

UrbanCore Development, LLC - Projects List																		
PROJECT NAME	ADDRESS	ROLE	TYPE	CATEGORY	PROJECT COST	General Partner Equity Raised	Pref. & LP Partner Equity Raised	# of BUILDINGS	# of HOUSING	# of LIHTC	AFFORD.	MARKET RATE	TOTAL UNITS	Year COMPLETE	STATUS	PUBLIC-PRIVATE PARTNERSHIP	CONSTRUCTION LENDER	PERMANENT LENDER
<b>URBANCORE DEVELOPMENT, LLC PROJECTS</b>																		
Yarborough Affordable Housing	West Sacramento, CA	DMP	Rental	New Construction	\$126,000,000	TBD	TBD	6	0	240	0	0	240	2026	Preconstruction	TBD	TBD	TBD
Gateway Affordable housing	West Sacramento, CA	DMP	Rental	New Construction	\$61,425,000	TBD	TBD	2	0	117	0	0	117	2026	Preconstruction	TBD	TBD	TBD
Poppy Grove Apartments	Elk Grove, CA	DMP	Rental	New Construction	\$325,000,000	\$2,500,000	\$125,000,000	14	0	387	0	0	387	2024	Under Construction	City of Elk Grove	Greystone Housing Impact Investors	Greystone Freddie Mae
UrbanCore Preservation	Various	DMP	Rental	Acquisitions	\$42,400,000	\$1,400,000	\$22,000,000	3	0	0	111	47	158	2021	Complete	County of Alameda	NA	Capital One/Fannie Mae
Coliseum Transit Village	Oakland, CA	DMP	Rental	New Construction	\$58,000,000	\$1,500,000	\$10,000,000	4	0	55	0	55	110	2019	Complete	City of Oakland/BART	Chase Bank	Citibank
Eviva - Warren Apartments	Sacramento, CA	DJV	Rental	New Construction	\$45,000,000	\$3,000,000	\$8,000,000	1	0	0	0	118	118	2016	Complete	CADA	East West Bank	East West Bank
Eviva - Mission Bay Apartments	San Francisco, CA	DJV	Rental	New Construction	\$50,000,000	\$3,500,000	\$10,000,000	1	0	0	0	129	129	2016	Complete	City of San Francisco Successor Agency	Citibank	Citibank
Cannery Place Apartments	Sacramento, CA	DJV	Rental	New Construction	\$42,000,000	\$750,000	\$11,400,000	1	0	180	0	0	180	2015	Complete	City of Sacramento/State HCD	Citibank	Citibank
Mary Helen Roger Senior	San Francisco, CA	DJV	Rental	New Construction	\$32,000,000	\$500,000	\$12,000,000	1	0	100	0	0	100	2013	Complete	City of San Francisco RDA	Silicon Valley Bank	Silicon Valley Bank
Metro Lofts	Berkeley, CA	DMP	Condo	New Construction	\$4,200,000	\$750,000	\$0	2	0	0	0	7	7	2010	Complete	NA	Bank of Alameda	NA
<b>EM JOHNSON INTEREST, INC. PROJECTS</b>																		
Fillmore Heritage Center	San Francisco, CA	DMP	Condo/Mixed	New Construction	\$85,000,000	\$1,500,000	\$11,500,000	1	0	0	12	68	80	2007	Complete	City of San Francisco RDA	National Electrical Benefit Fund	NA
Easter Hill HOPE VI - Richmond Village	Richmond, CA	DMP	Single Family	New Construction	\$32,750,000	\$500,000	\$0	82	13	0	21	48	82	2007	Complete	City of Richmond Housing Authority	Bank of America/Silicon Valley Bank	NA
North Beach HOPE VI	San Francisco, CA	DJV	Rental	New Construction	\$102,000,000	\$2,500,000	\$25,000,000	6	229	112	0	0	341	2004	Complete	City of San Francisco Housing Authority	Citibank	Citibank
Palm Court	Oakland, CA	C	Rental	New Construction	\$3,000,000	NA	NA	12	0	0	12	0	12	2003	Complete	City of Oakland RDA	NA	NA
Palm Villas	Oakland, CA	DMP	Single Family	New Construction	\$19,500,000	\$500,000	\$0	78	0	0	39	39	78	2001	Complete	City of Oakland RDA	Bank of America	NA
Keith Street - Site X	San Francisco, CA	DMP	Single Family	New Construction	\$3,970,000	\$250,000	\$0	10	0	0	10	0	10	2001	Complete	City of San Francisco RDA	Wells Fargo Bank	NA
