# Shark Tank Parsons Senior October 2013

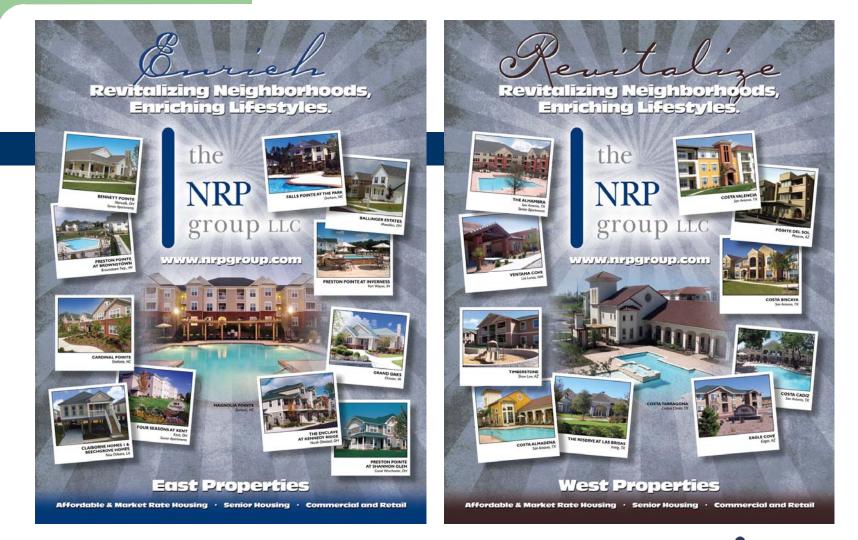
Presented by Aaron Pechota VP – Development



# The NRP Group

- Full service real estate company (development, general contracting and property management) founded in 1994
- Developed and constructed over 200 developments totaling almost 20,000 units
- Focus on Affordable, Market Rate, and Student Housing
- 2012 #8 in Country for Multifamily
- National Presence: Florida, Indiana, Michigan, New York, North Carolina, South Carolina, Ohio, Pennsylvania, Texas, and Virginia











National Association of Home Builders Pillars of the Industry Awards 2012 Multifamilly Development Firm of the Year 2009 Multifamily Development Firm of the Year 2006 Finalist for Best Affordable Housing Community

Affordable Housing Finance Magazine 2007, 2008. 2009, 2011 Ranked Number One in Top 50 Affordable Housing Developers

Multifamily Executive Magazine 2005, 2006, 2007, 2008, 2009, 2010, 2011 Ranked in Top 50 Multifamily Builders



