



PHASE 5
The Regatta

PHASE 2
Whittier Hotel

PHASE 1
Whittier Manor

PHASE 4
Whittier Garden Lofts

PHASE 3
Whittier Park Plaza

PHASE 6
Whittier Tower

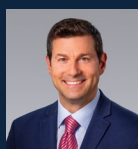
GOLD COAST AT WHITTIER PARK

315 BURNS DRIVE | DETROIT, MI

6-PHASE INTERNATIONAL WATERWAY DEVELOPMENT | 12.79 ACRES | 5 MIN FROM DOWNTOWN DETROIT



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Whittier Tower



INVESTMENT OVERVIEW

- ✓ Transformative multi-phase urban waterfront redevelopment
- ✓ Located along Detroit's historic Gold Coast and adjacent to Indian Village
- ✓ Walkable, amenity-rich, destination-driven community concept. Access to America's #1 Riverwalk (USA TODAY)
- ✓ Minutes from downtown, riverfront attractions, parks, races, festivals, Casinos and sport venues

The Full 6-Phase Masterplan



1,000 +/- Residential Units



Hotel + 250 Suite Full Service



140,000+ Sqft. Retail + Office



Resort-Style Amenities at Multiple Phases



Elevated Streetscape, Landscaping, and New Infrastructure Enhancement



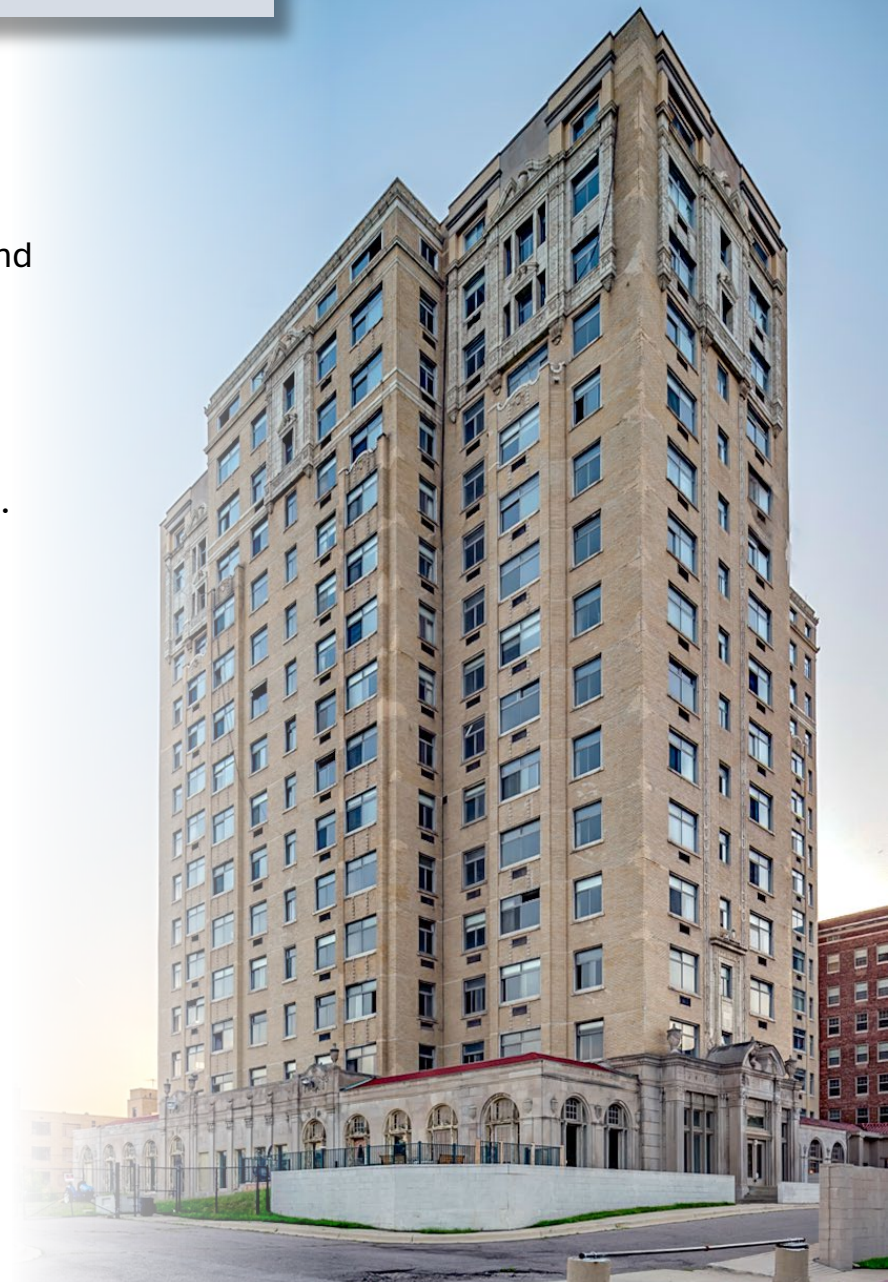
PARTNERSHIP OPPORTUNITY

WAYS TO PARTICIPATE

- Equity Partnership Structure**
