

March 6, 2026

Mr. Tracey Lewis
President/CEO
Economic Development Corporation of Kansas City
300 Wyandotte Street, Suite 400
Kansas City, Missouri 64105

RE: PROPOSAL / 1044 MAIN UNDERWRITING ANALYSIS

Dear Mr. Lewis –

SB Friedman Development Advisors, LLC (SB Friedman) is pleased to submit this proposal to the Economic Development Corporation of Kansas City (“EDCKC”) to conduct an underwriting analysis of a proposed public/private financing arrangement that would assist in the redevelopment of the historic George B. Peck Dry Goods Company Building on the north side of 11th Street between Baltimore Avenue and Main Street (“Site”) into a mixed-use project with multifamily residential and commercial uses (“Project”).

The Project will be developed by 1044 Exact, LLC (“Developer”), a single-purpose entity affiliated with Exact Architects, which will occupy commercial space within the Project. In addition to the commercial space, the Developer is proposing to create 74 residential units and retain the existing 2-story parking garage located to the west. Development costs are expected to total approximately \$27.5 million. It is our understanding that the Project will be financed through traditional debt and equity, as well as tax credit equity derived through federal and state historic preservation tax credits.

Proposed Scope of Work

SB Friedman will conduct an initial underwriting analysis for the proposed Project, as currently proposed, to offer conclusions regarding its anticipated financial feasibility and need for assistance. Our proposed scope of work is detailed below. An underwriting data request is attached to this engagement letter.

1. Project Kickoff; Information Collection and Review

- Coordinate with EDCKC to obtain necessary information and data to complete our review.
- Conduct virtual meeting(s), if needed, with EDCKC to discuss overall background information, confirm the timeline, and obtain additional details currently available on the Project.
- Review information provided by the Developer and submit clarifying questions, as needed.
- Conduct virtual meeting(s), as needed, with EDCKC and the Developer to further discuss the Project, ask questions about the supplemental Project information and data, and receive clarification on Project details (e.g., financing status, timing, critical path issues, Project investors, return requirements, etc.).

2. Capital Budget Review

- Review the “as is” appraisal and/or other documentation provided by the Developer in support of the proposed purchase price for the Project site.

- Conduct research into comparable land transactions to evaluate the reasonableness of the Developer's assumed purchase price for the Project site.
 - Conduct high-level review of Project hard and soft costs, as well as the available basis provided by the Developer for these estimates.
 - Review level of design/construction estimation the Developer has performed, as well as the embedded design/construction contingencies.
 - Review soft costs and compare to industry benchmarks for such items as architect fees, developer fees, financing costs, legal fees, etc.
 - Review construction period and pre-development interest costs, and any fees paid to Developer affiliates.
- 3. Financing Structure and Terms Review**
- Review documentation from capital sources to confirm proposed financing terms.
 - Evaluate capital stack, and supporting documentation, particularly in terms of maximization of debt, presence of a reasonable amount of equity, and adherence to market terms.
 - Review alternative financing terms and assumptions, if applicable.
- 4. Operating Pro Forma Review**
- Review the Developer's projected operating revenues and expenses and assumed capitalization rates.
 - Review income assumptions relative to documentation provided by the Developer and independent research into comparable/competitive projects.
 - Estimate the income levels needed to afford proposed residential rents and any tenant-paid utilities.
 - Evaluate the appropriateness of the Developer's operating expense assumptions relative to industry sources and comparable projects.
 - Submit Developer's property tax assumptions to EDCKC for review and revision, if appropriate.
- 5. Financial Returns Analysis**
- Adjust any capital budget, financing, and/or operating assumptions, if determined to be appropriate, for the purposes of sizing public assistance.
 - Determine the most appropriate return metrics through market and comparables research.
 - Analyze the return on total development cost and return on investment under the following scenarios:
 - Without assistance
 - With full requested assistance
 - With adjusted level of assistance, if determined to be appropriate
 - Hold a virtual meeting with EDCKC to discuss our findings and provide structuring recommendations.
- 6. Documentation of Findings**
- Summarize our findings in a briefing book designed for external use/public dissemination.
 - Hold a virtual meeting with EDCKC to review draft briefing book, answer questions and discuss any comments or edits.
 - Prepare final briefing book.
- 7. Presentation of Findings**
- Prepare brief slide deck summarizing our analysis, findings, and recommendations.
 - Virtually present findings to Directors Meeting and the Land Clearance for Redevelopment Authority (LCRA).

