



## OUR MISSION

THE ANNEX GROUP®  
ENCOMPASSES A  
VAST PORTFOLIO  
OF COMMUNITIES.

OUR MISSION IS TO CREATE A POSITIVE IMPACT WITH THE PEOPLE WHO LIVE, WORK, AND ARE INVOLVED IN OUR COMMUNITIES.

**The Annex Group® develops properties that enhance or serve as a catalyst to communities.**

The Annex Group® is an Indiana based multi-family housing developer, general contractor, and owner with a portfolio of communities valued at more than \$600 million. Combining the career experience of its entire leadership team, The Annex Group has overseen more than \$1.1 billion in single family, multi-family, mixed-use, and other commercial projects including redevelopment and ground-up construction. Our developments create community and improve quality of life. We are proud that each of our developments to date has lived up to its purpose. Each community is strategically planned and executed to ensure a finished product that is cohesive with the goals and values of the constituencies and communities we serve. Our strategy is to position each project as the most exciting new address to live, work, or play.

REACHING 12,031 LIVES, 6,374 HOUSEHOLDS, 43 COMMUNITIES, AND COUNTING



[theannexgrp.com](http://theannexgrp.com)



UNIT NAME		1 BEDROOM		2 BEDROOMS				3 BEDROOMS							(1) TOTAL	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO	
		B1	B2	D1	D2	D3	D4	F1	F2	F3	F4	F5	F6	F7											
BEDROOMS		1	1	2	2	2	2	3	3	3	3	3	3	3											
AREA (S.F.)		575	578	826	829	855	959	1,103	1,170	1,185	1,240	1,278	1,300	1,440											
F L O O R S	5	2	18	13	2	3	1	5	1	1	1	1	1	0	49	88	-	37,862	48,720	77.7%	24,380	63			
	4	2	18	13	2	3	1	5	1	1	1	1	1	1	50	91	-	39,302	48,720	80.7%	24,380	61			
	3	2	18	13	2	3	1	5	1	1	1	1	1	1	50	91	-	39,302	48,720	80.7%	24,380	61			
	2	2	18	13	2	3	1	5	1	1	1	1	1	1	50	91	-	39,302	48,720	80.7%	24,380	61			
	1	3	16	13	1	3	0	5	0	0	0	0	0	1	42	71	6,190	32,060	48,810	65.7%	24,380	38			
TOTALS		11	88	65	9	15	4	25	4	4	4	4	4	4	241	432	6,190	187,828	243,690	77.1%	121,900	284	0	1.18	0.66
PERCENT		4.6%	36.5%	27.0%	3.7%	6.2%	1.7%	10.4%	1.7%	1.7%	1.7%	1.7%		1.7%											
		41.1%		36.9%				18.7%							779 Average N.S.F. per unit					429 Average S.F. per space					

- NOTES:
- 1 TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 1 THRU 5
  - 2 TABLE ABOVE INCLUDES 3,315 S.F. OF COMMON AMENITY SPACE ON 1ST FLOOR & 1,440 SF ON 5TH FLOOR
  - 3 GROSS AREA DOES NOT INCLUDE PARKING AREAS.
  - 4 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY.
  - 5 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.

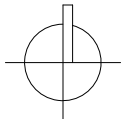


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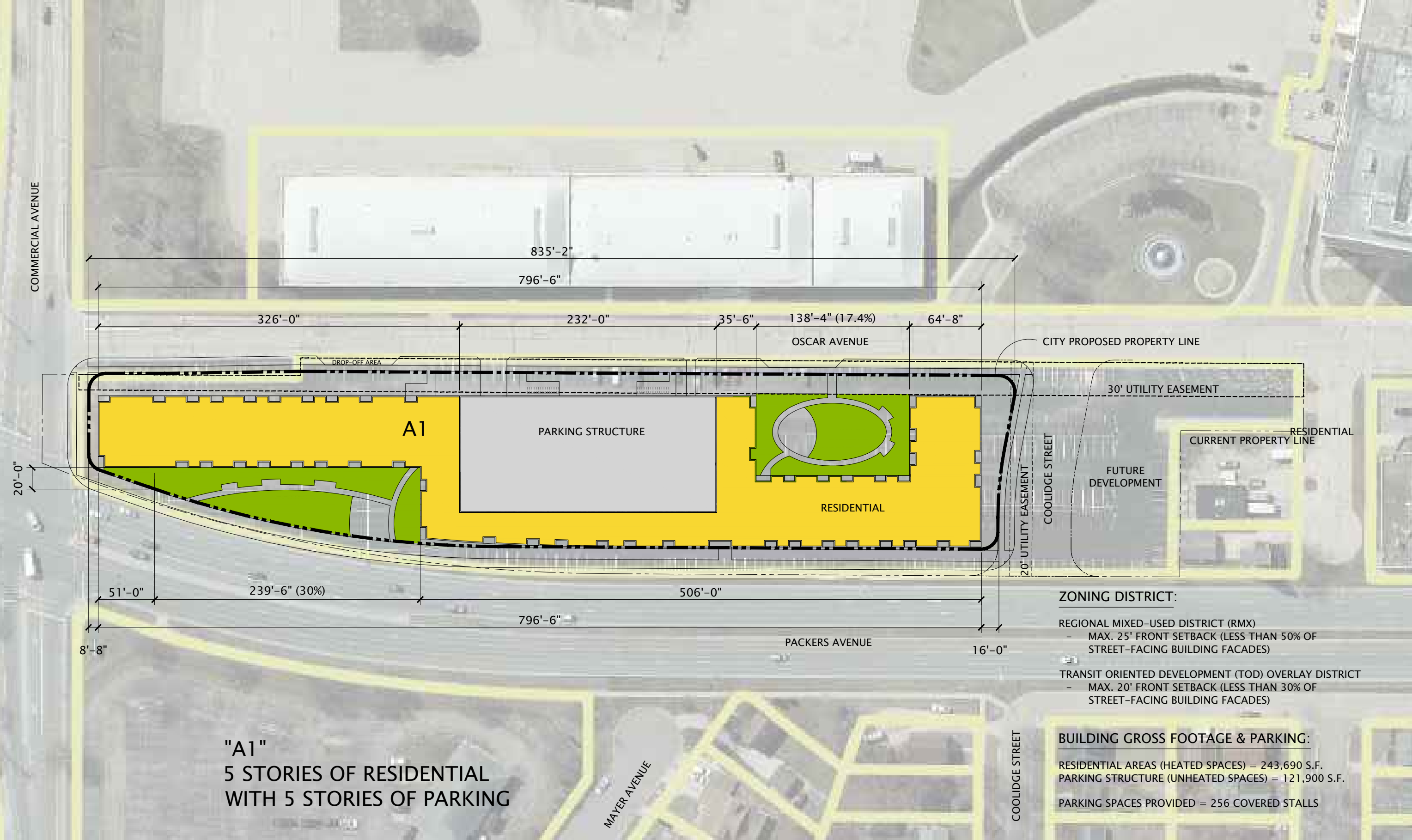
# CENTRAL AT THE FORGE AFFORDABLE HOUSING

