



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



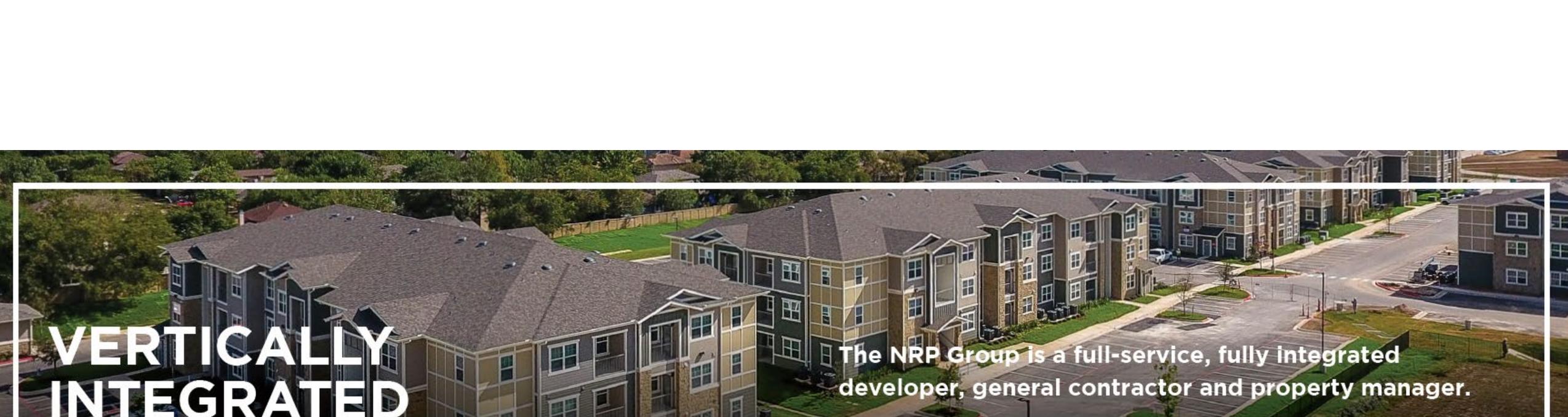
SENSE OF PURPOSE



HIGH PERFORMANCE



FUN



VERTICALLY INTEGRATED

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 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.



PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 20,000 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 150 properties with 23,500 units at an asset value of \$1.66 billion, and has executed market rate dispositions of \$1.9 billion with value creation of 34% sale price over total project cost.

Cleveland Development – Market Rate



- Built in 2017
 - 306 units
 - 98% Leased
- NRP is Developer, Contractor, Manager
- Includes multi-purpose trail through site

Cleveland Development – Affordable (Construction and Lease Up)



- Via Sana
- 72 units
- Family Affordable
- Partner: MetroHealth
 - Clark Fulton
- Leasing up currently



- The Davis
- 52 units
- Family Affordable
- Partner: University Hospitals
 - Glenville
- Under construction



- 5115 At The Rising
 - 88 units
 - Family Affordable
- Partner: University Settlement
 - Slavic Village
- Leasing up currently

Cleveland Development – Affordable (History)



- Foster Pointe
- 61 units
- Senior Affordable
- Built 2010
- Clark Fulton/Old Brooklyn



- Cornerstone Family
- 76 units
- Family Affordable
- Built 2020
- Euclid – Green

