

RIVERFRONT TRIANGLE DEVELOPMENT

- MRA BOARD PRESENTATION
- APRIL 21, 2022
- CAPITAL V PARTNERS





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OVERVIEW OF DEVELOPMENT TEAM

- CAPITAL V PARTNERS (“CAPITAL V”) IS A REAL ESTATE DEVELOPMENT TEAM WITH A FOCUS ON LIFESTYLE PROJECTS IN MOUNTAIN WEST REGIONS OF THE UNITED STATES
 - Our legacy of community-focused projects stems from our rural town roots and investment philosophy that ‘better living projects’ and ‘community priorities’ do not have to be mutually exclusive objectives
 - In addition to the planning and development of our projects, Capital V’s principals are operators of many of our completed projects, giving us a rare set of capabilities in our industry
- 30 YEARS OF INVESTMENT & DEVELOPMENT PROJECTS
 - Our principals have invested in, built, and realized a portfolio of projects that includes a broad array of concepts and sizes, including multi-family residential, hotels, commercial, retail, and industrial

OVERVIEW OF DEVELOPMENT TEAM (CONT.)

- OUR CORE OPERATING PHILOSOPHIES:
 - Authenticity: Design and develop projects that are authentic and timeless to surroundings, whereby form and function work harmoniously together
 - Community: Be sensitive to local community needs, cultures & nuances; improve lifestyle in a safe, affordable, and conscientious manner
 - Innovation: Be a leader and innovator in environmental initiatives and construction design; our project history includes many “firsts” in green technologies, parking solutions and certifications
 - ESG: Understanding environmental, social responsibility and corporate governance concerns is essential to building a successful project & is incorporated throughout all stages of our development process
- OUR ABILITY AND AGILITY TO FUND TRANSACTIONS OF ALL SIZES IS A DIFFERENTIATOR THAT IS UNIQUE IN OUR APPROACH TO DEVELOP IN RURAL MOUNTAIN TOWN REGIONS
 - Capital V finances our investments through a combination of personal capital of our principals, traditional bank financing, and equity investments from our established base of family offices and small professional investment firms
 - Completed in excess of \$2B worth of projects and developments
- CAPITAL V HAS A TRACK RECORD OF SUCCESS IN COMPLETING “TOUGH PROJECTS IN TOUGH ENVIRONMENTS”

APPROACH TO RFT DEVELOPMENT

- WE VIEW THE RIVERFRONT TRIANGLE PROJECT AS A TERRIFIC MARRIAGE OF OUR TRACK RECORD OF SUCCESS WITH A UNIQUE OPPORTUNITY TO TRANSFORM A CHALLENGED PROPERTY
 - This is an opportunity to transform Missoula's downtown core
 - Through our core philosophies, we will assist in creating a vibrant, community-minded hub of activity that enhances Missoula's economic opportunities, cultural experiences, and provides much needed housing options, parking, and exciting retail concepts for the community at large
- OUR STRATEGY TO DEVELOP THE PROJECT WILL BE FOCUSED ON MINIMAL CHANGES TO THE EXISTING PLAN
 - Our objective is not to disrupt the existing programming (i.e. hotel, event center, parking, residential, commercial & retail), but to enhance the years of thought & effort that have been invested in this project with fresh perspective & innovative ideas
 - The exception being enhancements to the separation of pedestrian and vehicular traffic to add safety and appeal as well as improvements to parking & operational logistics
 - These changes will be implemented with the goal of reducing traffic congestion & maximize green spaces along the riverfront
 - Historically this project has been proposed in a piecemeal approach; however, a project of this size requires scale economies achieved through developing the entire site at once

DILIGENCE COMPLETED, WORKPLAN, TIMELINES

- CAPITAL V IS INTIMATELY FAMILIAR WITH THE RIVERFRONT TRIANGLE PROJECT HAVING FOLLOWED THE PROGRESS OF THE PROJECT FOR MANY YEARS
 - Our principals have personally invested the past several months in the diligence process to understand the main components of our diligence plan and have gained comfort with the critical issues to be completed
- CRITICAL TASKS / DILIGENCE / 3RD PARTY SUPPORT IDENTIFIED & IN PROGRESS:
 - Working directly with the MRA and other departments within the City of Missoula, we have discussed and agreed to critical paths forward over the coming months to complete our diligence and expedite development of the project site
- TIMELINES:
 - Our objective of “stepping into the existing project” will allow us to expedite our timeline to begin construction in Q2/Q3 of 2023

Q & A

- **THANK YOU FOR YOUR TIME & CONSIDERATION**