

NoMa BID RENEWAL

FISCAL YEARS 2018–2022

Introduction

The Board of Directors (“Board”) of the NoMa BID is respectfully seeking renewal of the NoMa BID for a five-year period, from fiscal year 2018 through fiscal year 2022. The NoMa BID has contributed significantly to the NoMa neighborhood’s success over the last ten (10) years. During the renewal period, the Board contemplates the continuation of the hospitality, public safety, landscaping and beautification, infrastructure improvement, marketing, events and economic development activities currently performed by the NoMa BID. In addition to the core programs noted above, this five-year plan includes an intensified focus on pedestrian, bicycle, vehicular and transit connections in NoMa, the continued development of parks and an increase in the visibility, and improvement of, the appearance of NoMa at key neighborhood gateways.

Formation

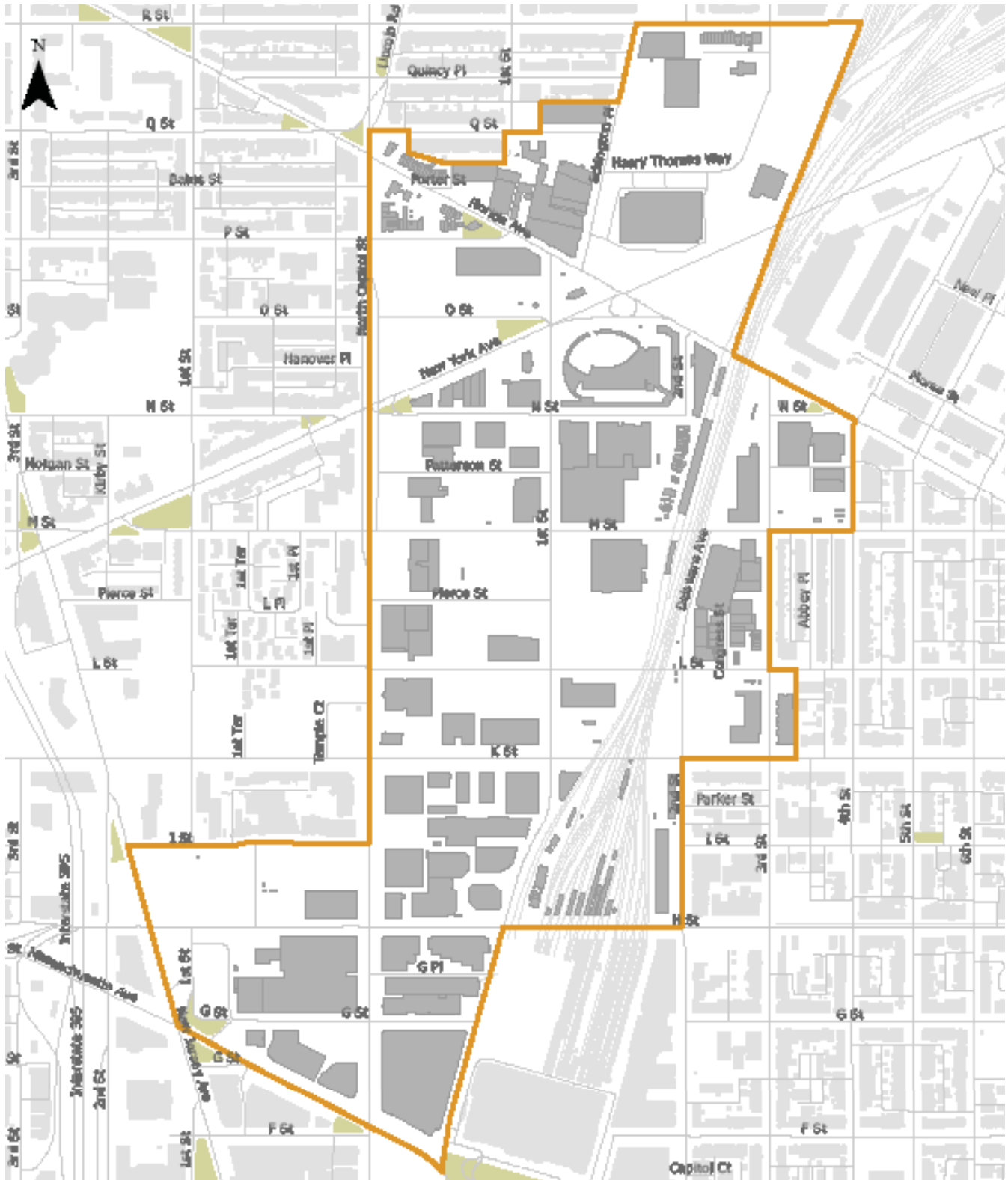
The NoMa BID was established in 2007. At the time of its establishment, NoMa was comprised of 6 million square feet of office space and virtually no residential buildings. The objectives for the NoMa BID were to (1) “Improve the Quality of Life in NoMa,” (2) “Establish Private Sector Management and Accountability for the NoMa BID” and (3) “Make the District More Attractive to Businesses and Potential Residents.” Today in NoMa, there are over 18 million square feet of built space, including 13 million square feet of office space and over 6,100 apartments existing or under construction.

