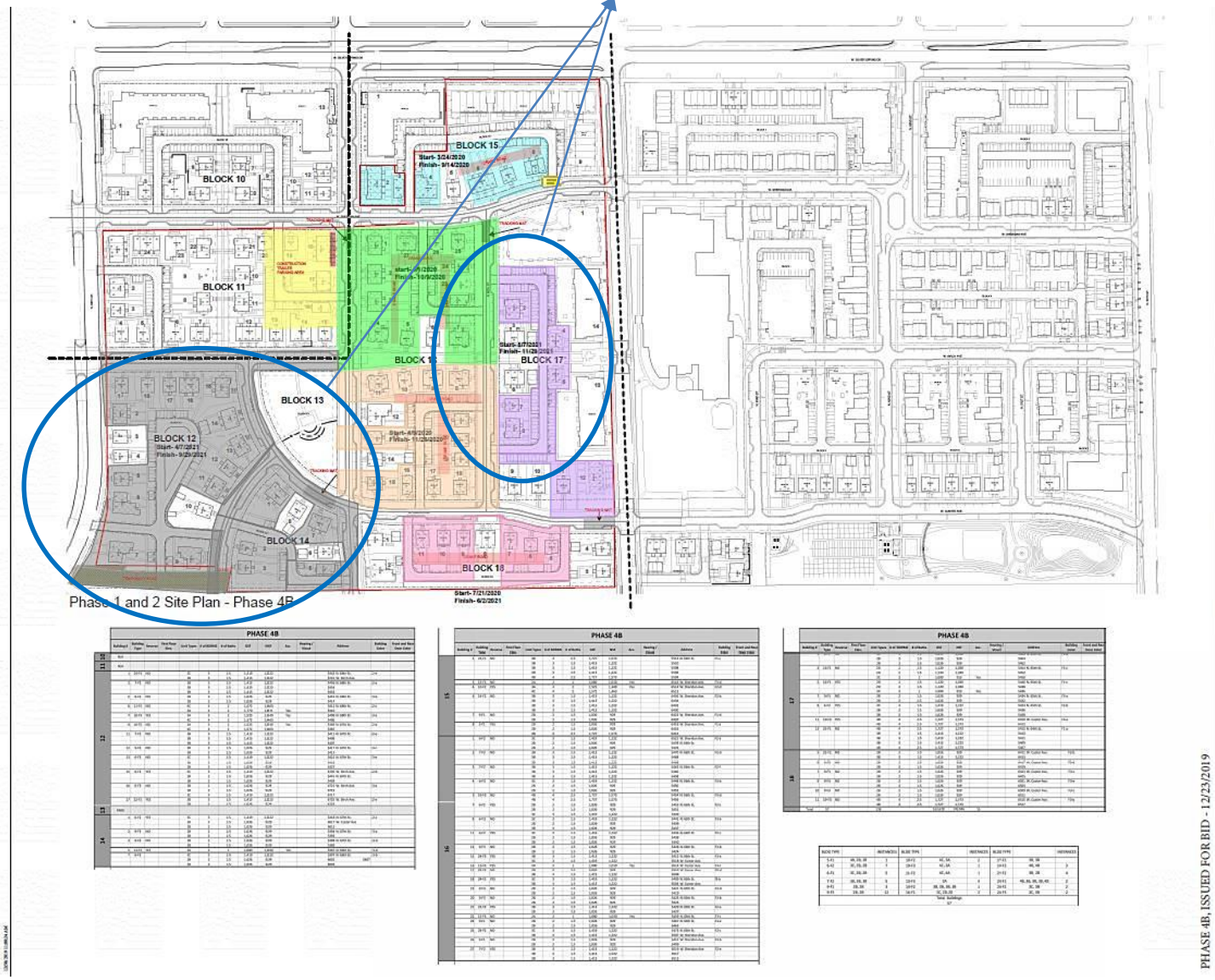
A real estate company with a social mission.

- 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

June 11, 2021

WESTLAWN GARDENS 2
SCHEDULE BY AREA

BLOCKS 12, 14, & 17
OCCUPANCY: JANUARY 2022



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 99% complete with the road system. This area will receive approximately 27 townhomes starting in March of 2021.

Blocks 10 and 11 are also under construction with installation of utilities and road systems scheduled to start in July 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 June 7, 2021. This will consist of 10 townhomes and another 21 apartments.

WESTLAWN GARDENS 2 - PHASE 4B / PART 1

PHOTOS OF EXISTING AREA

Landscaping

WESTLAWN GARDENS 2
PHASE 4B TOWNHOMES
PART 2 SUMMARY

Townhomes in Block 12 and 14 have completed excavation, footings, walls and slab-on-grade (SOG). This includes 6 townhomes and 11 apartments in Block 14. We have also set 3 buildings in block 12 and we are projecting homes being set starting early July 2021.

