



phiUS con

CHICAGO 2022

GALLERIA 89: A 46 Unit
Multifamily Development

548
Capital

548
Development

548
Foundation



INVESTMENT PHILOSOPHY

548 Capital LLC's mission is to serve as a financial bridge for investors to create sustainable communities for all.

548 Development LLC's guiding principal is to deliver renewable energy technology to communities that have been historically left out of this advancement and empower minority business owners to grow alongside their communities.

548 Foundation provides workforce training and energy efficiency upgrades for affordable housing.

The 548 philosophy is to redevelop metropolitan communities by utilizing renewable and sustainable technologies. Applying these technologies allows us to create savings for families, lower environmental impact, and drive value for the community.



DEVELOPMENT TEAM



ROBERT 'A.J.' PATTON

Chief Executive Officer & Founder

Robert 'A.J.' Patton is an accomplished finance, sales, and capital markets expert with more than 15 years experience in investment banking, endowment management, real estate analysis and development.

A.J. got his start with Duke Realty, analyzing leases and preparing valuations for the company's real estate portfolio. Then at Equities First, a \$500 million-dollar investment fund, he led the Investment and Underwriting Departments along with managing all U.S. business development initiatives.

After Equities First, A.J. branched out on his own, founding 548 Capital, LLC and 548 Development, LLC, to combine his expertise and track record of creating consistent returns with a personal passion for helping transform communities and their impact on the planet, developing solutions for the housing, environmental, and economic issues facing inner cities.

A.J. currently resides in Chicago where he is an avid sports fan, golfer, workout enthusiast, and new father. He has been named Midwest Energy "40 under 40", American Council on Renewable Energy -Accelerate member, Chicago Business Leadership Council Banking & Finance Co-chair, World Leaders Forum Board Member, Lowe's Green Community Partner, Chicago Invest SouthWest Winner, Chicago Community Trust Grant recipient. He holds a BS in Finance from Indiana State University

DEVELOPMENT TEAM



MERCEDESSENZ CSR PAXTON

Chief Operating Officer

Mercedesbenz Paxton is a Chicago native , born and raised. He has a background in real estate and property management with over 10 years experience in development projects and operational management.

'Benz' is a fan of all Chicago sports and holds a BS in Accounting from Indiana State University.



STEVEN T GERSON

Chief Financial Officer

Steve Gerson has over 10 years experience in finance, banking, real estate and consulting, where he has held various finance and operational roles in building products sectors and related industries.

Steve holds a BBA in Finance, MBA, and MSc Economics from Florida Atlantic University, and is a CFA and CAIA Charterholder.

