

**DOWNTOWN (Mt. Vernon, City Center, West Side, Inner Harbor)** Last updated 2/27/2006

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status, occupancy %, absorption time, rents/mo, concessions	Year Built
SoHo Sopra	Mt. Vernon	28	N. Charles Street	5	MR	R	Complete	Stabilized	1999
The Wentworth	Mt. Vernon	311	Cathedral St	33	MR	R	Complete	Stabilized, 100%, 3 months, \$1.05, class C property	May-02
The Rochambeau	Mt. Vernon	501	N. Charles Street	55	MR	R	Complete	Vacant - To be razed by Archdiocese	1999
The Congress Hotel Apartments	Mt. Vernon	306	W. Franklin	36	MR	C	Complete	Stabilized, 100%, 14 months \$1.25	Oct-01
Women's Industrial Exchange	Mt. Vernon	430	N. Charles St.	7	MR	R	Complete	Stabilized, 100%, 6 months \$1.10	Jan-02
Lofts at Coops	Mt. Vernon	313	N. Charles St.	2	MR	C	Complete	Stabilized/2 apartments over 2,000 of each leasing for \$1.00, 2 leased	Jan-05
McDowell Building	Mt. Vernon	339	335 N. Charles	12	MR	C	Complete	Stabilized, 5 months - Proforma at \$1.15	Jan-05
The Stafford Apartments	Mt. Vernon	100	Mt. Vernon Place	95	mr/stu	R	Complete	Stabilized - full of Peabody and JHU Affiliates	Aug-05
Galaxy Towers	West Side	1111	W. Centre St	144	MR	R	Complete	Stabilized, 100%, 5 months, \$1.20 initial, \$1.30 relet	Jun-99
Redwood Towers	West Side	11	S. Eutaw	151	MR	N	Complete	Stabilized, 95%, 7 months, \$1.17 initial, \$1.35 relet	Jan-00
The Atrium	West Side	118	N. Howard St	173	MR	C	Complete	Stabilized, 94%, 14 months \$1.50	Oct-01
Pierside Apartments	Inner Harbor	24	Pierside Drive	164	MR	N	Complete	Converting to condos 5/05 - 140 units sold averaging \$318/SF.	Nov-01
Spinnaker Bay, Condos	Inner Harbor	801	Aliceanna	30	C	N	Complete	Condos selling for \$520/FT	May-05
300 N. Charles Apartments	City Center	300	N. Charles	36	MR	C	Complete	Stabilized, 100%, 10 months \$1.65	Nov-01
The Standard Apartments	City Center	601	St. Paul	201	MR	C	Complete	Stabilized, 197, 98%, 14 months, \$1.75, Relets at \$2.00	Jan-03
Charles Towers Expansion	City Center	220	N. Charles St.	42	MR	C	Complete	Stabilized, 42, 100%, \$1.70, no incentives	Sep-04
Munsey Building	City Center	7	N. Calvert	146	MR	C	Complete	Stabilized, 140, 95%, 16 months, \$1.56, break on sec deposit	Nov-02
222 E. Saratoga	City Center	222	E. Saratoga	77	MR	C	Complete	Stabilized, 75, 97%, 12 months, \$1.05, relets are string and incentives burning of	Nov-03
<b>Total Units</b>				<b>1,409</b>					

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status, Units leased %, rents, concessions	Delivery
University Suites at Fayette Sq.	West Side	100	N. Greene	147	STU	N	Complete	80% leased @ \$1.70 - \$1.95 (turnished)	Sep-04
Centerpoint - Baltimore St Renov.	West Side	N/A	Baltimore & Howard	70	MR	C	Complete	65 leases, 93% leased at \$1.38 blended, 1 brs only left, 1 mo free	Oct-04
Centerpoint - New Tower	West Side	2	S. Howard Street	221	MR	N	Complete	188 leases, 85% - blended at \$1.41, 1 mo free rent or 1 yr free parking	Sep-04
Camden Court (Market Center West Apr's)	West Side	28	Camden Court	221	MR	C	Complete	70 leased, 32% - Proforma at \$1.70 - reduced	Jan-05
209 W. Saratoga	West Side	209	W. Saratoga	6	MR	C	Complete	Renovations done, leasing started	Sep-05
Ridley Commons	West Side	657	Washington Blvd	6	TH	C	Complete	For sale units - one unit remains. Closings in low to mid 400's	Jan-05
McGilvray's	Mt. Vernon	901	N. Charles	7	MR	C	Complete	Active - interior fitout underway	Dec-05
The Revels	Mt. Vernon	104	W. Madison	13	C	C	Complete	Active - Interior fitout underway, 13 condo units priced at \$300/SF, 5 units remain	Dec-05
110 W. Saratoga Street	West Side	110	W. Saratoga	4	MR	C	Complete	For sale units - (2) 1 br and (2) 2br \$200 to \$275K per	Nov-05
Spinnaker Bay, Apartments	Inner Harbor	801	Aliceanna	316	MR	N	Complete	149 leases (47%), Proforma at \$2.20. Fastest lease up in mid Atlantic region	May-05
Symphony Center	Mt. Vernon	901	1020 Park Avenue	135	MR	N	Complete	82 units leased, 60%, Proforma at \$1.21	Feb-05
<b>Total Units</b>				<b>1,146</b>	<b>2,555</b>				