NoMa BID Governance

The NoMa BID is a 501(c)(6) corporation. In accordance with its bylaws, a Board of Directors consisting of 9 - 15 NoMa BID members governs the organization. The Board oversees all NoMa BID activities; however, it delegates day-to-day oversight to its Executive Committee. Current members of the Board are listed in Appendix A.

NoMa BID Boundaries

The boundaries of the NoMa BID are depicted below.





NoMa BID Taxes

Notwithstanding the fact that the NoMa Improvement Association Business Improvement District Amendment Act of 2006 authorizes, subject to Board approval, tax rate increases of up to four percent annually, NoMa BID tax rates have remained as first established ten (10) years ago. Presently, the NoMa BID tax rates, among the lowest of all BIDs in D.C., are as follows:

- Land, parking lots, industrial properties and properties with fewer than 50,000 square feet of improvements are assessed at the rate of \$0.05 per hundred dollars (\$100) of the prior year's assessed value.
- Office buildings and other commercial properties in excess of 50,000 square feet (except residential and hotel properties) are assessed at the rate of \$0.15 per rentable square foot.
- Residential properties of 10 units or more are assessed at the rate of \$120 per unit annually. Residential properties with fewer than 10 units are not subject to the BID tax.

In September 2016, the NoMa BID Board approved modest increases of three percent (3%) in the assessment to be levied on properties within the BID in fiscal years 2018, 2019 and 2020. This increase allows the NoMa BID to pursue its strategic objectives and is allowed within its existing statutory authority.

General Services Administration Participation

Although federally-owned properties are tax exempt, the General Services Administration (GSA), under the "Good Neighbor" policy, is committed to making NoMa and other host neighborhoods as vibrant as possible, both for government employees and for the people they serve. The NoMa BID contracts (in accordance with applicable laws) with the GSA to provide services that benefit federal workers employed in, and visitors to, government-owned properties located in the NoMa BID.

Other Exempt Properties

The Government Publishing Office (GPO) includes roughly 1.5 million square feet of built space and occupies nearly 10 percent of the land area of the NoMa BID. Through a "pilot" agreement with GPO, the NoMa BID provides services to this area that benefit GPO workers and visitors to this property. The NoMa BID will continue to explore a long-term arrangement with GPO along with voluntary contributions from other tax exempt properties in the BID area.

ACCOMPLISHMENTS: Why Renew the NoMa BID?

Since its inception, the NoMa BID has met and even surpassed its stated goals. It has helped NoMa become the fastest growing neighborhood in D.C.

Prior Strategic Objectives

2007

Improve the quality of life in NoMa, establish private sector management and accountability with regard to the funds the NoMa BID receives, and make the District more attractive to businesses and potential residents.

