

kaufman

DEVELOPMENT

KAUFMAN DEVELOPMENT OPUS STATEMENT

Kaufman Development is created on the belief that **communities of high design** built around wellness, philanthropy, sustainability and innovation can change the world. Our communities and the people that work and live in them will stand out in every way; beautiful from the inside out, filled with passion and inspiration everywhere you turn.





WHO WE ARE

Kaufman Development evolved with the career of its founder, Brett Kaufman. By pushing product creativity, architecture and a sense of community, our identity emerged.





WELLNESS

When we choose a life of wellness, we take a step toward something better. Kaufman Development fuels your wellness journey.





PHILANTHROPY

True generosity isn't measured in "big" or "small." Nor is it calculated by "how much" or "how often." Instead, it is directly proportionate to the giver's goodwill.





SUSTAINABILITY

Kaufman Development encourages preserving the natural world and enhancing environmental well-being. From community gardens, to recycling programs, to composting, to more energy-efficient homes, we invite participation and promote partnership.



Welcome Home

A better life. A life filled with purpose and connection.
Fueled by passion and generosity. Flush with good things like
music, art, architecture, technology, food, friends and health.



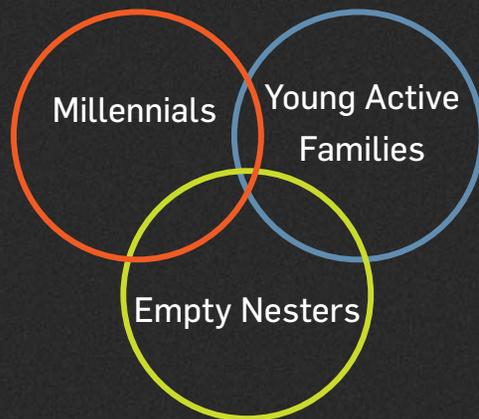
INNOVATION

Kaufman Development pushes the envelope of conformity. From hosting a business incubator, to housing an entrepreneur-in-residence, to donating an apartment home, we defy convention.



Kaufman Inspired Living

To build homes and a neighborhood that satisfies preferences for a significantly under-served market segment.



We will create modern, authentic neighborhoods that embody today's attitudes towards:



Our Communities



THE GRAMERCY NEW ALBANY

PROJECT SIZE:

- 322 Residential Units
- 38 Acre Site

TOTAL DEVELOPMENT COSTS:

- \$30.5 million



600 GOODALE

PROJECT SIZE:

- 174 Residential Units
- Structured parking

TOTAL DEVELOPMENT COSTS:

- \$25.7 million

Our Communities (continued...)



801 POLARIS

PROJECT SIZE:

- 270 Residential Units
- Structured parking

TOTAL DEVELOPMENT COSTS:

- \$33 million



250 HIGH

PROJECT SIZE:

- 150,000 SF of Class A office/Retail
- 121 luxury Residential Units

TOTAL DEVELOPMENT COSTS:

- \$51 million

STATUS:

- Completion anticipated in June 2016
- Commercial 100% leased
- Residential achieving top-of-market rents

Our Communities (continued...)



TWO25 COMMONS

PROJECT SIZE:

- 122 Residential Units
- 150,000 Class A Commercial Space

TOTAL DEVELOPMENT COSTS:

- \$62 million

DATE OF COMPLETION:

- Spring 2018



THE LEVEQUE

PROJECT SIZE:

- 69 luxury Apartments
- 11 luxury Condos

TOTAL DEVELOPMENT COSTS:

- \$24 million

STATUS:

- Opening Late 2016

Developments with contemporary design and focus on sustainability have been very well-received



TERRASOL • SALT LAKE CITY

- Sold 50 of 60 in 8 months (2011)
- Geothermal, Contemporary Design
- \$200 - \$250k price point



STAPLETON • DENVER

- Sold 477 homes in latest phase (2014)
- Connected, walkable community
- Townhomes, duplexes & SFR
- \$150 - \$800k price point



GROW COMMUNITY • SEATTLE

- Mix of Multifamily, Townhomes & Single Family
- Solar Option with Financing & Incentives
- Targets Empty-Nesters & Young Families



POST GREEN HOMES PHILADELPHIA

- Focus on Sustainability & Efficiency
- Achieving 20%+Premiums (psf) vs Comps
- Targeting \$200k – \$350k price point

Meet The Ryan Family...

