

Model Group Findlay Projects

09/14/2023



FINDLAY MARKET

MARKET SQUARE

OUR MISSION IS
to positively transform communities

DEEPER ROOTS
COFFEE



We accomplish our mission in three primary ways:

- 1 By revitalizing vacant & blighted urban blocks into high quality mixed-use communities
- 2 By developing high impact affordable housing with non-profit owners and service providers
- 3 By building for owners with a Partnership Approach to General Contracting

Company Overview

The Model Group, Inc. is an integrated property development, construction, and management company with **a mission to positively transform communities and a passion for revitalizing urban neighborhoods.**

We are a recognized leader in historic preservation, mixed-use urban development, neighborhood revitalization, senior living communities, and high impact affordable housing that is indistinguishable from market-rate housing. Our mission is to be the leader in transformative real estate solutions through partnership, innovation, sincerity, and stewardship. Since 1978, Model has completed or secured funding for developments totaling over one billion dollars. This includes a diverse mix of market rate and affordable residential, neighborhood retail, office, and institutional real estate.

Model Construction

Model Construction, LLC (MC) is the construction subsidiary of Model Group, Inc., based in Cincinnati, Ohio. Under the experienced leadership of Bob Keppler, President of Construction, MC has completed over \$365 million of construction and rehabilitation in the last five years and continues to grow. Since the late 1980s, MC has excelled throughout the Greater Cincinnati region with its work with historic renovation, adaptive reuse, condo conversions, affordable and market rate housing, and a variety of commercial construction types. Model Group is committed to bringing its emphasis on sustainability and stewardship to all its developments. MC has significant experience in green building. As long-term owners and operators of affordable housing, they understand the critical role that energy efficiency and durable materials play in the enduring viability of affordable developments. The standard expectation is to meet LEED or Green Building certification on all projects. MC uses the latest techniques in construction project management to deliver a superior project. Our proven design and construction management process ensures active team collaboration throughout the project life-cycle and focuses on crafting solutions that address the unique vision and goals for each neighborhood we work in and each population we serve.

Uniquely Qualified: An Integrated Approach

A defining characteristic of The Model Group, and one of its greatest assets, is a unique organizational structure. Model's development, construction and management subsidiaries are fully integrated to facilitate the exchange of information and ideas and deliver a smooth and efficient process, avoiding many of the potential conflicts and surprises



Willkommen is a mixed-use, mixed-income project consisting of 16 historic rehabs and four new infill buildings scattered throughout four different project sites in OTR. Part of a larger affordable housing strategy between Model Group and 3CDC, the buildings feature a mixture of studios, one-bedrooms, two-bedrooms, and three-bedrooms. In addition to the large residential space, the project contains nearly 20,000 square feet of first-floor commercial space for tenants. The historic buildings will be Enterprise Green Communities certified while three of the four infill buildings will achieve LEED silver certification.

Project Highlights

- 163 units –
- 56 apartments available to people making 50-60% of the AMI
- 13 apartments available to people making 80% AMI
- 94 market rate units
- 20,000 square feet of commercial space.

