

F STREET

**CITY OF WATERTOWN
RIVERFRONT
PLAN COMMISSION
CONCEPT MEETING**



ABOUT US

F Street is a privately held investment group dedicated to creating value for our stakeholders by investing and developing commercial real estate responsibly. We understand the importance of working closely with all stakeholders involved to shape and support the communities we invest in.

We are committed to efficiently managing the development and financing process of each development. Working closely and communicating frequently with municipalities, contractors, tenants, and others allows us to be successful and maximize the potential for each development.

VISION

To be a leader in the real estate investment and development community recognized for our passion, commitment to excellence, and creativity to enhance shareholder value and returns.

MISSION

To develop and build meaningful real estate projects that make the communities we invest in better places to live, work, and play.



THE TEAM



Scott Lurie
PRINCIPAL



Josh Lurie
PRINCIPAL



Jordan Lynch
DIRECTOR OF FINANCE



Nick Jung
DIRECTOR OF DEVELOPMENT



EJ Herr
DIRECTOR OF PROJECT DELIVERY



Paula Armato
ASSET MANAGER



Mike Doney
CHIEF OPERATING OFFICER



Peter Studer
DIRECTOR OF MARKETING



Mitch Ferraro
INVESTOR RELATIONS

\$350+ MILLION

Real Estate Asset
Management Portfolio

\$125+ MILLION

Equity Capital Raised

50+ YEARS

Combined Investment &
Development Experience



PROJECT VISION

OUR APPROACH

The Rockriver Townhome Development envisions a harmonious blend of riverfront living and community integration, expanded riverwalk access, and diverse housing options to foster a vibrant, connected neighborhood in the heart of Watertown. The Project will bring more people to live, work and enjoy downtown Watertown.



DESIGN DRIVERS

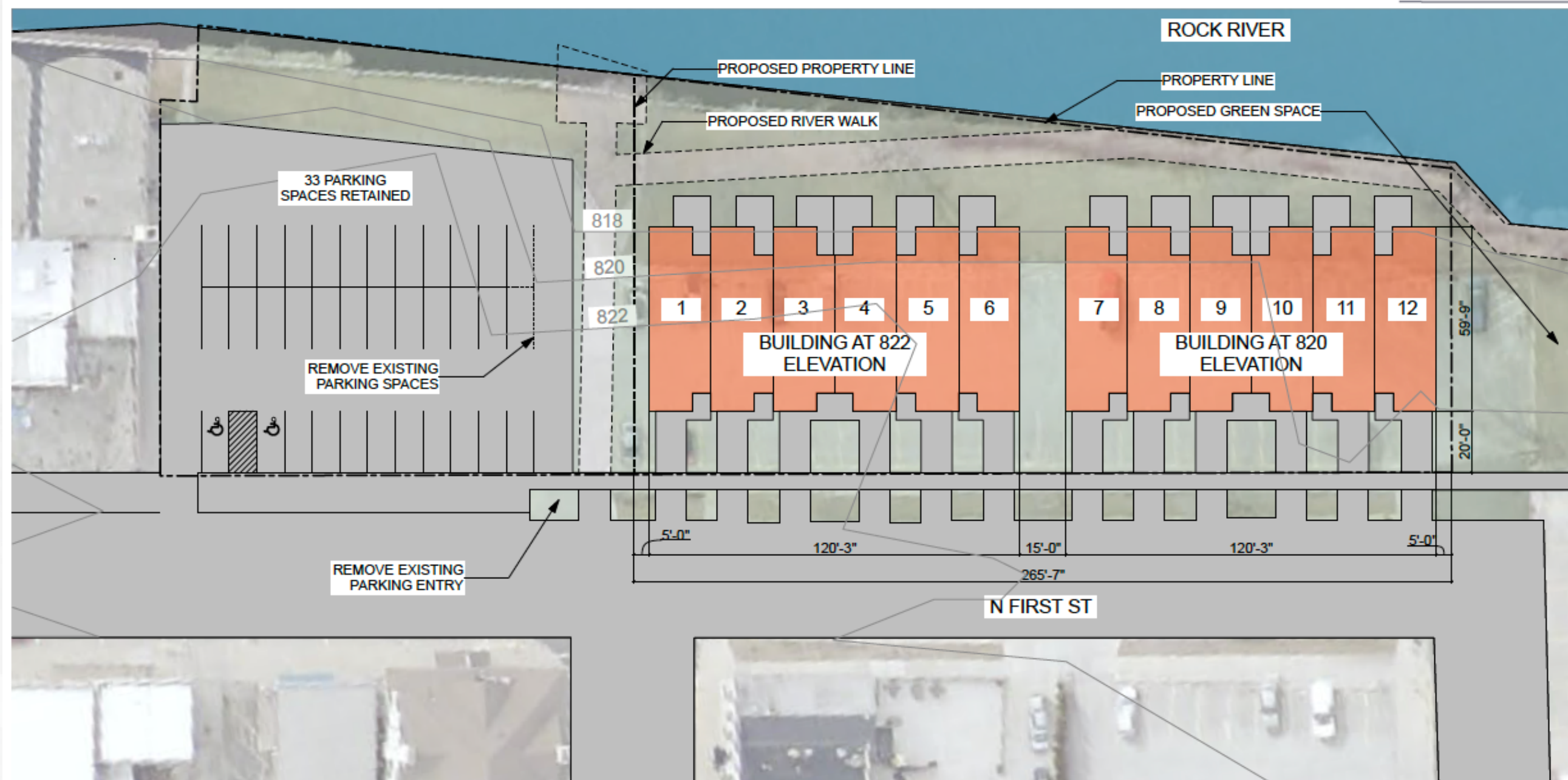
Riverwalk Enhancement: Integration with Watertown's landscape, enhancing the riverwalk experience in connection with the town square pavilion.

