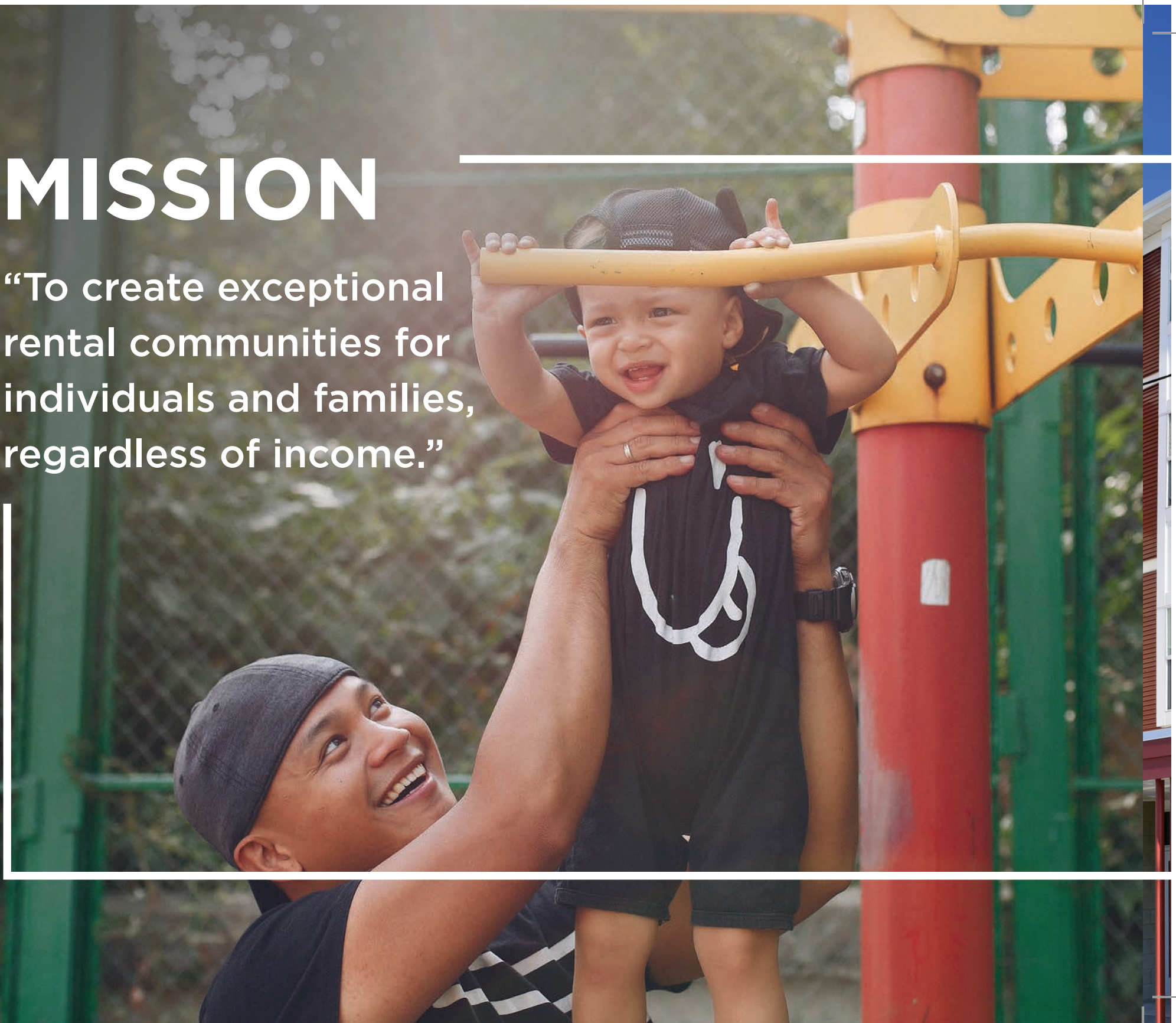




MISSION

“To create exceptional rental communities for individuals and families, regardless of income.”





VISION

To be the best-in-class vertically integrated developer, owner, builder, and manager of multifamily housing.

To grow our position as the #1 multifamily developer in the U.S. that creates both Affordable & Market Rate communities at scale.