## SITE LOCATION & PROJECT DATA

JULY 11, 2025  
NTS @ 11x17





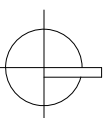


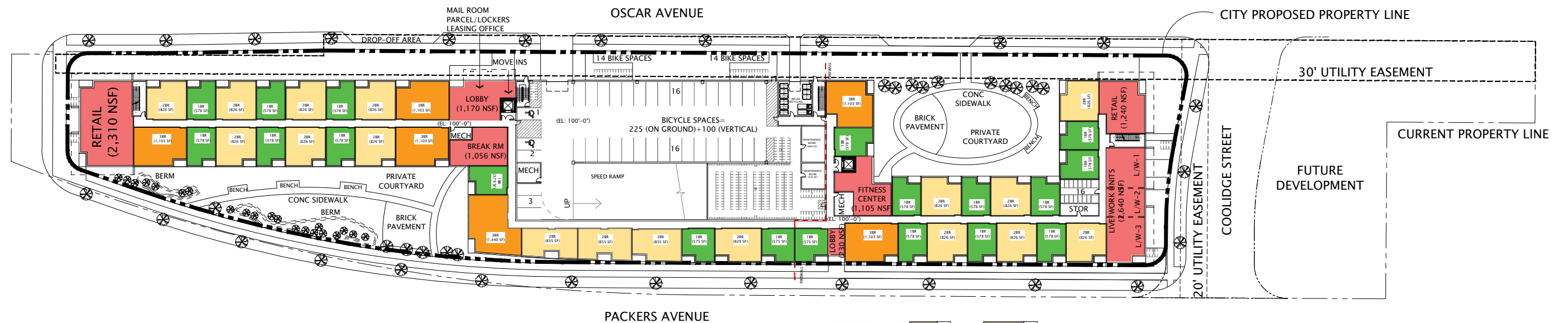
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# CENTRAL AT THE FORGE AFFORDABLE HOUSING

## PROPOSED SITE PLAN

JULY 11, 2025  
1"=80' @ 11x17





UNITS ON 1ST FLOOR=42 UNITS

RESIDENT STORAGE (3'x6')=16 (1ST FLOOR) & 242 (TOTAL)



19 UNITS      17 UNITS      6 UNITS

CALCULATION OF REQUIRED BIKE SPACES  
(BASED ON 241 RESIDENTIAL UNITS):

UNIT TYPES	UNIT COUNT	BIKE SPACES
1 BEDROOM	99	99
2 BEDROOM	93	93
3 BEDROOM	49	74

REQUIRED LONG-TERM SPACES= 266  
 REQUIRED GUEST SPACES= 27 (10% x 266 UNITS)  
 REQUIRED RESIDENT STORAGE= 241 (3'x6'/UNIT)

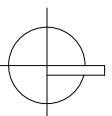


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# CENTRAL AT THE FORGE AFFORDABLE HOUSING

## PROPOSED 1ST FLOOR PLAN

JULY 11, 2025  
1"=80' @ 11x17







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# CENTRAL AT THE FORGE AFFORDABLE HOUSING

STREET VIEW – NORTH/EAST

JULY 11, 2025  
NTS @ 11x17





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# CENTRAL AT THE FORGE AFFORDABLE HOUSING

STREET VIEW – SOUTH/WEST

JULY 11, 2025  
NTS @ 11x17





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# CENTRAL AT THE FORGE AFFORDABLE HOUSING

STREET VIEW – NORTH/WEST

JULY 11, 2025  
NTS @ 11x17





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STREET VIEW - SOUTH/EAST-1

JULY 11, 2025  
NTS @ 11x17





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## CENTRAL AT THE FORGE AFFORDABLE HOUSING

STREET VIEW – SOUTH/EAST-2

JULY 11, 2025  
NTS @ 11x17





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## STREET VIEW – RESIDENT ENTRANCE

JULY 11, 2025  
NTS @ 11x17