



APR's Vision for Restoring & Revitalizing Bldg 8

Lease with Purchase Option



by Alameda Point Redevelopers, LLC.

A GLORIOUS RETURN TO THE PAST



Building 8 was part of the NAS master plan. It served as an essential support building to construct World War II airplanes and infused jobs into the region.

Likewise, APR's Building 8 will be a catalyst for job creation and an essential part of the synergy inherent in Alameda Point's revitalization.

A HUB FOR CREATIVE ENTREPRENEURSHIP & MAKER SPACES



THIRD FLOOR

- Technology
- Work-Live
- Office



SECOND FLOOR

- Maker Space
- Design Studio
- Artist Studio



FIRST FLOOR

- Light Industrial
- Food Production
- Common Amenities



JOB CREATION

- 90-110 design, engineer, and construction jobs during our due diligence and construction phase
- We estimate 1-2 jobs per 1,000 square feet of leasable space or 480 permanent jobs
- Support many indirect jobs in the area

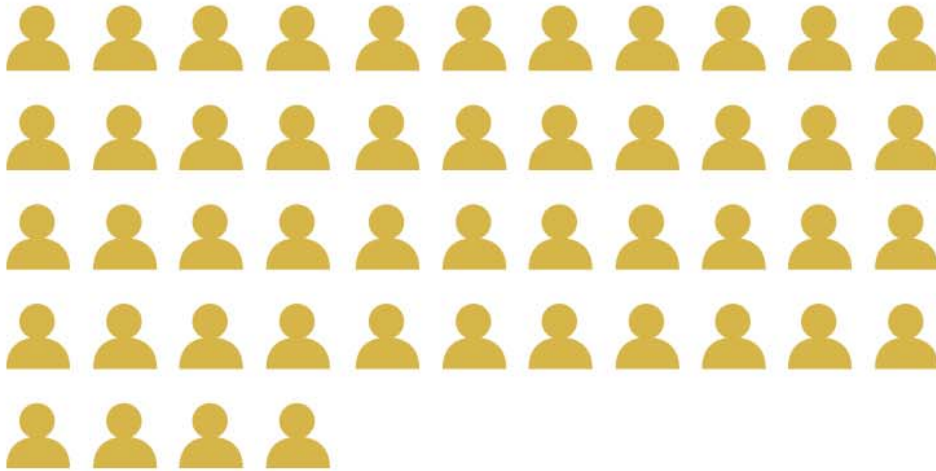
Projecting up to 110 Jobs During Design/Engineering and Construction Phase

1 Person = 10 Jobs



Projecting up to 480 Permanent Jobs Upon Completion

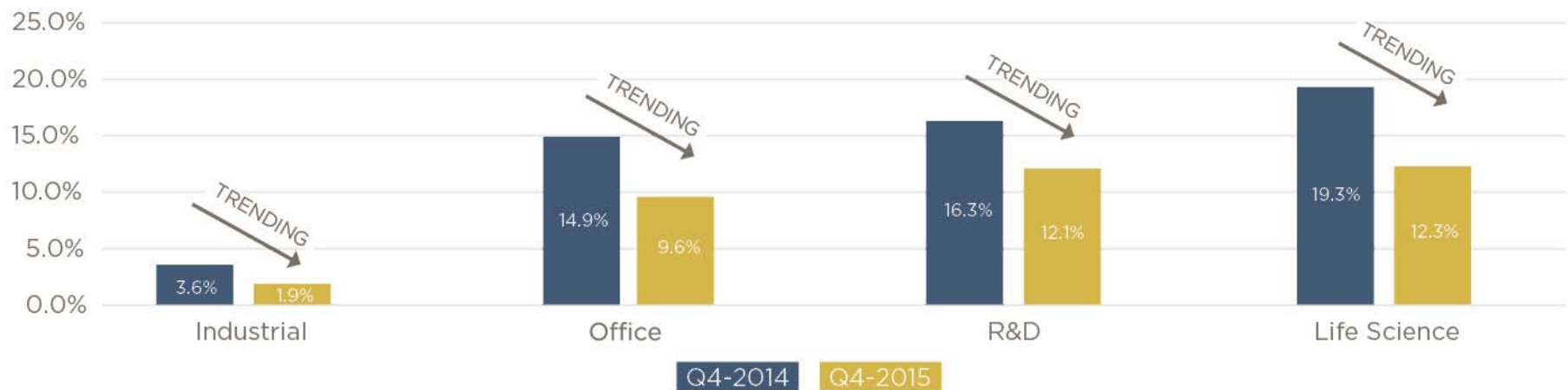
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BAY AREA CURRENT TENANT DEMAND

