

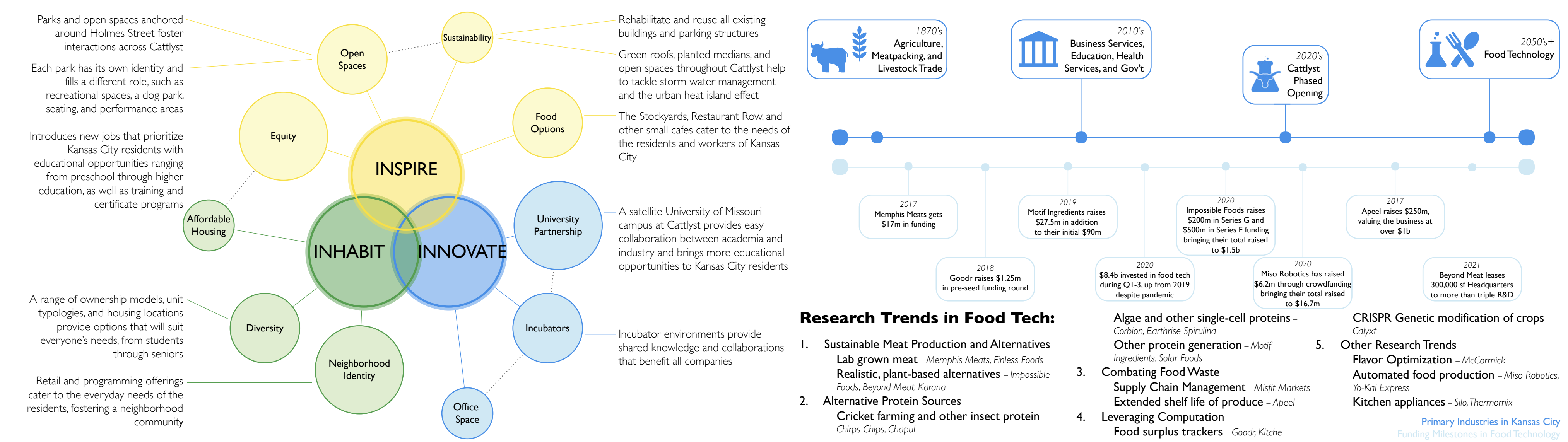
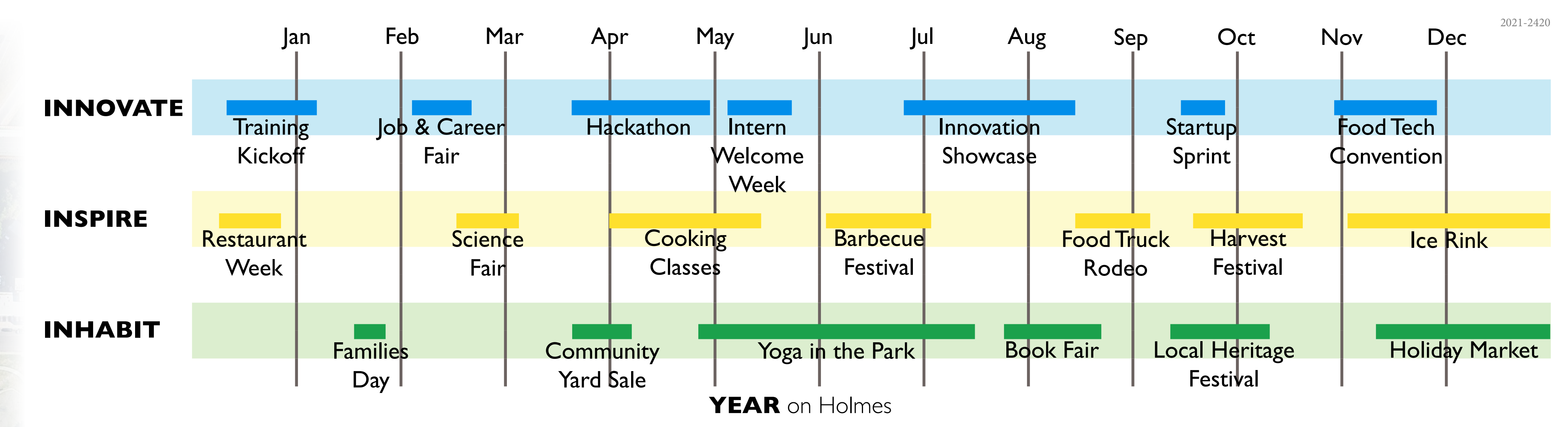