CORE VALUES



INTEGRITY



OPEN + APPROACHABLE



TEAMWORK



RESPECTING INDIVIDUALS



PROFESSIONALISM



SENSE OF PURPOSE



HIGH PERFORMANCE



FUN



VERTICALLY INTEGRATED



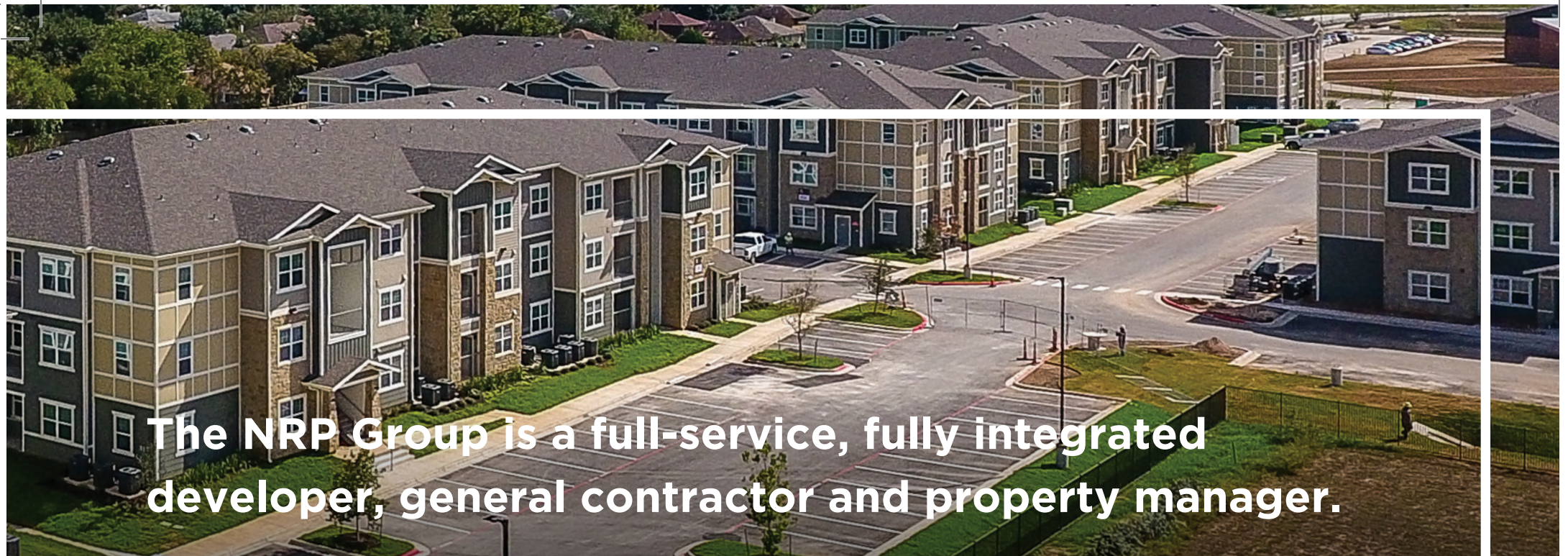
DEVELOPMENT

NRP Development handles every aspect of development from concept to completion. Experienced multifamily developer of market rate, affordable and senior housing developments along with significant experience in single-family infill housing.



CONSTRUCTION

NRP Construction is a full-service general contractor, licensed in 14 states, providing professional construction services for multifamily and single family homes. Over 40,000 units have been built since inception.



The NRP Group is a full-service, fully integrated developer, general contractor and property manager.



PROPERTY MANAGEMENT

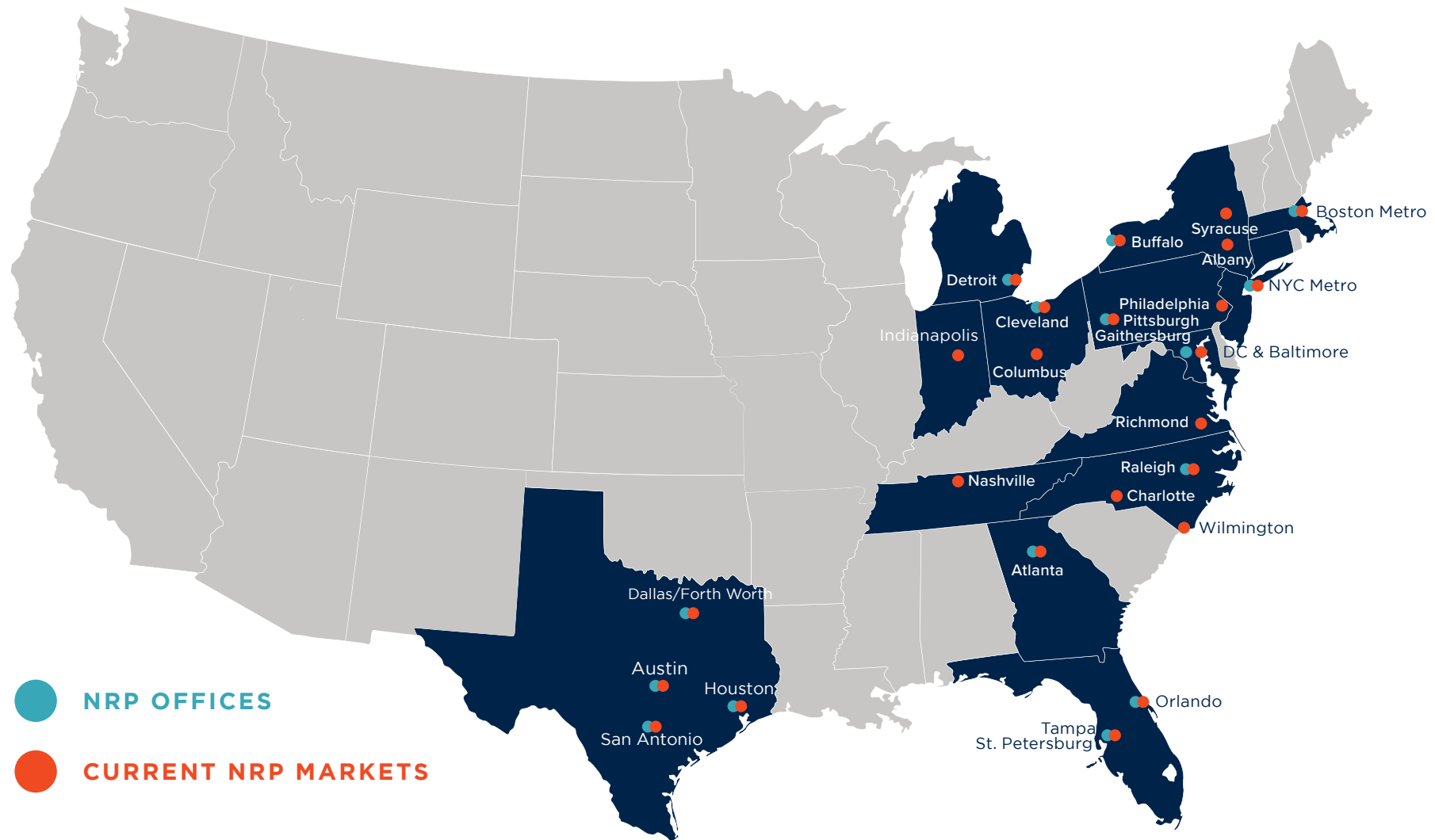
NRP Management is a full-service property manager with over 25,000 market rate, affordable and senior rental units under management. This team has achieved over 75 affordable and market rate lease-ups in the last five years with industry leading performance results.