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status - 2	Delivery
Centerpoint - Eutaw St Renov.	West Side	N/A	Baltimore & Eutaw	103	MR	C	Under Construction	Active - Interiors nearing completion - proforma at \$1.40	Feb-06
The Rombro Building	West Side	22	S. Howard Street	17	C	C	Under Construction	Active - Interiors underway, 4 units under contract at \$280/SF	Feb-06
The Zenith	West Side	801	Paca and Pratt	191	MR	N	Under Construction	Active - Site and foundation work underway - Proforma at \$1.80	Mar-07
Ritz Residences	Inner Harbor	801	Key Highway	189	MR	C	Under Construction	Active - Foundations underway 51% under hard contract at ranging from \$500 to \$1.2M	Oct-07
Harbor East Parcel B (The Vue)	Inner Harbor	900	Aliceanna	122	C	N	Under Construction	Active - Foundations and structures underway Mid \$200's to Mid \$500's	May-07
Professional Building	Mt. Vernon	330	N. Charles St.	25	MR	C	Under Construction	Active, Interior demo and buildout underway	Jul-06
Printer's Square	Mt. Vernon	130	Guilford	60	MR/AF	C	Under Construction	Active, Interior demo and buildout underway	Sep-06
Station North Towne Homes	Mt. Vernon	1710	N. Calvert	32	TH	N	Under Construction	Groundbreaking November 2005	Oct-06
114 Harbor Street	City Center	414	Harbor Street	312	C	C	Under Construction	Sales office open, 2002 contract hard \$325/SF range.	Sep-07
The Breco Condot	City Center	241	Holiday Street	30	C	C	Under Construction	Nearing completion, pricing at \$250/SF approx, 28 units with hard deposit	Feb-06
<b>Total Units</b>				<b>1,075</b>	<b>3,630</b>				

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status - 2	Delivery
Abell Building	West Side	329	W. Baltimore St	35	MR	C	Permitting	Active - Under new ownership, full permits issued, Proforma at \$1.85	Apr-06
The G&E Building	City Center	37	W. Lexington	183	MR	C	Permitting	Active Interior demo underway finalizing historic designation proforma at \$1.80	Jan-07
Four Seasons Residence	Inner Harbor	800	Aliceanna	105	C	N	Mobilizing	Active - due diligence/design approved, securing financing and permit	Mid 2007
<b>Total Units</b>				<b>323</b>					

