

Ludlam Trail Towers

DEVELOPER: MV REAL ESTATE HOLDINGS



Miami Beltline

- ▶ Kendall Drive
- ▶ Dadeland Mall/Station

- ▶ Flagami
- ▶ Blue Lagoon



HISTORY



Originally known as the Miami Belt Line, the **rail line was built by Henry Flagler's** company in the 1920s.

Over time, frequency on this line decreased and the tracks were decommissioned by the Florida East Coast Railway in 2002. Since its abandonment, the corridor has remained vacant and underutilized.



Rails-to-Trails Atlanta - Beltline

BEFORE

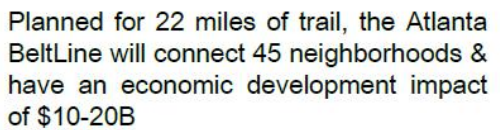


AFTER





Benefits for the Entire City



The 2016 Atlanta BeltLine Lantern Parade drew more than 75,000 people to the Eastside Trail to parade with bright, glowing lanterns!

Art on the Atlanta BeltLine invites residents and visitors to explore public art installations in a 22-mile loop around the City's core.

Katy Trail Dallas, Texas

- ▶ 3.5 Mile Rails-to-Trail project through the most dense area of Dallas
- ▶ More than 15,000 people use the trail every weekend
- ▶ Property values have soared by 80% around the trail.
- ▶ Developments abutting the Trail can use the trail as an amazing natural amenity



Ludlam Trail

The Ludlam Trail will **transform an abandoned rail line into a vibrant, pedestrian friendly signature urban park and public space**, that will connect 6 parks, 5 schools, alleviate traffic congestion and be a catalyst for the unification of neighborhoods and community reinvestment

BEFORE

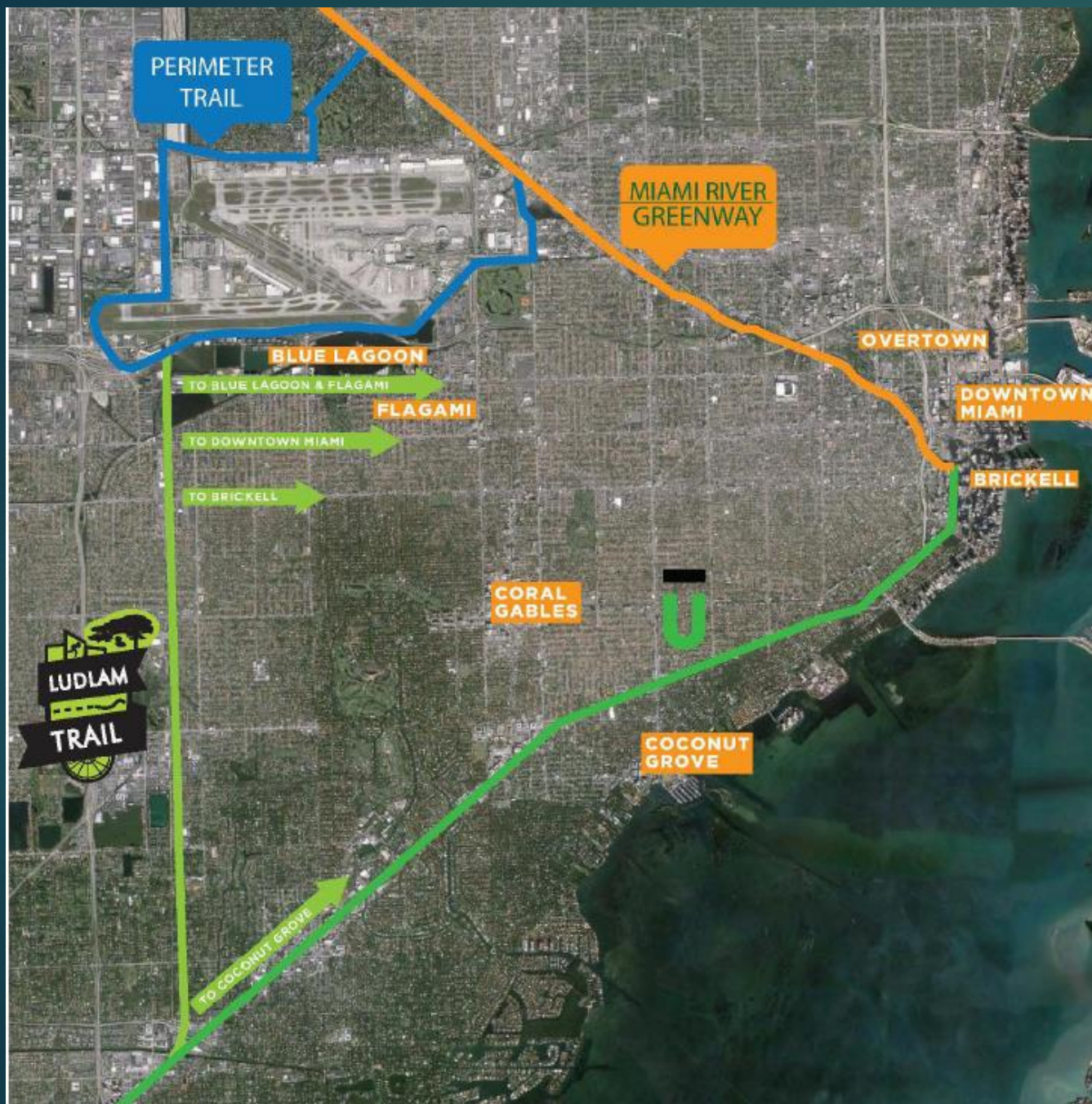


AFTER



The Ludlam Trail will **transform an abandoned rail line into a vibrant, pedestrian friendly signature urban park and public space**, complemented by trail-oriented development aimed at activating the corridor at strategic locations along the trail.





