

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

Enrich
**Revitalizing Neighborhoods,
 Enriching Lifestyles.**

the
NRP
 group LLC

www.nrpgroup.com



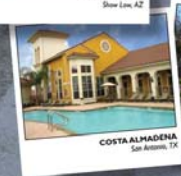
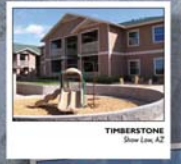
East Properties

Affordable & Market Rate Housing • Senior Housing • Commercial and Retail

Revitalize
**Revitalizing Neighborhoods,
 Enriching Lifestyles.**

the
NRP
 group LLC

www.nrpgroup.com



West Properties

Affordable & Market Rate Housing • Senior Housing • Commercial and Retail

the
NRP
 group LLC

The NRP Group

2009
Multifamily Development
Firm of the Year



the
NRP
group LLC

National Association of Home Builders Pillars of the Industry Awards
2012 Multifamily 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

the
NRP
group LLC

Affordable Housing Finance

AFFORDABLE HOUSING FINANCE

MAY 2008 VOL. 16, NO. 5 WWW.HOUSINGFINANCE.COM

IN THIS ISSUE:

- > HUD SECRETARY JACKSON RESIGNS
- > SUPPORTIVE HOUSING'S YOUTH REVOLUTION
- > REGIONAL REPORT: MIDWEST

The AHF 50:
NRP Group
Stands Strong



The Top 50 Affordable Housing Developers

RANK 2008	COMPANY CONTACT	ADDRESS PHONE	AFFORDABLE DEALS 2007 UNIT STARTS	2007 UNIT COMPLETIONS	REGION	ORGANIZATION TYPE
1	THE NRP GROUP LLC Aimee E. Scott, managing member	5020 International Blvd., Fairfax Heights, OH 44125 (216) 475-8900 • www.nrpgroup.com	1,765	1,580	National	For profit
2	THE MICHAELS DEVELOPMENT CO. Robert J. Green, president	1016 E. New Road, Box 1914, Martinsburg, W. VA 26051 (800) 586-3000 • www.michaelsdevelopment.com	1,689	1,647	National	For profit
3	THE PARK COS. Curt Bates, director of acquisitions	P.O. Box 78, Jackson, MS 39205 (601) 371-7123 • www.parkcos.com	1,316	418	SC	For profit
4	PERSON INVESTMENTS, LLC Philip J. Stoffregen, chief operating officer and executive vice president	One Victor Square, 775 Third Ave., S.W., Carroll, W. VA 26022 (801) 561-0343 • www.personinvestments.com	1,282	838	MS, SC, VA, W	For profit
5	SAN ANTONIO HOUSING AUTHORITY Carmel Harris, director	208 S. Flores, San Antonio, TX 78204 (210) 471-7623 • www.sahfa.org	1,250	1,254	San Antonio	Public housing agency
6	CARLISLE DEVELOPMENT GROUP Matthew Greig, CEO	2900 SW 27th Ave., Suite 200, Miami, FL 33133 (305) 479-8768 • www.carlisledevelopmentgroup.com	1,223	781	Florida	For profit
7	NATIONAL CHURCH RESIDENCES Thomas W. Semmes, president and CEO	2116 N. Bank Street, Columbus, OH 43220 (614) 454-2750 • www.nchr.org	1,200	1,200	National	Nonprofit
8	APARTMENT INVESTMENT AND MANAGEMENT CO. Jeff Kimes, senior vice president, affordable housing	4532 S. Lamar St., Denver, CO 80237 (303) 691-8462 • www.apimco.com	1,160	93	National	For profit
9	BRIDGE HOUSING Carol Galante, president and CEO	345 Sutter St., Suite 1500, San Francisco, CA 94105 (415) 589-4910 • www.bridgehousing.com	1,123	785	California	Nonprofit
10	GENCO HOUSING Mike Banks, chief operating officer	7079 Woodlawn, Suite 1000, Denver, CO 80202 (303) 530-2000 • www.gencohousing.com	991	819	National	Nonprofit
11	HERMAN & BITTLE PROPERTIES, INC. Jeff Kille, executive vice president	5020 E. 96th St., Suite 300, Indianapolis, IN 46240 (317) 835-9500 • www.hermanandbittle.com	789	284	MS, SC	For profit
12	COMMUNITY PRESERVATION AND DEVELOPMENT CORP. Cathy Choyn, vice president	5013 Connecticut Ave., NW, Washington, DC 20009 (202) 869-9168 • www.cpcorp.org	728	0	DC, VA	Nonprofit
13	THE COMMUNITY BUILDERS, INC. Mark E. Conroy, president and CEO	1000 Broadway St., Suite 1000, Boston, MA 02108 (617) 699-9399 • www.communitybuilders.org	706	664	MA, VA, VA, VA	Nonprofit
14	BENEFICIAL COMMUNITIES Don Patton, president	2100 S. Richardson, San Jose, CA 95128 (415) 959-1270 • www.beneficialcommunities.com	704	340	CA, VA	For profit
15	DOMAIN COS. Matthew Schwartz, principal	11 Park Place, Suite 1700, New York, NY 10007 (212) 919-0000 • www.domaincos.com	657	647	National	For profit

REGIONS: NE=Northeast; SE=Southeast; SW=Southwest; W=West; MW=Midwest.

Parsons Senior



Parsons Senior



EAST ELEVATION

- New Construction 56 Unit – Senior Affordable Development
- Awarded 2013 – 9% Tax Credit from OHFA
- Located on Southside of Columbus about 3 miles South of CBD
- Part of Comprehensive Revitalization Plan for neighborhood that includes New and Rehabbed Homes, significant road and infrastructure improvements, new health center, and more

Parsons Senior



Parsons Senior



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

Parsons Senior



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
apechota@nrpgroup.com
www.NRPGroup.com