

# MIDDLE UNION

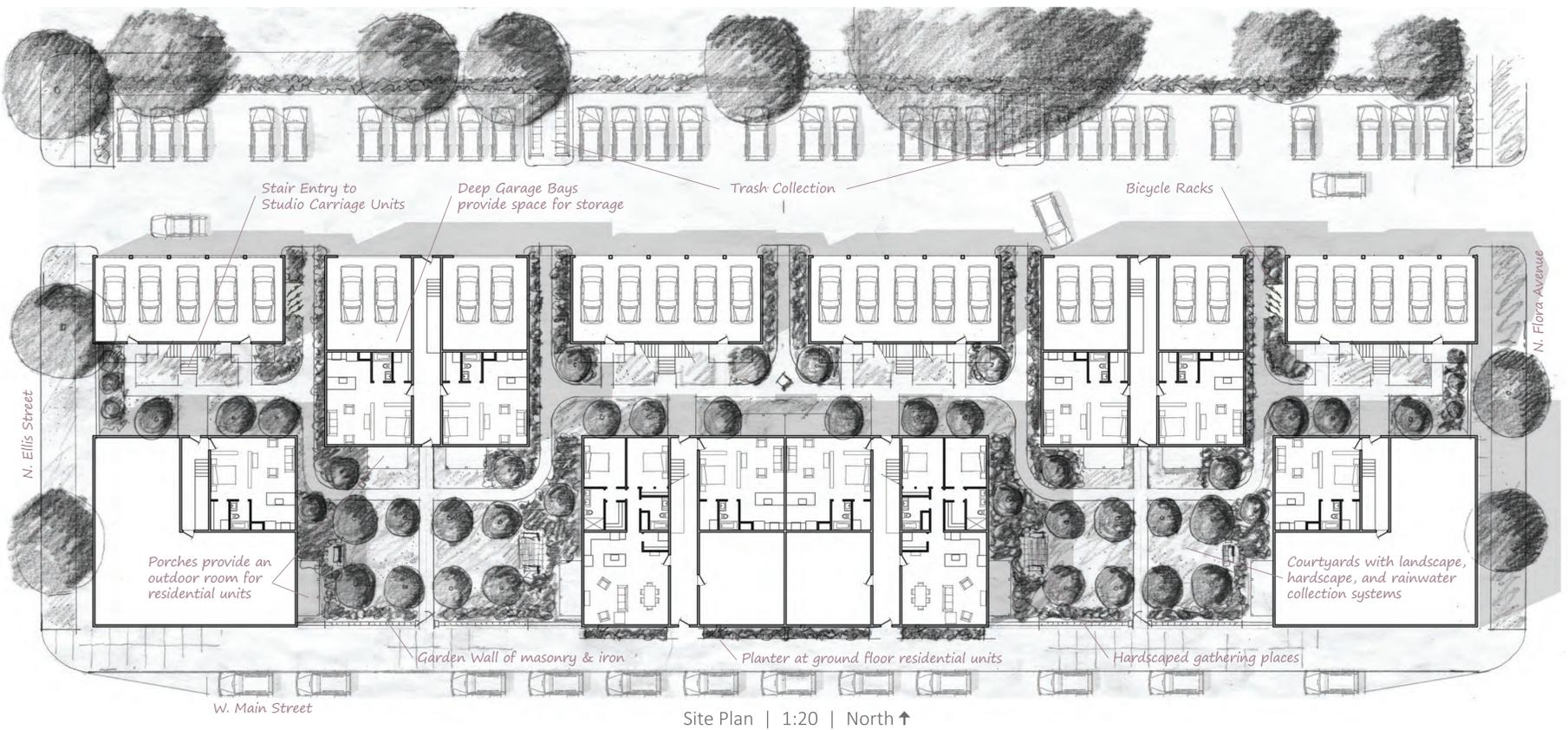
Peoria, Illinois



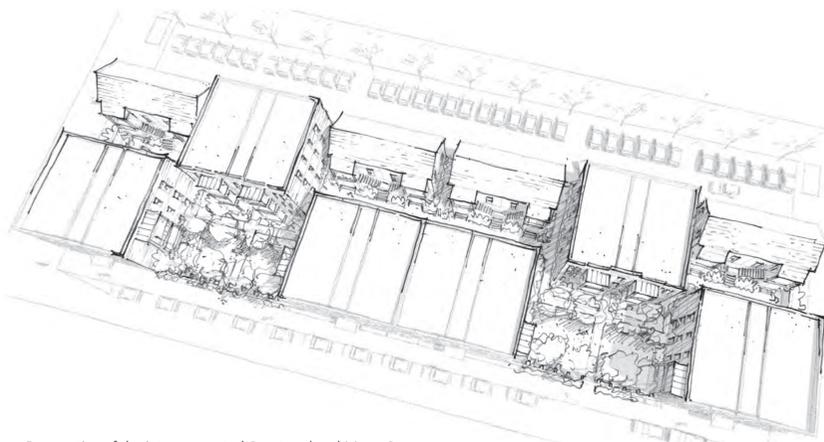
*a community bridging purpose and place*

Drawing inspiration from the immediate West Main Street context and the handsome character of historic courtyard apartment buildings, Middle Union is a new mixed-use community that maximizes development potential. No space is wasted: 44 units per acre is achieved on this compact site. In contrast to today's typical apartments, where outdoor spaces are overlooked and underutilized, Middle Union's ten-building composition creates five exterior spaces for its residents to enjoy. The courtyards

and mews provide an outdoor living room and maximize light, air, and pleasant views for every resident; these spaces also happen to be suited to stormwater management. The 'kit of parts' nature of the three residential unit types provides market flexibility as Middle Union progresses through the design and development process. At its current count of 56 apartments, this design balances the enrichment of West Main Street's urban character with the goal of producing an attractive return on investment.



