

wcnc.com



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Moxie Investments

- Federal Tax Credit Investments
- State Tax Credit Investments
- Bridge Lending



Sherbert CPA, PC

- Highest Level of Assurance Auditing
- Cost Certifications
- Tax Returns



FRAMEWORK ARCHITECTURE

Framework Architecture

- Construction Management
- Tenant Improvement Design
- Architecture Planning and Design services



THE SHERBERT GROUP

Re-Energizing History Beautifully Takes Community



TMS Development

- Due Diligence with GMP
- Bid Package Review
- Construction Management



SHERBERT CONSULTING, INC.

Sherbert Consulting

- Financing Structure
- Construction Debt Placement
- Financial Closing Coordination
- Development Draw Accounting



SG MANAGEMENT, LLC

SG Management

- On-Site Management
- Budgeting and Property Accounting
- Leasing, Maintenance, and Full-Suite Property Management



DRAYTON MILLS



THE POWER HOUSE

REENERGIZING HISTORY BEAUTIFULLY
TAKES COMMUNITY

COMING TO ROCK HILL 2022

An aerial photograph of an industrial site, likely a mill, during a demolition project. The scene is dominated by a large, multi-story brick building that has been partially destroyed, with its upper floors missing and its structure exposed. A large orange excavator is positioned on a pile of rubble in the foreground, actively working on the debris. To the right, a large, rusted metal water tower stands on a tall, weathered metal frame. In the background, there are other industrial buildings, a parking lot, and a line of trees under a cloudy, overcast sky. A white diamond-shaped graphic is overlaid on the center of the image, containing the text "DRAYTON MILLS Before".

DRAYTON MILLS Before



DRAYTON MILLS

Loft Apartments



20,000 SF
Event Lawn

National Community Impact Award | 2018 South Carolina Honor Award | National Register of Historic Places



THE SHERBERT GROUP

INTEGRATED TAX CREDIT SOLUTIONS



Rock Hill Printing and Finishing Company

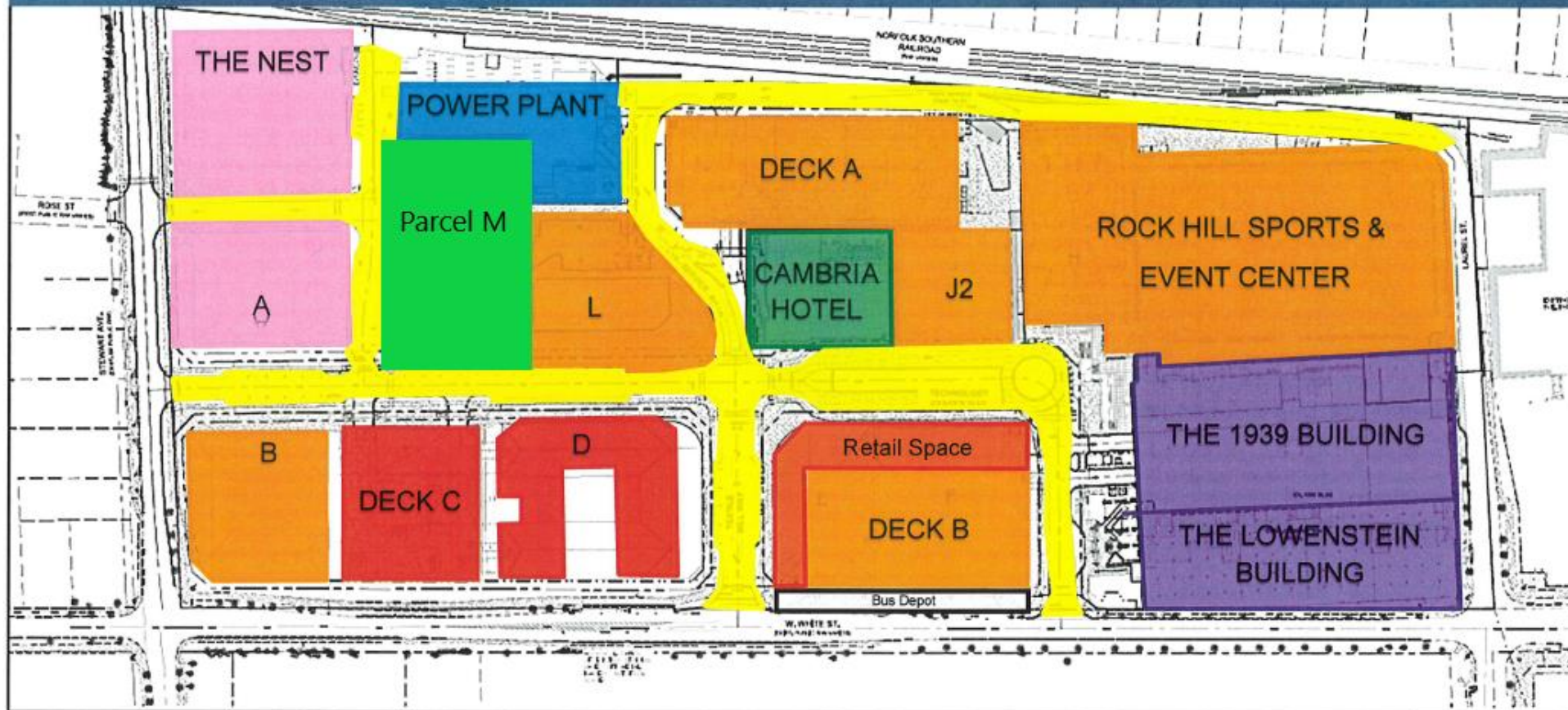
- *Known locally as "The Bleachery"*
- *Operated as the heartbeat of Rock Hill, SC from 1929 to 1999, when the textile site closed its doors*
- *Complex consisted of 6 buildings, comprising 1.5 million SF spanning 23-acres*
- *At its height, The Bleachery employed over 5,000 workers*
- *Site was listed on the National Register of Historic Places in 2013.*
- *Site is currently under re-development as "Knowledge Park @ University Center"*



