



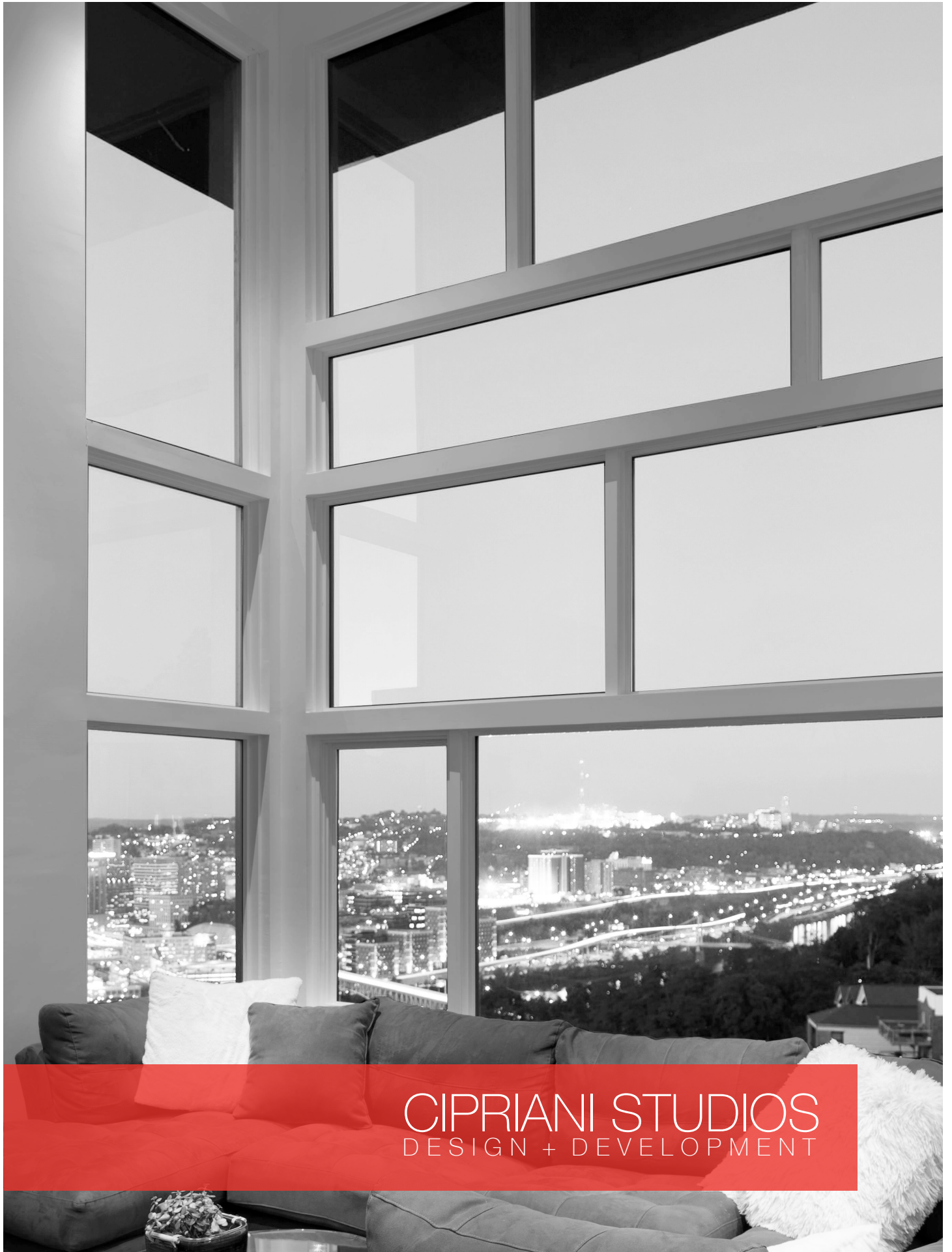
Rose Street Ventures, LP

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Rose Street Ventures, LP, is a Pittsburgh-based housing startup led by Steffan Johnson and backed by R Kyndall Development Group, LLC (“R Kyndall”), an MBE developer, builder and manager of for sale housing across the NorthEast. R Kyndall is a limited partner and investor in Rose Street Ventures. In this public / private partnership, Rose Street Ventures, along with the Pittsburgh Housing Development Corporation, will provide on the ground leadership and project management for the planning, financing, development and sale of 6 new construction homes. PHDC will specifically handle all matters related to the affordable units assigned to the project.

