



RUSTLER

## MINOT PARKING RAMP REHABILITATION AND EXPANSION PROJECT 2-2023



Edgewood  
REAL ESTATE INVESTMENT TRUST

NORTHRIDGE

Craftwell  
ARCHITECTURE + CONSTRUCTION



# OUR TEAM

## OUR TEAM |



**ROGER DOMRES**

Founder, Advisor



**DANNY HANSON**

Executive Vice President,  
Project Manager



**ALEX ERICKSON**

Financial Analyst



REAL ESTATE INVESTMENT TRUST



**JON MISKAVIGE**

Co-founder,  
President/CEO



**RYAN CARLSON**

Co-founder, COO,  
Executive Vice President



**BRETT CARLSON**

Director of Development



**CHRIS HAWLEY**

Principal-in-Charge,  
Project Designer



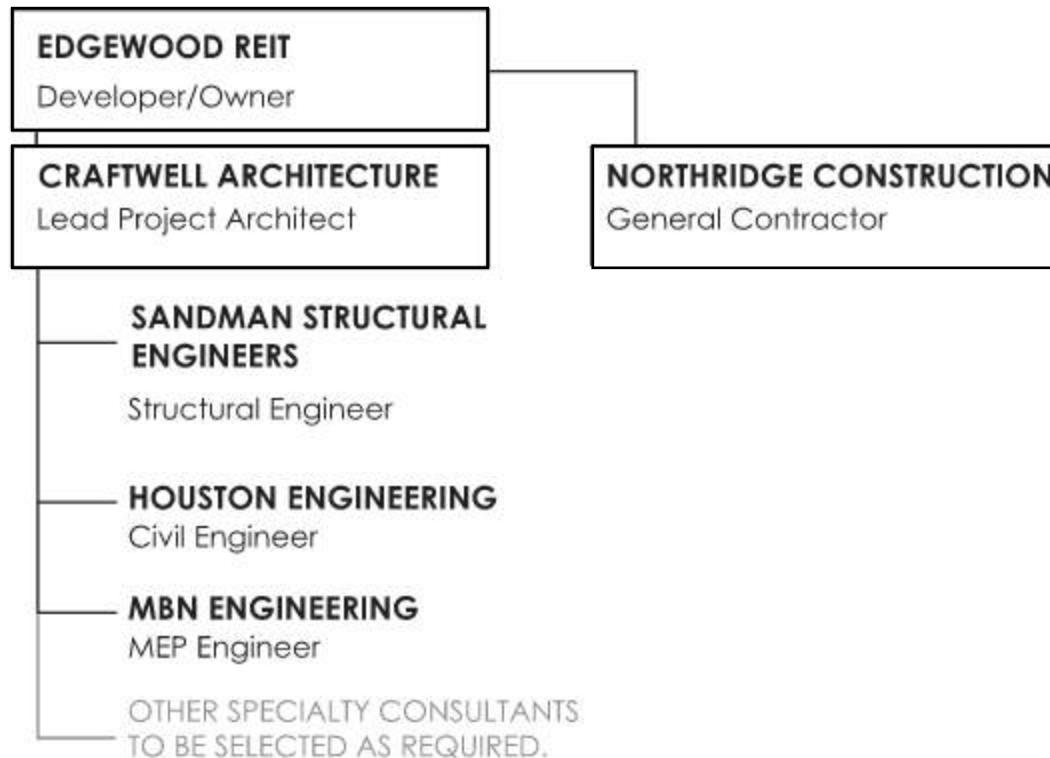
**BRITTANY DAWSON**

Project Architect, Team  
Lead





### TEAM ORGANIZATION STRUCTURE



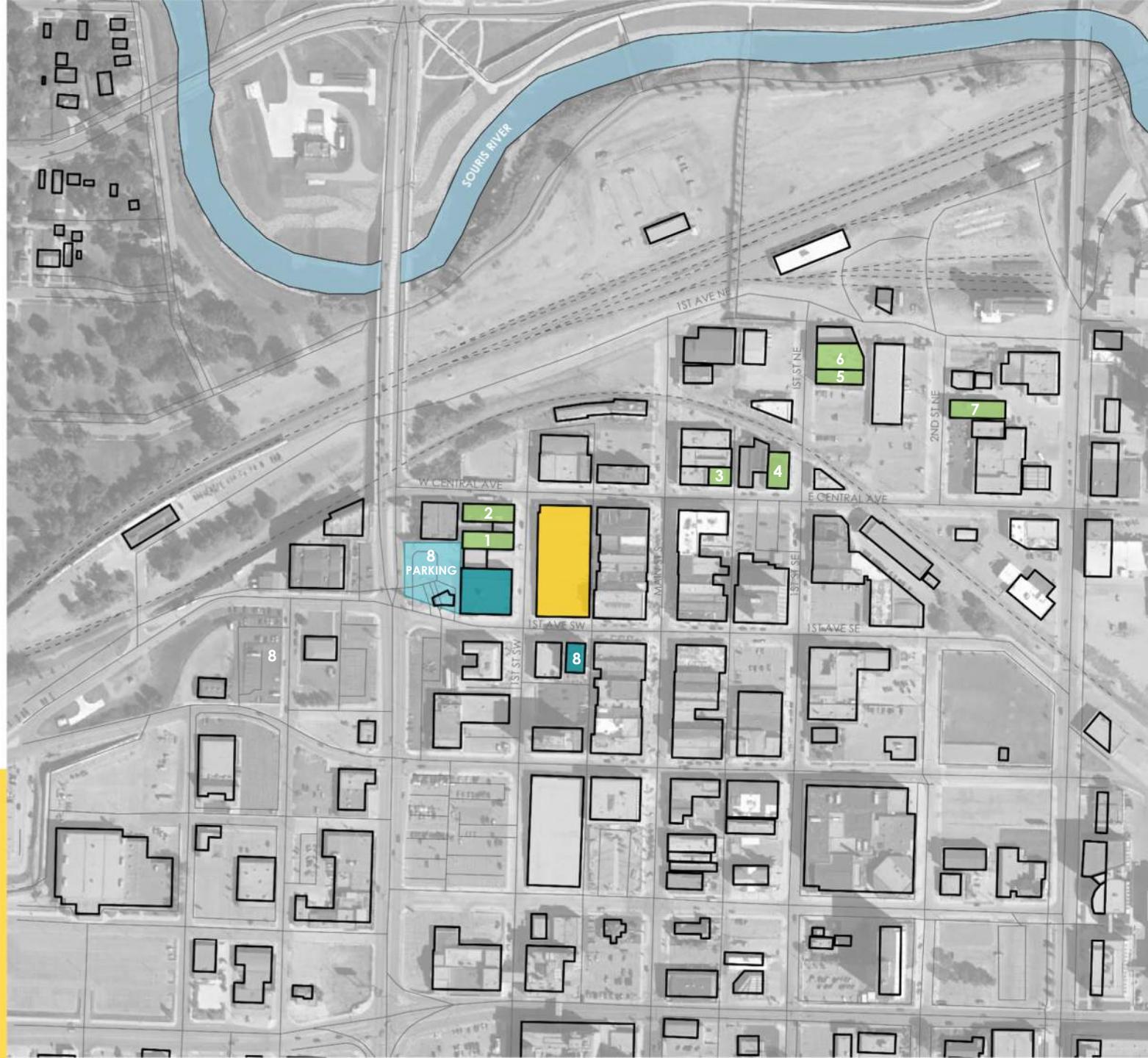
# WHY OUR TEAM?



