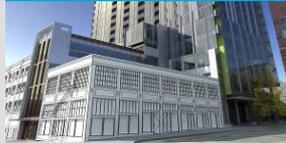


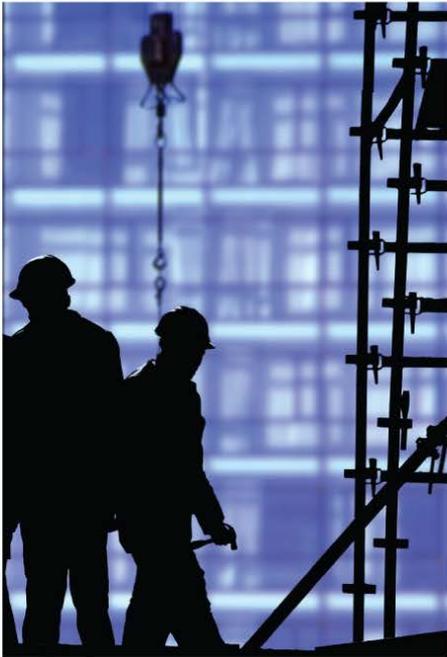


Gerding Edlen Development



Gerding Edlen Development Company, LLC

Firm Overview



Gerding Edlen GREEN CITIES FUND

- Acquire and retrofit
- Ground-up new development
- Transit oriented central city



Gerding Edlen MANAGEMENT

- Asset and property management
- 20 minute living approaches



Gerding Edlen SUSTAINABLE SOLUTIONS

- Integrated solutions
- Distributed infrastructure
energy water sewage
- Human Comfort

Gerding Edlen Development Company, LLC

Firm Background



- 13 years of Green Building experience, with more LEED firsts than any other developer
 - 68 projects developed or in process
 - \$4.8 billion total construction over the last 13 years
 - Innovative strategists for public and private sector
 - Some of the most complex projects in the US
- First Historic LEED Platinum, Largest LEED Platinum, First Highrise Residential LEED Platinum
- 25 LEED Gold, 9 LEED Silver, 5 LEED Platinum buildings
- Integrated Team Approach
- Sustainable Development is primary goal from onset of project
- Focus on the Triple Bottom Line – every project contributes to the community

Gerding Edlen Development Company, LLC

Green Tech



Leading Innovator, Utilizing The Latest Green Building Techniques in our Own Projects

- Systems integration approach to project development
- The use of any technology should be used to generate the highest ROI to the owner without prejudice towards favored solutions
- Listed below are a just few of the technologies utilized over the years to generate higher ROI's for our investors and greater ecological returns on our projects:

Energy Generation

	<u>Projects</u>
Solar PV	11
Building-Integrated Solar	2
Solar Hot Water	1
Passive Solar	1
Building-Integrated Wind	1
Co-generation	1

Water Technologies

	<u>Projects</u>
Green Roofs	9
Rainwater Harvesting & Reuse	7
Wastewater Treatment	2

Energy Efficiency

	<u>Projects</u>
Underfloor Air Displacement	4
Chilled Beams	3
Centralized Chilled Water	1
Geothermal	2
Waste Heat Recovery	2

Other Green Technologies

	<u>Projects</u>
Mechanized Parking	1
Ventless Dryers	1

Gerding Edlen Development Company, LLC

Distributed Infrastructure Projects



SOLAR PV

SOLAR HOT WATER

PASSIVE SOLAR



The Casey



M Financial



Twelve West



OHSU CHH



PPS – 9 Schools



OHSU CHH



PCC Willow Creek

Gerding Edlen Development Company, LLC

Distributed Infrastructure Projects



INTEGRATED WIND



Twelve West

CO-GENERATION



OHSU CHH

CENTRALIZED CHILLED-WATER



The Brewery Blocks

WASTEWATER TREATMENT



OHSU CHH



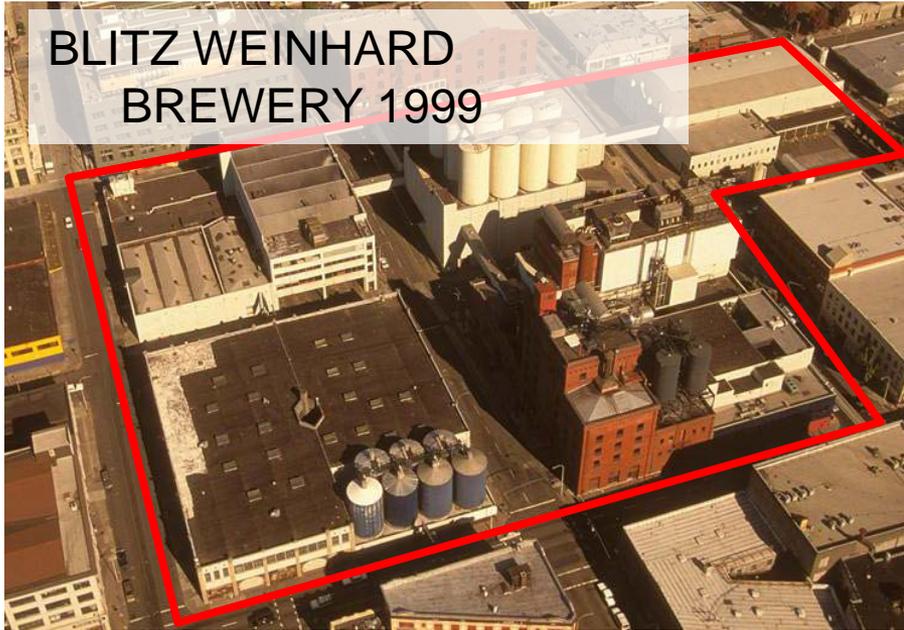
THE BREWERY BLOCKS PORTLAND, OR

*LEADERSHIP IN SUSTAINABILITY
PRODUCES RECORD RETURNS*

CASE STUDY: THE BREWERY BLOCKS



Overview



- Transformation of an inactive brewery into a vibrant, sustainable community
- Target triple-bottom line returns
- 5 full blocks in a central city
- Historic structures preserved
- Over 1.7 million square feet of Class A office, retail and residential space
- 123 condominiums, 242 apartments
- 1,360 underground parking spaces

- LEED: 1 platinum, 4 gold, 1 silver
- First historic LEED Platinum
- Sustainability marketed as key feature
- Established new Class A office market in Pearl District
- Recruited new national retailers to market
- Established new highs in rents & sales values
- Resulted in 32.78% IRR based on an investment of \$35M generating \$140M profit (5 x equity)

THE BREWERY BLOCKS

Block One

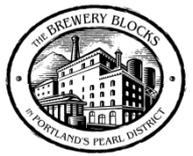


- 4 stories, 137,000 GSF
- Retain historic façade
- Whole Foods, Tyco, Enron
- District chilled water plant
- Total project cost = \$36.9M
- Brewery Blocks Investors equity \$5.8M
- KeyBank construction loan \$31.1M
- LEED Silver
- Construction Start December 2000, Completion March 2002, Disposition July 2007 with Block 4 & 5
- \$29.1M Profit
- 33.67% IRR

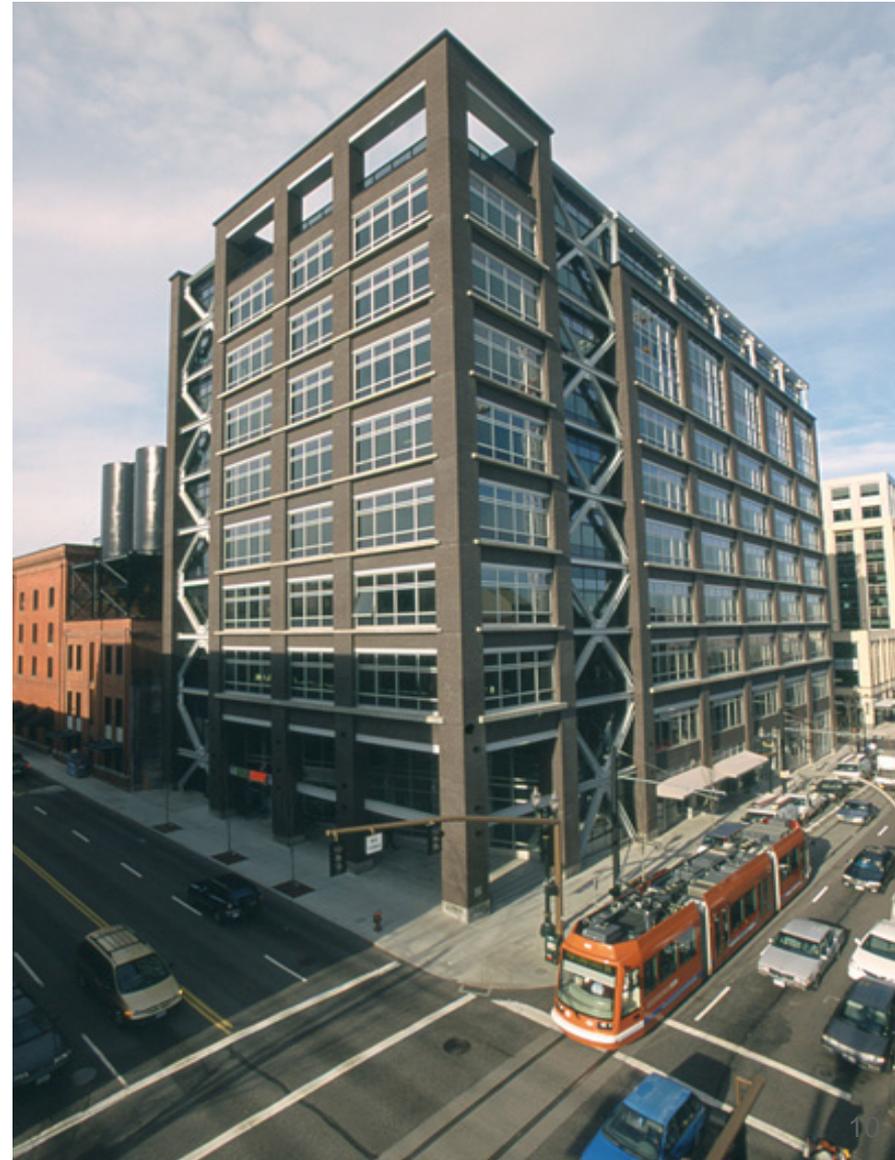


THE BREWERY BLOCKS

Block Two



- 248,000 GSF
- Preserve historic buildings + new 10 story office tower
- Presale to MEPT
- Henrys, Diesel, GED, GBD
- Perkins Coie first traditional core CBD tenant to Pearl
- Total project cost = \$56.6M
- LEED Gold
- Construction Start January 2001, Completion August 2002



