

100 DALTON AVENUE NODA MIXED USE CHARLOTTE, NC

PREPARED FOR: GF, SUMMIT SQUARE, EB5 | MARCH 25, 2026



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STATEMENT OF QUALIFICATIONS



Dear Jason and GreenbergFarrow Team,

Thank you for the opportunity to submit CF Evans' qualifications for the 100 Dalton Ave mixed-use development in heart of Charlotte's NoDa neighborhood. We are honored to be taken into consideration as a partner for Summit Square, Eb5 and GreenbergFarrow in this collaborative design-build role.

CF Evans Construction has more than 77 years of experience delivering complex multifamily and mixed-use developments across the Carolinas, with a strong concentration in podium and wrap construction, structured parking integration, and urban infill sites. The proposed cast-in-place podium transitioning to Type III wood framing, combined with a precast parking structure and amenity-driven program, aligns well with our core expertise and recent project experience.

Our team is particularly well suited for design-build and design-assist environments where early contractor involvement drives value, constructability, and schedule certainty. We regularly partner with owners and designers during schematic and design development phases to provide real-time cost modeling, sequencing strategies, and procurement insights. This approach has proven especially effective on projects seeking accelerated timelines, early permitting packages, and thoughtful coordination of structural systems, envelopes, and MEP infrastructure.

We also understand the nuances that come with developing in established urban districts like NoDa and the complexities of working with Mecklenburg County, including navigating brownfield conditions, ordinance-driven massing requirements, logistics planning, and ongoing coordination with multiple stakeholders. Our Charlotte-based team brings robust local market knowledge, trusted trade relationships, and hands-on leadership from preconstruction through closeout, ensuring alignment from concept to completion.

At CF Evans, we build every project as if it were our own. That mindset drives transparent communication, disciplined execution, and a strong commitment to safety, quality, and schedule performance. We value long-term with your team to bring the vision for 100 Dalton Ave to life.

Thank you again for your consideration. We look forward to the opportunity to advance to the next phase and to further discuss how CF Evans is the right partner for this project.

Sincerely,



Charles Blakinship
Vice President, Business Development
CF Evans Construction

BUILDING PEOPLE. CREATING COMMUNITIES.

With a 77+ year legacy rooted in customer experience and unparalleled quality, CF Evans Construction is a third-generation, family-owned company with a pristine reputation for excellence in multifamily construction. Since 1948, we have operated with the mindset that while good construction begins with quality materials, and great construction begins with thoughtful strategic planning, exceptional construction comes from building people and relationships. Through our mission of 'We Build People First', our vow to prioritize the people we work with, whether client, team member, or partner, is at the forefront of everything we do.

Our legacy and national recognition reflects a commitment not only to craftsmanship, but to partnership, trust, and innovation. Our Core Values — *Question Close / Listen Closer, Do the Right Thing, Whatever It Takes, and Work Together to Achieve Together* — are more than words. They are the guiding principles we live by, shaping every interaction, decision, and project outcome. We are rooted in our mission of "We Build People First", and as a result, the team and support you get with CF Evans is second to none. With over 100 employees spanning across three strategically located offices, we have the size and structure to scale — yet remain agile, responsive, and deeply personal in our custom approach.

For the last two decades, we've focused exclusively on what we do best: multifamily construction— and the commitment to our craft shows. 95% of our projects in the past ten years are negotiated contracts, with 75% coming from repeat clients. We're proud of our client loyalty, because it reinforces our core beliefs— that building great people, builds great buildings, and ultimately great relationships. We've been nationally recognized for both our people and our work, including being named NAHB's *Multifamily Builder of the Year* in 2017 and earning five consecutive rankings on *Engineering News-Record's* list of Top 400 Contractors, most recently at #364 in 2025. This recognition makes us the largest multi-family contractor in South Carolina by revenue — across *all* product types — while maintaining a sole focus on multifamily.

As proud as we are for the accomplishments for our work, we truly cherish our accolades for our culture and commitment to our people. We've landed on the *Best Place to Work in South Carolina* for 17 consecutive years. In putting the well-being of our people at the forefront, safety is a cornerstone of our culture — a mindset, not just a metric — hosting a nationally recognized safety program and an ongoing record of 16 years without a lost time incident.

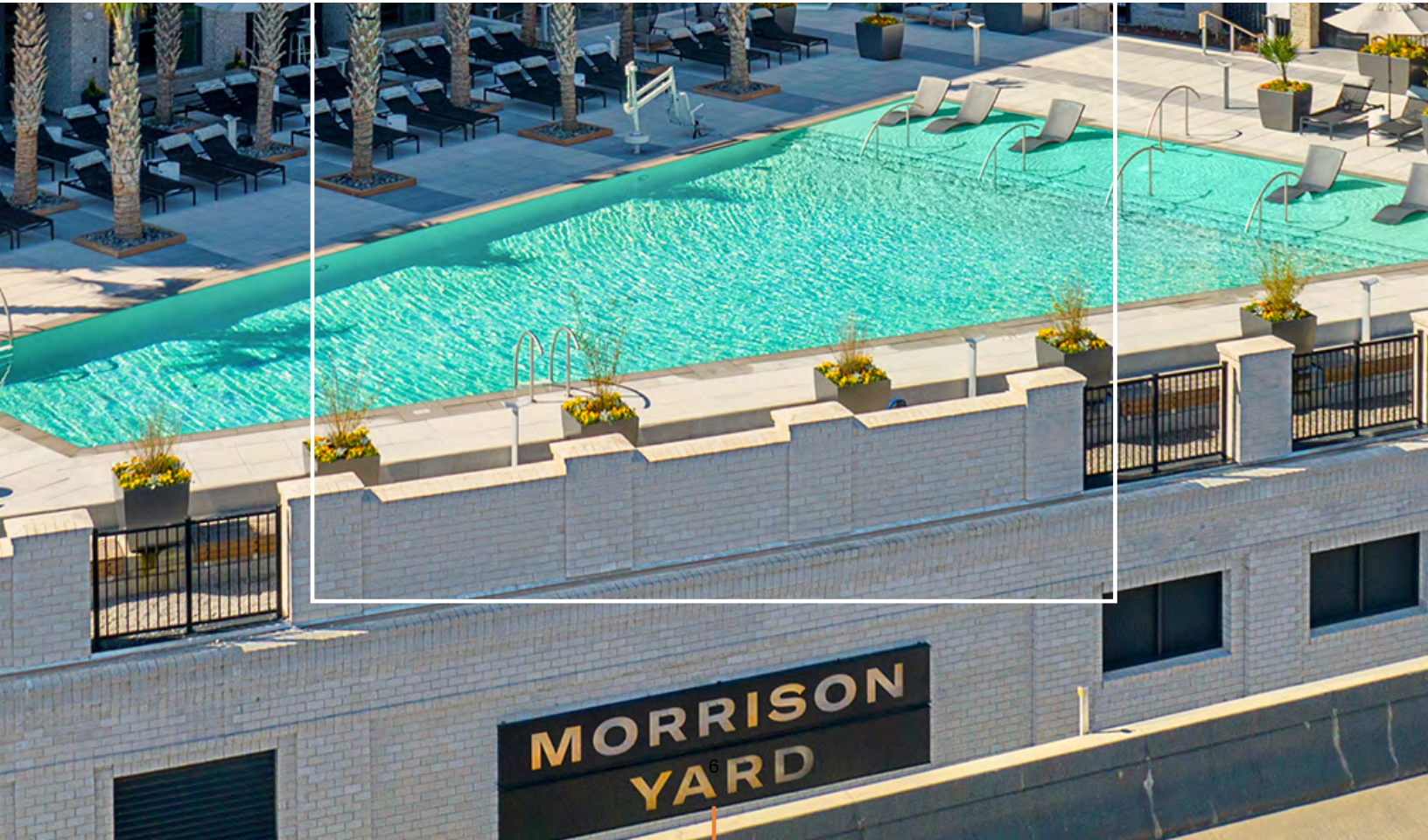
From blueprints and pre-con, to sitework and framing, to final punch walks and lifetime project support, our clients, residents, neighborhoods, and communities can expect an experienced, engaged team that brings integrity, precision, and genuine care and detail to every inch of the project.

Through our legacy of quality, our people-driven culture, and our commitment to our values and delivering smart, future-ready solutions, we are a construction partner that stands the test of time.

Let's build something great together.



PRELIMINARY LOGISTICS PLANS



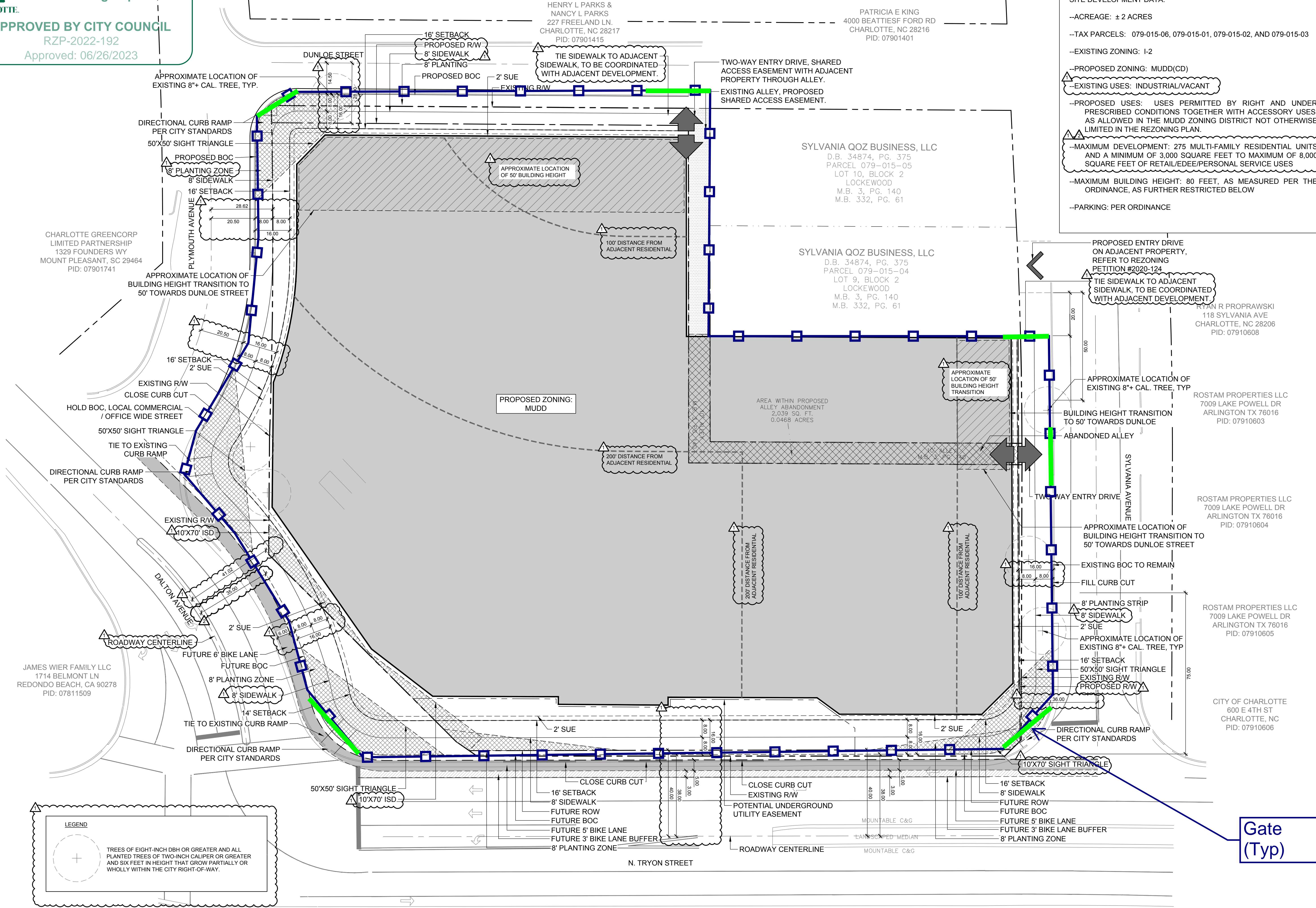
DALTON AVE. APARTMENTS

CHARLOTTE, NC



Fencing Plan

SITE DEVELOPMENT DATA:
 -ACREAGE: ± 2 ACRES
 -TAX PARCELS: 079-015-06, 079-015-01, 079-015-02, AND 079-015-03
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: MUDD(CD)
 -EXISTING USES: INDUSTRIAL/VACANT
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
 -MAXIMUM DEVELOPMENT: 275 MULTI-FAMILY RESIDENTIAL UNITS AND A MINIMUM OF 3,000 SQUARE FEET TO MAXIMUM OF 8,000 SQUARE FEET OF RETAIL/EDD/PERSONAL SERVICE USES
 -MAXIMUM BUILDING HEIGHT: 80 FEET, AS MEASURED PER THE ORDINANCE, AS FURTHER RESTRICTED BELOW
 -PARKING: PER ORDINANCE



LEGEND
 TREES OF EIGHT-INCH DBH OR GREATER AND ALL PLANTED TREES OF TWO-INCH CALIPER OR GREATER AND SIX FEET IN HEIGHT THAT GROW PARTIALLY OR WHOLLY WITHIN THE CITY RIGHT-OF-WAY.