ASSET MANAGEMENT

NRP Asset Management maximizes the value of over 160 properties with 27,000 units at an asset value of \$2.3 billion and has executed market rate dispositions of \$2.2 billion with value creation of 36% sale price over total project cost.

MARKETS





EMPLOYEE BREAKDOWN

15 States

14 Offices







2021 NMHC 50

**BUILDER #3
DEVELOPER #5**
2021 NMHC Top 50

**AFFORDABLE
HOUSING**
FINANCE

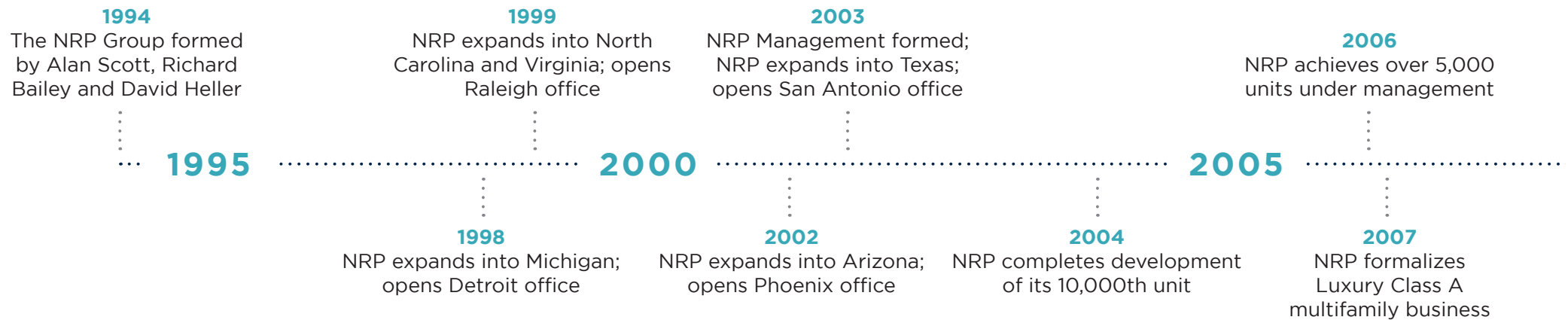
2020 RANKED #2
Top 50 Affordable
Housing Developers

The NRP Group was founded as an affordable multifamily housing developer in 1994, and has become a Top 5 developer overall in the U.S. and a Top developer in affordable multifamily housing.

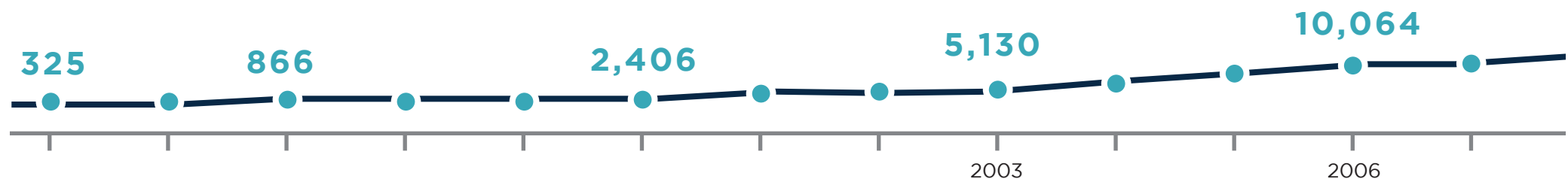
	LIHTC + MODERATE INCOME	NRP OVERALL
 PROJECTS	212	279
 UNITS DEVELOPED	28,000	48,000
 TOTAL PROJECT COST	\$3.7 BILLION	\$7.1 BILLION
 PORTFOLIO VALUE	\$1.3 BILLION	\$2.3 BILLION
 UNITS UNDER MANAGEMENT	\20,000	27,000