THE BREWERY BLOCKS

Block Three – The Henry

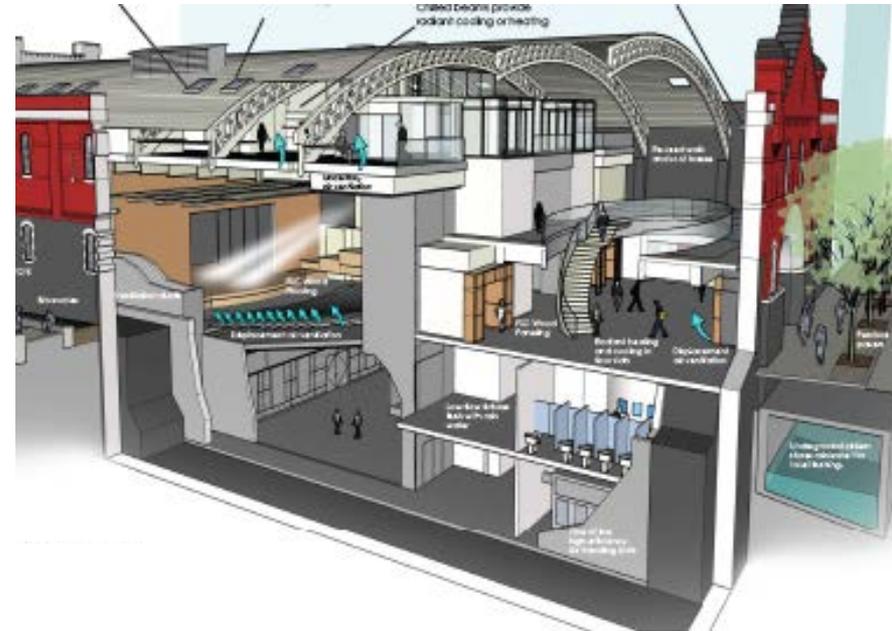


- New 15 story residential condo
- 123 units
- 267,000 GSF
- Half block, adjacent to historic armory
- Total project cost = \$49.9M
- Pearl Gateway Condominiums LLC equity = \$13.9M
- ULLICO construction loan = \$35.7M
- First traditional luxury project in Pearl
- Established new high mark for sales price/sf at \$358
- Total profit = \$12.8M
- 30.58% IRR
- Construction Start July 2002, Completion July 2004
- LEED Gold



THE BREWERY BLOCKS

Block Three – The Gerding Theater



- Final phase of Brewery Block project
- Historic National Guard Armory
- Create state of the art performing arts center
- Public/Private partnership - site sold to City of Portland at basis
- Build 55,000 GSF within a 20,000 sf building
- New Market Tax Credits
- Total project cost \$28M
- 1st building on National Historic Register to achieve LEED Platinum



THE BREWERY BLOCKS

Block Four – M Financial Plaza



- New 10 story Class A office
- 285,000 GSF
- Designed for phasing
- Art Institute, PF Changs, Anthropology
- M Financial first large scale financial services firm to Pearl
- Photovoltaics
- Total Project Cost = \$62.3M
- Brewery Blocks Investors LLC equity = \$21.3M
- BofA/Washington Capital construction loan = \$41M
- LEED Gold
- Construction Start February 2001, Completion June 2003, Disposition July 2007 with Blocks 1 & 5
- \$69.8 million profit, 27.14% IRR



THE BREWERY BLOCKS

Block Five – The Louisa



- New 16 story apartment tower
- 282,000 GSF
- Built on top of operating garage
- West Elm, North Face
- Established new market high rents at \$1.92/sf
- Reached stabilized occupancy in 1 yr
- Total Project Cost = \$59.8M
- Brewery Blocks Investors LLC equity = \$7.9M
- TIAA CREF loan = \$51.9M (with refi of Blocks 1 & 4)
- LEED Gold
- Construction Start July 2003, Completion June 2005, Disposition July 2007 with Blocks 1 & 4
- \$41.5 Million profit, 67.65% IRR





THE SOUTH WATERFRONT PORTLAND, OR

*UTILIZING SUSTAINABILITY TO CREATE
COMPETITIVE ADVANTAGE FOR A NEW
RESEARCH DISTRICT*

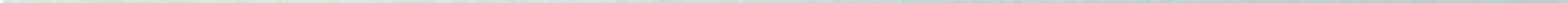
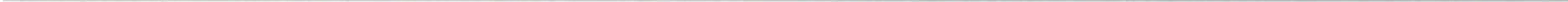
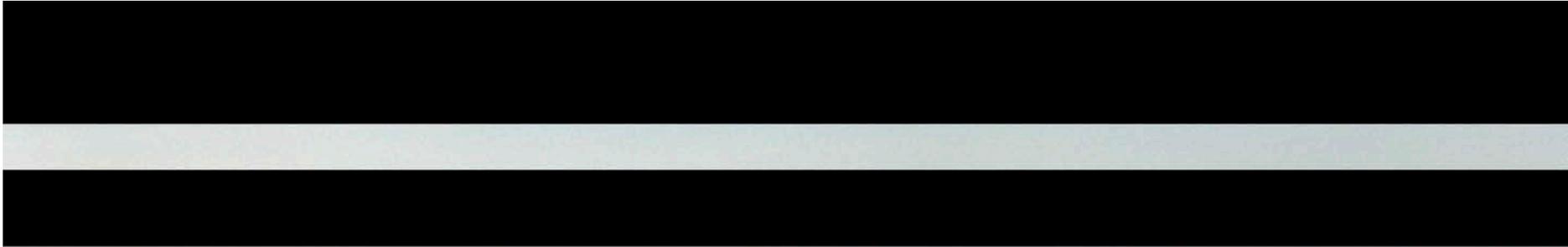
Gerding Edlen Development Company, LLC

South Waterfront History



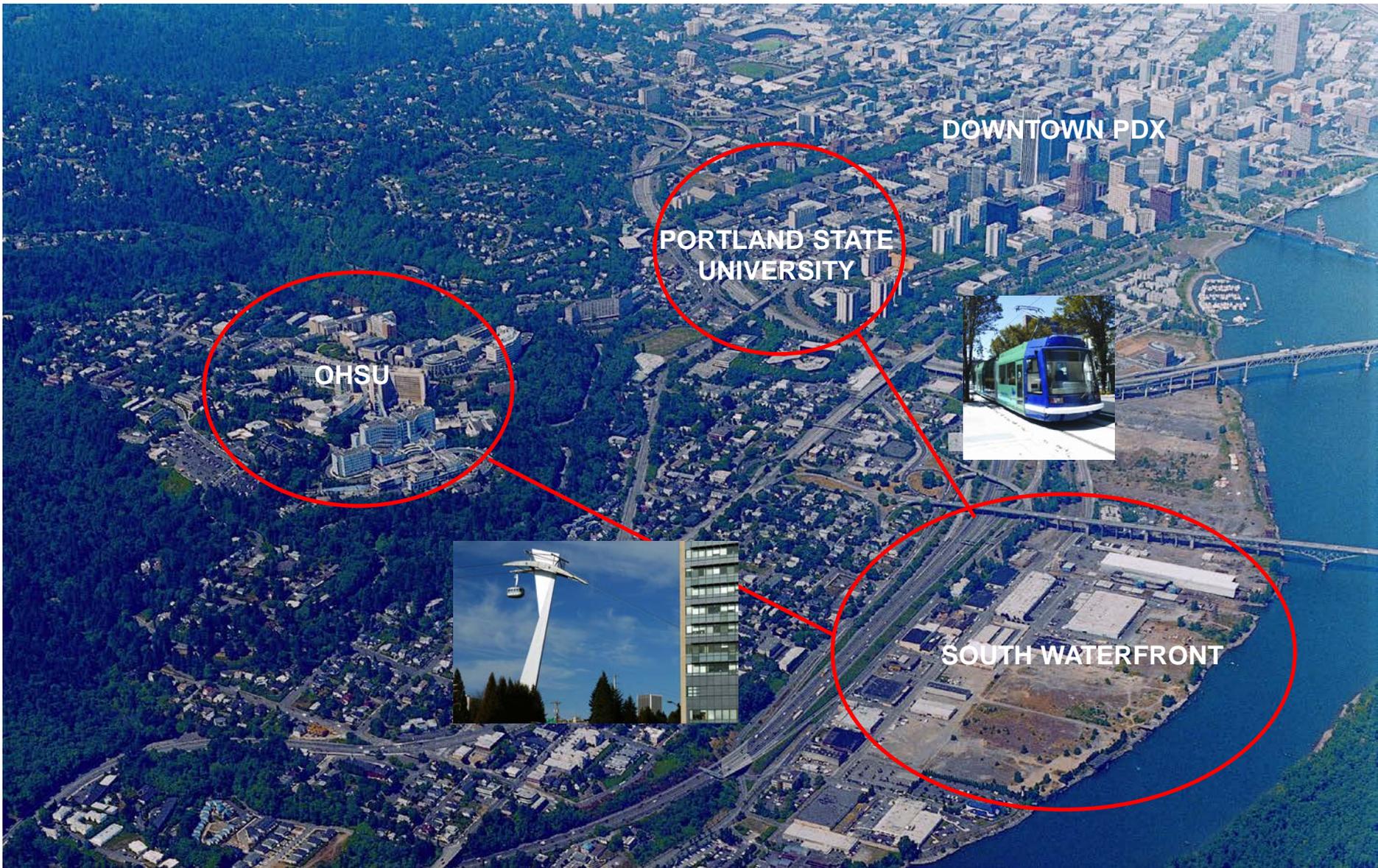
Gerding Edlen Development Company, LLC

South Waterfront History



Gerding Edlen Development Company, LLC

South Waterfront Vision



Gerding Edlen Development Company, LLC

South Waterfront Massing



Gerding Edlen Development Company, LLC

South Waterfront Sustainability Elements



Gerding Edlen Development Company, LLC

South Waterfront Sustainability Elements



Gerding Edlen Development Company, LLC

South Waterfront Sustainability Elements



Gerding Edlen Development Company, LLC

South Waterfront Sustainability Elements





PUSHING THE ENVELOPE

CREATING AN ICON FOR THE DISTRICT

OHSU Center for Health and Healing

A Healthy Building Inspires New Public Outreach



PROJECT BRIEF	
LOCATION	PORTLAND, OR
LEED STATUS	PLATINUM
PROJECT TYPE	MEDICAL OFFICE
COMPLETION	2006



PROJECTED FINANCIAL DATA	
TOTAL PROJECT COST	\$145,400,000



- 62% less energy consumption than code compliant building
- LEED Platinum at very little cost premium
- Truly integrated design with architect and mechanical working together
 - Convection ventilation of stairwells
 - Solar wall to generate pre-heating of hot water
 - Radiant heating of atrium
 - Sun shades with PV's on south side of building
 - CHP that generates electricity and hot water
 - Membrane bioreactor that treats all onsite sewage

OHSU Center for Health and Healing



Mechanical Innovations



PROJECT BRIEF	
LOCATION	PORTLAND, OR
LEED STATUS	PLATINUM
PROJECT TYPE	MEDICAL OFFICE
COMPLETION	2006

PROJECTED FINANCIAL DATA	
TOTAL PROJECT COST	\$145,400,000



Radiant Heating of Atrium

- Eliminates using forced air in atrium space thus saving significant energy
- Eliminates the need for duct work and mechanical ventilation systems
- Reduces the overall size of the HVAC systems

Other Mechanical / Electrical Components

- Chilled beams and radiant heating – how to let nature do most of the work
- Solar walls – even on a cold and sunny day it gets over 100 degrees
- Displacement ventilation in exam rooms
- Occupancy sensors throughout
- Indirect lighting throughout
- Emergency generator supports the Tram

OHSU Center for Health and Healing

A Healthy Building Inspires New Public Outreach



PROJECT BRIEF	
LOCATION	PORTLAND, OR
LEED STATUS	PLATINUM
PROJECT TYPE	MEDICAL OFFICE
COMPLETION	2006



PROJECTED FINANCIAL DATA	
TOTAL PROJECT COST	\$145,400,000



Membrane Bioreactor

- Treats 100% of sanitary waste (15,000-17,000 gallons per day)
- Less than 200 gallons flows to city sewer
- Affluent – not quite clean enough to drink
 - Recharges cooling towers
 - Flushes toilets and urinals
 - Irrigates landscaping
 - Balance to the river – certainly cleaner than the Willamette

OHSU Center for Health and Healing

A Healthy Building Inspires New Public Outreach



PROJECT BRIEF	
LOCATION	PORTLAND, OR
LEED STATUS	PLATINUM
PROJECT TYPE	MEDICAL OFFICE
COMPLETION	2006



PROJECTED FINANCIAL DATA	
TOTAL PROJECT COST	\$145,400,000



Combined Heating and Cooling Plant

- Microturbines generate 35% of building electrical load
- Generate 85% of building hot water requirements
- Combined effect reduces overall energy costs below conventional systems
- Plant is scalable so size can be increased to support additional buildings
- Entire plant is skid-mounted so can be moved to another location