METAL DETAILS
FORMED ALUMINUM,
PRE-FINISHED BLACK



FIELD BRICK
CRIMSON VELOUR
IRONSPOT BRICK
BY CLOUD CERAMICS



DETAIL BRICK
MIDNIGHT SMOOTH
IRONSPOT BRICK
BY CLOUD CERAMICS



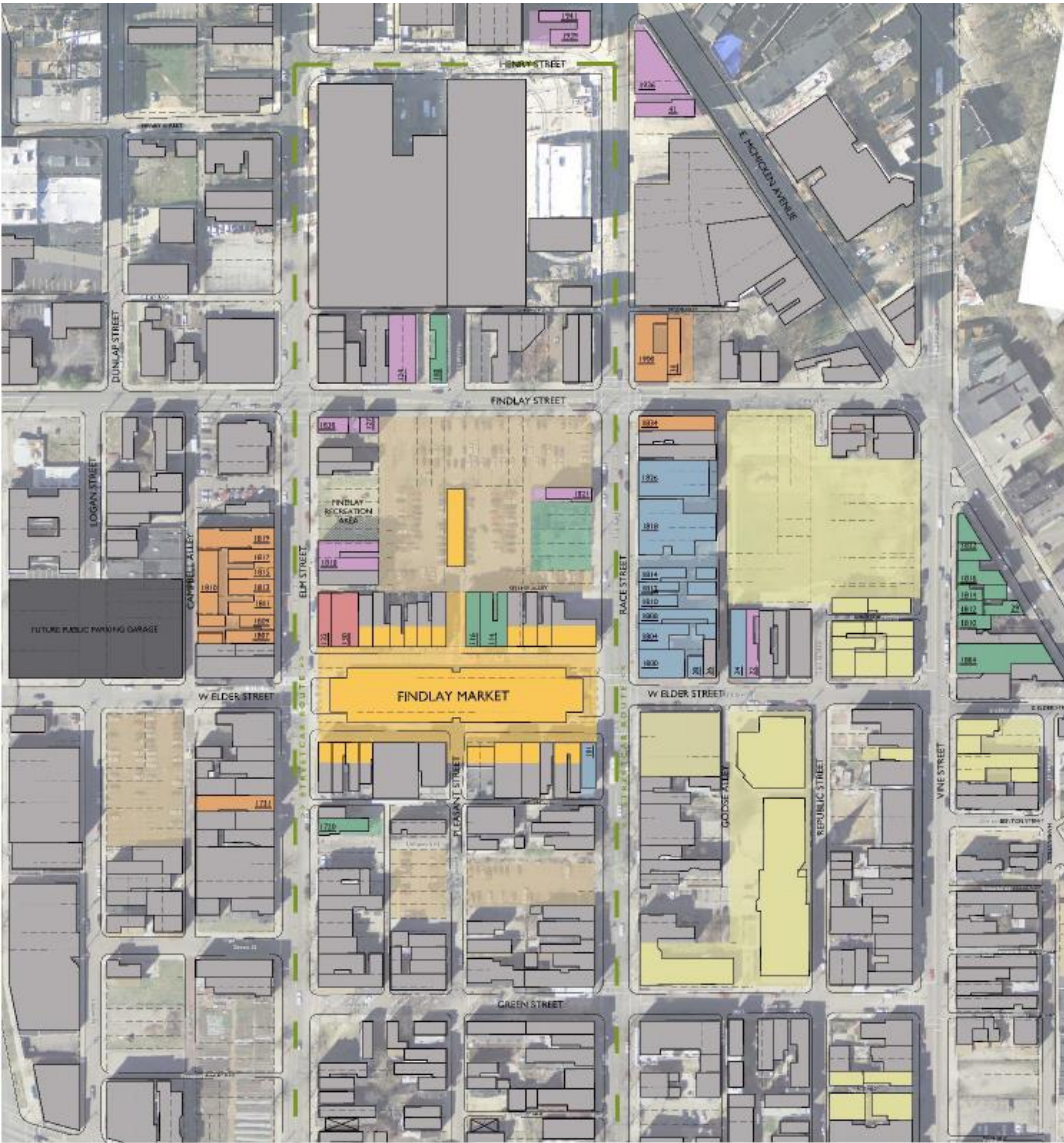
Griffon is a historic renovation and new construction project located on scattered sites in Over-the-Rhine. The project includes 48 residential units (100% affordable) and one commercial space. Model Group and 3CDC have partnered. The project will be LEED/Enterprise Green Communities Certified with 5% accessible and 2% sensory impairment



RENDERING
VIEW FROM CORNER OF CENTRAL
PARKWAY AND FINDLAY STREET

Project Highlights

- 48 units –
- (8) Studio apartments
- (8) 1-bd apartments
- (29) –bd apartments
- (3) 3-bd apartments
- 993 square feet of commercial space