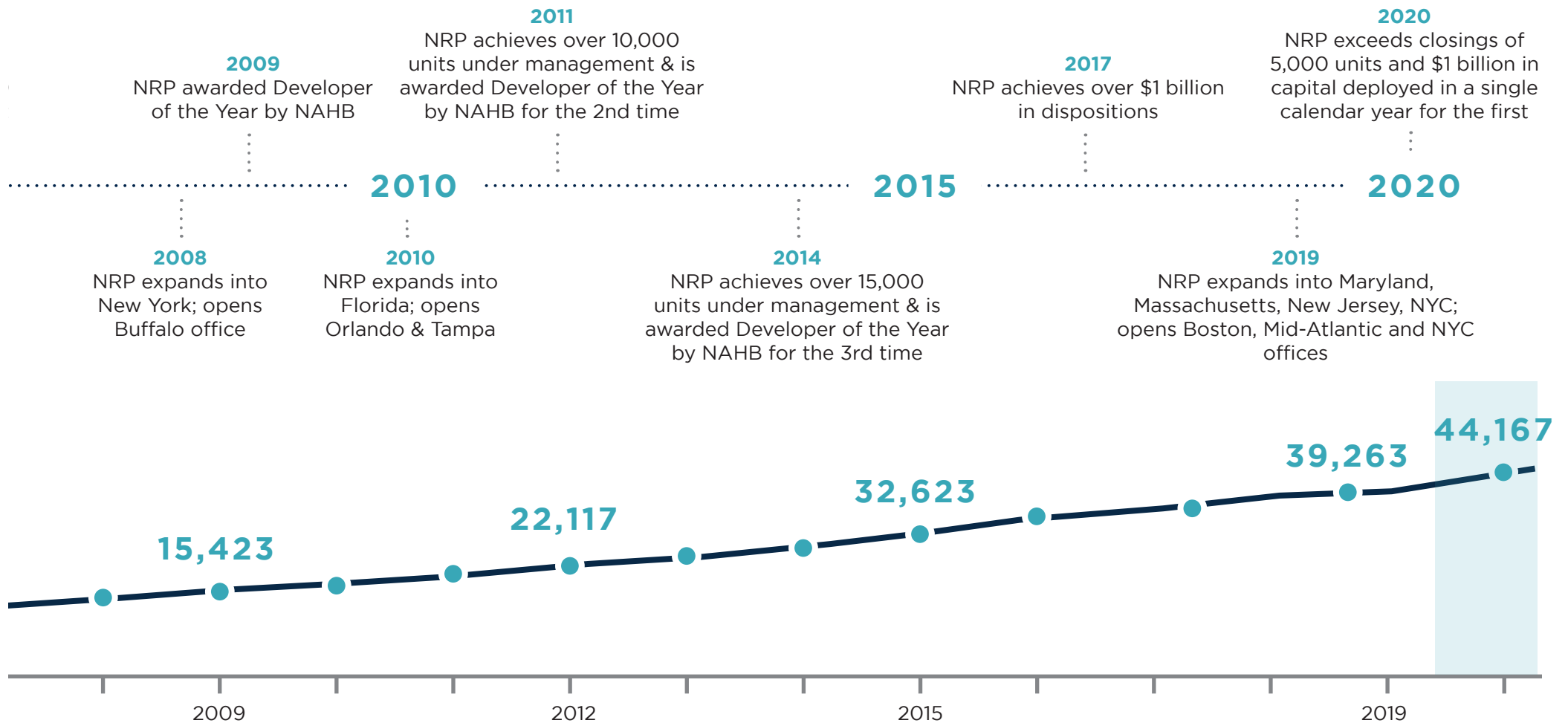
NRP HISTORY

Founded and anchored in Affordable Housing...