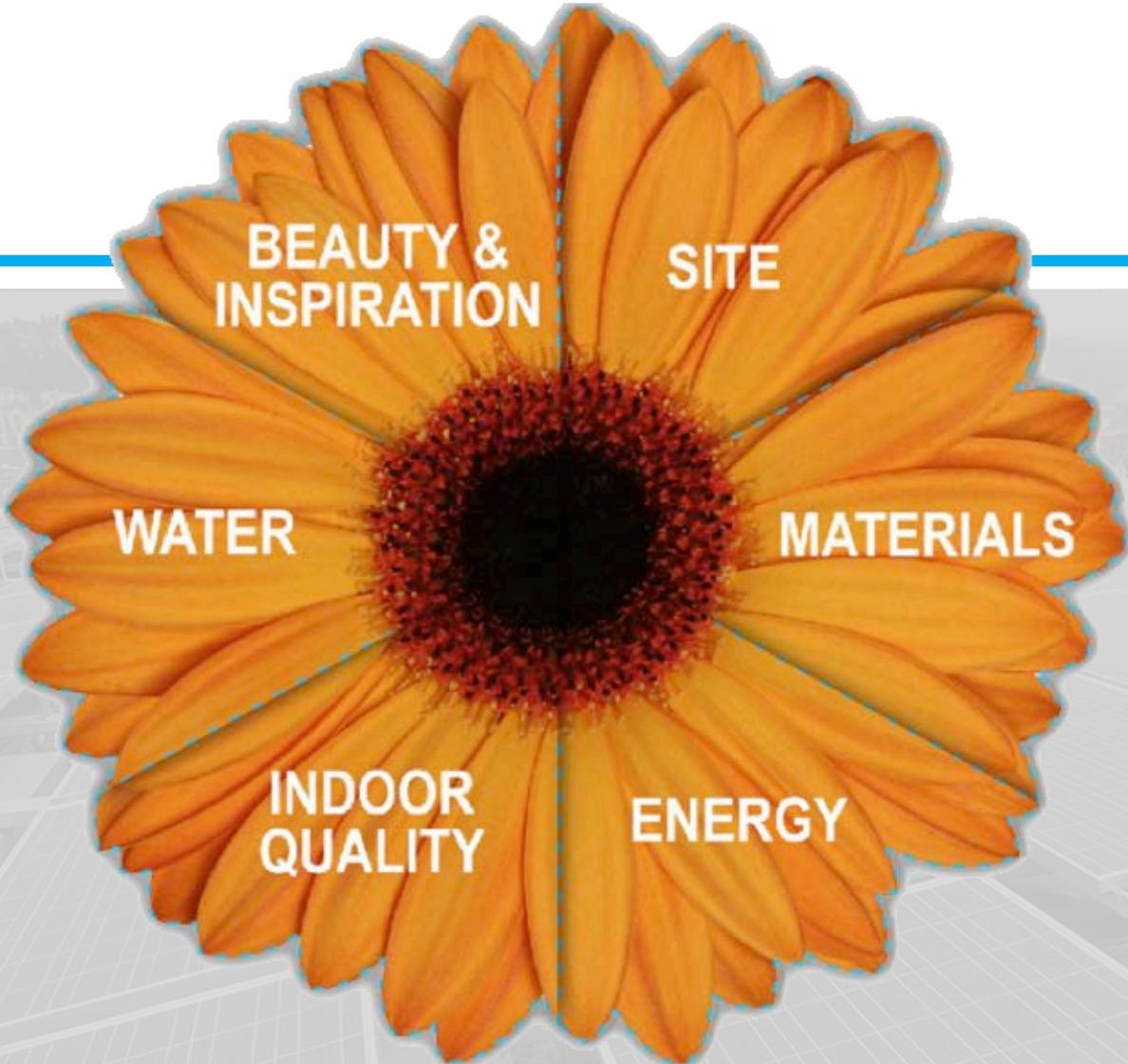


THE LIVING BUILDING

OREGON SUSTAINABILITY CENTER

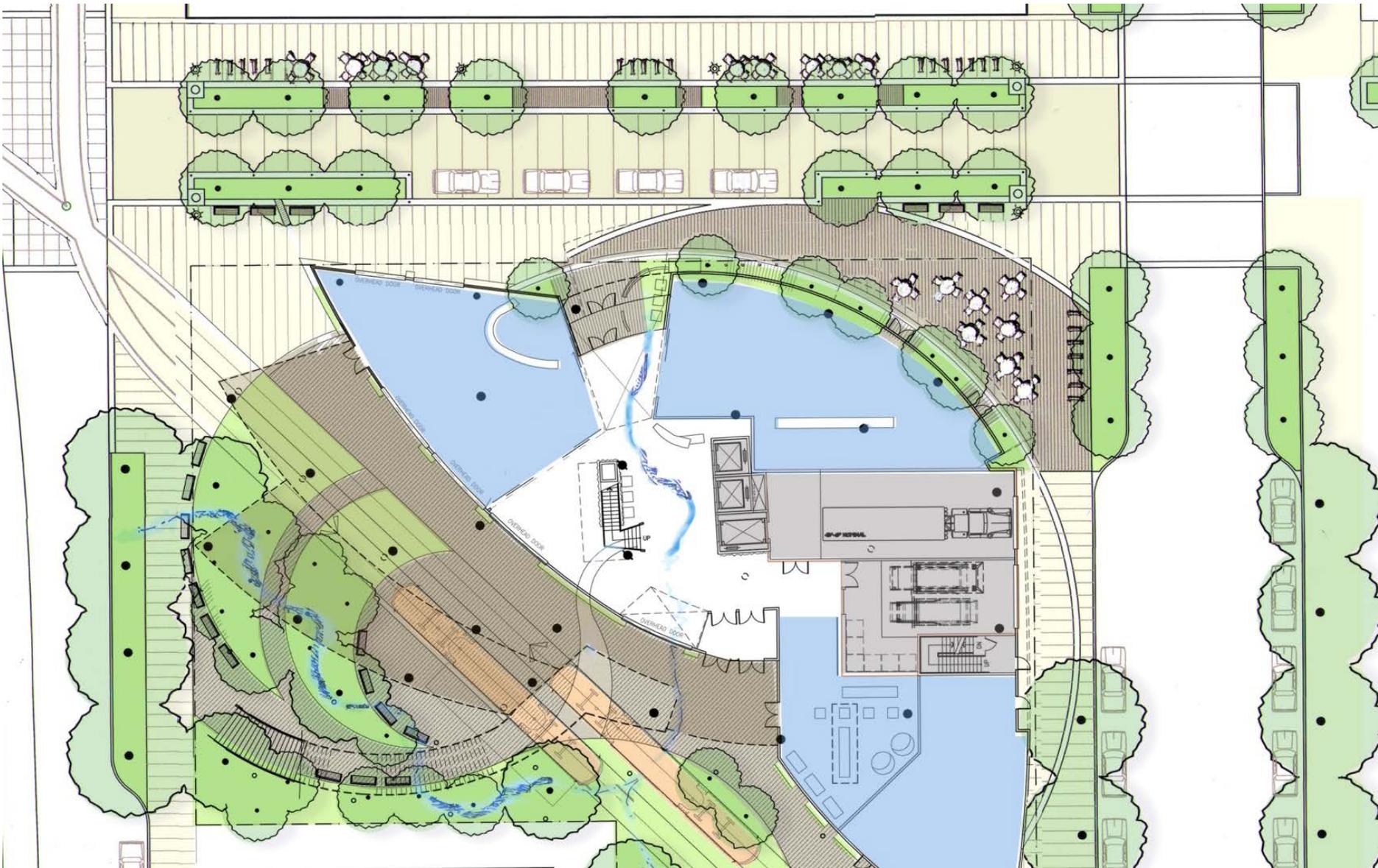
Gerding Edlen Development Company, LLC

The Living Building Challenge



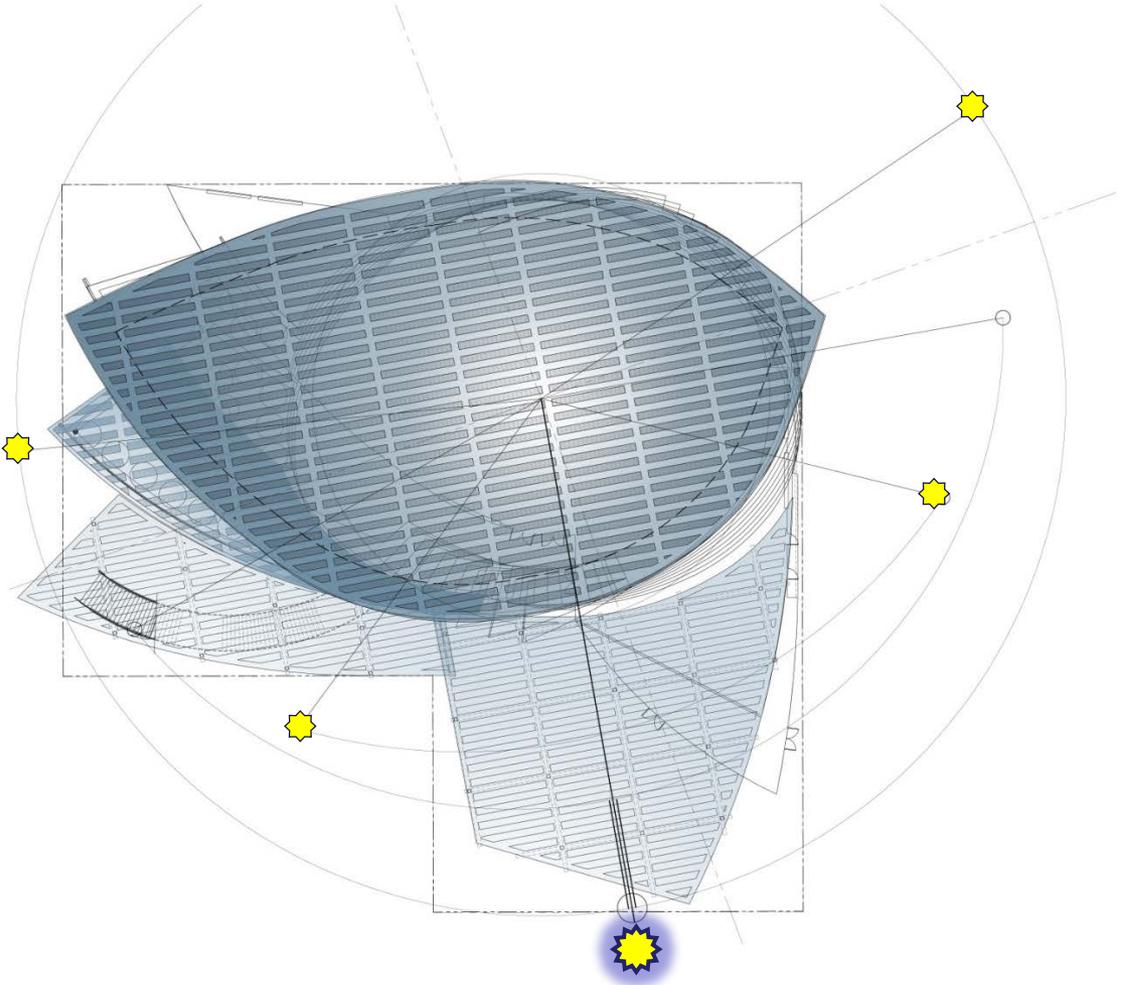
Gerding Edlen Development Company, LLC

The Oregon Sustainability Center



Gerding Edlen Development Company, LLC

The Oregon Sustainability Center



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The Oregon Sustainability Center



