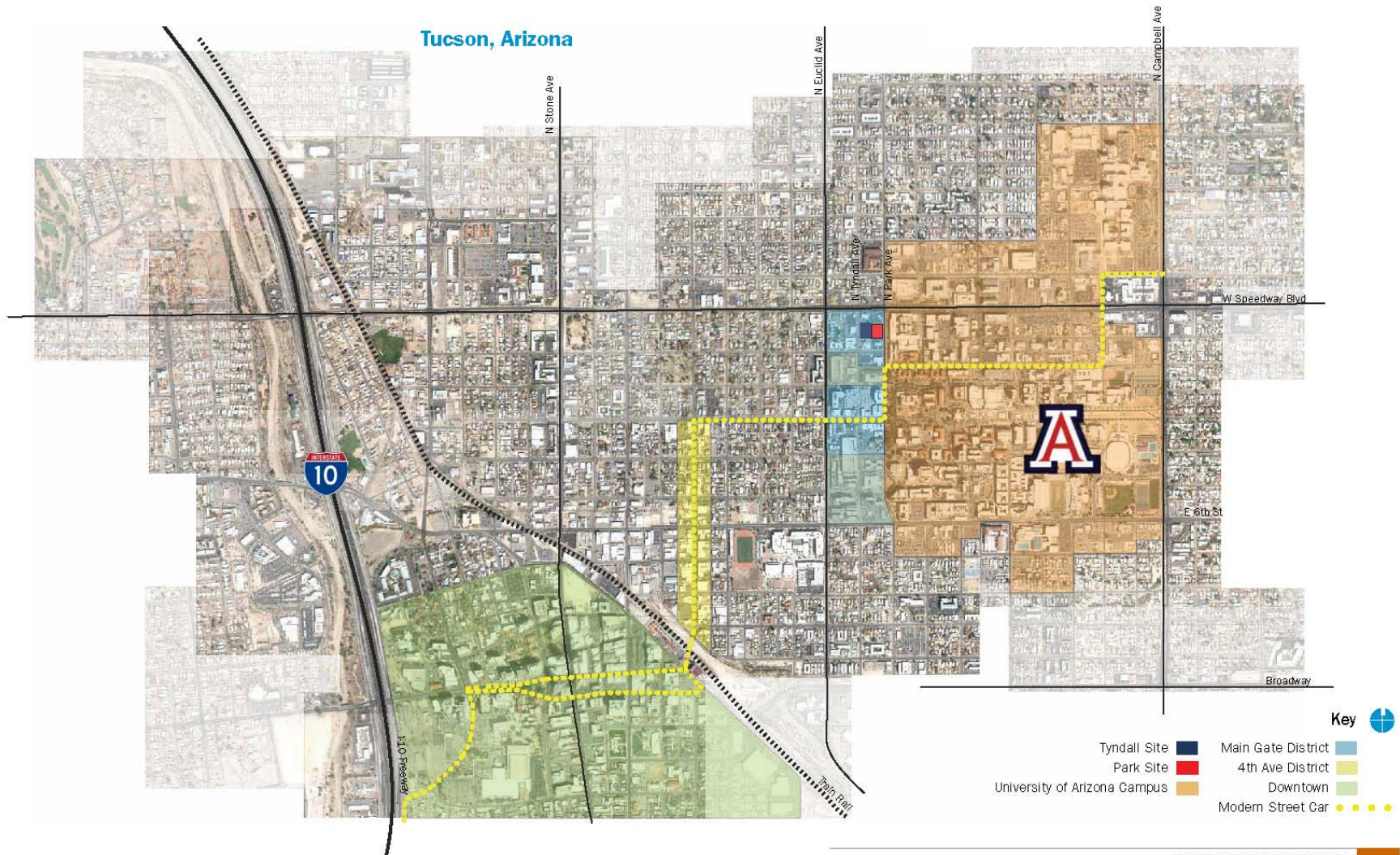


Main Gate Urban Overlay District

Jane McCollum
Marshall Foundation
General Manager

Tucson, Arizona



Benefits to Main Gate Urban Overlay District Stakeholders

1. Creates Certainty for Developers
2. Reduces Upfront Expenses for Developers
3. Reduces Approval Timelines
4. Stabilizes Historic Neighborhoods
5. Encourages Responsible Development
6. Requires Design Review by Stakeholders & Independent Architects
7. Supports Improvements to Infrastructure
8. Promotes Economic Development
9. Additional Customers Stabilize Local Businesses in the Main Gate District and surrounding areas
10. Creates Additional Sales Tax and Commercial Property Tax Revenues