Community Integration: Bringing more residents to downtown Watertown.

Increased Housing: High-quality family townhomes to help address the community housing needs.

Sustainable Innovation: Sustainable design elements to promote environmental responsibility.

SITE PLAN



EAST ELEVATION



1
SD200

EAST ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"

6" HORIZONTAL LP LAP SIDING
ABYSS BLACK



16" BOARD & BATTEN
PREFINISHED LP SIDING



6" HORIZONTAL LP LAP SIDING
ABYSS BLACK

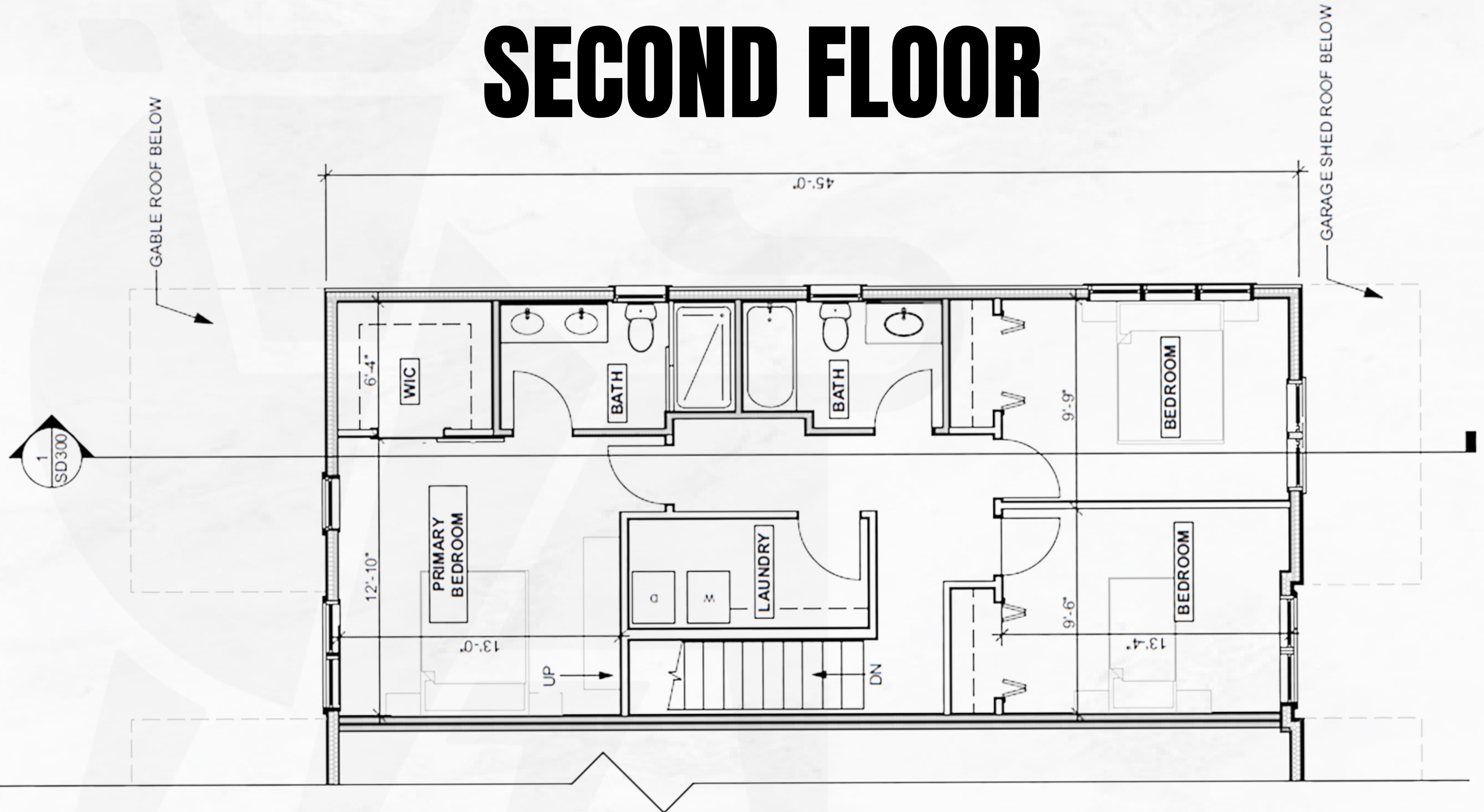


DARK ASPHALT ROOF SHINGLES

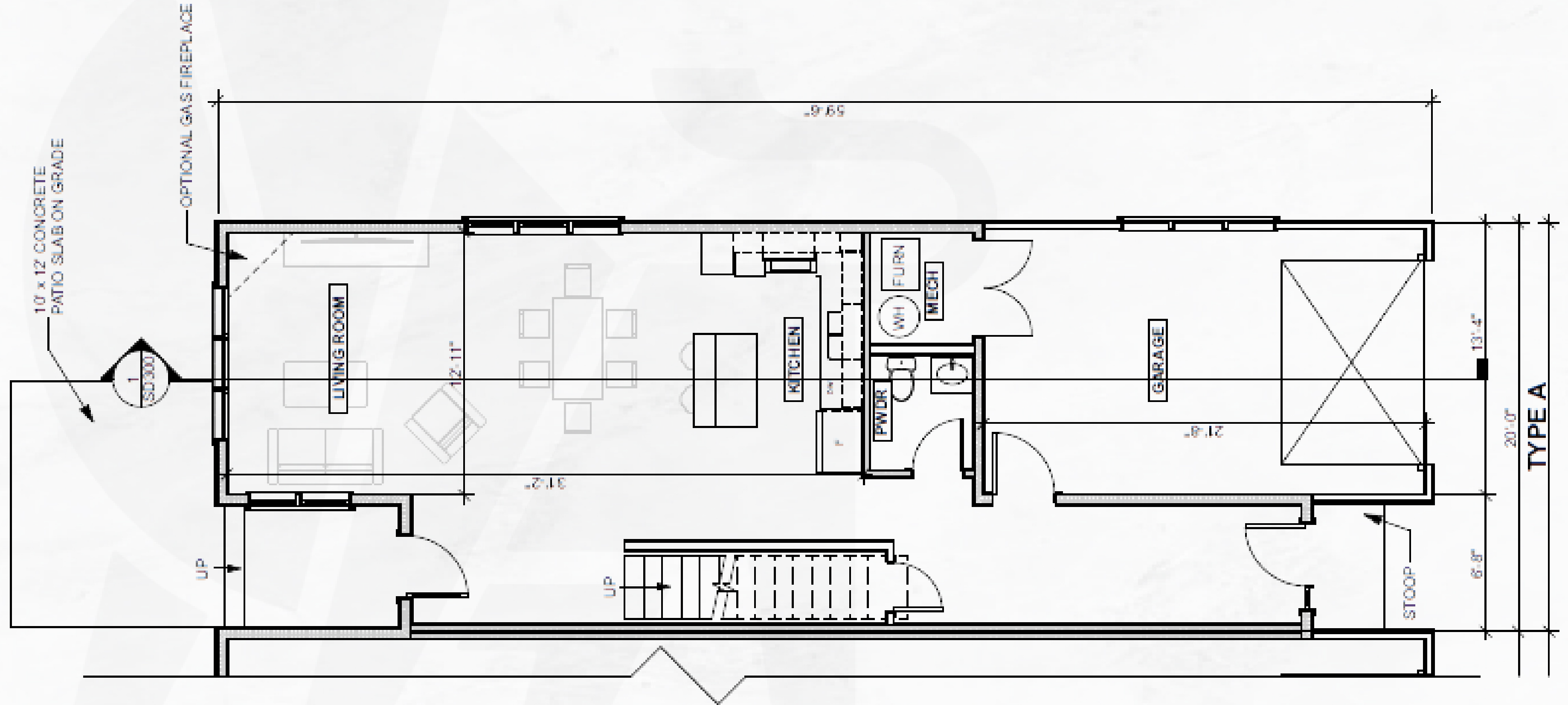


FIBER GLASS ENTRY DOORS

SECOND FLOOR



FIRST FLOOR



BUILDING PROGRAM

PROJECT DESCRIPTION

UNIT COMPOSITION 12 TOWNHOME UNITS

Each Townhome units provides 3 bedrooms and 2.5 baths, along with a garage and riverfront patio.

CONNECTIONS

The Project Plans two story townhomes would blend in with the cityscape while providing additional development along the riverfront to continue the expansion along the Rock River.

CITY PARKING

The project would restripe and leave a large portion of the public parking in front of the Masonic Building for its future use.