Investors obtain direct ownership with cash flow participation and long-term appreciation alongside the Sponsor.
- Joint Venture Arrangement**
Customized partnership with negotiated profit splits and governance, aligning development expertise and capital funding.
- LP/GP Ownership Model**
Limited Partners invest capital with preferred returns; General Partner manages operations for passive income.
- Straight Sale or Recapitalization**
Investors can acquire full or majority ownership to benefit from asset stabilization and future appreciation

CAPITAL USE FOCUS

- Asset Stabilization and Optimization
- Property Enhancements and Modernization
- Participation in Broader Whittier Park Master Plan Vision



DEVELOPMENT PHASES

Phase 1 — Whittier Manor

Residential foundation to anchor the community.

Phase 2 — Whittier Hotel & Whittier Tower

Historical luxury full-service hotel + high-end residences.
Rises 15 stories with concierge services, fitness, rooftop terrace.

Phases 3/4 — Whittier Park Plaza

150 units + 250 secured, enclosed parking spaces, 14,000 SF or
retail & commercial spaces.

Phase 5 — Whittier Garden Loft

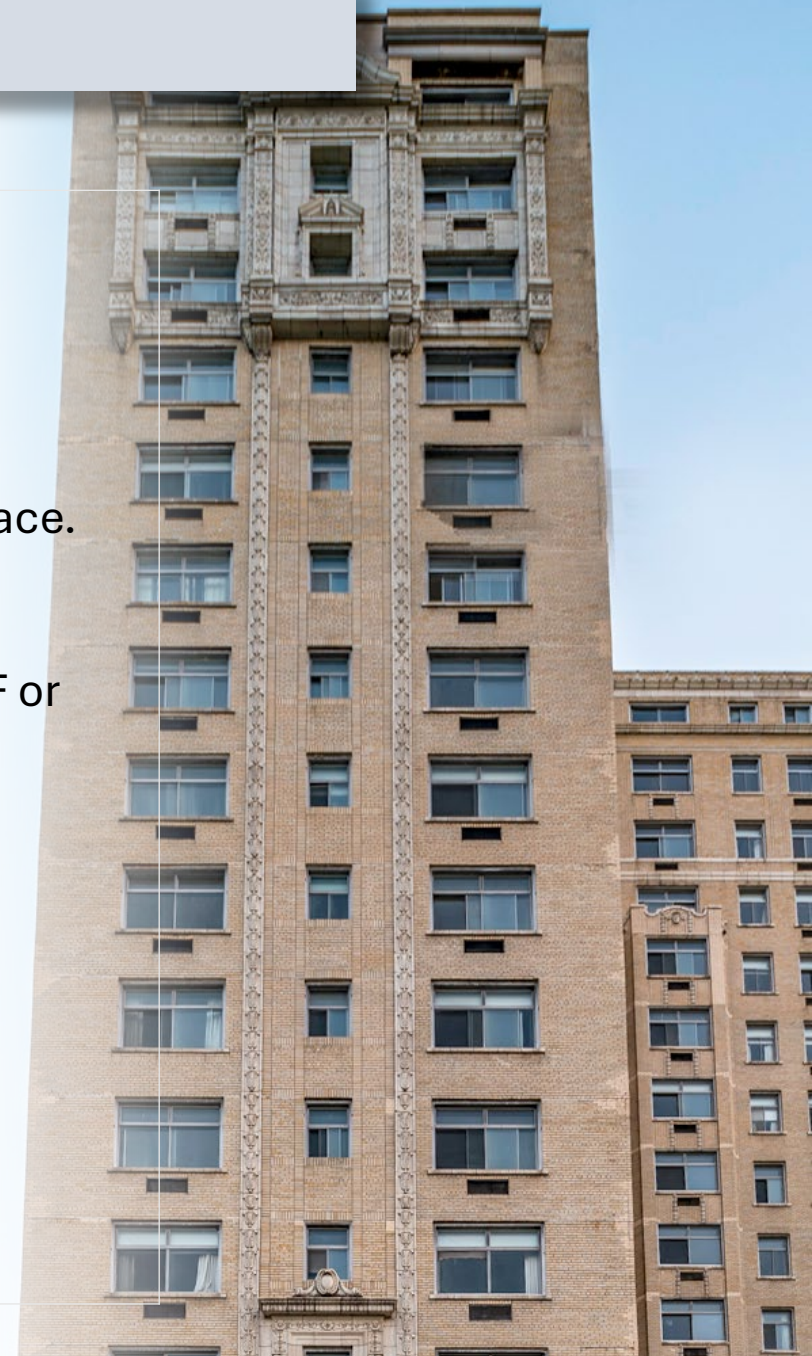
144 luxury lofts + 5,000 SF retail w/ indoor parking.