Proposed Timeframe and Budget

We estimate that it will take approximately six weeks to complete the scope of services from the date we are authorized to proceed and receive a full data submittal from the Developer. We will work closely with EDCKC to meet any deadlines for the Project, but presentation to the LCRA Board during the April meeting date is contingent upon receiving the full data submittal from the Developer by the date outlined below. If this Developer deadline is not met, we cannot guarantee a presentation in April. We can often provide preliminary findings to staff prior to full completion of the assignment if needed. Our anticipated timeline is outlined below.

Review Timeline	Presentation at the April LCRA
Receipt of full data submittal from the Developer	No later than Monday, March 9, 2026
Submission of a draft briefing book to EDCKC	Friday, April 10, 2026
Presentation to the EDCKC Director's Meeting	Friday, April 17, 2026
Presentation to the LCRA Board	Thursday, April 23, 2026

Professional fees for this service will be based on the time required at the then-current hourly billing rates of the staff involved. The following current hourly rates apply to this engagement:

Partner	\$400	Senior Associate	\$238
Senior Vice President	\$386	Associate	\$218
Vice President	\$310	Research Associate	\$202
Senior Project Manager	\$284	Editor	\$150
Project Manager	\$264		

These rates will be in effect until December 31, 2026. After that time, rates are subject to adjustment by no more than 3% per year.

Estimates have been prepared based on certain assumptions as to the time required based on our prior experience, including the assumption that no travel will be required. Maps, outside data, use of owned or licensed databases, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). The estimated professional fees and expenses for the proposed Scope of Work outlined above are **\$26,600**. **Figure 1** provides a breakdown of the time/cost estimate.

This fee estimate is intended to serve as a benchmark and is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually acceptable revision may be made. Professional fees and expenses for our services will not exceed the total fee amount without your further authorization.

Invoices will be rendered monthly as our work progresses. Invoices are payable within 30 days. It is our understanding that payment of SB Friedman's invoices is subject to EDCKC's receipt of funds from the Developer. If at any time the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached "Limitations of our Engagement" apply.

Figure 1. Estimated Budget

TASK	TOTAL	Partner \$400	Project Manager \$284	Senior Associate \$238	Research Associate \$202
1 Project Kickoff; Information Collection and Review	\$1,564	1	1	2	2
2 Capital Budget Review	\$2,656	1	2	2	6
3 Financing Structure and Terms Review	\$1,968	1	1	2	4
4 Operating Pro Forma Review	\$2,820	1	4	2	4
5 Financial Returns Analysis	\$6,544	4	4	16	
6 Documentation of Findings	\$7,860	6	8	10	4
7 Presentation of Findings	\$2,888	2	4	4	
Total Hours	98	16	24	38	20
Total Professional Fees	\$26,300	\$6,400	\$6,816	\$9,044	\$4,040
+ Reimbursable Expenses	\$300				
TOTAL ESTIMATED BUDGET	\$26,600				

Acceptance Procedures

We look forward to this opportunity to continue to assist the Economic Development Corporation of Kansas City. To indicate your acceptance of this proposal, please sign a copy of this letter and return it to us as authorization to proceed. The Economic Development Corporation of Kansas City represents that it has received funds equal to the budget estimate above from the Developer and agrees that the party executing this proposal has authority to bind the Economic Development Corporation of Kansas City hereunder.

Thank you.

Sincerely –
SB Friedman Development Advisors, LLC



Lance Dorn, Partner
(312) 424-4255, ldorn@sbfriedman.com

Accepted:  _____
Signature Date

Name Title

Limitations of Our Engagement

Our deliverables will be based on estimates, assumptions and other information developed from project applications, research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the assumptions will be stated in the deliverables. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverables, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise analyses or the deliverables to reflect events or conditions which occur subsequent to the date of the deliverables. These events or conditions include, without limitation, economic growth trends, governmental actions, changes in assessment practices, changes in applicable statutes, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed projects.