## OUR TEAM |



- Community investment
- Local market expertise
- Extensive relevant experience
- Unique, adaptable solutions
- Small business connections



## OUR SERVICES

- Multi-family & commercial development
- Asset management
- Investment & advisement placement
- Real estate, tax, accounting, & finance





**\$2.2B**  
IN MARKET ASSET  
VALUE ACROSS  
14 STATES



## MINOT METRICS

● 18 Properties

● 1,134 Apartment units

● 196 Memory care & assisted living units

● ~50,000 SF Commercial & medical office space

● ~\$105M Total Assessed Value of Minot Properties

● ~\$1.7M Annual Property Taxes Paid Minot

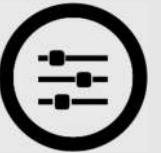
# NORTHRIDGE





## OUR SERVICES

- Development
- Pre-construction
- Construction management





\$200M+

2023 PIPELINE

\$200M+

HOSPITALITY/ SPECIALTY  
COMMERCIAL

\$500M+

MULTI-FAMILY/ SENIOR LIVING/  
STUDENT HOUSING





**ENDI APARTMENTS**  
DULUTH, MN | 2018

## PROJECT STATS

- 250,000 S.F.
- 142 units
- Commercial space
- Amenity deck overlooking Lake Superior
- 2 levels parking