2012

Coordinate public and private investment, by educating commercial tenants and real estate brokers about the NoMa neighborhood, maintaining a clean and welcoming environment throughout NoMa's commercial core, sponsoring lively and attractive events for residents, workers and visitors and maintaining an appealing and authentic identity for NoMa.

Over the next five (5) years, it will be crucial for the NoMa BID to be just as successful in guiding and facilitating a period of equally dramatic change that will foster the further evolution of NoMa into a fully mature, vibrant and thriving D.C. neighborhood.

Vision for the NoMa BID, 2022

By 2022, NoMa will be a lively, dense mixed-use neighborhood. People from all over the city will enjoy shopping and coming to the commercial heart of NoMa to dine and relax. Close to fifty thousand people will live in the greater NoMa neighborhood and will participate in the civic and cultural life of NoMa.

Over the next five (5) years, the NoMa BID is committed to continue its delivery of exceptional services to the NoMa neighborhood and to achieving the vision for 2022 by pursuing the following five (5) strategies:

1. Enliven vacant spaces with active uses.
2. Ensure that pedestrian, bicycle, vehicular and transit connections between NoMa and other neighborhoods are appealing, efficient and safe.
3. Support efforts by the NoMa Parks Foundation to create great parks and public spaces in NoMa.
4. Re-double efforts to publicize the unique appeal and assets of NoMa.
5. Focus on improving the quality and effectiveness of its established core services, including:
 - (a) neighborhood cleaning and public space maintenance
 - (b) an active calendar of NoMa events
 - (c) research and data, and
 - (d) projecting a welcoming presence.



NOMA TODAY

NoMa is in the midst of changes that are perhaps even more dramatic than the changes brought about by the development and delivery of nearly 4,000 apartments and 1.5 million square feet of office space over the last five (5) years. A list of upcoming developments planned or under construction as of November 2016 is attached as Appendix B.

In the next five (5) years:

- retail offerings will abound
- new restaurants and bars will open
- parks and green spaces will dot the neighborhood, and
- office space square footage and the number of residential units will almost double.

Destination Retail Arrives

Several new, large mixed-use projects will propel the next phase of NoMa's development. Construction is almost complete on Douglas Development's Uline Arena at Delaware Avenue, M and Third Streets NE. Uline Arena, with its fascinating history and iconic barrel vault shape, is already home to REI's 52,000-square-foot flagship store. Once complete it will also host restaurants and 171,000 square feet of office space. Even more great retail is planned as part of the Central Armature Works redevelopment joint venture between Trammell Crow and the Dorr family and at Foulger-Pratt's 301 N Street. Diagonally across from Uline will be The Wilkes Company's 300 M Street with 425 rental apartments and ground floor retail. With all of this diverse retail, Third Street NE will become one of the most active streets in NoMa.



The historic Uline Arena Building, the venue for the first American concert given by The Beatles, features an architecturally significant concrete barrel vault roof and arches.

Work will also begin on the second phase of JBG's Lacebark Alley development. Lacebark Alley includes a Landmark Theatre, a seven-screen art house-style cinema as part of 63,000 square feet of exciting retail offerings, as well as apartments and office space at the corner of First and N Streets NE. N Street will become a walkable block with trees and other plantings, seating and spots for relaxing outside. A retail pedestrian promenade, the "NoMa Meander," will start at N Street with Lacebark Alley and continue south as part of Skanska's Tyber Place.



