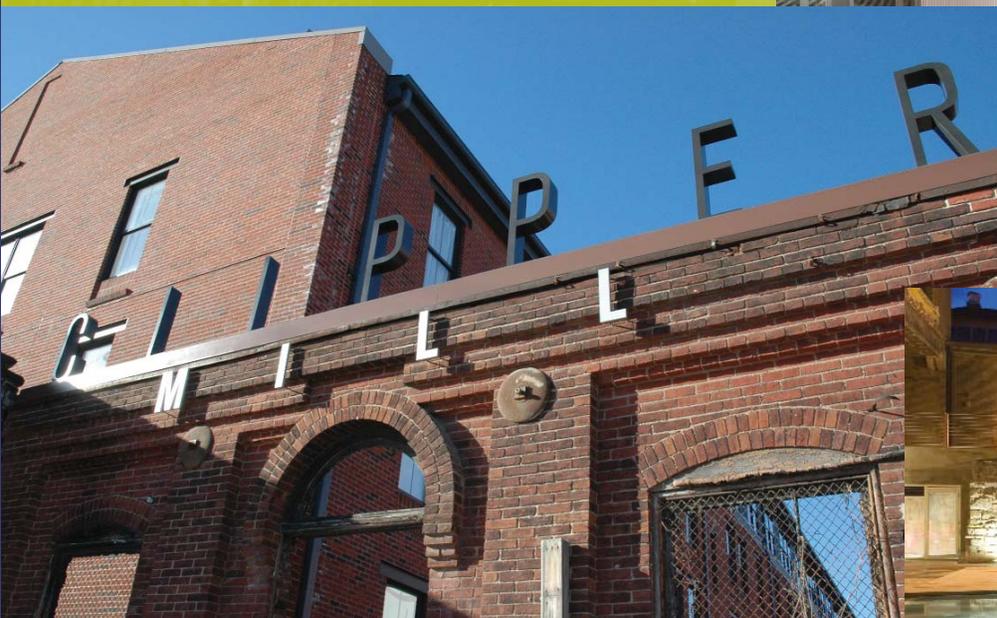


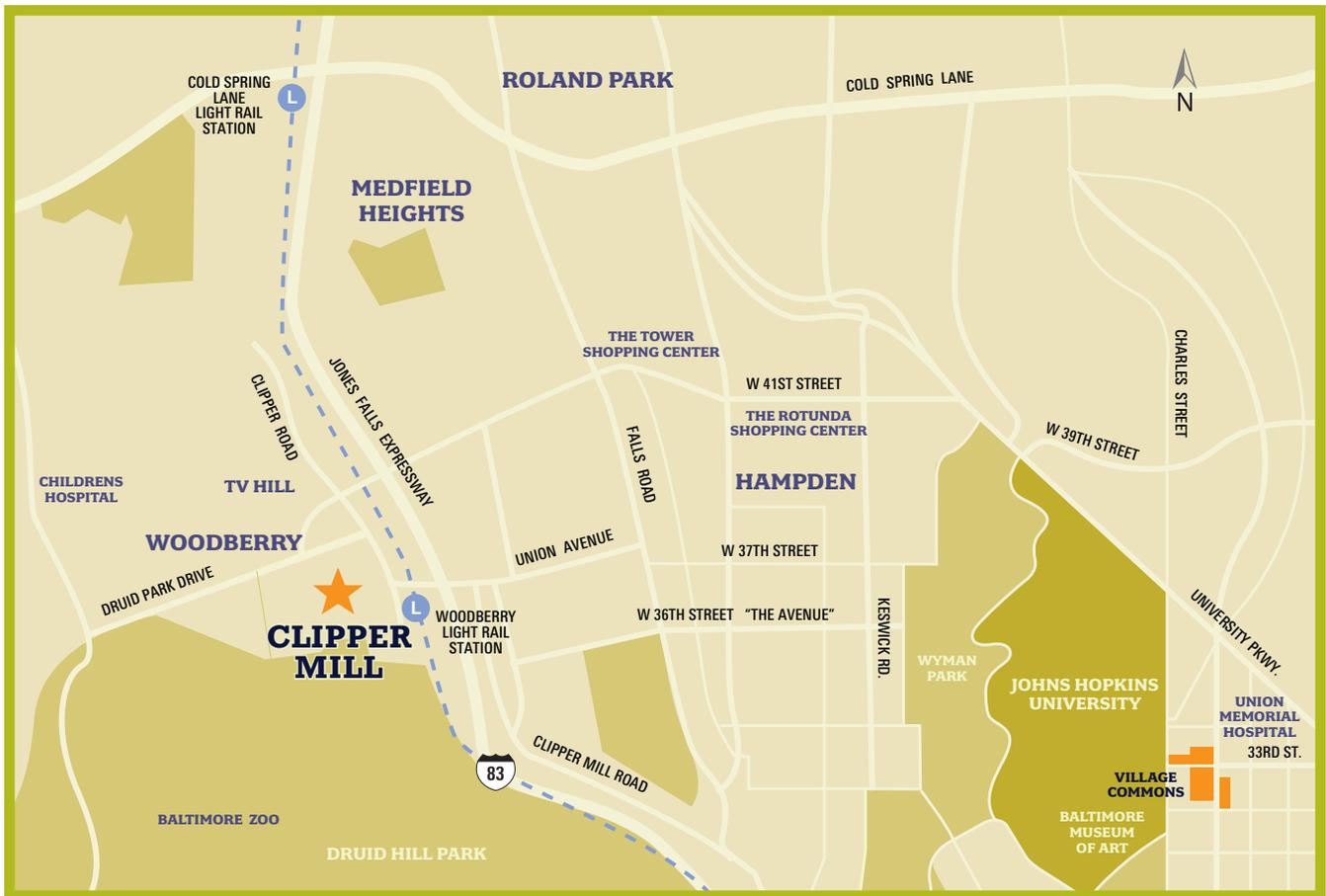
Clipper Mill

STRUEVER BROS. ECCLES & ROUSE

Baltimore, Maryland



Jonathan Rose Companies



Clipper Mill

Situated at the outskirts of Baltimore City, within the Woodberry and Hampden community, Clipper Mill is a 17.5-acre mixed-use development that celebrates a premier urban location and live/work/play/commute at its finest.

Quite literally Clipper Mill has it all. Businesses thrive in retro-boutique style work spaces offering exposed stone walls, high timber ceilings and large, floor-to-ceiling windows. Skilled artisans and furniture makers craft and construct here in studios designed to stir invention. And residents enjoy the conveniences of an urban lifestyle that blends the flavors of suburban communities – including wooded views – with the charm of living in buildings reclaimed from the past.

Listed on the National Register of Historic Places, Clipper Mill dates back to the mid 1800s when Robert Poole, and his partner, German Hunt, opened their manufacturing plant in northern Baltimore. Instantly, Poole and Hunt seeded what would become one of the world's largest machine manufacturing plants, producing some of the nation's most noted products during the industrial revolution.



An Urban Community with Unparalleled Amenities

- ★ Clipper Mill offers easy-access to I-83 and the Woodberry stop on the Light Rail.
- ★ Neighboring amenities include the Johns Hopkins University campus and “The Avenue” in Hampden.
- ★ Complimentary retail flourishes along Hampden’s Main Street, where Clipper Mill’s residents can walk, bike or drive to a collection of boutique shops and popular restaurants.
- ★ Clipper Mill offers easy access to the Light Rail – with a stop at the property’s entrance – and is located along several other routes that connect residents to downtown Baltimore.
- ★ Woodberry offers a host of open space and recreational opportunities including nearby disc golf courses, tennis courts, jogging and bike paths, and the Baltimore Zoo, located minutes from the community.
- ★ A greenway trail is also underway to give residents hiking and biking options along the Jones Falls River.
- ★ Other area attractions that pull residents and visitors alike include art galleries including the Gomez Gallery, Axis Theatre, the Potter’s Guild, and Clipper Mill’s own artisan studios operated by acclaimed artists such as Anthony Coradetti and John Gutierrez.

Overlook Clipper Mill: A New LEED Certified Green Neighborhood

Today, there's more developing at Clipper Mill. Under construction is Overlook at Clipper Mill – a new enclave of semi-detached homes being built with contemporary, sustainable design and function in mind. The project is anticipated to achieve LEED Silver Certification.