Gate (Typ)

KEY MAP
 SEAL

NOT FOR CONSTRUCTION
 PROJECT
100 DALTON AVENUE
 ASCENT
 100 DALTON AVENUE
 CHARLOTTE, NC

LANDDESIGN PROJ.# 10122262

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
△	REVISIONS PER STAFF COMMENTS	04-10-2023
△	REVISIONS PER STAFF COMMENTS	05-17-2023

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE: NORTH

VERT: N/A
 HORZ: 1" = 20'

0 10 20 40

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

1606 N TRYON INVESTMENT LLC
 106 FOSTER AV
 CHARLOTTE, NC 28203
 PID: 08301119

TAX DEPT. NORFOLK SOUTHERN RAILWAY CO.
 110 FRANKLIN RD
 ROANOKE, VA 24042
 PID: 08301118

PETITION NO. 2022-192

RZ-1.0

Section A

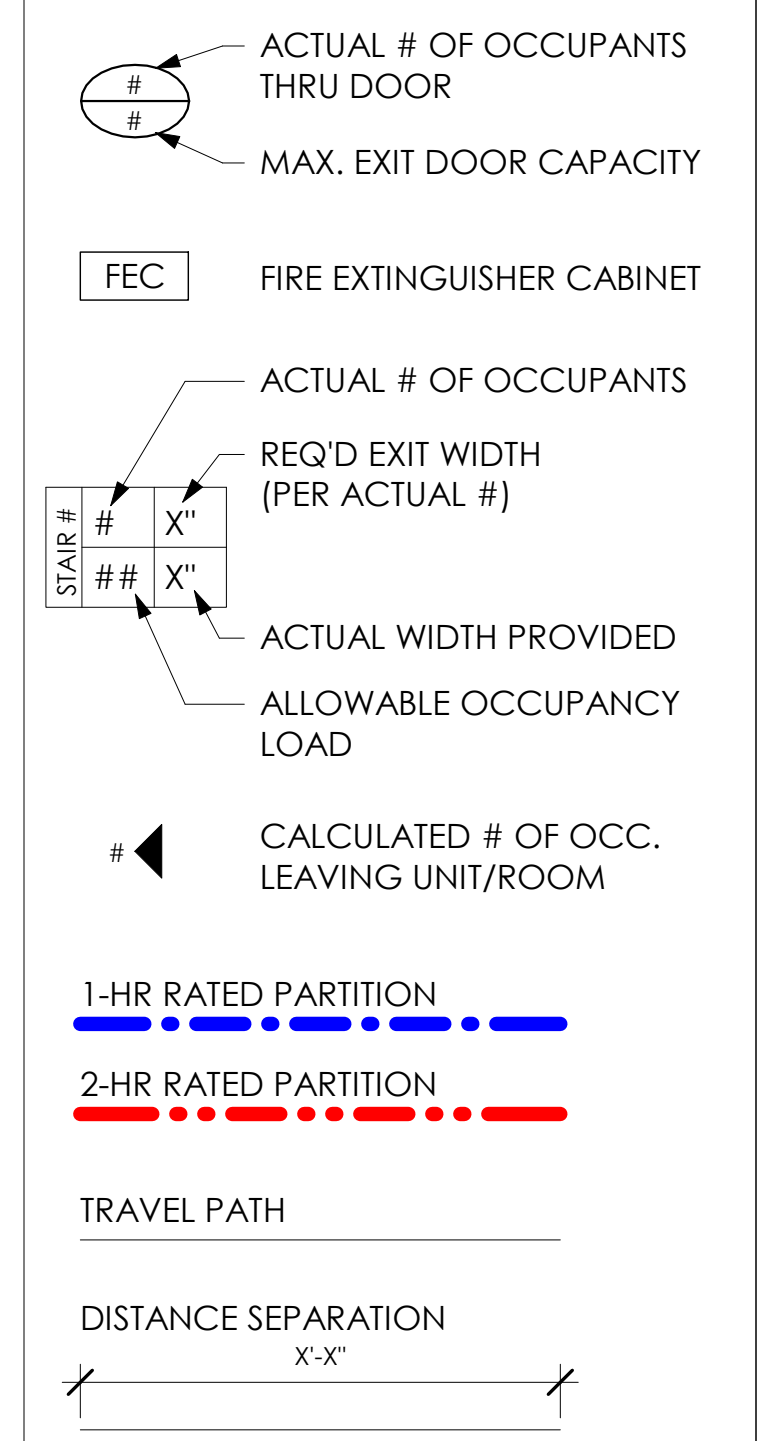
LEVEL 1/ GARAGE

STORAGE (S)	2,320sf / 300sf = 8 OCC.
RESIDENTIAL (R-2)	22,210sf / 200sf = 112 OCC.
FITNESS (A-2)	936sf / 50sf = 19 OCC.
ASSEMBLY (A-3)	4,176sf / 15sf = 279 OCC.
BUSINESS (B)	919sf / 150sf = 7 OCC.
MERCANTILE (M)	3,638sf / 60sf = 61 OCC.
TOTAL	= 486 OCC.

LIFE SAFETY NOTES

- ALL UNIT SEPARATION WALLS ARE 1-HOUR RATED PER UL DESIGN NO. U341. U.N.O.
- ALL FLOOR/CEILING ASSEMBLIES ARE 1-HOUR RATED PER UL DESIGN NO. L574. U.N.O.
- ALL ROOF/CEILING ASSEMBLIES ARE 1-HOUR RATED PER UL DESIGN NO. P522. U.N.O.
- REFER TO SHEETS G3 AND G4 SERIES SHEETS FOR RATED ASSEMBLIES.
- ALL EXTERIOR WALLS ARE 1-HOUR RATED. NO LINETYPE DESIGNATION SHOWN FOR CLARITY (REFER TO SHEET G501).
- AREA SEPARATION IS 2-HOUR RATED PER NBC. SEE SECTION/DETAILS FOR UL & WALL TYPES.
- VERTICAL EXIT SHAFT WALLS ARE 2-HOUR RATED PER UL DESIGN NO. U904.
- ALL CORRIDOR SEPARATION WALLS ARE 1-HOUR RATED PER UL DESIGN NO. U327. U.N.O.

	ASSEMBLY (A-3) 15sf / occ.
	ASSEMBLY (A-2) 50sf / occ.
	BUSINESS (B) 100sf / occ.
	STORAGE (S) 300sf / occ.
	RESIDENTIAL (R-2) 200sf / occ.
	MERCANTILE (M) 60sf / occ.



31 Units Leasing
2 Retails

PG Phase 1

PG Phase 2

Section C

Section B

D1 00_GARAGE/RETAIL LEVEL 0 PLAN LIFE SAFETY
3/32" = 1'-0"

www.greenbergfarrow.com
2459 Wilkinson Blvd, Suite 120
Charlotte, NC 28208

Concrete Sequencing

PROFESSIONAL SEAL

REVISION RECORD

DATE	DESCRIPTION

PROFESSIONAL IN CHARGE
Approver: _____
PROJECT MANAGER
Designer: _____
QUALITY CONTROL
Checker: _____
DRAWN BY
Author: _____
PROJECT NAME
Dalton Ave / NoDa Apartments
100 Dalton Ave.
Charlotte NC 28206

SUMMIT SQUARE EB5
BUILDING FUTURE TOGETHER

PROJECT NORTH PLAN NORTH

ISSUE DATE: _____
PROJECT NUMBER: _____
SHEET TITLE:
GROUND FLOOR - LIFE SAFETY
SHEET NUMBER:
G201
NOT ISSUED FOR CONSTRUCTION

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Parking Garage Erection Plan

REVISION RECORD

DATE	DESCRIPTION

PROFESSIONAL SEAL

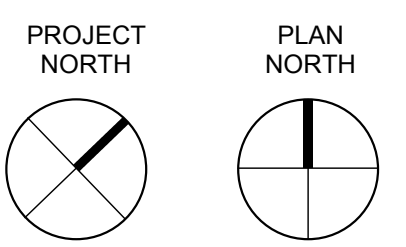
Progress Drawings

Not for Pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

PROFESSIONAL IN CHARGE

Approver: **PROJECT MANAGER**
Designer: **QUALITY CONTROL**
Checker: **DRAWN BY**
Author: **PROJECT NAME**

Dalton Ave / NoDa Apartments
100 Dalton Ave.
Charlotte NC 28206



ISSUE DATE:

PROJECT NUMBER

SHEET TITLE
GROUND FLOOR - LIFE SAFETY

SHEET NUMBER

G201

NOT ISSUED FOR CONSTRUCTION

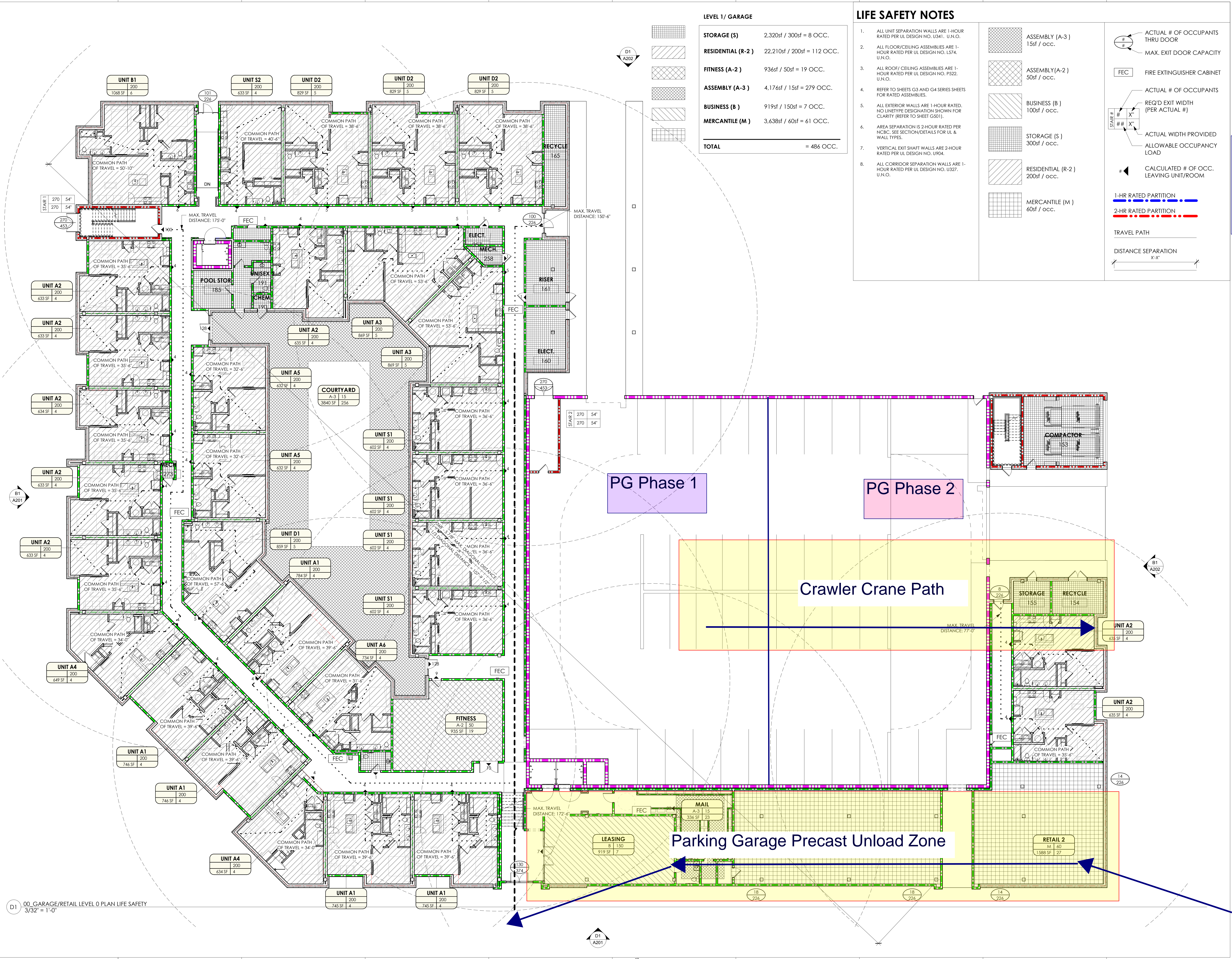
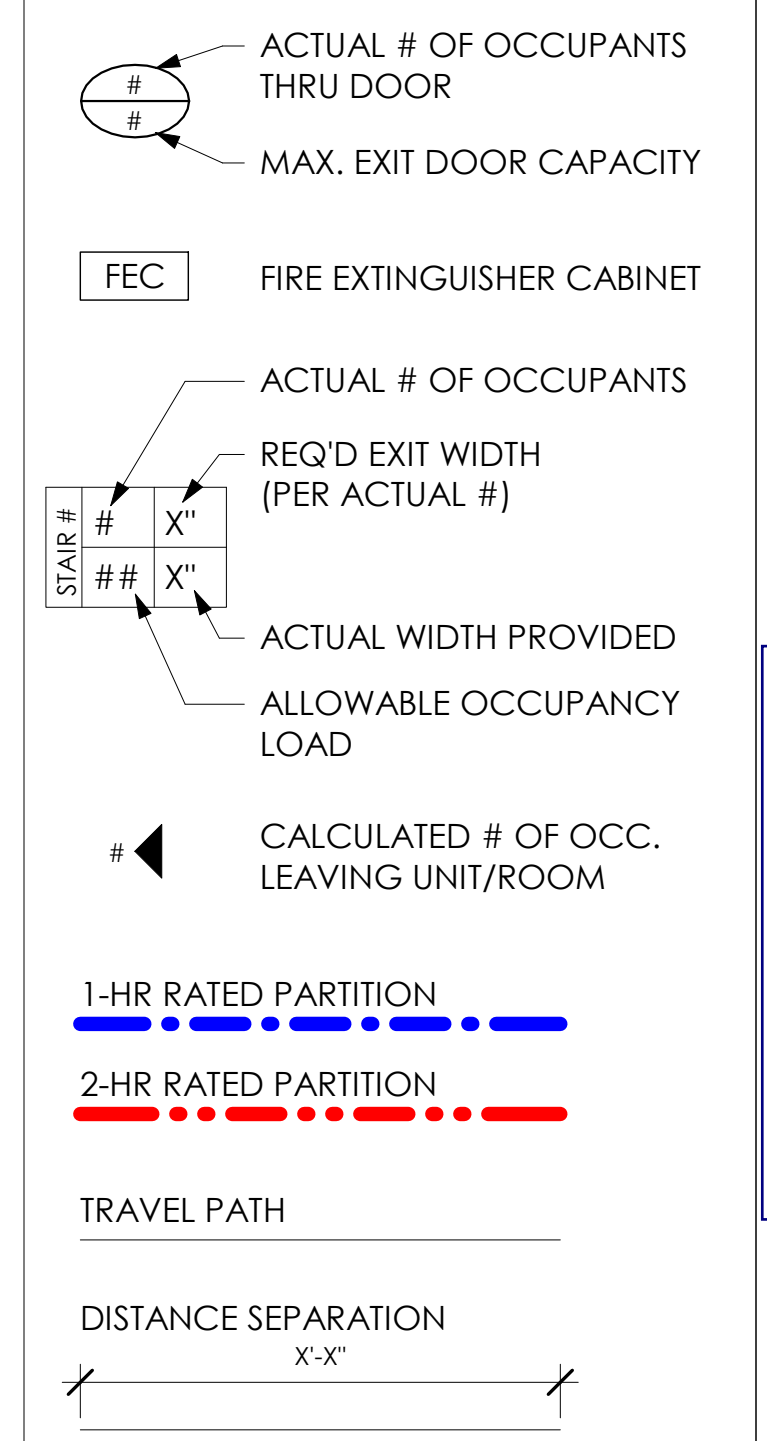
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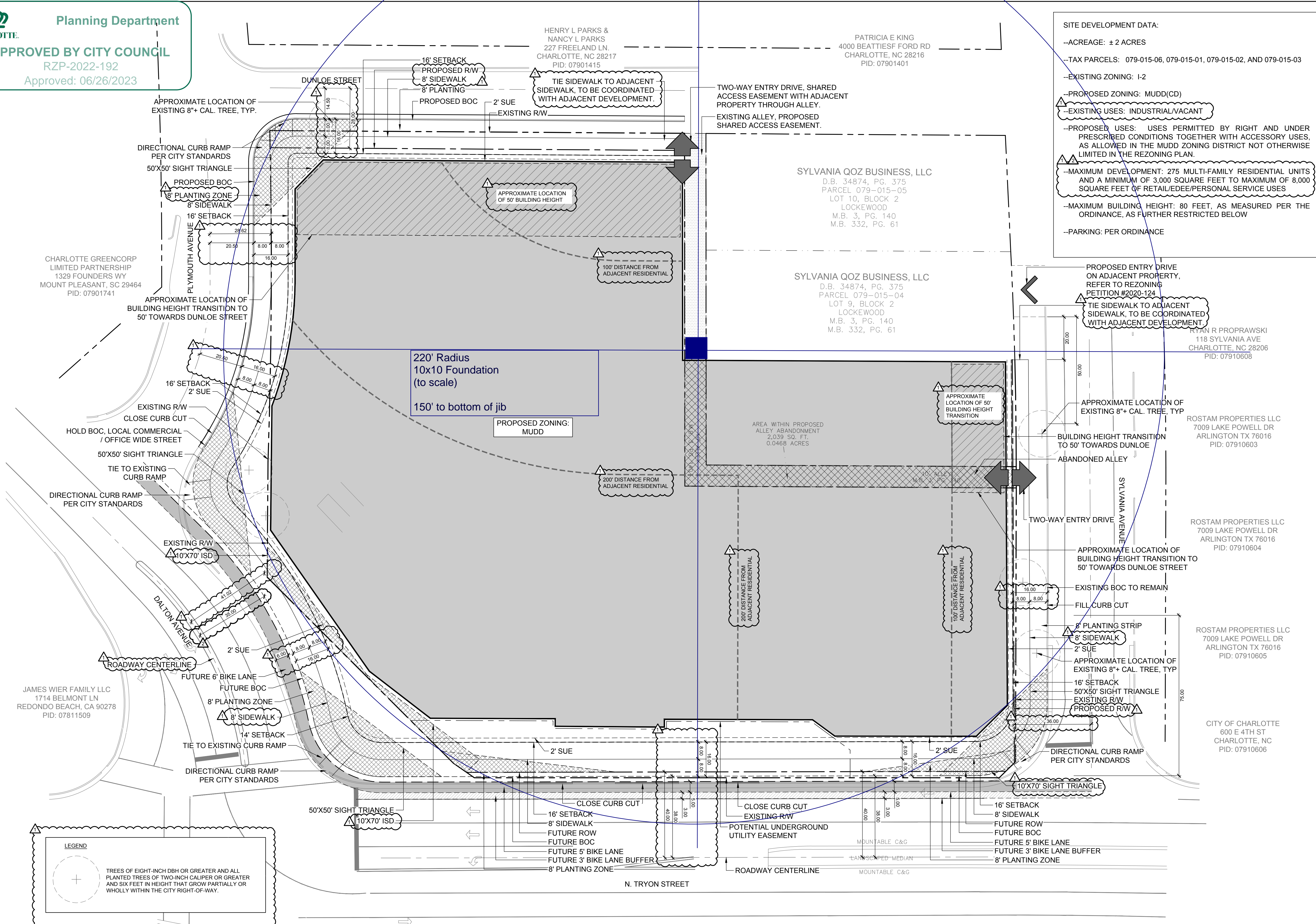


D1 00_GARAGE/RETAIL LEVEL 0 PLAN LIFE SAFETY
3/32" = 1'-0"

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Crane Plan

SITE DEVELOPMENT DATA:
 -ACREAGE: ± 2 ACRES
 -TAX PARCELS: 079-015-06, 079-015-01, 079-015-02, AND 079-015-03
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KEY MAP
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100 DALTON AVENUE

ASCENT
 100 DALTON AVENUE
 CHARLOTTE, NC

LANDDESIGN PROJ# 10122262

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DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE: HORIZ: 1" = 20'
 VERT: N/A

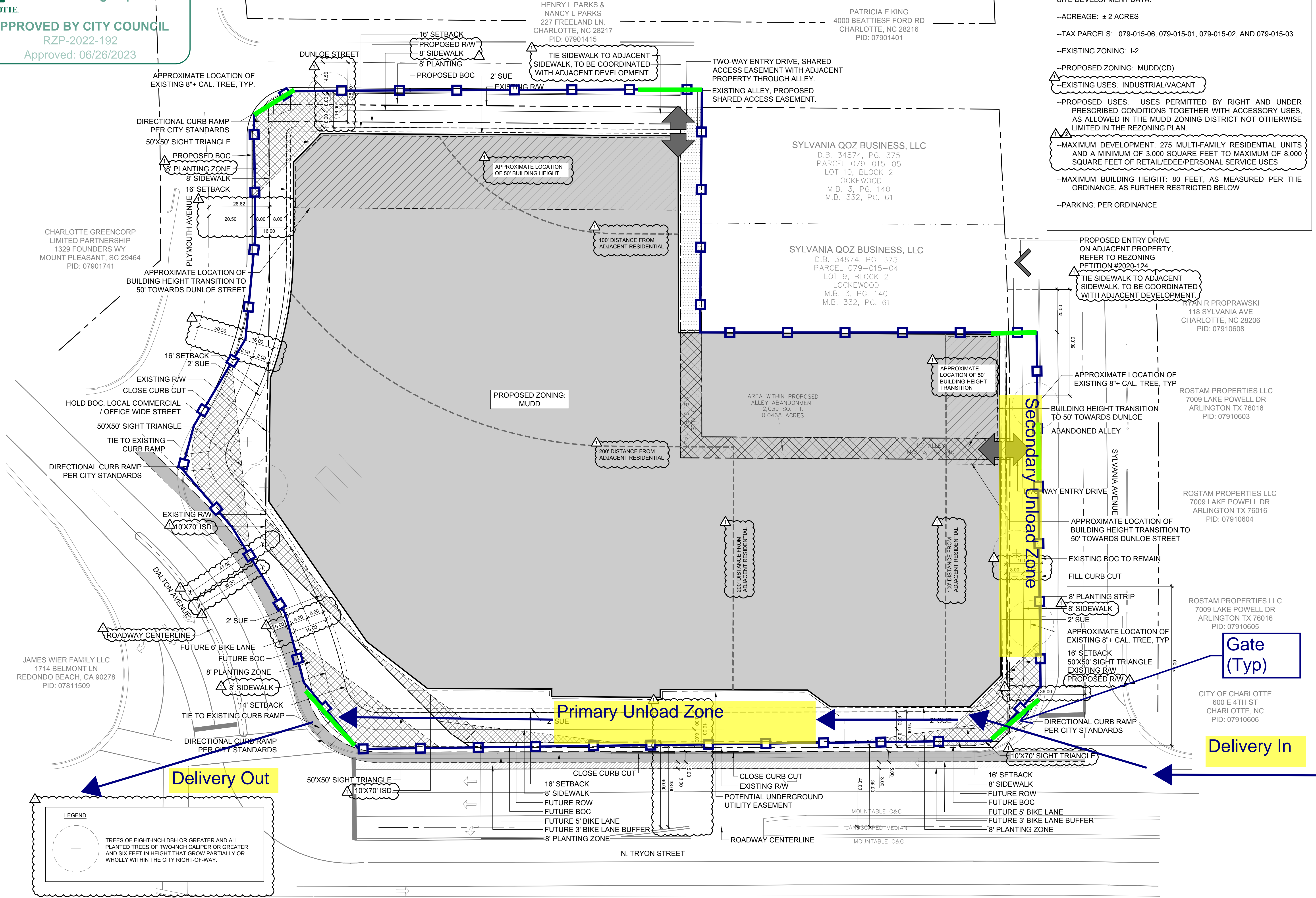
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TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1.0

Delivery Plan

SITE DEVELOPMENT DATA:
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Delivery Out

Delivery In

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TECHNICAL DATA SHEET
 SHEET NUMBER
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Exterior Sequencing

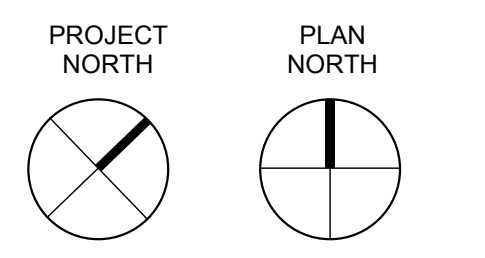
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PROJECT MANAGER
Designer
QUALITY CONTROL
Checker
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Author
PROJECT NAME

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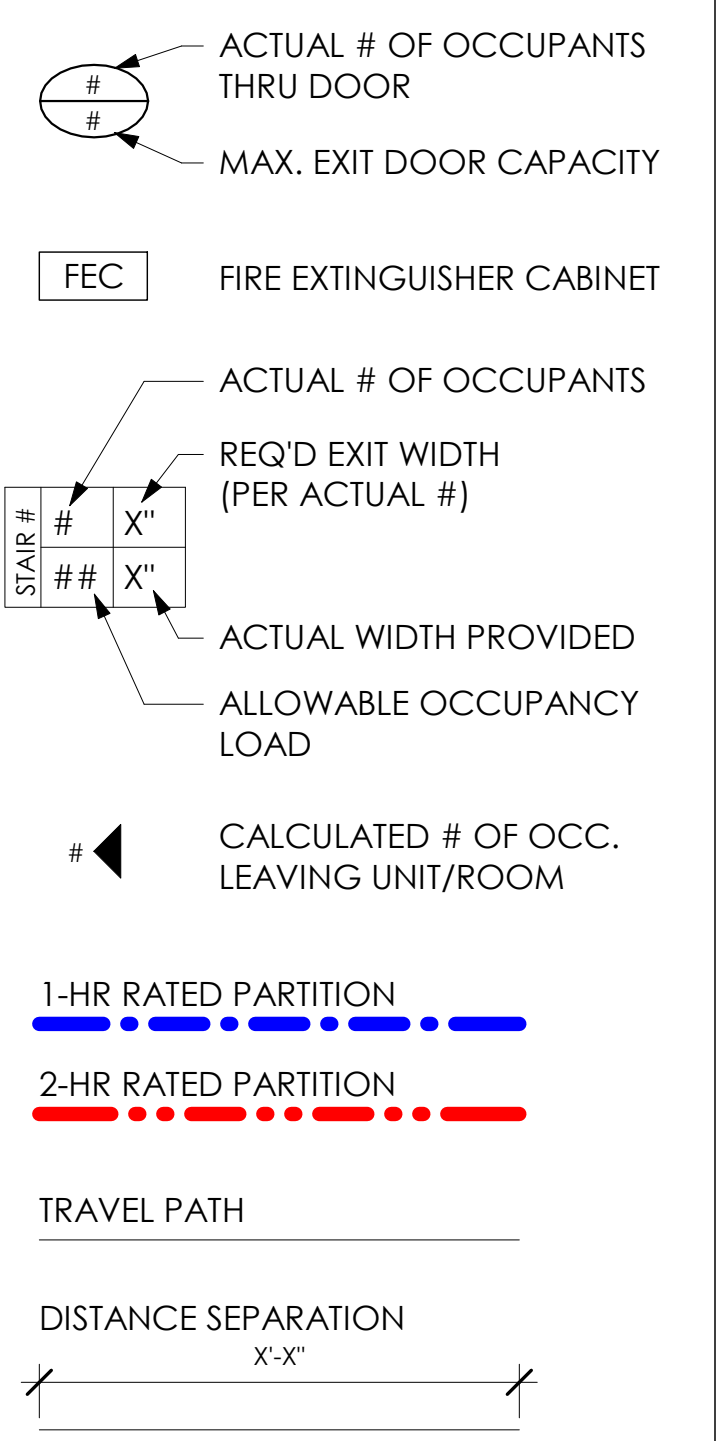
ISSUE DATE:
PROJECT NUMBER
SHEET TITLE
GROUND FLOOR - LIFE SAFETY