University
Center -
Before



UNIVERSITY CENTER MASTER PLAN

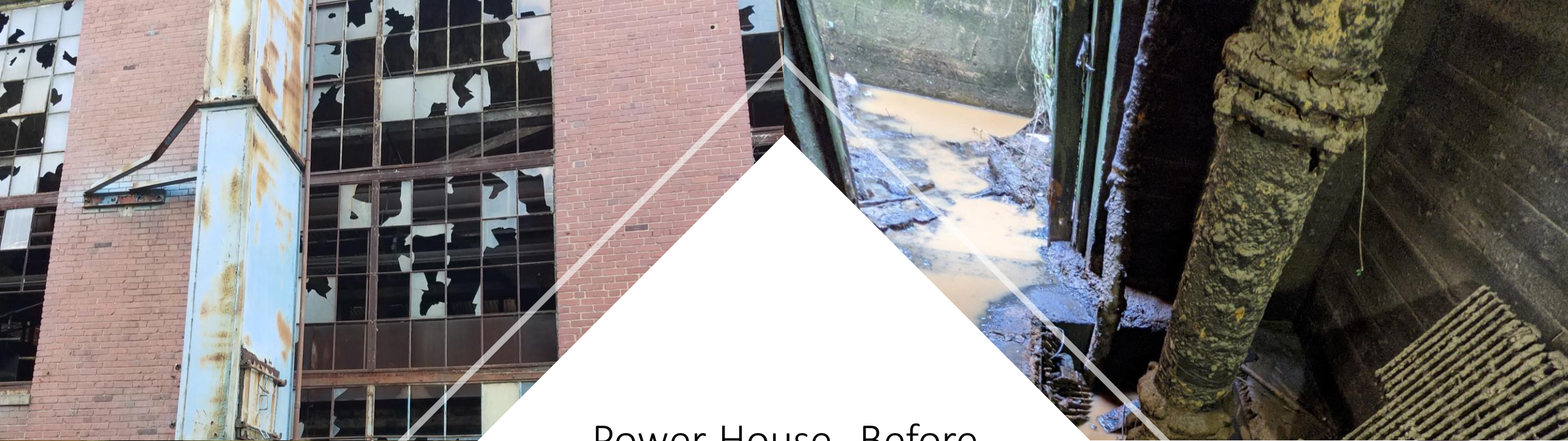


2018	2021	2022	2023 - 2024	City Owned Facilities
<p>The Lowenstein Building & The 1939 Building ±225,000 SF Office & Restaurant Space 270 Parking Spaces</p>	<p>Cambria Hotel 110 Room Hotel</p> <p>The Nest Student Housing 305 Beds</p>	<p>Retail Space ±19,000 SF Retail Space</p> <p>D Market Rate Apt. Building 150 Apartments</p> <p>The Power Plant/Brewery ±55,000 SF Restaurant & Office Space/Apartments</p> <p>C Deck C 480 Car Parking Deck</p> <p>Parcel M Event lawn, greenspace, and stage</p>	<p>A Student Housing 250 Beds</p> <p>J2 Hotel 90 Room Hotel</p> <p>L Market Retail Pavilion ±15,000 SF Retail Space</p> <p>B Apartment Building 140 Apartments</p>	<p>Rock Hill Sports & Event Center ±170,000 SF Courts</p> <p>Deck A 770 Car Parking Deck</p> <p>Deck B & Bus Depot 470 Car Parking Deck</p>

