

Park Street Lofts

JW Realty and Investments

Julian Walters

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Meet the Team

Julian Walters, Developer, JW Realty and Investments

Steve Shulfer, Partner, Sketchworks Architecture

Don Bernards, Partner, Baker Tilly

Bernie Lange, Project Development Manager, National Construction

Derek Moran, Director of Housing, Lutheran Social Services of Wisconsin and Upper Michigan

Eric Truelove, Principal, Green Building Resources LLC

Linda Ketcham, Executive Director, JustDane

Joseph Shumow, Attorney, Reinhart Law


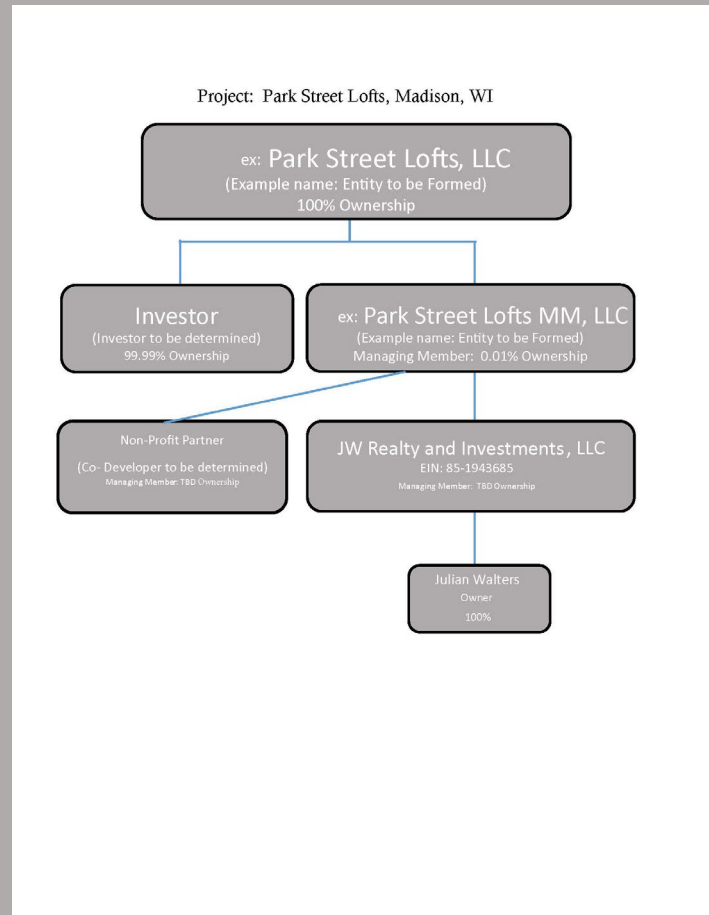
Unit Mix

		1202 S Park St Madison, WI				13.00
INCOME	Unit Type	# Units	Current Rents	Proforma Rate	Utility Allowance	Gross Rent
30% CMI						
34.9%						
	Studio (FUP)	3		\$1,005	102	\$1,107
	1 Bedroom (FUP)	8		\$1,188	113	\$1,301
	1 Bedroom	-		\$574	113	\$687
	2 Bedroom	4		\$760	133	\$893
40% CMI						
19%						
	Studio			\$753	102	\$855
	1 Bedroom	6		\$803	113	\$916
	2 Bedroom	2		\$966	133	\$1,099
50% CMI						
18.60%						
	Studio	1		\$966	102	\$1,068
	1 Bedroom	4		\$1,032	113	\$1,145
	2 Bedroom	3		\$1,240	133	\$1,373
60% CMI						
27.9%						
	Studio	2		\$1,116	102	\$1,282
	1 Bedroom	4		\$1,192	113	\$1,374
	2 Bedroom	6		\$1,433	133	\$1,648
80.0%						
0.0%						
	Studio			\$1,832		\$1,657
	1 Bedroom			\$2,198		\$1,775
	2 Bedroom			\$2,540		\$2,130
Gross Rental		43				