### **Affordable Housing Finance**

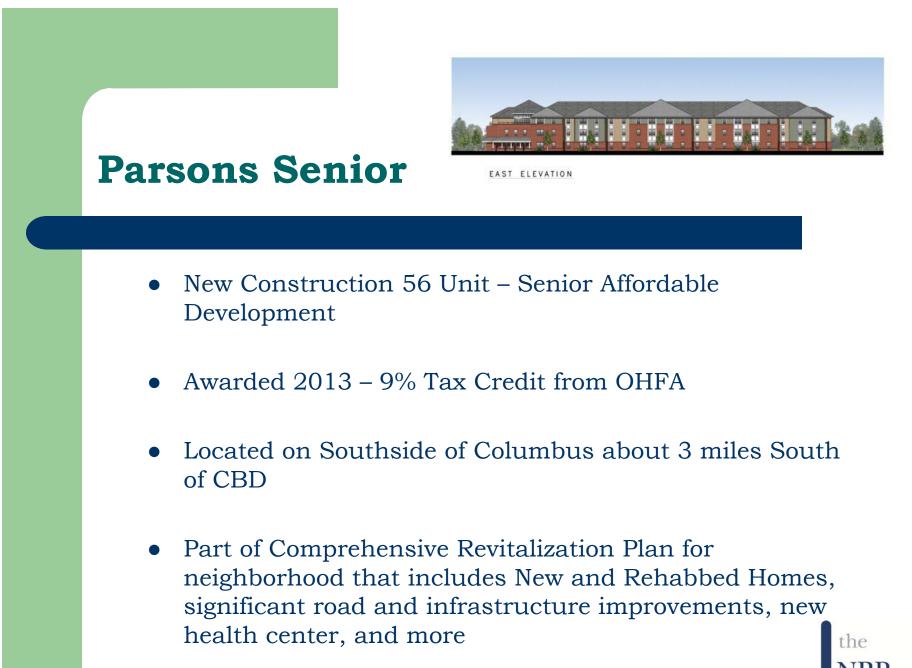


|    | CONTACT   | ADORESS/<br>PHONE/WEB   | APPORED<br>2007 UNIT<br>STARTS          | DUE DEALS<br>2007 UNIT<br>COMPLETIONS                        | REGIONISI   | ORGANIZA  |
|----|---|---|---|--|---|---|
| 1  | The same GROUP, LLC<br>Alan F. Scott, managing member   | 5309 Transportation Bind; Gerfeit Heights, CH 4405<br>(296) 475-6900 + www.neppropilation<br>What the second consecutive year, The NITP Group has<br>addition to remaining active in altiputable housing. It<br>connectional apartment altiputs headquarters in Dat   | the list with t                         | (580)<br>He most affordative h<br>panded its convention      | Indianal<br>aucting units stark<br>nai housing busine | For gruff<br>ed in 2007, in<br>st, establishing |
| 2  | THE MICHAELS DEVELOPMENT CO.<br>Robert J. Greek president   | One E. Move Road, P.D. Box 994; Martinn, HJ 08053<br>dblar 594-3008 - www.inchaetidevelopment.impany.co<br>HPDe overer of 40.000 uffordable housing antit, the 5<br>LBHTO or tax swampt bond devalopments and comp  | 1.609<br>International                  |  | National<br>of low-income from                        | For-profi                                       |
| 3  | THE PARK COS.<br>Citf Bates, director of acquisitions   | PD, Box THE Jackson, HS 39205<br>(BOI 3211923 - www.theparticompanies.com<br>9754 firm has been active in the installeting of the Gut<br>3007 and increased the number of units started to 1  | 1.316<br>Coalt after H                  | 419<br>unicare Rationa, E. C                                 | SC<br>artes) rove new do                              | For graft                                       |
| 4  | PEDCOR INVESTMENTS, LLC<br>Phillip J. Staffreger, chief operating<br>officer and associtive vice president    | One Pietlar Square, 170 Tend Ave, 5.W, Carriel, H.460<br>(301) 587-0343 - www.pedcorcompanies.com<br>Mindeor is a primarily suburban tringe deviduper of al<br>unter a Statio million benef good with a large retrieval.  | tertebit house                          | 838<br>Ing. K referenced 301                                 | MME SIC, SIC, M<br>Las evenut bond f                  | For graf<br>eded thereac                        |
| 5  | SAN ANTONO HOUSING AUTHORITY<br>Gevino Ramos, director<br>of corporate relations                              |   | 1,255                                   | 1254<br>2007 and typ more                                    | San Antonio<br>Then \$250 million                     | Public hou<br>agency<br>a new                   |
| 6  | CARLISLE DEVELOPMENT GROUP<br>Matthew Greek CED   | 2950 S.N. 2775 Avr., Suite 200, Marris, FL 3003<br>(201) 470-818 - www.artistedevillament@pisqu.com<br>#Cartiels Devillament Group closed on 5000 million -<br>Linetentritis in During and Environmental Design-ont<br>also surgeous 55000 closed units units ownershill  | fied attordated                         | 781<br>ments in Florida and<br>r housing developme           | Plaita<br>commenced canal<br>rd in the state in 2     | For year<br>ruction on the<br>polt, the comp    |
| 7  | NATIONAL CHURCH RESIDENCES<br>Thomas IK. Simmer, president<br>and CEO   | 2336 N. Bark Drive: Columbus, OH 43220<br>(04) 459759 - weinsnotsing<br>Wildlowal Charth Residences is one of the nation's lar<br>opport 2 inter invaligement office in Alberta that will   | 1,200<br>Int sevents                    |  |   |   |
| 8  | APARTMENT INVESTMENT<br>AND MANAGEMENT CO.<br>Just Annus, setion vice president,<br>afformative howing        | 4582 S. Under St.; Derver, CO 80237<br>(303) 677-647 - www.amencom<br>Kiner of the nation's largest extens and operators of<br>particle that includes Sec. 8, nans, and LHTC develo   |   | eta<br>munities, Aimca has                                   | National<br>a significant after                       | For prof  |
| 9  | ENDOX HOUSING<br>Cardi Galanta, president and CEO   | 345 Spear 18, Suite 700; San Francisco, CA 94005<br>(45) 999-52: • www.bridgetousing.com<br>WHORDCK Hussing, one of the leading energifit tousin<br>arcther 577 afterstates homeownership units in 2007   | U33<br>devekcers i                      | THIS<br>In California, startest f<br>Intent a Los Anseries 1 | CARLINIA<br>Lie LIHTC projects                        | Noterof<br>with 616 units                       |
| 10 | MERCY HOUSING<br>Dick Banks, shiel operating officer  | 1999 Broadway, Sulla 1000 Genner, CO 60252<br>(201) 830 3305 - www.marcyfesating.org<br>Millerry Housing has mare than 8,/200 humes in same<br>over the next three years. The angungation recording<br>preteries or crustle 10,000 with of magoritise housin<br>preteries or crustle 10,000 with of magoritise housin | 951<br>phase of dove<br>tarched its N   | 009<br>Inpresent, totaling St.J<br>allocat Supportive Hit    | National<br>Julien of real est                        | Noncost<br>de in its pipeli<br>(h the goal ho   |
| 11 | HERMAN & KITTLE<br>PROPERTIES, INC.<br>July Kittle, executive vice president                                  | 500 E. 5685 S2, Sullis 302: Indiangentis, IN 46240<br>(107) 865-9860 + www.hermankitia.com<br>Brisonica & Kittle Properties partnered with different<br>Constant market in 2020: The time atox recently bed   | Test<br>locating agenc<br>an developing | 254<br>ies on multiple projec<br>market rate multiple        | MIE SC<br>Its in Indiana, and<br>ity Noticing         | For graf  |
| 12 | COMMUNITY PRESERVATION<br>AND DEVELOPMENT CORP.<br>Geny Joseph, vice president<br>for teal estate development | 5513 Convectional Ave., N.W., Washington, DC 2005<br>2003 MID-9558 - www.cpdc.org<br>Min.addStort to starting two reservances and T25 and<br>twose incluse administrative treasing and instance preserv   | 725                                     | 0  | NE, 52.   | Norgeof<br>Special and                          |
| 13 |   | Of Barbains St. Sada 50% Boston MA (1988)   | 709<br>(holes and o                     |  |   |   |
| 14 | BENEFICIAL COMMUNITIES<br>Den Pauton, president   | 2206 Jor-An Drive, Sananita, FL 34238<br>(943) 909-970 - www.benafic.latum.com<br>395erefic.lat.Communities started seven developments<br>four princits with nearly 500 units in 2008. Seniori  | 706<br>with much the<br>housing is a sp | 340<br>n 700 affordable unit<br>mileity                      | ME, SK.<br>5 in 2007. H exper                         | For grid  |
| 15 | DOMAIN COS.<br>Matthew Schwartz, principal  | It Park Place, Suite 1705, New 1975, NY XOOOT<br>(20) 991-0001 - were the domain on com<br>#The Domain Cos, started 483 ands of inited recent<br>All projects under construction failure green design   | 457<br>rental housing                   | 647  | National<br>are fassing in New                        | Figr graf<br>Orieans in 20                      |