Our study will not ascertain the legal and regulatory requirements applicable to proposed projects, including zoning, other state and local government regulations, permits and licenses. No effort will be made to determine the possible effect on these projects of present or future federal, state or local legislation, including any environmental or ecological matters. Further, we will not evaluate the effectiveness of the completed project's management, nor are we responsible for future marketing efforts and other management actions upon which actual results will depend.

Although SB Friedman is registered with the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor, we will not be recommending an action to you as the municipal entity or to any obligated person under MSRB rules. The information and material provided in our deliverables is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934. The information and material provided in the deliverables will be provided for discussion purposes, and you or any obligated person should discuss any information and material contained in the Report with any and all internal or external advisors and experts that you or any such obligated person deem appropriate before acting on the information or material set forth in the deliverables. Unless otherwise agreed, we are not acting as a municipal advisor to you or any obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to you or any obligated person with respect to the information and material contained in the deliverables.

Our deliverables will be intended solely for your information for the purpose of evaluating a request for public financial assistance. The deliverables will not be a recommendation to issue bonds or other securities. The deliverables should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the deliverables nor their contents, nor any reference to our firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from other investors without our prior written consent.

We acknowledge that upon submission to EDCKC the deliverables may become a public document within the meaning of the Missouri Sunshine Law. Nothing in these limitations is intended to block the disclosure of the deliverables under such Act.

Underwriting Data Request

SB Friedman requests the following information and reports, to the extent that they exist, to evaluate the proposed development project and assistance request. If the requested information is not available, please contact us and we will work with you to identify alternate data that would meet our needs.

1. **Project Program**, including:
 - Gross and rentable building square footage (total and by project component)
 - Building specifications to the extent they are currently available (e.g., anticipated levels of finish, materials, construction type, etc.)
 - Amenities (e.g., pool, lobby, rooftop, park, etc.)
2. **Project Schedule**, including anticipated key dates for each major project event: construction start, occupancy, stabilization and any others as applicable
3. **Site and Building Plans and Specifications**, including detail regarding:
 - Acreage or square footage of development site
 - Gross and rentable building area for each project component (e.g., apartment, office, commercial)
 - Number and square footage of residential units or hotel keys
 - Commercial square footage
 - Number of on-site parking spaces by type (surface or structured)
4. **Information on Entitlements and Special Designations or Certifications**, including:
 - Status of the project's entitlements
 - Status of any special designations or certifications (e.g., National Register of Historic Places, LEED certification) with any relevant supporting documentation
5. **EDCKC Request, Assistance Structure and Projections**, including:
 - Detailed description of the requested EDCKC assistance structure and amount
 - Clear narrative outlining the reasons the requested assistance is needed to make the project feasible
 - Calculation of the benefit from sales tax exemption on construction materials (STECM), if applicable
 - Annual projections of PIEA, LCRA or TIF assistance, as appropriate, for the entire term of the assistance request (in Excel format with live formulas), clearly outlining all underlying assumptions.
6. **Detailed Development Budget (in Excel format with live formulas)**, including:
 - All cost assumptions, in total and on a per square foot or per unit basis, where appropriate
 - Description of the data sources used to inform cost estimates
 - Back-up information (e.g., contractor estimates, engineer's opinions, brokerage contract proposals, etc.)

If budget assumptions are based on the Developer's other projects, please submit any back-up information from those comparable projects.
7. **Land Value/Acquisition Documentation**, including:
 - Executed copy of land purchase contract(s), if applicable
 - Recent "as is" land appraisal(s), if available
 - Any other documentation to justify the purchase price of the project parcels, including sales comps
 - Environmental Site Assessment (EIS) information, if applicable

