

the
NRP
group



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



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



DEVELOPMENT

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



CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 14 states, providing professional construction services for multifamily and single family homes. Over 30,000 units have been built since inception.



PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 25,000 of market rate, affordable and senior rental units under management.



ASSET MANAGEMENT

NRP Asset Management maximizes the value of over 160 properties with 26,000 units at an asset value of \$2.1 billion, and has executed market rate dispositions of \$2.0 billion with value creation of 38% sale price over total project cost.



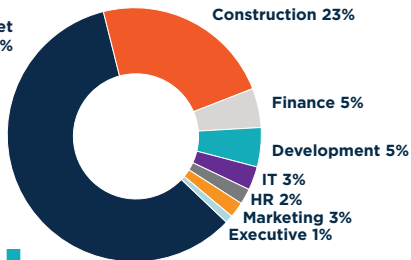
MARKETS

15
states

13
offices

EMPLOYEE BREAKDOWN




Property & Asset
Management 59%



1,000+
employees



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

2021
NMHC50

**Builders #3
Developers #5**
2021 NMHC Top 50



Developer Ranked # 3
2020 Winner Development
Company of the Year

**AFFORDABLE
HOUSING**
FINANCE

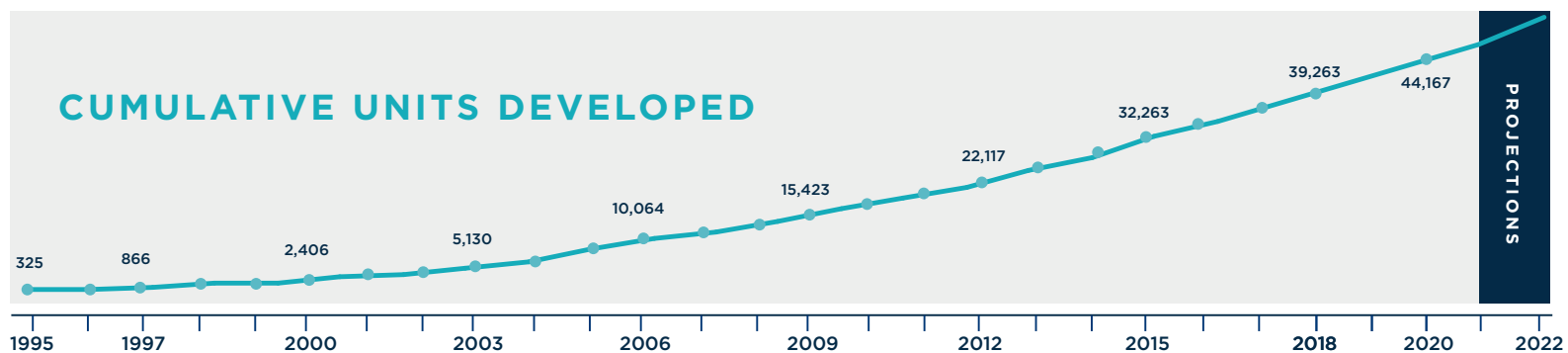
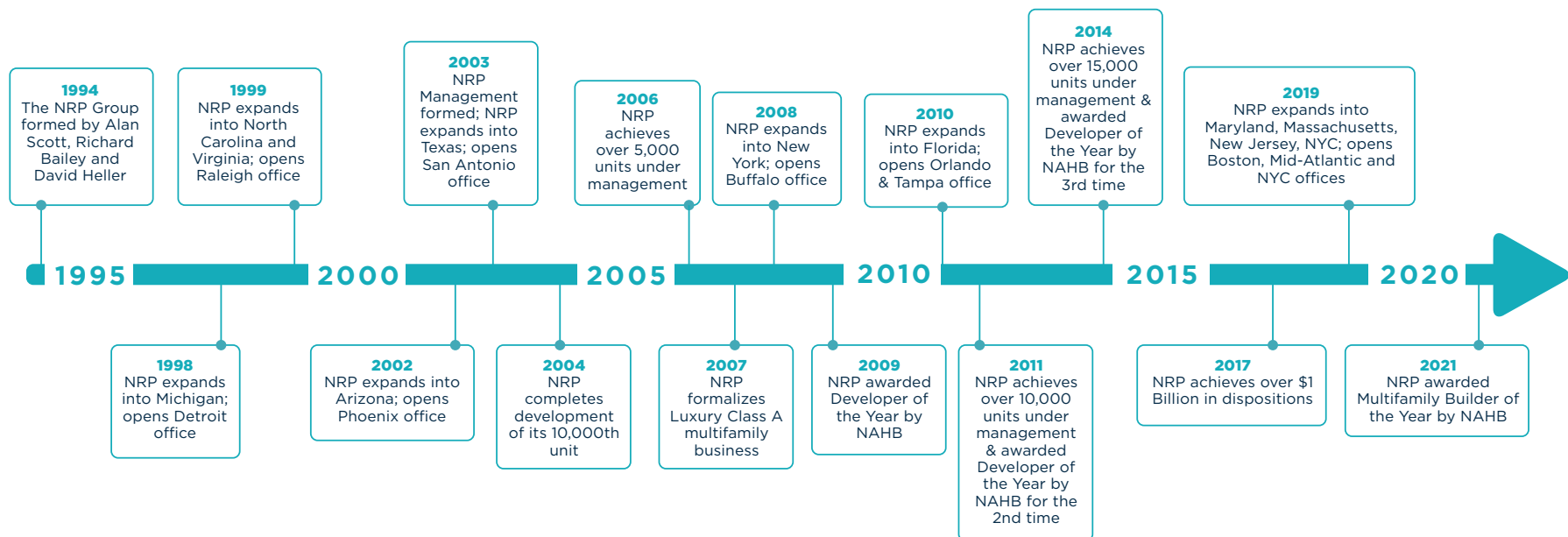
2020 Ranked #2
Top Affordable
Housing Developers