- FINDLAY MARKET
- MARKET SQUARE
- FINDLAY CO-WORKING
- PARKING
- JOBS CAFE
- FINDLAY PARKSIDE
- PARK
- ADDITIONAL DEVELOPMENT
- FINDLAY CENTER



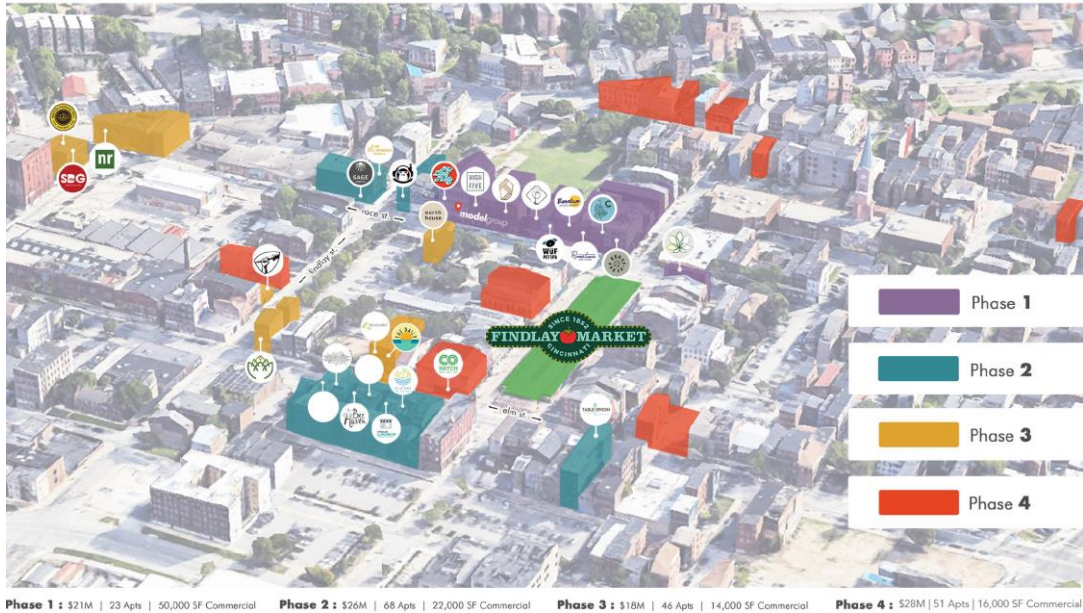
Findlay Parkside is the mixed-income LEED Silver \$28 Million redevelopment of 12 vacant historic buildings in Over-the-Rhine. The Model Group is partnering with 3CDC and the Corporation for Findlay Market. In conjunction with 3CDC's efforts with the City to redevelop Findlay Park as an anchor for quality of place in OTR's north half, Findlay Parkside is the first major redevelopment effort north of Liberty on Vine Street in some time, and will revitalize more than an entire city block.

Project Highlights

- 51 residential units –
- 26 apartments available to people making at or below 80% of the AMI
- 15,100 square feet of commercial space.



Market Square
phasing map



We believe that retail is the heartbeat of a neighborhood – thriving restaurants, bars and retail stores draw visitors from all over the tristate and an active high street ultimately leads to people deciding that they want to move to the Findlay Market area.

Over 30 businesses have opened up in the Findlay Market area since 2015 with 8 more spaces coming available by 2025. Our focus is always on local businesses and working closely with entrepreneurs whose businesses compliment the offerings of the market.

Highlights

86,000 square feet of retail with 16,000 square feet under construction.

Rivertown Inkery opened their 2nd location this year and we've seen an increased demand in tenants wishing to relocate from the suburbs to Findlay.

Eckerlin Meats was established in 1852 and has been at Findlay Market since its inception in 1855. They are currently undergoing a \$1M expansion.

