

Saigebrook Development



Contact:
Lisa Stephens
352-213-8700
lisa@saigebrook.com

Contact:
Megan Lasch
830-330-0762
megan@o-sda.com



Saigebrook Development – Developer and Owner

- 15+ years experience in multi-family development
- Developer of approx. 5,000 units, more than 1,200 units in Texas
- Innovative, neighborhood appropriate development with proven track record
- Ownership 15 years +
- Art in Public Places
- Texas owned
- Green Development Practices
- Onsite Management
 - At minimum two full time staff one maintenance and one manager

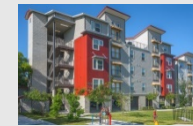
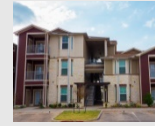




What sets us apart

- Proven track record - secured 18 competitive Housing Tax Credit projects in the last 8 application cycles
- Art in Public Places
 - Use of local artisans, fosters community pride
- Green Development Practices
 - Energy efficient, promote water conservation, reduce resident burden
- Long Term Ownership and Texas Owned
 - Instill pride in community through careful resident selection, programming, and customer service
- Resident programs, career counseling & job training





Texas Portfolio

11 Communities in Operation:

- Amberwood Place – Longview
- La Ventana – Abilene
- Pinnacle at North Chase – Tyler
- Saige Meadows – Tyler
- The Roxton – Denton
- Tylor Grand – Abilene
- Barron's Branch I – Waco
- Summit Parque – Dallas
- Liberty Pass – Selma
- Barron's Branch II – Waco
- Art at Bratton's Edge – Austin

3 Communities Under Construction:

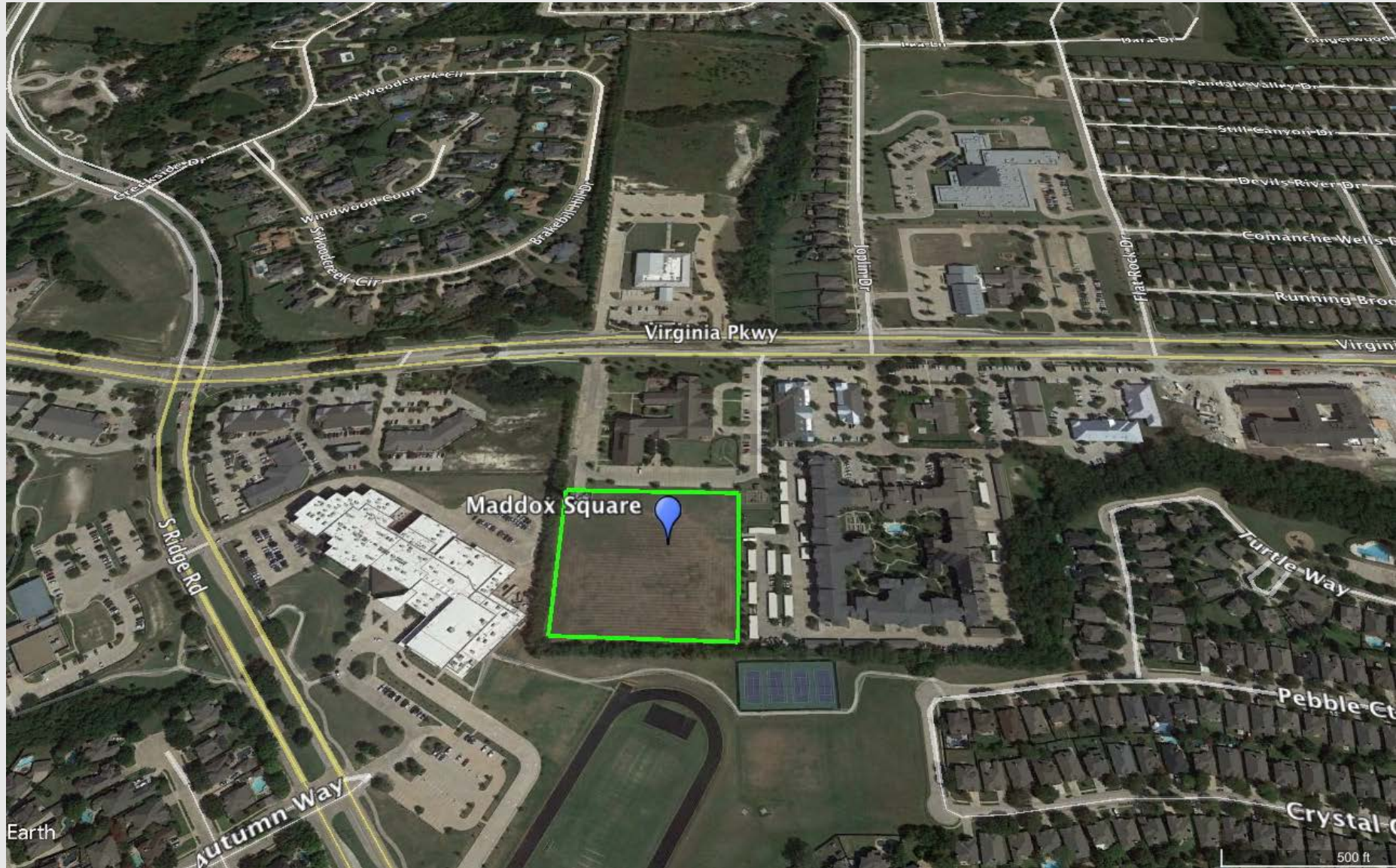
- Stillhouse Flats – Harker Heights
- LaMadrid Apartments – Austin
- Kaia Pointe – Georgetown