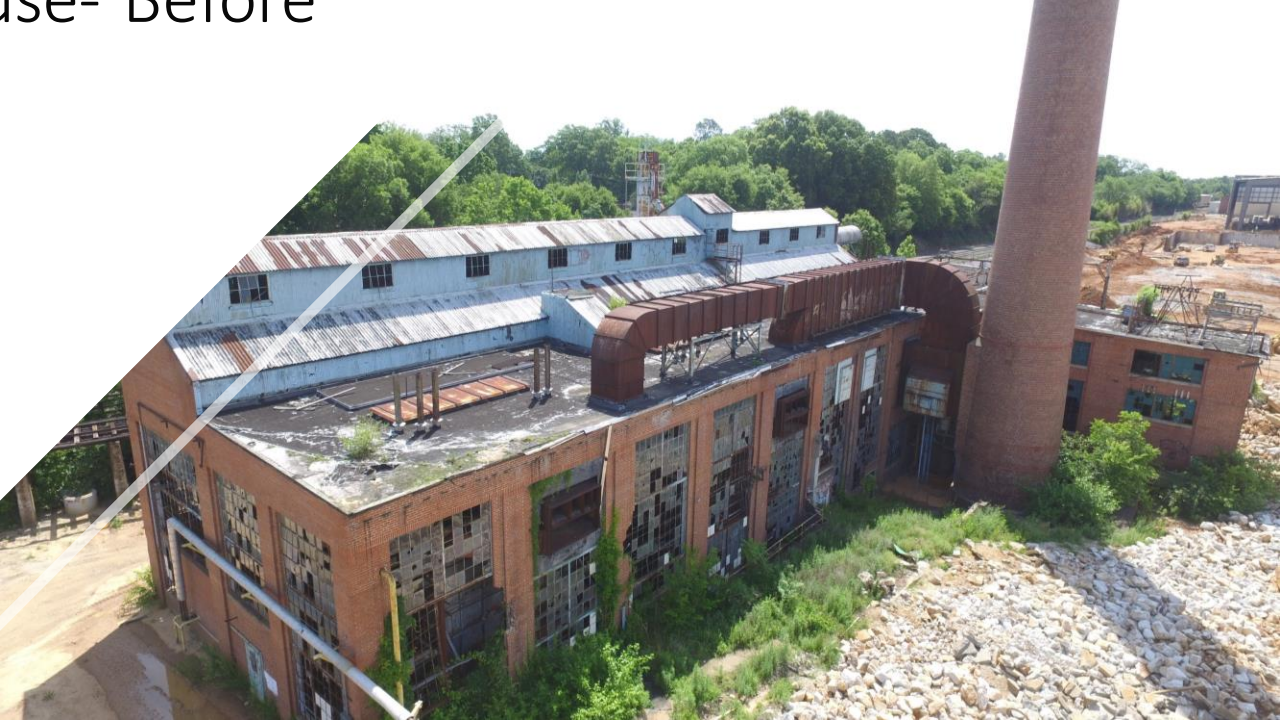
UNIVERSITY CENTER – OVERALL DEVELOPMENT PROCESS

- **Various Sources of Funding:**
 - Traditional Construction Debt
 - Bridge Debt
 - JEDA Tax Exempt Bonds
 - TIF District
 - City funds
 - Remediation grants
 - South Carolina State Historic Tax Credits
 - Federal Historic Tax Credits
 - State Textile Tax Credits





Power House- Before





THE POWER HOUSE

REENERGIZING HISTORY BEAUTIFULLY
TAKES COMMUNITY
COMING TO ROCK HILL 2022

- Currently under construction with anticipated delivery in Q4 2022.
- Roughly 60,000 Square Feet of Residential, Commercial/Office and Retail space will be available upon completion.
- Total Development Cost of roughly \$16 Million including Tenant Improvements.