This work is scheduled to be complete by the end of 2021 or early 2022. 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

Block 12

WESTLAWN GARDENS 2 - PHASE 4B / PART 2

PHOTOS OF EXISTING AREA

Block 14

WESTLAWN GARDENS 2 - PHASE 4B / PART 2

PHOTOS OF EXISTING AREA

Block 17

WESTLAWN GARDENS 2 - PHASE 4B / PART 2

PHOTOS OF EXISTING AREA

Birch St & 67th St

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

HOLTON TERRACE
2825 N HOLTON ST
NARRATIVE SUMMARY

The elevator modernization work began at the beginning of the year and we have turned over one renovated elevator and are now working on the second elevator (completion by the end of July 2021).

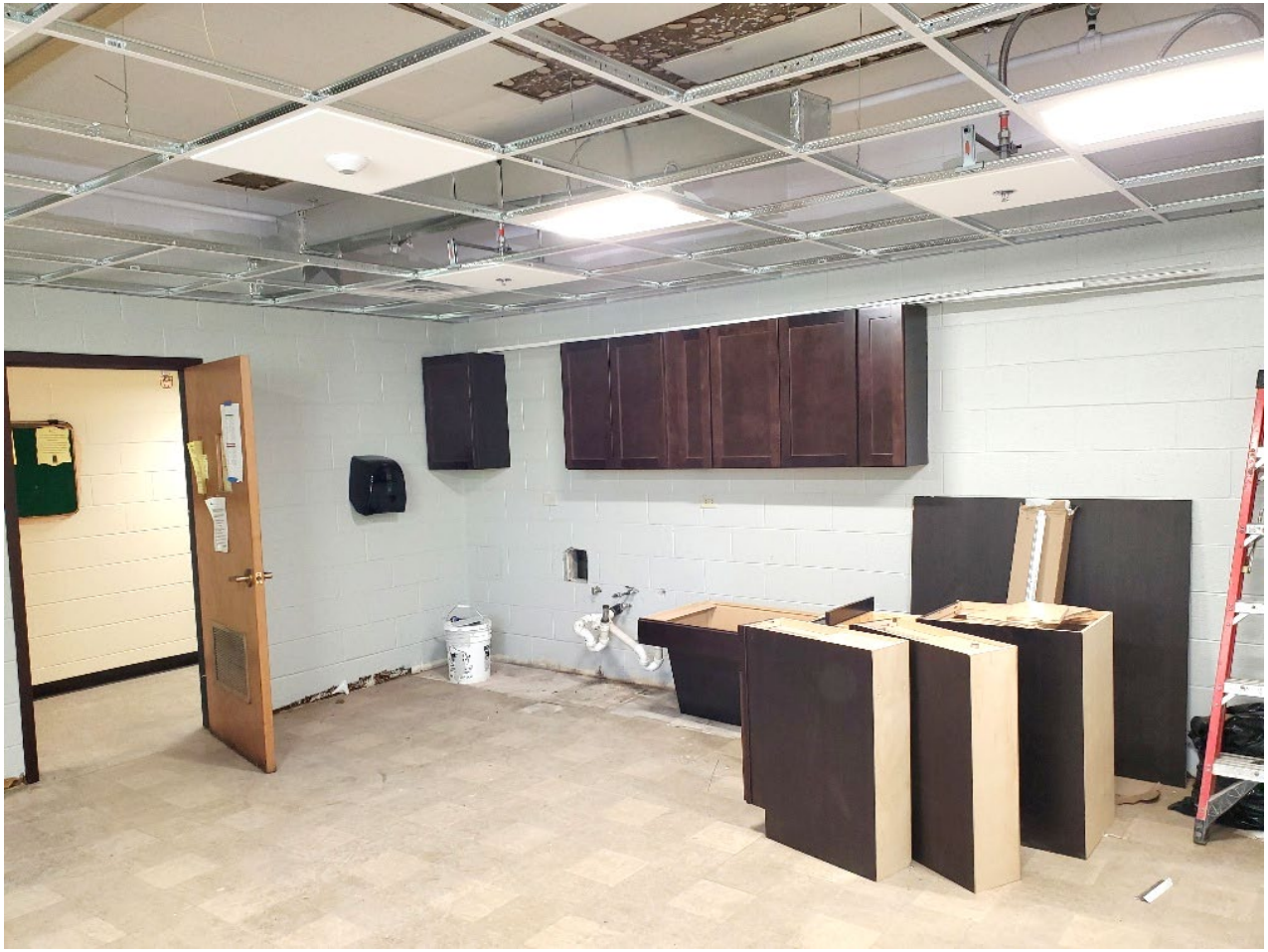
The landscaping work has been completed.

We have added scope to the project and are installing additional improvements in the following locations:
SET Ministries, Community Room, First Floor Flooring, Office, and New Boilers.

This work will be completed by the end of July 2021 with the exception of the new boilers which will be completed by mid-September 2021.

Holton SET Ministries Office

Holton
SET Ministries Office



Holton Community Room

Holton Management Office

Holton Management Office

MERRILL PARK

222 N 33RD ST

NARRATIVE SUMMARY

We are currently finishing up the standard units on the 6th floor this week with inspections the middle of next week. The residents will be moving into them starting next Thursday.

After the moves the construction team will get started on renovations on the 5th floor.