For all 60% CMI Rents, WHEDA requires a 5% discount to max rents. Proforma rate reflects discount rate and utility

- Project is 100% affordable with all units under 60% CMI
- Increased 2-bedroom units for 30% CMI families
- 11 FUP Voucher request, over 25% of total units
- 28 new affordable units in Dane County
- Committed to permanent affordability through LURA

Ownership



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary-Designee
Jana Steinmetz, Administrator

CERTIFICATION WI-12112 - MBE

The Department of Administration
Division of Enterprise Operations
having determined that

JW Realty and Investments

*Has successfully met the certification requirements as outlined in
Wisconsin Administrative Code Adm. 84 and the policies adopted thereunder,
herby grants the designation of*

Minority-Owned Business Enterprise
and is recognized as such until the expiration of registration and certification on
Expiration: February 10, 2028

NIGP Codes:
97164 Residential Space Rental or Lease

NAICS Codes:
See online business directory at: <https://wisdp.wi.gov>

Product:
Real Estate owned and operating. Buy and hold. Development and add value investing.

Authorized By: *Tandra Davis*

Director

Division of Enterprise Operations, Supplier Diversity Program
101 East Wilson Street, PO Box 7970, Madison, WI 53707-7970 | (608) 267-9550 | DOA.WI.GOV

JustDane Partnership

Developer:

- Developer will lease space within the building to JustDane for \$0 for the life of the partnership
- Developer will fund the Housing Resource Specialist salary and benefits
- Developer and JustDane are committed to working with Lutheran Social Services (Property Manager) on TSP for set-aside population

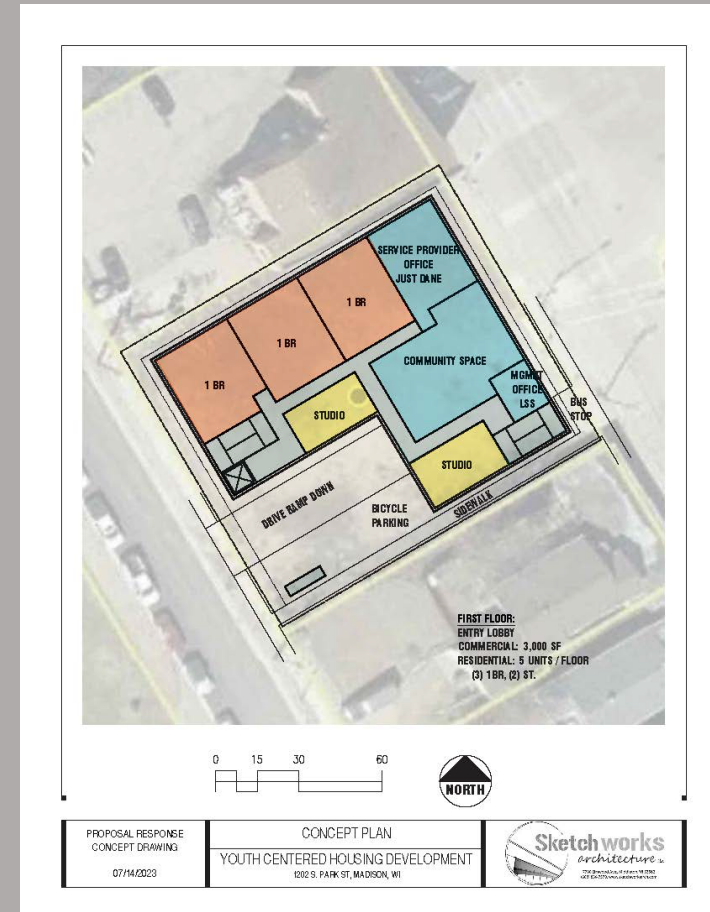
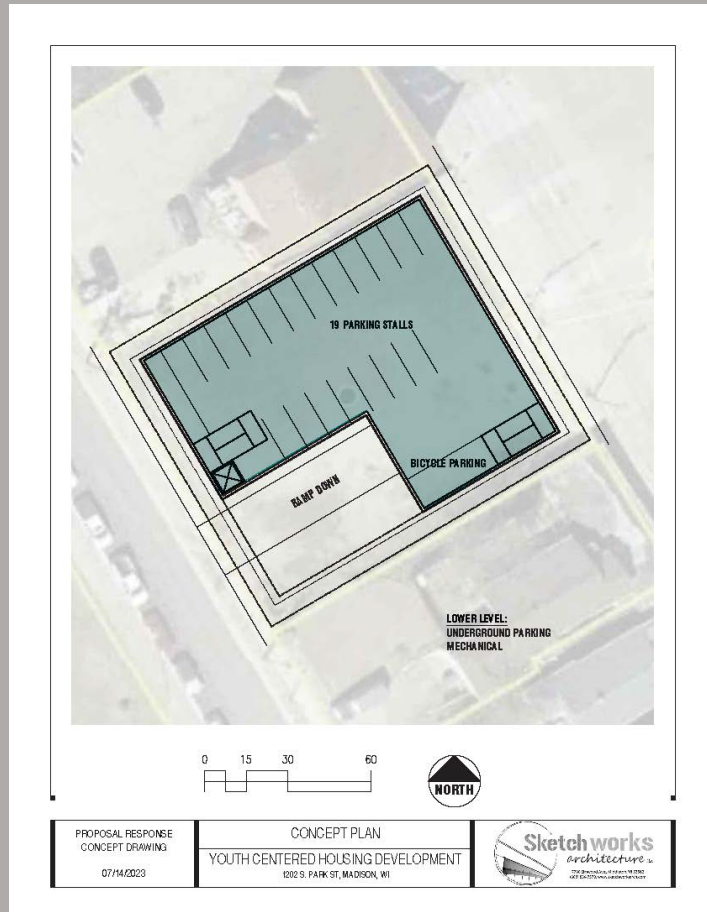
JustDane:

- Housing Resource Specialist will be a full-time worker dedicated to counseling and providing resources for the 15 set-aside families
- Financial Planning workshops, Resume building, Parenting Peer support groups, Youth mentoring activities and Employment training opportunities are examples of some of services that will be offered
- JustDane staff may also use the available office space to provide additional services to other residents and community members

Lutheran Social Services

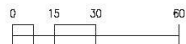
- Will work with Developer and JustDane on tiered tenant selection plan strategy
- Tenant selection plan will reflect the understanding that the set-aside units are referrals from Dane County and may have some background issues
- Low credit scores, no housing history, less than 3x income are examples of exceptions that'll be included in set-aside tenant selection plan
- \$20,000 Security Deposit Reserve allotted for assisting tenants during lease period
- Development team will work with the City of Madison on approval for both tenant selection plans

Site Plan





FLOORS 2-3:
RESIDENTIAL: 10 UNITS / FLOOR
(1) ST., (4) 1BR, (6) 2 BR



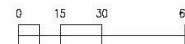
PROPOSAL RESPONSE
CONCEPT DRAWING
07/14/2023

CONCEPT PLAN
YOUTH CENTERED HOUSING DEVELOPMENT
1202 S. PARK ST, MADISON, WI



FLOORS 4 & 5:
RESIDENTIAL: 9 UNITS / FLOOR
(1) ST., (7) 1BR, (1) 2 BR

BLDG STEP-BACK AT 4



PROPOSAL RESPONSE
CONCEPT DRAWING
07/14/2023

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Massing's



NOTE: IMAGE SHOWN TO REPRESENT EXTERIOR MASSING, RELATIVE HEIGHT AND SITE PLACEMENT. EXTERIOR MATERIALS AND EXACT DESIGN DETAILS ARE NOT FINALIZED, AND ALL ARE SUBJECT TO COLLABORATIVE EFFORTS WITH CITY, URBAN DESIGN COMMISSION, AND DEVELOPMENT TEAM.

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CONCEPT MASSING MODEL
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Questions?