A rendering of 300 M Street



A rendering of the NoMa Meander

Parks and Public Art

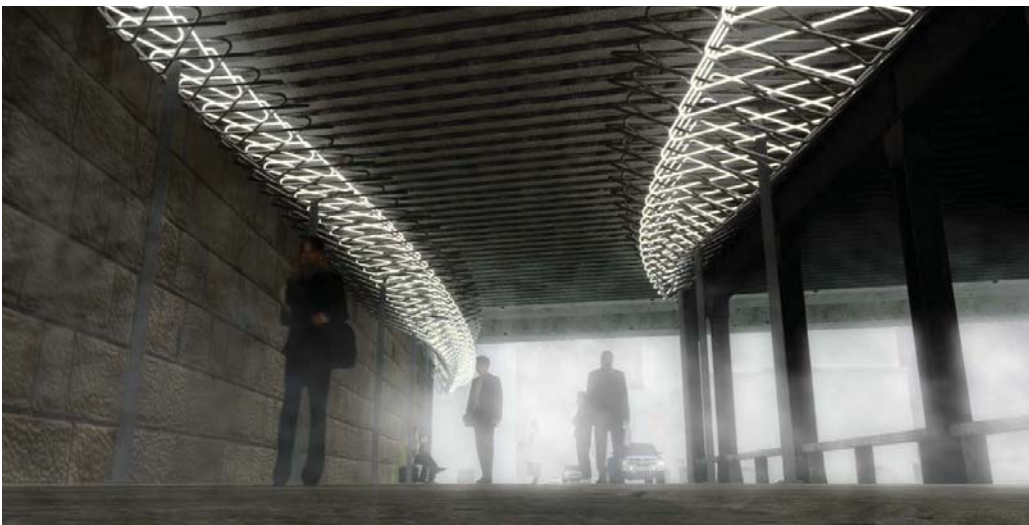
Thoughtful collaboration among NoMa BID members, the NoMa Parks Foundation and the District government, has ensured that NoMa will have great parks and public spaces. Several key elements of NoMa's public realm strategy have already been achieved. They include the acquisition of a 2.5-acre space for informal recreation at Harry Thomas Way right off the Metropolitan Branch Trail, a site at the corner of Third and L Streets NE that will serve as a neighborhood green space and dog park, the NoMa Meander and the underpass art parks.

The NoMa underpass art park project will create more appealing and inviting spaces underneath NoMa's bridges that connect the east and west sides of the rail tracks. The M Street underpass installation titled "Rain," is scheduled to be complete in 2017.

Next, NoMa underpass art park, titled "Lightweave," will be installed in the L Street underpass and will peek out onto L Street between the tracks and First Street NE. These underpass art parks, as well as future underpass art parks at K Street NE and Florida Avenue NE, will be linked to and through the commercial core of NoMa by the Metropolitan Branch Trail which will invite people to experience the area on foot or bicycle through an exhilarating environment of public art, attractive plantings and great urban moments.



A rendering of the M Street underpass installation, "Rain"



A rendering of the L Street underpass installation, "Lightweave"



Residential Growth

Today, in the NoMa BID area, there are close to 4,000 new apartments. There are also more than 2,300 new apartments under construction: they include AvalonBay's AVA, at 55 M Street, with 438 new units and 11,000 square feet of retail and Camden's NoMa Phase 2, with 405 new units. Over the next five (5) years, we are expecting ten (10) new residential buildings with more than 3,300 new units to break ground in NoMa.

Office Growth

The U.S. Department of Justice's latest lease to occupy an additional 839,000 feet of space at StonebridgeCarras's Constitution Square (including a new 490,00 square foot office building) and the leasing of Trammell Crow's Sentinel Square project may lead to new office development. These and other recent leases reinforce the attractiveness of NoMa to both public and private sector tenants. Today, private sector tenants occupy approximately 37 percent (37%) of NoMa's 8.1 million square feet of leased office space.

Republic Properties' new 195,000 square foot office building at 660 North Capitol Street opened last summer. New office space at Douglas Development's Uline Arena is nearly complete, and 368,000 square feet of office space in Phase II of JBG's Lacebark Alley is expected to begin soon.

Pop-ups

In 2014, the NoMa BID embarked on an energetic "fill the gap" strategy that involved creating activities and improving spaces to make productive use of vacant lots and retail spaces. The goal was to address the needs of a growing residential population and ensure neighborhood vibrancy. We carefully planned and forged partnerships with the development community to create spaces like the Lobby Project, NoMa Junction, REI's Community Space, and Lunch Box; the incubation of businesses like Yoga NoMa, Wunder Garten beer garden and Carpe Librum. There were series like Nerds in NoMa and Art in the Lobby. Based on the success of these activities, the NoMa BID plans to continue them during the renewal period.