CURRENT PROJECTS

4300 W ROOSEVELT

\$85 million



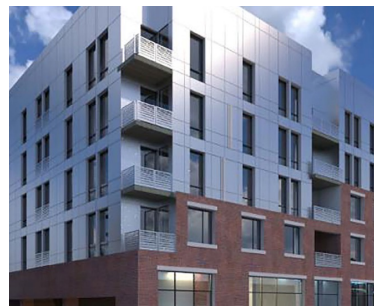
**HUMBOLDT PARK
PASSIVE LIVING**

\$40 million



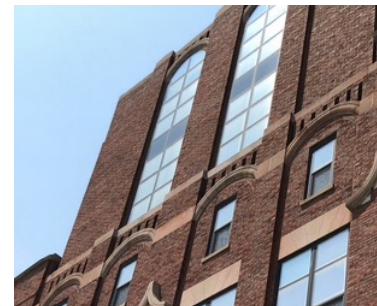
GALLERIA 89

\$36 million



SL SOLAR LOFTS

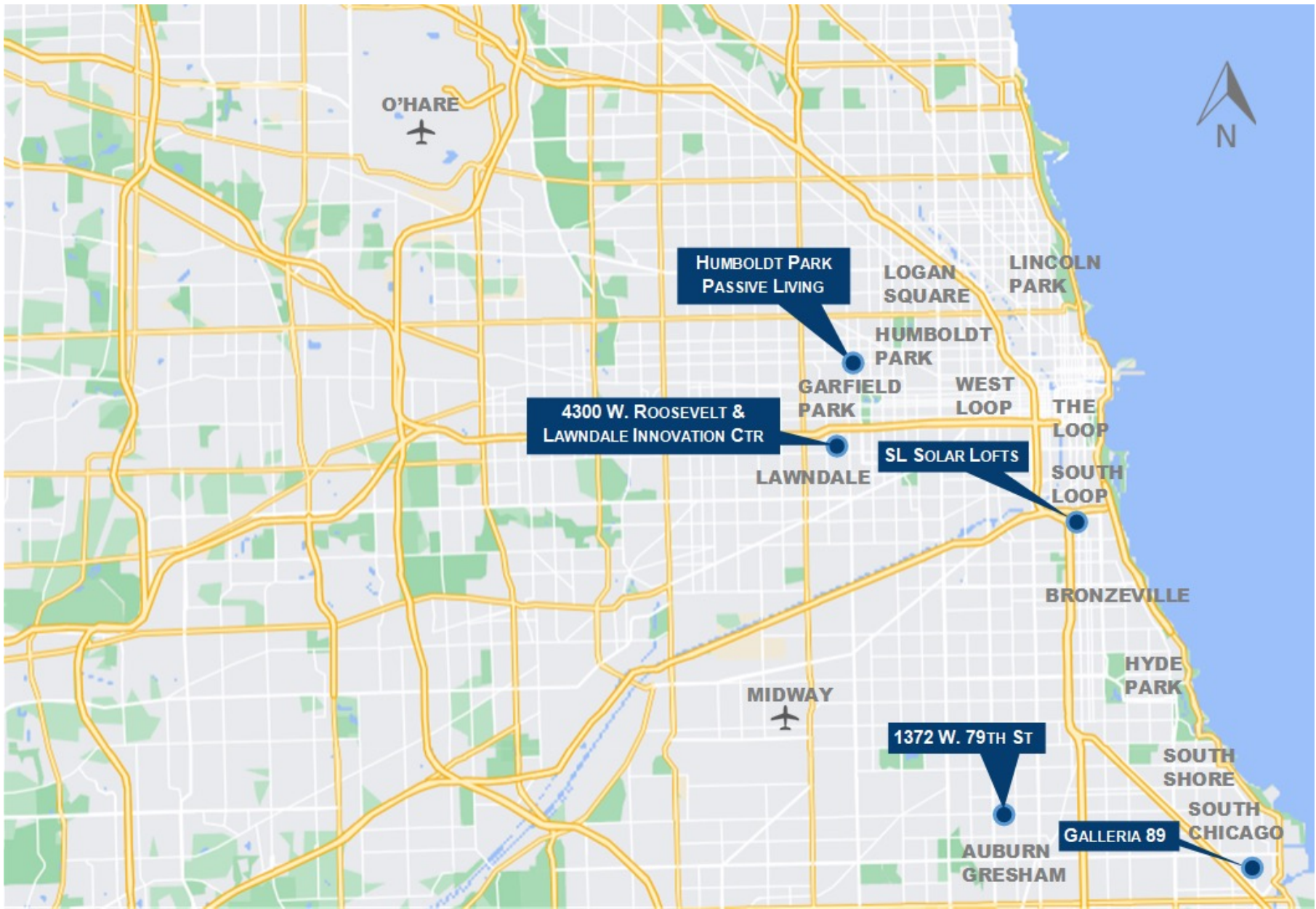
\$32 million



1372 W 79th STREET

\$3.5 million





HUMBOLDT PARK



PROJECT OVERVIEW

Humboldt Park Passive Living, located on Chicago Ave., is part of the City of Chicago's Invest South/West initiative. The newly designed space will include approximately 60 mixed-income residential units, 9,000 sq ft of commercial and community space and art, and provide an atmosphere where residents and members of the surrounding communities can live, work, shop, and play.

Geared towards young families and professionals, the building will have a mix of studio, 1, 2 and 3 BR units, onsite parking, amenity space for residents, outdoor green space, and be powered by rooftop solar PV systems.

The retail space will not only provide room for local business and restaurants where the community can enjoy themselves, but also essential wellness and housing services through community non-profits, educational centers, and business oriented services.

Besides on-site fitness amenities for the residents, the building will also host rotating art displays and murals, access to divvy bikes, and EV charging stations.

FEATURES

- New construction development
- 60 mixed-income units
- 48 flexible parking spaces
- Open air plaza, community space
- Solar powered/energy efficient, 33-50% utility savings
- Construction start: Q2 2023

GALLERIA 89



PROJECT OVERVIEW

“Galleria 89” is a connected community and vibrant gallery, showcasing the diverse people, experiences, and expressions of this soulful community in Chicago’s South Side. The building we have designed for this corner of 89th and South Commercial Ave. restores to glory a 3-story building made of warm Chicago brick, and memorializes South Chicago’s history as the epicenter of the steel industry with its steel frame and material touches. These two structures are connected by an open-air plaza that will feature art, act as the backdrop for community activity and be the foreground of what connects this to the community.

The creation of a live/work mixed-use complex will feature over 43,000 sq ft of residential and 12,000 sq ft of retail and amenity space. We are excited to bring sustainable, solar powered housing to South Chicago, with 56 units of both affordable and market-rate housing, ranging from Studio to 3 BR floor plans.

The open-air courtyard will allow room for outdoor seating, and connect this space with the mixed-use building across the way, creating a buzzing center of activity and becoming a landmark of South Chicago.

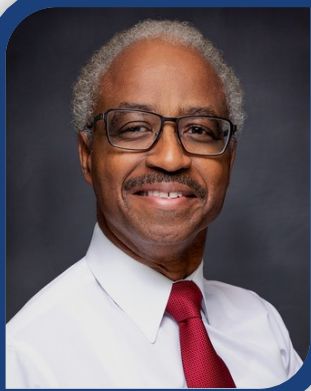
FEATURES

- 1 renovated building, 1 new building
- 56 mixed-income units
- 36 parking spaces
- Open air plaza, community space, rotating art
- Solar powered/energy efficient, 33-50% utility savings
- Construction start: Q3 2023

DEVELOPMENT PARTNERS

Powers & Sons Construction

General Contractor



Claude Powers
COO & President

Milhouse Engineering & Construction

General Contractor



Melanie Jefferies
Midwest Regional Leader &
Dir. of Development

Lamar Johnson Collaborative

Architects



Lesley Roth
Principal-In-Charge
Urban Planning/Design

Gregory Ramón Design Studio

Architects



Gregory Williams
President & Principal Architect

Engage Civil

Civil Engineering



Kelsey Taylor
President

DEVELOPMENT PARTNERS

Milhouse Engineering & Construction

MEP Engineering



Wilbur C. Milhouse III
Chairman/CEO

Neal & Leroy

Legal - Zoning



Langdon D. Neal
Principal & Owner

Miller & Ferguson

Legal - LIHTC



Gregory Miller
Partner

CS Insurance Strategies

Insurance



Charles Smith
Chief Executive Officer

Manny's Afro-Caribbean Grocery

Retail Tenant



Felix Leshey
Founder

GALLERIA 89

A DIVERSE TEAM OF NEWBIES

DREAM TEAM 



DEVELOPMENT TEAM



ARCHITECTURE



ENGINEERING



CONSTRUCTION

FARR ASSOCIATES

Leading by Example



Celebrating 30 Years!