2020 Winner
Multifamily Builder
of the Year



HISTORY

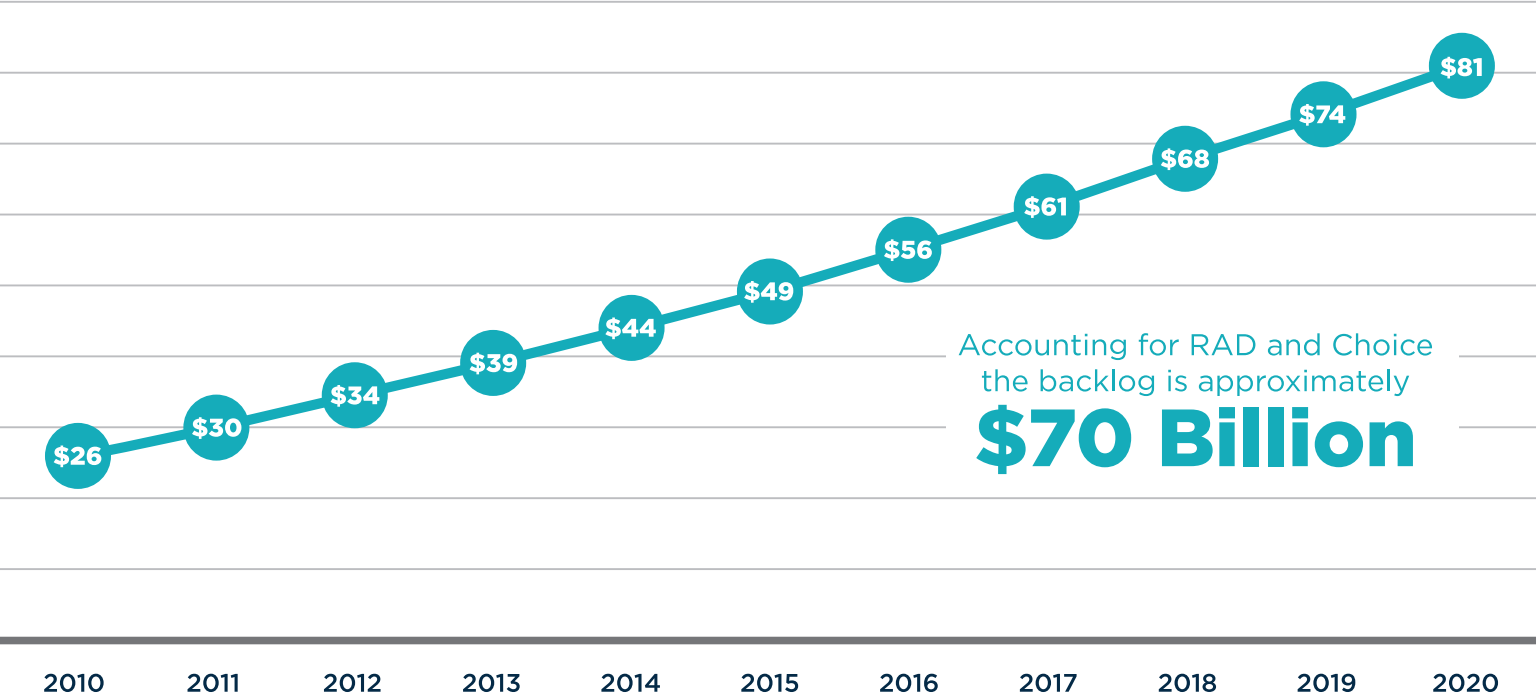




WHY ARE PARTNERSHIPS LIKE THIS CRITICAL NOW?

Eradicating the capital needs backlog is an investment in people and a cost-saving mechanism that prevents additional expenditures downstream. Each year the Capital Fund backlog grows, deferred maintenance costs add additional strains to the public housing portfolio. Accounting for underfunding, inflation, and the cost of deferred maintenance, the Capital Needs backlog has grown significantly in the past decade.

CAPITAL NEEDS BACKLOG IN BILLIONS





PUBLIC HOUSING AUTHORITY PARTNERS



HOUSING AUTHORITY
OF THE CITY OF AUSTIN
Bringing Opportunity Home



HOUSING AUTHORITY
OF THE COUNTY OF DAUPHIN



Denton Housing Authority



FORT WORTH
HOUSING SOLUTIONS
Housing with a Mission

ADDRESS HOUSING NEEDS



**Address
Housing
Needs**

PUBLIC HOUSING AUTHORITY “PHA” PARTNERSHIPS

The NRP Group forms lasting, strategic partnerships with public housing authorities to build affordable housing as a platform for neighborhood revitalization. NRP works hand in hand with communities to bring beautiful, modern, affordable housing to improve residents' quality of life. Updating the aging stock of public and affordable housing is a long-term investment in the community, offering new jobs and spurring further economic development.



**New Revenue
Stream**



**Improve
Resident
Quality of Life**

NRP + PHA PARTNERSHIPS ARE ECONOMIC DEVELOPMENT ENGINES THAT PROMOTE...



IMPROVED HOUSING QUALITY

- Address existing aging housing stock
- Increase housing supply
- Reduce housing waiting lists
- Create mixed-income neighborhoods



BETTER RESIDENT QUALITY OF LIFE

- New community amenities
- Access to social services and supports
- New employment opportunities and access to training



ACCESS TO NEW REVENUE STREAMS

- New and stable long term revenues
- Reduces reliance on waning and unstable federal and state support
- Strengthens PHA operating and capitals budgets to improve service

SAN ANTONIO, TX

SAN JUAN SQUARE HOMES



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

PROJECT OVERVIEW Phase I: 143 units, Phase II: 144 units, Phase III: 252 units

COMPLETION Phase I: 2005, Phase II: 2007, Phase III: 2014

FINANCING 9% LIHTC, 4% LIHTC + Bond

AFFORDABILITY 60% AMI and below

PHA PARTICIPATION

- Long-term ground lease, PHA maintains ownership of the land
- Joint-venture partner in the ownership and construction of new buildings
- Managed resident relocation during construction and renovation

JOB CREATION 300 Construction, 8 Permanent

PROGRAMS & SERVICES

- “Biblioteca” — a community library and computer lab for residents and community members
- Live-Work program
- Childcare facility