RIVERWALK

Part of the Project Plan would be to provide a future easement for the development of the Riverwalk.

GALBRAITH CARNAHAN ARCHITECTS

Galbraith Carnahan Architects (GCA) is a team of creative minds who guide clients to the most authentic manifestation of their vision. We design buildings and spaces that have a deep connection to human nature and the environment in which they are built. Function and feeling are seamlessly integrated. We immerse ourselves in your story, goals, and desires to make your vision a reality.



PARTNERSHIP

Galbraith Carnahan Architects and F Street have partnered to enhance the Watertown landscape.



www.galbraithcarnahan.com

DUFFEK CONSTRUCTION

Building Trust, Confidence and Quality
Duffek Construction thrives on tackling challenging projects, finding creative solutions and providing paths for your success. Duffek Construction combines large project knowledge and experience with the hands-on approach and cost structure of a small firm ensuring successful completion of even the most complex projects.



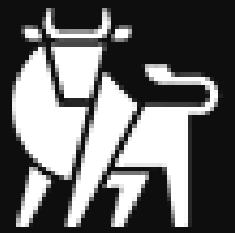
PARTNERSHIP

Duffek and F Street have partnered to construct the Project.



www.duffekconstruction.com

PAST SUCCESS



The assembled partners have extensive experience creating amenity-rich, commercial and residential developments across the state of Wisconsin. The projects in our portfolio have become cornerstone elements in the communities they inhabit.



Greenlink Residences

Brown Deer, WI

Greenlink Residences offers a fresh take on apartment living in Brown Deer, WI, featuring modern units, extensive amenities, and a vibrant community space for social engagement.



Lakeshore Commons

Oak Creek, WI

Lakeshore Commons is a future-focused community, offering a blend of sustainable homes for sale and rental living, all set against the backdrop of Lake Michigan and Lake Vista Park.



Tannery Falls

Sheboygan Falls, WI

Tannery Falls merges modern living with the charm of Sheboygan Falls, offering unique floor plans, upscale amenities, and a prime location for an unparalleled lifestyle.



THANK YOU

We greatly appreciate the opportunity to collaborate on this transformative project and look forward to making a significant impact together.

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