8. **Affiliate Participation Summary**, indicating any line items in the development budget that are costs to be paid to Developer affiliates and the services to be performed by the Developer (e.g., development, construction management and brokerage fees)
9. **Sources of Funds and Status**, including:
 - Matrix of proposed financing sources
 - Documentation (e.g., preliminary, LOI, Term Sheet) on the status of debt, equity, and any other financing sources, including any financing requirements of lenders or equity partners (e.g., debt coverage ratio)
 - Any available equity offerings or information used to attract equity investors
 - If applicable, documentation related to the use of non-traditional financing sources (e.g., Historic Tax Credits, New Markets Tax Credits, Low-Income Housing Tax Credits, PACE financing, EB-5 financing, HUD financing), including the basis for pro forma assumptions (e.g., tax credit pricing, loan interest rates)
10. **Ten-Year Cash Flow Pro Forma (in Excel format with live formulas)**, indicating cash flow after debt service and anticipated returns both with and without the requested assistance. The pro forma should clearly include:
 - All absorption, income, expense, financing and reversion assumptions
 - Debt payments by year for both construction and permanent financing
 - Construction period draw schedule, indicating the timing of sources and uses of funds
 - Amount of capitalized reserves expended by year, if applicable
 - Any appropriate return calculations
11. **Market Study/Detailed Documentation for Program and Operating Assumptions**, including:
 - Number of supportable square feet, units, or hotel keys
 - Market rents for residential or Average Daily Rate for hotel projects
 - Anticipated absorption and stabilized occupancy
 - Operating expenses and estimate of operating expense recoveries, if applicable
 - Retail/commercial program (size and type)
 - Retail/commercial income/rents (indicate if NNN)
 - Parking assumptions (parking spaces per unit and/or square foot of commercial space; rates)
 - Other revenue, as applicable

If operating expense assumptions are based on the Developer's other projects, please submit any back-up information from those comparable projects.
12. **Documentation of Level of Tenant Commitments (for commercial projects)**, including:
 - Matrix of targeted tenants and status of discussions (e.g., preliminary, Letter of Intent (LOI), lease)
 - Anticipated required tenant improvement allowance by tenant

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PROJECT PROGRAM

1. Gross and rentable building square footage (total and by project component)

Please see attached

2. Building specifications to extent currently available

Please see Design Development Drawing Set

3. Resident Amenities

On KC Streetcar Line

Walking distance to Power & Light District, T-Mobile Arena, Crossroads Arts District

Lower Level / 1 st Floor / Mezzanine:	Service Retail / Food & Beverage
11 th Floor:	Gym / Lounge / Bar Games
Rooftop:	Outdoor Patio

PROJECT SCHEDULE

Construction Start	Fourth Quarter, 2026
Occupancy	First Quarter, 2028
Stabilization (Residential/Commercial)	First Quarter, 2029

SITE & BUILDING PLANS AND SPECIFICATIONS

1. Acreage of Development Site

1044 Main Street	0.199 acres
1031 Baltimore Avenue	0.251 acres
Total Area	0.450 acres

2. Gross and rentable building square footage (total and by project component)

Please see attached for Building GFA and NLA (total and by project component)

3. Number and square footage of residential units

Please see attached Building GFA and NLA

4. Commercial square footage

Office (Exact Architects):	2,500 +/- sf
Retail / Food & Beverage:	3,500 +/- sf

5. Number of on-site parking spaces by type

Surface:	0
Structured (1031 Baltimore Ave):	52
Total	52

**INFORMATION ON ENTITLEMENTS &
SPECIAL DESIGNATIONS OR CERTIFICATIONS**

1. Status of the project's entitlements

Rezoning:	Not Applicable
National Register:	April 1980
Part II Submittal (Federal Review):	February 2026
Apply for State Historic Preservation Tax Credits:	February 2026
LCRA Board Meeting for Assistance:	April 2026
Building Permit:	May 2026
Part II Approval:	June 2026
State HPTC Approval:	June 2026

2. Status of any special designations or certifications

See above

EDCKC REQUEST, ASSISTANCE STRUCTURE & PROJECTIONS

1. Detailed description of the requested EDCKC assistance structure and amount

The requested assistance includes a sale/leaseback 20-year bond issue that would provide sales tax exemption for construction materials, 75% tax abatement for the first ten years of operation, followed by 37.5% tax abatement for years 11-20. The NPV of the assistance, discounted at 7%, amounts to \$1,382,012.

2. Clear narrative outlining the reasons the requested assistance is needed to make the project feasible

The assistance results in an unleveraged return of 6.81%, which satisfies the investment threshold with rents affordable to households with 84%-88% AMI. The necessity for the amount of the assistance is caused by the high existing valuation (approximately \$180,000 in taxes annually) and the high cost of construction.