SUSQUEHANNA TOWNSHIP, PA

CHERRY ORCHARD



HOUSING AUTHORITY
OF THE COUNTY OF DAUPHIN

PROJECT OVERVIEW 49 senior units with a community room, library, vegetable and flower gardens

COMPLETION 2020

FINANCING 9% LIHTC

AFFORDABILITY 30%, 50% and 60% AMI

PHA PARTICIPATION

- Joint-venture partner in the ownership of the building
- Manager of the new building

JOB CREATION 140 Construction, 4 Permanent

PROGRAMS & SERVICES

- Senior Citizens Service Coordinator with office space on site
- Medical, dental, pharmaceutical, and financial services from Community Action Commission and Supportive Housing Solutions LLC

SUSTAINABILITY PHIUS+ (Passive House) Certified



SAN ANTONIO, TEXAS

THE SCOTT AT MEDIO CREEK



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

PROJECT OVERVIEW 324 units, business center, community center, clubhouse, fitness center, pool

COMPLETION 2022

FINANCING 4% LIHTC + Bond

AFFORDABILITY 30%, 60%, and 70% AMI

PHA PARTICIPATION

- Long-term ground lease, PHA maintains ownership of the land
- Joint-venture partner in the ownership and construction of new buildings
- Private Activity Bond issuer

JOB CREATION 400 Construction, 8 Permanent

PROGRAMS & SERVICES

- On-site community garden utilized by both residents and students from Medio Creek Elementary School
- Financial literacy training
- Health and wellness screenings
- First time home buyer programs
- Food pantry
- After-school and summer camp programming





SYRACUSE, NY

HOMES OF SYRACUSE



SYRACUSE HOUSING AUTHORITY

PROJECT OVERVIEW 50 single-family homes, community clubhouse with children's playground

COMPLETION 2014

FINANCING 9% LIHTC

AFFORDABILITY 30% – 60% AMI

PHA PARTICIPATION

- Joint-venture partner in the ownership of the building
- Manager of the new building