Powerplant Space will Include:

- Class A Apartments
- Brewery
- Food Hall
- Barbershop
- Fine-dining anchor restaurant
- Expansive even lawn and stage



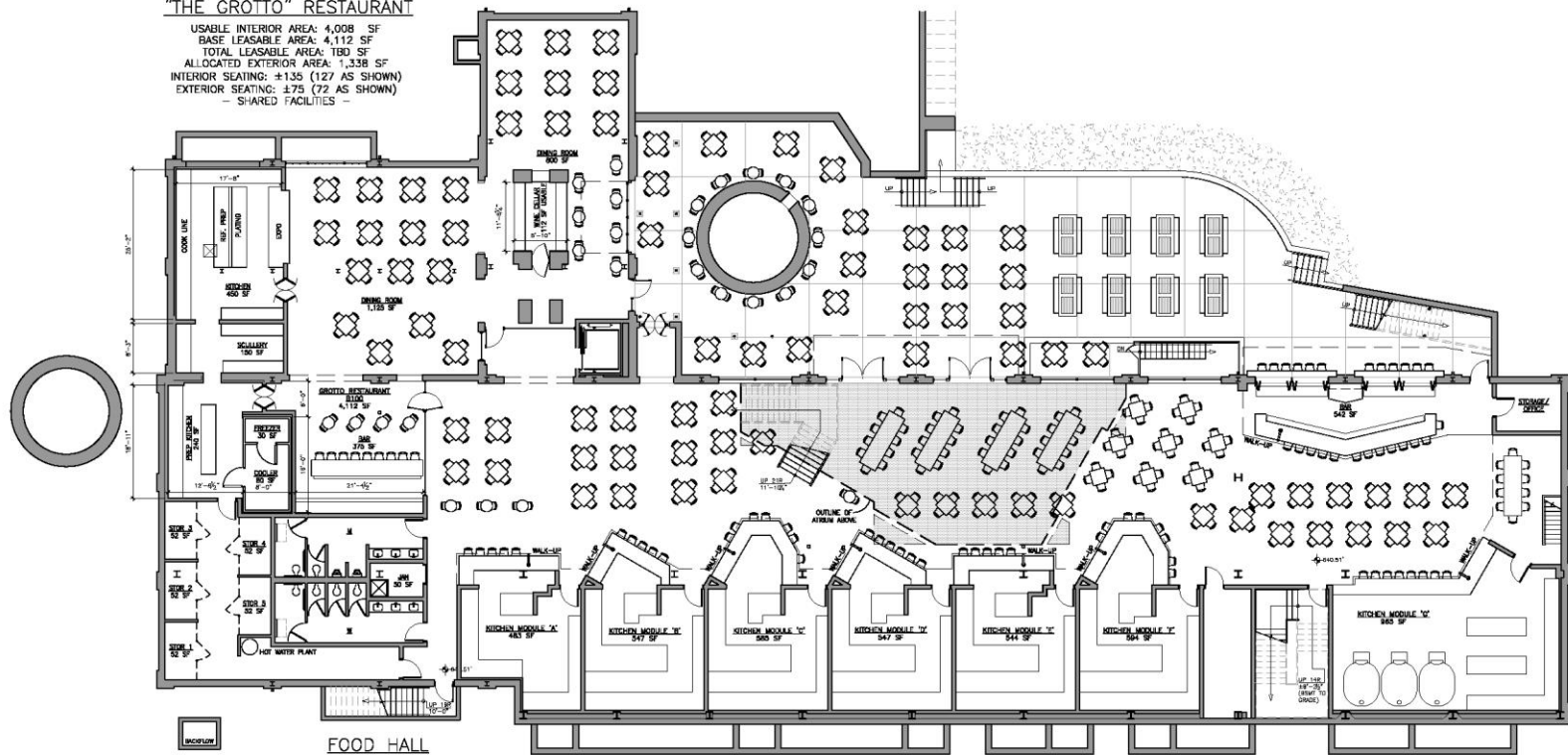
THE POWER HOUSE

REENERGIZING HISTORY BEAUTIFULLY
TAKES COMMUNITY

COMING TO ROCK HILL 2022

"THE GROTTO" RESTAURANT

USABLE INTERIOR AREA: 4,008 SF
 BASE LEASABLE AREA: 4,112 SF
 TOTAL LEASABLE AREA: TBD SF
 ALLOCATED EXTERIOR AREA: 1,338 SF
 INTERIOR SEATING: ±135 (127 AS SHOWN)
 EXTERIOR SEATING: ±75 (72 AS SHOWN)
 - SHARED FACILITIES -



FOOD HALL

USABLE INTERIOR AREA: ±12,000 SF
 ALLOCATED EXTERIOR AREA: 2,193 SF
 INTERIOR SEATING: ±300 (287 AS SHOWN)
 EXTERIOR SEATING: ±145 (120 AS SHOWN)
 - SEE PRIVATE DINING MEZZANINE AT FLOOR 1 (SEATS ±25) -
 - SHARED FACILITIES / SECURE STORAGE AVAILABLE -

