



INVESTMENT OPPORTUNITY PROJECT GRACE

PROJECT GRACE INVESTMENT SUMMARY

ETICO Investments LLC (EI), a subsidiary of gruppoETICO, is extremely pleased to announce an investment opportunity in the creation of Charlotte's first truly progressive multifamily development. This opportunity, referred to herewith as PROJECT GRACE, will be built on 7 acres fronting Statesville Road.

ETICO Development (ED), a subsidiary of gruppoETICO, will build and operate PROJECT GRACE. PROJECT GRACE will provide safe, basic housing to individuals and families earning between 30% and 80% of Area Median Income (see chart), seniors, developmentally disabled adults, and those needing supportive housing. PROJECT GRACE intends to deliver and manage the units in a way that precludes ongoing subsidies. Practically, this means that a household with one person working one full-time, minimum-wage job can support 100% of their housing expenditures.

THE SITE AND DEVELOPMENT PLAN

PROJECT GRACE will be constructed at 4600 Statesville Road, Charlotte, 28269 (PID 04528103). This parcel is at the southeast corner of the signalized intersection of Statesville Road and Cindy Lane. The site is just north of Interstate 85 and roughly 4 miles north of The Square in Center City Charlotte. The site is well-served by CATS, with a stop for Route 21 currently at the intersection of Statesville and Cindy. The site abuts Statesville Road Presbyterian Church and a single-family residential development, known as Belmar Place. Statesville Road and Cindy Lane have both been improved within the last decade, with pedestrian and bicycling enhancements. The site is currently controlled by ETICO Development, but title remains with Grace Memorial Missionary Baptist Church (GMMB). The land is being contributed as equity to support GMMB efforts in service to the community and to assist in financing the construction of a new sanctuary and multipurpose building. This work will also be performed by ED.





DEVELOPMENT PROGRAM

ETICO Development (ED) has the following development program:

- 262,742 gross square feet, of which 198,750 square feet will be dedicated to multifamily residential
- 285 total residential units:
 - 20 senior studio apartments
 - 20 developmentally disabled adult units
 - 10 studio units
 - 40 apartments in 1-bedroom, 1-bath configurations
 - 40 2-bedroom, 1-bath apartments
 - 40 3-bedroom, 1-bath apartments
 - 40 apartments with 3 bedrooms and 2 baths
 - 75 permanent supportive housing studios
- Appropriate community space and amenities, including a multipurpose room intended for daily use; potential afterschool site
- Small-stall retail space to support economic opportunity and mobility for residents and others in the community
- 10,000 square foot free-standing adult daycare operation, relocated from another site
- 237 complementary parking spaces

GruppoETICO

GruppoETICO was founded on the principle that housing is a human right. The gruppoETICO platform, including ETICO Development and ETICO Investments, is grounded in the belief that social benefits are more important than financial returns. Our values are demonstrated in our approaches to advising and consulting; building and operating; and investing in and support the individuals and communities we serve.

ETICO INVESTMENTS

ETICO Investments is focused on raising sophisticated capital from partners who share these same values. ETICO Investments seeks and provides pathways to investing ethically: making an impact, while still receiving a return. These opportunities may support the activities of other lines of business within gruppoETICO, or may underpin external projects or organizations which have an approach consistent with our mission and beliefs.

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