Gerding Edlen Development Company, LLC

The Oregon Sustainability Center



Gerding Edlen Development Company, LLC

The Oregon Sustainability Center





ACHIEVING NET ZERO

WE'RE ALMOST THERE WITH AN EXISTING CAMPUS

*THINK WHAT YOU COULD ACHIEVE WHEN YOU
START FROM SCRATCH*

Gerding Edlen Development Company, LLC

PCC Net Zero Opportunity



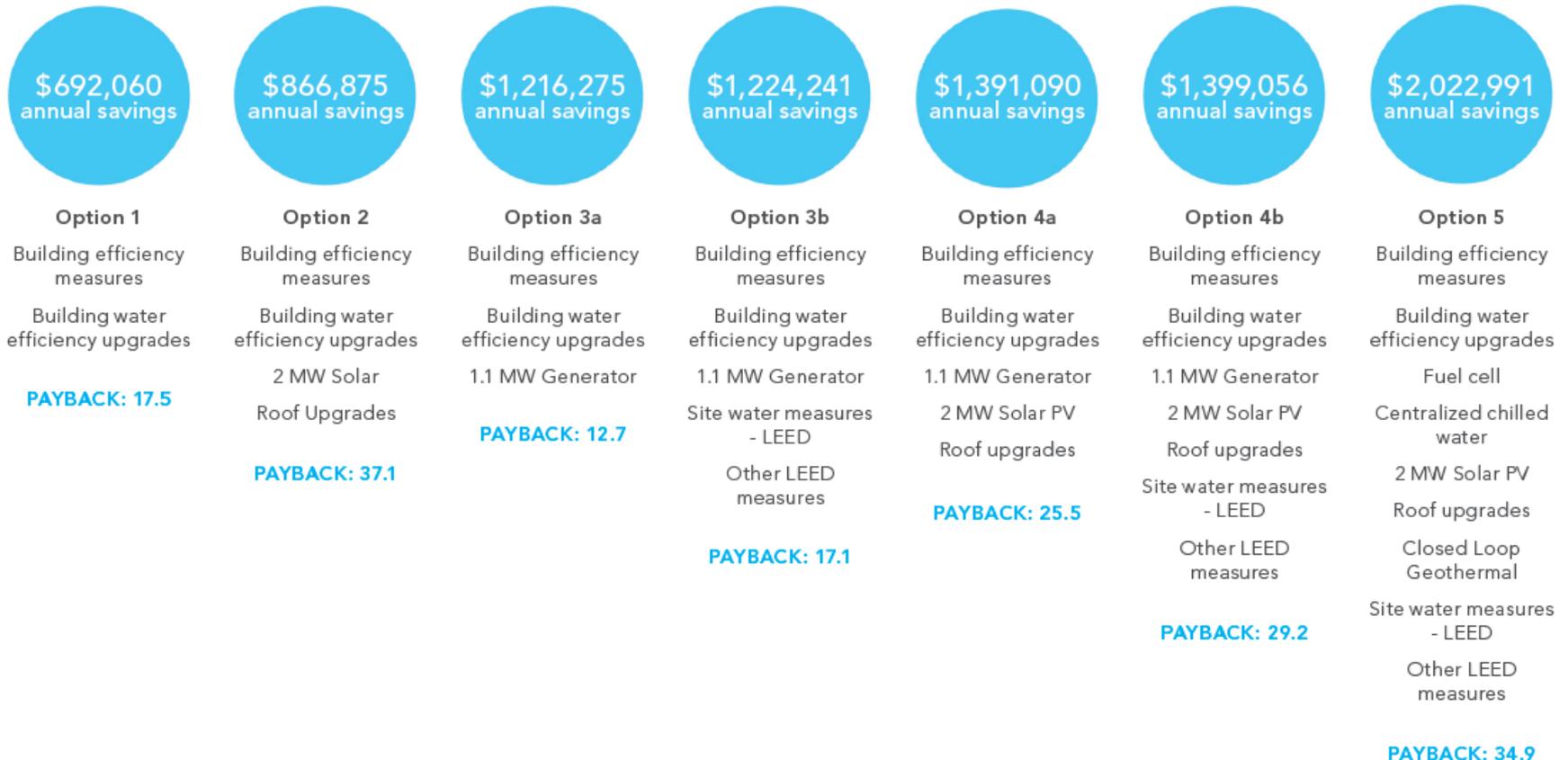
- \$1.6 m energy savings
- \$184,000 energy income
- \$125,000 water savings
- LEED Platinum
- 847 green jobs
- 10 Degrees and Certificates are enhanced
- **FIRST NET ZERO CAMPUS IN THE COUNTRY**

Gerding Edlen Development Company, LLC

PCC Net Zero Opportunity



NET ZERO



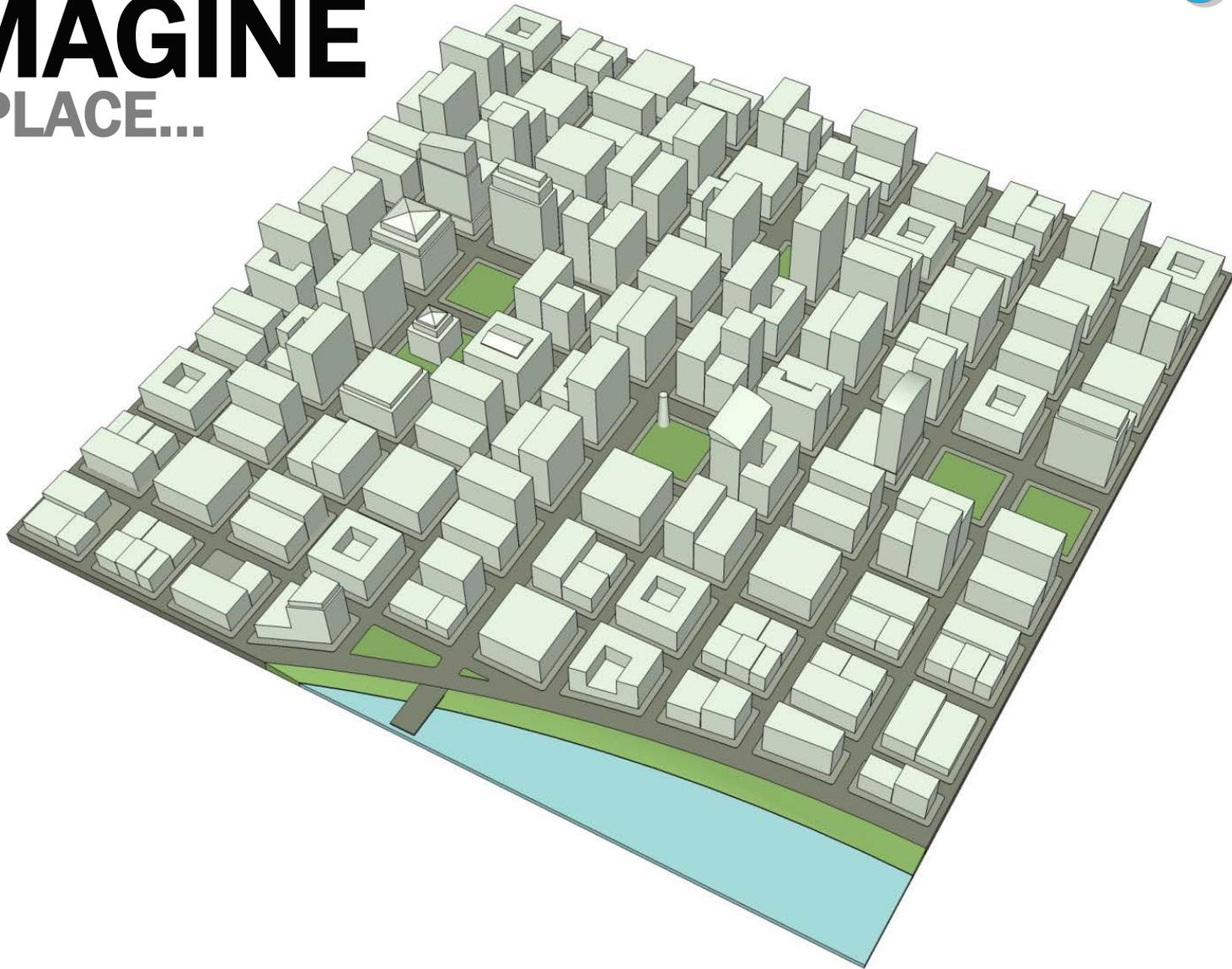


CREATING AN ECO DISTRICT

*UTILIZING SUSTAINABILITY TO CREATE
COMPETITIVE ADVANTAGE FOR A NEW
RESEARCH DISTRICT*

IMAGINE

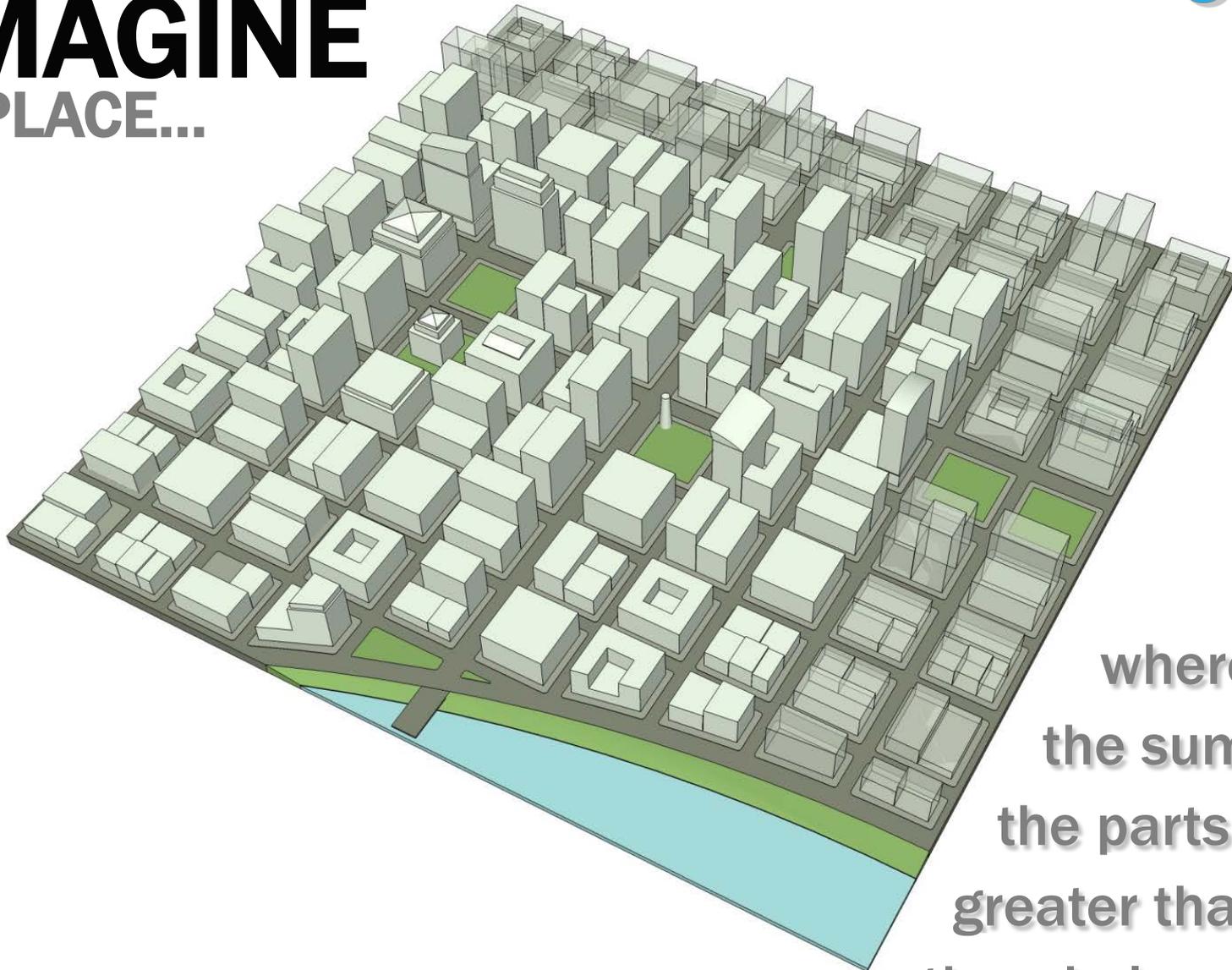
A PLACE...





