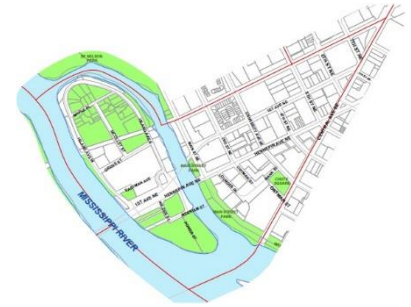
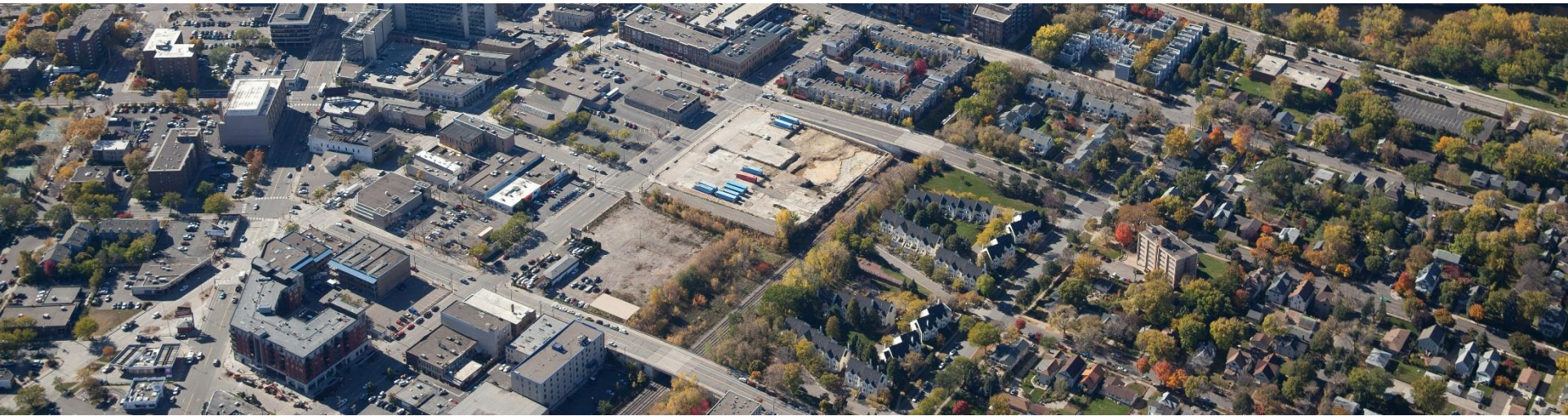


Nicollet Island – East Bank Neighborhood Association (NIEBNA)



Superior Plating Site – Introduction to Lennar
October 23, 2014

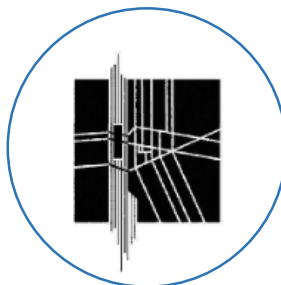


Doug Bober
Division President



Peter Chmielewski
Senior Development Manager





Lennar has carefully assembled a stellar team of local firms and individuals from nationally and globally recognized firms that are very familiar with this site, its history, and its future. Lennar has worked with each of its partners on developments in the past in the MSP region

ELNESS SWENSON GRAHAM (ESG) ARCHITECTS:

- Well-established and highly-regarded local firm
- Designed some of the best multi-family and mixed use developments in MSP, including several recent high-rises.

LIESCH

- Environmental and Geotechnical Engineers
- Liesch has performed work and done studies on this site for years. They are very familiar with the site and surrounding areas.