The Overlook Clipper Mill site is a 3.8-acre parcel located in the southwest corner of Clipper Mill. The homes at Overlook Clipper Mill are designed to maximize the park-like setting and wooded views at Clipper Mill. Each home offers large windows to maximize views and spacious rear yards to emphasize Clipper Mill's connection to the outdoors. Garages are designed at the front of the homes, transforming parking areas into a paved car court design.

There are two home types at Overlook Clipper Mill: the Millrace, a 2-story-plus basement unit with a 1-car garage; and the Parkside, a 3-story unit with a 2-car garage. The clean, modern homes feature large expanses of glass and industrial steel accents that coordinate with the mill context and for sustainable durability. Appointments include:

- ★ Granite veneer basement and foundation accents
- ★ Hardi-Plank siding, aluminum-clad wood windows and steel/metal doors and roofing. Open floor plans featuring exposed pine timber ceilings.
- ★ Spectacular kitchens and optional craftsman designed stairs, fireplaces, and rear balconies.
- ★ Basements and media room options are available.
- ★ Finishes chosen for beauty, green characteristics, and brand recognition including FSC certified hardwood flooring, recycled or wool carpets, Silestone counters, and low VOC paints.
- ★ Energy-Star Bosch appliances are specified for the kitchen and bath.
- ★ Basements and media rooms can be finished as buyer options.





PROJECT BY THE NUMBERS

This multi-phase development project includes:

- ★ 17.5 acres
- ★ 244,000 square feet - Commercial/Retail
 - Poole & Hunt - 42,000 square feet boutique-style office
 - Foundry Building - 51,000 square feet (47,500 is actual space for artists and craftsmen)
 - Assembly Building - 15,000 square feet
 - Stables Building - 7,500 square feet
- ★ Retail - 3,500 square feet
- ★ 135 Residential units
 - Mill Race - 62 Condominium Homes
 - Assembly Building - 36 Loft-Style Apartments
 - Townhomes - 34 units
 - Overlook - 36 semi-detached homes
- ★ Urban oasis pool & spa
- ★ 374 Parking spaces
- ★ 6 Acres of Park/Green space and the Jones Falls Valley Hiking/Biking Trail

Market Profile

- ★ Baltimore attracts close to 15 million annual visitors
- ★ Approximately 10 million of these visitors are leisure travelers who, on average, spend nearly \$2.7 billion each year
- ★ Ten minutes from the Inner Harbor and Central Business District
- ★ Close to 2 million residents within a 15-mile radius
- ★ In the heart of the popular Woodberry/Hampden neighborhood
- ★ Minutes to historic Fells Point, Canton and Federal Hill
- ★ Located within Baltimore's most connected corridor with Light Rail, MTA and shuttle service at the community's gates





Project History

In 1845, founded by Robert Poole and German Hunt, Clipper Mill instantly became the backbone of the Woodberry/Hampden community, employing thousands as it grew to become the country's largest machine manufacturing plant during the industrial revolution. The most remarkable feat accomplished at the plant, the production of a pit-lathe capable of turning out a wheel sixty feet in diameter, gained national attention for being the largest lathe in the world. In addition, the company cast the 36-inch columns and brackets that still support the U.S. Capitol dome in Washington, D.C.

Jonathan Rose Companies LLC collaborates with cities, community development corporations, academic and other institutions to help solve complex problems. With an intentional focus on affordable housing, the firm is also actively engaged in the development of a variety of mixed-use, urban infill, Hope VI, and senior housing projects. All of Jonathan Rose Companies' projects incorporate green design and construction techniques.

Struever Bros. Eccles & Rouse Established in 1974, Struever Bros. Eccles & Rouse has a long-standing and prestigious record of success as a unique urban development company. Known for conquering challenging locations as a multi-role developer and construction manager, the firm has an intentional focus on urban mixed-use projects, neighborhood transformation, historic adaptive reuse and reinvigorating city waterfronts. With more than 20 million square feet and nearly \$8 billion of total investment costs in projects completed or under development, Struever Bros. Eccles & Rouse is a uniquely diversified, full service real estate development and construction company. While Baltimore has been the backdrop for so many of the company's projects, its vision and reputation for excellence is reinvigorating Wilmington, Providence, Harrisburg, Boston, Yonkers, Nashville, Durham, Winston-Salem, Washington, DC and Houston.