IMAGINE

A PLACE...

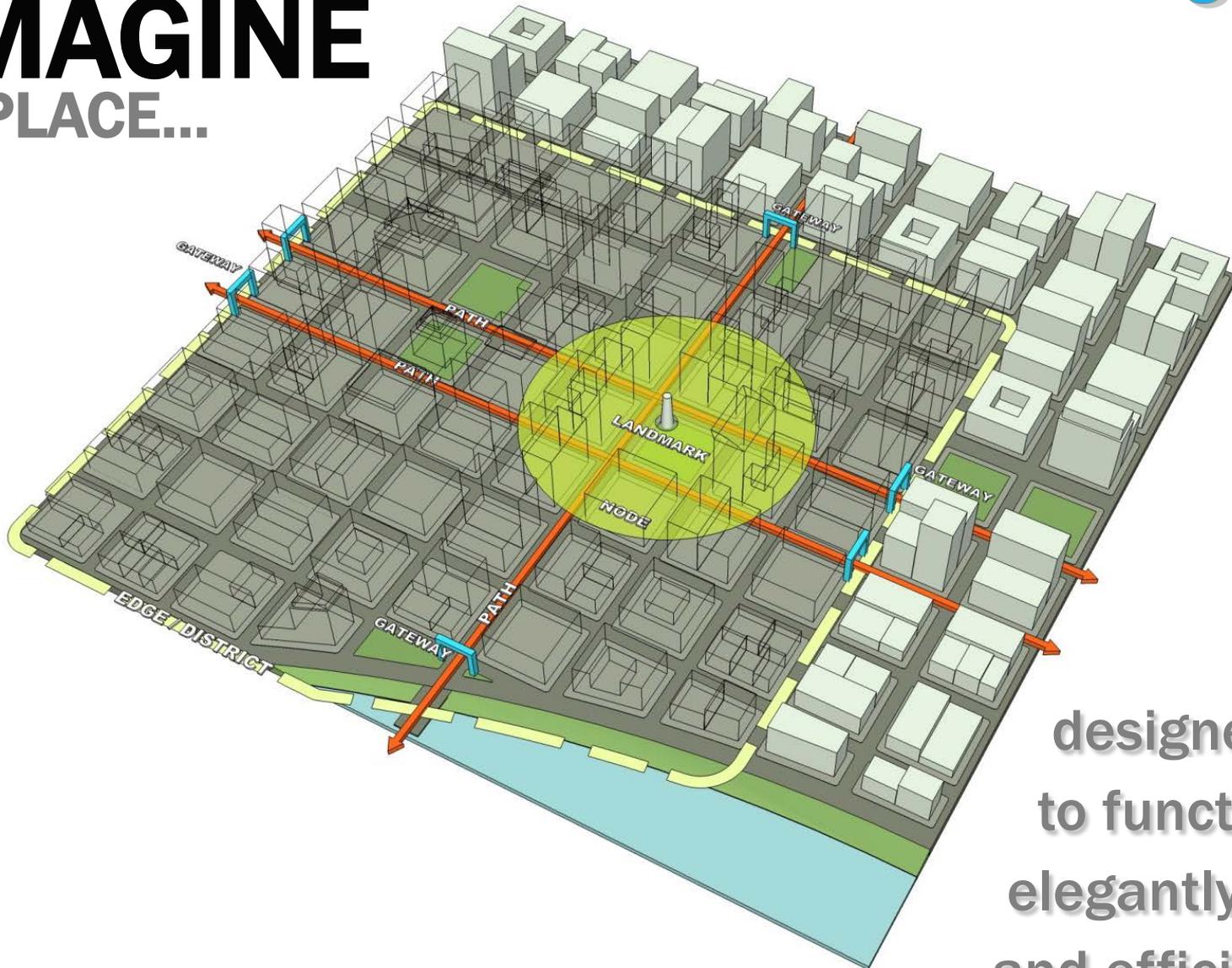


where
the sum of
the parts is
greater than
the whole.



IMAGINE

A PLACE...

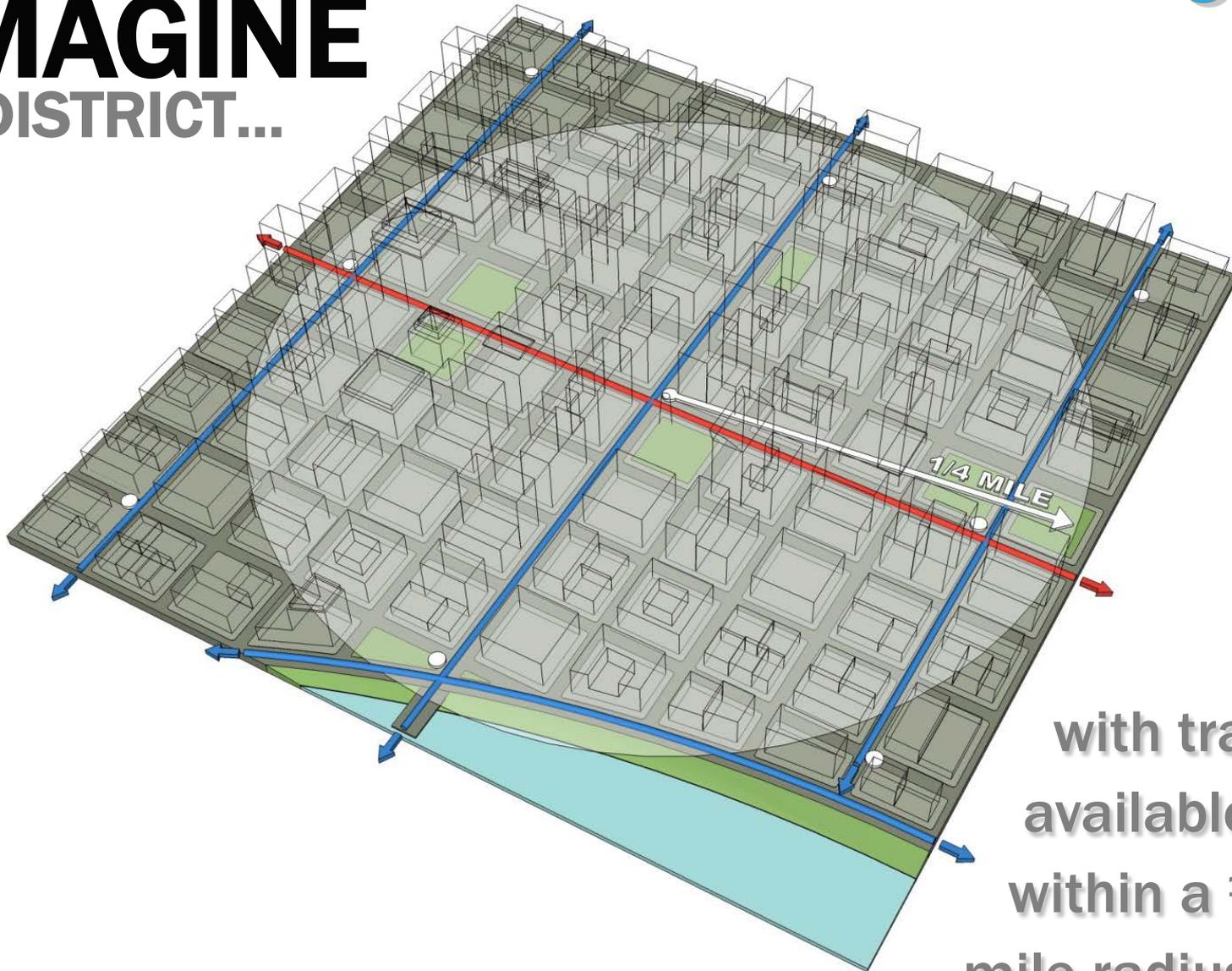


designed
to function
elegantly
and efficiently.



IMAGINE

A DISTRICT...

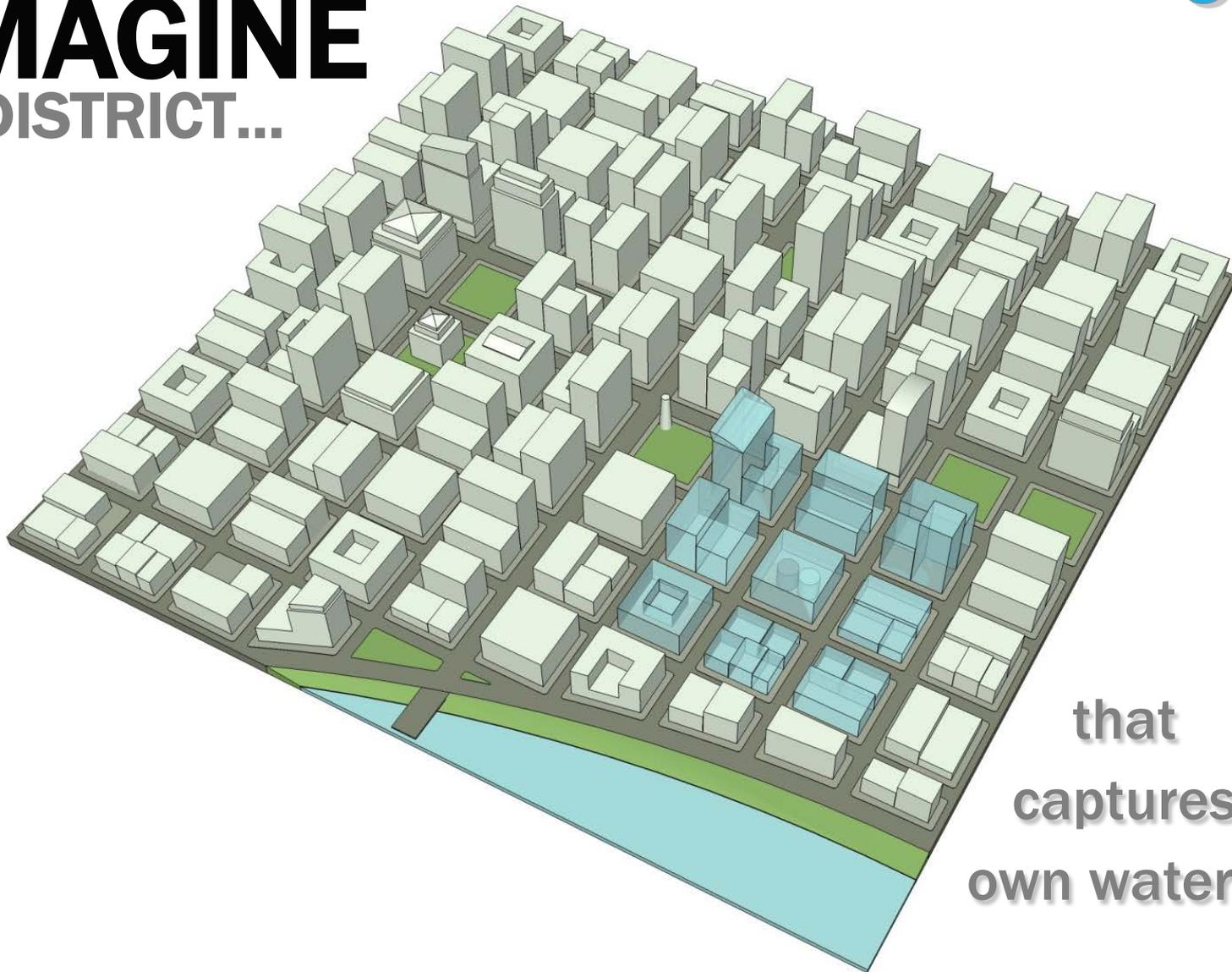


with transit
available
within a $\frac{1}{2}$
mile radius.



