

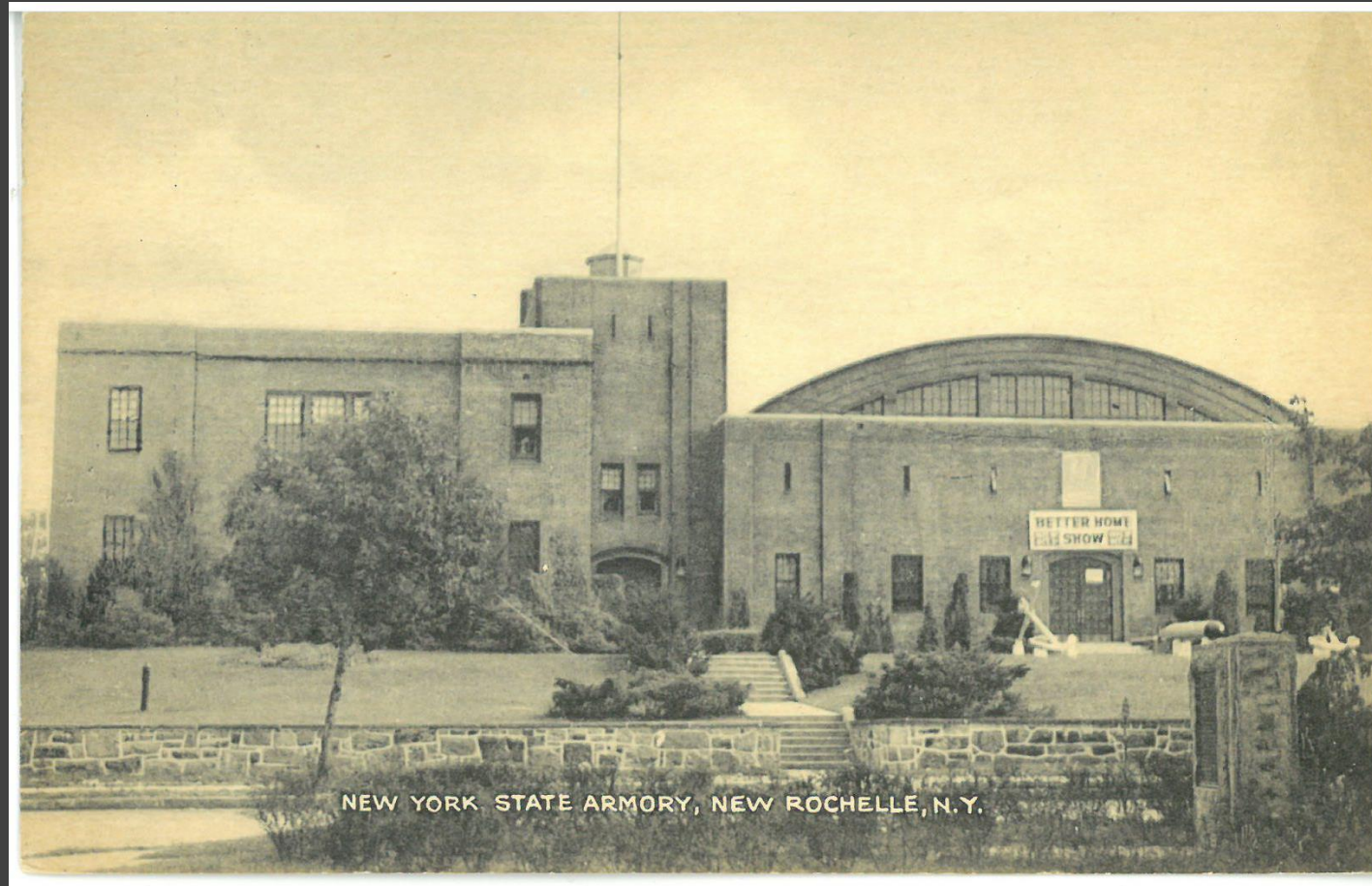
# The Armory at Pratt Landing

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TWINING PROPERTIES

NEW ROCHELLE, NEW YORK

# The Historic Armory



# The Armory: Before



Twining & New Rochelle have invested ~\$2MM to stabilize the Armory to prevent further deterioration and ready the buildings for future use.