Phase 6 — The Regatta

150 luxury waterfront residences with panoramic views.

Phase 7 — Whittier Tower (Luxury Rental/Condo Tower)

Luxury rental/condo tower with resort amenities.



DEVELOPMENT AERIAL OVERVIEW



DEVELOPMENT HIGHLIGHTS

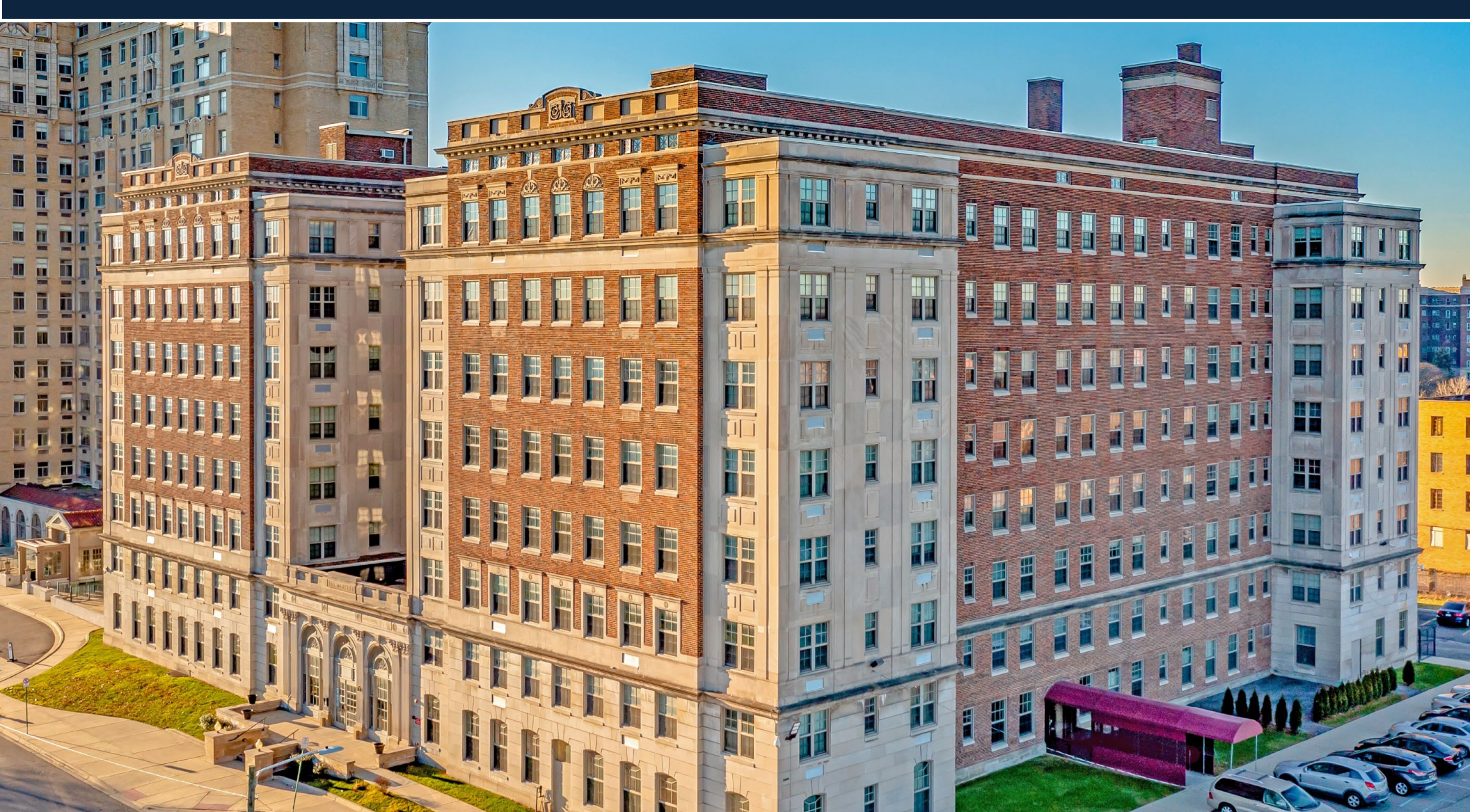


LOCATION ADVANTAGE

- ✓ Immediate access to Detroit River & Waterfront Trails
- ✓ Adjacent to parks, galleries, marinas, events, dining, & festivals
- ✓ Less than 5-min drive to downtown Detroit, museums, casinos, and stadiums

ARCHITECTURAL & LIFESTYLE APPEAL

- ✓ Floor-to-ceiling glass designs
- ✓ High-end finishes, 10-12 ft ceilings, open layouts, resort-style amenities, concierge, rooftop terraces
- ✓ Boutique hospitality + premium multifamily + luxury condominium offerings