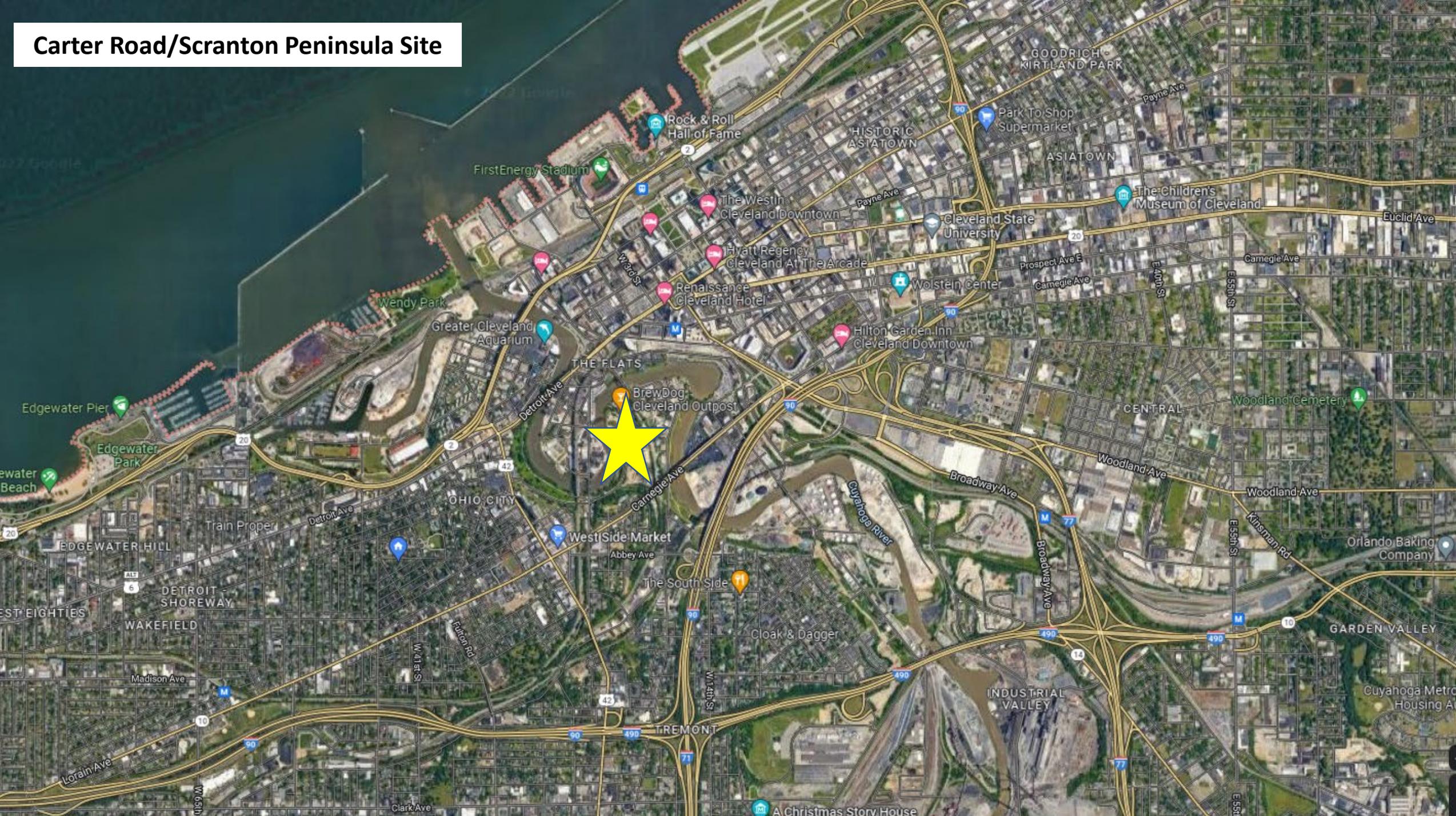


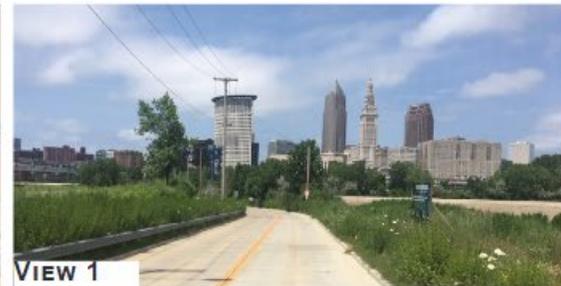
- A Place For Us
- 55 units
- Senior Affordable
- Built 2016
- Edgewater/Cudell



- Cornerstone Senior
- 50 units
- Senior Affordable
- Built 2009
- Euclid – Green