Industry Category	Aggregate Sq. Ft. for Each Category
Construction	85,000
Non-Profit/Government/Education	140,000
Professional Services	191,000
Manufacturing	380,000
Warehouse/Logistics	595,000
Technology	757,000
Home Improvement & Furniture	765,000
Lab/Life Science	864,000
General Business	958,000
Food Manufacturing	911,000
All Categories	5,646,000

EAST BAY AVAILABLE SUPPLY DECREASING Q4-2014 TO Q4-2015



COST ANALYSIS

\$36.8M Total Investment From Start To Finish

10-year lease with (2) 10-year renewal options and an option to purchase

- Purchase option commits APR to Alameda
- The new building will entice additional business to the Point

\$8.5M in upgrades within the first 24 months to make the building habitable

Purchase Option	\$10.3M (Includes \$1.8M of off-site MIP improvements)	\$38.14 PSF
Initial Investment To Make Habitable In First 24 months	\$8.5M (Far exceeds lease investment requirement)	\$31.48 PSF
TI and Build-out	\$18M	\$66.66 PSF
Total APR Investment	\$36.8M	\$136.28 PSF

FROM DISREPAIR & UNINHABITABLE...



TO INVITING...



ATTRACTIVE...

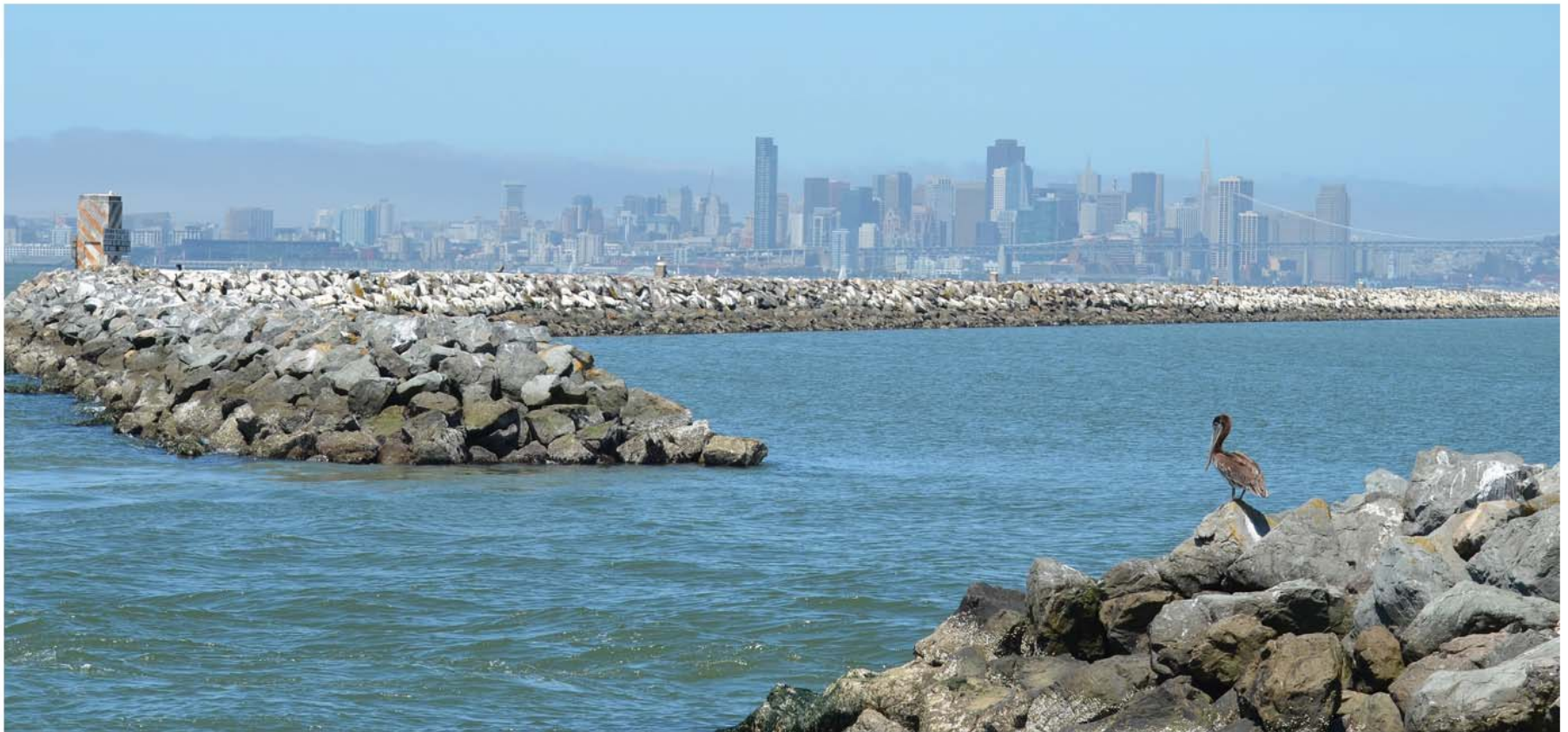


AND DYNAMIC



BENEFITS TO ALAMEDA

- \$1.8M Off-Site Infrastructure Improvements Consistent with MIP
- Up to 110 Design, Engineering, and Construction Jobs
- Up to 480 New Permanent Jobs
- Increased Sales Tax Revenues, Property Values, Property Tax Revenues
- Reduced Traffic Impacts through Work-Live Model
- Providing Essential Small Spaces for Entrepreneurs
- Catalyst for Alameda Point's Vibrant Future
- Single Qualified Investor Ready to Invest Now



PROVEN HISTORY

The APR team has a proven history of restoring historic buildings to their original beauty.
This is what we do:

Besler Building Exterior



The Berkeley Kitchens Exterior



Besler Building Interior

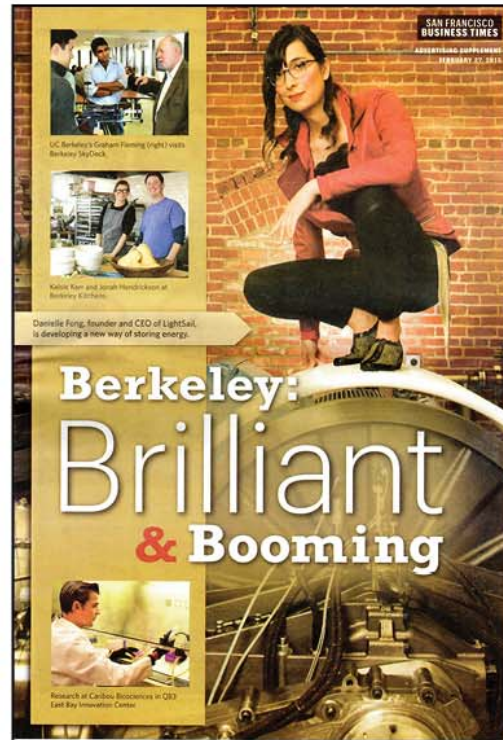