660 North Capitol Street



Wunder Garten 2016

NoMa BID's 2018 - 2022 Strategy

Support the Continuing Emergence of a Dazzling, Connected NoMa

We have developed, a five-pronged strategy to achieve the objective of a dazzling, connected NoMa over the next five (5) years:

1. Enliven vacant spaces with active uses.
2. Ensure that pedestrian, bicycle, vehicular and transit connections within NoMa and to NoMa from other neighborhoods are appealing, efficient and safe.
3. Support the efforts of the NoMa Parks Foundation to create great parks and public spaces in NoMa.
4. Re-double efforts to publicize the unique appeal and assets of NoMa.
5. Focus on improving the quality and effectiveness of now well-established core services, including: neighborhood cleaning and public space maintenance, an active calendar of NoMa events, research and data and projecting a welcoming presence.

Details for each of the elements of this five-pronged strategy are explored on the pages that follow.



1. Enliven Vacant Spaces with Active Uses

A major effort to fill the remaining vacant spaces in NoMa has already begun. Primarily through the establishment of pop-up events and businesses, the NoMa BID has infused NoMa with an ever-increasing level of activity and an array of amenities for its residents, workers and visitors.

Pop-up businesses and events have proven remarkably successful. In 2016, close to 28,000 people attended pop-up events in NoMa—including movies at NoMa Summer Screen and events sponsored by third parties, like the Curbside Cookoff. We will continue to work with our BID members and other partners to expand pop-ups and enliven the neighborhood.



NoMa Junction and the Wunder Garten beer garden will continue to be important in our special events programming. Wunder Garten serves over 1,000 people a week and hosts large-scale, regional events. It is a great after-hours option for workers in NoMa and residents of the area. It opened in 2015 on the site of StonebridgeCarras's 4 Constitution Square and is now located at First and L Streets NE on the property of Bristol Group, Inc.



NoMa Junction, a pop-up events space at 1005 First Street NE, hosted NoMa Summer Screen and many other large-scale outdoor events in 2016, in partnership with Perseus Realty, owners of the site. The NoMa BID turned this empty lot into an urban fairground with flags, furniture, a tower to beckon people in, and the city's largest outdoor mural. In 2016, events at NoMa Junction brought more than 13,000 people to NoMa.

2. Ensure Pedestrian, Bicycle, Vehicular and Transit Connections between NoMa and Other Neighborhoods Are Appealing, Efficient and Safe

NoMa's transit and vehicular connections are truly second to none in the region. Union Station, the region's largest transit hub, hosts 37 million visits annually, and includes Amtrak routes with daily service to Baltimore, New York and throughout the northeast corridor. Additionally, NoMa's access to regional commuter rail—MARC and VRE—intercity buses, as well as two Metro Red Line stations are a huge benefit utilized by residents and workers alike. The abundance of transit has enabled NoMa to achieve regional sustainability objectives with a remarkable 80 percent (80%) of NoMa workers commuting by mass transit, bicycle, or walking.

Bicycle infrastructure within NoMa is strong, with eight Capital Bikeshare stations, D.C.'s first separated cycle track on First Street NE, and the Metropolitan Branch Trail, (which ultimately will extend eight miles from Silver Spring to Union Station).

Within NoMa, there are many vibrant, appealing streets, particularly First Street—the commercial spine of NoMa. Finally, vehicular access to NoMa by way of Route 50, Interstate 395 and North Capitol Street is excellent.

We will build on this great foundation and strive to even improve walkability, especially at the edges of NoMa where it can be enhanced. District-led projects such as the Mid City East Small Area Plan and Livability Study and the Florida Avenue Multimodal Transportation Study provide recommendations to improve space and safety for pedestrians. Further, NoMa BID public space initiatives will change the appearance and appeal of the areas where people enter and connect throughout NoMa.