AMES RESIDENCE

Chicago, Illinois

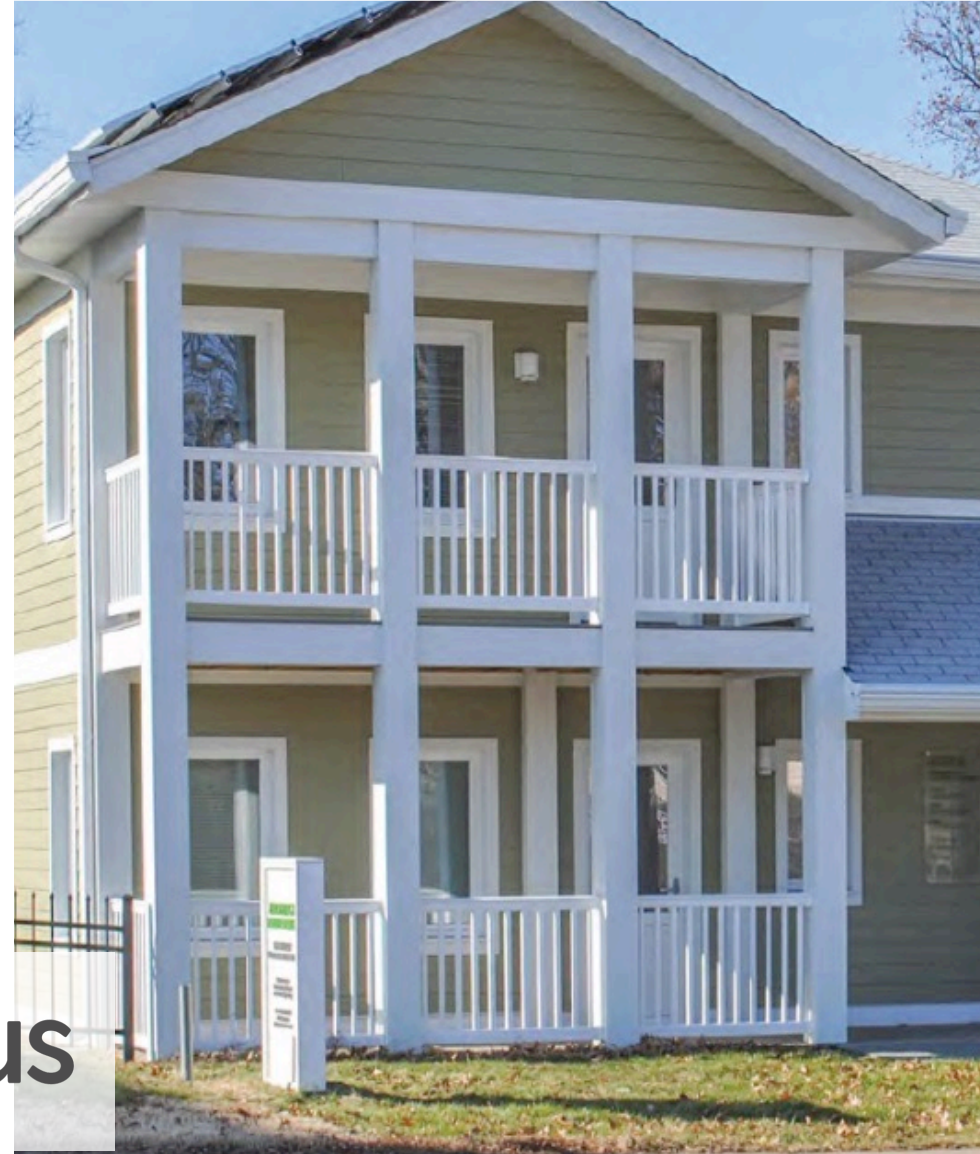
2019



MISSING MIDDLE HOUSING

Granite City, Illinois

2022



BROADWAY LOFTS

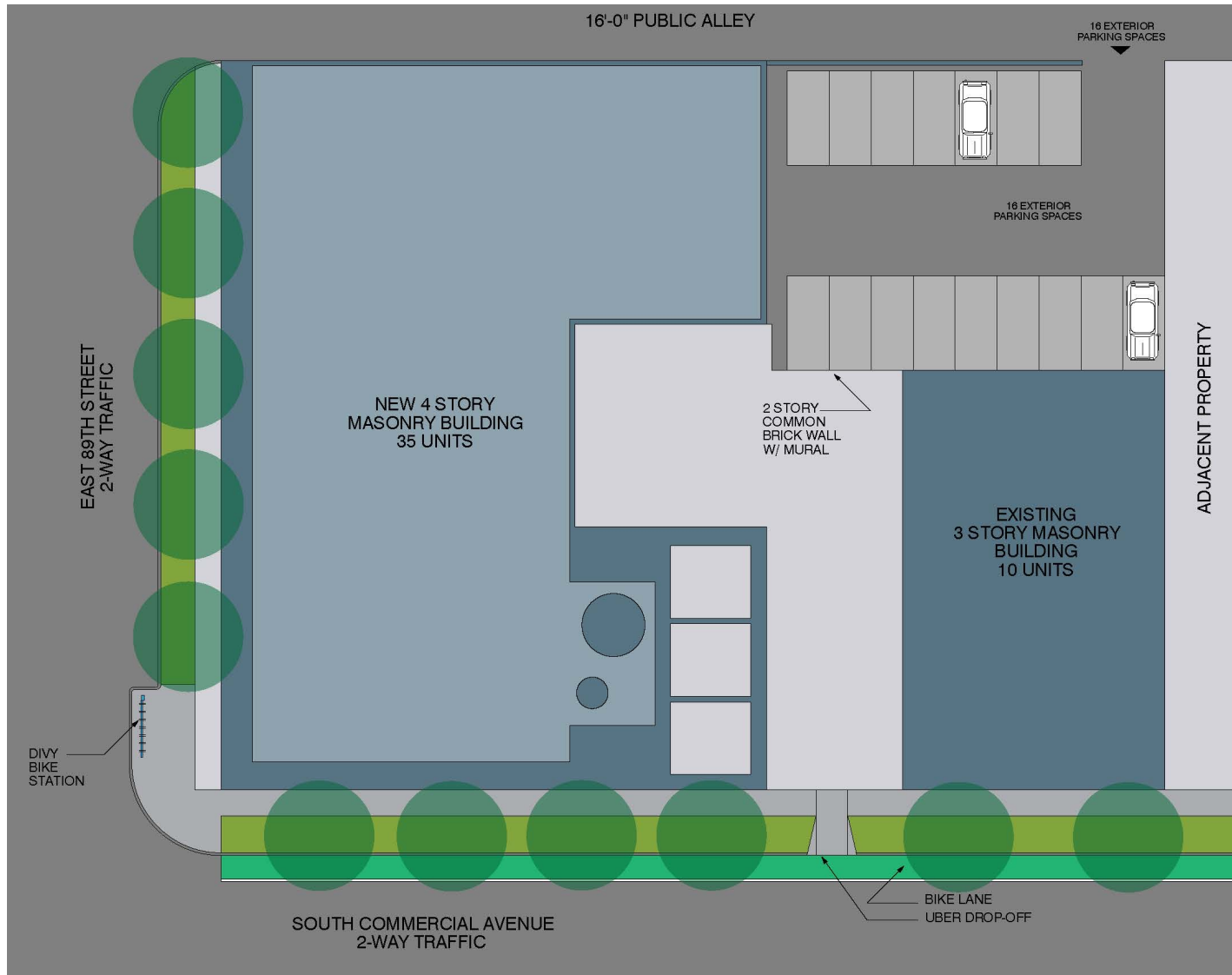
Gary Indiana

2022?





