



McCAFFERY

Brian Munin - McCaffery Interests

5.2.2025

Personal Info



Managing Director – Investments and Asset Management

- Capital Markets responsibility
- Team of four spread across our markets

Education



Northwestern
Kellogg
School of Management

Career

Deloitte.



Equity
Commonwealth



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COMPANIES



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McCaffery Interests

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McCaffery Interests

- Formed in 1991 by Dan McCaffery, the firm is an award-winning, full-service commercial real estate development company that has been in the business of developing, leasing, investing, financing, and managing real estate
- Planned, completed and managed projects exceed 30 million square feet and include office, mixed-use, hotel, and residential properties, as well as large, master-planned communities and land developments



Development



Property Leasing



Investment & Asset Management



Construction and Project Management



Property Management

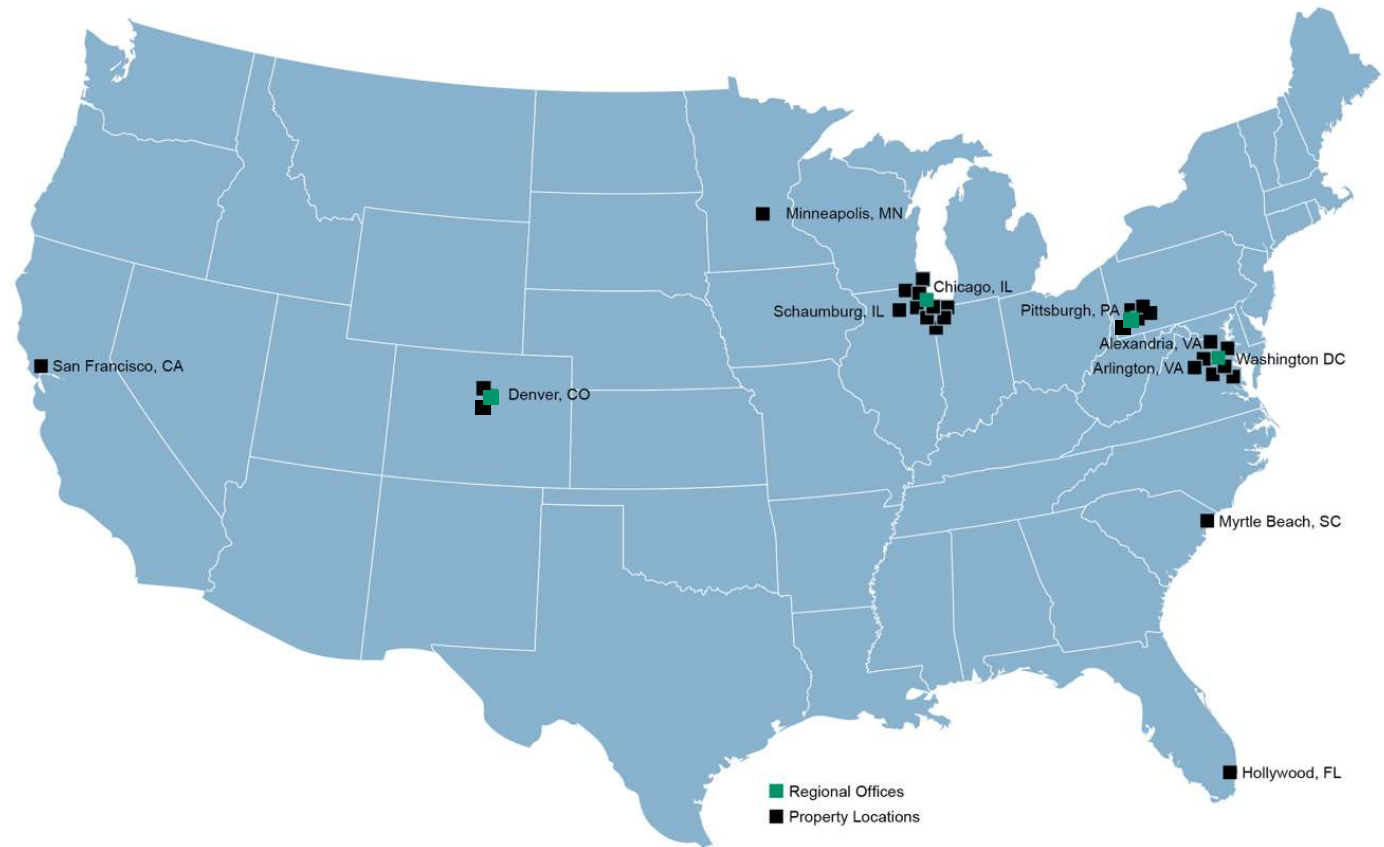


Marketing

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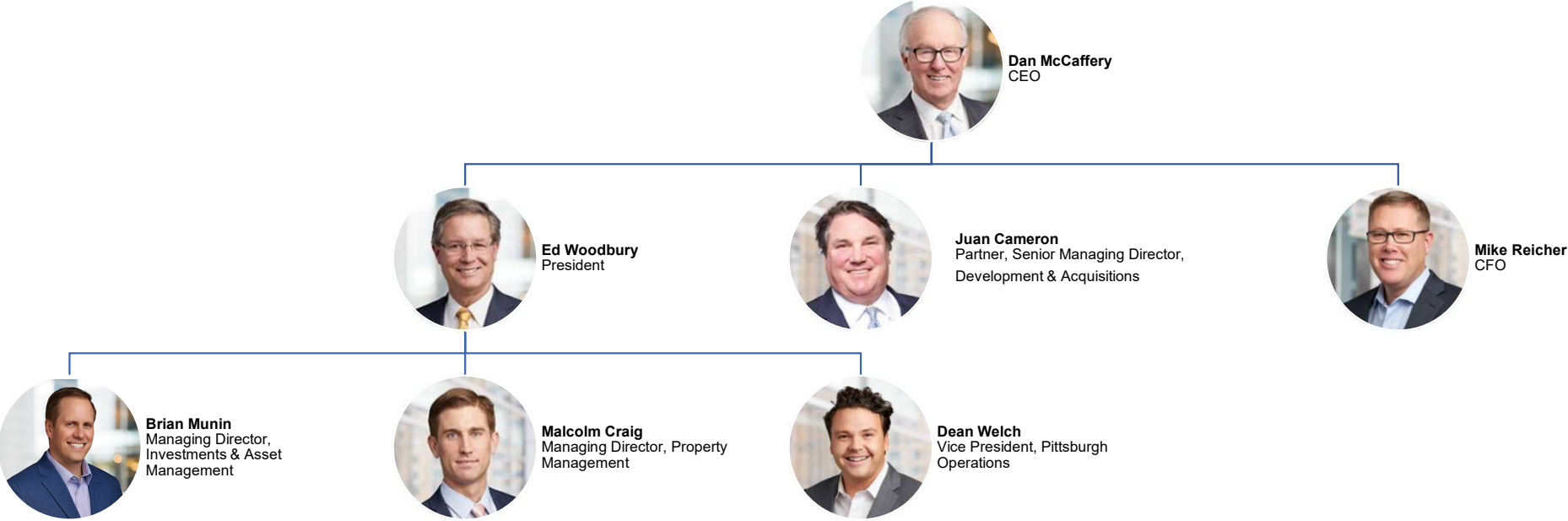
Nationwide Reach + Local Experience

- McCaffery is a full-service real estate investment, development and property management firm, in business for 34 years
- Four Offices:
 - Chicago (HQ)
 - Denver
 - Pittsburgh
 - Washington, DC
- **\$3 billion** and **20 million** SF of assets developed / acquired



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Organization Chart



Portfolio Highlights

1400 Multifamily Units | 650k sf Commercial | 135 Senior units

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Lincoln Common (Chicago)

Property Stats:

- 538 apartment units
- 100,000 SF of retail
- 32 luxury condominiums
- 5-story boutique office building
- 850 stall parking garage

Awards

- ULI Americas Award for Excellence - Winner
- Greater Chicago Food Depository Commercial Real Estate Awards Development of the Year - Finalist
- Council on Tall Buildings and Urban Habitats District Master Plan Scale Award of Excellence



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The Terminal (Pittsburgh)

- Restoration of historic 1929 building
- 5 blocks long; single story
- 160,000 SF of new retail, restaurants and office with parking
- 277 public parking spaces
- 97% Occupied