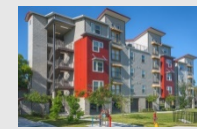
4 Communities in Development

- Aria Grand – Austin
- Mistletoe Station – Fort Worth
- Edgewood Place – Longview
- Alton Plaza – Longview

Site Location

Southeast of Corner Ridge Road and Virginia Parkway





Key Points to the Development

- Mixed-Income Community with Units Set Aside for Area Workforce
- 84-93 Residences
- 30-60% AMI units and unrestricted, market rate
- Mix of 1, 2, and 3 bedrooms
- Onsite Clubhouse and Amenity Center
- Excellent Access and Close Proximity to Many Services
- Luxury Interior Finishes
- Onsite Maintenance and Management
- Garages as required per PD
- Unit mix will conform with PD Requirements: 900 SF min

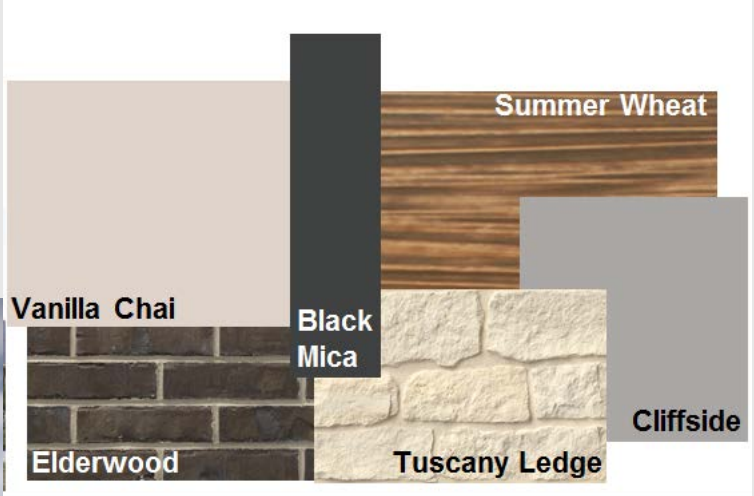


Maddox Square Concepts



**Concept Elevations – subject to change based on community input and constructability*

Maddox Square Concepts



**Concept Elevations – subject to change based on community input and constructability*



Proposed Unit Mix

Unit mix will conform with PD Requirements: 900 SF min

1 BR; Workforce \$413 - \$826/month	Market \$1,200
2 BR; Workforce \$495 - \$991/month	Market \$1,300
3 BR; Workforce \$572 - \$1,145/month	Market \$1,450

Unit type	30% AMI	50% AMI	60% AMI	Market Rate
Number of units	10% of units	40% of units	30-40% of units	10-20% of units

Market studies show our Primary Market demand is 677 units for 1BR, 384 for 2BR and 156 for 3BR.