**SOROC APARTMENTS**  
ROCHESTER, MN | 2018

## PROJECT STATS

### BUILDING 1

- 103,277 S.F. (gross)
- 58 units
- Underground parking
- Amenity building

### BUILDING 2

- 117,996 S.F. (gross)
- 82 units
- Underground parking

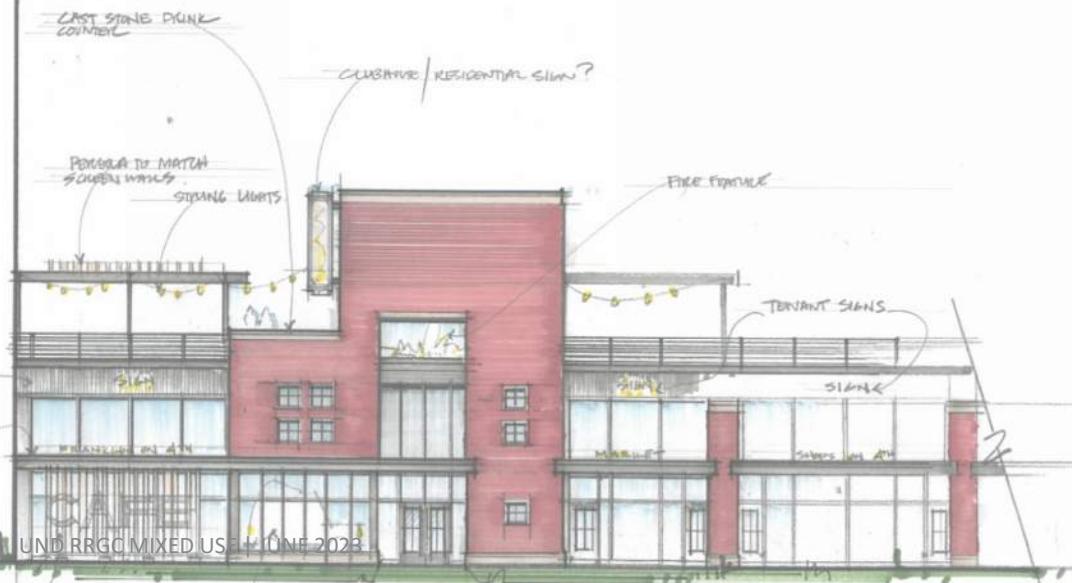
### BUILDING 3

- 70,432 S.F. (gross)
- 46 units
- Underground parking



# Craftwell C

ARCHITECTURE + CONSTRUCTION





11

YEARS IN BUSINESS

7

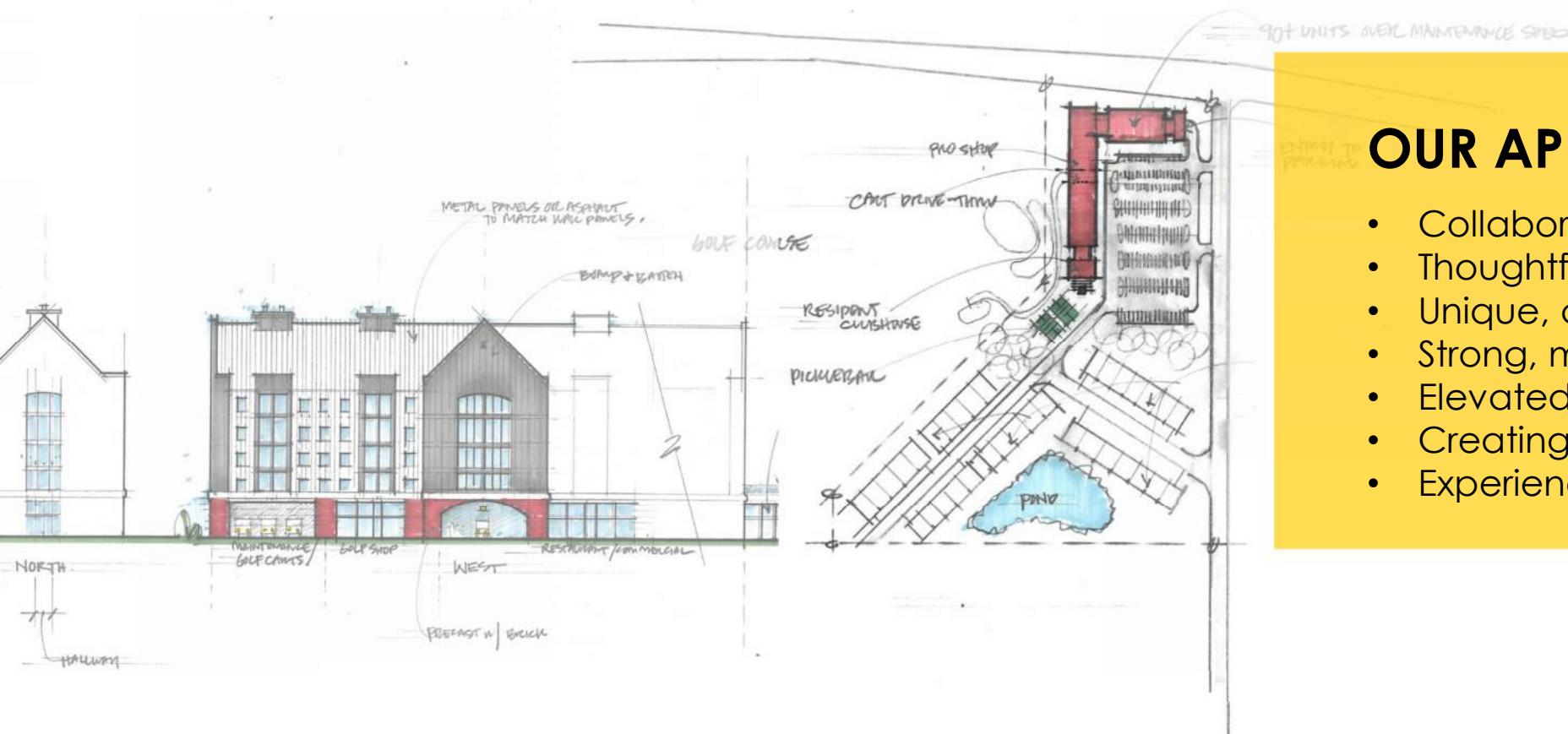
MINOT STOREFRONT REHABS

18

AIA DESIGN AWARDS

## OUR SERVICES

- Full-service design/ build firm
- Master planning & pre-design
- Schematic design
- Design development
- Construction documents/specifications
- Interior architecture
- Casework & millwork design
- Material selection & detailing



