



# The Pearl District

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**VISION STATEMENT:** The Pearl District is located along the banks of the Ohio river on 640 E Pete Rose Way. The Multifamily housing and Office complex along with Retail space for Whole Foods has been designed keeping in mind the history of this place, while repopulating river banks by creating vibrant urban life style.

## Project Returns:

Unlevered IRR: **8.74%**  
Levered IRR: **15.50%**

## Project Composition:

The Pearl Apartments:  
- 200 Apartment Units  
- 15,000 sqft Retail  
- 500 Podium Parking Spots  
The 1901:  
- 25,000 sqft Retail  
- 50,000 sqft Office

### Demographic within 1-min Drive Zone

Households: 1,956



~ 300 households

Ave. Income: \$154,266

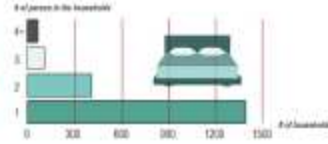


~ \$2,000

Median Age



Household Size



Whole Foods Entrance Rendering



Facade Style Reference



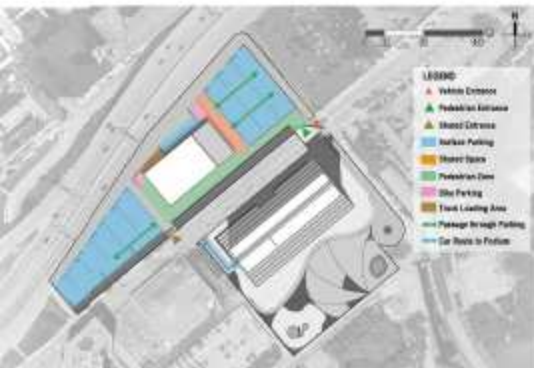
Rooftop Garden



Rooftop Bar



Phase 1



Circulation on Site



LVL. 502'



Section