Carter Road/Scranton Peninsula Site





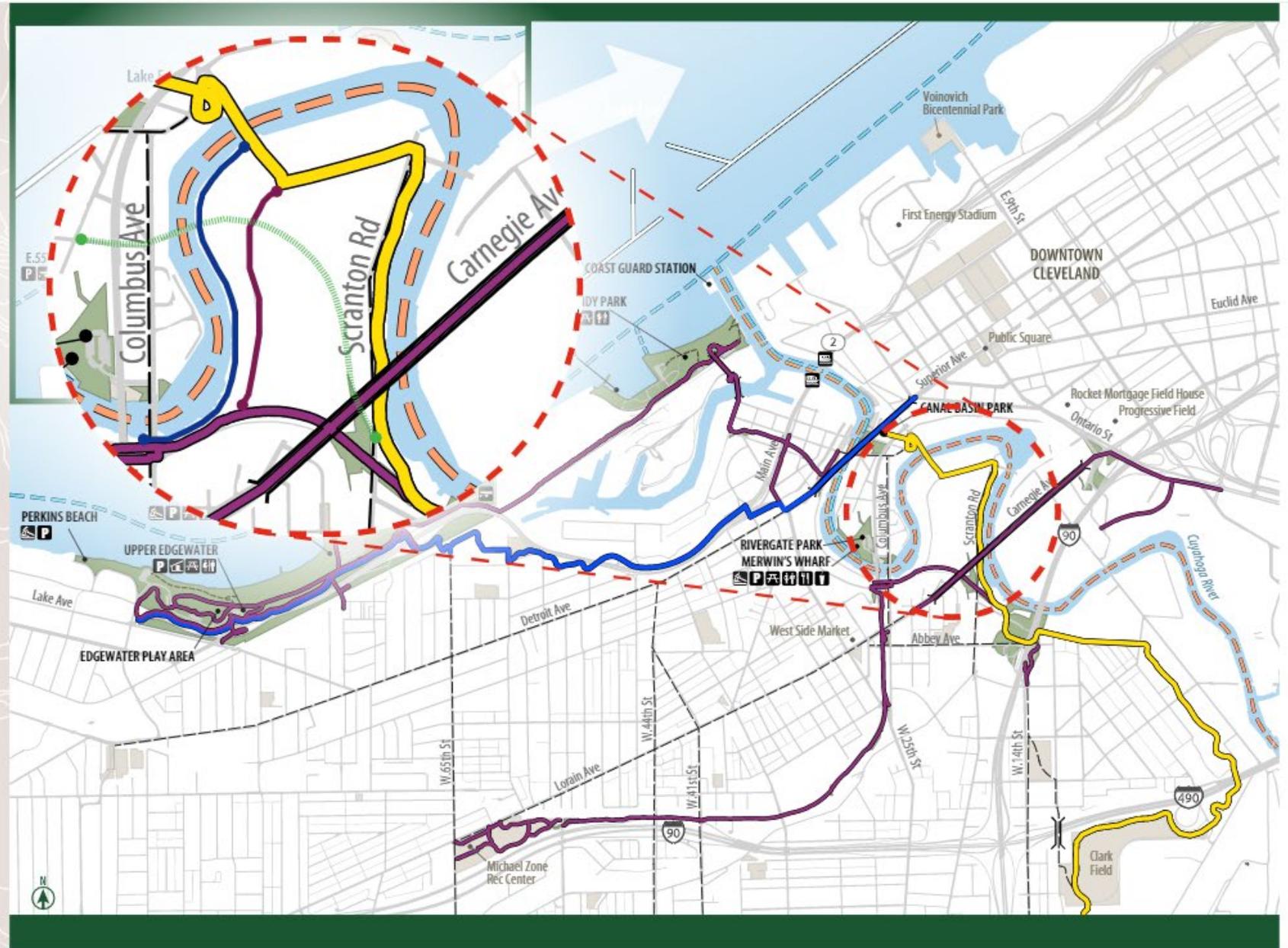
TRUE NORTH



Lakefront Reservation

	All Purpose Trail
	Towpath Trail
	Cleveland Lakefront Bikeway
	Lake Erie Water Trail
	Cuyahoga River Water Trail
	Hiking Trail
	Bike Lanes
	Bridge

	Picnic Area		Swim Areas
	Reservable Picnic Shelter		Paddle Access
	Parking		Water Taxi Stop
	Restroom		Trailer Capable Parking
	Food		Boat Ramp/Launch
	Drinking Water		











Project Details:

- 316 Market Rate Units
 - 301 Apartments
 - 15 Townhomes
 - 1.4 Parking Spaces Per Unit
- \$100 Million Investment
- Closing and Construction Start December 2022
- Completion Q2 2025

Reasons For TIF Request:

- Critical to economic viability of The Development
- Significant Environmental Remediation Costs
- Significant Site Work Costs
- Development will benefit larger neighborhood
 - Trail access
 - Spur additional investment