## OUR APPROACH

- Collaborative visioning process
- Thoughtful, creative solutions
- Unique, context-sensitive designs
- Strong, memorable sense-of-place
- Elevated quality & detail
- Creating a destination
- Experience-driven architecture



**CREATING AN EXPERIENCE**



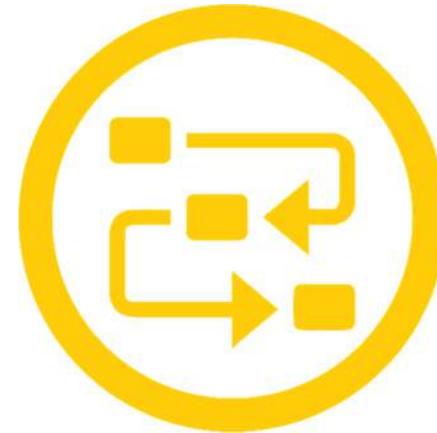
## RESEARCH

- Information gathering
- Understanding of existing conditions
- Review of constraints, & opportunities
- Market analysis
- Case study research



## COLLABORATION

- Detailed communication
- Finding the right team
- Coordination & collaboration



## TAILORED PROCESS

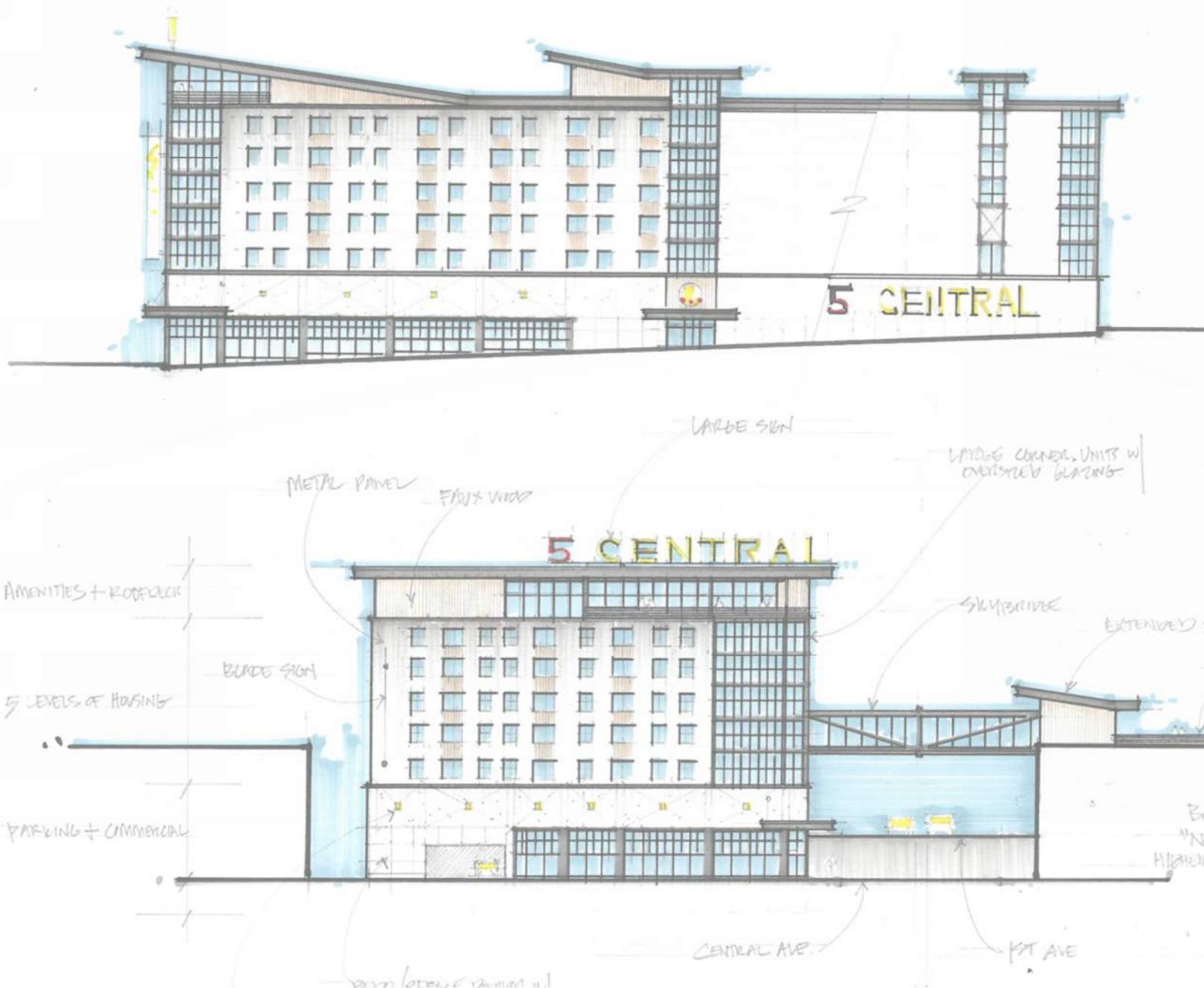
- Project management
- Project phase checkpoints
- Budget & feasibility reviews
- Preparing for market success