The NoMa BID will continue to work with its partners in the District government to ensure that the recommendations of these studies and plans are implemented. In addition, we will work to improve the appearance and functioning of seven gateways. As major connection points for NoMa and D.C., more than 100,000 people move through these corridors and gateways each day.

Within the NoMa BID, we plan new and improved landscaping design and features, more aesthetic construction fence treatments and public art. The NoMa BID will work with the District Department of Transportation (DDOT) to ensure pedestrian and bike routes feel safe and are visually appealing. We aim to help improve bicycle connections running east-west on K, M, Q and R Streets NE in addition to making significant improvements to the Metropolitan Branch Trail as outlined in the MBT Safety and Access Study of August 2015.

Additionally, BID staff will work to bring improved transit access to NoMa through new Metro entrances at both Union Station and NoMa-Gallaudet U and a new Circulator Route; and to improve traffic flow and circulation through projects like the conversion of M, L and Pierce Streets NE to two-way traffic.



3. Support Efforts by the NoMa Parks Foundation to Create Great Parks and Public Spaces in NoMa

The NoMa BID has implemented a game-changing strategy for parks and green space. In 2012, the NoMa BID released an ambitious Public Realm Design Plan to serve as the basis for creating a system of parks in NoMa. In 2014, the District government embraced this plan and provided a \$50 million commitment to the newly-created NoMa Parks Foundation to act as the District's partner in acquiring land and developing great parks in NoMa.

The NoMa BID will continue to play a critical role in facilitating the work of The NoMa Parks Foundation. In addition to providing strategic and administrative support, the NoMa BID leverages its relationships with its members and other NoMa stakeholders to encourage the development of high-quality privately-owned, publicly-accessible spaces throughout NoMa. For example, it has successfully advocated for the development of The NoMa Meander, a midblock pedestrian retail promenade. The idea, embraced by JBG and Skanska is now taking form. The NoMa BID will continue to encourage developers to include public space in their private projects. The NoMa BID will also encourage the inclusion of public art as a signature element throughout NoMa.

To link NoMa residents and workers to this great system of public spaces, the NoMa BID and The NoMa Parks Foundation will focus on improvements to the Metropolitan Branch Trail. A description of the trail improvements as identified by DDOT, MPD, the NoMa BID and community stakeholders can be found at <http://bit.ly/1PZ5CqU>.

Detailed status of parks currently planned by The NoMa Parks Foundation can be found at: <http://www.nomaparks.org/>.



4. Re-double Efforts to Publicize the Unique Appeal and Assets of NoMa

NoMa has been fortunate to receive a great deal of media attention over the last few years. Despite its enviable success in this regard, certain out-of-date perceptions about NoMa still exist. Moving forward, we will intensify our efforts to get the word out about the active, dynamic neighborhood that is NoMa today.

To achieve this objective, the NoMa BID Marketing and Events team maintains the NoMa BID website as the best source of information about NoMa; has an active presence on Facebook, Twitter and Instagram; produces a newsletter; generates printed pieces for events and targeted markets; and maintains a high-quality digital photograph library used by BID staff and our members. We regularly submit press releases to real estate and business publications, as well as neighborhood publications and blogs. Our marketing also includes public space advertising on construction fence banners as well as other signage, and murals. These outreach channels, supplemented with earned media, have enabled the business community and the public at large to track NoMa development, events, and neighborhood news.

Additionally, through the Planning and Economic Development team, the NoMa BID gathers and provides our members and public officials with a wealth of data about NoMa development, demographic information about residents and workers, customer preferences and other information that is not always available through public or proprietary databases.

The NoMa BID will continue and even intensify these efforts during the five year renewal period.





With NoMa now fifty-seven percent (57%) built out, the need to draw residents and businesses here still remains a high priority and will continue to be a high priority through 2022. We will continue our current strategies, periodically reassessing them based on market conditions and will further focus our attention on digital and social media. We will work to expand NoMa's followings on Facebook, Twitter, Instagram and LinkedIn.

