# Shark Tank Parsons Senior October 2013

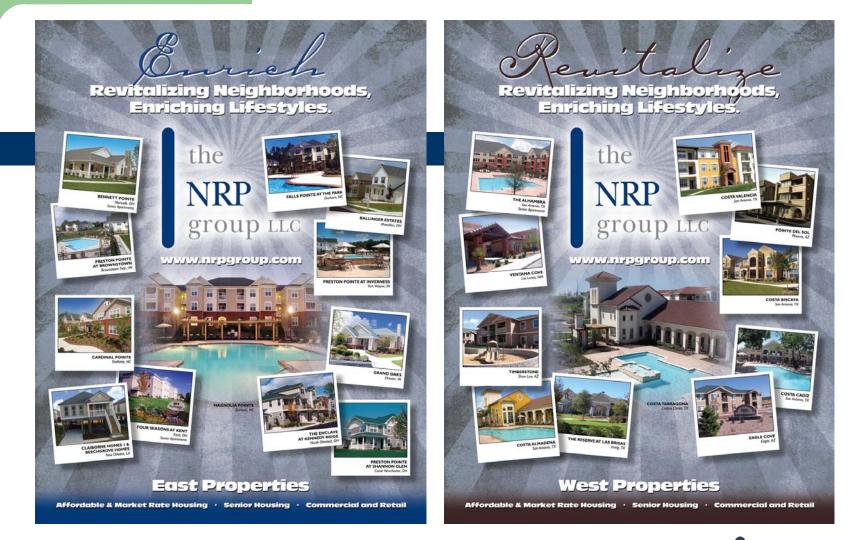
Presented by Aaron Pechota VP – Development



# 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**

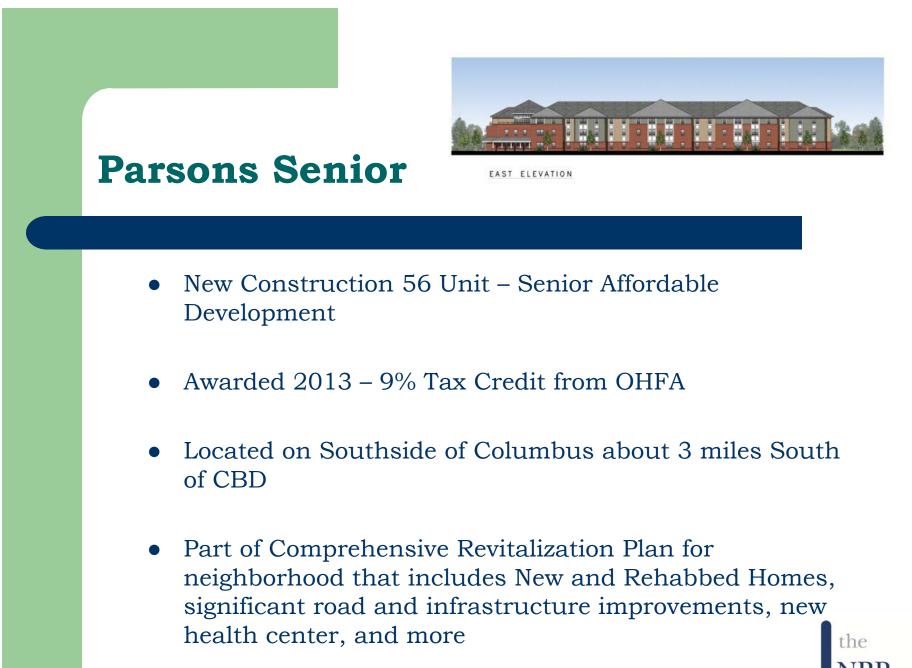


	CONTACT	ADORESS/ PHONE/WEB	APPORED 2007 UNIT STARTS	DUE DEALS 2007 UNIT COMPLETIONS	REGIONISI	ORGANIZA
1	The same GROUP, LLC Alan F. Scott, managing member	5309 Transportation Bind; Gerfeit Heights, CH 4405 (296) 475-6900 + www.neppropilation What the second consecutive year, The NITP Group has addition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





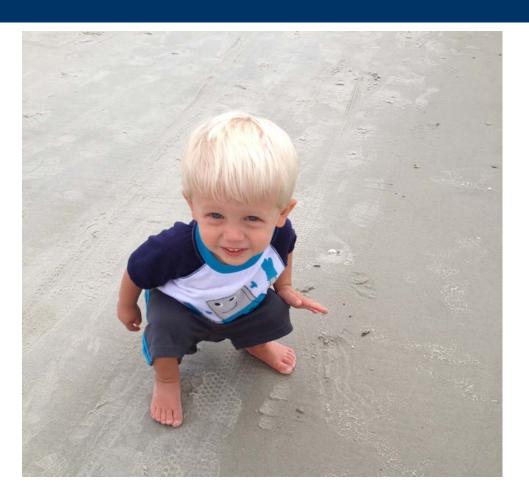
EAST ELEVATION

#### **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**

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