NEIGHBORHOOD CONTEXT - MASONRY & STEEL



SITE PLAN – COMPETITION ENTRY – 2 BUILDINGS AND A COURTYARD







NEW BUILDING DESIGN GOALS:

- Enhance constructability
- Increase rentable retail area/unit counts
- Pursue All-Electric, PHIUS-Certified building
- Reduce construction costs



INTEGRATED DESIGN WORKSHOP
GALLERIA 89
JANUARY 28, 2022



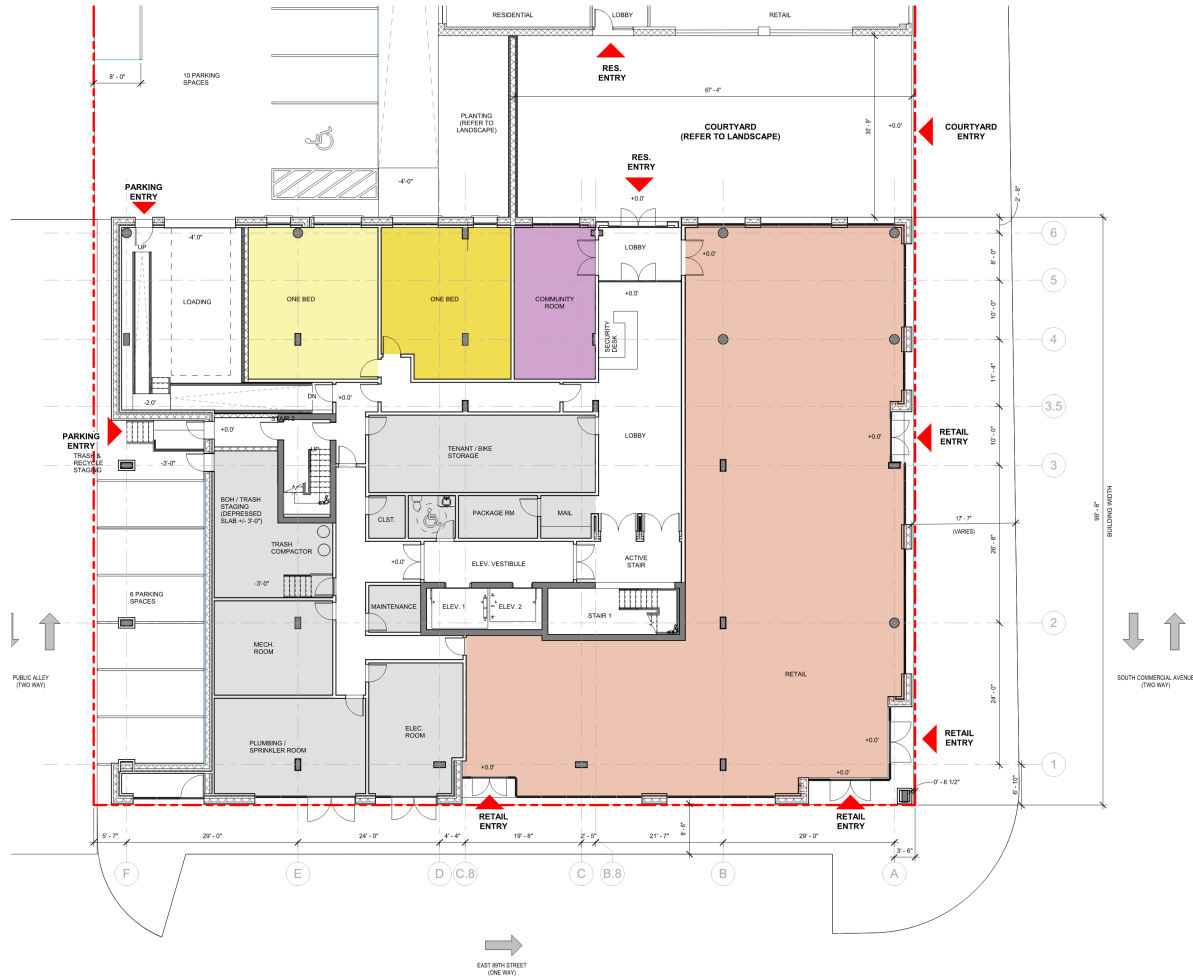
Rivetna Architects

BRIGHT MINDS . IMPROVING LIVES . THROUGH THOUGHTFUL DESIGN

