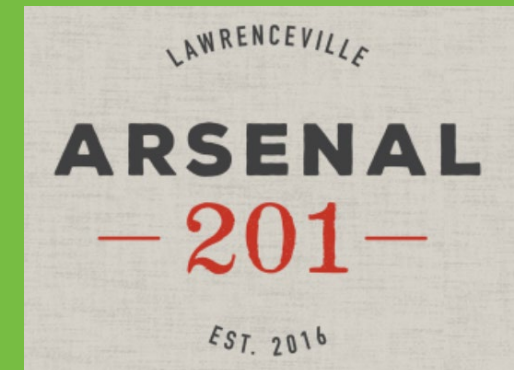


# Arsenal 201- Phase 2: Community Pre-Con Meeting



Residential Development

Arsenal 201  
3925 Butler St  
Pittsburgh, PA 15201



460 Virginia Avenue, Indianapolis, IN 46203 - 317.226.9500

[MILHAUS.COM](http://MILHAUS.COM)

This information is provided for informational purposes only and is not an offer to sell or a solicitation of an offer to buy any securities in TBD LLC, an Indiana limited liability company (the "LLC"), and may not be relied upon in connection with the purchase or sale of any security. Interests in the LLC, if offered, only will be available to parties who are "accredited investors" (as defined in Rule 501 promulgated pursuant to the Securities Act of 1933, as amended) and who are interested in investing in the LLC on their own behalf. Any offering or solicitation will be made only (a) to qualified prospective investors; (b) after the investor has had an opportunity to ask and receive answers to its questions to its full satisfaction and (c) all of the terms of its investment have been fully established and negotiated by the prospective investor.

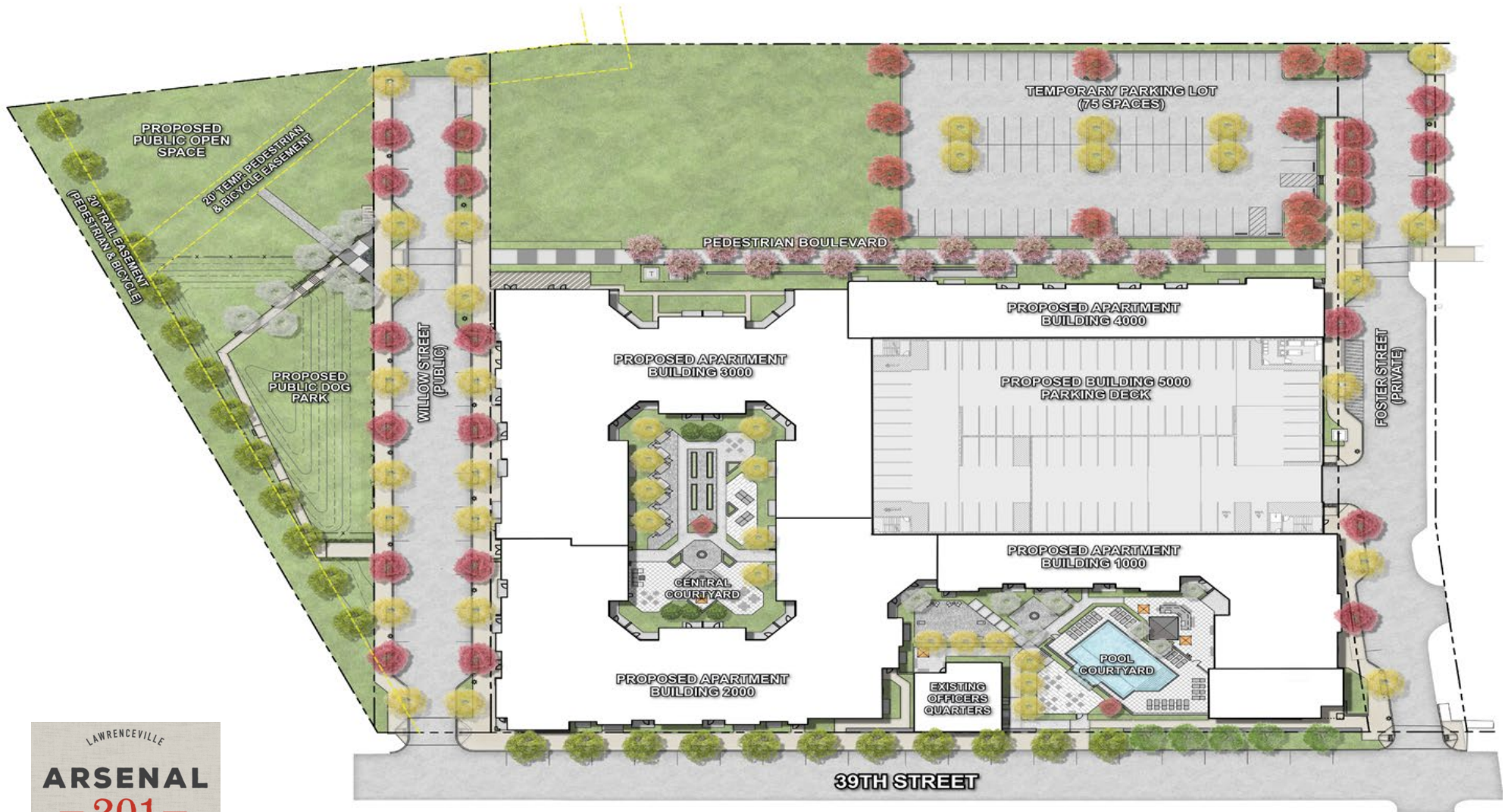
# Agenda – March 3, 2020

1. Introductions
2. Scope of Meeting
3. Arsenal II Overview
4. Recent Site Activities
5. Schedule Forecast
6. Who to Contact
7. Q & A

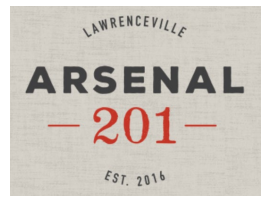
# ARSENAL 201 AERIAL VIEW



# ARSENAL PHASE 2 SITE PLAN RENDERING



# Development Summary



- 343-units
- Amenities including a clubroom with full kitchen, game room, fitness center, pool, maker's room, outdoor entertaining spaces, a courtyard and a grilling station
- Public Access Dog Park with large lawn, landscaping, and seating
- Parking
  - 445 space parking garage
  - 75 temporary spaces
  - 57 Street Spaces (Willow & Foster)
- Bicycle Parking
  - 192 Covered Spaces Provided
- Sidewalks
  - Continuing along 39<sup>th</sup> to the rear of existing stone wall
  - Along both sides of Foster and Willow Street
  - Arsenal Alley will be extended through Phase II to the proposed park, complete with trees, landscaping, benches, and lighting
- Landscaping
  - Street trees will be provided (one tree/30 linear ft of road frontage)
  - Foundation planting beds along 39<sup>th</sup> Street similar to Ph I
- Officers' Quarters
  - Will remain
  - Use TBD



LAWRENCEVILLE  
**ARSENAL**  
— 201 —  
EST. 2016





MAIN ENTRANCE AT 39TH STREET & FOSTER STREET



2 ENTRANCE FROM ARSENAL ALLEY & WILLOW STREET



4 MAIN COURTYARD FROM 39TH STREET



SECONDARY ENTRANCE WILLOW STREET ENTRANCE

- Recent Site Activities
- Construction Schedule
- Who to Contact?
  - [Jason.Weldon@Milhaus.com](mailto:Jason.Weldon@Milhaus.com)



# Q & A