SHEET NUMBER
G201
NOT ISSUED FOR CONSTRUCTION

LIFE SAFETY NOTES

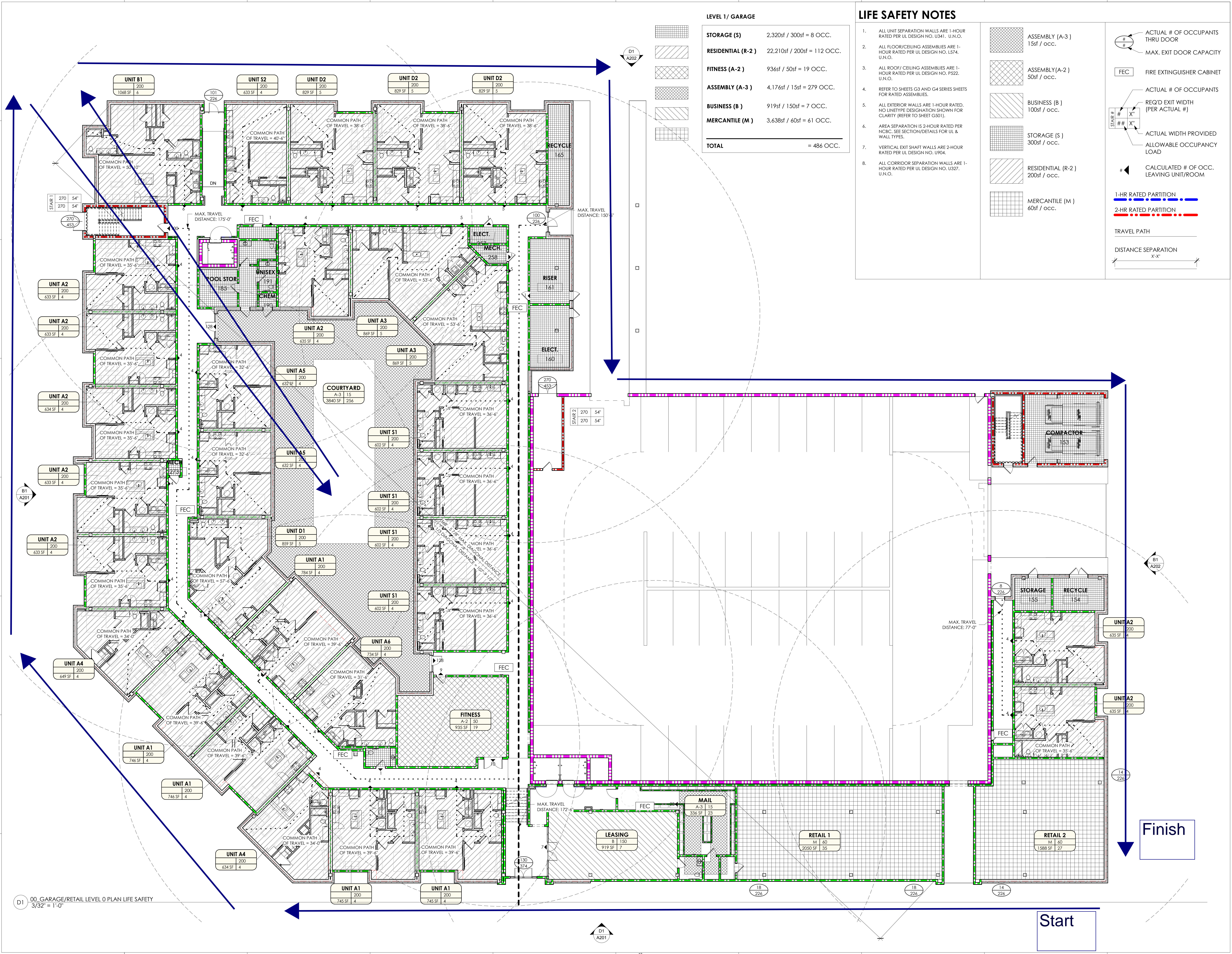
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D1 00_GARAGE/RETAIL LEVEL 0 PLAN LIFE SAFETY
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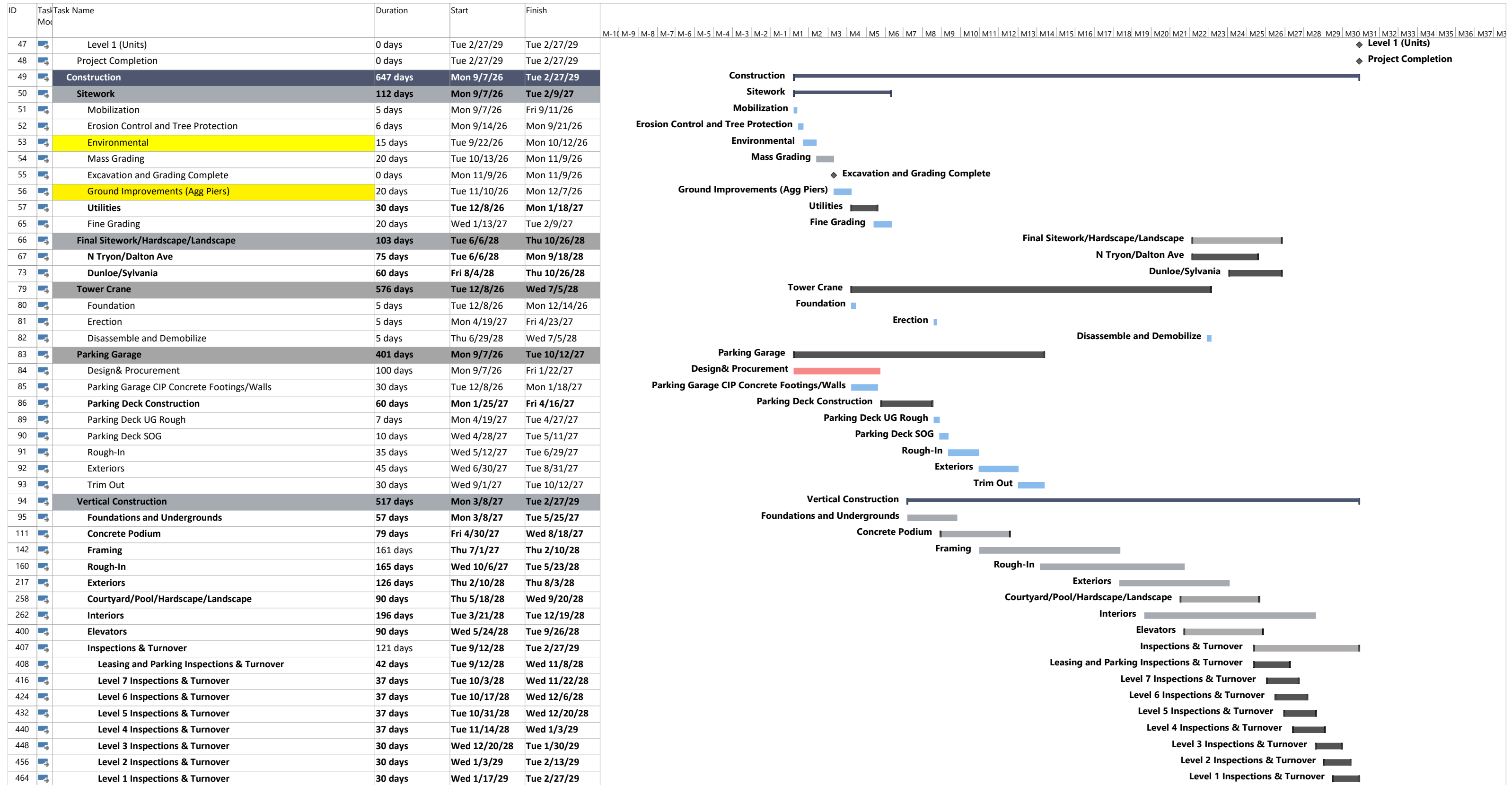
PRELIMINARY CONSTRUCTION SCHEDULE



Exhibit E - Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish
1	100 Dalton NODA - Charlotte NC	905 days	Mon 9/7/26	Tue 2/27/29
2	Notice To Proceed	0 days	Mon 9/7/26	Mon 9/7/26
3	Project Critical Milestones	647 days	Mon 9/7/26	Tue 2/27/29
4	Owner Deliverable Milestones	530 days	Mon 9/7/26	Fri 9/15/28
5	Builders Risk Policy In Place	0 days	Mon 9/7/26	Mon 9/7/26
6	Permits	36 days	Mon 9/7/26	Tue 10/27/26
7	Land Disturbance/Stormwater Permits Issued	0 days	Mon 9/7/26	Mon 9/7/26
8	Foundation/Building Permits Issued	0 days	Tue 10/27/26	Tue 10/27/26
9	Utilities	510 days	Mon 10/5/26	Fri 9/15/28
10	Critical Shop Drawing Approvals (UDS System, Precast)	0 days	Mon 10/5/26	Mon 10/5/26
11	Utility Permit to Construct Issued	0 days	Tue 10/6/26	Tue 10/6/26
12	For Construction Power Plan	0 days	Wed 11/18/26	Wed 11/18/26
13	For Construction Telecom/Internet Plan	0 days	Wed 11/18/26	Wed 11/18/26
14	Construction Power for Crane	0 days	Mon 3/8/27	Mon 3/8/27
15	Active Temp Construction Power (Framing)	0 days	Thu 5/20/27	Thu 5/20/27
16	Active Construction Water	0 days	Thu 6/3/27	Thu 6/3/27
17	House/Unit Electrical Service Applications	0 days	Wed 3/29/28	Wed 3/29/28
18	Electric Meters Set	83 days	Tue 5/23/28	Fri 9/15/28
19	House/Garage	0 days	Tue 5/23/28	Tue 5/23/28
20	Level 7	0 days	Tue 5/23/28	Tue 5/23/28
21	Level 6	0 days	Tue 6/6/28	Tue 6/6/28
22	Level 5	0 days	Tue 6/20/28	Tue 6/20/28
23	Level 4	0 days	Fri 7/21/28	Fri 7/21/28
24	Level 3	0 days	Fri 8/11/28	Fri 8/11/28
25	Level 2	0 days	Fri 9/1/28	Fri 9/1/28
26	Level 1	0 days	Fri 9/15/28	Fri 9/15/28
27	Active Phone Lines	0 days	Wed 7/26/28	Wed 7/26/28
28	Water/Sewer Permit to Operate Issued	0 days	Fri 4/28/28	Fri 4/28/28
29	Water Meters Set	0 days	Fri 5/12/28	Fri 5/12/28
30	Construction Milestones	278 days	Mon 1/18/27	Thu 2/10/28
31	Concrete Foundation Start	0 days	Mon 1/18/27	Mon 1/18/27
32	Parking Garage Start	0 days	Fri 3/5/27	Fri 3/5/27
33	Parking Garage Structure Finish	0 days	Tue 5/11/27	Tue 5/11/27
34	Concrete Vertical Start	0 days	Fri 4/9/27	Fri 4/9/27
35	Concrete Vertical Finish	0 days	Wed 8/18/27	Wed 8/18/27
36	Framing Start	0 days	Wed 8/18/27	Wed 8/18/27
37	Dry In (Roof)	0 days	Thu 2/10/28	Thu 2/10/28
38	Turnover	69 days	Wed 11/22/28	Tue 2/27/29
39	Leasing and Level 1 Parking Garage	0 days	Wed 11/22/28	Wed 11/22/28
40	Level 7	0 days	Wed 11/22/28	Wed 11/22/28
41	Level 6	0 days	Wed 12/6/28	Wed 12/6/28
42	Level 5	0 days	Wed 12/20/28	Wed 12/20/28
43	Level 4	0 days	Wed 1/3/29	Wed 1/3/29
44	Parking Garage (L2-Roof)	0 days	Tue 1/30/29	Tue 1/30/29
45	Level 3	0 days	Tue 1/30/29	Tue 1/30/29
46	Level 2	0 days	Tue 2/13/29	Tue 2/13/29

Exhibit E - Preliminary Construction Schedule





BUDGET SUMMARY



100 Dalton Avenue Charlotte (NoDa), North Carolina

DESIGN & CONSULTANTS	Firm / Company	Contact / Lead	Email	Phone
Client	Summit Square-EB5	Venu Vedre	venu@summitsquareeb5.com	(860) 595-6439
Civil Engineering	Kimley-Horn (K-H)	Matt Story	matt_story@kimley-horn.com	(803) 728-4756
Architecture	Greenberg Farrow (GF)	Jason Loucks	jloucks@greenbergfarrow.com	(704) 287-7448
Structural	EM Structural (EM)	Mike Gardina	mgardina@emstructural.com	(704) 806-1075
Mechanical	Charlotte Mechanical (CME)	Greg Andrews	greg.andrews@cmepllc.com	(704) 688-9320
Electrical	Charlotte Mechanical (CME)	Coty Hamby	coty.hamby@cmepllc.com	(704) 688-9320
Plumbing	Charlotte Mechanical (CME)	Greg Andrews	greg.andrews@cmepllc.com	(704) 688-9320
Interior Design	Dement Design	Ashley Newman	ashley@dementdesigns.com	(678) 227-8574
Waterproofing Consultant	MIS Salas O'Brien	Michael Calabrese	michael.calabrese@salasobrien.com	(443) 615-8241
Accessibility Consultant	United Spinal Association	Kleo King	kking@accessibility-services.com	(718) 803-3782
Precast Parking Deck Design	Metromont	Steven Mortensen	smortensen@metromont.com	(704) 921-2407
Fitness Consultant	Ready Fitness	Celia Smart	celia@readyfitness.com	(704) 789-3440