▶ CONNECTING MIAMI:

- ▶ Brickell/Downtown Miami
- ▶ Coconut Grove
- ▶ Overtown
- ▶ Miami International Airport
- ▶ Flagami
- ▶ Blue Lagoon
- ▶ Dadeland

Trail Oriented Development



- ▶ Bird Road Node
- ▶ Luxury Multifamily Rentals
 - ▶ Trail District Density: 125 units per acre
- ▶ Pedestrian Friendly Commercial Development
- ▶ Trail is incorporated into the development.
- ▶ Altis-Ludlam project is an abutting 312 unit Apartment building that will be breaking ground in November

Affordable Housing in Miami Dade County

9/20/2019 New report offers solutions for Miami's housing crisis | Miami Herald

Miami Herald

REAL ESTATE NEWS

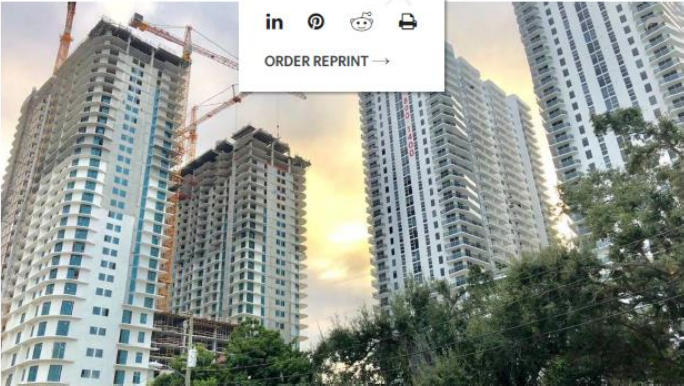
Miami's housing affordability crisis is dire. A new report reveals possible solutions.

BY RENE RODRIGUEZ

MAY 06, 2019 01:00 PM, UPDATED JUNE 03, 2019 03:10 PM

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Housing advocacy groups and City of Miami officials released a new report on Monday about the city's housing crisis. The report identifies specific ways to rescue or build 12,000 affordable homes.

BY COURTESY OF MIAMI HOMES FOR ALL

<https://www.miamiherald.com/news/business/real-estate-news/article230068379.html>

1/14

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Report: South Florida's Housing Affordability Crisis Among Worst In Nation

By CHRIS REMINGTON (/PEOPLE/CHRIS-REMINGTON) • MAR 25, 2019

Share (<http://facebook.com/sharer.php?u=http%3A%2F%2Fwww.tinyurl.com%2Fyy4hosat&t=Report%3A%20South%20Florida%27s%20Housing%20Affordability%20Crisis%20Among%20Worst%20In%20Nation&body=>)

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(www.wlrn.org/sites/wlrn/files/styles/x_large/public/201903/screen_shot_2019-03-25_at_6.06.41_pm_0.png)

CREATIVE CLASS GROUP / CREATIVECLASS.COM

Senior Housing

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RETIREMENT
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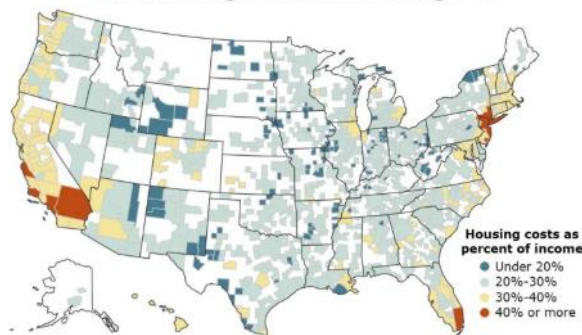
November 27, 2018

Senior Housing Shortage is Getting Worse

Nearly 10 million seniors are having difficulty paying for housing – and the problem is growing.

Housing experts typically recommend that people keep their housing costs below a third of their income. But one in three Americans over age 65 are spending more than that on their rent or mortgage payment, **utilities**, property insurance, maintenance, and other housing costs, according to a new **study**, "Housing America's Older Adults," by Harvard's Joint Center For Housing Studies.

The Housing Burden: Over Age 65



Source: Joint Center for Housing Studies at Harvard University.

If the senior housing problem hasn't reached crisis proportions yet, Jennifer Molinsky, who wrote the center's report, predicted that it will if nothing is done to increase the supply of housing structures that are both affordable and age-friendly to meet the needs of aging baby boomers. The number of households over 80 will more than double over the next 20 years, the housing center estimates.

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About 10,000 people retire every day, up from around 5,000 in 2000
Census projects this will rise to 12,000 per day



Note: Forecast is based on US Census bureau projection until 2050

Source: US Census Bureau, Haver Analytics, DB Global Research

Wells Fargo Bank Research

Torsten Slick, torsten.slick@db.com +1 212 250-2155 November 2018

Ludlam Trail Towers

- ▶ 64 rental units for Seniors
- ▶ Funded by:
 - ▶ Miami Dade General Obligation Bond Funds
 - ▶ Miami Dade Multipurpose Room Funds from GOB
 - ▶ Miami Dade Surtax Funds
 - ▶ Developer Equity
 - ▶ Market Rate Loan



Integration into the Ludlam Trail



Multipurpose Room

- Community Engagement



Ludlam Trail Towers

- Community engagement, involvements, and integration