3. Calculation of the benefit from sales tax exemption on construction materials, if applicable

As demonstrated in the "Budget" tab of the accompanying live model, the calculation has assumed 40% of construction costs will be eligible with a sales tax rate of 8.99%.

4. Annual projections of PIEA, LCRA or TIF assistance, as appropriate, for the entire term of the assistance request (in Excel format with live formulas), clearly outlining all underlying assumptions

Please see accompanying model.

DETAILED DEVELOPMENT BUDGET

1. All cost assumptions, in total and on a per square foot or per unit basis, where appropriate

Please see detailed budget in accompanying model.

2. Description of the data sources used to inform cost estimates

All cost estimates are based on two mixed-use projects recently completed by Exact: 800 Broadway (Harvey Dutton Building), now open, and 929 Walnut, opening this summer.

3. Back-up information (e.g., contractor estimates, engineer's opinions, brokerage contract proposals, etc.)
4. If budget assumptions are based on the Developer's other projects, please submit any back-up information from those comparable projects

LAND VALUE / ACQUISITION DOCUMENTATION

1. Executed copy of land purchase contract

Please see attached

2. Recent "as-is" land appraisal(s), if available

Not available yet; appraisal will be performed to satisfy lender requirements

3. Any other documentation to justify the purchase price of the project parcels, including sales comps

929 Walnut
Office building conversion
Parking leased
40,000 GFA
National Register
Purchased: January 3, 2024
\$2,475,000
Buyer: Exact 929, LLC

4. Environmental Site Assessment (EIS) information, if applicable

Not available yet; will be completed as part of lender requirements

AFFILIATE PARTICIPATION SUMMARY

1. Indicate any line items in the development budget that are costs to be paid to Developer affiliates and the services to be performed by the Developer

Architect/Design (Exact Architects)

SOURCES OF FUNDS AND STATUS

1. Matrix of proposed financing sources

Equity	\$ 11,291,616
HTC Equity	\$ 6,478,606
<u>Permanent Loan</u>	<u>\$ 9,123,301</u>
Total	\$ 26,893,523

2. Documentation (e.g., preliminary, LOI, Term Sheet) on the status of debt, equity, and any other financing

Equity	Committed	
HTC Equity	Preliminary	In discussions with handful of potential federal and state tax credit investors
Permanent Loan	Preliminary	In discussion with a few banks

3. Any available equity offerings or information used to attract equity investors
4. Documentation related to the use of non-traditional financing sources (e.g., Historic Tax Credits), including the basis for pro forma assumptions (e.g., tax credit pricing, loan interest rates)

TEN-YEAR CASH FLOW PRO FORMA

1. All absorption, income, expense, financing and reversion assumptions
2. Debt payments by year for both construction and permanent financing
3. Construction period draw schedule, indicating the timing of sources and uses of funds
4. Amount of capitalized reserves expended by year, if applicable
5. Any appropriate return calculations

Please see accompanying model

MARKET STUDY / DETAILED DOCUMENTATION FOR PROGRAM & OPERATING ASSUMPTIONS

1. Number of supportable square feet, units, or hotel keys
2. Market rents for residential
3. Anticipated absorption and stabilized occupancy
4. Operating expenses and estimate of operating expense recoveries
5. Retail/commercial program (size and type)
6. Retail/commercial income/rents (indicate if NNN)
7. Parking assumptions (parking spaces per unit and/or square foot of commercial space; rates)
8. Other revenue, as applicable
9. If operating expense assumptions are based on the Developer's other projects, please submit any back-up information from those comparable projects

Please see attached and accompanying model

DOCUMENTATION OF LEVEL OF TENANT COMMITMENTS

1. Matrix of targeted tenants and status of discussions

The only known tenant at this time is Exact Architects, who will be moving their office from 3901 Main Street and will occupy about 2,500 square feet of space.

The remaining space, about 3,500 square feet, will be leased primarily to small service retail and food and beverage uses that will serve the residents and surrounding neighborhood. Exact will begin marketing the space in earnest about three to six months prior to opening.

