PARTNERING TO BUILD BETTER COMMUNITIES

Workforce Housing
456 W 9th St, San Pedro
7,500 units developed since 1984

LINC Housing

National CORE
A Values-Driven Partnership
Complete Vertical Integration

<table>
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<th>Development</th>
<th>Sustainability</th>
<th>Construction</th>
<th>Property Management</th>
<th>Social Services</th>
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<td><img src="image1.png" alt="LINC Housing" /></td>
<td><img src="image2.png" alt="SEED Partners" /></td>
<td><img src="image3.png" alt="CORE Renaissance" /></td>
<td><img src="image4.png" alt="CORE Renaissance" /></td>
<td><img src="image5.png" alt="LINC Cares" /></td>
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*NATIONAL CORE & LINC HOUSING*
Federal data supports the great need for dental care in San Pedro:

- Health Professional Shortage Area (HPSA) score: 25 of 26 (high score shows lack of dental professionals)
- There is only 1 dentist per 1500 residents*

* Federal Health Resources and Services Administration
Life-Enriching Services

BASIC NEEDS
Housing, nutrition, health care, transportation and safety

HEALTH & WELLNESS
Health management assistance, fitness and wellness activities

EDUCATION AND CONNECTION
Social and civic engagement, after school programs, classes, activities, and events
LINC HOUSING

HAS DEVELOPED 8,000 UNITS SINCE 1984
NATIONAL CORE

HAS DEVELOPED 10,000 UNITS SINCE 1992
A PROVEN TRACK RECORD

18,000 DEVELOPED
14,000 MANAGED
4,500 IN LA COUNTY
1,700 IN DEVELOPMENT
$301M OF FUNDING IN LAST 3 YEARS FOR LIHTC
Enhancing the Community
91 Units of Workforce Housing

5 Studios
27 One-bedrooms
36 Two-bedrooms
23 Three-bedrooms
Complementing the Neighborhood

8th Street Elevation
Enhancing Downtown San Pedro

2,600 square feet for community events and supportive services
Enhancing Downtown San Pedro

EXISTING ACCESS DRIVEWAY

RAMP UP TO 2ND LEVEL PARKING
(BIKE STORAGE BELOW)

4,900 SF
COMMERCIAL

4,000 SF
COMMUNITY
SPACE-ADMIN

GROUND LEVEL PARKING STRUCTURE
60 SPACES

LEVEL 1 (GROUND) FLOOR PLAN

EXISTING PASEO

BUILDING SETBACK 10 FEET AT LEVELS 2-6

160'
9th Street

120'
8th Street
Designed for Quality of Life
Designed for Quality of Life

Over 10,500 square feet of common open spaces.
Every unit has a private balcony.
Designed to Build Community

Over 10,500 square feet of common open spaces.
Experience, Commitment, Execution

Proven Track Record in Development, Securing Financing, and Construction

Efficient, Competitive, and Simple Financing Structure

Superior On-Site Resident Services

Complete Vertical Integration