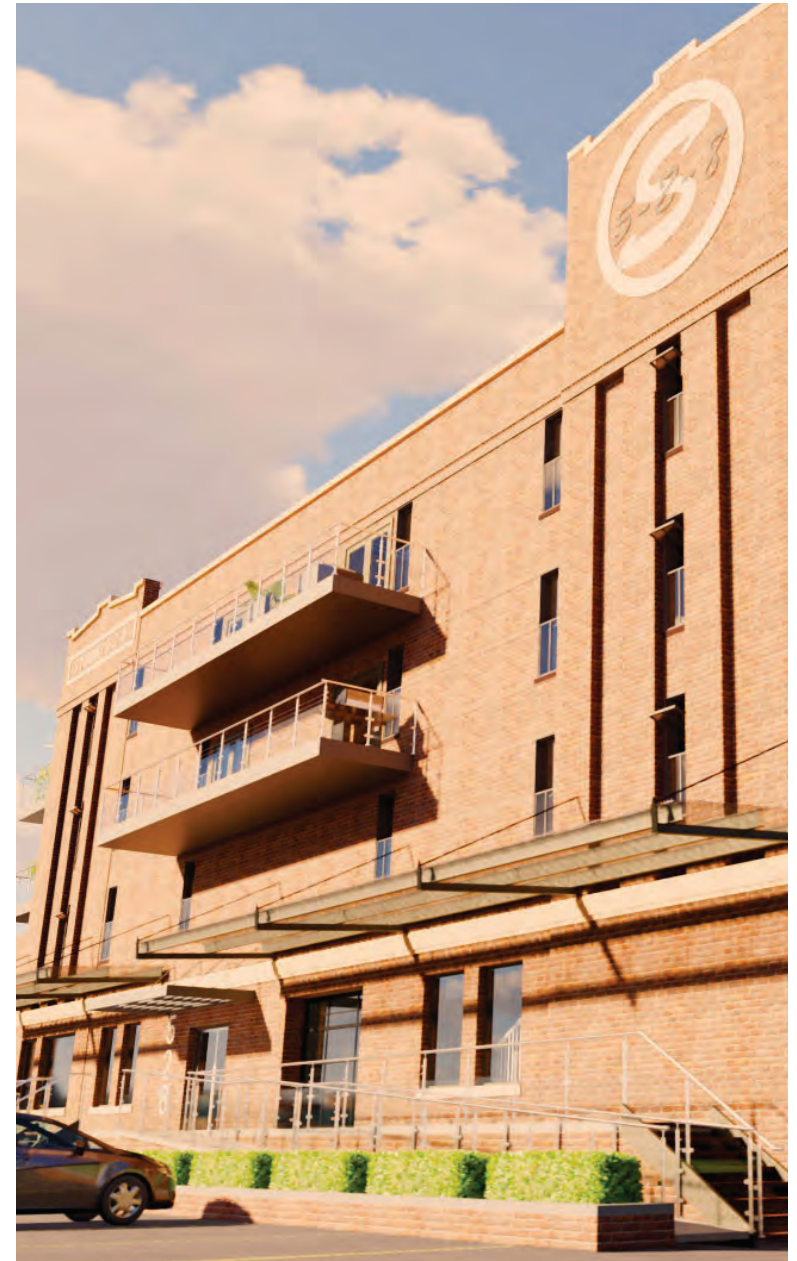


EXECUTIVE SUMMARY

Downtown Topeka, Kansas will be home to the first of its kind Qualified Opportunity Zone (“QOZ”) redevelopment. The former Topeka Transfer & Storage and Jordan Bakery buildings will be transformed into “Adams Street District” an innovation hub for both seasoned companies and growing entrepreneurs.

NEW VISION

The goal of this project is multifaceted. Primarily, the vision is to create functional, flexible, full-service facilities that can empower the Topeka business community and create lasting innovation for a thriving future. This includes offering ancillary accounting and bookkeeping services as well as assisting companies in completing successful applications toward becoming a Qualified Opportunity Zone Business (“QOZB”). Other goals for the project include capturing the historic essence of the property while incorporating high-performance and sustainable design concepts that will enhance the users’ experience while also reducing operational costs. These features include items such as efficient lighting systems, solar energy generation, daylighting design concepts, and natural ventilation.