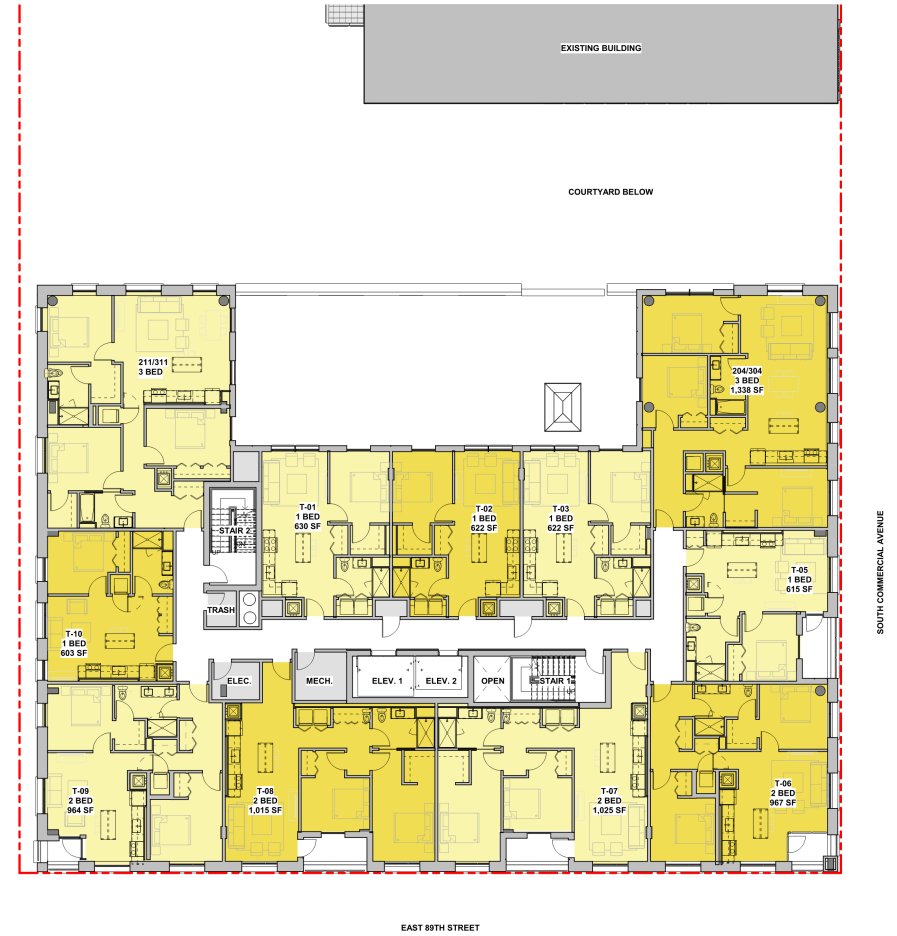




- RETAIL
- COMMON AREA AMENITY
- RESIDENTIAL
- RESIDENTIAL
- SERVICE / BACK OF HOUSE



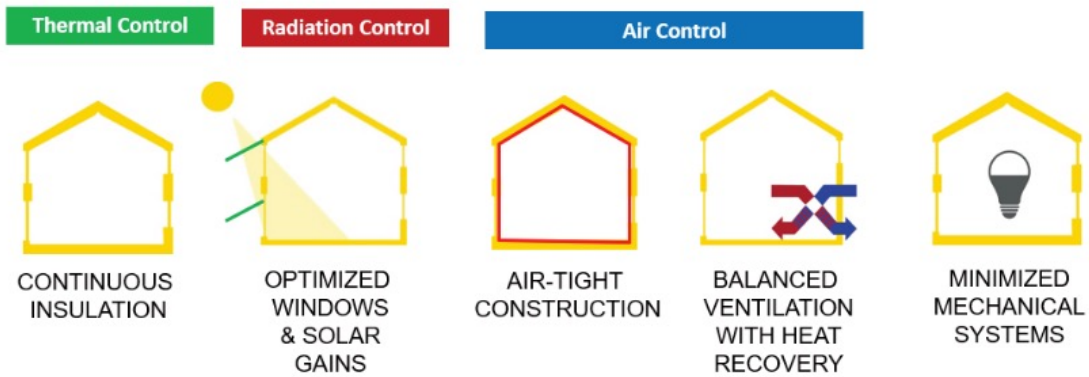
Ground



2nd & 3rd



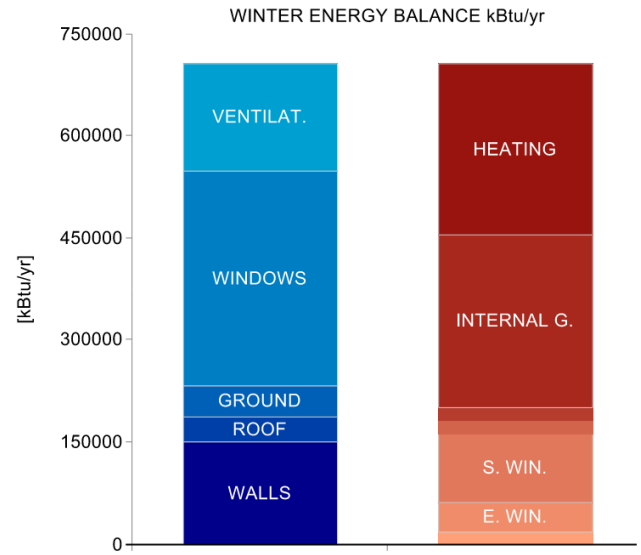
PASSIVE BUILDING PRINCIPLES



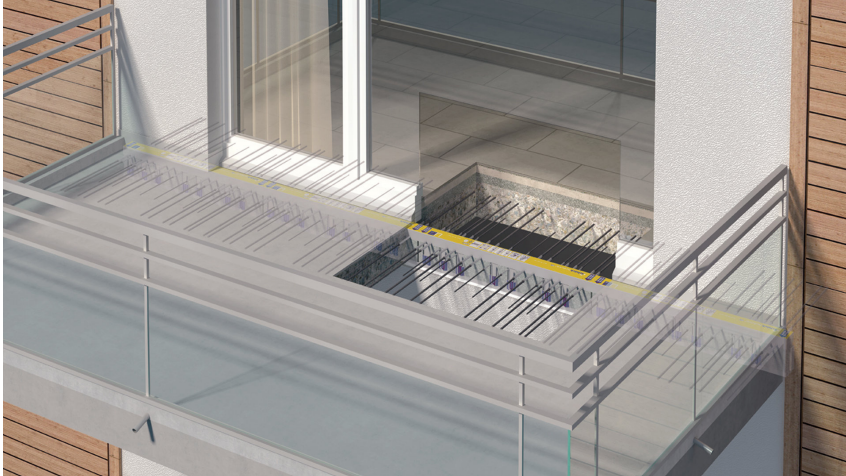
Estimated 40% Lower Utility Bills



Imagine the rate of childhood asthma going down by as much as 42%.