# CONCEPT DEVELOPMENT

### DESIGN DRIVERS

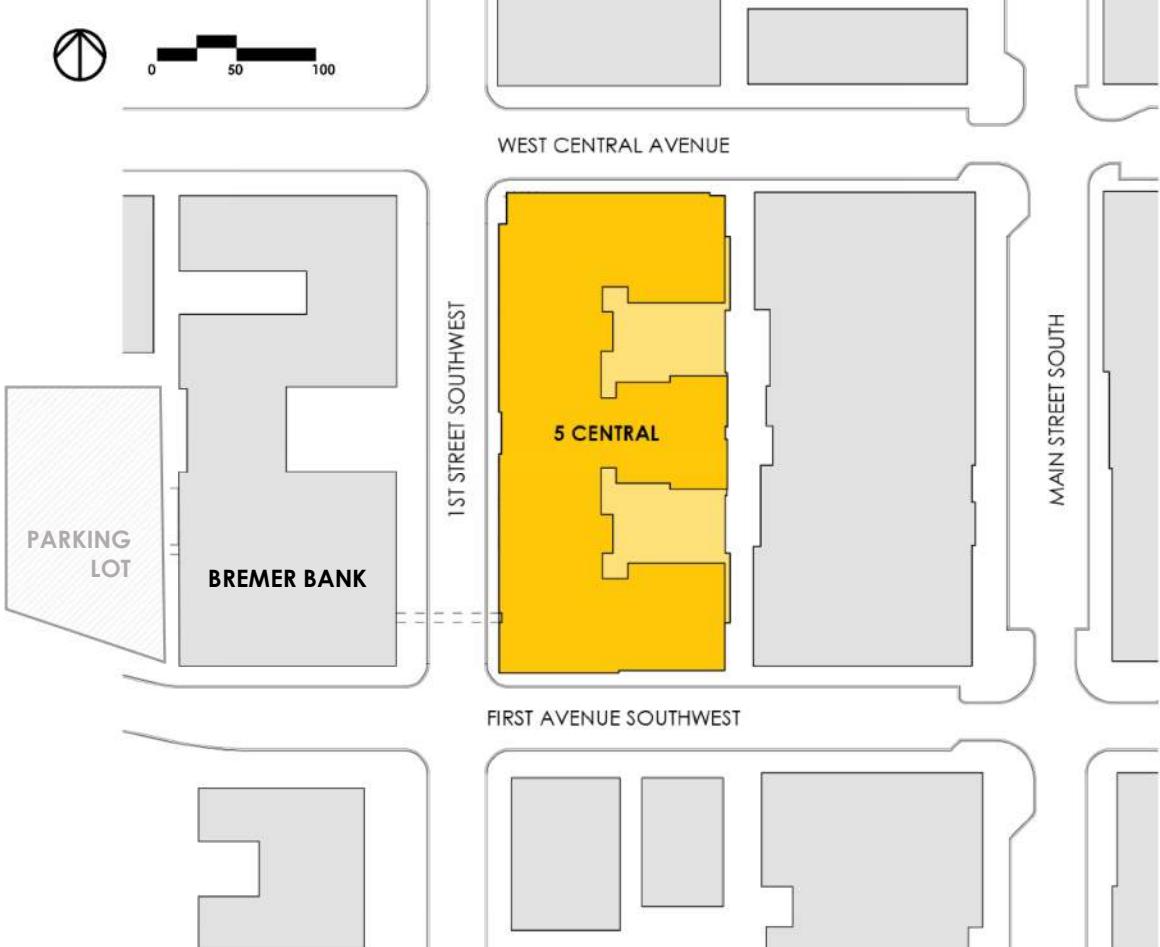
- Provide attractive, amenity rich housing and commercial space
- Appeal to a diverse group of prospective tenants
- Navigate constraints of existing conditions in design
- Engage Downtown Minot's rich industrial heritage and tie design into existing urban fabric
- Capitalize on prime location with distinctive, timeless, and intentionally detailed design
- Engage pedestrians with a thoughtful and vibrant street level space





