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Franklin Branch Apartments

Proposed Affordable Housing
McKinney, Texas

the
NRP
group

QUICK FACTS

the
NRP
group

founded in 1994

50,000+

total units developed

27,000

affordable

15,000

market rate

4,000

moderate income

\$6 billion

total real estate closed
(\$2.6 in approved pipeline)

25,000+

units under management

\$850 million

core operations revenue

\$2.5 billion

portfolio valuation

2022 highlights

17 deals

number of
closings

5,024

number of
units

\$1 billion

amount of
3rd party capital

NMHC₅₀

**Top 10 Builder &
Developer**

2022 NMHC 50



Top 5 Ranked

2022 Top Multifamily
Development Firms

**AFFORDABLE
HOUSING**
FINANCE

2021 Ranked #3

Top Affordable Housing Developers

MULTIFAMILY
PILLARS OF THE
INDUSTRY
AWARDS
2020 WINNER



2020 Winner
Multifamily Builder
of the Year



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 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 35,000 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

Supporting short- and long-term value creation across the portfolio for both affordable and market rate communities. Closely working with investors, partners, and internal property management, accounting, and construction teams to identify ways to best serve investors and residents.



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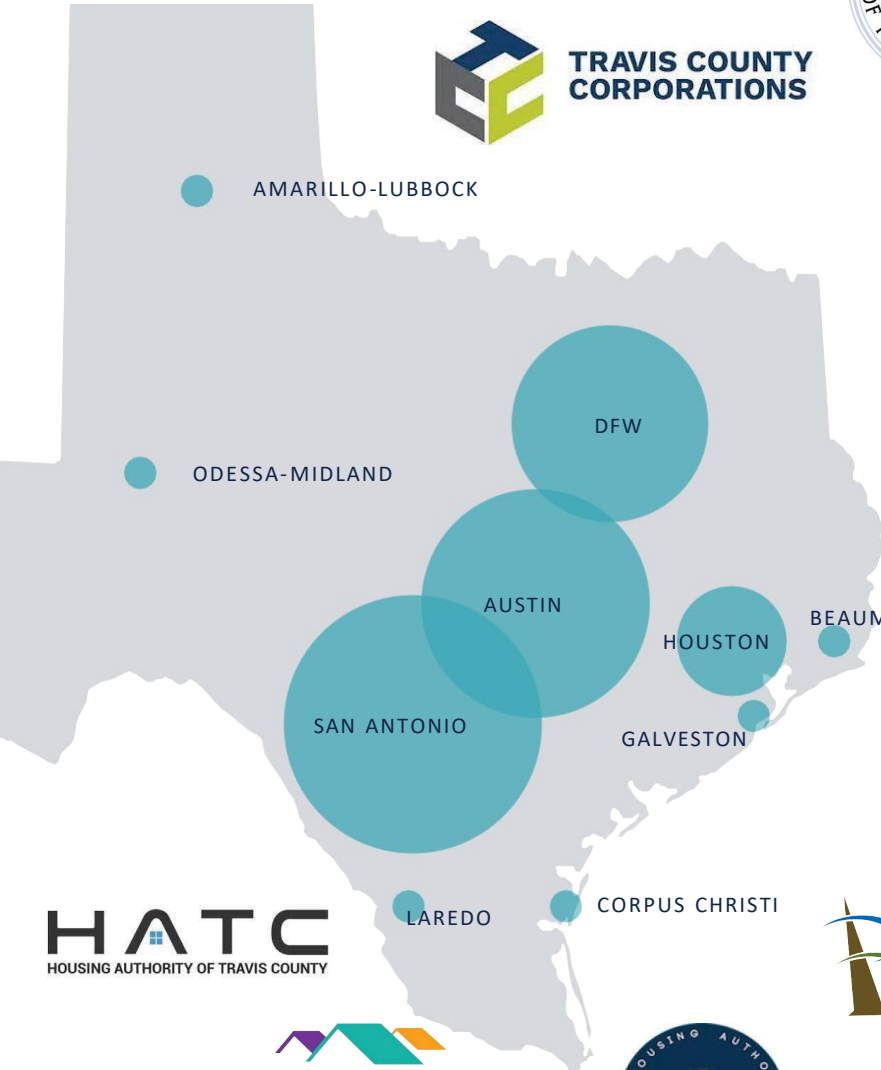
NRP TEXAS

30,000+
TOTAL UNITS DEVELOPED

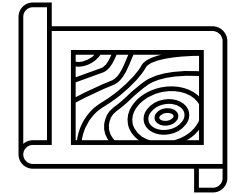
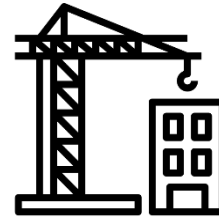
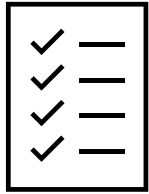
15,000+
AFFORDABLE UNITS DEVELOPED

450+
TEXAS EMPLOYEES

\$2.5+ Billion
TOTAL DEVELOPMENT VALUE



Franklin Branch Apartments is a public-private partnership between the NRP Group and the McKinney Housing Finance Corporation and will provide the City with high-quality affordable housing.



