

Beverly Depot Transit-Oriented Development

Massachusetts Bay Transportation Authority



Beverly Depot Garage: Parcel Overview



Beverly Depot Garage: Development Summary

	Barnat Development	Beverly Crossing
Total Rent Paid	\$32,397,470 (99-year lease)	\$15,750,858 (99-year lease)
NPV of Bid	\$4,023,963 (5% discount rate)	\$1,635,814 (5% discount rate)
Residential Units	70	52
Workforce Housing Residential Units	14	7
GSF Retail/Commercial	3,000	7,700
Total Parking Spaces	70	87
Jobs – full/part time	5-15 (full-time)	25-30 (full-time)

Beverly Depot Garage: Projected Rent Payments



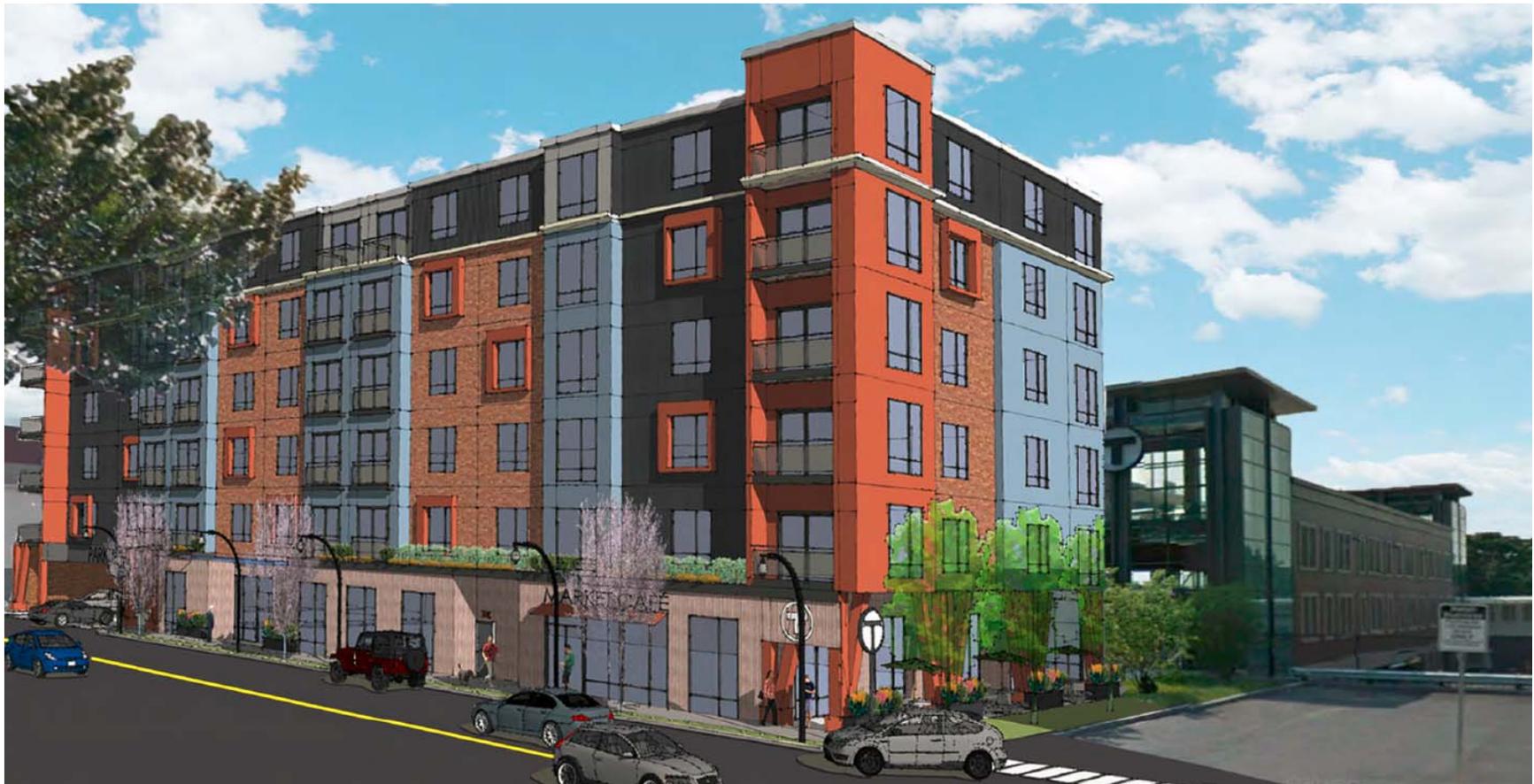
Barnat Development
Real Estate Development & Brokerage

NPV: \$4.023 Million

Year	Payment
2017	\$ 1,015,000
2018	\$ 75,000
2019	\$ 105,000
2020	\$ 107,100
2021	\$ 109,242
2022	\$ 111,427
2023	\$ 113,655
2024	\$ 115,928
2025	\$ 118,247
2026	\$ 120,612
2027	\$ 123,024
2116	\$ 716,813
Total	\$ 32,397,470

- Annual base rent will begin in 2019.
- Base rent will begin at \$105,000 and increase 2% annually until the end of the lease.

Barnat Development Project Rendering



Barnat Development Project Rendering

