

the  
**NRP**  
group LLC

# BALCONES LOFTS

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## LUXURY URBAN LIVING BALCONES HEIGHTS, TEXAS

June 7, 2013



# THE NRP GROUP - PARTNER OF CHOICE

- Full-service real estate company founded in 1994 (Development, General Contracting and Property Management)
- More than 450 employees nationwide
  - TX – 202 Employees
- Over 17,000 units developed in 12 states, and over 10,000 residential units managed
  - 6,910 units in Texas



## A TEXAS DEVELOPER

- National Presence: Texas, Arizona, Florida, Indiana, Louisiana, Michigan, New Mexico, New York, North Carolina, Ohio, Pennsylvania, South Carolina, and Virginia

**RANKED NO. 1 AFFORDABLE HOUSING DEVELOPER IN THE COUNTRY BY AHF MAGAZINE**



# OUR COMPANY

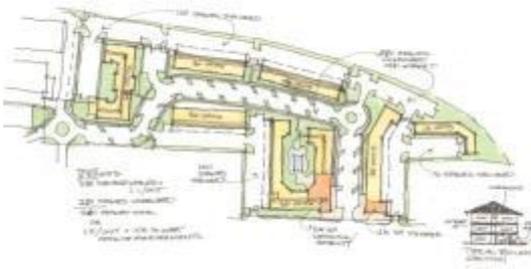
**DEVELOPMENT** - *The NRP development team handles every aspect of development from concept to completion for each market*

site selection and zoning • market studies • designs

•NRP partners with local governments, financial institutions and neighborhood organizations on its many multi-family, single-family infill, and senior housing.

Public partners in addition to SAHA include:

Beaumont Housing Authority • Corpus Christi Housing Finance Corporation • Brooks Development Authority • Fort Worth Housing Authority • Dallas Housing Authority • Capital Area Housing Finance Corporation • San Antonio Housing Trust Finance Corporation • Laredo Public Facility Corporation



**CONSTRUCTION** - *NRP Contractors is a full-service General Contractor providing a range of services to maximize cost efficiency and productivity*

•Licensed in 12 states

•NRP Contractors have built over 17,000 multifamily and senior units across the nation

Services include:

Conceptual Estimating • Project Management • Design • Consultation • Civil engineering • Architecture • Budget Development

**MANAGEMENT** - *NRP Management is a full-service property manager overseeing 10,000 multi-family, single-family and senior rental units*

•The team includes specialists in corporate compliance, accounting, operations, marketing and leasing support as well as on-site expertise in community management, leasing and maintenance at each community.

NRP Management provides expertise in:

Initial Lease-ups • On-going Operations • Market Analysis • Asset Management • Maintenance and Training.



# PROPOSED Balcones Lofts

- **Location:** 3230 Hillcrest Dr.
- **Project Cost:** Approximately \$11.2 million
- **Financing:** Application for 9% LIHTC Program/HOME
- **Unit Mix:** 84 units



# BALCONES LOFTS

LUXURY URBAN LIVING  
BALCONES HEIGHTS, TEXAS

## Balcones Lofts

- 84-unit multifamily development
- 3230 Hillcrest Dr.
- Units include:
  - skyline views
  - exceptional kitchens with stainless steel appliances and contemporary-style cabinets
- Luxury amenities including:
  - a modern clubhouse
  - high tech business center
  - swimming pool
  - health club

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