JOB CREATION 140 Construction, 4 Permanent

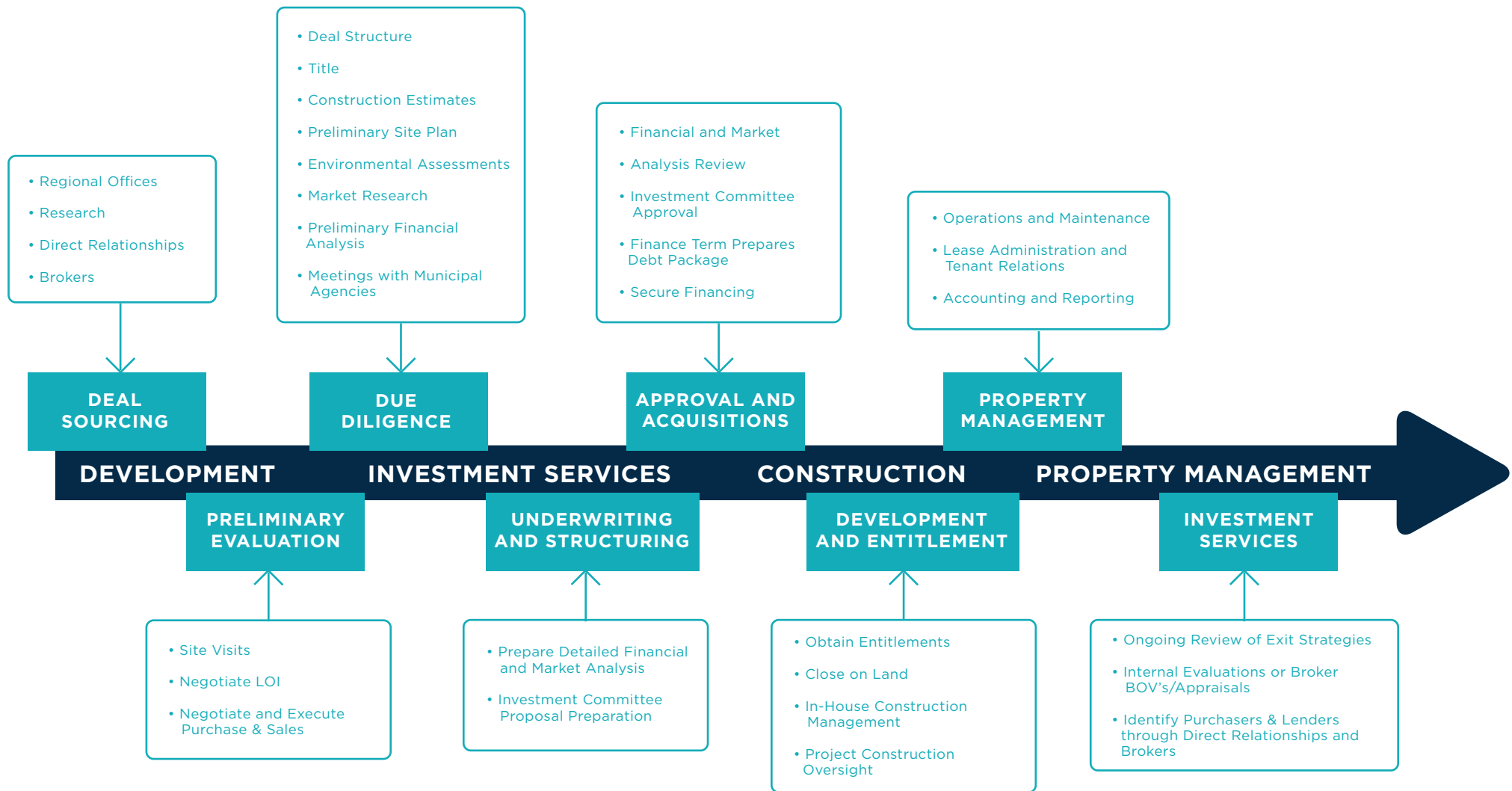
PROGRAMS & SERVICES

- Lease-to-purchase development to promote long-term home ownership, stability, and neighborhood reinvestment at the conclusion of the tax-credit compliance period





VALUE CREATION ENGINE



PARTNERS & LENDERS



"Parse has collaborated with NRP since 2013. Their depth of multifamily real estate expertise over multiple cycles, properties and markets demonstrates a true pulse on multifamily nationwide. NRP has built a highly talented and professional team of experts from the analyst to the executives. Bottom line: we are in business with NRP because their people set high expectations and deliver with a sense of purpose."

– Nick Killebrew, Head of Origination, Parse Capital

"NRP has proven itself to be a terrific developer and a valued partner to H.I.G. They have a deep and talented team of professionals in the development, construction and operation of high quality multifamily assets. H.I.G. looks forward to expanding its relationship with NRP in the coming years."

– Ira Weidhorn, Managing Director, H.I.G Realty Partners