PHASE 1 WHITTIER MANOR

OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

PHASE 1: WHITTIER MANOR



OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI



PHASE 2 WHITTIER HOTEL

OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

PHASE 2: WHITTIER HOTEL



OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

PHASE 2: WHITTIER HOTEL



OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

PHASE 3-4 WHITTIER PARK PLAZA

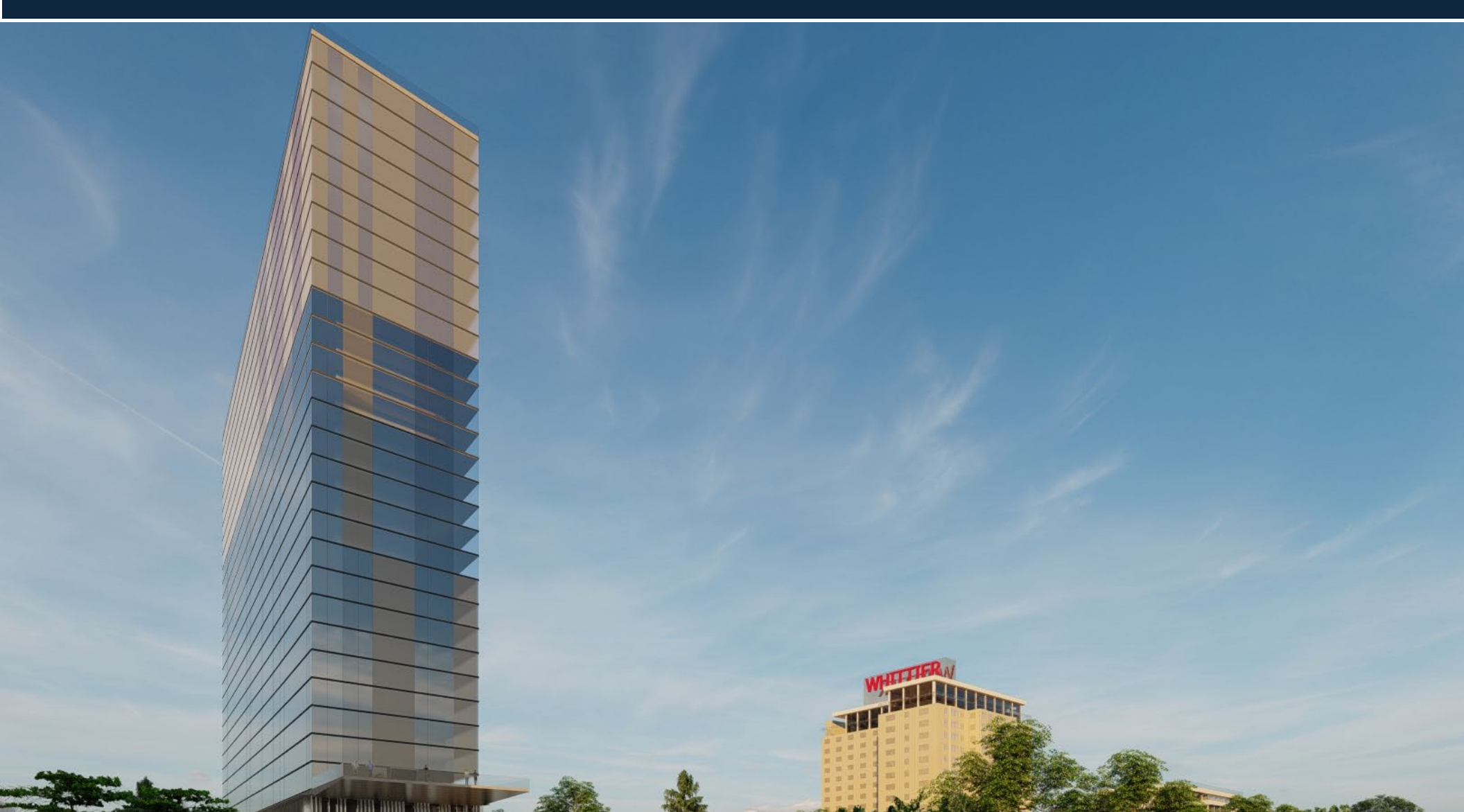


OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

PHASE 3-4: WHITTIER PARK PLAZA



OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI



PHASE 5
WHITTIER TOWER

OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

PHASE 5: WHITTIER TOWER



AERIAL VIEWS



Google Earth
Map data © OpenStreetMap contributors,
Imagery © Google

OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI



AERIAL VIEWS



OFFERING MEMORANDUM
GOLD COAST AT WHITTIER PARK | DETROIT, MI

HISTORICAL OVERVIEW

For several decades, The Whittier Hotel stood as one of Detroit's premier social symbols and cultural landmarks. Built in the 1920s along the Detroit River, it operated as a sophisticated apartment hotel, blending luxury and residential living with high-end hospitality.

Throughout the mid-20th century, the Whittier served as a centerpiece of elite society, hosting formal galas, private gatherings for Detroit's industrial leaders, major banquets, and civic events. Its Crystal Room ballroom and elegant lounges made it one of the east side's most coveted venues.

By the 1960s, the hotel emerged as a cultural hub as well, attracting globally renowned musicians, such as:

- The Beatles stayed at the hotel in September 1964 while performing at Olympia Stadium, occupying Room 1566.
- The Rolling Stones also chose the Whittier during their early Detroit visits.

The hotel hosted a striking mix of cultural icons, industrial heirs, and entertainers:

- Mae West – one of Hollywood's biggest stars of the 1930s
- Cornelia Otis Skinner – prominent American author and playwright
- Damon Runyon – famed writer whose work inspired Guys and Dolls
