

CONSTRUCTION | the **NRP**
group

MULTIFAMILY
PILLARS OF THE
INDUSTRY
AWARDS
2022 WINNER



BEST-IN-CLASS MULTIFAMILY CONSTRUCTION AT NATIONAL SCALE

**DEVELOPING PEOPLE.
BUILDING COMMUNITIES.**

NRPCONSTRUCTION.COM

ABOUT US

NMHC
50

**TOP 10 BUILDER &
DEVELOPER**
2023 NMHC 50

**AFFORDABLE
HOUSING**
FINANCE

2022 RANKED #3
Top Affordable
Housing Developers



TOP 5 RANKED
2023 Top Multifamily
Development Firms

ACERO
SAN ANTONIO, TX
325 UNITS - MARKET RATE AND WORKFORCE
GARDEN, URBAN CONSTRUCTION



For nearly three decades, The NRP group has perfected a **best-in-class construction platform** known for delivering projects that are **on time, on-budget and highly cost effective with award-winning quality and style.**

Our success is the direct result of having an **owner's perspective.** As one of the largest multifamily development, construction and management companies in the country, we have **delivered more than 54,000 units across 15 states,** and we have consistently been ranked among the top 10 developers and builders in the nation.

The NRP Group manages over 28,000 units across 15 states, providing us with deep institutional knowledge of how properties are best designed and constructed to run efficiently over the long term.

We are ideally suited to extend the quality and breadth of our in-house capabilities to other owners and developers. By applying our know-how, we ensure each property benefits from our design-assist and value engineering capabilities, highly disciplined construction processes, buying power, and very strong sub-contractor network.



OUR APPROACH

THE KENNEDY AT BROOKS
SAN ANTONIO, TX
306 UNITS - MARKET RATE
3-STORY, SURFACE PARKING



At NRP Construction, we take what we've learned from our nearly three decades of experience as an owner, general contractor, and manager, and apply our customized approach to providing third-party construction services. We offer you the services of our **best people, process and technology**.

Our strong and longstanding relationships with subcontractors, tradespeople, vendors and suppliers – as well as our scale, which is unrivaled in terms of breadth and depth of talent – give us access to **unparalleled pricing and workmanship**, something that truly sets us apart.

NRP Construction works closely with developers from the earliest conceptual and design stages on value engineering a project. We have developed a world-class competence in design-assist and value engineering processes, and we work with developers and owners to analyze the entire range of options on each project.

Any issue a developer might face, they can be sure NRP Construction has seen it before and has a **time-tested** process to deal with it. With NRP, owners get a partner whose perspective aligns with their own. **We take the long-term view and strive to form lasting strategic partnerships with our clients.**

TEXAS EXPERIENCE

NATIONALLY

305

properties built

54,000+

units built

WEST

126

properties built

30,000+

units built





NRP Construction has been building in Texas for over 15 years. During this time, NRP has built 126 properties throughout the state totaling over 30,000+ units.

Development Types



LOW INCOME HOUSING TAX CREDIT



HUD221(D)(4)