"We've worked with NRP for a number of years and recognize the strength of their fully integrated national apartment development approach."

– Ellen Rogers, Senior VP, Bank of America Merrill Lynch

"Canyon Partners Real Estate is pleased to have partnered with NRP on numerous transactions. We are continuously impressed with the NRP team and their ability to execute on all phases of the multifamily development and management process. We look forward to continuing our partnership on new projects."

– Robin Potts, Co-Head of Real Estate Investments, Director of Acquisitions, Canyon Partners Real Estate LLC

THE CARLYLE GROUP
GLOBAL ALTERNATIVE ASSET MANAGEMENT

Bank of America
Merrill Lynch

ARES

SYNOVUS

FIFTH THIRD BANK

AIG

RBC
Royal Bank

WILTON
INVESTMENT GROUP

ejf

POINTONE
HOLDINGS

KeyBank

PGIM

Frost

CANYON
PARTNERS REAL ESTATE

BBVA Compass

H. I. G.
REALTY PARTNERS

J.P.Morgan

SIMPSON
HOUSING

HEITMAN

VIRTUS
REAL ESTATE CAPITAL

STATE STREET
GLOBAL ADVISORS

Comerica Bank

PHOENIX
CAPITAL PARTNERS

VIRTUS
REAL ESTATE CAPITAL

STATE STREET
GLOBAL ADVISORS

PNC

HQ Capital

Amegy Bank

Huntington

PALATINE
CAPITAL PARTNERS

citibank

AEW

usbank

First National Bank


abington TRUIST

CIBC

WPI



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.