- Horace Dodge Jr. and Gregg Sherwood – representing Detroit's automotive aristocracy
- Eleanor Roosevelt – symbolizing the hotel's national stature
- Frank Sinatra – among the most famous performers of the 20th century

The Whittier's prominence extended beyond hospitality. Its riverfront location made it strategically significant during **Prohibition**, when Detroit-Canada rum-running flourished, and it became associated with notable underworld activity.

The Whittier served as a central hub for Detroit's major international powerboat competitions:

- Gold Cup races
- Silver Cup races

Whittier is more than a place to stay; it is a historical monument.

LOCAL AREA



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GOLD COAST AT WHITTIER PARK | DETROIT, MI

LOCATION OVERVIEW



Detroit combines strategic geography, industrial strength, and forward-looking economic growth. Long recognized as the center of the global automotive industry and home to General Motors, Ford, and Stellantis, the city remains a cornerstone of American innovation. Its location along the U.S.-Canada border, supported by major infrastructure such as international bridges, rail networks, interstate highways, and DTW International Airport, makes Detroit a critical logistics and trade hub. With a 4.3 million-person metro population, ongoing urban revitalization, and major public-private investments, Detroit is positioning itself for sustained growth driven by manufacturing resurgence and next-generation mobility and technology initiatives.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	11,005	54,400	182,444
Total Households	6,940	28,883	82,289
Total Family Households	1,873	10,620	36,474
Average Household Size	1.55	1.82	2.13
Median Age	50.1	43.9	36.5
Population Age 25+	9,191	41,719	126,128
Total Businesses	245	1,988	8,108
Total Daytime Population	11,849	69,140	281,700
Daytime Population: Workers	5,637	35,024	169,762
Daytime Population: Residents	6,212	34,116	111,938

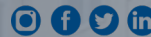


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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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