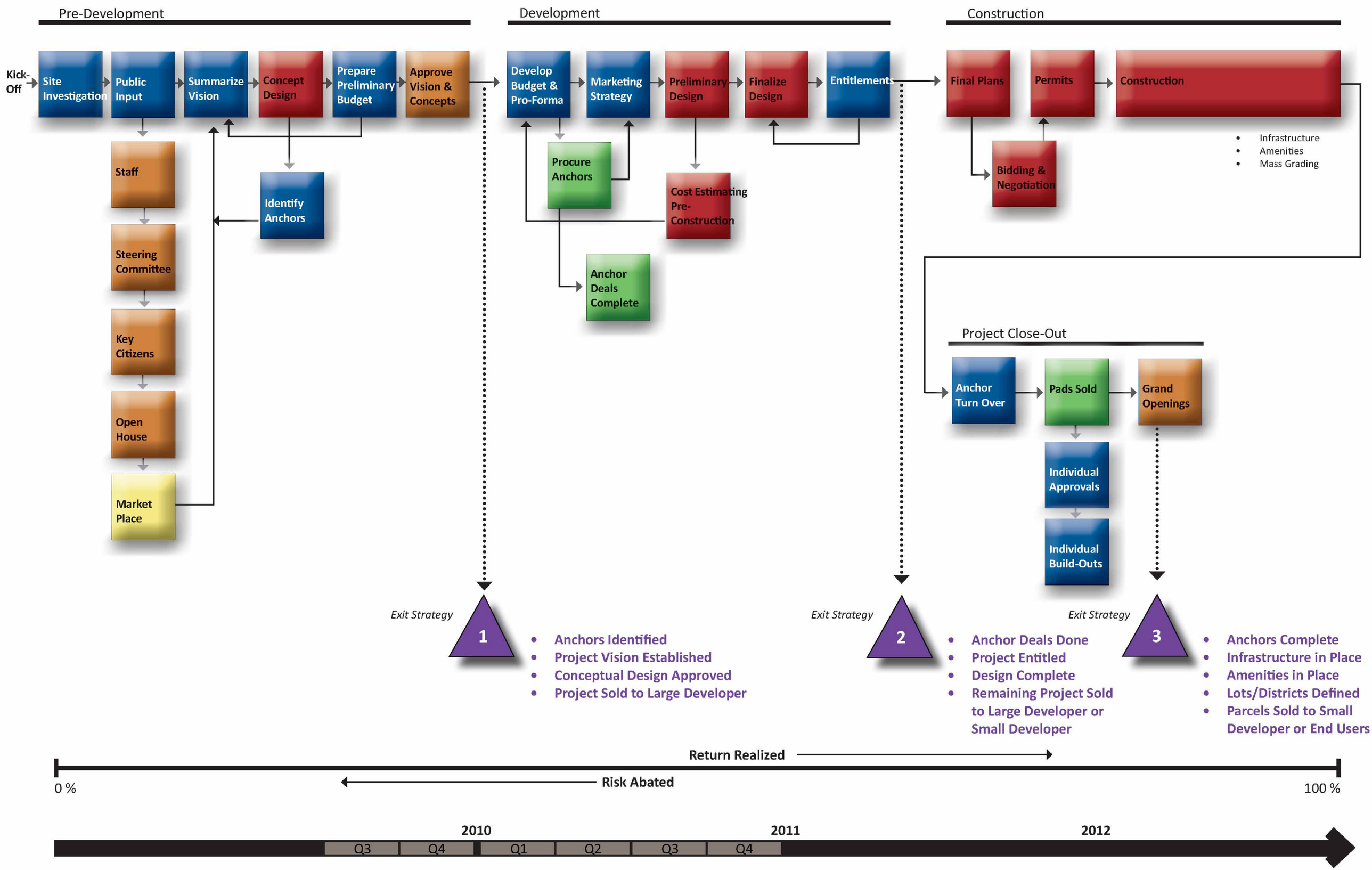
Pre-Development
Development
Construction
Kick-Off
Site Investigation
Public Input
Summarize Vision
Concept Design
Prepare Preliminary Budget
Approve Vision & Concepts
Staff
Steering Committee
Key Citizens
Open House
Market Place
Identify Anchors
Develop Budget & Pro-Forma
Marketing Strategy
Preliminary Design
Finalize Design
Entitlements
Procure Anchors
Cost Estimating Pre-Construction
Anchor Deals Complete
Final Plans
Permits
Construction
Bidding & Negotiation
Infrastructure
Amenities
Mass Grading
Project Close-Out
Anchor Turn Over
Pads Sold
Grand Openings
Individual Approvals
Individual Build-Outs
Exit Strategy 1
Anchors Identified
Project Vision Established
Conceptual Design Approved
Project Sold to Large Developer
Exit Strategy 2
Anchor Deals Done
Project Entitled
Design Complete
Remaining Project Sold to Large Developer or Small Developer
Exit Strategy 3
Anchors Complete
Infrastructure in Place
Amenities in Place
Lots/Districts Defined
Parcels Sold to Small Developer or End Users
Return Realized
Risk Abated
0 %
100 %
2010
2011
2012
Q3
Q4
Q1
Q2
Q3
Q4