OPTIMIZED
WINDOWS



THERMALLY BROKEN
BALCONIES



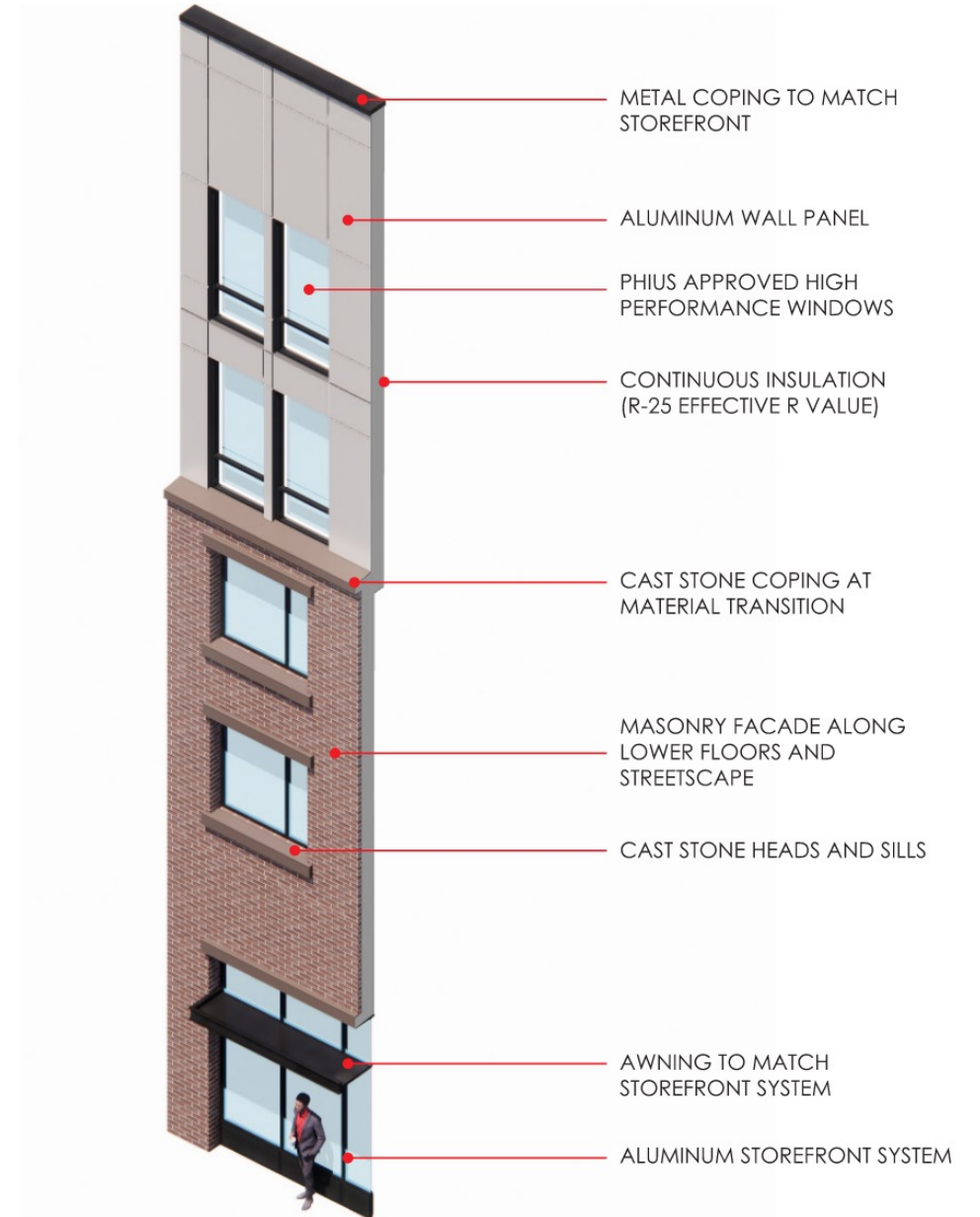
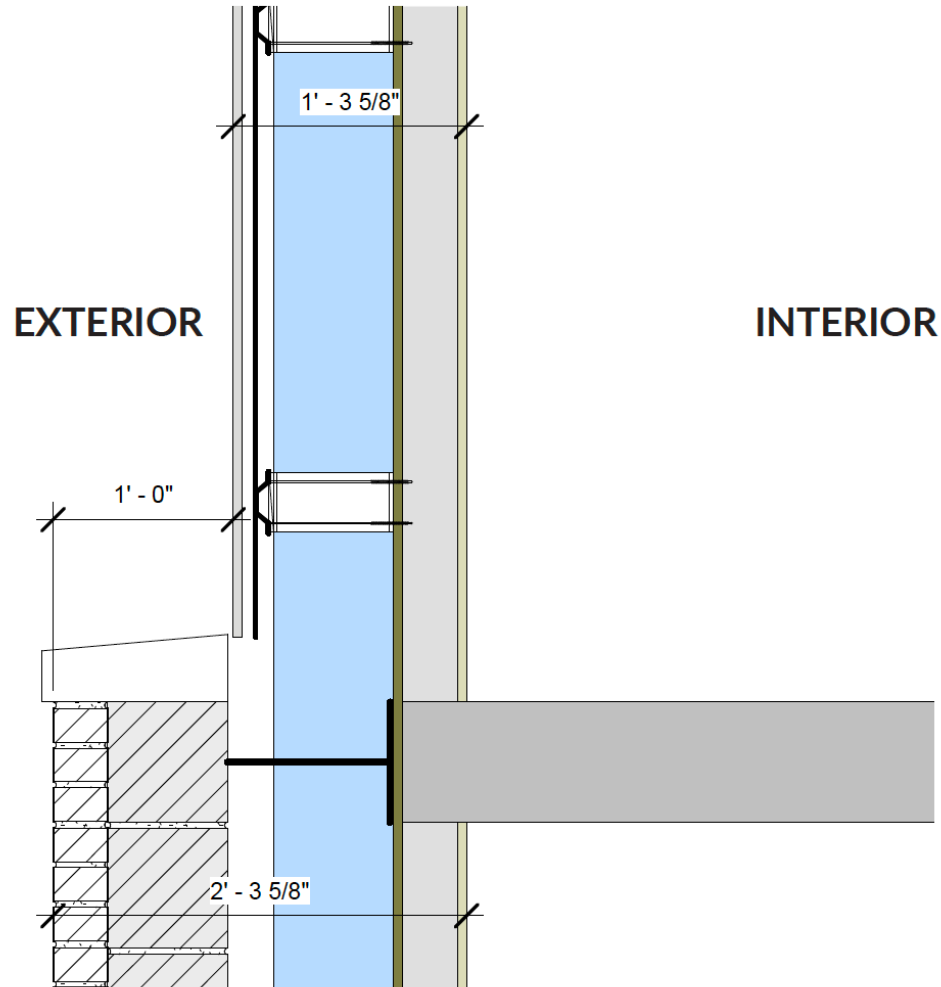
R-25 EFFECTIVE WALL
INSULATION