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status - 2	Delivery
One Light Street	City Center	1	Light Street	240	C	N	Planning	Active - All condoprogram, possible small hotel component, selecting architect	Mid 2007
City Scape tower	City Center	26	S. Calvert	300	MR/AF	N	Planning	Active - RFP award to dev team 1/05, due diligence underway	Early 2008
300 E. Pratt Tower	City Center	300	E. Pratt	250	MR/C	N	Planning	Active - redesigning, mixed use apartment, condo, retail, parking.	Mid 2007
The F&D Building	City Center	210	N. Charles St.	150	MR	C	Planning	Active, Interior demo and cleanout underway.	Late 2006
M&T Bank properties	City Center	15	N. Charles	92	C	C	Planning	Active, design approved, finalizing parking and legal closing december 05	Late 2006
Shot Tower Metro Air Rights	City Center	25	Market Place	250	CMR	N	Planning	RFP awarded to Cordish Co. 125 Condos, 125 Apartments, 50K SF retail, 400 space	Early 2008
St Alphonsus Building	West Side	125	W. Saratoga St	28	MR	C	Planning	Active, Zoning, design and historic approvals complete, submitting for permits	Mid 2006
St James Place	West Side	400	N. Howard St	64	MR/AF	C	Planning	On hold - potential redesign pending, blended proforma at \$1.11	Early 2007
Superblock Disp Lot RR	West Side		Fayette/Lex/Howard	500	MR	N/C	Planning	RFP Awarded 1/10/4 - Chera/Fell/Goldman, active due diligence underway	Early 2008
Superblock - Value Plus	West Side		Howard/extension	40	MR	C	Planning	RFP Awarded 1/10/4 - Carmel Realty, active due diligence underway	Late 2006
Maryland Plaza	Mt. Vernon		Maryland and Bidde	144	mr/stu	N	Planning	Active - due diligence/design refinements, housing for Univ. of Baltimore	Mid 2007
Railway Express	Mt. Vernon	1501	Saint Paul Pl	45	CLW	C	Planning	Active - Change of use variance granted	Mid 2007
Monumental Life Properties	Mt. Vernon	1201	N. Charles	110	MR/C	N	Permitting	Filing for permits 9/05, 85 condos, 25 apartments, start fall 2005	Early 2007
The Brevton	Mt. Vernon	850	Park Avenue	13	C	C	Planning	Active - design and historic rehab programs	Early 2008
Medical Arts Building	Mt. Vernon	101	Read Street	90	MR	C	Planning	Active - applying for state historic rehab credits	Early 2008
Fairlane Bowling Center (planned parenthood)	Mt. Vernon	602	N. Howard Street	50	MR	C	Planning	Property acquired, preliminary drawings/due diligence underway	Late 2006
The Row	Mt. Vernon	108	W. Madison	17	C	C	Planning	Property acquired, preliminary drawings/due diligence underway	Late 2006
Station North - Chesapeake Restaurant	Mt. Vernon	1400	N. Charles	111	C	N/N	Planning	RFP Awarded, pre-planning underway	Mid 2008
Lofts at Harborview (Covington Key Dev)	Inner Harbor	900	Key Highway	100	CTH	N	Permitting	Active - design approved, permits pending, 70 condos, 30 townhouses	Late 2006
The Pinnacle at Harborview (Tower 2 Jewel Box)	Inner Harbor	20	Pierside Drive	32	C	N	Planning	Active - Design review starting october 05	Late 2007
<b>Total Units</b>				<b>4,693</b>	<b>5,016</b>				

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status - 2	Delivery
300 W. Baltimore Street	West Side	300	W. Baltimore St	195	C	N	Conceptual	Site assemblage underway, development proposal submitted to City	TBD
Maribon Expansion	West Side		Paca and Lombard	150	MR	N	Conceptual	Will probably phase project with parking deck first then air-rights tower	TBD
Greene/Saratoga Site	West Side		Greene/Saratoga/Pir	50	MR	N	Available	University controlled property, possible stu housing site	TBD
Drover's Bank Block	West Side	100	N. Eutaw	25	MR	C	Available	UMB to reissue the RFP in 2006 for housing and possible hotel	TBD
The Mayfair	West Side	300	W. Franklin	50	MR/AF	C	Available	BDC to re-issue RFP sometime 2006	TBD
Harborview Deck Building	Inner Harbor	200	Harborview Dr	200	C	N	Conceptual	Explorations	TBD
The Jefferson Building/Katz building	City Center	2	E. Fayette	90	C	C	Conceptual	Active, preliminary design and massing, would combine both properties	Mid 2007
Harbor Park Air rights	City Center	55	Market Place	294	MR	N	Conceptual	Explorations, preliminary design review underway	TBD
Lucas Brother's Building	City Center	225	E. Baltimore	25	MR	C	Conceptual	On hold	TBD
Burger King	City Center	8	Fayette	15	MR	C	Available	Building available, potential for upper 5 floors converted to housin	TBD
<b>Total Units</b>				<b>1,074</b>					

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status - 2	Delivery
519-521 N. Charles	Mt. Vernon	519	N. Charles	7	MR	C	Dead	Property to remain as office and commercial space	N/A
Tot's Warehouse	City Center	329	Holiday Street	31	MR	C	Dead	Building acquired for office use	N/A
Kowaski Restaurant	Mt. Vernon	429	N. Charles St.	7	MR	C	Dead	Conversion abandoned due to cost	TBD
Lockwood Place Tower	Inner Harbor	550	E. Pratt	120	MR	N	Dead	Dead - project is not retail only.	N/A
407 N. Charles Street	Mt. Vernon	407	N. Charles St	15	MR	C	Dead	Will stay commercial	TBD
310-316 N. Charles St	Mt. Vernon	310	N. Charles St	10	MR	C	Dead	Offices	TBD
<b>Total for all Downtown Units</b>				<b>165</b>					