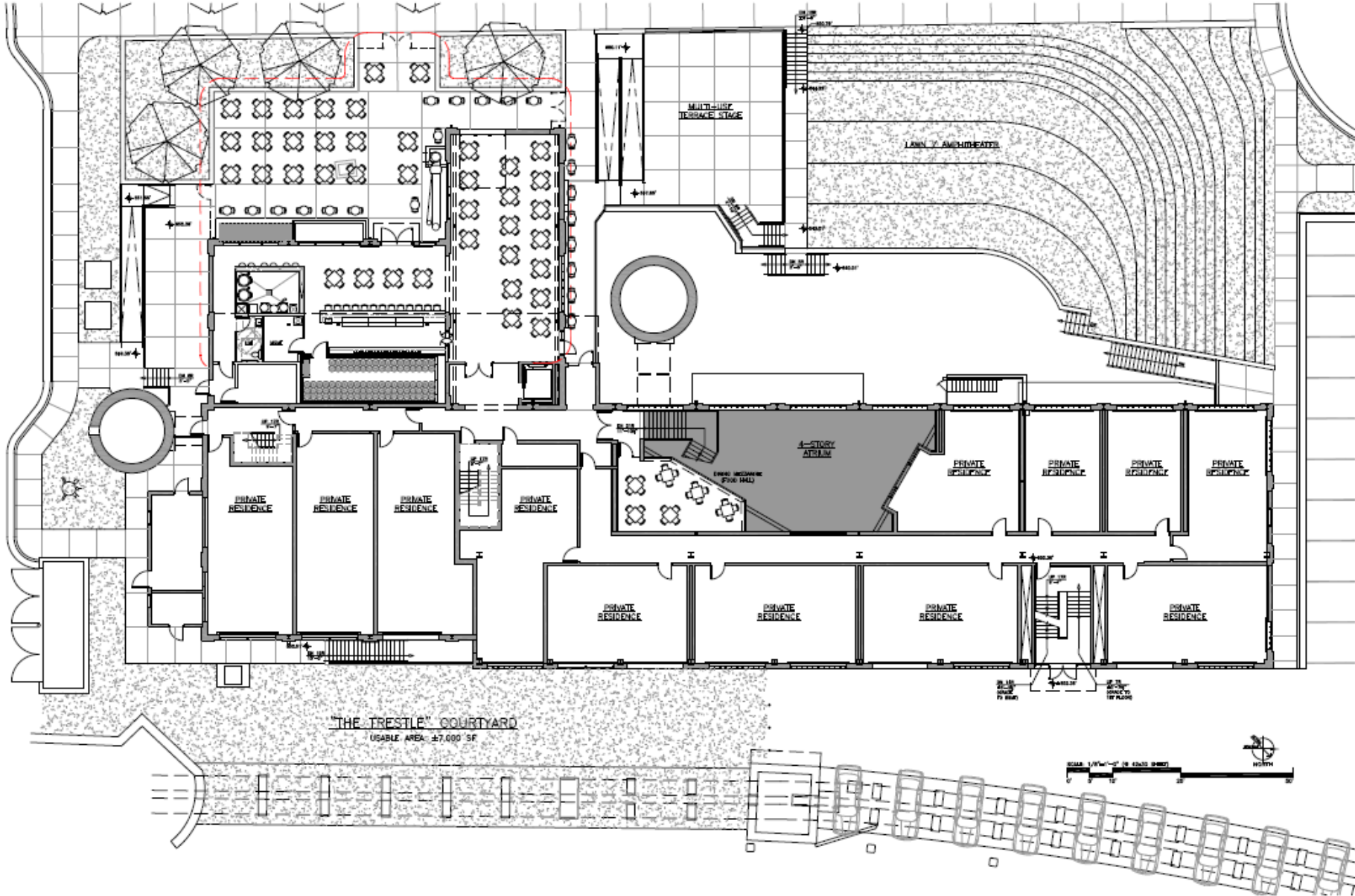


FRAMEWORK ARCHITECTURE
 13777 Fairway Cir., P.O. Box 156
 Charlotte, NC 28217
 Tel: 704.489.4400
 www.frameworkarch.com
 PROJECT TITLE & ADDRESS
 THE POWERHOUSE
 271 Technology Center Way
 Rock Hill, South Carolina 29730
 SHEET NUMBER
 A1.11