Together Rose Street Ventures and PHDC have:

- Local knowledge and expertise to launch mixed income projects
- Financial capacity to fund predevelopment costs, raise private commercial equity and attract grant dollars to fund this development
- Successful relationships with the URA
- A shared commitment to the provide family friendly housing without displacement
- Positive relationships with RCO’s, community groups and government agencies (HACP)
- Both organizations have the balance sheets, relationships and ingenuity to assemble the appropriate resources to execute this transaction.



CIPRIANI STUDIOS
DESIGN + DEVELOPMENT

About the Studio

Cipriani Studios is a design-focused residential real estate development and design company, founded in 2010 by principal Justin Cipriani.

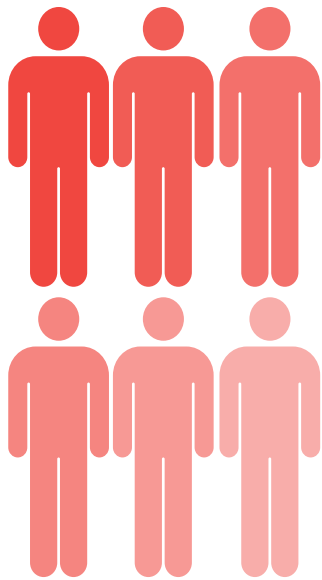
After ten years of designing modern homes in California, he returned to his Pittsburgh roots to open a studio focused on creating modern custom homes as both an equity developer and consulting designer.



Justin Cipriani

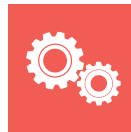


Service Group



Construction

PW Campbell
Montgomery + Rust



Engineering

KU Resources Engineering
Big Sky Structural Solutions



Sales

Piatt Sotheby's International Realty
Howard Hanna



Finance

First National Bank
WestBanco



Legal

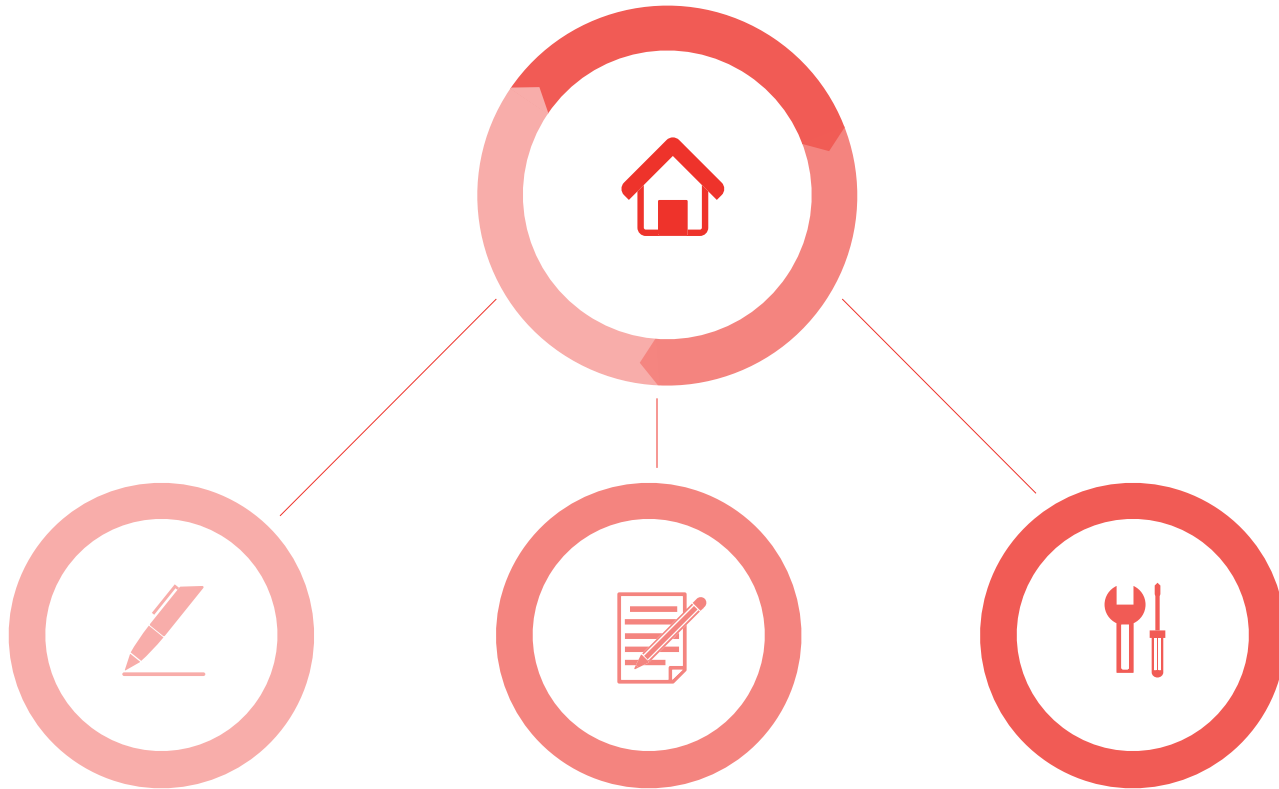
Brennan, Robins, & Daley
Cipriani & Werner