MARKET RATE



MODERATE INCOME

Our Capabilities



VALUE ENGINEERING



RISK MANAGEMENT



NATIONAL BUYING POWER



ESTABLISHED INDUSTRY RELATIONSHIPS



DESIGN MANAGEMENT



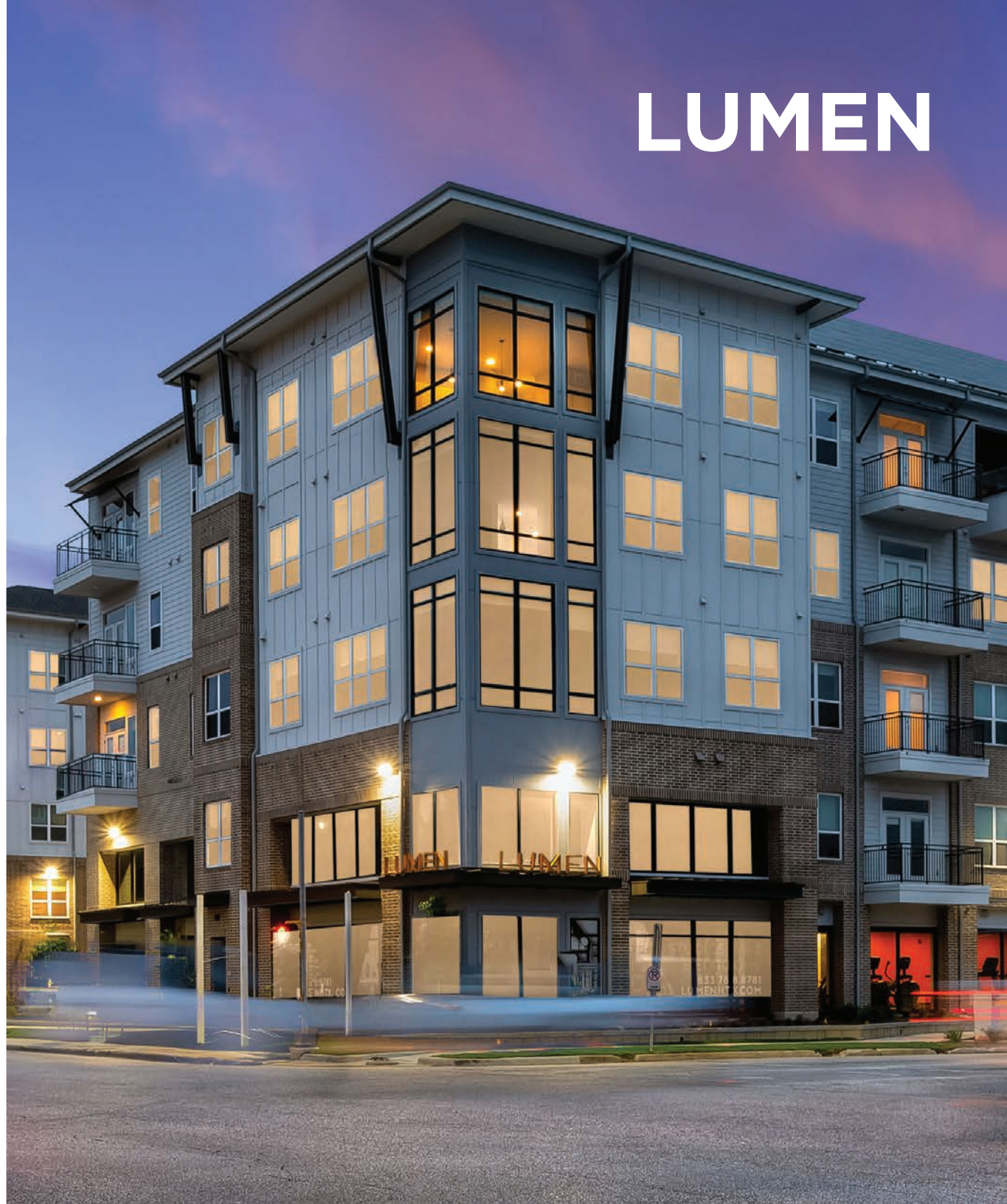
ENTITLEMENT ASSISTANCE

Houston, TX

- 367 Units
- Market Rate/Mixed Income
- 5-Story Wrap
- Completed 2023
- 39 Month Duration
- Project Cost: \$94M



LUMEN



FRONTERA CROSSING



San Antonio, TX

- 348 Units
- Affordable
- 3-Story Garden
- Completed 2023
- 30 Month Duration
- Project Cost: \$62M



Princeton, TX

- 300 Units
- Market Rate
- 3-Story Garden
- Completed 2022
- 29 month duration
- Project Cost: \$45M



THE INDEPENDENCE



McKinney, TX

- 205 Units
- LIHTC 4%
- 3-Story Garden
- Completed 2022
- 28 month duration
- Project Cost: \$42M