CONCEPT

"THE TURBINE ROOM" TAP HOUSE

USABLE INTERIOR AREA: 2,836 SF
 BASE LEASIBLE AREA: 3,095 SF
 TOTAL LEASIBLE AREA: 3,030 SF
 ALLOCATED EXTERIOR AREA: 1,884 SF
 INTERIOR SEATING: ±125 (113 AS SHOWN)
 EXTERIOR SEATING: ±125 (116 AS SHOWN)
 - SHARED + PRIVATE FACILITIES -



CONCEPT

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THE POWERHOUSE
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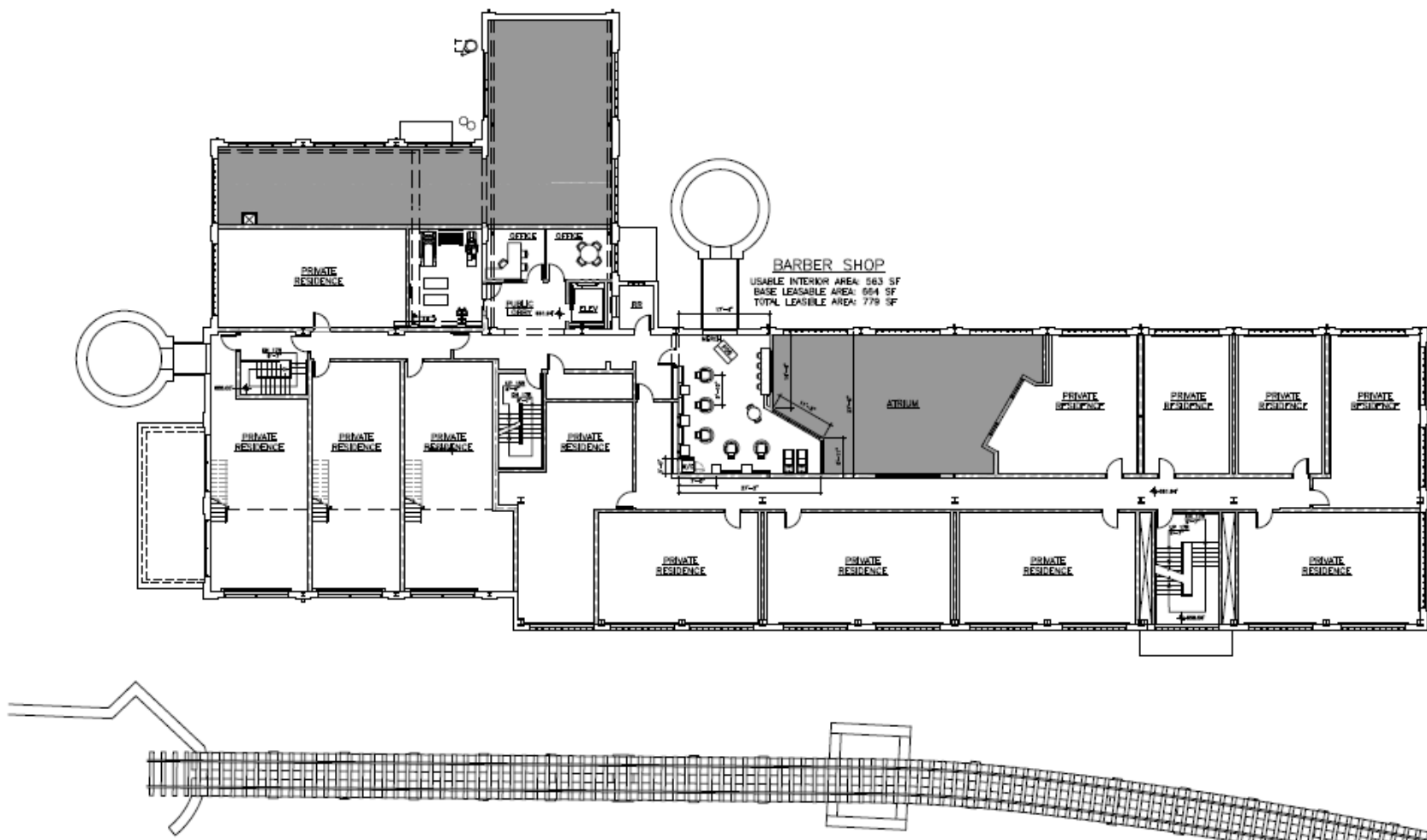
DATE: 02/20/2018
BY: JMM/MLC
FOR: THE DISTRICT GROUP
NO.: 18-0001
SCALE: AS SHOWN