the NRP group LLC



the **NRP** group LLC



EAST ELEVATION

#### • Additional information

- Strong Local NFP partner CD4AP
- Rents ranging from about \$325 to \$600 no more than 80% of current market
- Well located near transit (bus stop at site), shopping, amenities, etc
- No senior specific project built in the market
- Capture Rate less than 10%
- Strong DSCR over 15 year life
- Can be folded in existing local portfolio for management efficiency





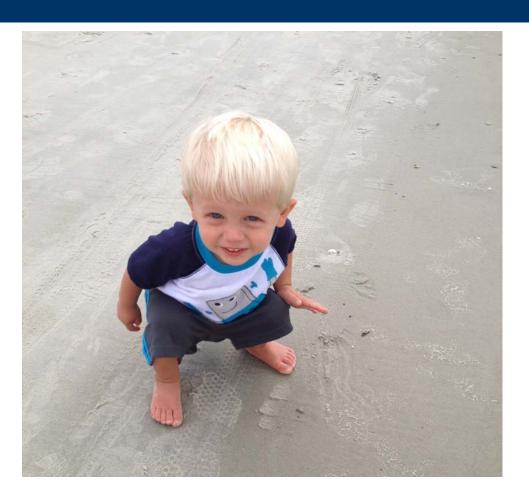
EAST ELEVATION

#### **Projected Timetable**

- Land Closing: December 2013
- Construction Commencement: February 2014
- Completion Date: March 2015
- Initial Occupancy: March 2015
- Full Occupancy: October 2015
- Stabilization Date: February 2016



### **Parsons Senior...One More thing**





### **Contact Information**

Aaron Pechota The NRP Group LLC 5309 Transportation Blvd Cleveland OH 44125 216.475.8900 Phone 216.584.2503 Fax <u>apechota@nrpgroup.com</u> www.NRPGroup.com