We are also moving all of residents out of the 4th floor into ADA units or other available units. This will allow us to work on 2 floors at a time to expedite the schedule.

The ADA units have passed city inspection and will start to be occupied on 6.4.21. The work on the first phase of the first floor has started.

We are complete with the installation of the storefront and the building security.

The air handler work is also in progress.

Merrill ADA Kitchen

Merrill ADA Bathroom

Merrill 6th Floor Standard Unit Kitchen

Merrill 6th Floor Standard Unit Living Room

Merrill Management Office

Merrill Air Handler Work

BECHER COURT
1802 W BECHER ST
NARRATIVE SUMMARY

Becher Court construction began September 8th, 2020 and we are scheduled to be completed December 1, 2021.

5th & 6th Floor standard units are complete.

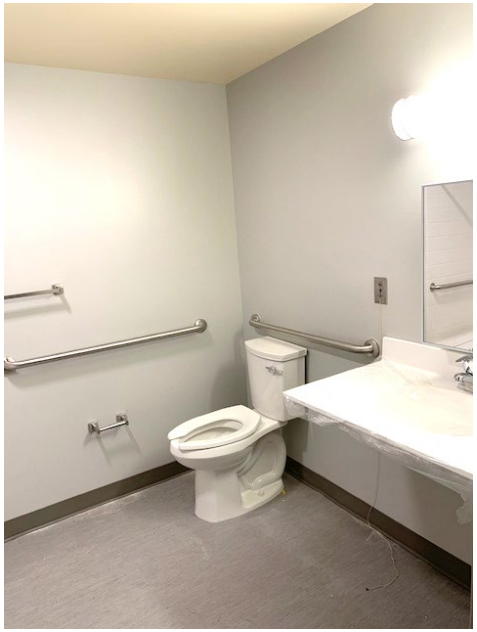
3rd, 4th, 5th & 6th Floor ADA units are complete.

4th floor standard units' estimated completion date is 7/12/21.

2nd and 1st floor ADA units' renovation is in progress.
(2nd floor ADAs are at cabinet installation phase and 1st floor ADAs are at painting phase).

BECHER COURT

PHOTOS OF 3RD-4TH-5TH-6TH FLOOR ADA UNITS



BECHER COURT

PHOTOS OF 4TH FLOOR STANDARD UNITS

BECHER COURT

PHOTOS OF 5TH-6TH FLOOR STANDARD UNITS

COST SUMMARY – WRVI/PHASE 4B

Budget and current expenditures

Project Committed Cost Report

Company: 01 - Travaux, Inc.

Report Through Date: 6/3/2021

Cost Type	Budget	Pending & Posted Cost	% of Budget	Committed Balance	Pending & Posted Cost plus Committed Balance	% of Budget	Remaining Budget	% of Budget
Project Totals:	35,114,015.74	23,990,364.38	68.32	9,498,123.91	33,488,488.29	95.37	1,625,527.45	4.63
Company Totals:	35,114,015.74	23,990,364.38	68.32	9,498,123.91	33,488,488.29	95.37	1,625,527.45	4.63

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COST SUMMARY – HOLTON TERRACE

Budget and current expenditures

Project Committed Cost Report

Company: 01 - Travaux, Inc.

Report Through Date: 6/3/2021

Cost Type	Budget	Pending & Posted Cost	% of Budget	Committed Balance	Pending & Posted Cost plus Committed Balance	% of Budget	Remaining Budget	% of Budget
Project Totals:	4,766,359.52	4,203,988.31	88.20	368,608.53	4,572,596.84	95.93	193,762.68	4.07
Company Totals:	4,766,359.52	4,203,988.31	88.20	368,608.53	4,572,596.84	95.93	193,762.68	4.07

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COST SUMMARY – MERRILL PARK

Budget and current expenditures

Project Committed Cost Report

Company: 01 - Travaux, Inc. Report Through Date: 6/3/2021

Cost Type	Budget	Pending & Posted Cost	% of Budget	Committed Balance	Pending & Posted Cost plus Committed Balance	% of Budget	Remaining Budget	% of Budget
Project Totals:	8,664,084.53	3,402,686.40	39.27	2,624,981.46	6,027,667.86	69.57	2,636,416.67	30.43
Company Totals:	8,664,084.53	3,402,686.40	39.27	2,624,981.46	6,027,667.86	69.57	2,636,416.67	30.43

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COST SUMMARY – BECHER COURT

Budget and current expenditures

Project Committed Cost Report

Company: 01 - Travaux, Inc. Report Through Date: 6/3/2021

Cost Type	Budget	Pending & Posted Cost	% of Budget	Committed Balance	Pending & Posted Cost plus Committed Balance	% of Budget	Remaining Budget	% of Budget
Project Totals:	6,223,325.70	2,791,945.14	44.86	1,687,866.19	4,479,811.33	71.98	1,743,514.37	28.02
Company Totals:	6,223,325.70	2,791,945.14	44.86	1,687,866.19	4,479,811.33	71.98	1,743,514.37	28.02

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TRAVAUX
THANK YOU!