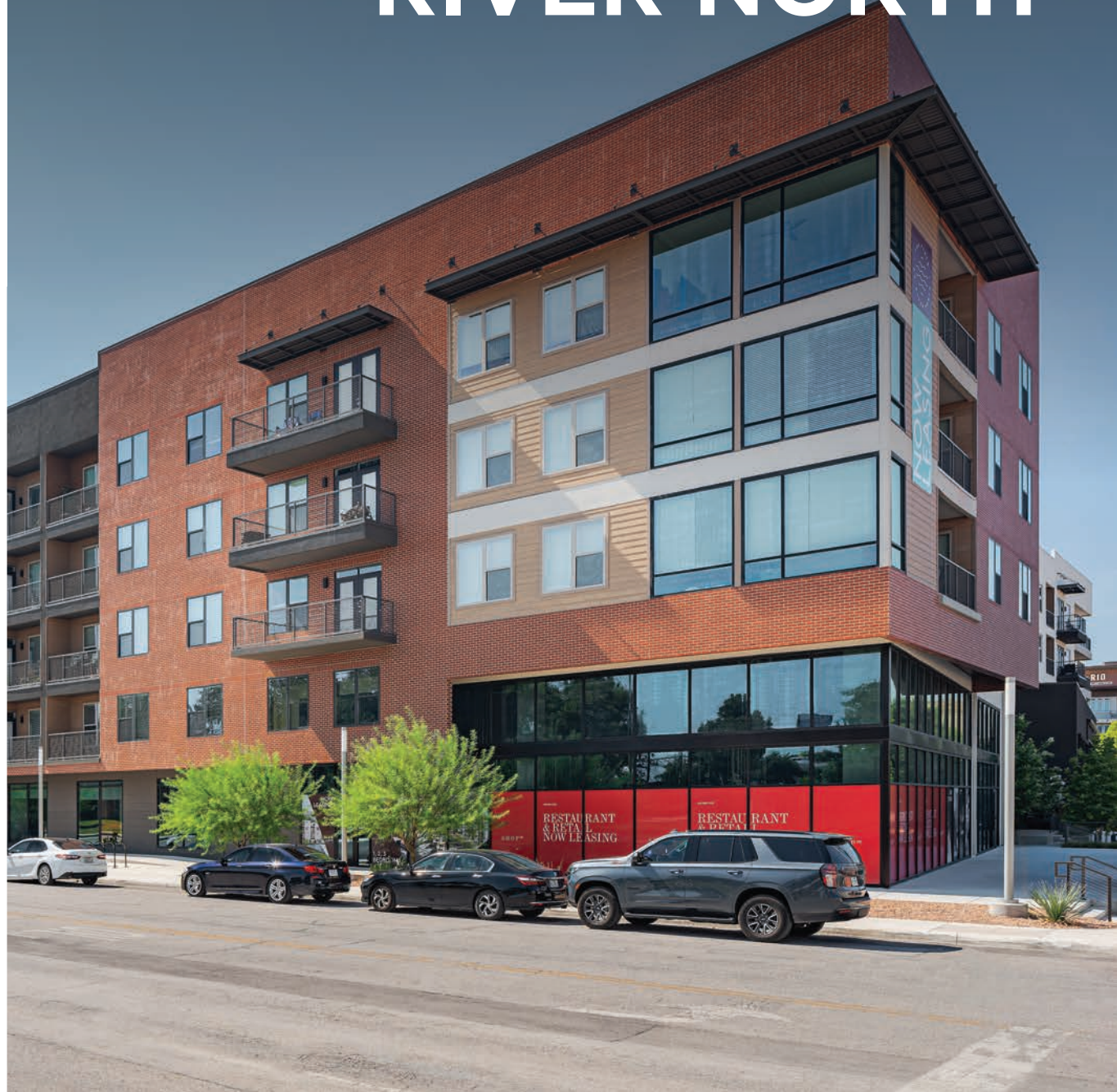


San Antonio, TX

- 283 Units
- Market Rate/Mixed Income
- 5-Story Wrap
- Completed 2021
- 42 Month Duration
- Project Cost: \$53M



THE FLATS AT RIVER NORTH



RESIDENCES AT DECKER



Austin, TX

- 262 Units
- LIHTC 4%
- 4-Story Elevator
- Completed 2021
- 36 Month Duration
- Project Cost: \$51M



Bee Cave, TX

- 126 Units
- Market Rate
- Completed 2021
- 38 Month Duration
- Project Cost: \$38M



BRISA



THE NIGHTINGALE



San Antonio, TX

- 74 Units
- LIHTC 4%
- Completed 2022
- 23 Month Duration
- Project Cost: \$18M



PROJECT EXECUTION

NRP Construction has delivered over 250 projects totaling over 41,000 units nationwide

From the earliest project feasibility review and design development stages through project leasing and close-out stages, our construction team is equipped and experienced to deliver the support that owners and developers depend on to ensure success.