- Moved from Portland to 3 bedroom unit in the Gramercy
- She is 36 and works for Nike. He is 37 and works for Abercrombie. 2 year old daughter and another on the way
- Loves **high design, community amenities,** and **best in class service**
- Wanted bigger space and permanent home. Hates “cookie cutter” production development
- Wanted **walkability, contemporary design** and **community features**
- Paid \$470,000 for a home with new mortgage payment comparable to previous monthly rent payment



“If there was a single family home version similar to your Gramercy product, we would have bought in a heartbeat.”

-Amelia Ryan



Neighborhood

PLANNING

Increased Density

Outdoor Enjoyment (Gardening, Biking)

Greenway System

No Maintenance

AMENITIES

Coffee/Restaurant

Fitness

Yoga

Farmers Markets

Maker Space



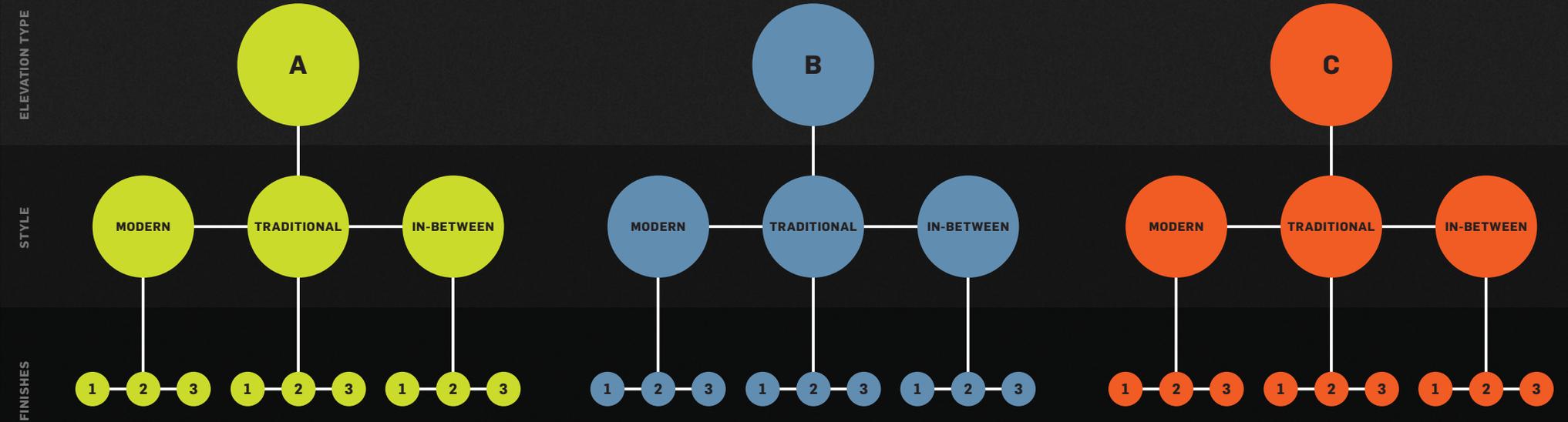








Exterior Style Breakdown



PLAN A / 1,648sf

PLAN B / 2,370sf

PLAN C / 2,178sf

PLAN D / 1,664sf



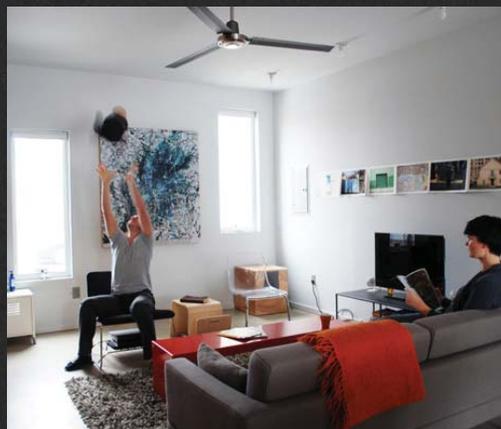
Interior Finishes

Warm + Approachable

Clean, Modern Lines

Built-ins

Eliminate the Unnecessary



PRODUCT SUMMARY

SIZE:

1,660-2,260sf

BEDS:

2-3+

GARAGES:

2 Cars+Storage

BATHS:

2.5+

PRICES:

\$300k-\$500k+

DENSITY:

5-8 per acre (detached)

MULTI-FAMILY







