Development of Parcel 28 of I-195 Redevelopment District
Project Highlights

- Project will improve and enhance the urbanization-development, and help transform the underdeveloped area into a modern district.

- Project will improve the local economy by adding Ground Floor Retail, driving the development of the neighborhood economy and increasing local pedestrian traffic.

- DMG is committed to protect the global environment and bring innovation to the neighborhood by adding an Electric Charging Station within the parking garage to support Electric plug-in vehicles.

- DMG is devoted to improving quality of life by offering diversified and superior amenities, such as Zip Cars, Gym and Lounges, Rooftop Garden to promote a healthy and active lifestyle with an affordable rent.

- DMG is focusing on making contributions to the neighborhood by providing street arts and contributing funds for maintaining local parks.
  - Maintenance of the East and West Side Parks
  - Development of street side Artwork to be established along Clifford Street

- DMG teams up with Bergmeyer to deliver the project on time with delightful design and promised quality.
General Information

Land Information

<table>
<thead>
<tr>
<th>Project Location</th>
<th>Providence, Rhode Island</th>
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</thead>
<tbody>
<tr>
<td>Parcel #</td>
<td>Parcel 28 of I-195 Redevelopment District</td>
</tr>
<tr>
<td>Land Acres</td>
<td>1.25 Acres</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>13 Stories, 153 Feet</td>
</tr>
<tr>
<td>Total Units</td>
<td>344 Units</td>
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<tr>
<td>Gross Area</td>
<td>430,754 SF</td>
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<tr>
<td>Rentable Area</td>
<td>283,788 SF</td>
</tr>
<tr>
<td>Parking</td>
<td>15,248 SF for Zip Car(or equivalent)</td>
</tr>
<tr>
<td>Retail</td>
<td>23,346 SF</td>
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</tbody>
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Building Information

<table>
<thead>
<tr>
<th>Building Use</th>
<th>Mixed-Used Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Retail</td>
</tr>
<tr>
<td>Building Structure</td>
<td>Steel Structure, Window Walls, Punched Windows, Precast Panel Systems</td>
</tr>
<tr>
<td>Affordable/Workforce Housing</td>
<td>15%</td>
</tr>
<tr>
<td>Building Amenities</td>
<td>Open Air Lounge and Garden</td>
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<tr>
<td></td>
<td>Modern Gym</td>
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<tr>
<td></td>
<td>Indoor Lounge</td>
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<tr>
<td></td>
<td>Meeting Rooms</td>
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<tr>
<td></td>
<td>Bike Storage</td>
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<tr>
<td></td>
<td>Co-working Spaces</td>
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<tr>
<td></td>
<td>Modern Parcel Delivery System</td>
</tr>
<tr>
<td></td>
<td>Electric Charging Station within the Parking Garage</td>
</tr>
</tbody>
</table>
Site Context
Ground Floor and Site Access Plan

- **Retail**: 4645 SF
- **Retail**: 5924 SF
- **Retail**: 3317 SF
- **Package**: 578 SF
- **Entry Lobby**: 1508 SF
- **Mail**: 674 SF
- **Emergency**: 674 SF
- **Trash**: 204 SF
- **Parking**: 14396 SF
- **Bike Storage**: 852 SF
- **Public Art**: 17' x 30'
- **Overall Length**: 384'-6"
Third Floor Plan

SPACE TYPE LEGEND

1BR
2BR
3BR
FITNESS
MEP/FP
AMENITY
CIRC
ELEC/TO
ELEV
TRASH

POTENTIAL MECH. EQPT.
ZONE (SCREENED)

PRIVATE GREEN
ROOF AREA

OUTDOOR AMENITY
ROOF DECK (COMMON)

YOGA / FITNESS DECK

FITNESS
1294 SF

AMENITY
2497 SF

AMENITY
1612 SF

ELEV. LOBBY

STUDIO
1053 SF

2BR
954 SF

1BR
630 SF

2BR
630 SF

3BR
1186 SF

2BR
854 SF

2BR
954 SF

2BR
954 SF

2BR
954 SF

1BR
630 SF

1BR
630 SF

2BR
954 SF

1BR
630 SF

1BR
630 SF

2BR
954 SF

2BR
954 SF

1BR
630 SF

1BR
630 SF

2BR
954 SF

3BR
1281 SF

SCALE: 1" = 30'
Typical Upper Level Floor Plan (Floors 4-13)
Conceptual Cross-Section
Model and Renderings

Aerial View

View Up Clifford Street
Model and Renderings

Aerial View

View Down Clifford Street
Team

DMG Investments LLC (DMG) was established as a real estate investment company in 2013. DMG integrates the experiences of real estate financing, developing, operating and property managing. After years entering US market, DMG achieved remarkable accomplishments. Today, DMG has projects in New York, New Jersey, Texas, Tennessee, and many other regions with great potential.

Project Listing

1. One Park Condos
   Cliffside Park, NJ
   Luxury condominium ground up development project. DMG in-house management project
   Gross 417,045-sf, 204 condo units

2. Auden Albany
   Albany, NY
   Ground up development project
   DMG in-house management project
   Gross 202,582sf, 322-bed student housing

3. Auden Houston
   Houston, TX
   Renovation and DMG in-house management project.
   Gross 202,582sf, 322-bed student housing

Bergmeyer

Bergmeyer was founded in 1975 as a full service design firm and has since partnered with hundreds of clients to realize their visions. Bergmeyer operates as a corporation with broad ownership by many of the firm’s leaders and their 70-person staff are advocates of the firm’s user-focused design. Bergmeyer has designers working in architecture, interior design, graphic design, planning, and sustainability.

Project Listing

1. Independence Wharf
   Boston, MA
   Renovation and repositioning of 470 Atlantic Avenue along Boston’s Fort Point Channel.

2. 699 Boylston Street
   Boston, MA
   Repositioned as 699 Boylston Street, key areas of the building were renovated, including new lobby, new two-story façade and streetscape.

3. Endicott College New Residence Hall
   Beverly, MA
   New 62,000-sf, 250-bed student residence hall

4. Brown and Howard Wharf
   Newport, RI
   Luxury condominium residences in 3 buildings on a waterfront pier with private marina
THANKS.