285,000 GSF (Approx.)
270.00 Units

DESCRIPTION	Subtotal	\$/GSF	\$/Unit	
SITWORK				
01G - Surveying	\$ -	\$ -	\$ -	Surveying in Site Scope
02A - Building Demolition	EXCL	EXCL	EXCL	Excluded. Site Demo in Sitework Scope.
13A - Swimming Pools	\$ 199,000.00	\$ 0.70	\$ 737.04	
31A - Complete Sitework	\$ 2,840,413.00	\$ 9.97	\$ 10,520.05	
31B - Shoring	EXCL	EXCL	EXCL	
31C - Deep Foundations	\$ 950,000.00	\$ 3.33	\$ 3,518.52	
32A - Paving / Sidewalks Curbs and Gutters	Incl in Site	Incl in Site	Incl in Site	
32B - Pavement Markings	Incl in Site	Incl in Site	Incl in Site	
32C - Hardscape & Furnishings	\$ 1,370,082.00	\$ 4.81	\$ 5,074.38	Includes Upper Level Amenity Spaces(Rooftop)
32D - Landscape & Irrigation	\$ 279,811.00	\$ 0.98	\$ 1,036.34	
32E - Traffic Signalization	EXCL	EXCL	EXCL	
32F - Fencing	\$ 81,377.00	\$ 0.29	\$ 301.40	
32G - Gate Operators	\$ 53,612.00	\$ 0.19	\$ 198.56	
32H - Bike Racks and Bollards	\$ 42,000.00	\$ 0.15	\$ 155.56	(Consider bollards and goal posts at parking deck entry)
33A - Sanitary Sewer	Incl in Site	Incl in Site	Incl in Site	
33B - Storm Sewer	Incl in Site	Incl in Site	Incl in Site	
33C - Water	Incl in Site	Incl in Site	Incl in Site	
33D - Site Electrical	Incl in Electrical	Incl	Incl in Electrical	Conduits Only to Building
Other		\$ -	\$ -	
SITWORK SUBTOTAL:	\$ 5,816,295	\$ 20.41	\$ 21,542	
BUILDING				
01A - Hoisting & Crane	\$ 560,000.00	\$ 1.96	\$ 2,074.07	
01B - Allowances				Entire Budget to be Considered Allowance at This Stage of Design.
01C - General Works	\$ -	\$ -	\$ -	
01D - Final Cleaning	\$ 116,875.00	\$ 0.41	\$ 432.87	
02A - Demolition	EXCL	EXCL	EXCL	
03A - Concrete (Cast in Place)	\$ 7,302,256.00	\$ 25.62	\$ 27,045.39	(Include consideration on grade vapor retarder) (Consideration for Conc Specialties such as Stairs, Sills, Copings, Trims, Site wall caps)
03B - Precast Concrete Structures	\$ 2,839,105.00	\$ 9.96	\$ 10,515.20	
03C - Light Weight Conc (Stairs and Balconies)	\$ 124,040.00	\$ 0.44	\$ 459.41	See Notes on Balconies.
03D - Gypcrete	\$ 543,838.00	\$ 1.91	\$ 2,014.21	(Include consideration for sound mat)
04A - Masonry CMU	\$ 918,950.00	\$ 3.22	\$ 3,403.52	
04B - Masonry Face Brick	\$ 1,314,332.00	\$ 4.61	\$ 4,867.90	
05A - Structural and Miscellaneous Steel	\$ 901,981.00	\$ 3.16	\$ 3,340.67	
05B - Architecturally Exposed Steel	\$ 703,934.00	\$ 2.47	\$ 2,607.16	
05C - Steel Stairs	\$ 499,613.00	\$ 1.75	\$ 1,850.42	
05D - Stairwell Railing Only	\$ 86,688.00	\$ 0.30	\$ 321.07	
05E - Balcony Railing Only	\$ 246,960.00	\$ 0.87	\$ 914.67	Includes Railings of Amenities, Garages, Etc.
06A - Wood Framing and Rough Carpentry	\$ 6,632,530.00	\$ 23.27	\$ 24,564.93	(Include consideration for wood treatment)

06B - Prefabricated Wood Trusses	Incl in Wood	Incl	Incl in Wood	
06C - Millwork & Trim	\$ 759,232.00	\$ 2.66	\$ 2,811.97	
07A - Waterproofing and Sealants	\$ 514,118.00	\$ 1.80	\$ 1,904.14	
07B - Metal Panels Cladding	Incl 07G	Incl	Incl 07G	
07C - Insulation	\$ 1,397,867.00	\$ 4.90	\$ 5,177.29	
07D - EIFS	Incl in Siding	Incl	Incl in Siding	See Notes on EIFS
07E - Boxing & Siding	\$ 2,338,572.00	\$ 8.21	\$ 8,661.38	
07F - TPO Roofing and Accessories	\$ 703,600.00	\$ 2.47	\$ 2,605.93	(Include consideration for roof insulation and related flashings)
07G - Metal Panels Cladding	\$ 617,935.00	\$ 2.17	\$ 2,288.65	
07H - Firestopping	Incl w/Trades	Incl	Incl w/Trades	
07J - Joint Sealants	Incl in Wat Proof	Incl	Incl in Wat Proof	
08A - Common Areas / Amenity Doors	\$ 302,049.00	\$ 1.06	\$ 1,118.70	(Include consideration for Hollow Metal Doors for BOH doors)
08B - Unit Entry / Interior Doors with Trim	\$ 977,500.00	\$ 3.43	\$ 3,620.37	
08C - Windows & Balcony Doors	\$ 1,262,292.00	\$ 4.43	\$ 4,675.16	
08D - Overhead Coiling Doors	Incl In Access	Incl	Incl In Access	(Consider Parking deck is often coiling grille)
08E - Glass Assemblies (Storefronts)	\$ 542,525.00	\$ 1.90	\$ 2,009.35	
08F - Door Hardware	\$ 318,484.00	\$ 1.12	\$ 1,179.57	
08G - Exterior Louvers	Décor. Metals		Décor. Metals	
09A - Drywall Assemblies	\$ 5,579,132.00	\$ 19.58	\$ 20,663.45	Includes Metal Stud Framing under Podiums
09B - Acoustical Assemblies	See 09E	See 09E	See 09E	Standard Assemblies included in Trade Spec.
09C - Hard Tile Floor (Leasing/Club)	See 09E	See 09E	See 09E	
09D - Hard Tile Floor (Unit Bathrooms)	\$ 521,150.00	\$ 1.83	\$ 1,930.19	Includes Tub Surrounds/Kitchen Backsplash, No Floor Tile
09E - Wall Tile (Leasing/Club)	\$ 720,000.00	\$ 2.53	\$ 2,666.67	Entire Amenity Upfit Incl @ \$160/sqft
09F - Floor Coverings - Resilient & Carpeting	\$ 858,822.00	\$ 3.01	\$ 3,180.82	LVT in Units, Corridor Carpeting.
09G - Painting	\$ 1,266,787.00	\$ 4.44	\$ 4,691.80	
10A - Signage	EXCL	EXCL	EXCL	
10B - Bathroom Accessories	\$ 142,702.00	\$ 0.50	\$ 528.53	
10C - Tub and Shower Enclosures	Incl in Plumb	Incl in Plumb	Incl in Plumb	Standard Bases w/file Surrounds.
10D - Shower Doors	\$ 349,951.00	\$ 1.23	\$ 1,296.11	
10E - Fire protection cabinets	\$ 95,812.00	\$ 0.34	\$ 354.86	
10F - Mailboxes	\$ 60,776.00	\$ 0.21	\$ 225.10	
10G - Unit Shelving	\$ 151,092.00	\$ 0.53	\$ 559.60	Wire Shelving throughout.
10H - Canopies	Incl Arch Steel	Incl	Incl Arch Steel	
10J - Smoke Curtain	\$ 180,200.00	\$ 0.63	\$ 667.41	
11A - Parking Control Equipment	Incl	Incl	Incl	Gates in Steel. Operators Listed Above.
11B - Loading Dock Equipment	EXCL	EXCL	EXCL	
11C - Residential Appliances	\$ 1,221,149.00	\$ 4.28	\$ 4,522.77	
11D - Amenity Equip (list inclusions)	See 09E	See 09E	See 09E	
12A - Window Treatments	\$ 119,392.00	\$ 0.42	\$ 442.19	Standard 2" Faux. No Roller Shades incl.
12B - Unit Cabinets Only (No Countertops)	\$ 1,362,153.00	\$ 4.78	\$ 5,045.01	
12B - Leasing/Club Cabinets (No Countertops)	See 09E	See 09E	See 09E	
12D - Stone Countertops	\$ 723,454.00	\$ 2.54	\$ 2,679.46	
14A - Elevators	\$ 862,632.00	\$ 3.03	\$ 3,194.93	
14C - Trash Compactor	\$ 280,000.00	\$ 0.98	\$ 1,037.04	
14D - Trash Chutes	Incl in Comp	Incl	Incl in Comp	
21A - Fire Protection	\$ 1,481,644.00	\$ 5.20	\$ 5,487.57	Includes Garage.
22A - Plumbing	\$ 3,990,689.00	\$ 14.00	\$ 14,780.33	Includes Garage and Roof Drains
22B - Sump Pumps	Incl in Plumb	Incl	Incl in Plumb	
22C - Water Heaters	Incl in Plumb	Incl	Incl in Plumb	
22D - Plumbing Fixtures	Incl in Plumb	Incl	Incl in Plumb	
23A - HVAC	\$ 3,331,012.00	\$ 11.69	\$ 12,337.08	Includes CO Monitoring and Ventilation in Garage
26A - Electrical	\$ 5,402,712.00	\$ 18.96	\$ 20,010.04	
26C - Light Fixtures	\$ 670,407.00	\$ 2.35	\$ 2,482.99	
27A - Low Voltage	\$ 49,757.00	\$ 0.17	\$ 184.29	
28A - Security	\$ 240,057.00	\$ 0.84	\$ 889.10	
31D - Termite Treatment	\$ 35,582.00	\$ 0.12	\$ 131.79	
BUILDING SUBTOTAL:	\$ 62,222,340	\$ 218.32	\$ 230,453	

GENERAL CONDITIONS/REQUIREMENTS

General Conditions / General Requirements	\$ 3,978,289.00	\$ 13.96	\$ 14,734.40	
Builders Risk	By Owner	By Owner	By Owner	Provide Owner Req. if we need to Price.
Builders Risk - Site Security Cameras	By Owner	By Owner	By Owner	
General Liability Insurance	\$ 468,110.00	\$ 1.64	\$ 1,733.74	
SDI	EXCL	EXCL	EXCL	
Building Permit	EXCL	EXCL	EXCL	
Traffic Control		\$ -	\$ -	Included in Site and Precast.
Construction Fee	\$ 3,262,277.00	\$ 11.45	\$ 12,082.51	
Business License	\$ 10,000.00	\$ 0.04	\$ 37.04	Req. for CF Evans Local Municipality.
Contingency	\$ 1,449,901.00	\$ 5.09	\$ 5,370.00	
Warranty / IT		\$ -	\$ -	
SOFT COSTS SUBTOTAL:	\$ 9,168,577	\$ 32.17	\$ 33,958	
TOTAL	77,207,212	270.90	285,953	

General Notes:

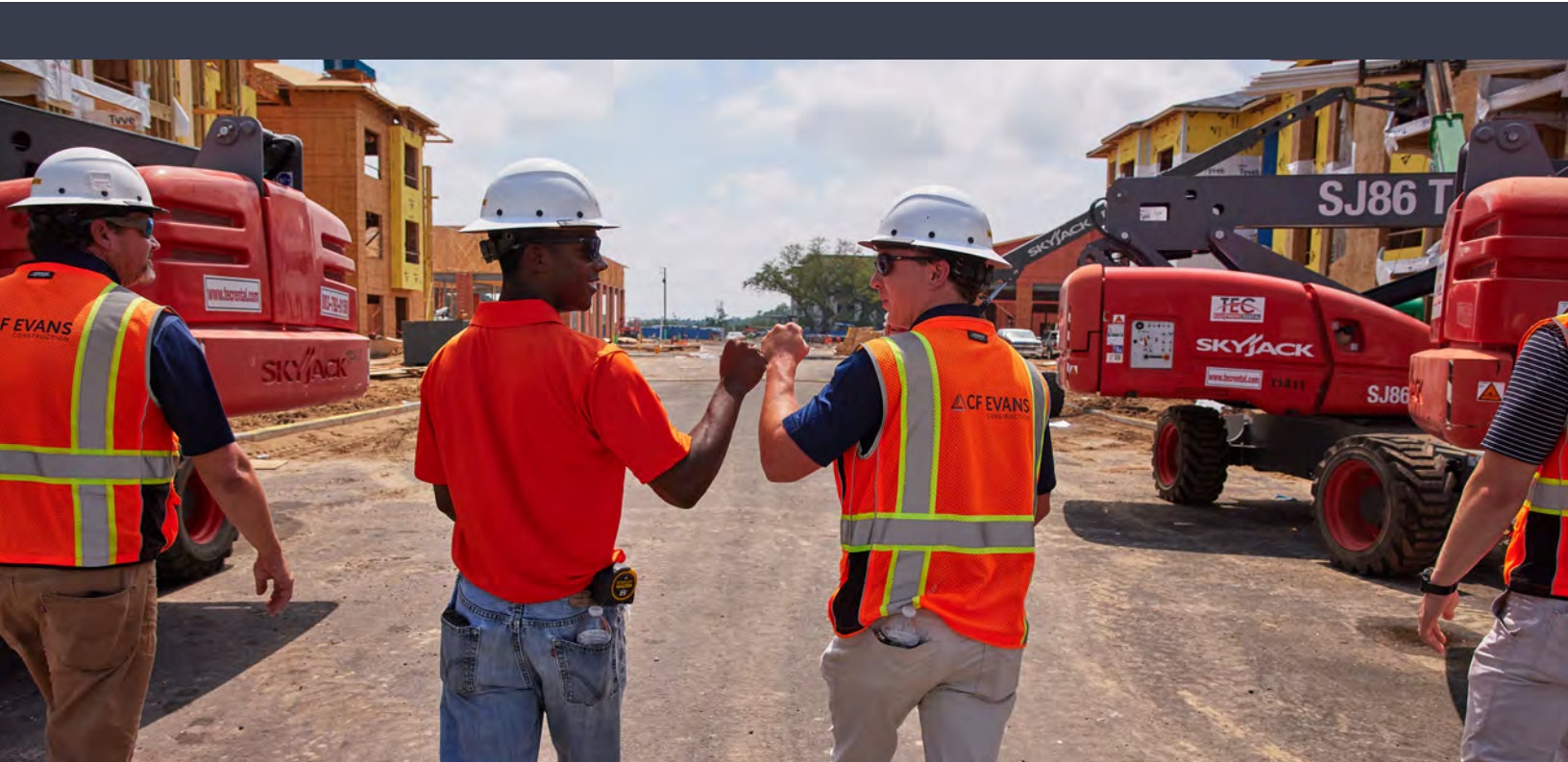
- 1) This Budget is based on Internal Historic Pricing, and should be considered Design Allowances at this Point. This is not an Offer to Contract.
- 2) Pricing is Based on RFP Documents, dated March 2, 2026. Exception: Did not See Document Listed as "3) REV-1 Lee's Truck Stop Brownfield Assessment Report, by SM&E". We did not include any Brownsfield Requirements.
- 3) General Conditions Based on (30)Months of Uninterrupted Construction Duration.
- 4) Based on Narration and Floor Plans indicating (275) Apartment Units located in (1)7-Story Building. There were documents provided for 2-Story Building located next to Target Property. Not clear how those documents were to be incorporated. We did not include any value for that Structure or Site Improvements associated with

Excel Sheet:



Scope Notes:

- 1) GeoPiers Included under all Garage and Podium Foundations. Excludes Rigid Inclusions, Piles, etc.
- 2) Balconies were not shown on Building Footprints provided, but did appear on Renderings & Elevations. Essentially we picked up Balconies at Units that showed Inset at Living Room Spaces. Essentially A1, A2, D2, and Inside Corner Units in Internal Courtyard.
- 3) Veneer Based on Rough Percentages shown on Elevations/Renderings. Note: RFP States Stucco/EIFS as one Material. Unable to determine where this is located on the Building. CF Evans will not install Stucco/EIFS on any Wood Framed Component of the Building. If Stucco to be used must be on Lower Concrete/Metal Stud Sections of Building. Primary Upper Levels considered to be Cementitious Panel w/Metal Panel Accents.





RELEVANT MULTIFAMILY EXPERIENCE



EXHIBIT B

CURRENT WORK IN PROGRESS AND UNDER CONSTRUCTION

Project Name, Location, & Projected Completion Date	Location	Completion Date	Architect	Project Description & Work Performed	Number Of Units	Contract Value (Millions)	Percent Complete	Contract Value Remaining (Millions)	Project Duration (Months)	Reference Name, Company, & Phone Number
Arden Dorchester Senior Living	North Charleston, SC	Feb-27	Roland Architecture	Consists of mixed use apartments on 13.41 acres including 150 senior living units, community area dining room, fitness center, library, and detached parking garages	150	27.98	5.48	26.45	17	CRP/Dorchester Owner, LLC Kevin Woodley 301.654.8801
2222 Main View	Columbia, SC	Dec-27	Poole & Poole Architecture, LLC	HUD Project consisting of 6 - four story buildings around a parking deck, including 320 living units and car wash	320	75.60	3.1	73.26	27	2222, LLC by Commonwealth Properties, LLC Steven A Middleton
Busbee Phase 1A	Asheville, NC	Feb-26	Dynamik Design	26.63 Acre Site. Consists of (3) apartment buildings with integral amenities, (2) freestanding garage buildings, (1) maintenance/carwash building, (1) trash enclosure, and (1) pool.	179	45.51	91.18	4.01	24	Flournoy Development Group, LLC FDG-RSE Busbee JV, LLC Blake Breimann 706.243.9474
Evado at Taproot	Fletcher, NC	Feb-27	PDI Architecture, LLC	Consists of Nine 3 story walk up apartment buildings with 30 apartment units each. A total of 108 (1) bedroom units, (135) each 2 bedroom units, and (27) each 3 bedroom units with a total of 270 units. Clubhouse, Dog Spa/Car wash, garages and mail building.	270	47.94	19.62	38.53	23	Tap Root Holdings, LLC McFaddin Blanding 864.706.6424
Point Hope III	Charleston, SC	Mar-26	Housing Studio, PA	Consists of (4) Buildings, Retail Buildings A & B, Club Area Integrated within Building 1, Free Standing Leasing/Business Office, Pool, Maintenance Building and Trash Compactor Structure	348	88.90	58.55	36.85	26	Point Hope Two Residential, LLC c/o PGIM Real Estate Chip Short 803.409.9611
Woodfield Woven	Greenville, SC	Sep-27	Housing Studio, PA	Building 1 including 124 each living units across a basement level and 5 floors, precast structure parking, Building 2 including 91 each living units across a basement level, sitework, and landscape	215	64.24	13.07	55.84	28	Village of West Greenville, LLC Brian Schick 919.810.3245
Northpoint on Jarvis Creek	Hilton Head Island, SC	Aug-27	DT J Design	Consists of 157 unit apartment complex on 11.30 acres site consisting of (7) 3-story apartment buildings, (2) 2-story apartment buildings, (4) townhomes, Clubhouse, dog park, Pool and Courtyard, Maintenance Building and Trash Enclosure	157	33.25	0	33.25	20	HHI Northpoint, LLC Brendan Barr 678.209.3079
Totals					1639	\$ 383.42		\$ 268.19		



EXHIBIT D

MAJOR CONSTRUCTION PROJECTS COMPLETED IN LAST 5 YEARS

Project Name & Location	Project Type	Number Of Units	Gross Square Footage	Rentable Square Footage	Original Cost (\$Millions)	Final Value (\$Millions)	NTP Date	Substantial Completion Date
408 Jackson Greenville, SC	New Construction	227	408,404	223,585	\$ 42.50	\$ 44.57	6/4/20	4/30/23
5401 North Apartments Raleigh, NC	New Construction	192	197,132	167,562	\$ 18.74	\$ 18.74	10/2/17	9/1/19
601 Meeting Street Charleston, SC	New Construction	274	497,021	228,408	\$ 55.10	\$ 58.98	8/22/16	1/25/19
Aventon Pearl John's Island SC	New Construction	394	501,483	417,903	\$ 87.10	\$ 88.44	3/13/23	8/5/25
Befary Flats Goose Creek, SC	New Construction	264	290,760	262,560	\$ 36.25	\$ 36.30	11/20/18	6/1/20
Cooper River Farms II Charleston, SC	New Construction	71	86,353	73,181	\$ 16.23	\$ 17.08	5/20/24	7/30/25
Corners At Briar Creek Durham, NC	New Construction	298	390,316	255,697	\$ 40.61	\$ 41.66	2/21/22	1/5/24
Ellison at The Preserve Asheville, NC	New Construction	315	347,104	289,254	\$ 61.75	\$ 66.00	3/28/22	2/28/25
Evado Nova Pax Summerville, SC	New Construction	309	387,980	286,850	\$ 59.82	\$ 62.38	12/12/22	7/1/25
Founders Yard Charleston, SC	New Construction	341	470,044	370,117	\$ 57.98	\$ 61.93	1/3/22	6/30/24
Gaddy Residential Raleigh, NC	New Construction	326	365,070	273,091	\$ 53.40	\$ 58.20	6/27/18	6/1/20
Greenway Village At Heritage Wake Forest, NC	New Construction	182	232,273	164,325	\$ 27.07	\$ 27.99	4/23/21	2/9/23
Legacy Haywood Apartments Greenville, SC	New Construction	244	354,908	301,670	\$ 31.78	\$ 31.78	4/30/18	11/1/19
Morrison Yard Charleston, SC	New Construction	379	702,172	505,443	\$ 111.25	\$ 120.77	1/30/20	2/3/23
Newbrook Apartments Charleston, SC	New Construction	264	295,847	271,201	\$ 36.36	\$ 37.00	6/13/19	4/1/21
Riverside Greenville, SC	New Construction	200	185,017	157,264	\$ 29.90	\$ 30.17	2/3/20	8/1/21
Sonderly at The Conco Charlotte, NC	New Construction	270	361,198	255,107	\$ 50.16	\$ 50.83	10/3/22	9/11/24
Still Hopes Nursing Addition Phase 2 Columbia, SC	New Construction & Upfit	80	241,380	188,976	\$ 47.10	\$ 48.88	1/14/19	2/15/21
The Ames Summerville, SC	New Construction	304	411,379	303,673	\$ 53.13	\$ 58.52	1/17/22	4/29/24
The Duke Of Charleston Charleston, SC	New Construction	250	337,869	287,188	\$ 33.79	\$ 33.93	9/1/19	5/1/21
The Eastwood Ladson, SC	New Construction	244	320,412	245,870	\$ 49.48	\$ 49.75	10/28/22	5/1/25
The Emmett West Montague North Charleston, SC	New Construction	297	366,208	278,551	\$ 54.49	\$ 54.71	5/16/22	9/5/24
The Farmhouse Easley Easley, SC	New Construction	224	288,441	219,282	\$ 25.34	\$ 26.83	2/8/21	12/20/22
The Henslow Daniel Island, SC	New Construction	163	172,478	157,595	\$ 54.52	\$ 58.61	1/16/23	8/6/25
The Lively At Drayton Mill Spartanburg, SC	New Construction	297	277,180	249,236	\$ 37.41	\$ 39.83	10/1/19	5/1/21
The Lively At Grande Dunes Myrtle Beach, SC	New Construction	322	300,208	269,091	\$ 40.67	\$ 41.72	4/1/20	6/1/22
The Lively At Market Commons Myrtle Beach, SC	New Construction	299	273,508	258,078	\$ 31.32	\$ 31.49	9/1/17	11/1/19
The Lively At Murrells Inlet Murrells Inlet, SC	New Construction	296	370,264	272,790	\$ 46.27	\$ 48.40	10/12/21	8/1/24
The Lively At Victor Park Greer, SC	New Construction	318	382,463	287,905	\$ 39.07	\$ 41.64	11/2/20	10/1/22
The Standard James Island Charleston, SC	New Construction	127	115,899	103,441	\$ 18.07	\$ 18.16	4/26/18	11/1/19
The Passage Summerville, SC	New Construction	240	278,024	250,756	\$ 25.81	\$ 28.60	4/20/16	6/30/19
The Port House Apartments Mt Pleasant, SC	New Construction	233	297,492	256,444	\$ 41.60	\$ 44.06	1/5/20	3/1/22
The Porter Charleston, SC	New Construction	118	115,909	87,650	\$ 26.84	\$ 27.45	5/15/19	6/1/21
The Wyre River Arts Asheville, NC	New Construction	237	255,423	212,853	\$ 59.28	\$ 65.27	2/21/22	5/22/25
University Executive Park Charlotte, NC	New Construction	278	316,568	259,585	\$ 43.08	\$ 44.47	5/22/18	11/24/20
Totals		9,157	11,056,841	8,974,962	\$ 1,581.42	\$ 1,654.36		

*FILLED CELLS REPRESENT PROJECTS WITH PODIUMS AND/OR STRUCTURED PARKING.



808 HAWTHORNE | CHARLOTTE, NC



PROJECT DESCRIPTION

808 HAWTHORNE DELIVERS MODERN APARTMENT LIVING IN THE HEART OF CHARLOTTE'S PLAZA MIDWOOD NEIGHBORHOOD. THIS 188-UNIT RESIDENTIAL COMMUNITY OFFERS STUDIO, ONE-, TWO-, AND THREE-BEDROOM FLOOR PLANS WITH SPACIOUS LAYOUTS AND THOUGHTFULLY CURATED AMENITIES. LOCATED WITHIN WALKING DISTANCE OF PLAZA MIDWOOD'S SHOPPING, DINING, AND ENTERTAINMENT, 808 HAWTHORNE PROVIDES EXCEPTIONAL CONNECTIVITY TO UPTOWN, ELIZABETH, NODA, AND MAJOR MEDICAL CENTERS INCLUDING PRESBYTERIAN HOSPITAL, CAROLINAS MEDICAL CENTER, AND ATRIUM MERCY HOSPITAL. DESIGNED FOR CONVENIENCE AND LIFESTYLE-DRIVEN LIVING, 808 HAWTHORNE PLACES RESIDENTS AT THE CENTER OF ONE OF CHARLOTTE'S MOST VIBRANT AND ESTABLISHED NEIGHBORHOODS.