PROJECT: THE POWERHOUSE
PHASE: CONCEPT

DATE: 02/20/2018
BY: JMM/MLC
FOR: THE DISTRICT GROUP
NO.: 18-0001
SCALE: AS SHOWN

UPH PLAN:
 FLOOR 1

A1.12



BARBER SHOP
 USABLE INTERIOR AREA: 563 SF
 BASE LEASABLE AREA: 664 SF
 TOTAL LEASABLE AREA: 779 SF

CONCEPT

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 Oklahoma City, Oklahoma 73101
 Phone: (405) 241-1111
 Website: www.frameworkarch.com

GENERAL CONTRACTOR
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ARCHITECT
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THE POWERHOUSE
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73101
 Phone: (405) 241-1111
 Website: www.frameworkarch.com

DATE: 10/15/2019
SCALE: 1/8" = 1'-0"
PROJECT: THE POWERHOUSE
NO.: A1.13

UPPER FLOOR PLAN:
 FLOOR 2

Power House – OVERALL DEVELOPMENT PROCESS

- **Challenges Throughout Development:**
 - The entire site is admitted under the VCC program with DHEC
 - Extreme demolition scope under tight space constraints
 - Groundwater exists throughout the site roughly 8 feet below the surface
 - Multiple phases of development in process simultaneously
 - Constructability challenges of a mixed used building
 - Challenges of constructing a 4-story atrium
 - Introducing new floors into full height windows while building a new building within the historic building shell
 - Complexity of introducing new footers into a building sitting on a creek bed
 - Making use of difficult to reach portion of the building
 - Dollar Dense project
 - Extreme unforeseen conditions in and outside of the building