CUMULATIVE UNITS DEVELOPED







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



1760

LEED Units



2095

Enterprise Green
Communities Units

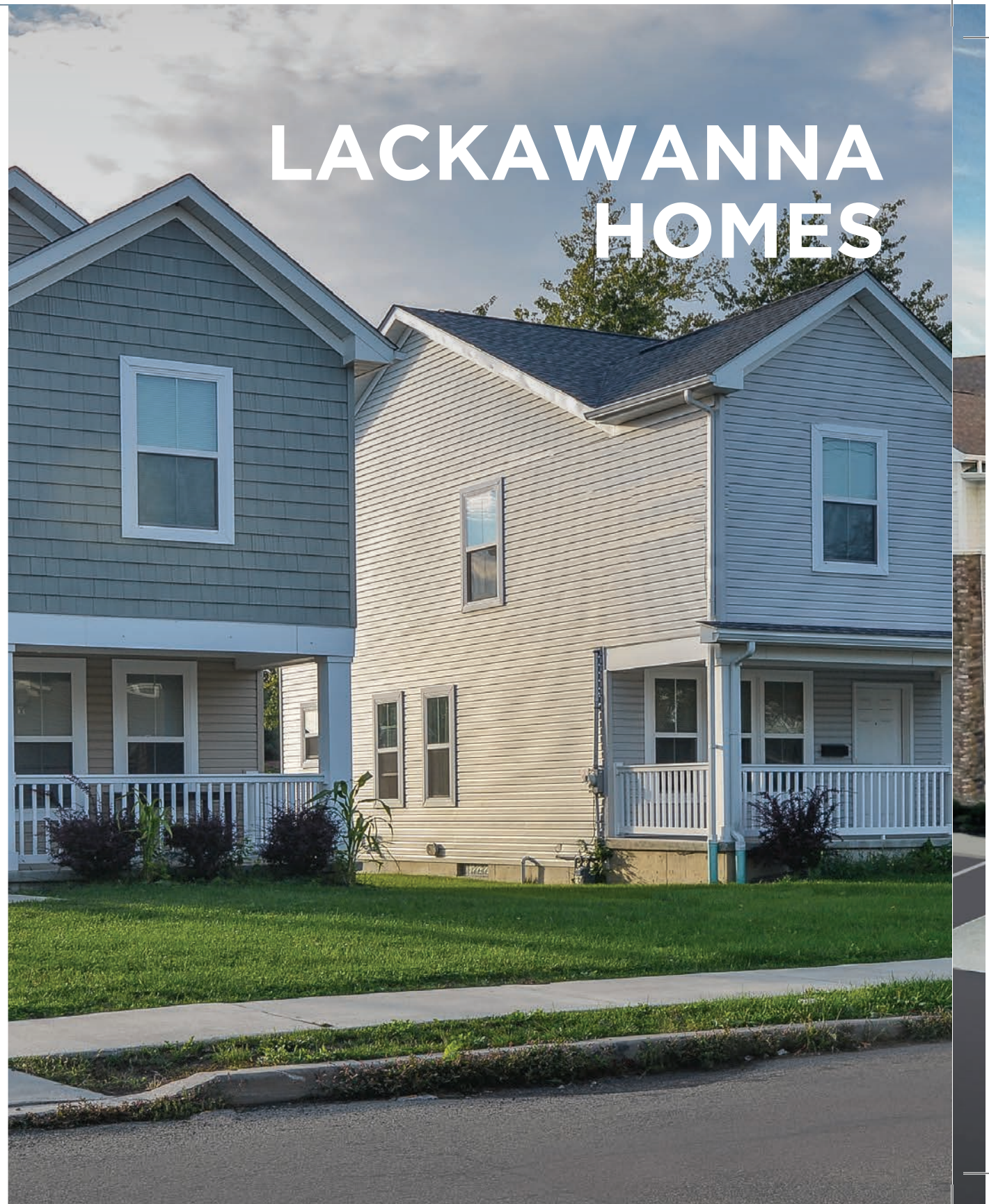


13M

GALLONS in
usage savings

Lackawanna, NY

- 48 Units
- LIHTC 9%



LACKAWANNA HOMES

LAMPHEAR COURT

Corning, NY

- 60 Units
- LIHTC 9%



Moreau, NY

- 144 Units
- LIHTC 9%



SISSON RESERVE I & II



HOMES OF SYRACUSE

Syracuse, NY

- 50 Units
- LIHTC 9%



New Rochelle, NY

- 176 Units
- LIHTC 4%



RENAISSANCE AT LINCOLN PARK



722 CHANCELLOR

Irvington, NJ

- 56 Units
- LIHTC 9%



Williamsport, PA

- 40 Units
- LIHTC 9%



FARRELL HOMES

Farrell, PA

- 44 Units
- LIHTC 9%



Charlotte, NC

- 198 Units
- LIHTC 4%



PARSONS VILLAGE II

Columbus, OH

- 60 Units
- LIHTC 9%



San Antonio, TX

• 324 Units



LUCERO APARTMENTS



THE ELLIOTT