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Pipeline and Pursuits

Brickworks (Pittsburgh)

- 2-building development in the heart of Strip District (130 units per building)
- Unbeatable location, attracting the highest rents in the city
- Approximate total capitalization of \$100m
- Completing construction drawings and predevelopment work, shovel ready in mid-2025



Mars Site (Chicago)

- 21-acre land site in the Galewood neighborhood of Chicago
 - Just north of Oak Park
- Former Mars candy factory, owned directly by the company and Mars family
- Currently planning:
 - +100 BTR town homes
 - ~200 multifamily units
 - 75k sf “community uses” in historically protected office building
 - 6+ acres of park and green space



1 W Grand (Chicago)

- Experiential retail property in River North neighborhood of Chicago
- Leased by F1 Arcade, an “eat-entertainment” concept centered around F1 racing simulators
 - Founded by creators of Puttshack, Flight Club, All Star Lanes, Bounce
 - Backed by +\$50m from Liberty Media
- Total Capitalization of ~\$20m
 - JV with existing owners to contribute property to partnership
- Strong value add returns
 - Risk Adjusted with signed lease in hand



35th and Brighton (Denver)

- 16-story, 261-unit development in the RiNo neighborhood of Denver
- Incredible proximity to RTD station, RiNo neighborhood amenities with unobstructed mountain views and downtown skyline
- \$120m total capitalization
- In entitlement process, to be fully approved by early 2025
- Evaluating supply pipeline and new luxury deliveries to determine start date

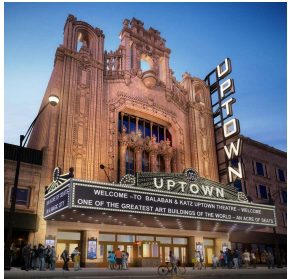


Arlington Senior Living (Arlington, VA)



- Pursuing land site for 154-unit full continuum senior living facility
- Would be the second property in the joint venture with operator Solera Senior Living
- Fully approved site in difficult to entitle jurisdiction

Uptown Theater (Chicago)



- Consulting with ownership for the restoration of the 5,000-seat theater
- Offering planning, development, construction management and financing expertise and assistance

Miami OZ (Miami)

- Development partner to an OZ fund for South Florida investment; Land under contract in A&E district

Thoughts on RE and Capital Markets



Supply vs Demand



Geographic markets – SE vs MW



10 yr and debt



Institutional capital



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Thank you!

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