NOMA

CITY. SMARTER.

WORK SMART

Looking for a great downtown neighborhood a short walk from the Capitol? Want beautiful new office space, luxury apartments, loads of retail, and access to Union Station and Union Market? Getting here couldn't be easier. Ride, drive, walk or bike to NoMa. Come see why NoMa is City Smarter.

Information on office space

Be a part of City Smarter. Join NPR, Google, CNN, World Resources Project, and Mathematica and move up to NoMa. Click to see the terrific spaces available now and in the next few years.



5. Focus on Always Improving the Quality and Effectiveness of Established Core Services

Cleaning and Public Space Maintenance

The NoMa BID will continue to employ a Clean Team to supplement the work of District of Columbia agencies and complement the efforts of private property owners to clean and maintain public space from building faces to curbs. The Clean Team will keep, as a priority, removal of trash, maintaining of neighborhood cleanliness and attending to overlooked public spaces, such as traffic islands and bike trails. When resources permit, the Clean Team will also clean areas immediately adjacent to the NoMa BID boundaries to enhance the perception of the neighborhood's cleanliness. The Clean Team will help District agencies remove unwanted graffiti, posters and stickers from public infrastructure and will power-wash sidewalks.

Additionally, the NoMa BID will continue to organize regular public safety meetings with MPD, District agencies, property owners, property managers, tenants and residents. To combat aggressive panhandling and other quality of life crimes, the NoMa BID will coordinate with the appropriate public agencies. The BID will continue its on-going effort to help connect homeless people in NoMa to District and private agencies for housing vouchers, substance abuse issues, crisis counseling, food stamps, Medicaid, and other services.

Active Calendar of NoMa Events

Fun, interesting events bring people to the neighborhood, including curated tours, thought leadership events and large community events. As public spaces for holding events become more reliably available, the NoMa BID staff will continue to explore the possibility of a large annual event with regional appeal to bring even-more of our target audiences to the neighborhood. The Marketing and Events Team will also focus on attracting people to the neighborhood by enhancing the BID's signature events, such as NoMa Summer Screen, as well as ramping up new, events and attractions in pop-up spaces.

NoMa Research and Data

The Economic Development Team tracks a wide variety of data on neighborhood growth, demographics and resources in order to inform prospective investors, tenants and other groups about NoMa's attributes. The data also helps us project what NoMa will be like in the next five (5) years and identify potential projects and initiatives of importance to the neighborhood. We will continue to track movement and growth in NoMa and use that information to emphasize the value of quality, well-maintained infrastructure and public space projects to our partners in District agencies and the private sector.

Projecting a Welcoming Presence

The Hospitality Ambassador Program will maintain its focus on improving the quality of life in NoMa by increasing connectivity in the neighborhood. To facilitate this, the Ambassador Team is the best in the D.C. area, in part due to our rigorous training program, and we will use our mobile kiosk to increase awareness of NoMa Hospitality Ambassadors throughout the neighborhood. At key locations, our Ambassadors will promote events, answer questions and distribute useful information and occasional goodies to residents, workers and visitors.



NoMa BID FINANCIAL INFORMATION

Budget

The next five (5) years are critical to the growth of NoMa. Over the next five (5) years the NoMa BID has an ambitious agenda for assisting with public space beautification, improving pedestrian, bicycle and transit connections and growing our core services. The NoMa BID tax rates today are the same as they were when the BID was formed in 2007 (see page 3, above). Growth in activity related to construction, new residents and new office space and an increased number of visitors in the NoMa BID requires expansion of NoMa BID services.

In September 2016, the Board of Directors approved a modest three percent (3%) BID tax increase as permitted in D.C. Code Section 2-1215.57 for each of fiscal years 2018, 2019 and 2020. This increase will assure that the NoMa BID can continue to deliver on its ambitious agenda for neighborhood improvements while continuing to deliver its core services to a rapidly-growing NoMa neighborhood.