2. Anticipated required tenant improvement allowance by tenant

1044 MAIN

S.B. Friedman Data Request

Gross and Rentable Building Square Footage

BUILDING AREA (GSF)	
LEVEL	AREA
00_LOWER LEVEL	10,056
01_FIRST FLOOR	8,408
01.5_MEZZANINE	5,749
02_SECOND FLOOR	7,718
03_THIRD FLOOR	7,718
04_FOURTH FLOOR	7,718
05_FIFTH FLOOR	7,718
06_SIXTH FLOOR	7,718
07_SEVENTH FLOOR	7,718
08_EIGHTH FLOOR	7,718
09_NINTH FLOOR	7,718
10_TENTH FLOOR	7,718
11_ELEVENTH FLOOR	7,718
MAIN BUILDING ROOF	1,800
TOTAL AREA	103,193

COMMERCIAL SPACE		
NUMBER	NAME	AREA
00_LOWER LEVEL		
001	COMMERCIAL LEASABLE	3,827
01_FIRST FLOOR		
103	COMMERCIAL LEASABLE	5,042
101	COMMERCIAL LEASABLE	443
102	COMMERCIAL LEASABLE	404
01.5_MEZZANINE		
114	COMMERCIAL LEASABLE	1,710
113	COMMERCIAL LEASABLE	1,708
TOTAL SPACES	6	13,134
TOTAL NLA - ESTIMATED		6,000

RESIDENTIAL UNITS		
TYPE	COUNT	AREA (SF)
02_SECOND FLOOR		
1B : 1BA	4	2,552
2B : 2BA	3	2,818
03_THIRD FLOOR		
1B : 1BA	4	2,572
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
04_FOURTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
05_FIFTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
06_SIXTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,679
07_SEVENTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
08_EIGHTH FLOOR		
1B : 1BA	5	3,207
2B : 2BA	3	2,811
09_NINTH FLOOR		
1B : 1BA	5	3,207
2B : 2BA	3	2,801
10_TENTH FLOOR		
1B : 1BA	5	3,207
2B : 2BA	3	2,811
11_ELEVENTH FLOOR		
1B : 1BA	2	1,586
2B : 2BA	1	1,412
TOTAL	74	56,365

RESIDENTIAL UNITS		
TYPE	COUNT	AREA (SF)
1B : 1BA	41	26,638
1B : 1BA ADA	5	3,151
2B : 2BA	28	26,576
TOTAL	74	56,365

1044 MAIN

3/10/2026

Comparables

		Distance	Occup	Units	#	%	Restriction	Rent Range	Avg Rent	Size Avg	Avg Rent/sf	Notes & Amenities
Subject	1044 MAIN 1044 Main Street Kansas City, MO 64105 Jackson County	0.0 miles	Highrise (11 stories) 1914/1984/2028	1BR/1BA 2BR/2BA	46 28	62.2% 37.8%	Market Market		1,550 1,985	648 949	2.39 2.09	On Streetcar Line 6,000 sf commercial on ground floor National Register Fitness center Resident Lounge Rooftop Patio
					<u>74</u>	<u>100.0%</u>			<u>1,715</u>	<u>762</u>	<u>2.25</u>	
1	Sky on Main 920 Main St Kansas City, MO 64105 Jackson County	0.1 mile	Highrise (23 stories) 1975/2025	1 BR/1 BA 2BR/2BA			Market Market	1,330 - 1,875 2,010 - 2,595	1,580 2,230	687 1,115	2.30 2.00	On Streetcar Line All utilities for fee: pest control, Google fiber, electric, water, sewer, trash: (1BR - \$170; 2BR - \$215) 20,000 sf retail on groc National Register Garage Parking (not incl in rent) Rooftop Patio
					<u>281</u>	<u>0.0%</u>						
3	The Mark 106 W. 11th Street Kansas City, MO 64105 Jackson County	0.09 mile	Highrise (22 stories) 1915 / 2022	Studio/1BA 1BR/1BA 2BR/1-2BA 3BR/2BA			Market Market Market Market	892 - 1,347 999 - 2,110 1,300 - 2,532 2,542 - 2,832	1,200 1,532 1,911 2,542	462 638 1,006 1,210	2.60 2.40 1.90 2.10	Near streetcar line National Register Amenity lounge with private co-working hubs Fitness center with yoga/meditation room Historic ballroom/event space Ground floor commercial space
					<u>222</u>	<u>0.0%</u>						