JORDAN BAKERY



1897

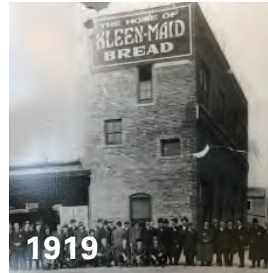
G.L. Jordan begins work at Burke Bakery in Kansas City, MO

1907

Jordan buys bakery in Horton, KS and renames it Jordan Bakery

1911

Jordan sells Horton Bakery and purchases College Hill Bakery



1919

College Hill Bakery merges with Campbell Baking Company

1923

Jordan exits Campbell Baking Company



1924

Jordan Baking Company opens at 601 S 5th Street



1936

Jordan Baking Company 25th anniversary and facility expansion



1974

Jordan Baking Company Building

1902

Topeka Transfer & Storage is incorporated

D.H. Moore purchases first freight wagon



1863

1911

Plans drawn for Topeka Transfer & Storage warehouse building



3rd and 4th floors added to warehouse



1922



1950

Topeka Transfer & Storage 70th anniversary

Topeka Transfer & Storage



1974

TOPEKA TRANSFER & STORAGE



PROJECT OVERVIEW

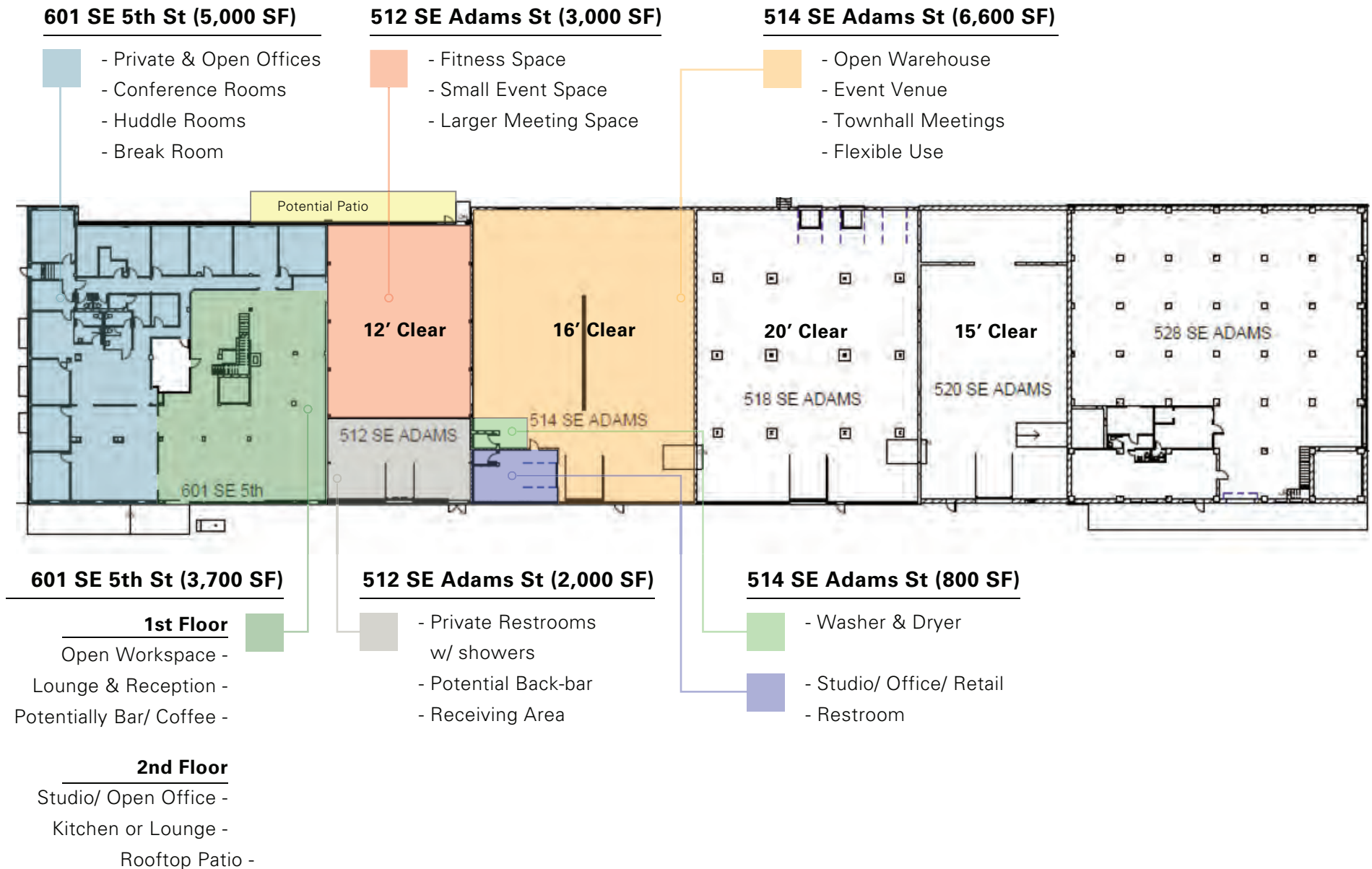
Adams Street District is a premier location with excellent access to downtown amenities and Interstate 70. The original Jordan Bakery, along with an adjacent building, can serve multiple functions including creative office space with data storage space, meeting rooms, possible bar and lounge area along with temperature controlled wine storage. The adjacent space is suitable for yoga and fitness center as well as a host of industrial type uses. Interior buildings offer numerous possibilities such as prototyping / fabricating space, as well as industrial and storage.