1760

LEED Units



2095

Enterprise Green
Communities Units



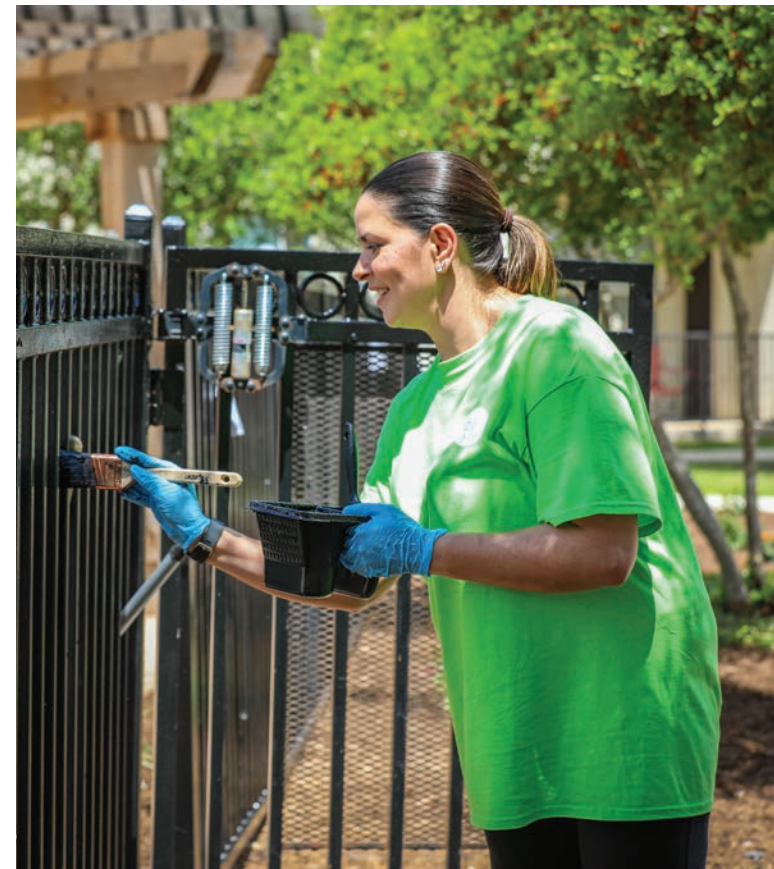
13M

GALLONS in
usage savings



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.



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 HOUSING AND URBAN DEVELOPMENT**

"The Farrell Homes Development Team embraced the challenge of redevelopment of highly visible grayfield sites in the City of Farrell into a truly unique concept comprised of a 3-story building and single-family homes distributed throughout the neighborhood. Farrell Homes not only provides high-quality affordable housing for its residents, but it has provided optimism and a sense of hope for the entire community."

- **HON. MARK A. LONGIETTI, PENNSYLVANIA HOUSE OF REPRESENTATIVES, 7TH DISTRICT**



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

"The Scott at Medio Creek is allowing us to provide housing in an ever-growing part of San Antonio, which is the base of manufacturing aerospace technology, so people in our community can flourish in reaching their goals."

- **DAVID NISIVOCIA, FORMER SAN ANTONIO HOUSING AUTHORITY PRESIDENT**



"The City of Syracuse is fortunate to have the Syracuse Housing Authority, one of the country's largest housing authorities, as a partner in this multi-phased initiative to enhance this special place that so many of us are proud to call home."

- **PAUL DRISCOLL, COMMISSIONER, DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT, CITY OF SYRACUSE**

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
HOUSING AUTHORITY OF TRAVIS COUNTY



“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
HOUSING AUTHORITY CITY OF AUSTIN



IF YOU WOULD LIKE TO TALK FURTHER.....

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