Market Station Capitalization Goals

• No preleasing requirements
• Recognition of increased land value
• Build to Core with long term hold
• Match with low leverage long term financing
Market Station Challenges

• Mixed use asset with significant retail space (32% of NOI)
• Split component multifamily with market leading rents
• Low blended return on cost
• Relatively large equity investment for Denver
• Need to align equity for a long term hold and monetization
Market Station Outcome

• Selected Clarion’s Core fund as partner with recognition of long term hold

• 50% JV equity and 50% LTC debt

• Sourced several long term construction permanent loans from life companies

• Ultimately, Clarion offered to fund the debt component with a long term fixed rate