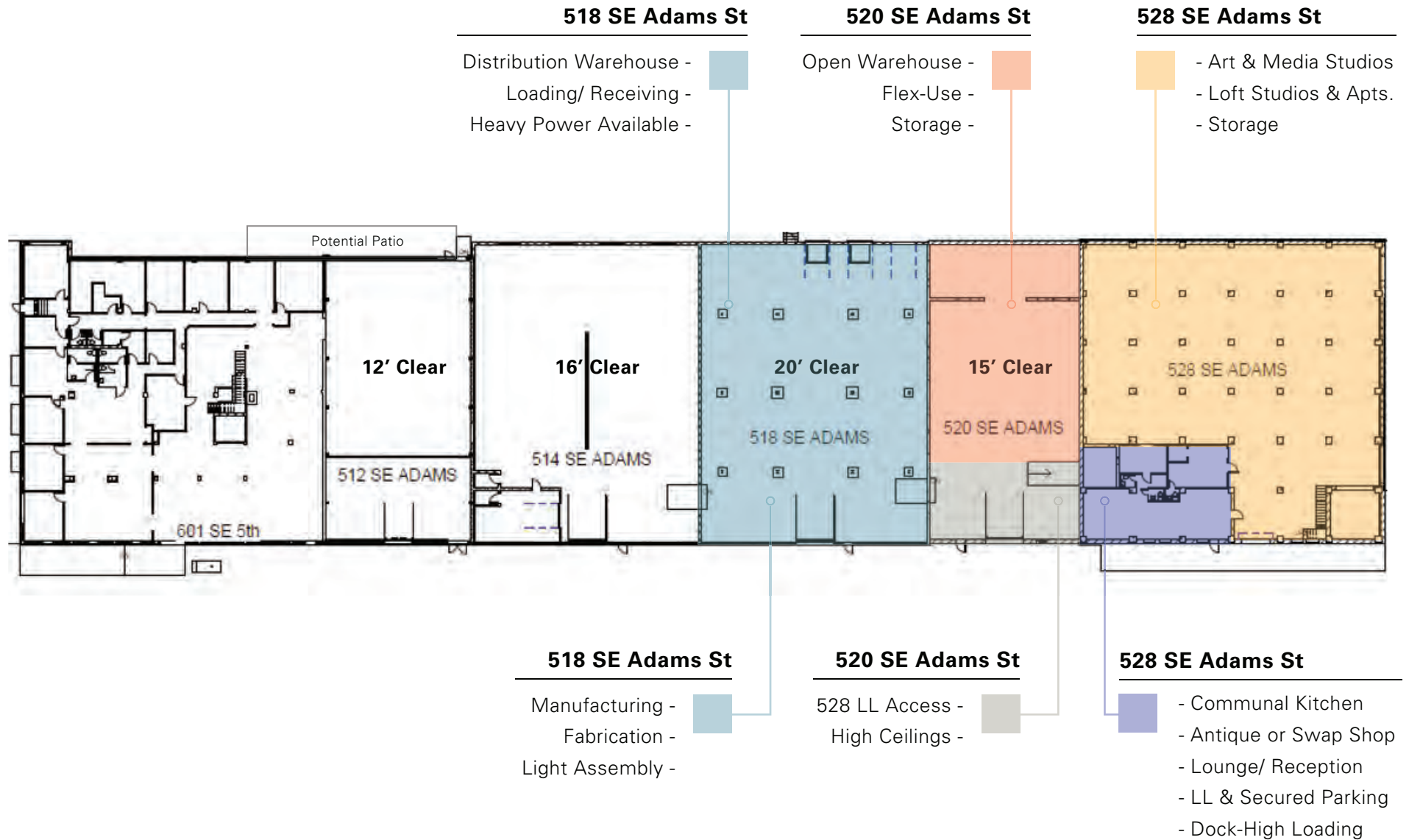
The original Topeka Transfer & Storage building, a four-story building with a basement, is being considered for artisan/ innovation lofts with studio and workspace. The building is constructed with fire-proofed concrete and brick built to withstand anything mother nature can throw at her.