KIMLEY-HORN

- Kimley Horn is one of, if not the, most established and sought-after civil engineering firms in the MSP region. They are very familiar with the site and surrounding areas.
- They are working on the EAW for the site

FAEGRE BAKER DANIELS

- Real Estate and Environmental Legal Team
- FBD has real estate and environmental specialist that have years of experience working on sites similar to Superior Plating
- FBD is working with the city on the EAW and Zoning for the site

The most important member of this development team is the Nicollet Island East Bank Neighborhood Association (NIEBNA). Our team understands the passion and importance of this site to the neighborhood and we are here to listen and generate ideas for the site.



LENNAR CORPORATION (NYSE: LEN)

- **National homebuilder founded in 1954**
- **Publicly traded on the New York Stock Exchange**
 - Listed in 1972
 - Ticker: LEN
 - Equity Market Cap: \$8 billion
- **As of Year End 2013**
 - \$11.0+ billion in total assets
 - \$5.9 billion in total revenue
- **Offices in 33 cities and 16 states**
- **5,700+ associates nationwide**
- **Over 20,000 new home deliveries in 2014**



Seattle, WA



Los Angeles, CA

LENNAR MULTIFAMILY COMMUNITIES

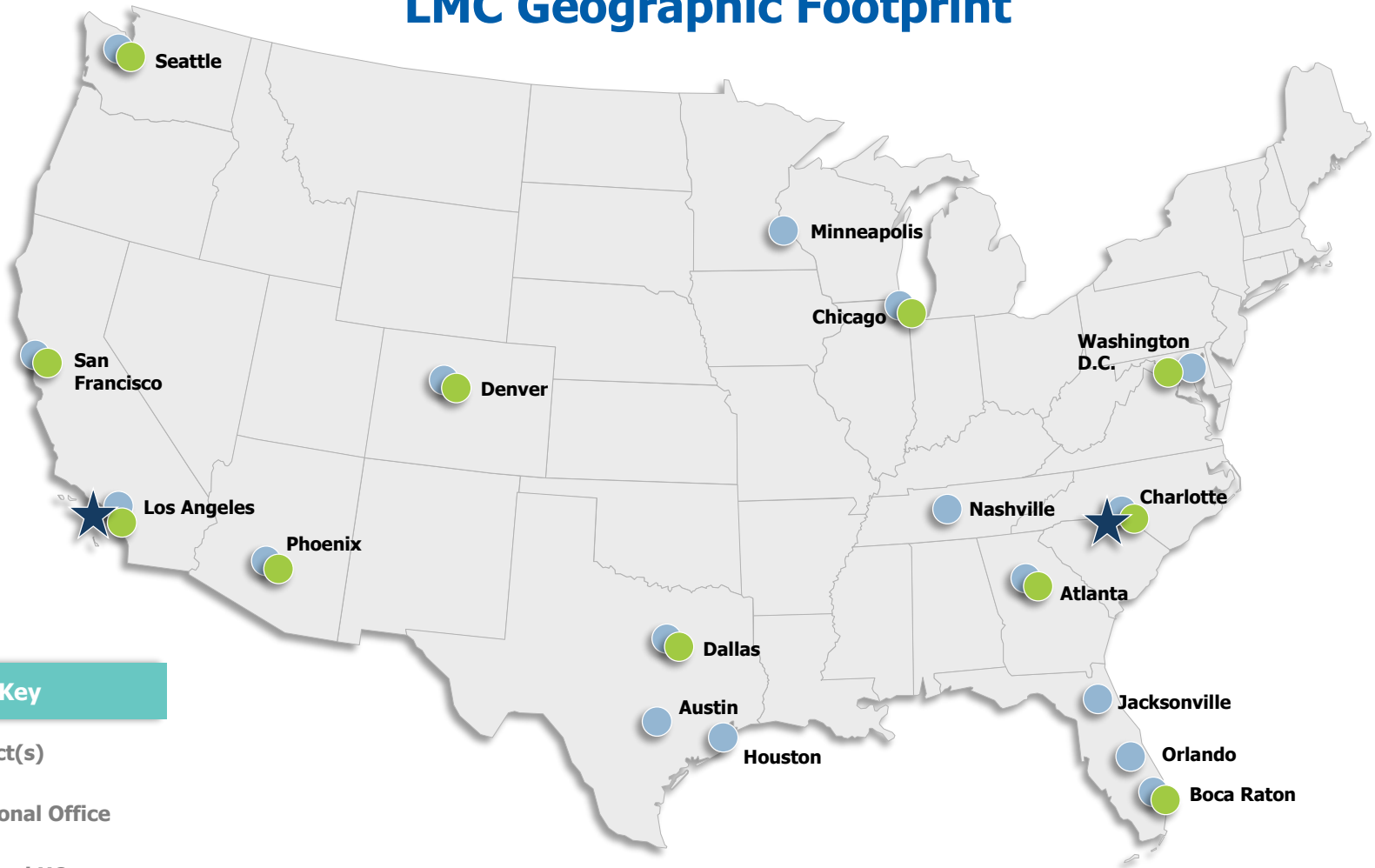
• INCEPTION TO DATE

- Started operations in June, 2011
- Wholly owned subsidiary of Lennar Corporation
- Developer of Class “A” multifamily housing
- 11 Division offices throughout the country
- 27 developments currently under construction
- Total pipeline of \$4.5B and 15,000 Units




• STRATEGIC VISION

- Develop Class A apartments with condo level finishes and resort style amenities
- Urban & Suburban locations in top tier municipalities
- Proximity to major employment and transportation
- Wide range of development types; garden, mid-rise, high-rise, and mixed-use

LMC Geographic Footprint



Key

-  Project(s)
-  Divisional Office
-  Regional HQ

ram



AIG



THE CARLYLE GROUP

State Farm



FINANCIAL STRENGTH

- **LENNAR CORP.**

- \$8 billion market cap
- 60 years of financial strength
- Investor relationships that span the country and globe

- **TYPICAL DEAL STRUCTURE**

- 60% Loan-to-Cost
- 25% Lennar Equity
- 75% Institutional Equity
- Lennar Corporate Guarantees

superior

Nicollet Island East Bank Neighborhood Association (NIEBNA)