WUFI PERFORMATIVE TARGETS



BRICK DETAILS

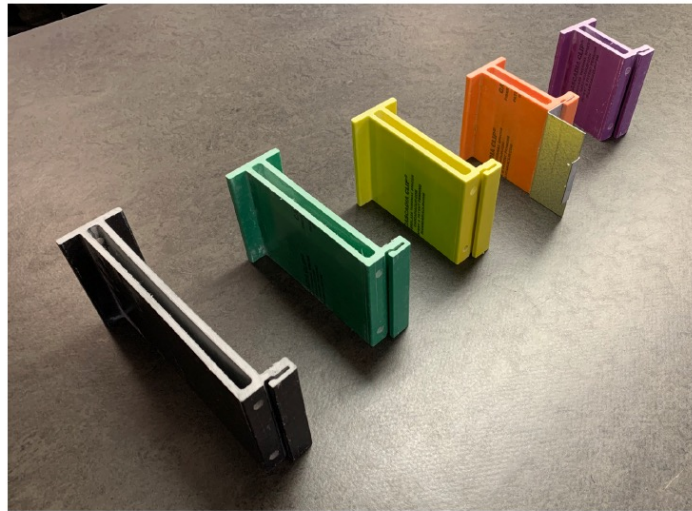
BRICK TRANSITION FROM OPT. C WALL



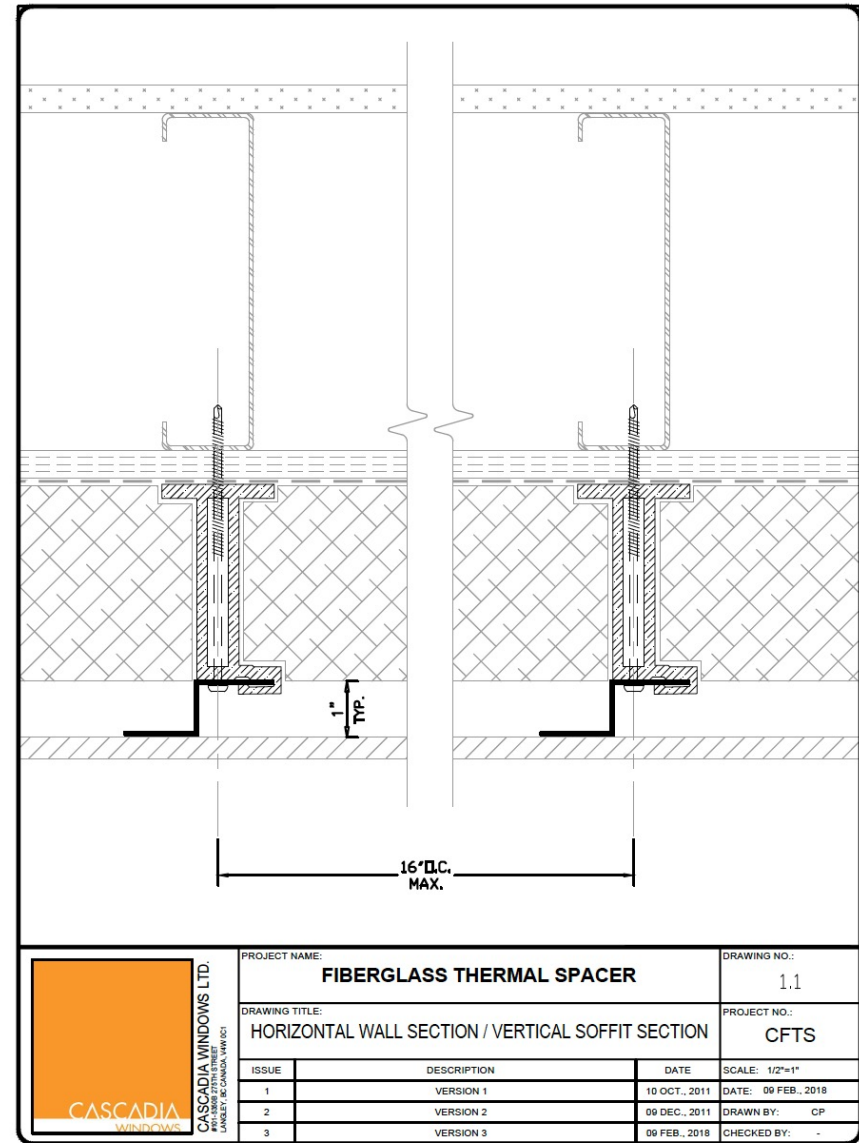


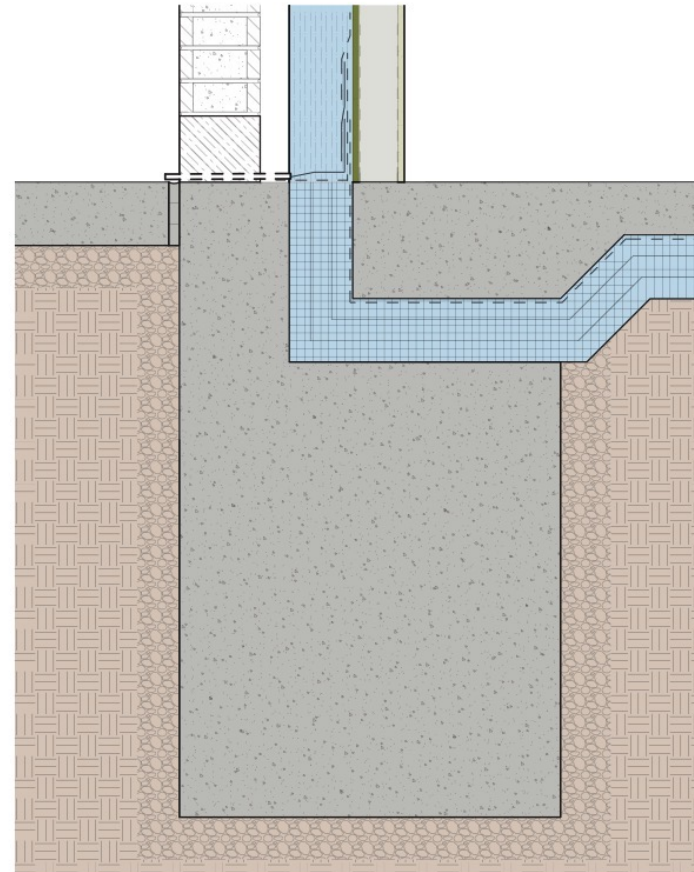
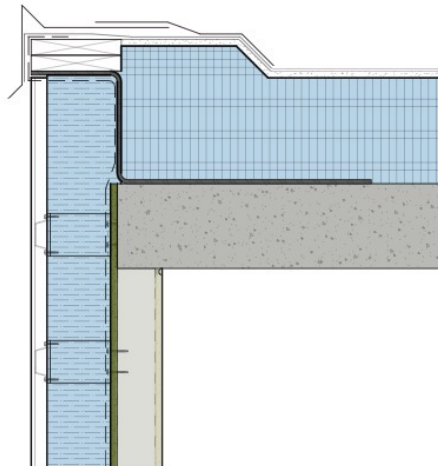
THERMALLY BROKEN CONNECTIONS