IMAGINE

A DISTRICT...

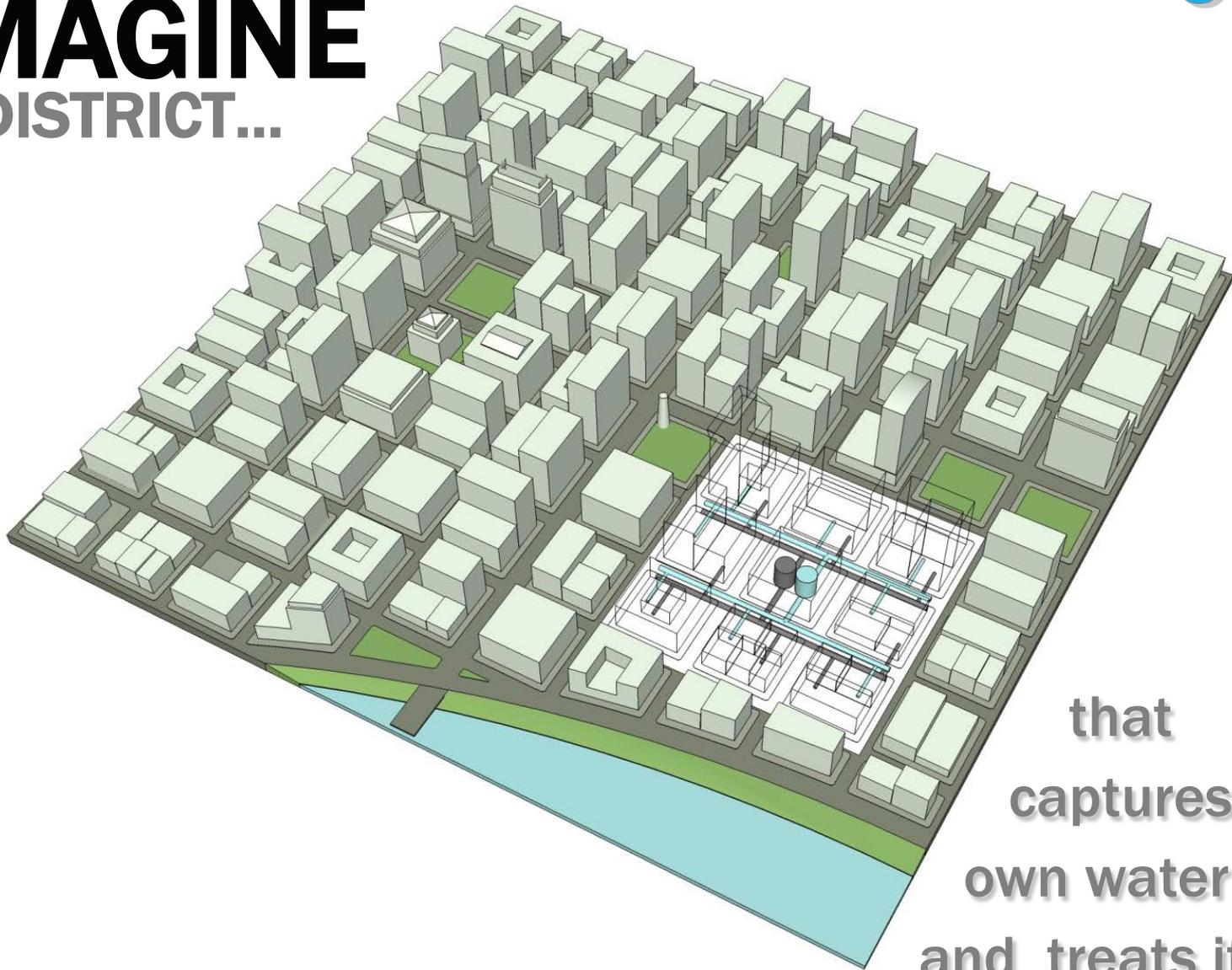


that
captures its
own water



IMAGINE

A DISTRICT...

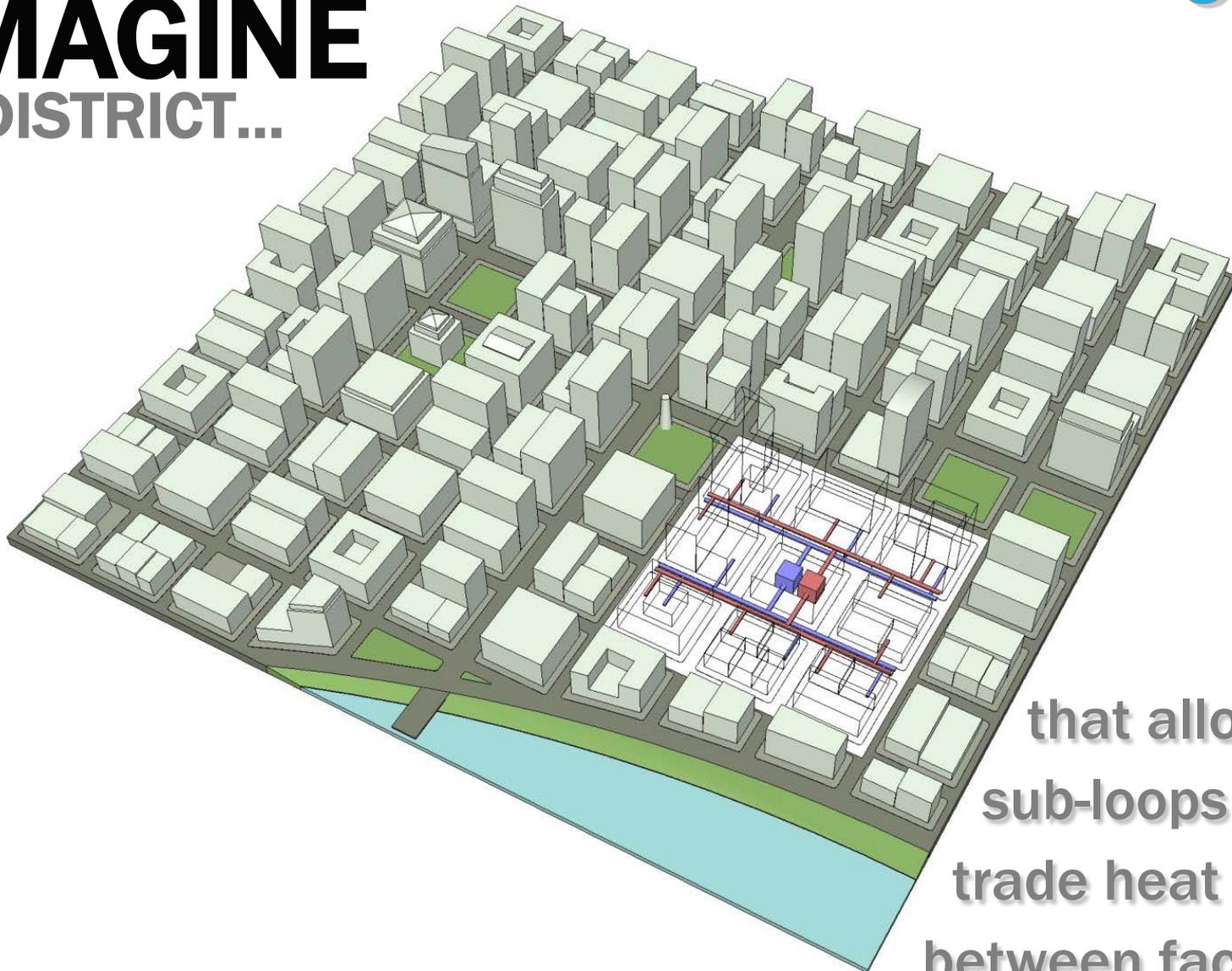


that
captures its
own water
and treats it.



IMAGINE

A DISTRICT...

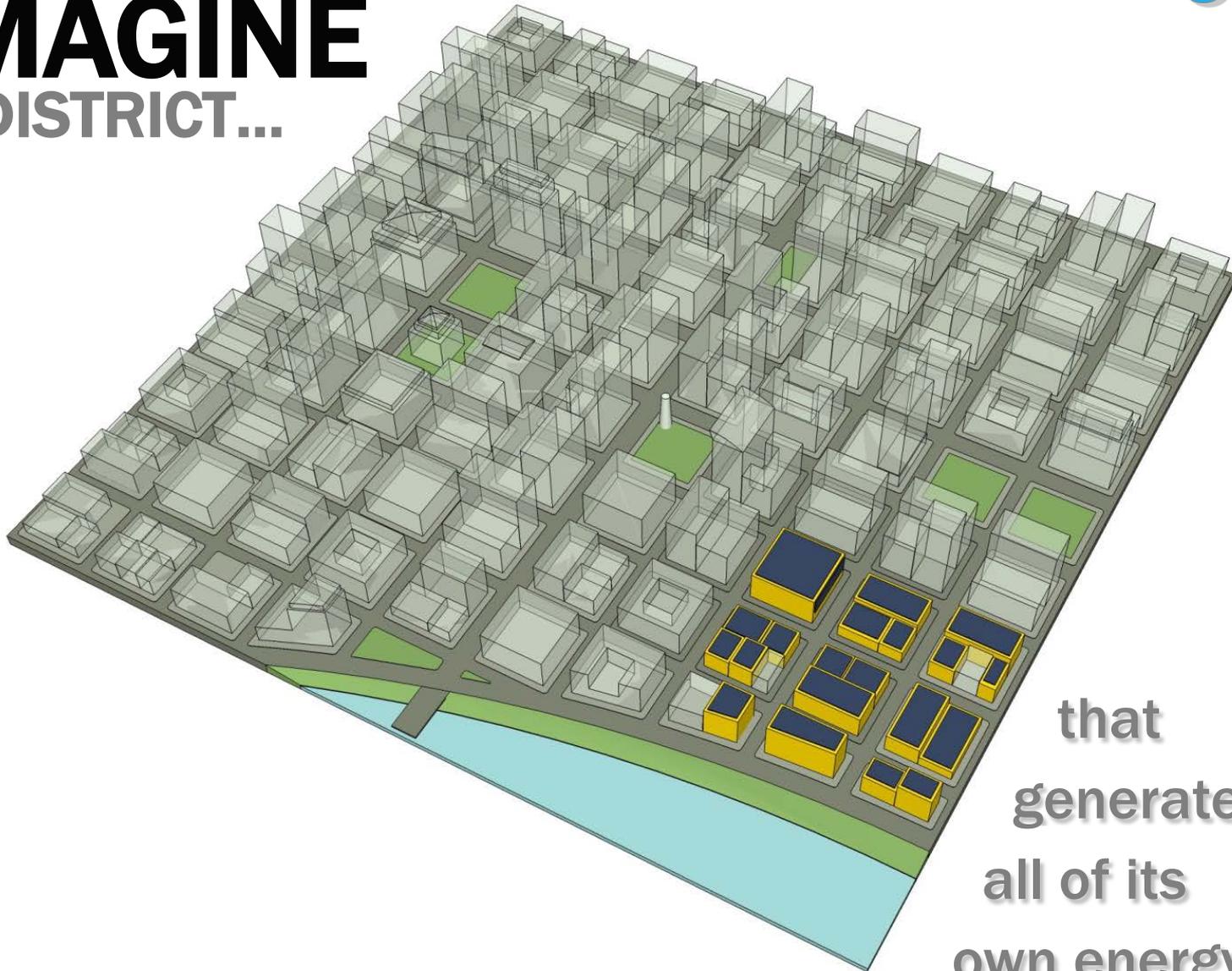


that allows
sub-loops to
trade heat
between facilities



IMAGINE

A DISTRICT...