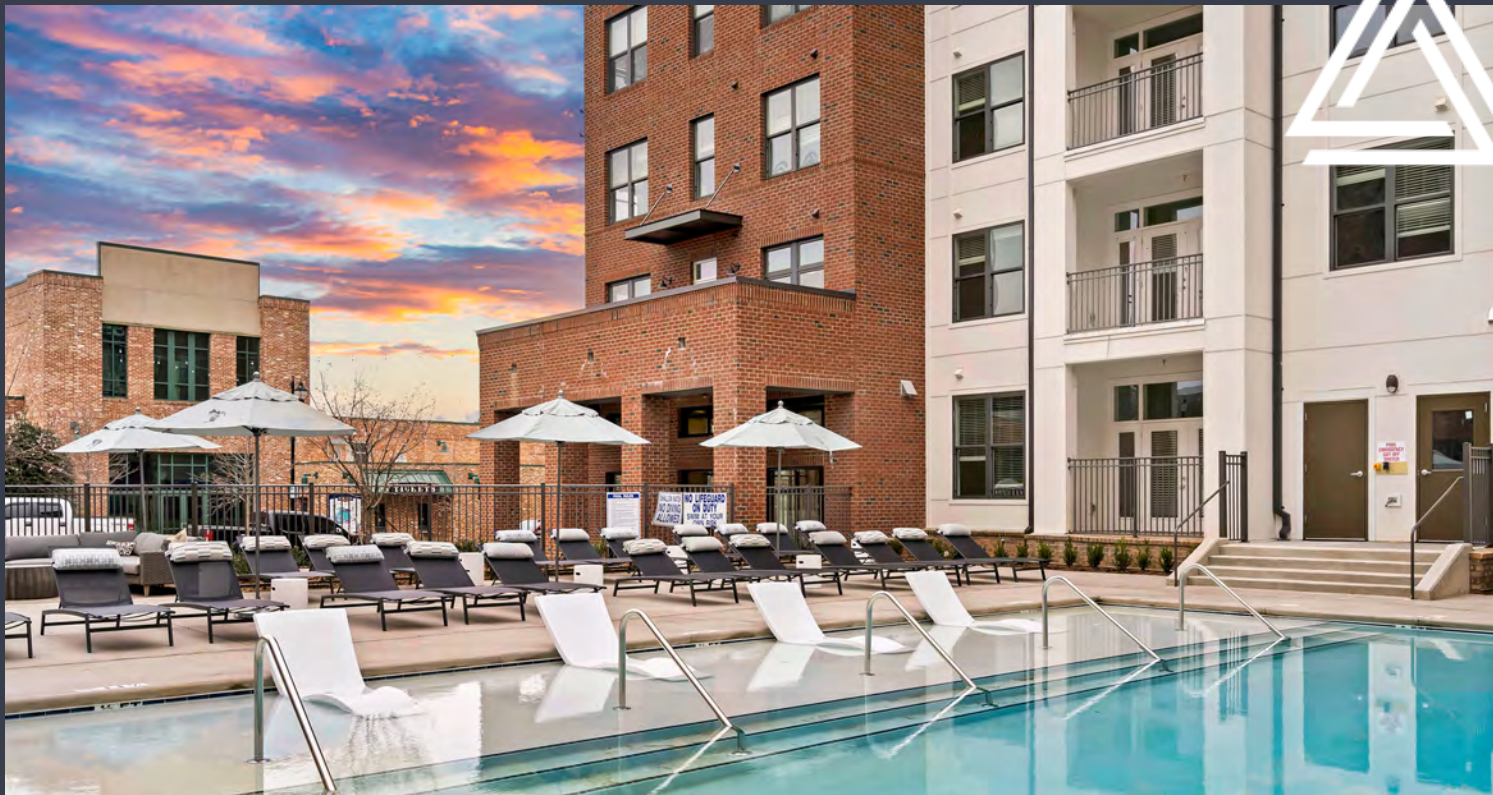
OVERVIEW

- COMPLETION: 2011
- DURATION: 24 MONTHS
- PRODUCT TYPE: DECK WRAP WITH PODIUM
- UNIT COUNT: 188
- UNIT SIZE: 600 - 1500 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

REFERENCE

CHAD HAGLER
 PRINCIPAL PARTNER
 WOODFIELD DEVLEOPMENT
chagler@woodfielddevelopment.net





.408 JACKSON | GREENVILLE, SC



PROJECT DESCRIPTION

LOCATED IN THE HEART OF DOWNTOWN GREENVILLE'S HISTORIC WEST END, .408 JACKSON SERVES AS AN ANCHOR FOR DISTRICT 356, AN ENTERTAINMENT HUB FOR THE CITY OF GREENVILLE (AND ANOTHER PROJECT BY CF EVANS). OVERLOOKING FLUOR FIELD, .408 JACKSON GIVES RESIDENTS A FRONT ROW SEAT TO ALL OF THE ACTION. FROM BASEBALL GAMES, TO FESTIVALS, AND ALL THE CELEBRATIONS IN BETWEEN, .408 JACKSON PROVIDES THE BEST OF DOWNTOWN LIVING. FROM THE HOME FIELD ADVANTAGE TO THE LINE UP OF AMENITIES, .408 JACKSON IS IN A LEAGUE OF ITS OWN. HOSTING A SALTWATER POOL, EXPANSIVE FITNESS CENTER, BIKE ROOM, YOGA STUDIO, GAMING ROOM, UBER LOUNGE, PET SPA, AND OF COURSE, AN ON-SITE PIZZERIA, .408 JACKSON IS A WINNER. RUN HOME TO THIS ONE OF A KIND COMMUNITY TODAY.

OVERVIEW

- COMPETITION: 2023
- DURATION: 26 MONTHS
- PRODUCT TYPE: CLASS A STICK FRAME OVER PODIUM
- UNIT COUNT: 227
- UNIT SIZE: 455 - 1,162 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

REFERENCE

GREG BONIFIELD
 DEVELOPMENT PARTNER
 WOODFIELD DEVELOPMENT
 GBONIFIELD@WFINVEST.NET





MARSHALL PARK | RALEIGH, NC



PROJECT DESCRIPTION

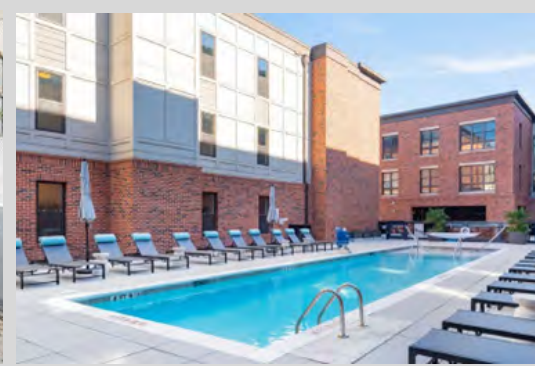
MARSHALL PARK OFFERS THOUGHTFULLY DESIGNED APARTMENT LIVING IN RALEIGH, NORTH CAROLINA, WITH WELCOMING GREEN SPACES AND MODERN FINISHES THROUGHOUT. RESIDENTS ENJOY FEATURES SUCH AS PRIVATE ENTRANCES, SPACIOUS FLOOR PLANS AND LARGE KITCHEN ISLANDS THAT BRING COMFORT AND PRACTICALITY TO EVERYDAY LIFE. COMMUNITY AMENITIES INCLUDE AN OUTDOOR KITCHEN AND LOUNGE, A FITNESS CENTER WITH ON-DEMAND CLASSES, AND A BUSINESS CENTER WITH A CONFERENCE ROOM TO SUPPORT RESIDENTS' DAILY ROUTINES. WITH MULTIPLE COURTYARDS, DIRECT GREENWAY ACCESS, AND A LOCATION CLOSE TO THE BELTLINE AND CRABTREE VALLEY MALL, MARSHALL PARK PROVIDES A CONNECTED, CONVENIENT LIFESTYLE IN THE HEART OF RALEIGH.

OVERVIEW

- COMPLETION: 2014
- DURATION: 20 MONTHS
- PRODUCT TYPE: CLASS A STICK FRAME OVER PODIUM
- UNIT COUNT: 360 & 24 SEPARATE TOWNHOMES
- UNIT SIZE: 744 - 2207 SQUARE FEET
- UNIT MIX: ONE, TWO, AND TOWNHOMES
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: JDAVIS ARCHITECTS



MEETING STREET LOFTS | CHARLESTON, SC



PROJECT DESCRIPTION

Located in the heart of Charleston's historic warehouse district, Meeting Street Lofts provides 264 residential units, along with large amenity spaces including pool and lounging area, workout center and cafe. The architecture pays homage to the historical character of the area while introducing modern details to complement the adjacent existing apartment building. Meeting Street Lofts provides shared amenities and parking with its sister building.

OVERVIEW

- COMPLETION: 2019
- DURATION: 28 MONTHS
- PRODUCT TYPE: TYPE III WOOD FRAME OVER 2 LEVEL PODIUM
- UNIT COUNT: 274
- UNIT SIZE: 578 - 1200 SQUARE FEET
- UNIT MIX: STUDIO, ONE AND TWO
- COST VALUE: 58.9 MILLION
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: KANE REALTY AND FEDERAL CAPITAL PARTNERS
- ARCHITECT: CLINE DESIGN

REFERENCE

TJ BARRINGER
KANE REALTY
PRESIDENT
TBARRINGER@KANEREALTYCORP.COM





MORRISON YARD | CHARLESTON, SC



PROJECT DESCRIPTION

MEET CHARLESTON'S FRONT YARD. BURSTING WITH NEW CREATIVE ENERGY AND RIVERSIDE VITALITY, MORRISON YARD RESIDENCES DELIVERS A NEW LIVING EXPERIENCE ON CHARLESTON'S PENINSULA. STEP OUTSIDE THE FRONT DOOR TO AN AMENITY LINEUP THAT RIVALS NONE - INCLUDING AN OPEN-AIR SALTWATER POOL ON A RIVERSIDE PIAZZA; AN EXPANSIVE FITNESS CENTER AND YOGA STUDIO; A MULTITUDE OF OPEN AIR COURTYARDS; MULTIPLE LOUNGES; IN BUILDING RETAIL; AND THE SIGNATURE SKY CLUB OVERLOOKING THE CHARLESTON HARBOR AND RAVENEL BRIDGE. THE MID-RISE (139 UNITS) AND HIGH-RISE (241 UNITS) WALK OUT BALCONIES, SIGNATURE KITCHEN AND BATHROOM FINISHES, AND AN EXPANSIVE OFFERING OF FLOOR PLANS WITH CITY VIEWS, AND VIEWS OF THE RAVENEL BRIDGE AND COOPER RIVER.

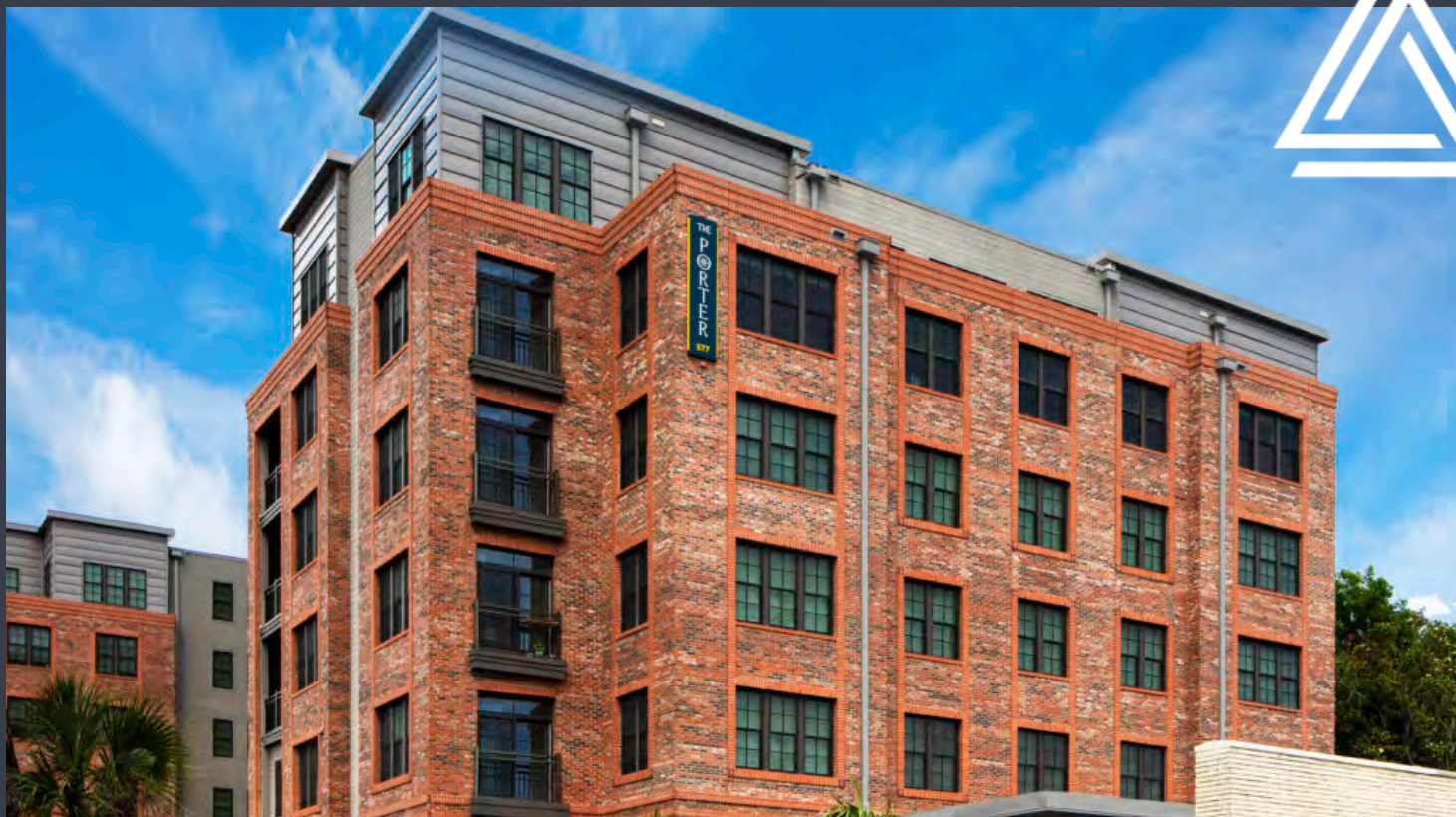
OVERVIEW

- COMPLETION: 2022
- DURATION: 35 MONTHS
- PRODUCT TYPE: CLASS A+ STICK AND METAL STUD FRAMED OVER PODIUM
- UNIT COUNT: 380
- UNIT SIZE: 546-2,501 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO
- CONTRACT VALUE: 113.4 MIL
- DELIVERY METHOD: NEGOTIATED GMAX