## KEY FEATURES

- High visibility, branding opportunities
- Panoramic views of the Souris River valley and beautiful MSU campus
- Stepped back street corners and eased edges creating an inviting, vibrant corner
- Prime downtown location with walkability to nearby entertainment, dining, and shopping
- Variety of available tenant size & types
- Possibility of Bremer Bank connection.





142

### APARTMENT UNITS

- STUDIO, 1, & 2-BDRM UNITS
- 1, 2, 3-BDRM CONDO/ HIGH END UNITS ON TOP FLOOR
- ACCESS TO SEVERAL OUTDOOR PATIOS, FITNESS CENTER, CLUBROOMS
- ORIGINAL DEMISING WALLS WHERE POSSIBLE.



13,000+  
SF

### COMMERCIAL/ RETAIL

- RESIDENT LOUNGE & COFFEE KIOSK
- LEASING OFFICE, RESIDENT LOBBY
- FITNESS CENTER W/ SAUNA
- HIGH VISIBILITY + ACTIVATED
- BREMER BANK CONNECTION



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### PARKING SPACES

- CITY STALLS MAINTAINED
- BREMER SUPPLEMENTAL PARKING
- PRIVATE CONDO PARKING

## DESIGN CONCEPT | EXTERIOR ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

## DESIGN CONCEPT | EXTERIOR ELEVATIONS



SOUTH ELEVATION



CONCRETE  
VENEER PANELS

DARK BRONZE  
STOREFRONT

BLACKENED  
STEEL ACCENTS

WEATHERED  
STEEL PANELS

WOOD-LOOK  
METAL PANEL



EAST ELEVATION

## EXTERIOR PERSPECTIVE | NORTHWEST VIEW



## EXTERIOR PERSPECTIVE | NORTHEAST VIEW



EXTERIOR PERSPECTIVE | SOUTHWEST VIEW



An aerial photograph of a large-scale construction project in an urban area. The site features several buildings in various stages of completion, with exposed wooden framing and brickwork. A prominent blue construction crane stands in the center. The surrounding cityscape includes other buildings, trees, and a bridge in the distance.

# PROJECT COST

**\$30-35M**  
**ESTIMATED TOTAL PROJECT COST**

- Ramp renovation & rehabilitation costs
- Urban infill + post-tension complexities
- Projected rent vs. market averages

# THANK YOU