Cattlyst

The Future of Food

20% Affordable Housing
2,000 Jobs Created in East Village
3.73 Neighborhood FAR

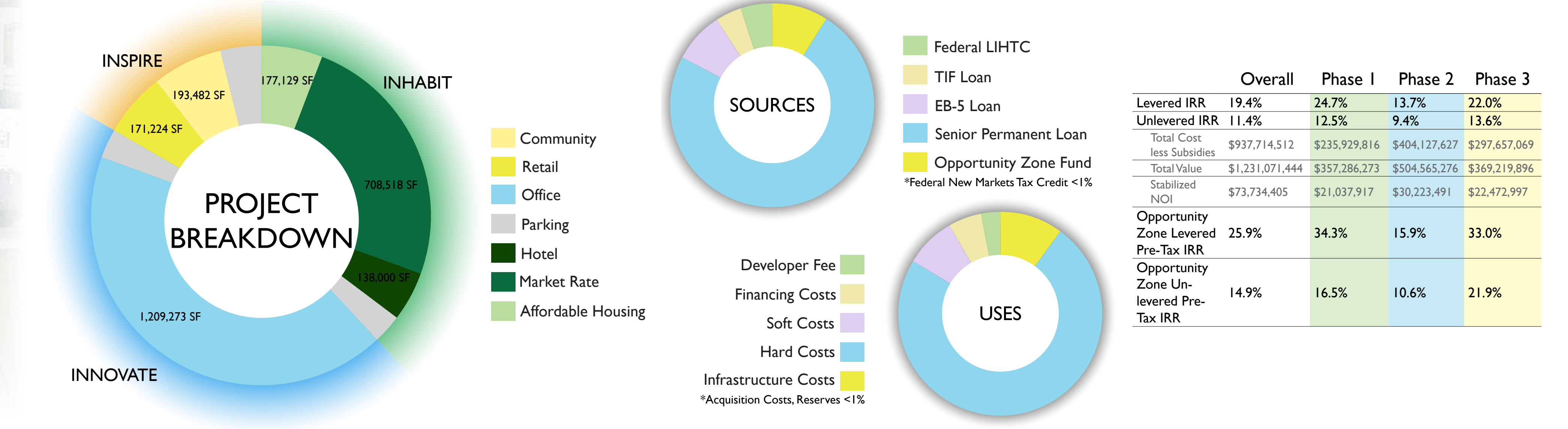
Cattlyst celebrates Kansas City's agricultural roots while launching the city into the future of food. The development serves as a complete community focused on showcasing innovation in food technology. It leverages partnerships with existing companies, startups, and universities, as well as its location in the Central Business District, to capitalize on the growing biotech workforce by establishing itself as an innovation corridor anchored by a diverse neighborhood.