Adams Street District can accommodate a mix of uses to build a community of innovators and creators.

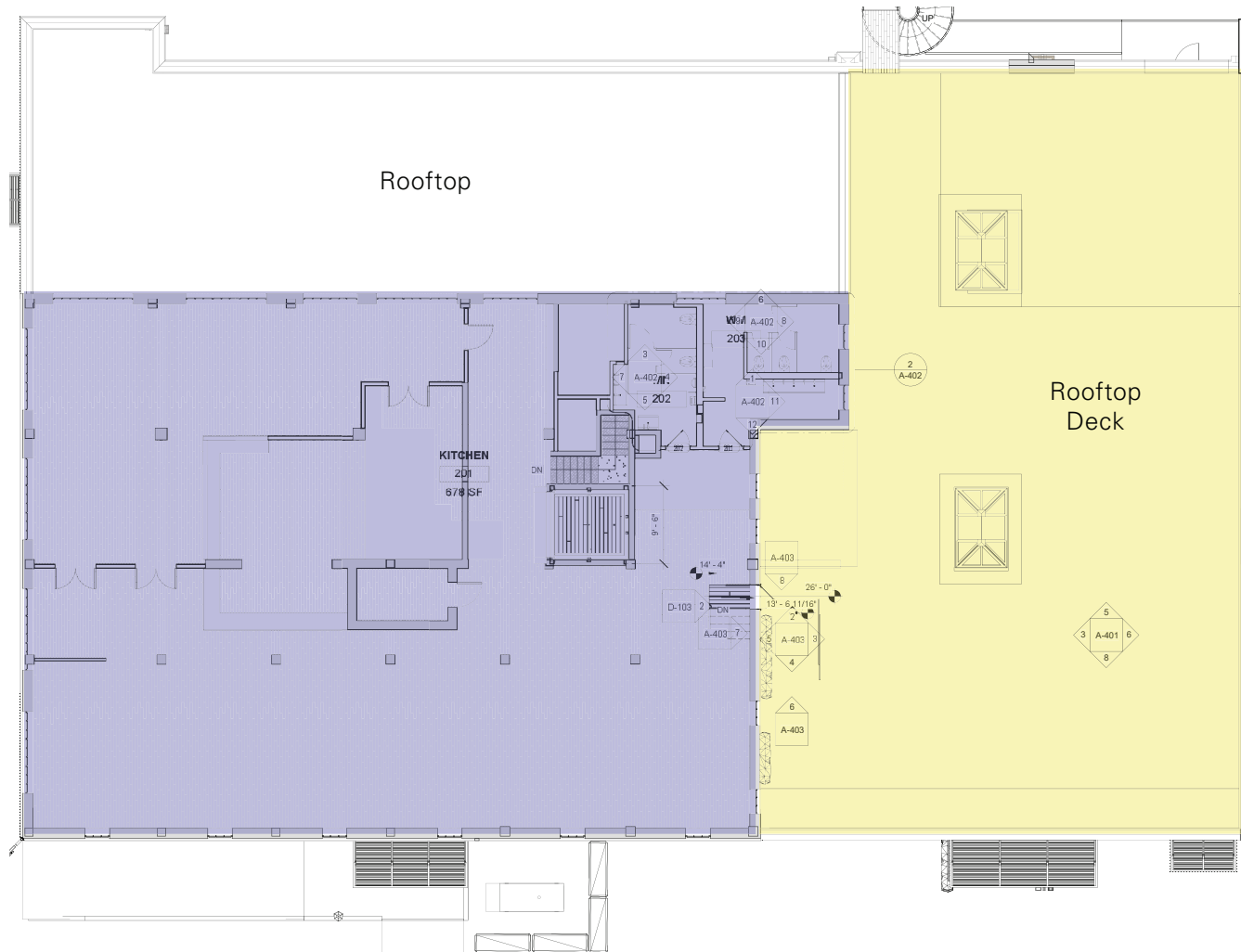


DEVELOPMENT PLAN | PROPOSED SITE PLAN





SECOND FLOOR PLAN



601 SE 5TH ST		
Level	Area & Proposed Use	Ceiling Height
2nd	1,300 SF Rooftop	-
2nd	2,600 SF Office/ Studio/ Kitchen	12'
2nd	2,200 SF Rooftop Deck	-
TOTAL		6,100 SF

SHARED AMENITIES



Outdoor patios



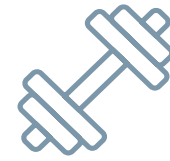
Bike storage



Trail access



**Kitchen &
Break areas**



Fitness Center



**24-hour
electronic
access**

SERVICES



Full-service lease rates
(Short-term leases
available)



Storage & Lockers
(Short-term and
long-term)