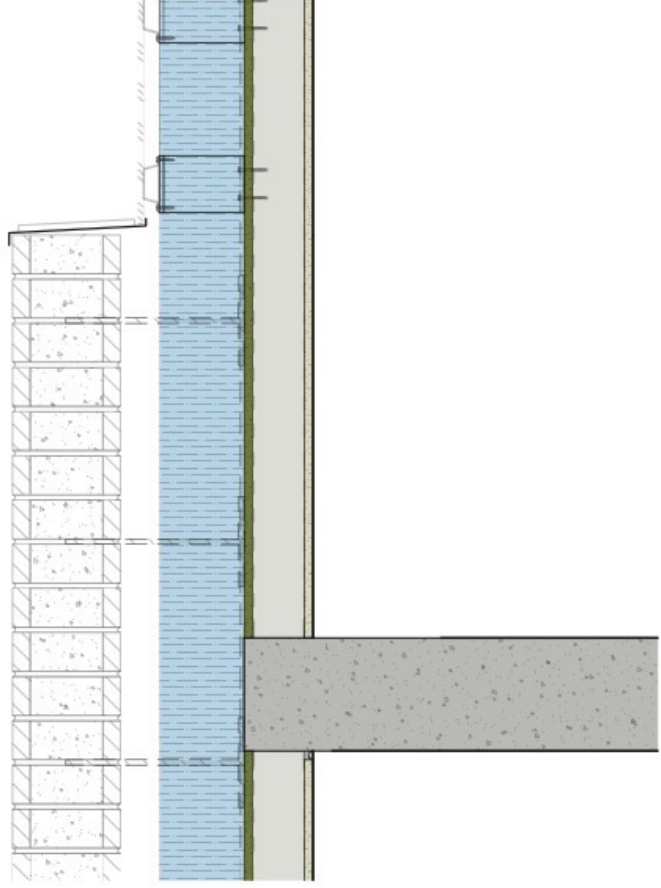
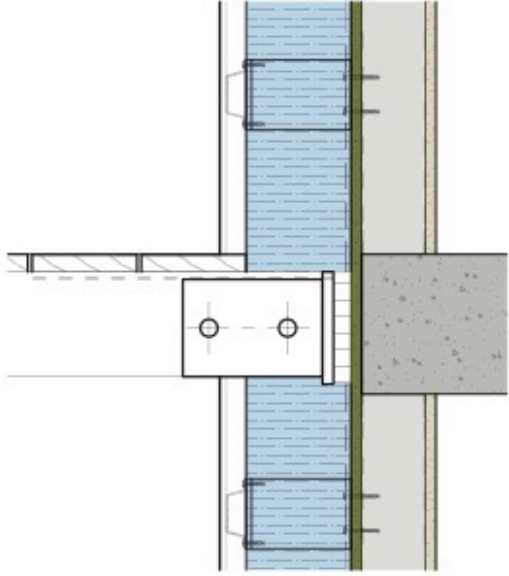
CASCADIA CLIPS



- AVAILABLE IN 8 DIFFERENT SIZES (2" - 10")
- COMPATIBLE WITH Z-GIRT AND HAT-TRACK CLADDING ASSEMBLIES







CONSTRUCTION COSTS

Gross Square Footage Costs

March 2022

New Construction ~ \$360-380/GSF

PHIUS HVAC premium ~ \$4/GSF

CONSTRUCTION COSTS

Wall Assemblies

R-30 effective Wall

Industrial grade metal panel \$65/sf

Custom metal panel \$70/sf

Masonry \$72/sf

Windows

Double pane \$120/sf

Triple pane \$140/sf

S

44%

S

44%



SOUTH ELEVATION

WINDOW TO WALL REDUCTION STUDIES

S

39%

S

39%



SOUTH ELEVATION LEVELS 2-5
 WALL AREA: 4,101 SF
 WINDOW AREA: 2,661 SF
 GROSS EXTERIOR WALL AREA 6,762 SF
 39 % GLAZING



SOUTH ELEVATION

WINDOW TO WALL REDUCTION STUDIES

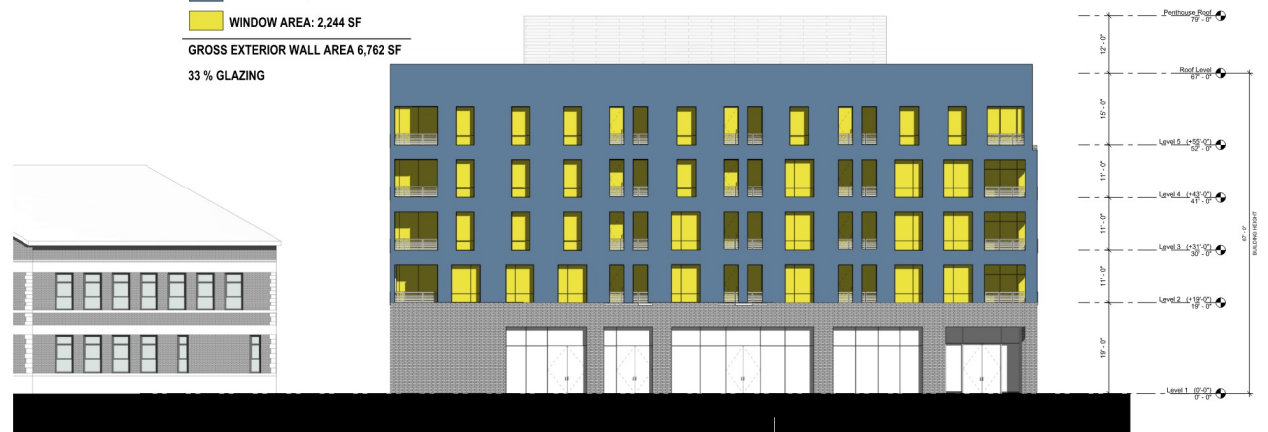
S



33%

S

SOUTH ELEVATION LEVELS 2-5
 ■ WALL AREA: 4,518 SF
 ■ WINDOW AREA: 2,244 SF
 GROSS EXTERIOR WALL AREA 6,762 SF
 33 % GLAZING



33%

WINDOW TO WALL REDUCTION STUDIES



THANK YOU