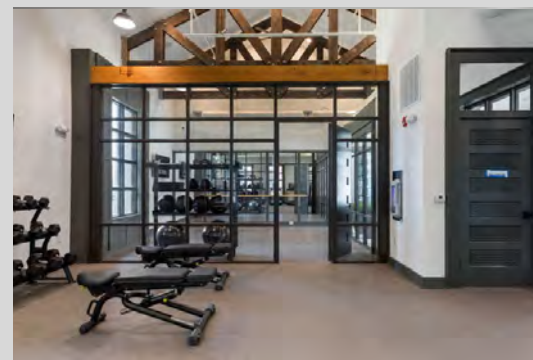
REFERENCE

MIKE SCHWARZ
 PRINCIPAL PARTNER
 WOODFIELD DEVELOPMENT
 MSCHWARZ@WFINVEST.COM
 843.290.3914





THE PORTER | CHARLESTON, SC



PROJECT DESCRIPTION

AS A PIVOTAL PART OF THE TRANSFORMATION REVITALIZING THE UPPER PENINSULA, THE PORTER IS POSITIONED AT 577 MEETING STREET AND IS ONE OF THE FIRST MAJOR MULTI-FAMILY DEVELOPMENTS OF ITS KIND IN THE AREA. THE STRUCTURES THAT WERE FORMERLY SITUATED ON THE 1.4 ACRES WERE REPLACED BY A 7-LEVEL, MIXED-USE BUILDING CONSISTING OF A TWO-LEVEL PARKING GARAGE, 118 RESIDENTIAL UNITS, TOP TIER AMENITIES, AND A COMBINATION OF RETAIL, RESTAURANT, AND OFFICE SPACE. RESIDENTS ENJOY BOUTIQUE DOWNTOWN LIVING FEATURING A ROOFTOP TERRACE, FITNESS CENTER, COMMUNITY DOG PARK, AND THE ABILITY TO WALK TO THE BEST OF DOWNTOWN CHARLESTON.

OVERVIEW

- COMPLETION: 2021
- DURATION: 19 MONTHS
- PRODUCT TYPE: CLASS A OVER PODIUM
- UNIT COUNT: 118
- UNIT SIZE: 455 - 1161 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO, & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: MADISON CAPITAL
- ARCHITECT: CLINE DESIGN



THE TRIBUTE | RALEIGH, NC



PROJECT DESCRIPTION

THE TRIBUTE OFFERS THE BEST OF LOCATION AND LIFESTYLE IN RALEIGH, NORTH CAROLINA, WITH SPACIOUS ONE-, TWO-, AND THREE-BEDROOM APARTMENT HOMES IN A STUNNING MID-RISE BUILDING OFF GLENWOOD AVENUE. RESIDENTS CAN LOUNGE BY THE GRECIAN-STYLE POOL, WORK OUT IN THE FITNESS CENTER, OR UNWIND IN THE MEDIA ROOM, WITH BEAUTIFULLY LANDSCAPED COURTYARDS, BBQ GRILLS, AND PERGOLA AREAS PROVIDING SPACE TO ENJOY THE OUTDOORS. ADDITIONAL AMENITIES INCLUDE A 500-SPACE PARKING GARAGE, ENCLOSED POOL SHOWERS, GATHERING AREAS WITH FIREPLACES, CALIFORNIA CLOSETS, AND A BUSINESS CENTER WITH A CONFERENCE ROOM, OFFERING A COMPLETE LIFESTYLE EXPERIENCE IN THE HEART OF RALEIGH.

OVERVIEW

- COMPLETION: 2010
- DURATION: 30 MONTHS
- PRODUCT TYPE: STICK FRAME WITH STRUCTURED PARKING WRAP
- UNIT COUNT: 359
- UNIT SIZE: 564 - 1296 SQUARE FEET
- UNIT MIX: ONE, TWO, AND THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: UDR
- ARCHITECT: J DAVIS ARCHITECTS



VERDE AT MCCULLOUGH STATION | CHARLOTTE, NC



PROJECT DESCRIPTION

VERDE AT MCCULLOUGH STATION DELIVERS MODERN LUXURY LIVING IN UNIVERSITY CITY, DIRECTLY ACROSS FROM MCCULLOUGH STATION ON THE NEW LIGHT RAIL EXTENSION WITH EASY ACCESS TO UPTOWN CHARLOTTE, NODA AND SOUTH END. RESIDENTS ENJOY HIGH-END FINISHES LIKE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, DESIGNER LIGHTING, OVERSIZED WINDOWS AND LUXURY PLANK FLOORING ACROSS STUDIO, ONE- AND TWO-BEDROOM LAYOUTS. COMMUNITY AMENITIES INCLUDE A RESORT-STYLE POOL, YOGA FLEX STUDIO, CHEF-INSPIRED CLUB CAFÉ, STATE-OF-THE-ART FITNESS CENTER, LUXER PACKAGE LOCKERS AND ON-SITE RETAIL, ALL WITHIN A FAST-GROWING NEIGHBORHOOD OF DINING, RETAIL AND ENTERTAINMENT.

OVERVIEW

- COMPLETION: 2020
- DURATION: 26 MONTHS
- PRODUCT TYPE: STICK FRAMED OVER PODIUM
- UNIT COUNT: 278
- UNIT SIZE: 621- 1219 SQUARE FEET
- UNIT MIX: STUDIO, ONE, & TWO
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: ATAPCO PROPERTIES
- ARCHITECT: JDAVIS ARCHITECTS

REFERENCE

DAVE LAZAS
 DIRECTOR OF DEVELOPMENT
 ATAPCO PROPERTIES
 410-347-7179





VINE NORTH HILLS | RALEIGH, NC



PROJECT DESCRIPTION

OPENED IN 2020, VINE NORTH HILLS IS A 326-UNIT MID-RISE COMMUNITY LOCATED WITHIN RALEIGH'S DYNAMIC NORTH HILLS DISTRICT. THE PROPERTY OFFERS STUDIO, ONE-, TWO-, AND THREE-BEDROOM RESIDENCES ACROSS TWO DISTINCT DESIGN SCHEMES, FEATURING PLANK FLOORING THROUGHOUT. RESIDENTS ENJOY A ROBUST AMENITY COLLECTION ANCHORED BY NORTH HILLS' LARGEST RESIDENTIAL COURTYARD, COMPLETE WITH A CENTRAL LAWN, FIREPIT, GRILLS, AND A RESORT-STYLE SALTWATER POOL. ADDITIONAL HIGHLIGHTS INCLUDE DELUXE DESIGNER KITCHENS, LUXURIOUS BATHS, A SEVENTH-FLOOR SKY TERRACE, INDOOR/OUTDOOR CO-WORKING SPACES, AND AN EXPANSIVE PRIMARY CLUBROOM DESIGNED TO SUPPORT BOTH PRODUCTIVITY AND CONNECTION.

OVERVIEW

- COMPLETION: 2020
- DURATION: 24 MONTHS
- PRODUCT TYPE: STICK FRAME CONSTRUCTION WITH ATTACHED PARKING
- UNIT COUNT: 326
- UNIT SIZE: 533 - 1655 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: KANE REALTY
- ARCHITECT: DWELL DESIGN STUDIO

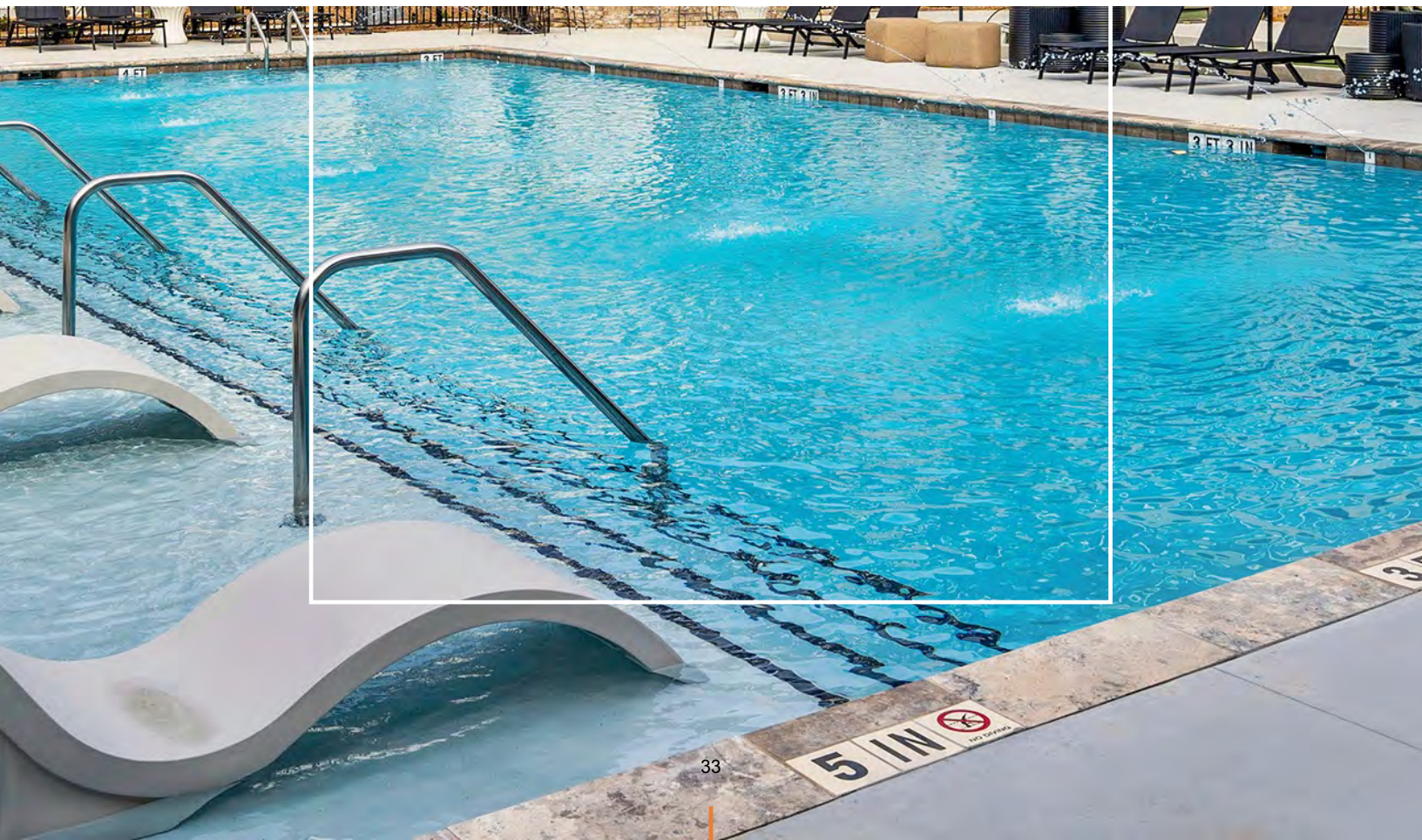
REFERENCE

KANE REALTY
 TJ BARRINGER
 PRESIDENT
 TBARRINGER@KANEREALTYCORP.COM





WHY CF EVANS



We are honored to be considered as a partner on 100 Dalton Avenue.

Through experience delivering several projects in the Charlotte market, we've developed a clear understanding of local approvals, neighborhood-specific considerations in NoDa, and the realities of executing multifamily work in an urban environment. From navigating local ordinances to coordinating tight urban logistics, our teams bring market fluency that reduces friction and protects schedule from the start.

At CF Evans, success is not measured at turnover. It's measured by how smoothly the project runs, how confident your team feels throughout the process, and how well the finished community performs long after move-in. That mindset drives how we approach preconstruction, partner with designers, and lead construction in the field.

Our strength is consistency. Consistent leadership. Consistent communication. Consistent execution. Combined with decades of multifamily experience and a collaborative design-build approach, this allows us to anticipate challenges early and turn them into opportunities for value, efficiency, and smarter outcomes.

We also bring an integrated advantage through our relationship with Santee Building Solutions. Bulk purchasing, warehousing, and just-in-time delivery give us greater control over materials, costs, and sequencing. It's a practical edge that translates directly to schedule reliability and budget confidence.

We've built here before. We're trusted here. And we're ready to do it again.

Let's build something Charlotte will be proud of, together.

CF Evans Construction
Preconstruction Team



**BUILDING
PEOPLE.
CREATING
COMMUNITIES.**