** Rents are based on AMI of \$73,400*

Maddox Square Concepts

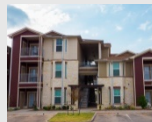


**Concept Site Plan – subject to change based on community input and constructability*



Clubhouse Amenities

- Business center
- Children's playground
- 24 hr. Fitness Center
- Multi-purpose room with kitchen
- Indoor/Outdoor entertainment options
- Swimming pool or splash pad
- BBQ grills and picnic tables





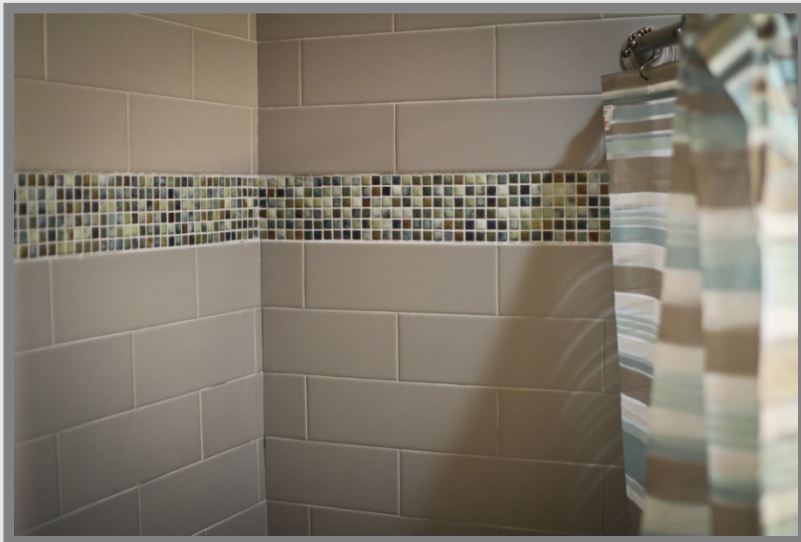
Unit Interior Examples



- Resilient flooring (no carpet)
- Kitchen tile backsplash



- Tile tub surrounds
- Granite or quartz kitchen countertops and bathroom vanities



Who are the residents?

- Medical District Staff
- ISD Support Staff and Classroom Aides
- First Year Emergency Service Providers
- Hospitality Service Providers
- Single Parents
- Retirees/Seniors
- Returning Veterans
- Retail Service Providers





Selection Criteria & Safety

- Background checks completed on all adults on lease
 - No felony convictions or felony adjudicated sentences
 - No misdemeanor convictions or adjudicated sentences that were violent or sexual in nature
- Renters' monthly income must be 2.5x the monthly rent payment
- Credit check by 3rd-party vendor
- Good rental history
- Strong lease rules and regulations



Resident Programs

- Partner with several community and non-profit organizations to provide services that fit the resident needs.
- Supportive services might include
 - Annual health fair & health screen services
 - Blood pressure testing/ wellness checks
 - Healthy eating on a fixed budget
 - Cooking classes
 - Annual income tax preparation
 - Transportation/ shuttle services
 - Senior prom
 - Onsite rehab or fitness classes



Development Examples



Saige Meadows – Tyler, Texas



Development Examples





Business Center



Meeting space



Fitness Center



Entertainment Space

Art in Public Places

Tylor Grand



The Roxton



Barron's Branch



Amberwood Place



Liberty Pass



Summit Parque

New and Upcoming



LaMadrid Apartments – Austin, Texas



Edgewood Place – Longview Texas



Kaia Pointe- Georgetown, Texas



For more information please visit:

www.saigebrook.com or

www.facebook.com/SaigebrookDevelopment