Building/Community Name	Neighborhood	Street #	Street	# Units	Type	Bldg	Status - General	Status - 2	Delivery
1400 Lancaster	Fells Point	1400	Lancaster	49	C	N	Nearing completion	Nearing completion, condos selling at \$400/ft. Cignal Corp	Jul-05
Merchant Row	Fells Point	1605-16	Aliceanna	6	C	N	Nearing completion	Exterior near finished, interiors underway - Sales at \$300/SF, Union Box Co.	May-05
The Aliceanna at Fells Point	Fells Point	1726	Aliceanna Street	22	C	N	Nearing completion	Nearly complete, interiors/punchlist underway - HRL Equities	Sep-05
701 Eden Street (Botzger's site redevelopment)	Fells Point	701	Eden Street	238	MR/C	N	Under Construction	Structure underway - Elm Street Development Co., Vil Bar	May-07
The Crescent at Fells Point (Swan's Wharf)	Fells Point	951	Fell Street	286	MR	N	Under Construction	Active - Interiors underway. Proforma at \$2.25, Hanover Company	Apr-06
The Moorings	Canton	2800	Boston Street	67	THC	N	Under Construction	33 units sold ranging from \$525 to \$1.2 million per unit, Cignal Corp.	2006
Canal Street Malt House	Little Italy	302	S. Central Ave	38	C	C	Under Construction	Nearing completion- Sales at \$300/SF +/-, Union Box Co.	Oct-05
McHenry Point	South Baltimore	28	Walker Ave	121	TH	N	Under Construction	Selling aggressively, base price increases \$10 K every 4th sale, or every week, base	Sep-06
<b>Total Under Construction</b>				<b>905</b>					
Union Wharf	Fells Point	901-933	S Wolfe Street	225	MR	N	Planning	Active - due diligence/design refinements, Union Box Company	2006
Union Wharf	Fells Point	901-933	S Wolfe Street	20	C	N	Planning	Active - due diligence/design refinements, Union Box Company	2006
Jackson's Wharf	Fells Point	Thames and Carolin		83	THC	N	Planning	10 town houses, 73 flats in planning, SBER/H&S	2007
Canton Boat Conversion (Lighthouse Point Ph II)	Canton	2700	Boston Street	57	C	N	Planning	Conversion of existing Boatel to residential and retail, Cignal Corp	2007
The KOON	Canton	2800	Boston Street	150	C	N	Planning	Mixed use project with condo tower, hotel, retail and Parking, Cignal Corp	2006
Canton Crossing	Canton		Boston and Newkirk	500	C	N	Planning	Preliminary Due Diligence - KSI Development/Ed Hale	2006
Greektown Village	Greektown		Oldham and Fleet	1,382	C/mr,th	N	Planning	Mixed use with 300 town houses, 300 senior apts and 700 condos, KSI/Hale	2007
Greektown North	Greektown		Oldham and Eastern	232	N	Planning	Mixed use project		
Chapel NDP Redevelopment	Washington Hill		Washington & Baltim	584	MR/TH	N	Planning	Design Review underway, 72 townhouses and 718 apartments, Real Estate Dimens	2007
ESDI project	New East Baltimore		80 acres N of JHU	800	MR/TH	N/C/R	Planning	Prelim project plan underway, EBDI/Forest City Dev, ASR, Harrison, Dorocan	2007-2015
Waterview	South Baltimore			100	C	N	Permitting	Design review underway, 50 unit condo tower, 50 "2 over 1" sf attached, CIMG	2007
Jedd Site - Town Homes	South Baltimore		Key Hwy and jackson	49	THC	N	Planning	Site work underway - Southern Land	
Silo Point	South Baltimore	28	Walker Ave	221	MR/C	C	Permitting	Interior Demo underway - Henrietta Development/Mark Sapperstein	2007
Chesapeake Paperboard silo	South Baltimore		Woodhall Street	300	C	N	Conceptual	Mark Sapperstein Development	
<b>Total in Planning</b>				<b>4,703</b>					

**Type = Unit Type**  
 MR= Market Rate Rental  
 C = Condominium Ownership  
 AF = Affordable/Low Income Restricted  
 LW = Live/work space  
 TH = For sale townhouses, SF attached  
 STU = Student Housing  
 MR/STU = Student Housing, Privately owned  
 MR/AF = Market Rate Units with an affordable component

**BLDG = Building Type**  
 R = Renovation/repositioning of existing housing complex  
 C = New Construction  
 C = Commercial Space Conversion  
 N/C = Combination new construction and commercial conversion