Tyndall/Park Student Housing Benefits

- Tyndall + Park
 - 500+ Construction jobs over 3 years
 - 300+ Vendor/Supplier jobs over 3 years
 - On-site staff and after construction is complete of about 10, plus extra part-time student staff, plus numerous ongoing suppliers/vendors for property management
 - Over 900 residents with estimated "in town" expenditures (in addition to tuition, room/rent) of over \$450,000 per month
 - Over \$50MM of total construction value

Tyndall Avenue Housing Project



Long Term Area Benefits

- Main Gate District

- Estimated increase in property value of \$300MM across the Main Gate District, with significant benefit to all taxing districts
- Potential to accommodate growth of population of 2,500+ residents (whether university enrollment, residents, workforce)
- Supports Sun Link Ridership and Public Transit
- The quality of student housing proposed & being built will make the University more competitive.

Hotel/Theater Development

- \$36 M to \$40 M Construction Project
- 250 Construction Jobs for 1.5 years
- 150 Supplier/Vendor Jobs for 1.5 years
- 70 Employees for 150 Bed Hotel
- Estimated \$7 M for 150 Rooms Annually
- Estimated \$5 M Annual Theater Revenue
- Partnership with UA Media Arts & Film Departments

Preliminary Hotel/Theater Design



Marriott Residence Inn at Maingate

Tucson, Az

02.25.09

NelsenPartners



Perspective from 2nd Street



PERSPECTIVE LOOKING NORTHWEST



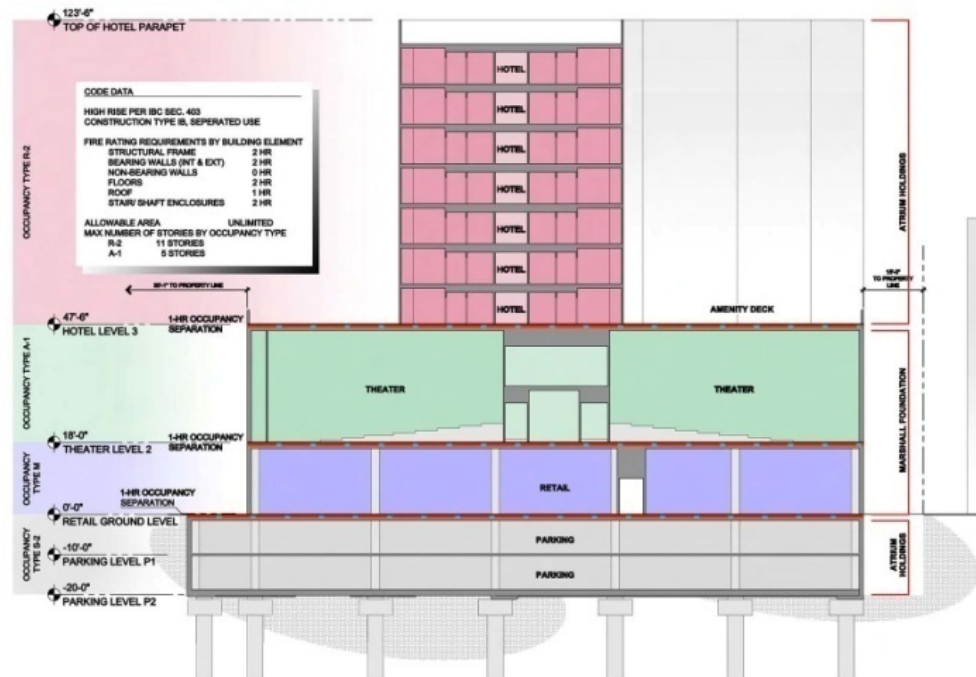
PERSPECTIVE FROM SECOND STREET LOOKING SOUTHEAST

Theater Entrance Facing Saigon Pho



THEATER

Retail/Theater/Hotel Section



BUILDING SECTION (LOOKING NORTH)