Chestnut Court HOPE VI	Oakland, CA	DMP	Single Family	New Construction	\$4,540,000	\$250,000	\$0	15	0	0	15	0	15	2003	Complete	City of Oakland RDA	Bank of America	NA
Big Bethel Senior	Atlanta, GA	C	Rental	New Construction	\$14,900,000	\$300,000	\$4,500,000	1	0	99	0	33	132	1998	Complete	NA	NA	NA
Preservation Park Condos	Oakland, CA	C	Condo	New Construction	\$20,250,000	NA	NA	1	0	0	0	90	90	1998	Complete	City of Oakland RDA	NA	NA
Jayne Townhomes	Oakland, CA	DMP	Condo	New Construction	\$1,350,000	\$250,000	\$100,000	3	0	0	0	3	3	2001	Complete	City of Oakland RDA	FHA	NA
Acorn Redev. - HUD FHA	Oakland, CA	DJV	Rental	New Construction	\$36,000,000	\$500,000	\$0	10	146	0	147	0	293	1998	Complete	City of Oakland RDA	NA	NA
Montevista Apartments	Milpitas, CA	DPM	Rental	New Construction	\$41,000,000	\$500,000	\$8,000,000	6	0	153	0	153	306	1997	Complete	City of Milpitas RDA	NA	NA
Vista View Apartments	Hilton Head, SC	C	Rental	New Construction	\$5,500,000	NA	NA	2	0	80	0	0	80	1995	Complete	NA	Bank of America	NA
Vine Street Court Apartments	Roseburg, OR	DPM	Rental	New Construction	\$4,900,000	NA	NA	1	0	70	0	0	70	1994	Complete	City of Roseburg	Bank of America	NA
Doretha Mithcell Apartments	Marin City, CA	C	Rental	New Construction	\$11,500,000	NA	NA	1	0	77	0	0	77	1994	Complete	County of Marin	Bank of America	NA
<b>PRIOR ATLANTA-BASED COMPANY PROJECTS</b>																		
McGill Park	Atlanta, GA	C	Rental	New Construction	\$5,500,000	NA	NA	1	0	13	0	52	65	1994	Complete	NA	NA	NA
Vernonia Apartments	Vernonia, OR	DPM	Rental	New Construction	\$1,800,000	NA	NA	1	0	26	0	0	26	1993	Complete	City of Vernonia	Bank of America	NA
Spring Branch Apartments	Atlanta, GA	C	Rental	New Construction	\$7,500,000	NA	NA	1	0	140	0	0	140	1993	Complete	City of Atlanta	NA	NA
Newburg Apartments	Newburg, OR	DPM	Rental	New Construction	\$1,700,000	NA	NA	1	0	24	0	0	24	1993	Complete	City of Newburg	Bank of America	NA
Lincoln County Apartments	Newport, OR	DPM	Rental	New Construction	\$2,600,000	NA	NA	1	0	40	0	0	40	1992	Complete	City of Newport	Bank of America	NA
Elk Creek Terrace	Canon Beach, OR	DPM	Rental	New Construction	\$2,300,000	NA	NA	1	0	36	0	0	36	1992	Complete	City of Canon Beach	Bank of America	NA
Boise NHS Apartments	Boise, ID	C	Rental	New Construction	\$2,500,000	NA	NA	1	0	40	0	0	40	1991	Complete	City of Boise	NA	NA
Virginia Hill Condominiums	Atlanta, GA	DMP	Condo/Mixed	New Construction	\$9,000,000	\$2,500,000	\$0	1	0	0	0	51	51	1988	Complete	NA	Bank of America	NA
Ninth Street Condominiums	Atlanta, GA	DMP	Condo	New Construction	\$700,000	\$150,000	\$0	4	0	0	0	4	4	1985	Complete	NA	Bank of America	NA
Tenth Street Condominiums	Atlanta, GA	DMP	Condo	New Construction	\$600,000	\$125,000	\$50,000	2	0	0	0	4	4	1982	Complete	NA	Bank of America	NA
<b>Totals:</b>					<b>\$1,206,385,000</b>	<b>\$23,725,000</b>	<b>\$247,550,000</b>	<b>264</b>	<b>388</b>	<b>1989</b>	<b>367</b>	<b>901</b>	<b>3645</b>					
DMP: Developer & Managing Partner																		
DJV: Developer in Joint Venture																		
DPM: Project Manager to Developer																		
C: Consultant to Developer																		
This list represents a compilation of UrbanCore Development & Em Johnson Interest Projects																		