

## Parkhouse50

### Client

Parkhouse Companies

### Project

Parkhouse50 is located in Phoenix, Arizona and is a phased, mixed-use urban luxury condominium development. The proposed mixed-use project consists of approximately 140,000 square feet of retail and restaurants, 350,000 square feet of offices, 1,100,000 square feet of residential condominiums, and an exclusive elevated recreational running and walking "ribbon park".

### Assignment

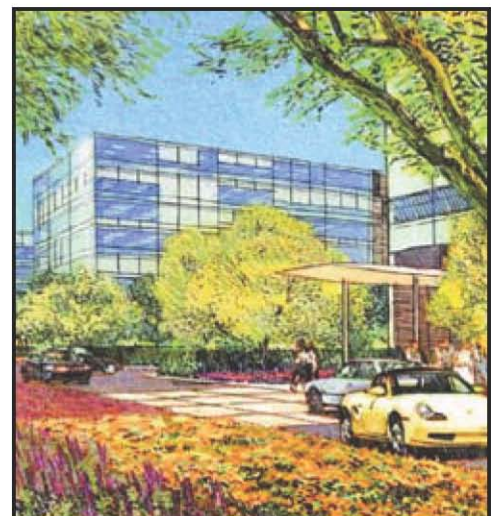
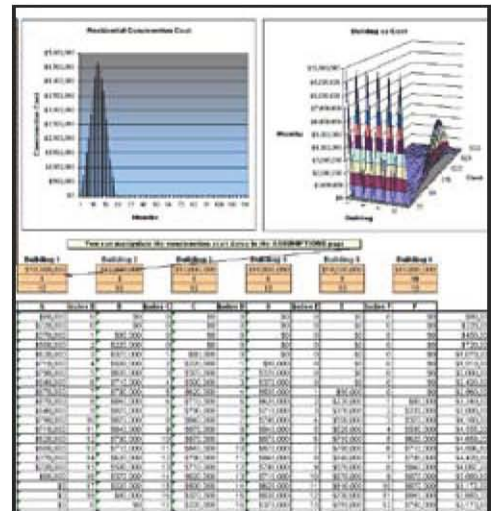
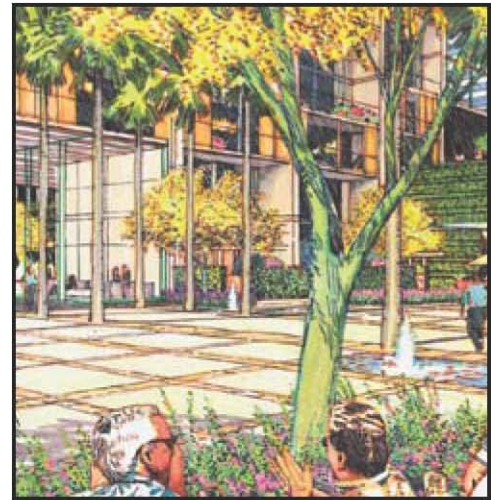
The different uses made it difficult to build an adequate financial model. Canned software packages, such as Argus, are very good at some uses, but are not good for others. Flexible spreadsheets, such as Excel, can do anything, but they are often riddled with bugs and are hard to maintain. The client required a financial model that was flexible, but also included the power of the canned software packages. This request was above and beyond what the typical real estate financial model offered.

### Solution

We completed the financial model in Excel and also were brought in to help the client present the material to equity investors. To accomplish this, our analytical team developed a fully-adaptable construction and sales model, constructed a multi-phase breakdown of all cash-flows and costs, and essentially rebuilt the power of canned software in Excel.

For more information about our services contact our Principal, Joshua Kahr at [josh@kahrrealestate.com](mailto:josh@kahrrealestate.com)

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