We have developed a centralized project management system that provides consistency for every new construction project we undertake. Starting from day one, our project staff can focus on the finer construction details and plan execution throughout the life of a project.



1

9 - 12 MONTHS PRIOR TO CONSTRUCTION START

- Design and coordination calls initiated
- Tracking documents created
- Conceptual budget pricing produced
- Site constraints identified
- Pre-construction timeline / schedule established



2

6 MONTHS PRIOR TO CONSTRUCTION START

- Design documents reviewed
- Budget pricing checked / updated
- Value engineering or project improvement options reviewed
- Major infrastructure coordination initiated
- Municipal / regulatory coordination initiated

3

1-3 MONTHS PRIOR TO CONSTRUCTION START

- Project design finalized
- Project construction costs finalized
- Construction schedule finalized
- Permit process completed
- Contract negotiations and documents finalized

4

CONSTRUCTION START



YOUR PROJECT TEAM

The NRP Group brings the full force of its organizational capabilities, talent, and institutional knowledge to each third-party construction project. As a client of NRP Construction, your project gets integrated directly into the NRP project flow, with all the same processes and resources.

CLIENT

VICE PRESIDENT CONSTRUCTION

Oversees all aspects of
Project Management and
Client Services

CORPORATE SUPPORT SERVICES

REGIONAL SAFETY DIRECTOR

assist field staff and
subcontractors in proper
implementation and execution
of safety standards.

PRE-CONSTRUCTION

VICE PRESIDENT PRE-CONSTRUCTION

Oversees estimating,
design development and
entitlement processes.

DIRECTOR PRE-CONSTRUCTION

Manages estimating,
design development and
entitlement processes.

CONSTRUCTION

VICE PRESIDENT OF CONSTRUCTION OPERATIONS

oversees and assists field staff executing project
construction and NRP performance standards.

PROJECT EXECUTIVE

oversees and assists project manager in
management of project budget and schedule.

PROJECT MANAGER

project buyout, contract management, cost
controls and schedule controls.

PROJECT SUPERINTENDENT AND FIELD STAFF

field construction management, schedule
controls, site control and safety oversight.

FIELD
LEADERSHIP

PROJECT
MANAGEMENT

ON SITE

IT SUPPORT

real time support
and enhancements to
technology platform.

ACCOUNTING

pay application processing
and financial records
management.

HUMAN RESOURCES MANAGER

recruiting, onboarding,
training and staff
management.



NRP CONSTRUCTION TEAM:

A+ PLAYERS BUILDING A+ COMMUNITIES



DAN HULL
President of
NRP Construction
Years In Industry: 21
Years At NRP: 8

CASEY CORNWELL
Executive Vice President
of Construction

Years in Industry: 27
Years at NRP: 13

BEN OLSON
Vice President
of Construction

Years in Industry: 19
Years at NRP: 8

RYAN BERKHOUSE
Vice President
Construction Safety

Years in Industry: 19
Years at NRP: 6

TONY GONZALEZ
Senior Vice President of
Construction

Years in Industry: 25
Years at NRP: 17

DAN BRENNER
Senior Vice President Deputy
General Counsel

Years in Industry: 15
Years at NRP: 5

JOSHUA RIVERS
Vice President of
Construction, North Texas

Years in Industry: 22
Years at NRP: 7

TERRY COWAN
Vice President
of Business Development

Years in Industry: 20
Years at NRP: 1

TRAVIS WHITING
Construction Business
Development Manager

Years in Industry: 21
Years at NRP: 4

JOHN BOLES
Vice President of Construction,
San Antonio

Years in Industry: 23
Years at NRP: 8





SAFETY

At NRP Construction, we strive to demonstrate our commitment to safety every day. To us, this means a zero-tolerance approach to employee injuries and property and environmental damage.