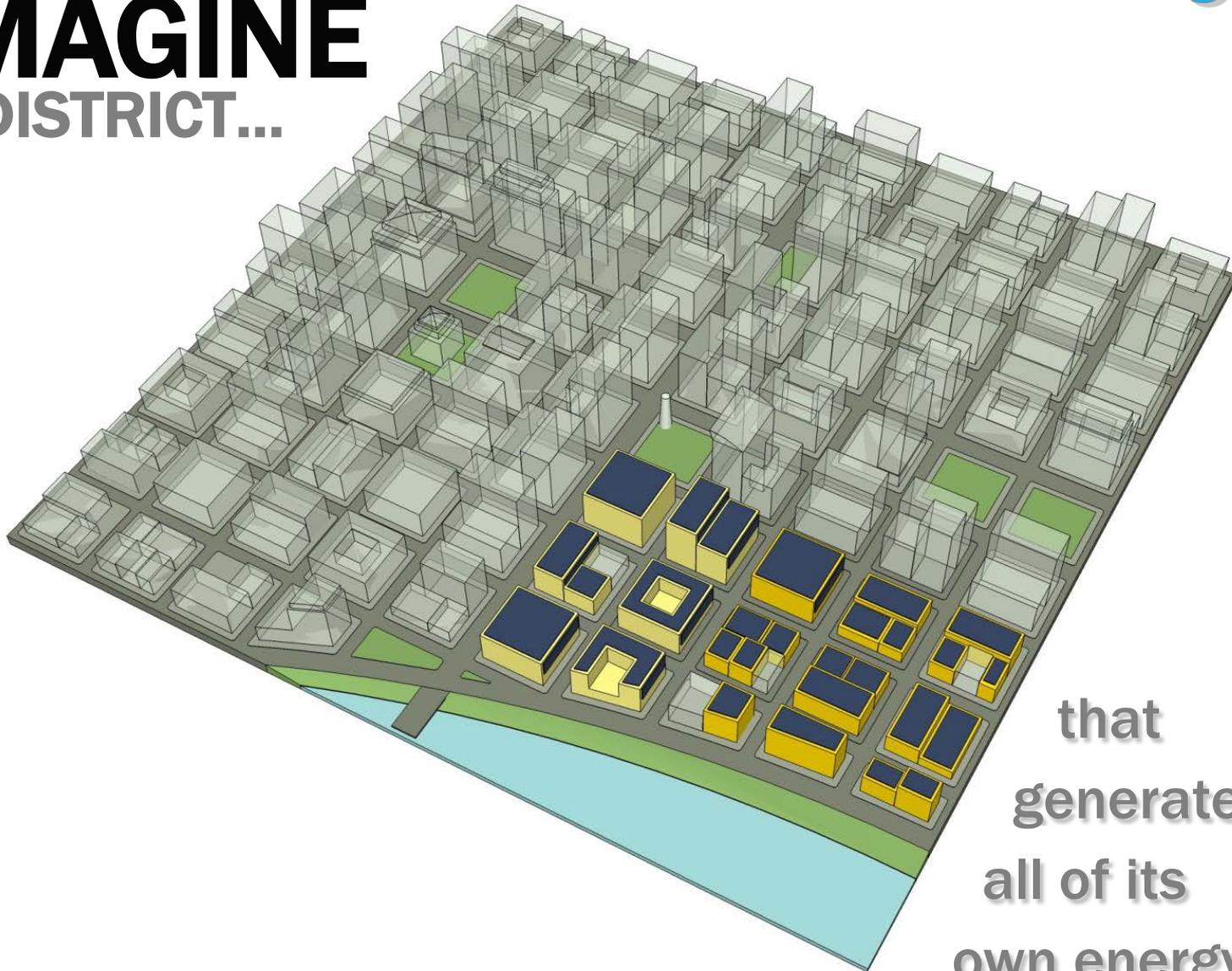


that
generates
all of its
own energy.



IMAGINE

A DISTRICT...

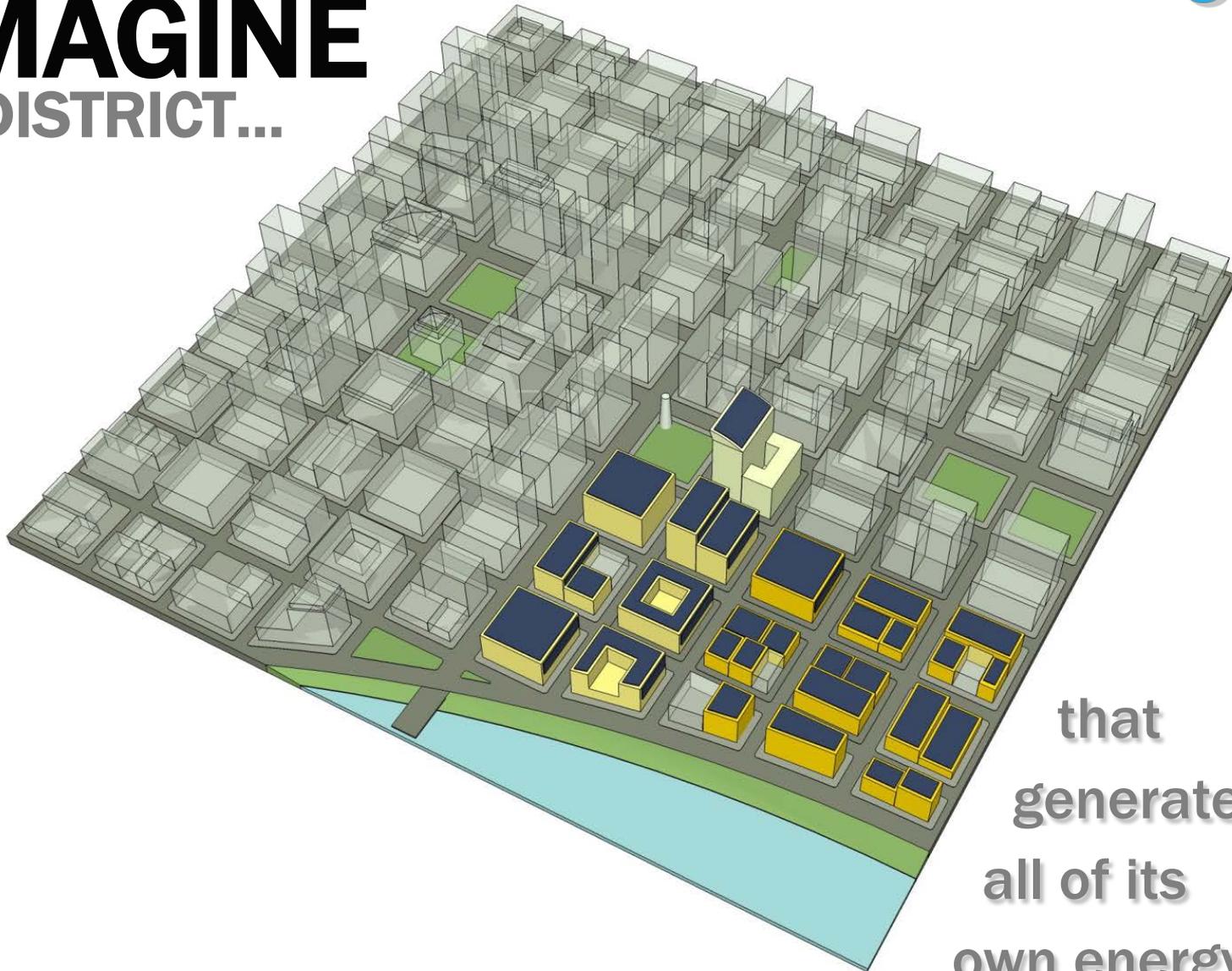


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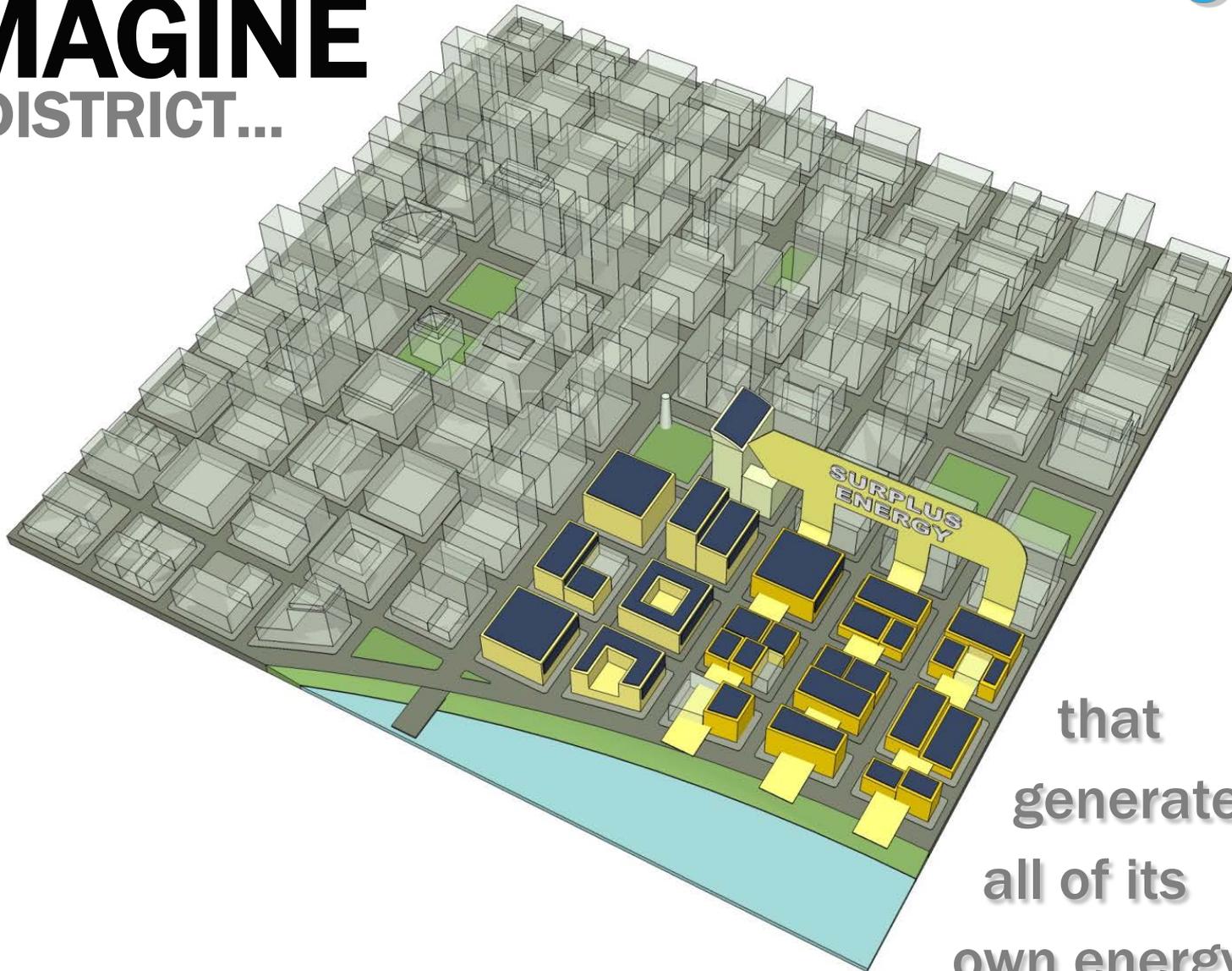


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all of its
own energy.