	FY2018	FY2019	FY2020	FY2021	FY2022
REVENUE					
BID Assessments	2,703,599	2,942,286	3,337,286	3,437,405	3,540,527
Other Revenue	252,000	252,000	252,000	252,000	252,000
Total Revenue	2,955,599	3,194,286	3,589,286	3,689,405	3,792,527
EXPENSES					
Administration	1,416,499	1,462,307	1,871,934	1,928,092	1,985,935
Economic Development	269,558	343,445	347,448	353,371	359,473
Events	183,377	214,068	218,900	223,967	229,186
Marketing	145,481	173,345	176,296	179,335	182,465
Hospitality	275,000	185,000	190,550	196,267	202,154
Public Space	658,193	691,102	725,657	747,427	769,850
TOTAL OPERATING EXPENSES	2,948,108	3,069,267	3,530,785	3,628,459	3,729,062

Expenses

The five (5) year budget included as part of this renewal application generally includes inflationary increases in expenditures in most program areas as well as additional investment in areas to achieve the BID's strategic plan. An additional increase in Administration in fiscal year 2020 is related to an increase in NoMa BID overhead costs as The NoMa Parks Foundation activity winds down. A modest reduction to the Hospitality program is planned. Some net revenues will be available to spend on special, one-time projects.



Appendix A: NoMa BID Board of Directors

Current members of the NoMa Business Improvement District Board are:

Class of 2017

David Bevirt — Brookfield Office Properties
*John Gordon — Polinger, Shannon & Luchs
Dennis Paul — Paul Investment Company LLLP
Matthew Robinson — MRP Realty
Robert Ward — Skanska

Class of 2018

*Deborah A. Cowan, Treasurer — NPR
Mary Gibert — General Services Administration
Matthew Liddle — REI
*Michael B. Smith, Secretary — The Washington Center
David Tuchmann — Akridge

Class of 2019

*Douglas M. Firstenberg, Chairman — StonebridgeCarras
Charles E. Garner II — CIM Group
Andrew VanHorn — The JBG Companies
Adam Warren — Harris Teeter
*Charles (Sandy) Wilkes, Vice Chairman — The Wilkes Company

** Members of the Executive Committee*

Appendix B: Development in NoMa, 2018-2022

Development Name	Delivery Year	Office Square Footage	Retail Square Footage	Residential Units	Hotel Rooms	Total Square Footage
John and Jill Ker Conway Residence	2017		2,500	124		126,500
AVA: 55 M	2017		7,000	438		445,000
Camden NoMa	2017			405		405,000
Toll City Living	2018		8,000	296		304,000
50 Florida Avenue	2018		7,500	182		189,500
100 K Street	2018			222		200,000
Four Constitution Square	2018	494,000				494,000
The Belgard: 33 N	2018		5,000	346		351,000
RESA: 22 M	2018		13,000	320		333,000
Lacebark: 50 Patterson	2019	128,000	35,000			163,000
Lacebark: 1250 First	2019	240,000	17,000			257,000
Lacebark: 51 N	2019		11,000	220		231,000
Press House	2019		35,000	350	160	497,000
Eckington Yards	2019		77,200	695		707,000
301 Florida Ave	2019		4,500	56		60,500
Sentinel Square III & IV	2019	570,000	20,000			590,000
300 M Street	2019		10,000	425		435,000
18 - 24 P Street & 21 - 27 Florida Ave	2020			150		150,000
1150 First Street	2020	350,000	12,000			362,000
Tyber Place: 44 M	2020	233,600	11,000			244,600
Tyber Place: 88 M	2020	298,800	8,600			307,400
Gateway Phase II	2020	221,000		371		597,000
Armature Works	2020		50,000	650	200	800,000
Union Square III	2020	250,000				250,000
Ronald Paul Co.	2021		7,500	230		237,500
Toll City Living	2021		5,000	229		234,000
Total		2,785,400	346,800	5,709	360	8,971,000