Arlington, TX

- 74 Units
- LIHTC 9%



Cleveland, OH

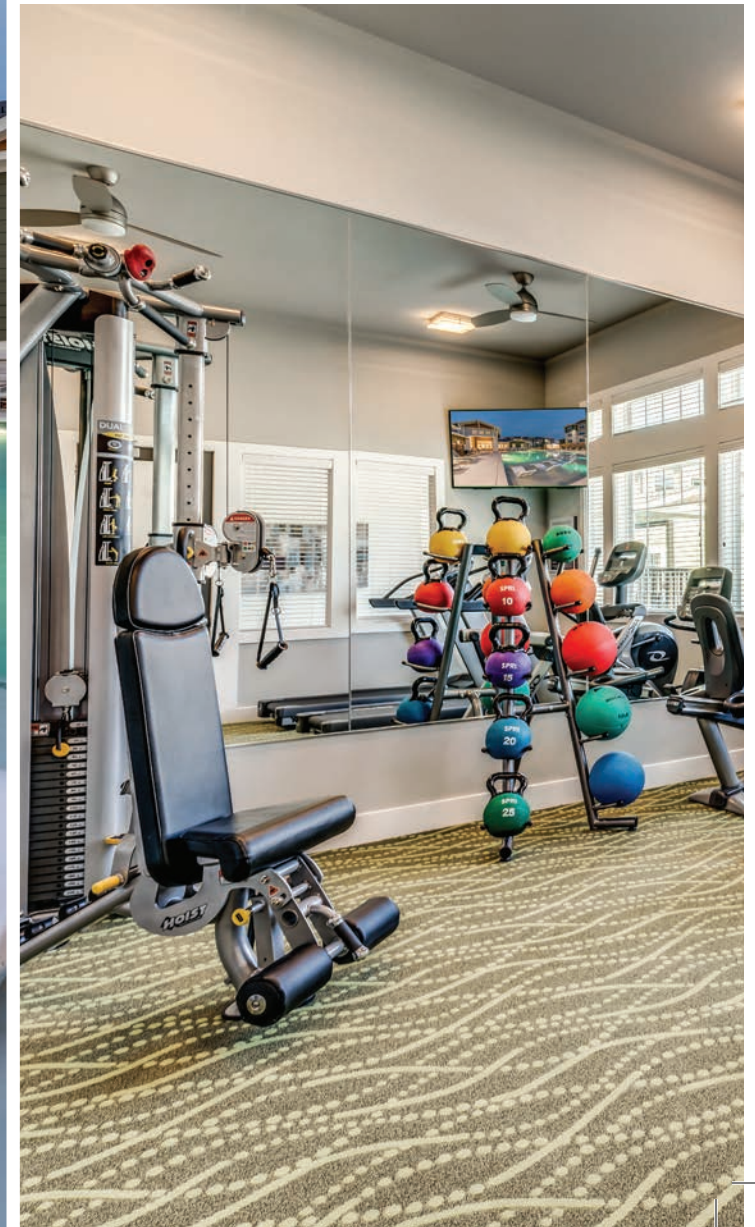
- 76 Units
- LIHTC 9%



2900 BROADMOOR

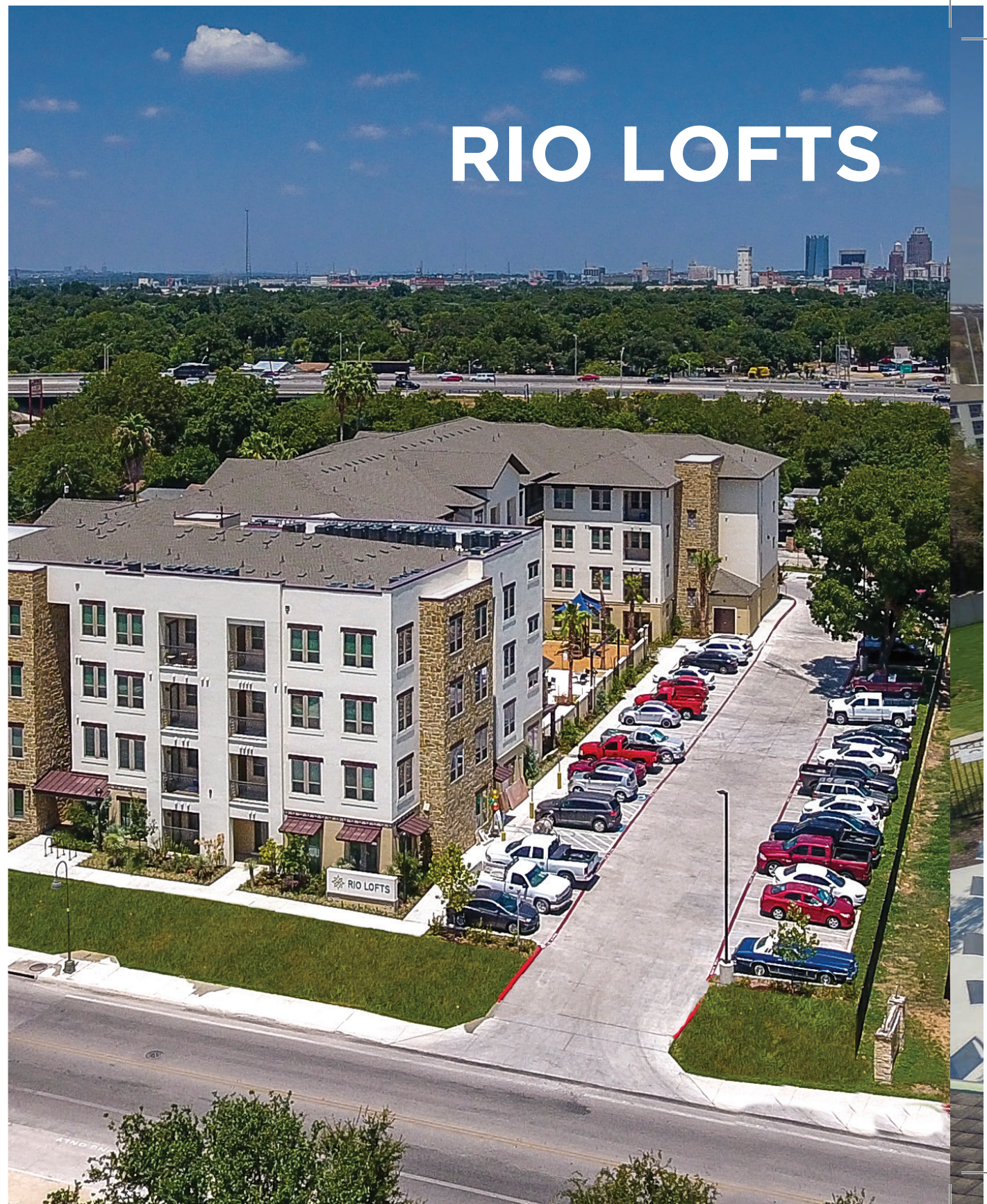
Fort Worth, TX

- 324 Units
- LIHTC 4%



San Antonio, TX

- 81 Units
- LIHTC 9%

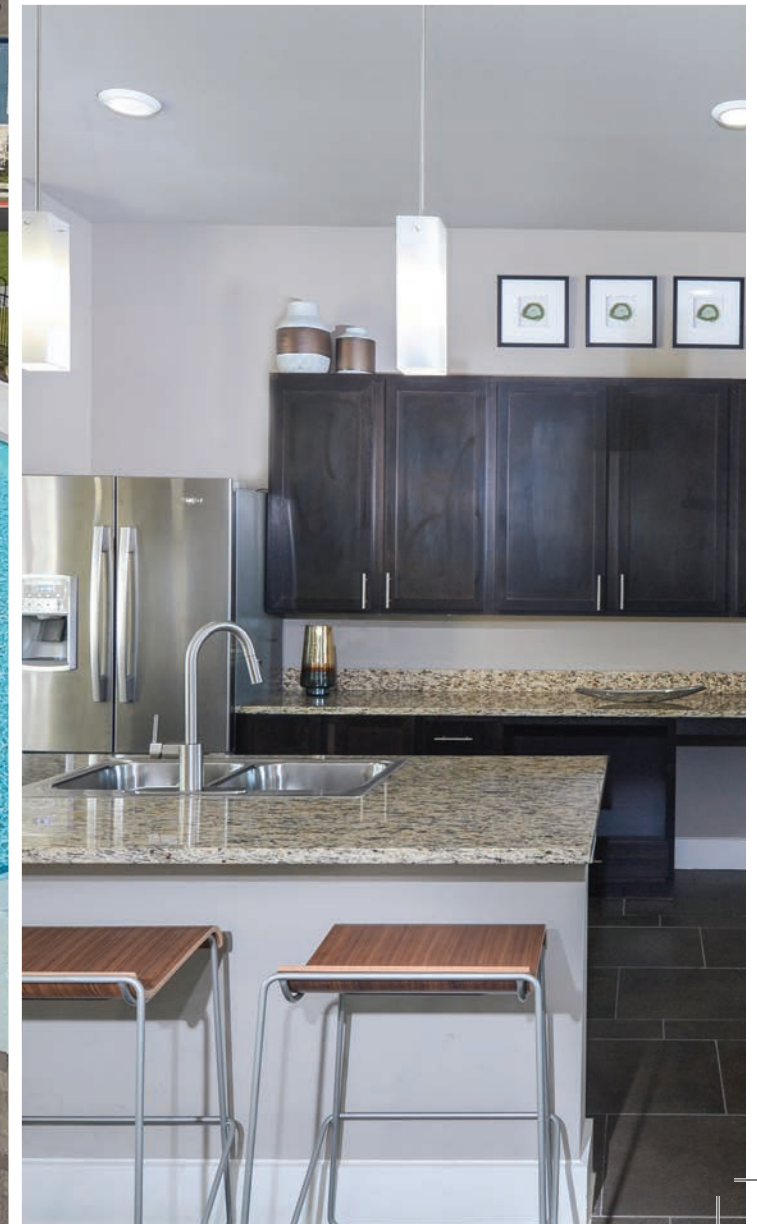


RIO LOFTS

THE TERRACE AT WALNUT CREEK

Austin, TX

- 324 Units
- LIHTC 4%





**Financial
Resources**



Food & Nutrition



Healthcare

HOUSING FIRST

Housing as a Platform For the Improvement
of **Social Determinants of Health**

The NRP Group is a pioneer in creating partnerships with nonprofits and healthcare providers to build on affordable housing as a platform for improving a broader range of social determinants of health. Our goal is to work together to create pathways of opportunity for the residents and communities that we serve.



