



Continental Group Family Housing Privatization Project

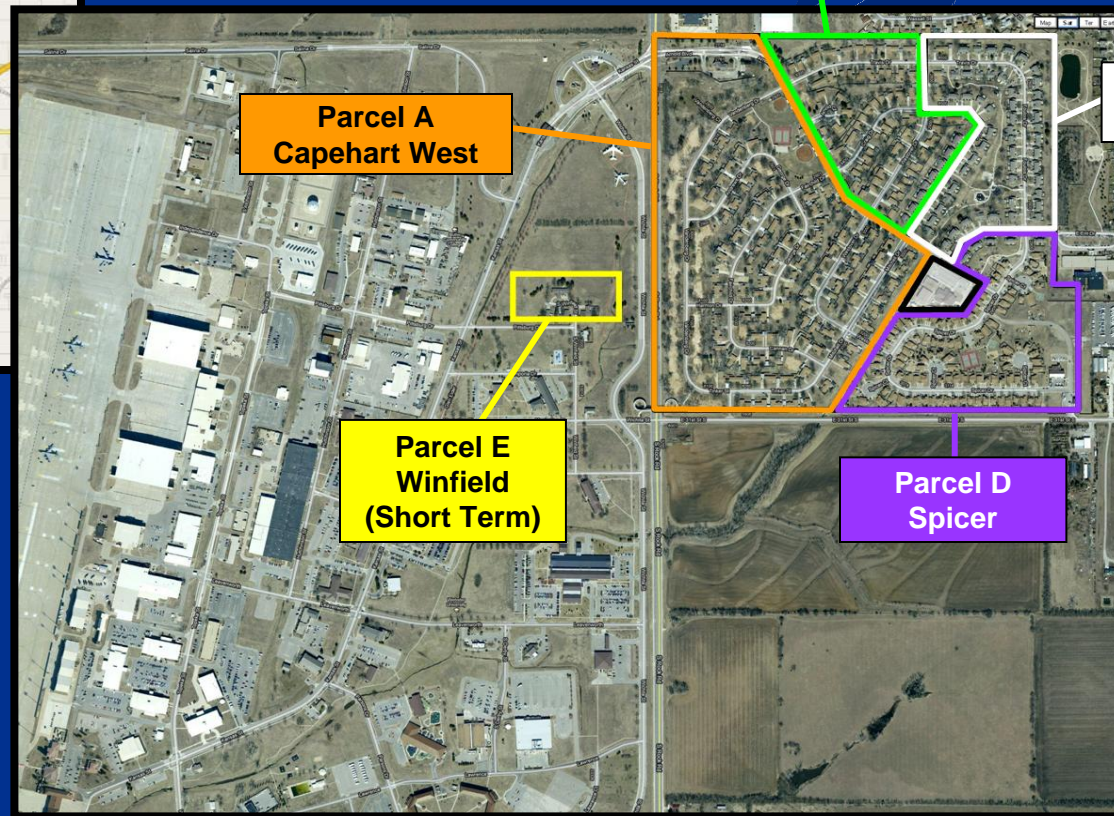
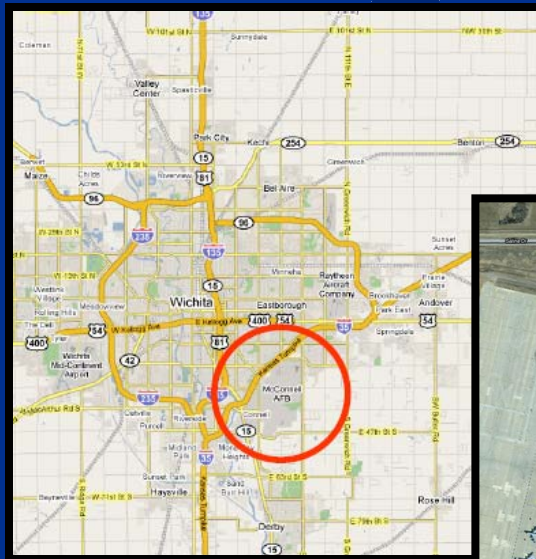
McConnell AFB Project Overview

August 31, 2010

Overview: McConnell AFB

- Project Location
- Local Area Highlights
- Existing Housing
- Project Concept Overview
- Base-Specific Desired Features
- Project Highlights

Project Location



Local Area Highlights

- 20-minute drive to downtown Wichita
- Wichita is one of the nation's top plane manufacturing cities (Cessna Headquarters)
- Wineteer Elementary School (serves grades PK-5) located adjacent to housing community and has a 12:1 student-teacher ratio
- 21% of local rental units are considered suitable
- Overall Vacancy rate for the local rental market: 7.30%
- Average housing inventory growth of 1.3% per year (2009-14)
- Population Growth of 6.4% (2000-09)
- Wichita median home price: \$108,300

Existing Housing

- Capehart West
 - 195 units
 - Constructed in 1958
 - 943 – 1,092 NSF
- Capehart East
 - 87 units
 - Constructed in 1958
 - 1,246 – 1,603 NSF
- PAIP
 - 105 units
 - Constructed 1998
 - 897 – 1,500 NSF
- Spicer
 - 102 units
 - Constructed in 1993
 - 982 – 1,522 NSF
- Winfield
 - 4 units
 - Constructed in 1958
 - 2,016 – 2,424 NSF



Project Concept Overview

McConnell AFB						
	Total	Parcel A Capehart West	Parcel B Capehart East	Parcel C PAIP	Parcel D Spicer	Parcel E Winfield
Year of Construction (Existing Units)		1958	1958	1998	1993	1958
Convey	493	195	87	105	102	4
801 Lease Buy-Out	0	0	0	0	0	0
Delayed Convey	0	0	0	0	0	0
Demolish	286	195	87	0	0	4
Return Historic Units	0	0	0	0	0	0
Construct	157	100*	57*	0	0	0
Renovation	0	0	0	0	0	0
As Is	207	0	0	105	102	0
Project End State	364	100*	57*	105	102	0

** Offerors may determine location of new construction development*

Note: Table reflects Government notional concept. Offerors should perform their own due diligence.

Demographics and Estimated Income

McConnell AFB					
Rank	Number of Units (Financing Scope)	Percentage of Units	Weighted Average BAH	Estimated Monthly Gross Revenue (\$000)*	Estimated Annual Gross Revenue (\$000)*
GOQ	0	0.0%	\$1,833	\$0	\$0
SOQ	6	1.6%	\$1,815	\$10	\$124
FGO	12	3.3%	\$1,717	\$20	\$235
CGO	20	5.5%	\$1,365	\$26	\$311
E9	1	0.3%	\$1,521	\$1	\$17
SNCO	34	9.3%	\$1,317	\$43	\$510
JNCO	291	79.9%	\$999	\$276	\$3,314
Total	364	100.0%	\$1,087	\$376	\$4,512

* Estimated income assumes 95% occupancy

Base-Specific Desired Features

1. Full-size footprint basements in lieu of tornado shelters in new construction units
2. Two-car garages (with automatic door opener) for multiplex units
3. Renovation of PAIP and Spicer units within the IDP

Project Highlights

- Long-term lease parcels located outside main gate
- New Housing Management Office and Maintenance Facility Conveyed to Project Owner
- Guard Facility Not Conveyed; Staffed by AF Personnel
- Over 50% of end state are existing units
- No General Officer Homes