



Hawthorne Development Corporation

The Company

- Hawthorne Development Corporation, a company with completed projects valued around \$800m, and a pipeline of over \$200 m
- A player in the Illinois real estate market for over 25 years
- Awarded the prestigious 'ISO-9002' certification, a first in the State of Illinois for a construction company
- Has converted, built, and developed or redeveloped nearly 4 million square feet of properties in the city of Chicago, the suburban areas of Chicago, downstate Illinois, and also in the State of Florida
- Currently, more than 1 m sq. ft. under development



Current project



OSAGE HISTORIC MILL REHAB – BESSEMER CITY , NC

TOTAL PROEJCT SIZE \$40 MILLION APPROX.

**175 MULTI FAMILY RENTALS INCLUDING 105 AFFORDABLE
HOUSING UNITS PLUS 28,000 SF OF RETAIL**

SCORES OF CONSTRUCTION & PERMANENT JOBS

JOB IMPACT: 300 (Direct, indirect, and induced jobs)

CONSTRUCTION START ESTIMATED 2017. COMPLETION 2018

Why Osage Mill?

First of all, it is North Carolina, a welcoming state

Second, it is exciting to be in a town where our project will make a difference via creation of an economic engine propelled by 500 new residents!

Third, we like to restore Historic National Landmarks. We are Green friendly & Sustainability-driven, besides being driven by job creation.

Fourth, and most important---this will be a Net Zero building. We will be able to demonstrate the viability of deployment of clean energy, net zero, and cost savings in the affordable housing sector for the first time in the state of NC.

This project also will be the largest Net Zero commercial project in the state

We are using solar, and geothermal for energy savings; good chunk of the savings passed on to the low income residents.

Entrant in the DOE contest for affordable solar



'Before' pictures



Photo 8: View of the roof of building 2232.



Photo 10: View of ACM vinyl floor tile in the bathrooms of building 2232. Also pictured is drywall and joint compound found to contain <1% chrysotile.

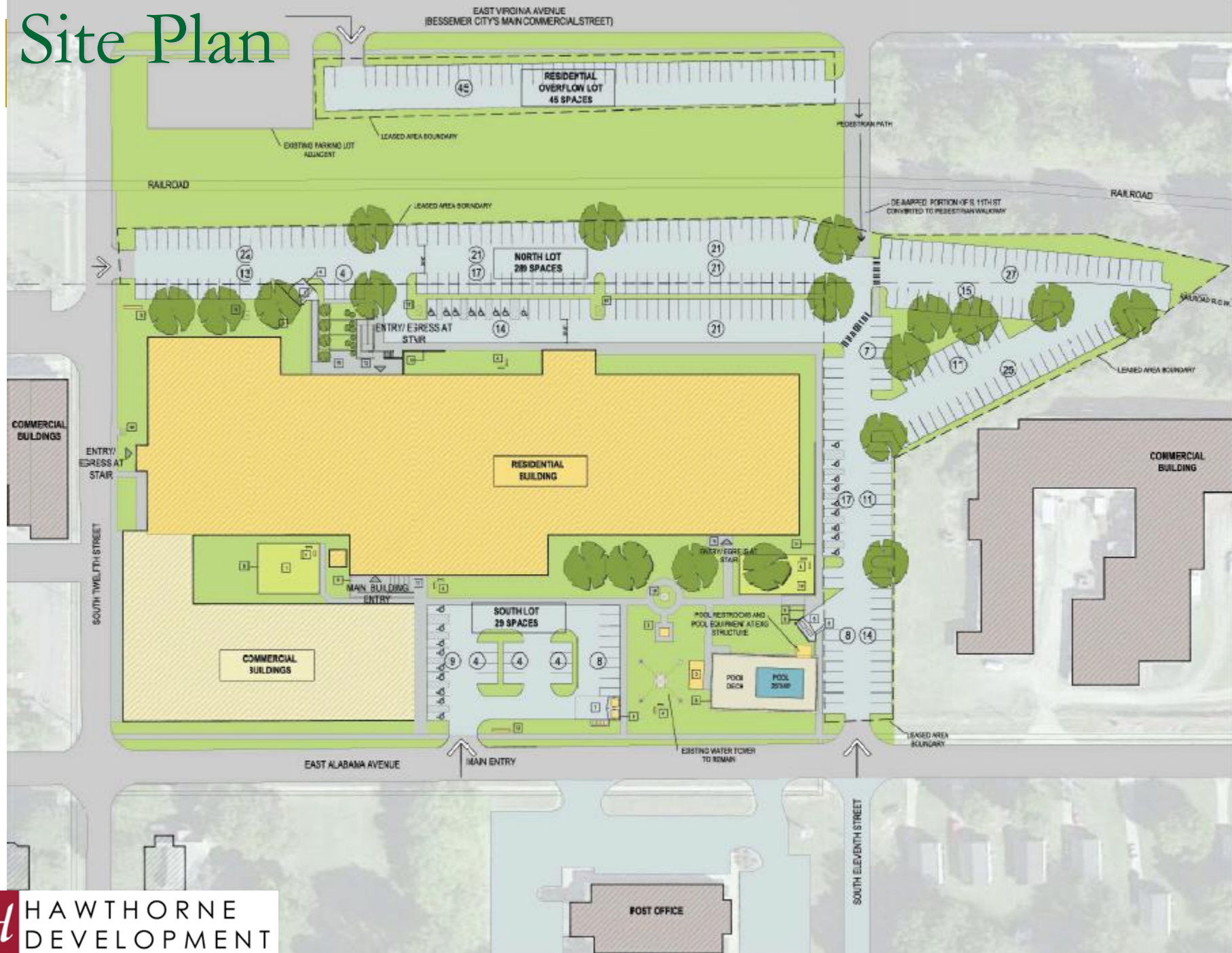


Photo 4: View of ceiling damage in Building "F".

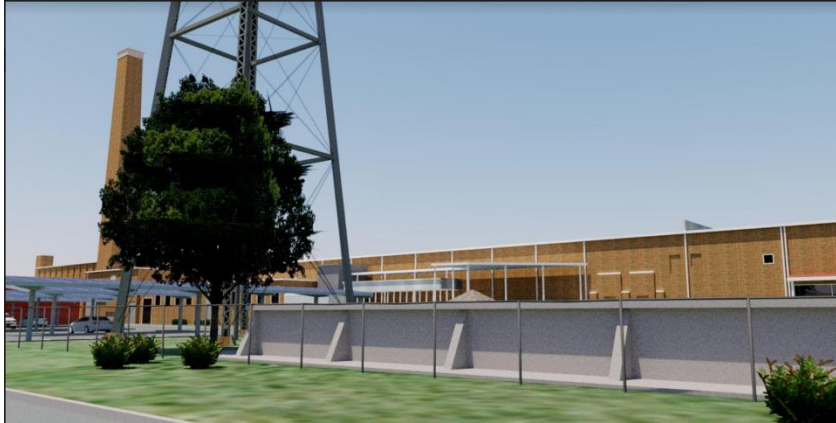


Photo 9: View of of ACM vinyl floor tile located in the bathrooms of building 2224.

Site Plan



Renderings



Our request

Eligibility to participate in Gaston County's Investment Grant Program,

Why do we deserve it?

- **Redevelopment of a vacant/underused/blighted historic mill located in the downtown area.**
- **Osage Mill redevelopment will act as an additional catalyst to ongoing efforts to revitalize Bessemer City's downtown area**
- **Can serve as a best practice for all of Gaston County.**
- **Eligibility to participate in the grant program will help support efforts to create new energies for growth and development in Gaston County and Bessemer City.**