The Berkeley Kitchens Interior



APR'S RECOGNITION

Alameda Point Redeveloper's Recognition for Outstanding Historic Preservation and Adaptive Reuse



THE APR TEAM

The APR team has the experience, resources, and creativity to make this vision a reality. **Meet the team...**



Ken Schmier

- 40+ successful years in real estate development and investment
- Fully capable and committed to invest in this project
- Law Degree from UC Hastings
- Developed 1+ million SF in the Bay Area
- Created and financed hundreds of incubator spaces
- Invented the Fast Pass, Senator Diane Feinstein honored Fast Pass on behalf of Raoul Wallenberg Democratic Club
- Invented and co-founded NextBus
- Lifetime member Emeryville Chamber of Commerce, "Vision Award" recipient 2011
- Director Emeritus, Emeryville Celebration of the Arts
- Founded Emeryville Classroom Partners, a tutoring program



Eric Schmier

- 40+ successful years in real estate development and investment
- Created and financed hundreds of incubator spaces
- U.S. Navy Lieutenant, USS Constellation, San Diego
- Law Degree from UC Hastings
- Co-Founded NextBus
- Managing Partner of Schmier Industrial Properties
- Trustee, Former President and Board Member of 30 Years, Oakland Boys and Girls Club



Jonah Hendrickson

- Graduate of UC Davis
- Artist-turned-real estate developer
- Developed The Berkeley Kitchens, food production facility
- Developed numerous maker spaces in West Oakland
- Development projects create a sense of place and community
- Founded Dogtown Sculptors Collective
- Two commissioned busts, San Francisco City Hall, Milk and Sutro
- 16 commissioned sculptures throughout the United States
- Mentored by Kenneth Schmier
- Parent volunteer, Duck's Nest preschool



Vibrant



Artisan



Transformative

Alameda Point
Redevelopers



Dynamic