As such, we have specific procedures and dedicated resources in place:

- National and Regional Safety Directors
- Site specific safety plans
- Incident information sharing and root-cause analysis

- Integrated safety inspections logged in daily electronic reports
- Subcontractors must formally register and submit safety documentation before being allowed to mobilize on site

Fostering positive safety culture

- Leading by example
- Open dialogue with subcontractors
- Site visits



National
Association
of Home
Builders

**2019 SAFE
AWARD WINNER**

Winner NAHB/Builders Mutual Safety Award for Excellence (SAFE) – Multifamily Safety Program of the Year (More than 50 employees)

Exceeded National and Local Compliance Guidelines for COVID-19





FOSTERING POSITIVE SAFETY CULTURE

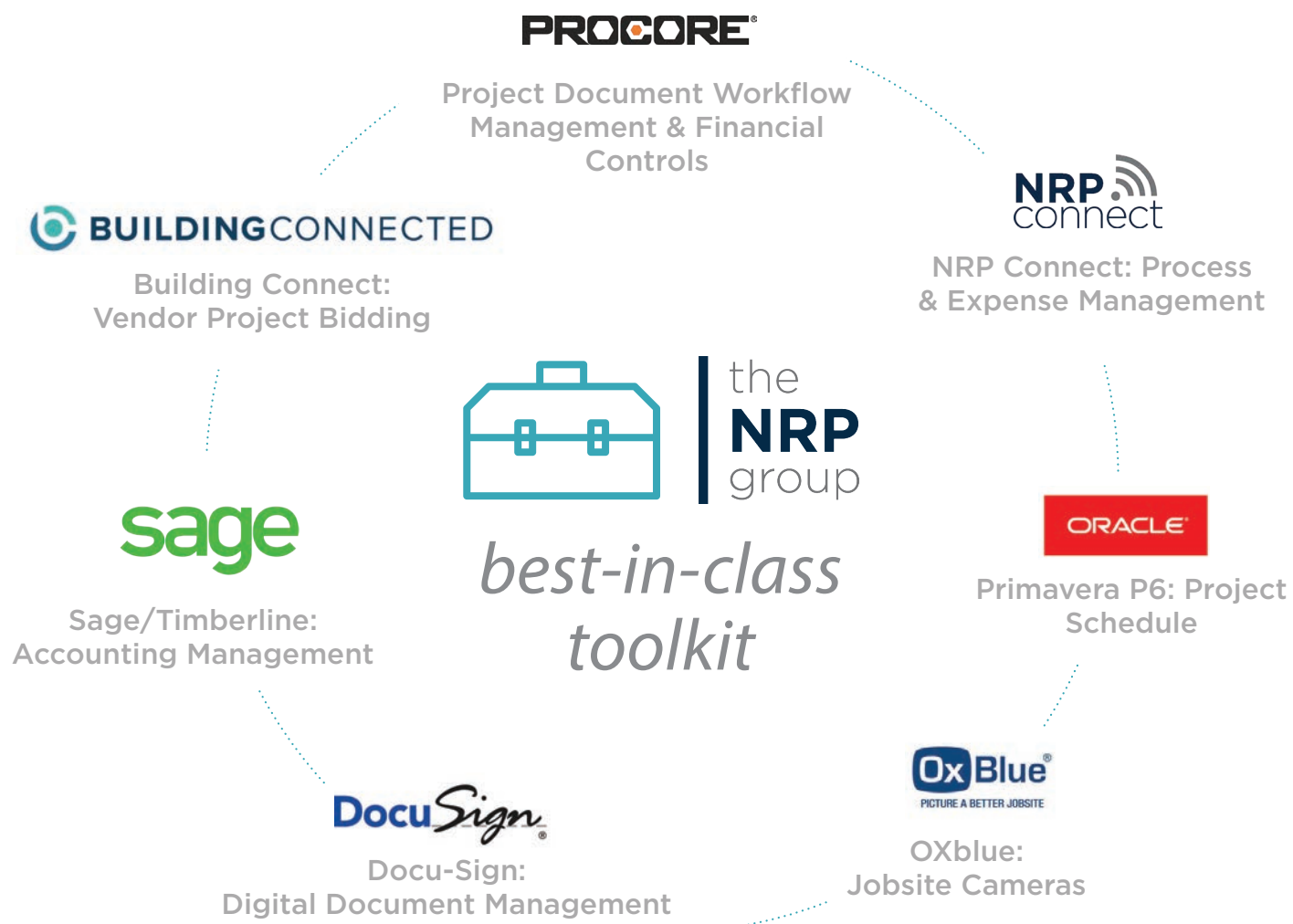


LATITUDE AT PRESIDIO
CEDAR PARK, TX, 337 UNITS, 2018
MARKET RATE, 4-FLOOR ELEVATOR
SURFACE, CARPORT AND BREEZEWAY PARKING