Superior Plating Site – Introduction to Lennar – October 23rd, 2014

vision

walkability

undulation

modern tower

street cars

amenities

sustainability

restaurants

street experience

pedestrian friendly

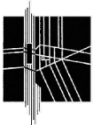
setbacks

preservation

green screen

pocket park

bike friendly



LENNAR
MULTIFAMILY COMMUNITIES



Kimley»Horn

FAEGRE BAKER
DANIELS

SMALL AREA PLAN & ASSOCIATED STUDIES

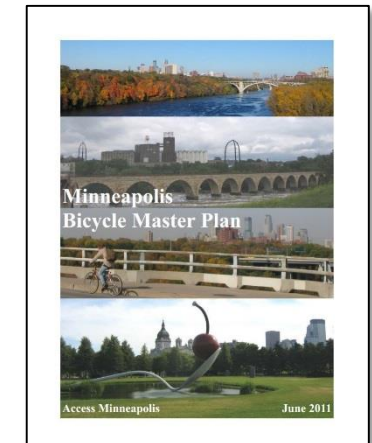
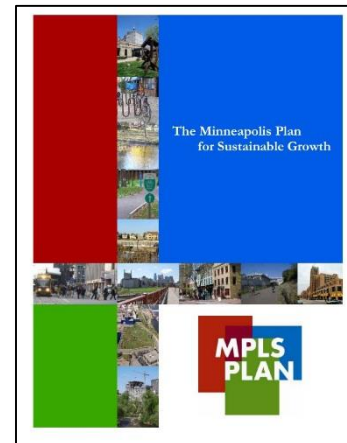
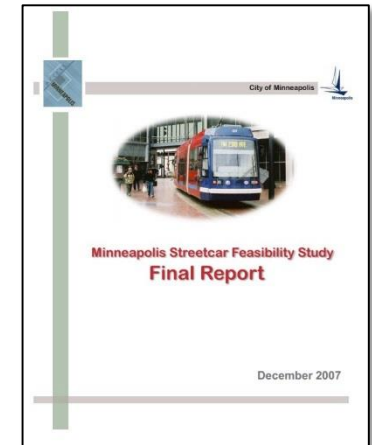
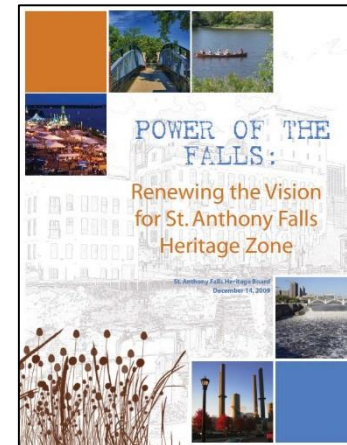
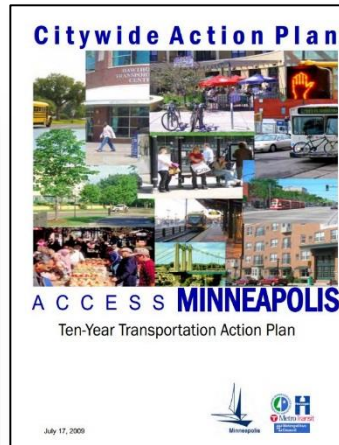
NICOLLET ISLAND-EAST BANK NEIGHBORHOOD SMALL AREA PLAN



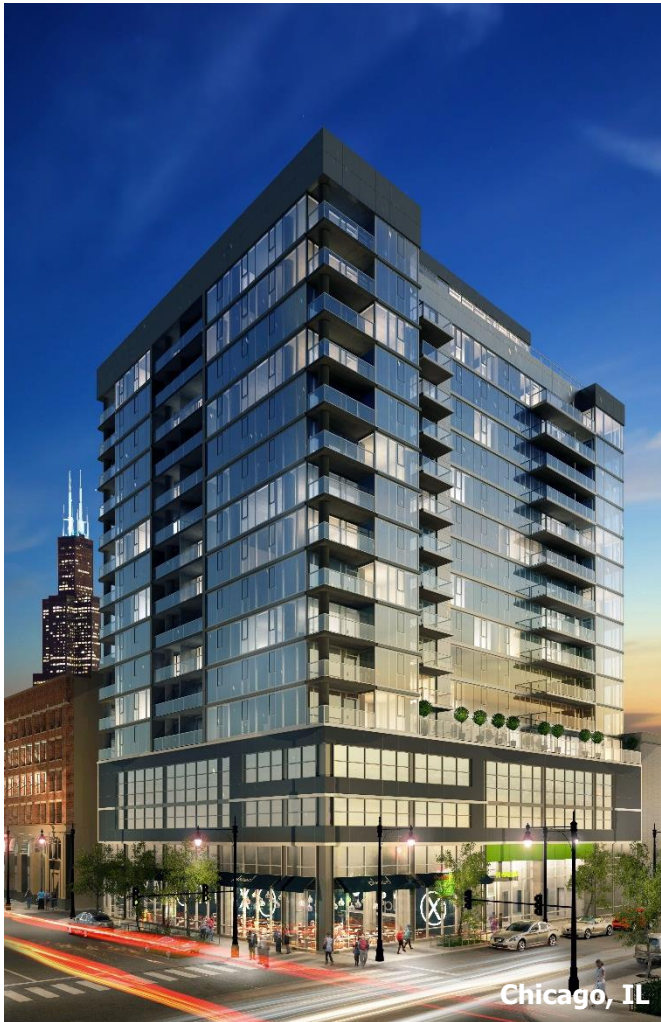
Nicollet Island - East Bank Neighborhood Association

October 2014

Approved by Minneapolis City Council on October 17, 2014



LMC Precedent Developments



LMC Local Developments



Design / Masterplan Precedents



