



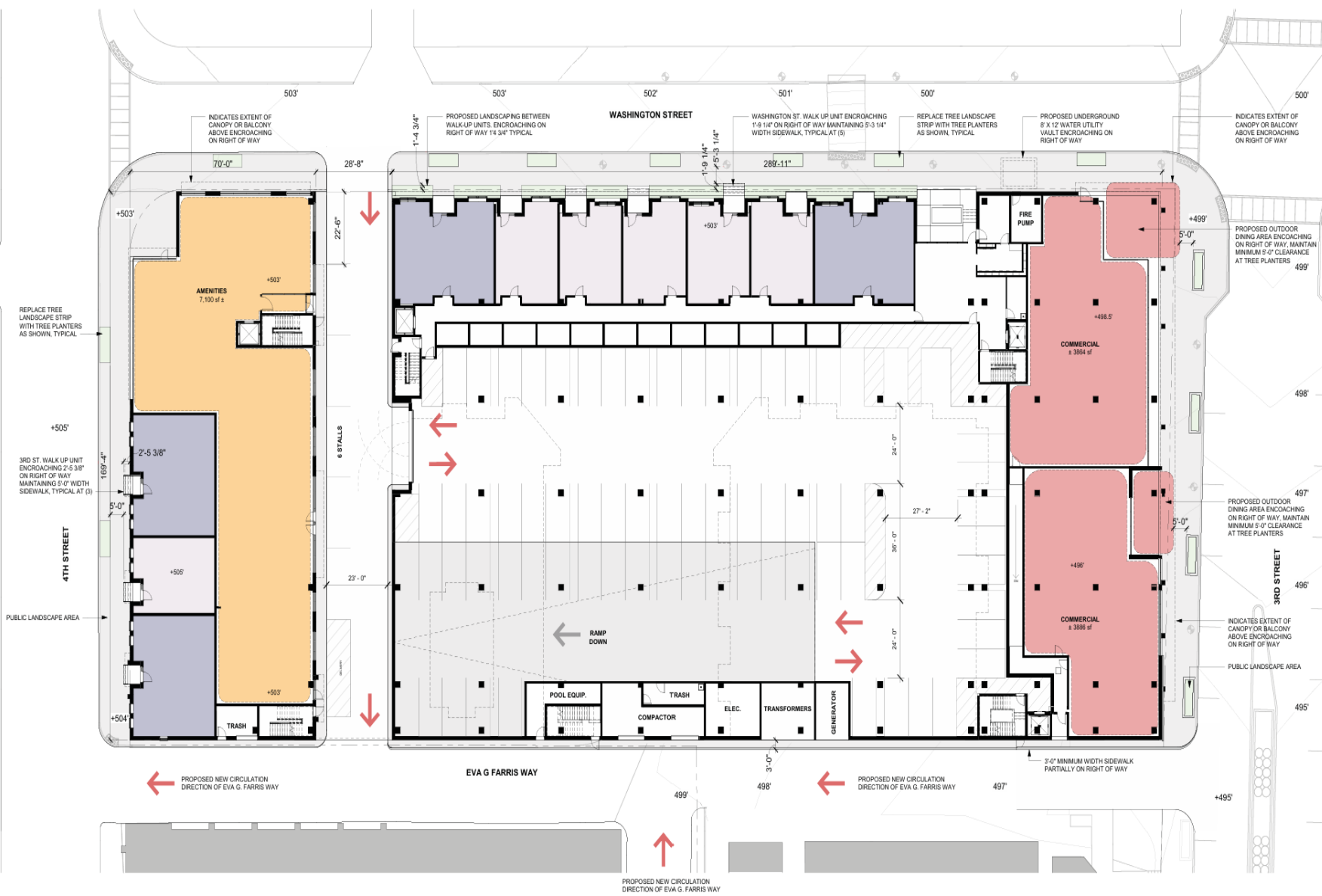
Presentation To The Covington Board of Education

Covington Central Riverfront
Blocks M and N

Silverman and Company, Inc.
June 12, 2025

[Overview]

- Development Located On Blocks M and N
- Approximately 275 Residential Units
- Approximately 7,700 Square Feet of Restaurant/Retail Space
- Capital Investment of Approximately \$70M
- Largest Private Development in CCR



01 STREET LEVEL PLAN DIAGRAM
A.01 1/16" = 1'-0"



Floorplans

- Studios
 - Approx. 550 SF - 585 SF (+/- 31% of total)

- 1BR/1BA
 - Approx. 730 SF – 900 SF (+/- 47% of total)

- 1BR/1BA+Den
 - Approx. 940 SF (+/- 2% of total)

- 2BR/2BA
 - Approx. 1,120 SF – 1,402 SF (+/- 20% of total)

[Amenities]

- On-Site Management Office
- Resident Lounge
- Fitness Center/Fitness Center Lounge
- Co-Working Hub
- Rooftop Amenities
 - Pool
 - Wine/Beer Garden
 - Grilling Station



Covington Central Riverfront - Blocks M & N | 4th & Washington Perspective

A-06 | 8313.00 | 10-03-2024

Messer
WeAreBuilding.

SILVERMAN
and COMPANY, INC.

KZF DESIGN



Covington Central Riverfront - Blocks M & N | Washington Perspective

A-07 | 8313.00 | 10-03-2024

Messer
WeAreBuilding.

SILVERMAN
and COMPANY, INC.

KZF DESIGN

NOT FOR CONSTRUCTION





01 SOUTHWEST AXONOMETRIC
A-213



01 NORTHWEST AXONOMETRIC
A-214

Developer Background

- Silverman and Company, Inc. founded in 1984. Sister company, Hal Homes, Inc., founded in 1977.
- Specializes in the development, construction, leasing and management of the following property types:
 - Multi-Family
 - Retail
 - Office
 - Mixed-Use



BELLANOUA

12W 50W

RACKHOUSE

BURGERS

FIFTY WEST
50W



The
DISTRICT
AT DEERFIELD



JEN'S ICE CREAMS











ONE
DEERFIELD











[Pilot Request]

- Incentives needed to help offset elevated costs in general and specific costs associated with structured parking.
- 60% Pilot Payment to City, County and School District for 20-year Bond Term.
- The Site has generated no local real estate taxes for over 65 years.

[Conclusion]

- The Project will generate significant new tax revenue to Covington Schools even with Pilot participation.
- The Project will generate new tangible taxes from the residents.
- The Project will help transform the CCR and encourage other development.