IMAGINE

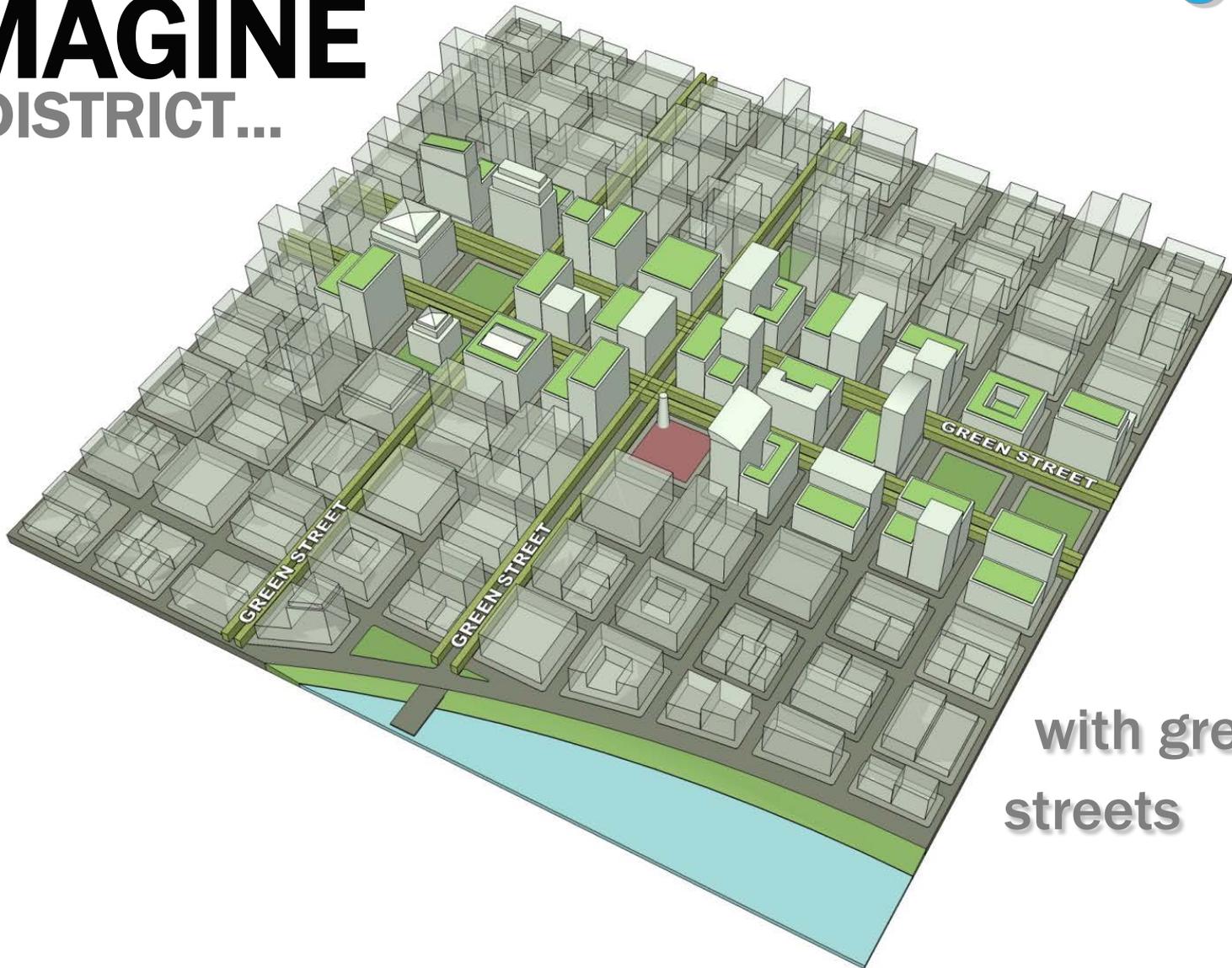
A DISTRICT...



that
generates
all of its
own energy.

IMAGINE

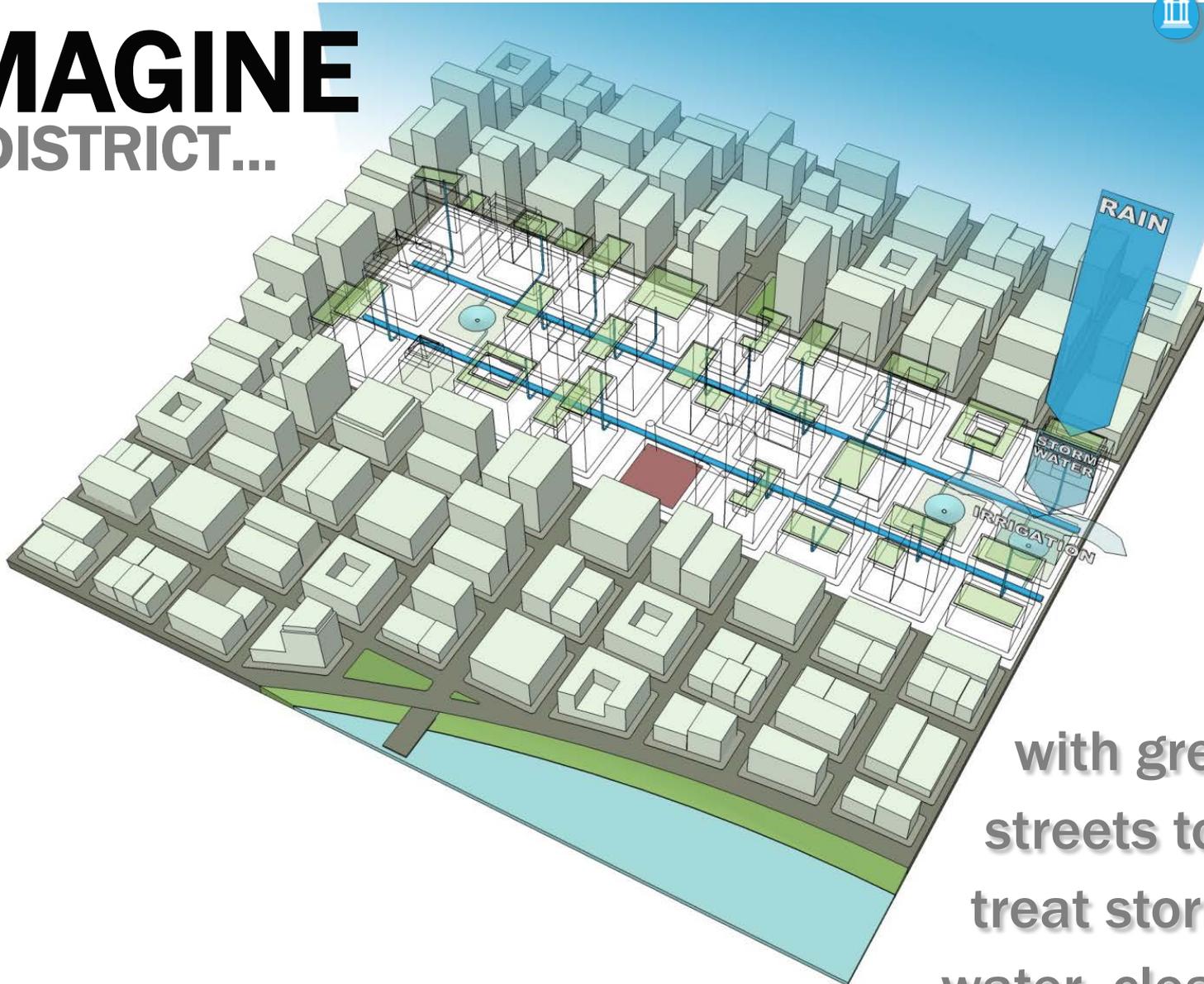
A DISTRICT...



with green
streets

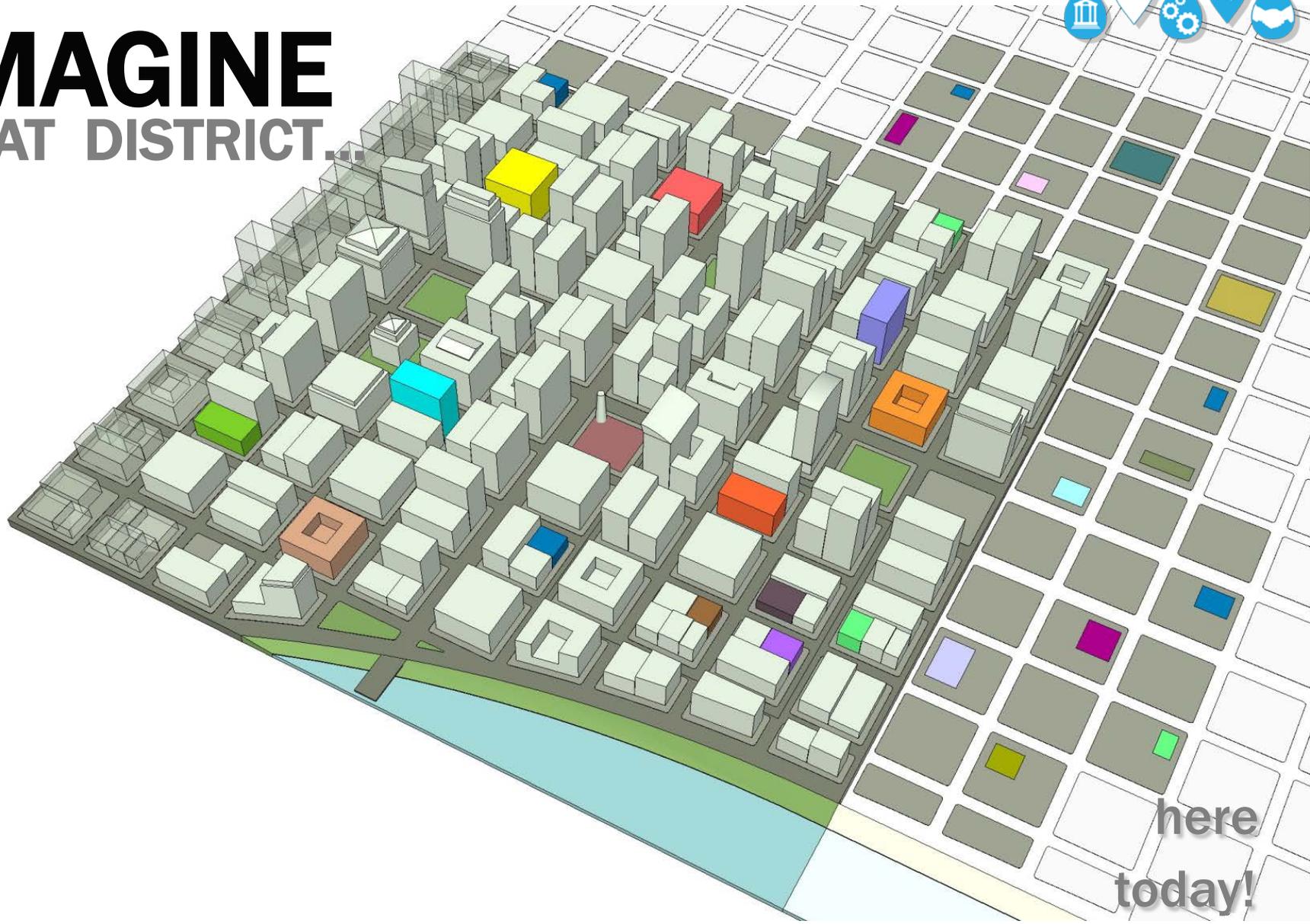
IMAGINE

A DISTRICT...



with green
streets to
treat storm
water cleanly.

IMAGINE THAT DISTRICT...



here
today!

Gerding Edlen Development Company, LLC

Developer Services



Gerding Edlen GREEN CITIES FUND

- Acquire and retrofit
- Ground-up new development
- Transit oriented central city



Gerding Edlen MANAGEMENT

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