Perspective within the Mews



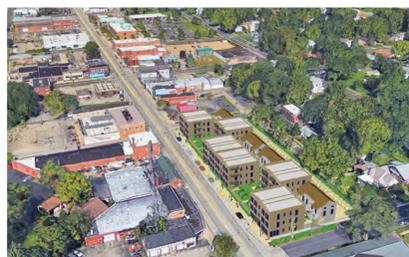
Perspective of the interconnected Courtyard and Mews Spaces



Perspective within the Courtyard



Aerial View looking northwest into the courtyards



Aerial View looking west along W. Main Street towards Bradley University



Aerial View looking east towards Unity Point Health Methodist and Saint Francis Medical Center



Aerial View looking southeast towards downtown Peoria

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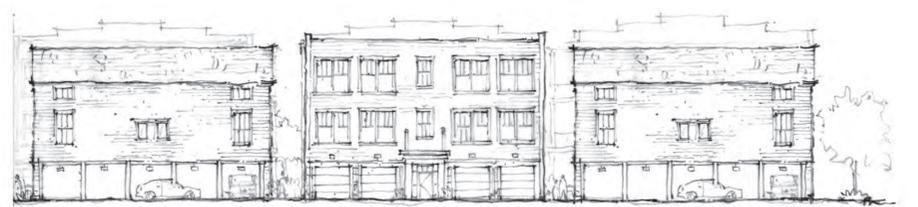
W. Main Street (South) Elevation



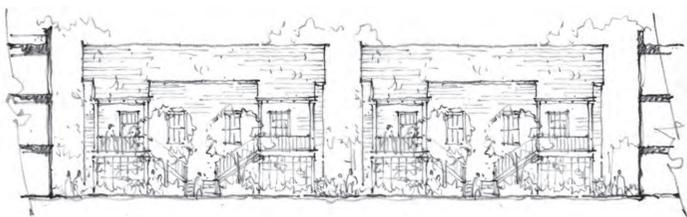
Courtyard (South) Elevation



Courtyard (West) Elevation



Rear Parking (North) Elevation



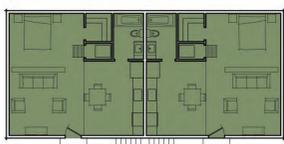
Mews (South) Elevation



Mews (East) Elevation



N. Ellis Street (West) Elevation



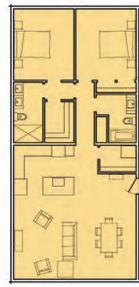
Studio Carriage Unit



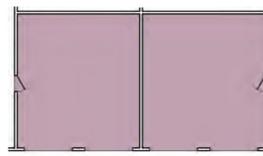
Studio Unit



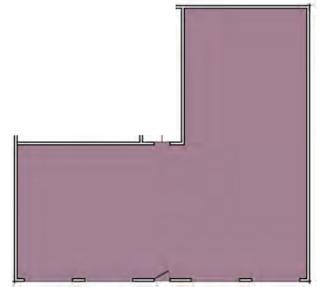
1 Bedroom



2 Bedroom

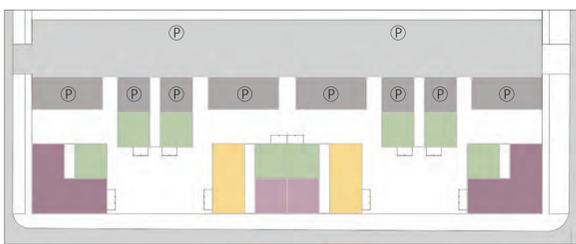


Amenity Space



Commercial Space

Unit Plans | 1/16" scale



First Floor Unit Distribution



Second Floor Unit Distribution



Third Floor Unit Distribution

Development Program			
Unit Type	Unit Size	Count	Total
Residential Unit A : Studio Carriage	580 SF	8	56 Units (44 Units/Acre) 41,650 Net SF
Residential Unit B : Studio	580 SF	24	
Residential Unit C : One Bedroom	725 SF	12	
Residential Unit D : Two Bedroom	1,175 SF	12	
Amenity Space	587 SF	2	1,175 SF
Commercial Space	1,965 SF	2	3,930 SF

Parking		
Parking Type	Provided	Required
Off-Street Spaces : Lot	39	67 63 Residential 4 Commercial
Off-Street Spaces : Garages	28	
On-Street Spaces : W. Main Street	16	N/A
Parking Results		
Meets dedicated Off-Street Spaces requirements; Surplus of 16 On-Street Spaces		

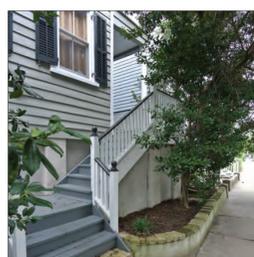
Proforma Summary	
Total Residential Rent (on 56 units & garages)	\$919,200/yr.
Total Commercial Rent (on two spaces)	\$55,200/yr.
Net Operating Income	\$705,200/yr.
Total Project Costs	\$8,117,250
Total Cost Per Unit (residential only)	\$144,950
Return on Project Cost	8.7%
Debt Service Coverage Ratio	1.55
Cash on Cash Return	15.4%



Winkler Lofts | Peoria, IL



The Frances | Canton, OH



Studio Carriage Unit Entry



Mews space



Gathering places



Garden courtyards