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THE DRILL HALL, ANNEX, AND TOWER WILL ALL BE PRESERVED



*Drill Hall, view West with Mezzanine*



*Drill Hall, view East*



\* ARMORY RESTORATION SUBJECT TO NYS APPROVAL

# The Armory – After





# The Armory – After



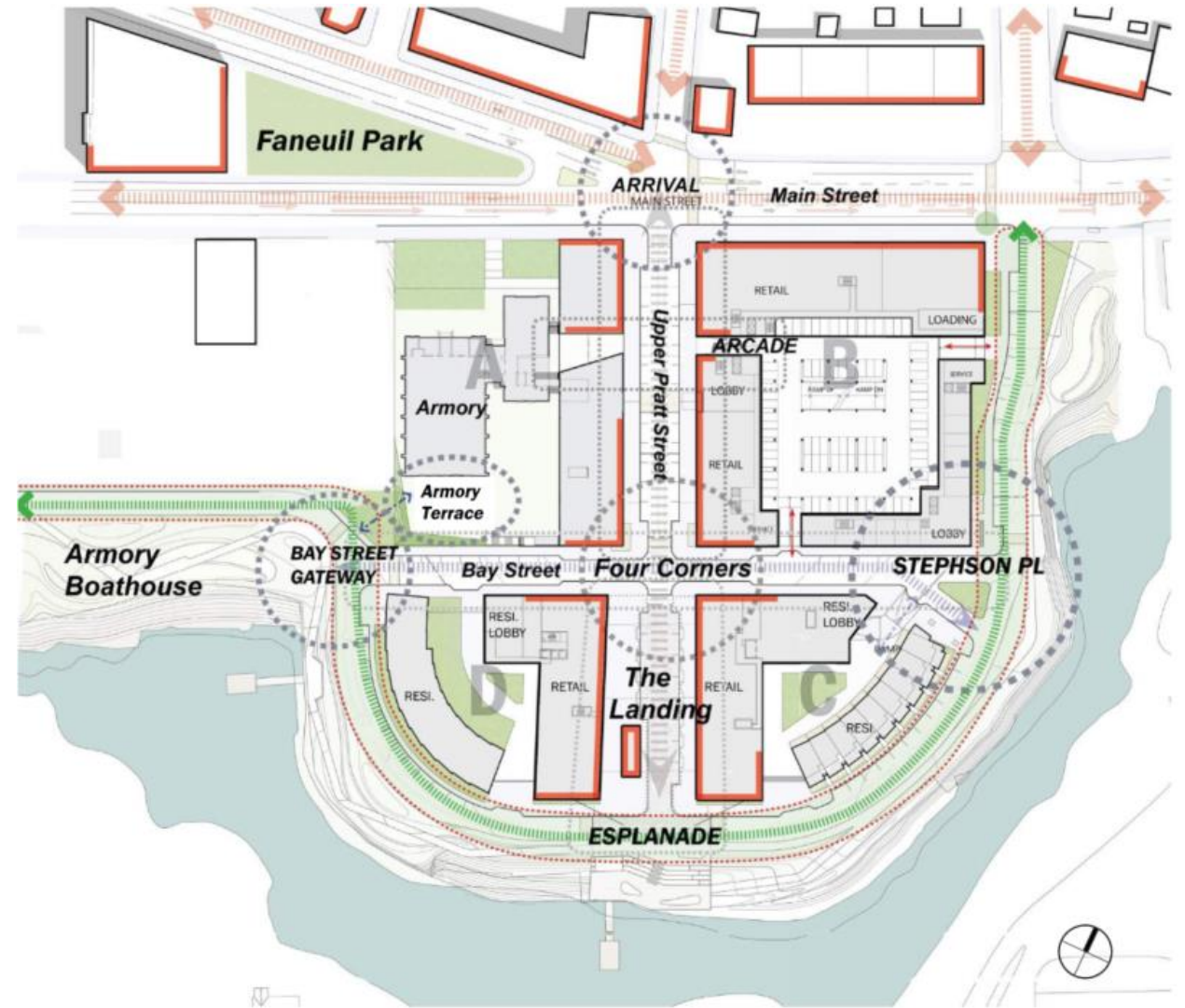
# The Armory – After



\* ARMORY RESTORATION SUBJECT TO NYS APPROVAL

# Pratt Landing

A Place to Live, Shop, Eat & Play



\* ARMORY RESTORATION SUBJECT TO NYS APPROVAL

# What's Next?

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# What's Next?

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# How Do We Get It Done?

1. Complete stabilization - DONE
2. Design and engineer base building improvements
  1. Complete abatement
  2. New utility services
  3. New infrastructure
  4. Complete façade restoration
  5. Parking & circulation
  6. Site work & landscaping
3. Launch marketing campaign
  1. Commission renderings, brochures, other resources
  2. Hire broker
  3. Local and national tenant canvassing and outreach
4. Negotiate & execute lease
5. Tenant build-out

# We Know How To Do It

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# Thank You