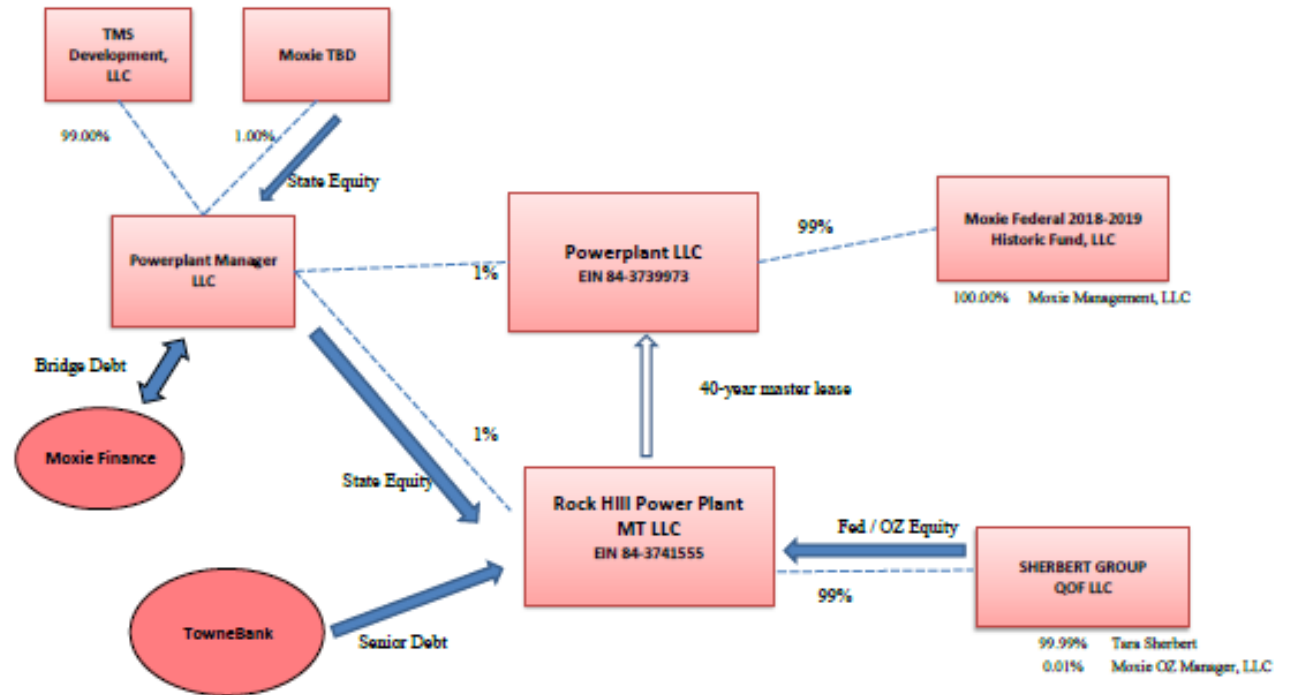


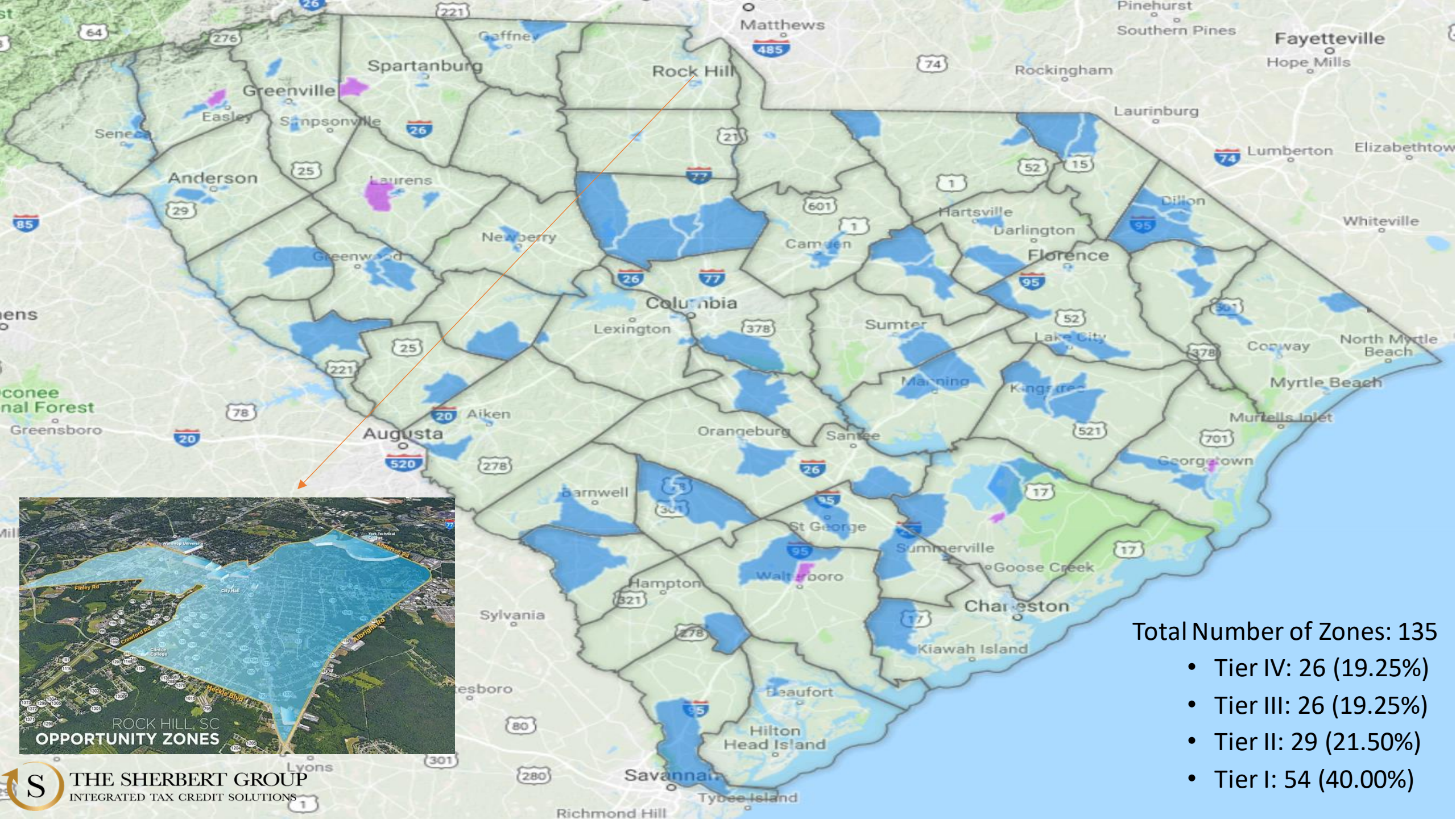
Power House – OVERALL DEVELOPMENT SOURCES

- **Various Sources of Funding:**

- Traditional Construction Debt
- Bridge Debt
- TIF District
- City funds
- VCC Remediation grants
- South Carolina State Historic Tax Credits
- Federal Historic Tax Credits
- State Textile Tax Credits
- Opportunity Zone investment

Rock Hill Power House Sample Structure Diagram





- Total Number of Zones: 135**
- Tier IV: 26 (19.25%)
 - Tier III: 26 (19.25%)
 - Tier II: 29 (21.50%)
 - Tier I: 54 (40.00%)



Tara Sherbert

Managing Principal

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THE SHERBERT GROUP
INTEGRATED TAX CREDIT SOLUTIONS