High-speed Wi-Fi



**Safety &
Emergency plan**

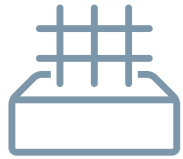


**Virtual assistance
& Bookkeeping**



Mailbox

DESIGN



Reinforced concrete construction



Backup generator & resilience plan



Daylighting



Biophilia & clean air



LED lighting occupancy sensors

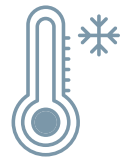


High-efficiency systems & fixtures

TECHNOLOGY



A/V equipment



Temp & humidity controlled storage



24-hour video security



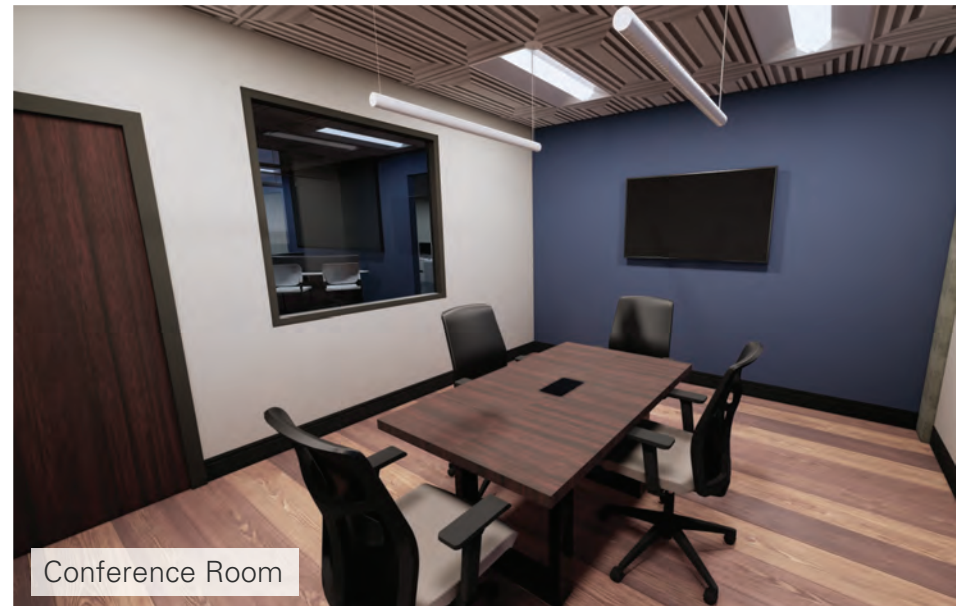
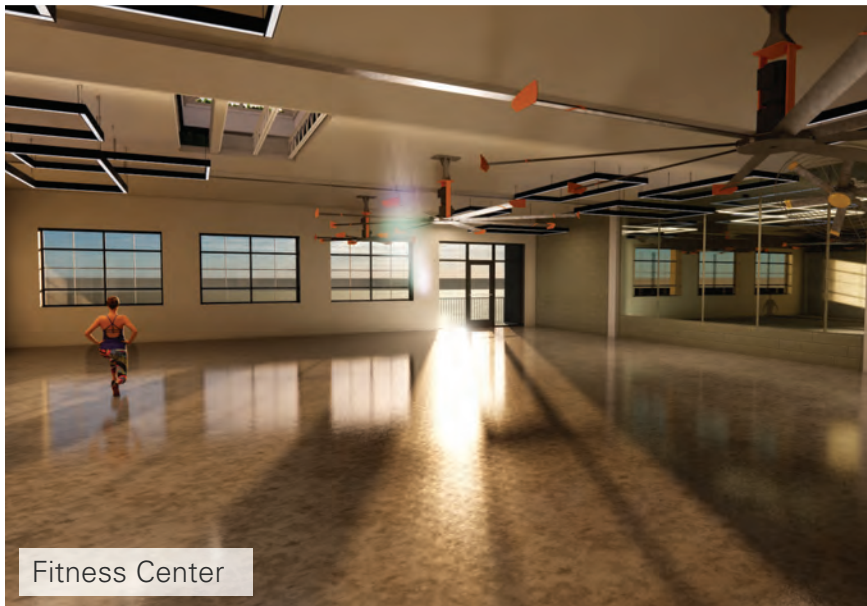
5G fiber, data vault & cloud storage

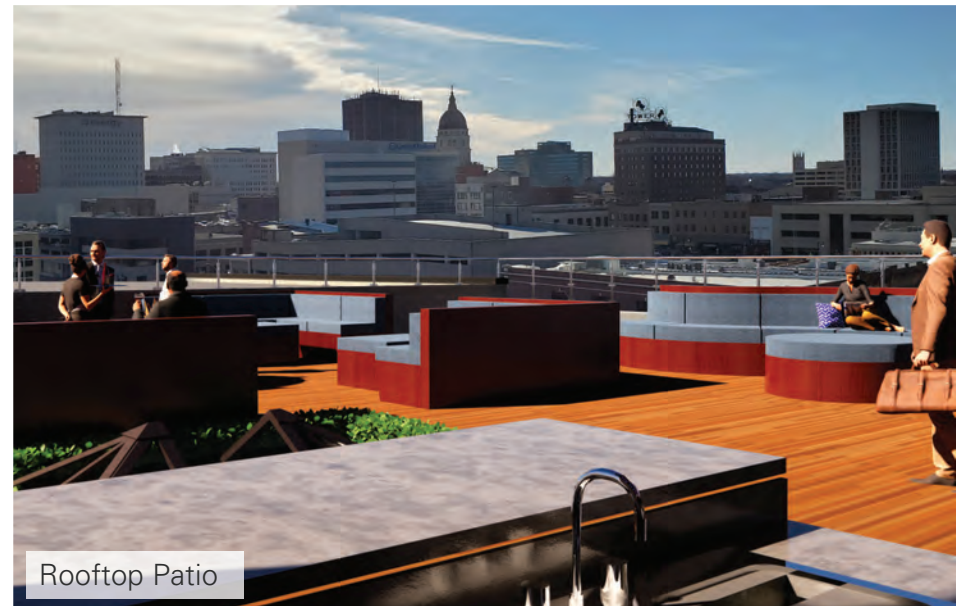
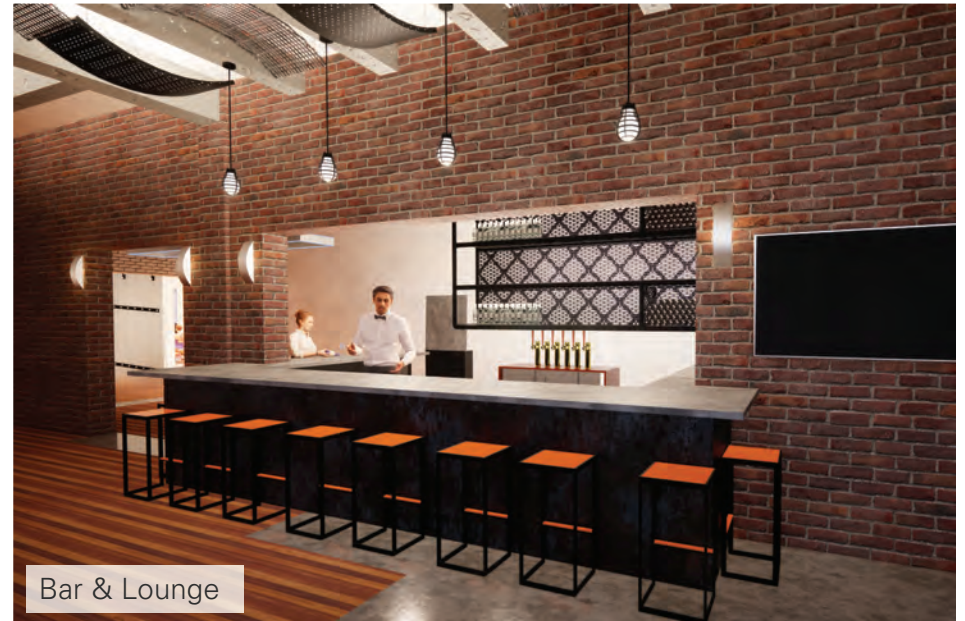


