OUR MISSION:

We develop, own and manage residential, commercial and mixed-use real estate that:

- Creates financial value for Trek and its lenders, investors and partners and

- Enhances the lives of residents while

- Strengthening communities economically, physically, socially
OUR VALUES

- Aesthetics
- Alignment
- Collaboration
- Commitment
- Compassion
- Empathy
- Humility
- Inclusiveness
- Integrity
- Quality
- Responsibility
OUR FOCUS

- Environmental Sustainability
- **Historic Preservation**
- Transitional Neighborhoods (where strong markets meet weak), where our investment adds momentum to past investment and catalyzes additional investment
- More livable communities for all (regardless of age, income race or class)
- Affordable, mixed-income, mixed use
- Re-urbanization (vital urban core). Infill vs. Greenfield
- Improved Quality of life for residents through meaningful supportive services
- Collaboration/Alignment: schools, parks, foundations, government and non-profit partners
OUR DEFINITION OF SUCCESS

Our investment produces both a positive long-term financial return and meaningful positive change to the neighborhood, while enhancing the history and the quality of life in the community.
TREK’S COMMITMENT TO HISTORICAL PRESERVATION

The Garden Theater

The Washington Trust Building

McNally Bonn Buildings

The Brew House

900 Penn Avenue
THE CENTURY BUILDING

General Occupancy - 12 story mixed use, mixed income apartment building

The Century Building was the first of its kind in the region, with a combination of private LIHTC and historic tax credit equity. 1st LEED Gold Mixed Use Building in Downtown.
1. Historic & Low Income Housing Tax Credits
2. Foundation Investment
   a. Workforce Housing Component – 1st in Region
3. Redevelopment Authority Debt
4. Conventional Debt
5. FHLB Investment
6. Strategic Investment Fund
THE BREW HOUSE

Former Duquesne Brewery headquarters nominated for historic status

Tribune Review - Nov. 17 2014

Currently under construction - 76 total units - 7 story mixed use; mixed income building located on 21st and Mary Street in the Southside.

Duquesne Brewing Company, City of Pittsburgh, Allegheny County

Listed May 11, 2015, for its Industrial significance at the local level.
1. Lease Pass Through Equity Structure
   a. Blend of Historic And Low Income Housing Tax Credits.
   b. Tax Credit Basis is not cannibalized allowing more tax credit equity to be generated
   c. Rare Financing Structure – need good partners
   d. Layered with Bridge Loan

2. Conventional Debt
3. Redevelopment Authority Loan
4. State Loan
5. Reinvested Developer Equity - BHA
THE BREW HOUSE ASSOCIATION

The Brew House Association (BHA) provides artists with the support necessary to foster invention, creation and collaboration, and encourages creative risk taking and pursuit of artistic excellence.

Goals of the Brew House Association:
• To promote community, provide exhibition opportunities, and the opportunity for individuals to meet their full potential as professional working artists
• Through residency programs and affordable workspace, to provide an uncompromising focus on individual artist’s development:
  • To offer safe, inspiring setting where risk taking within the creative process is encouraged.
  • To allow for the artistic process and practice to be of value as an experience not just a result or outcome.
• To become a unique neighborhood-based arts organization that contributes to the overall creative strength of the region.

Brew House artists are renovating their South Side home, but not changing their mission
"If we tried to avoid it or push against the need for renovations, that would be the end of the building."
BRADDOCK HOUSING/COMMERCIAL

Mixed-use Development
residential units/ 5
creative commercial
studios, commercial
tenants
Braddock Commercial, also known as 501 Braddock Avenue is a key component of the successful mixed-use development in the Braddock Community. Braddock Commercial is a 15,000 square foot commercial building, complete with 5 creative studios, commercial space and Allegheny Health Networks state of the art Urgent Care Facility.
The team of Trek Development (and Q Development) has been working extensively with the Northside community to develop a design that preserves the Historic Structures along Federal and West North. The Historic buildings - the earliest of which was built around 1870 will be preserved and integrated into the community with a new apartment building stepped back from the tree-lined streets.
Garden Block
Existing Conditions
Limited Integrity
Integration of Old and New
HISTORIC, FLOODS, FOUNDATIONS & DEMO
Hotel Potential Site

Snowdon Square

BARC Restoration

Brownsville Senior Housing

BROWNSVILLE SENIOR
Leveraging Investments
Developers share their vision for Garden Theater block on North Side

New deal will allow work to move forward at Garden Theater

Court drops curtain on Garden Theater block apartment proposal in Pittsburgh

Judge reverses zoning board's variances for Garden Theater redevelopment

Trek Development knows how to turn around troubled sites

Despite zoning problems, developer says he is committed to Garden Theater site