BEST-IN-CLASS TOOLKIT

A photograph of a modern, multi-story apartment building at dusk. The building has a light-colored facade and large windows. In the foreground, there is a swimming pool with a large wooden pergola structure over a lounge area. The pergola has a flat roof and thick wooden pillars. Under the pergola, there are several lounge chairs and a small table. A television is mounted on the wall of the pergola. The pool is illuminated with blue lights, and there are lounge chairs with orange towels on the pool deck. The sky is dark with some clouds.

AVENUE 900
EULESS, TX, 300 UNITS, 2015
MARKET RATE, 3-STORY WALK-UP
SURFACE, BREEZEWAY, GARAGE, AND CARPORT PARKING



ADDITIONAL TOOLS:

On Center SOFTWARE
by ConstructConnect

DRONE BASE

RockTek WORKSPACE

built





THE NRP GROUP: SUSTAINABILITY

The NRP Group has begun efforts to improve the environmental footprint of assets across our portfolio.

We have embarked on portfolio-wide initiatives that have generated over half a million dollars in utility savings across our communities. These improvements range from LED lighting conversions to ultra-high efficiency toilet implementations, to irrigation controllers and monitoring.

To add to these efforts, 1,760 of our apartment units have earned LEED certification and over 2,000 additional

units have earned an Enterprise Green Community Designation.

We are also pursuing Passive House builds in our construction process and have begun to deliver units that earn this distinction.

The NRP Group will continue to expand our sustainability efforts as an ongoing initiative.

BRIDGE AT HARRIS RIDGE, AUSTIN, TX
SMART HOUSING - AUSTIN ENERGY GREEN
BUILDING CERTIFIED



9253

Green Building
Certified Units



2000+

Metric Tons of CO²



7.5M

Gallons of water
saved

and growing!



NRP CARES

A sense of community must be re-made everyday. For NRP, that community is shaped by the interactions of residents with each other, interactions between residents and staff, as well as staff with the surrounding community. We actively seek out opportunities in our own backyards to help individuals and families in need.