Renewable energy sources



Solar energy







Greetings from



Kansas

OUR TEAM

Our local team believes in empowering Topeka.

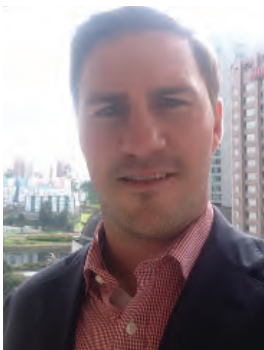
The development team brings decades of experience in real estate development, investment, management, and leasing. Through the Adams Street District our goal is to help positively transform Topeka.

DEVELOPMENT TEAM



Todd Konkel | Principal

Todd has over two decades of successful real estate investment experience. He currently has direct operations control of a portfolio spanning fourteen states and has opportunistically invested at all levels of the capital stack. Prior to Adam Street Station, Todd co-founded Swift Investments, a residential and commercial real estate company based in Houston, Texas. Todd is also the Co-Founder and Director of Morningside Funding, a residential investment fund. Morningside was vetted and approved by Fannie Mae and became a preferred bulk package purchaser of residential real estate during the market shift of 2008. This led to an acquisition of 1,500 homes in twelve states. Since inception the initial equity investments in the fund have tripled with assets valued at \$60 million.



Brandon Kenney | Project Manager

Brandon is the project manager for Topeka Opportunity Fund and handles the development process for adaptive reuse developments within the portfolio. Prior to joining Topeka Opportunity Fund, Brandon spent 10 years as a commercial real estate consultant planning and implementing both single-location and portfolio strategies across the real estate life cycle for clients ranging from small business owners to Fortune 100 companies. He has completed over 1 million square feet of office, flex, industrial and retail transactions both nationally and internationally. Brandon is adept in developing real estate and sustainability strategies to increase occupancy and tenant engagement, as well as optimizing building systems and operations for increased efficiency, reducing resource consumption and the impact on the environment. Brandon is a licensed Texas Real Estate Broker, he holds a bachelor's degree in Business Leadership and Masters degree in Business Administration both from the University of Dallas in Irving, TX.

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CONTACT

If you would like to find out more about leasing information, Opportunity Zone investments and businesses, or to discuss this project, please contact us.

BRANDON KENNEY

bkenney9@gmail.com

(785) 806-1947