Agency + Outreach

Katie Yakich

Our Process



01 Design

01 Diagram
Analyze home and site requirements

02 Layout
Create floor plans from diagrams

03 Visualize
Render 3D creative direction from floor plans

04 Draw
Develop drawing set for pricing and permits

02 Permit

01 Approve
Engage required permitting agencies and processes to obtain approvals for permits, which include but are not limited to Zoning, Building, Public Works, Planning Commission, Variances, HOA Approval, and Neighborhood Groups.

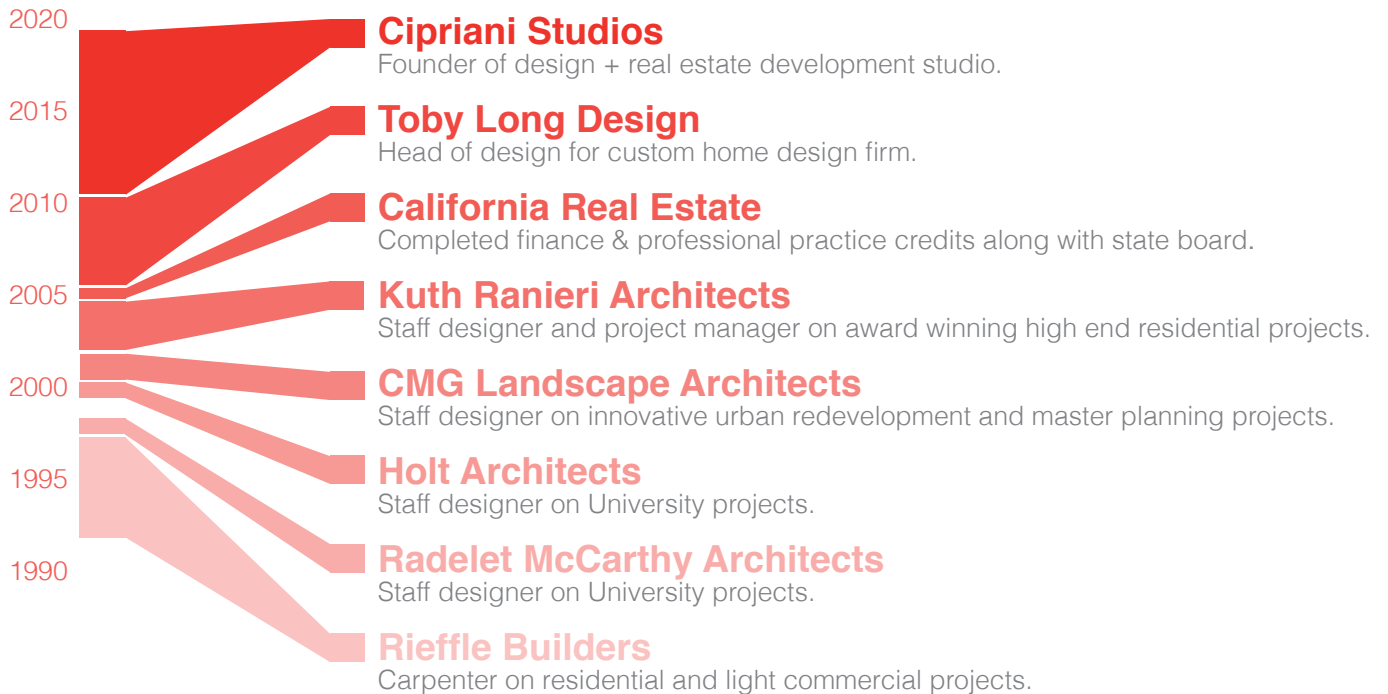
03 Build

01 Construct
Coordinate between owner and builder throughout the construction process to ensure quality oversight.

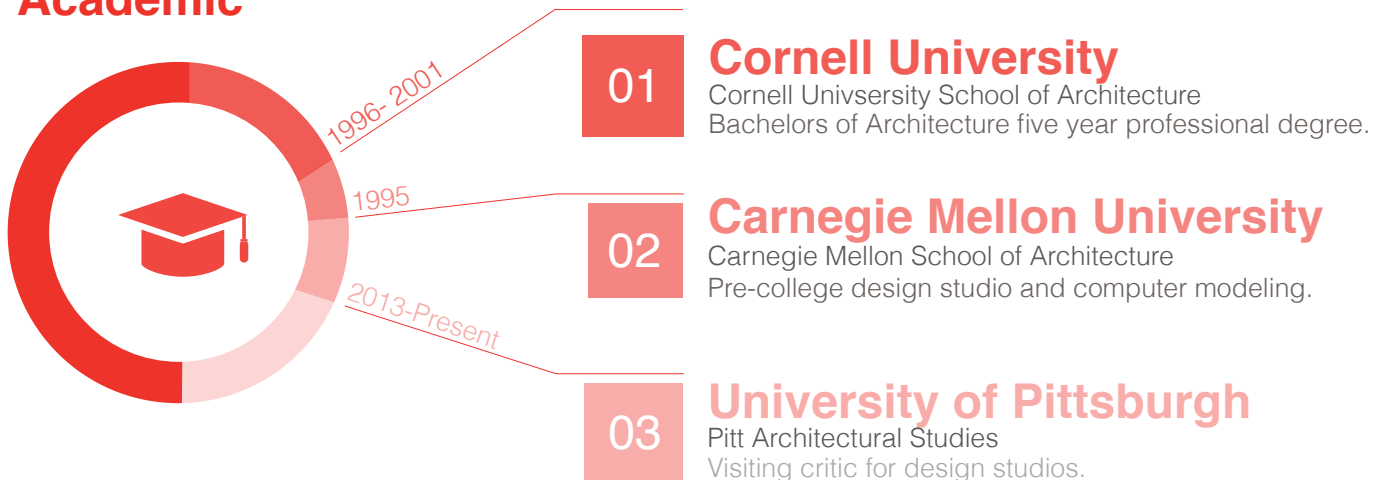
Principal Experience



01 Professional



02 Academic



03 Publications



- PA Tribune Review**
Neff Street
- PA Pop City**
Neff Street
- CA Small Firm Great Projects**
Johnson Residence; w/ Toby Long Design
- CA AIA Best of the Bay Award**
I/S Cottage; w/ Kuth Ranieri
- CA San Francisco Chronicle**
Pixar Residence
- PA Tribune Review**
East Ohio Street
- PA Tribune Review**
Bailey Park
- PA House Trends**
Neff Street Condos
- PA Tribune Review**
16th Street
- PA Whirl Magazine**
Neff Street

General Contractor



QUALITY - INNOVATION - EFFICIENCY

MEDCO has extensive experience as builders, developers, construction, and property managers. Our services include estimating, scheduling, procurement, design, construction, field supervision, as well as financial and quality controls. We've committed a lifetime to real estate and adding to communities through our client's projects and goals.

MEDCO Inc. and its subsidiaries have completed hundreds of millions of dollars in construction projects over its lifespan and is still going strong. MEDCO partners collaborate as builders, developers, construction and property managers.

With intuitive selection and cutting-edge efficiency, MEDCO generates one successful project after another, and proves to be profitable for their clients, no matter the economic conditions.

Having built and managed projects in Pennsylvania, West Virginia, New Jersey, and New York, MEDCO's multi-faceted approach allows a well-balanced portfolio of medium-sized commercial construction and custom residential estate style that lends itself to diversification for their clients.

45

YEARS OF
EXPERIENCE

870

CONTRACTS
APPOINTED

26

AWARDS
WON



PROJECT: Capitol Suites at Fifth Avenue	CLIENT: Available upon request	LOCATION: Pittsburgh, Pennsylvania	ARCHITECT: TKA Architects
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30 unit apartment building with one and two-bedroom rentals. Commercial space available on the first floor.

Currently under construction - www.CapitolSuitesAtFifth.com