Transportation



Social Services



**Workforce
Training**

Healthcare & Housing Partnerships



Nonprofits & Housing Partnerships



theresidences
— AT CAREER GATEWAY —

PROJECT EXAMPLE: HEALTHCARE & HOUSING

- Columbus, OH
- Partnership with Nationwide Children's Hospital, Community Development for All People and OHFA
- 58 Workforce Housing apartment units completed 2017
- 2,400 sq. ft. Job Training Center & Career Academy
- \$13M - Low Income Housing Tax Credits, Conventional Debt, City HOME funds, and Philanthropic Grants
- Timing – 36 months (Application 6-months; Development 12-months; Construction 12-months; Lease-up 6-Months)
- Nationwide Investment – \$800K; \$300K from Nationwide; \$500K Fannie Mae grant to fund staff and programming of opportunity center

Partners





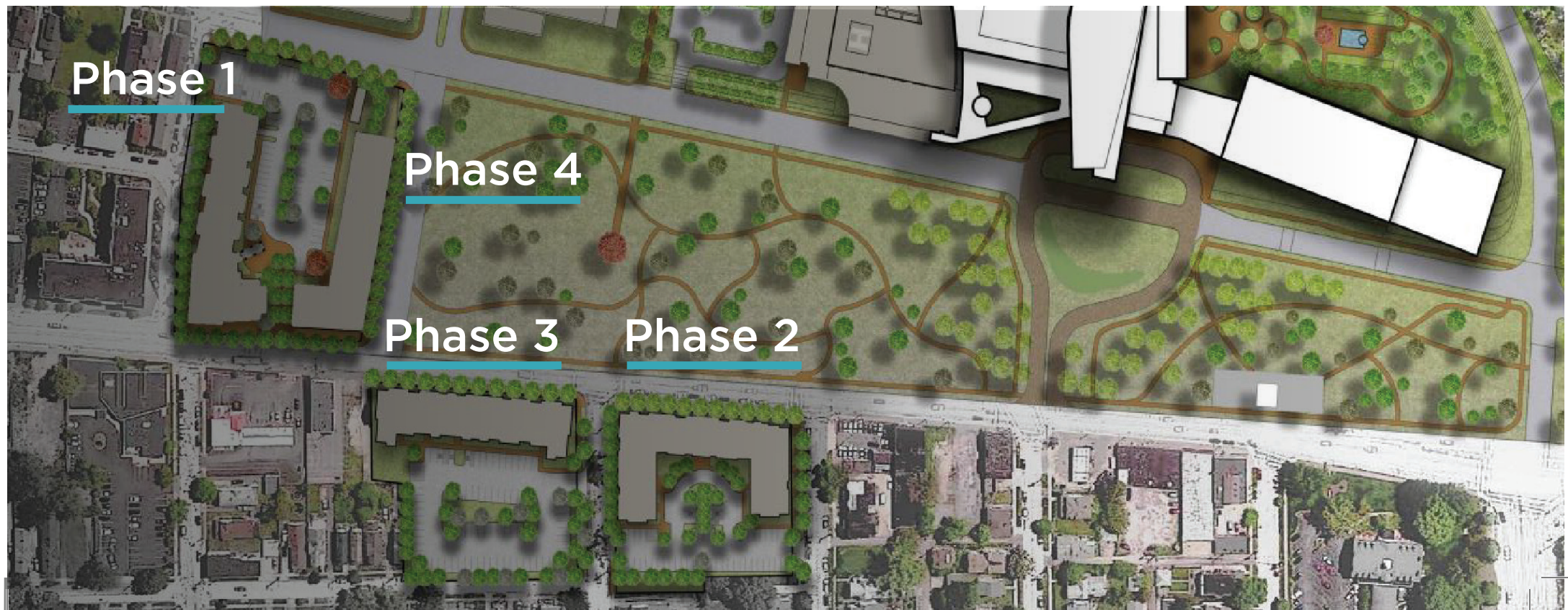


PROJECT EXAMPLE: HEALTHCARE & HOUSING

- Cleveland, OH
- MetroHealth is investing \$1 Billion in a campus transformation and is partnering with NRP on three projects that will promote equity, walkability, and neighborhood revitalization, consisting of:
 - Approximately 4.75 acres of total land
 - 200+ Residential Units
 - 75% Market Rate
 - 25% Affordable
- 36,000 sq. ft. of new commercial space
- 4,500 sq. ft. Economic Opportunity Center
- Completely updated West 25th Street Corridor with high quality housing options for people of all incomes
- Metro Investment: \$750K from state grant for affordable project; TBD investment for second phase from Foundation Program Related Investment

Partners







PROJECT EXAMPLE: NON-PROFITS & HOUSING

Cleveland, OH Source: freshwatercleveland.com

Broadway rising: University Settlement, NRP break ground on \$20 million affordable housing project

KARIN CONNELLY RICE | TUESDAY, OCTOBER 06, 2020

“Of the 22,000 residents and Slavic Village, we literally served 12,000 of them in 2019,” says University Settlement executive director Earl Pike. “The majority of people in our community get services from us at some point during the year.”

Last week University Settlement, working with multifamily housing developer and builder The NRP Group, broke ground on 5115 at The Rising—a \$20 million mixed-use, mixed-income multifamily housing development and new 20,000-square foot home to University Settlement.

Located at 5115 Broadway Ave. on the site of the former St. Alexis Hospital (and later St. Michael Hospital), the project will bring 78 affordable apartments and 10 townhomes to the neighborhood. In total 5115 at The Rising will comprise 18 one-bedroom, 48 two-bedroom, and 22 three-bedroom units.