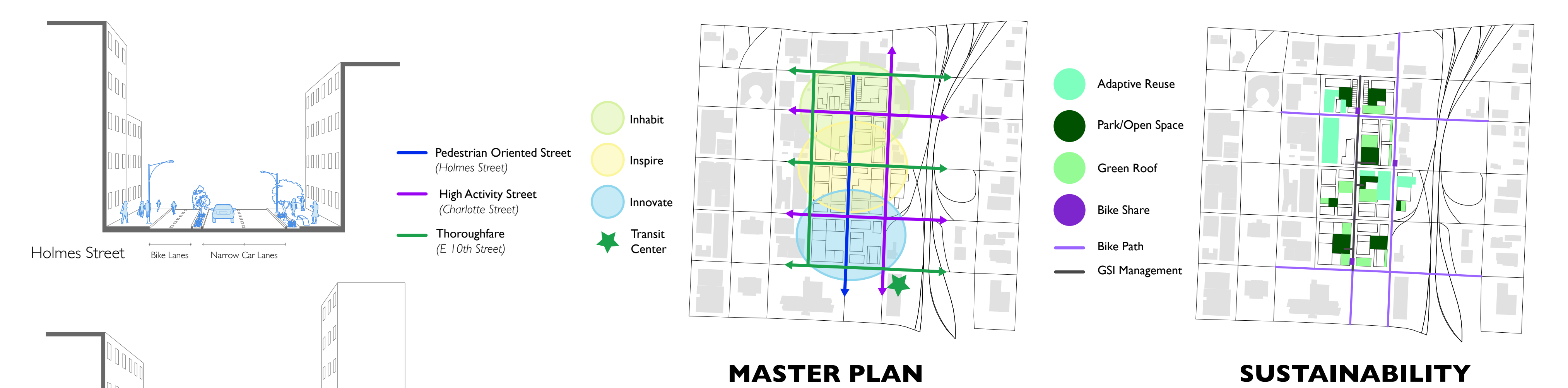
- INNOVATE**
- 7. Showcase Labs
 - 13. Startup Offices
 - 14. University of Missouri
 - 15. Incubator
 - 18. Vertical Farming
 - 20. Anchor Offices
- INSPIRE**
- 2. East Village Primary + Day Care
 - 6. Dog Park
 - 8. Athletic Courts over Parking
 - 10. Inspire Library
 - 11. The Stockyards Food Hall
 - 12. Amphitheater Park
 - 17. Occupiable Roof Deck
 - 19. Restaurant Row
- INHABIT**
- 1. East Village Senior Living
 - 3. Loft Apartments
 - 4. Townhouses
 - 5. Family Apartments
 - 9. East Village Apartments
 - 16. Student Oriented Housing
 - 21. Cattlyst Hotel

Research Trends in Food Tech:

- Sustainable Meat Production and Alternatives**
Lab grown meat, Alternative Meats, Petas Food, Realistic plant-based alternatives, Impossible Foods, Beyond Meat, Kinross
- Alternative Protein Sources**
Crickle farming and other insect protein, Cleve Chips, Chipta
- Algae and other single-cell proteins**
Culivix, Corbion Spirit, Other protein generation - Meist, Terebinth, Solay Foods
- Combating Food Waste**
Supply Chain Management - Multi Markets, Extended shelf life of produce - Apeel, Leveraging Compostation, Food surplus trackers - Good Kitch
- CRISPR Genetic modification of crops**
Calyx
- Other Research Trends**
Flavor Optimization - McCormick, Automated food production - Aloha Robotics, No-Full Express, Kitchen appliances - SKA Thermoviv



	Overall	Phase 1	Phase 2	Phase 3
Levered IRR	19.4%	24.7%	13.7%	22.0%
Unlevered IRR	11.4%	12.5%	9.4%	13.6%
Total Cost	\$937,714,512	\$235,929,816	\$404,127,627	\$297,657,069
Total Value	\$1,231,071,444	\$357,286,273	\$504,565,276	\$369,219,896
Stabilized NOI	\$73,734,405	\$21,037,917	\$30,223,491	\$22,472,997
Opportunity Zone Levered Pre-Tax IRR	25.9%	34.3%	15.9%	33.0%
Opportunity Zone Un-levered Pre-Tax IRR	14.9%	16.5%	10.6%	21.9%



EAST VILLAGE PRIMARY
 Early education is a priority for Cattlyst, which has renovated a pre-existing building for use as a daycare and primary school. The school offers convenience for parents living and working in East Village, and encourages interaction between the school children and the residents of the senior living center it shares a site with.

INSPIRE LIBRARY
 Nestled beside the park, the public library takes advantage of its location at the activity heart of East Village.

GREEN ROOFS
 The green roofs throughout Cattlyst help the project absorb water and keep cool, fighting the urban heat island effect. They also provide views for residents living near them and offer an extra level of recreational space.

UNIV. OF MISSOURI
 As an innovation district, Cattlyst is anchored by a research branch of the University of Missouri. Partnerships between Kansas City, the University, and private companies and startups foster research and inspire the next generation of Kansas City food scientists.