YWCA



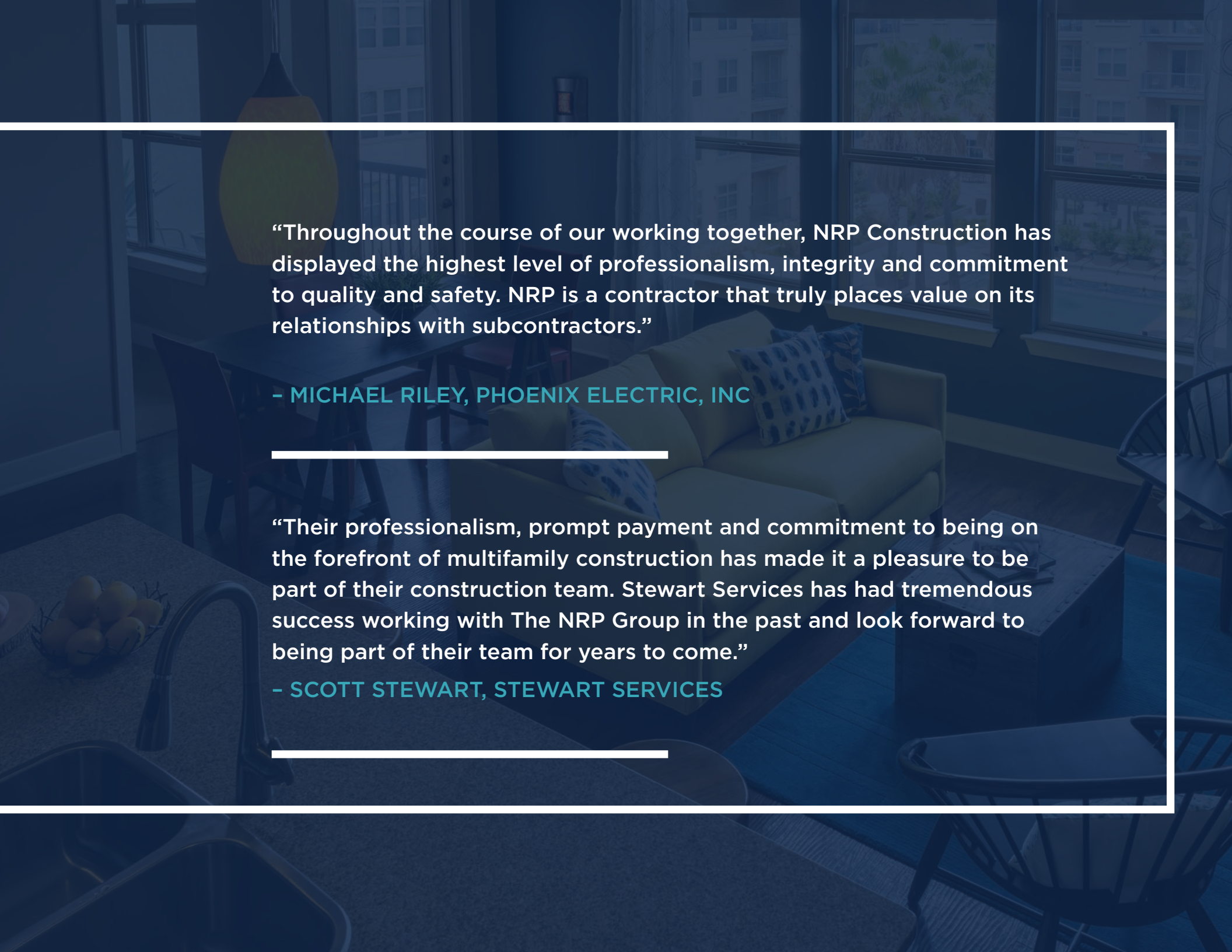
WHAT PEOPLE ARE SAYING ABOUT US

“The team exhibits a strong, consistent and disciplined culture that fosters collaboration with the design professionals. The input offered by NRP Construction has proven to be invaluable in making design decisions that are both economical and of high quality.”

- BILL DAVIES, THE DAVIES COLLABORATIVE

“NRP exemplifies the highest level of professionalism. When I seek out a contractor for my projects, it is critical that I work with a team that exudes the highest level of transparency and character. The NRP team has individuals that care about the client. A strong team brings the best results. That is why I choose NRP to build my communities.”

- JOEL POLLACK, MANAGING PARTNER STREAMLINE ADVISORY PARTNERS

A modern apartment interior with large windows, a dining table, and a sofa. The scene is dimly lit, with a blue overlay. A dining table with chairs is visible in the background, and a sofa with patterned cushions is in the foreground. Large windows offer a view of a city building.

“Throughout the course of our working together, NRP Construction has displayed the highest level of professionalism, integrity and commitment to quality and safety. NRP is a contractor that truly places value on its relationships with subcontractors.”

- MICHAEL RILEY, PHOENIX ELECTRIC, INC

“Their professionalism, prompt payment and commitment to being on the forefront of multifamily construction has made it a pleasure to be part of their construction team. Stewart Services has had tremendous success working with The NRP Group in the past and look forward to being part of their team for years to come.”

- SCOTT STEWART, STEWART SERVICES

WHY NRP?



THE ELLIS
CARROLLTON, TX, 330 UNITS, 2016
MARKET RATE, 3-STORY WALK-UP
SURFACE PARKING



OWNER'S PERSPECTIVE

Any issue an owner might face, NRP has a time-tested process to deal with it. Like owners, we take the long view.



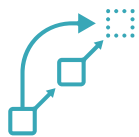
PEOPLE

By hiring, developing and retaining the best people for the job, NRP gets the best results.



COMMUNICATION & SERVICE

We listen, we execute, and we deliver.



TRACK RECORD OF SUCCESS

Decades of success building properties on time, on budget, and with a quality that's made to last.

CONSTRUCTION | the NRP group

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Construction Business Development Manager

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Terry Cowan

Vice President of Business Development

Cell: 469-536-4410

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