Aaron Pechota, senior vice president of development at NRP says rents will be calculated based on 30% to 60% of area median income, working out to between \$360 per month for a one-bedroom unit to \$1,100 per month for a three-bedroom, two-bathroom unit. Pechota says most the units will be in the \$600 to \$700 range.

“The whole concept is kind of like a rising of a phoenix, the rising of this neighborhood—rising tides, rising bread, things growing, getting better,” Pechota says. “It’s going to be ongoing, not just one deal or one development or one opportunity, but around this 5115 there are additional opportunities for development and around the neighborhood as a whole, additional opportunities for investment and that’s what we’re hoping to spur on with this first piece of a hopefully much larger puzzle.”





BOYS & GIRLS CLUBS
OF AMERICA

PROJECT EXAMPLE: NON-PROFITS & HOUSING

New Rochelle, NY

The NRP Group Closes Construction Financing on 179 Affordable Housing Units, New Boys & Girls Club Facility in New Rochelle, N.Y.

NEW ROCHELLE, N.Y. (November, 2020) – The NRP Group, the vertically integrated, best-in-class developer, builder, and manager of multifamily housing, today announced it has closed construction financing on The Renaissance at Lincoln Park, which will bring 179 units of affordable workforce housing, as well as a new and improved Boys & Girls Club, to the City of New Rochelle.

The Renaissance at Lincoln Park is being developed by a joint-venture partnership between the New Rochelle based non-profit Guion Renaissance Housing Development Finance Corporation (HDFC), The Boys and Girls Club of New Rochelle, The NRP Group, Kensworth Consulting and The City of New Rochelle. The total development cost of the project is \$97 million and is financed by multiple funding sources. The New York State Homes & Community Renewal provided significant support including \$48 million of tax exempt bonds issued by

its Housing Finance Agency. Tax credit equity syndication was provided by Red Stone Equity Partners with Bank of New York Mellon as the investor and letter of credit provider. The developer also provided equity for the project with additional support from the Interfaith Development Corporation and the Westchester County Housing Infrastructure Fund.

“This new community development is an exciting step forward for New Rochelle, offering affordable high-quality housing, coupled with the most significant new youth services facility in generations,” said Noam Bramson, Mayor of New Rochelle. “I am grateful for the public-private partnership that is bringing this positive vision to life.”

“This closing is a special one,” said NRP Vice President of Development Jonathan Gertman. “In a time of incredible uncertainty, we were able to push through in partnership, and make the dream of this project a reality. The Renaissance at Lincoln Park was born out of a community driven vision and we are honored to be a part of bringing it to fruition. It is our sincerest hope that this project will be a home for generations of the New Rochelle community to live, grow, and thrive.”





NRP CARES

A sense of community must be remade every day. 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:

NON-PROFIT AND GOVERNMENT PARTNERS



“I must tell you, that the best thing that we have going in San Antonio for affordable housing, and I use these words without any exaggeration, is NRP.”

– **HENRY CISNEROS, FORMER MAYOR OF SAN ANTONIO, TX AND FORMER SECRETARY OF HUD**



“They are the group with the expertise that no one else had. It’s hard for me to imagine a better partner in this work. They have been able to deliver and surpass peoples’ expectations. They’re the top flight group in this whole field.”

– **REV. JOHN EDGAR, PASTOR AND EXECUTIVE DIRECTOR, COMMUNITY DEVELOPMENT FOR ALL PEOPLE**



“Their ability to go and develop positive relationships with the various stakeholders has just been very gratifying. I mean we are looking forward to the next project that we can do with NRP because it’s been such a positive experience for us.”

- NATIONWIDE CHILDREN’S HOSPITAL



The NRP Group has never treated us as a subsidiary partner. They’ve treated us as an equal partner from the very beginning, and I can’t tell you how much that means to me and to the community as a whole.”

- EARL PIKE, EXECUTIVE DIRECTOR, UNIVERSITY SETTLEMENT



HOUSING AUTHORITY
OF THE CITY OF AUSTIN
Bringing Opportunity Home

“I think NRP is unique in that they really understand communities... they really do come in with an effort to try to understand what’s going on in that community and to try to figure out how to help make things better. They’ve shown themselves to be great community citizens.”

**- MIKE GERBER, PRESIDENT AND CEO, HOUSING
AUTHORITY, CITY OF AUSTIN, TX**

WHAT PEOPLE ARE SAYING ABOUT US:

RESIDENTS



“....someone on the other end was fighting for me and helping me so I can say that Robin, Abby, Samantha, AJ became family from the warm hugs and beautiful smiles that I’m greeted with every day with joy. The Beckett gave me the opportunity to not only have a place to stay, but to start a new life, not only for myself but for my kids.

- BRIE TAYLOR, THE BECKETT, AUSTIN, TX



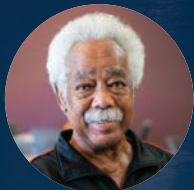
“Living here has impacted my life; it’s helped tremendously. I have a three-bedroom apartment and four children...we love it! We love everything about it! We like the pool and there’s a spinner on the playground where my kids like to spin around and around. I’m very blessed and very happy to be where I am. I couldn’t ask for a better place to live.”

- JESSICA CAMPOS, THE BRIDGE AT HARRIS RIDGE, AUSTIN, TX



“Whatever your dream is, whatever you want to do, the staff is going to support you. They’re going to connect you to the resources and more information to achieve your goal.”

- ZANDARA HANKINS, THE RESIDENCES AT CAREER GATEWAY, COLUMBUS, OH



“I like everything about this place, and I especially like the convenient location. I’ve been a fan of the theatre since I was young and growing up in Louisiana. I love that we’re close to the Place Theatre and everything downtown. I feel a real sense of community at Parsons Village II with my neighbors and the staff.”

- ALBERT RICE, PARSONS VILLAGE II SENIOR APARTMENT HOMES, COLUMBUS, OH



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