Council Approves RFQ

September 2024

The NRP Group Selected

December 2024

Site Selection & Due Diligence

2025

Zoning & Annexation

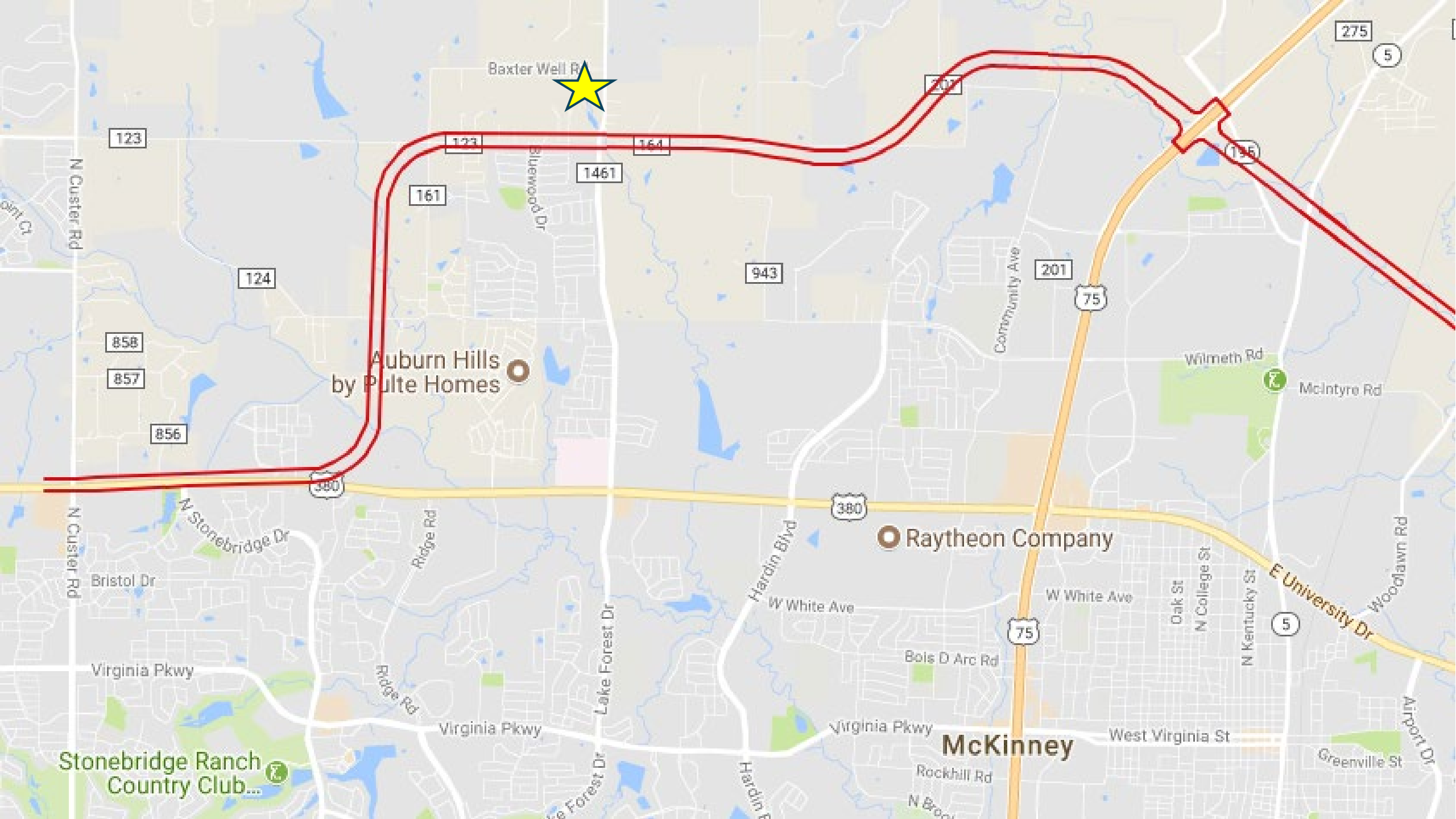
February 2026

McKinney City Council approves release of RFQ for an affordable housing development in partnership with the McKinney Housing Finance Corporation.

The NRP Group was selected as the partner of choice from the other applicants.

Over the course of the year, the project site was identified and site feasibility was conducted.

McKinney City Council approves annexation and zoning for the project.



Baxter Well Rd

Auburn Hills
by Pulte Homes

Raytheon Company

McKinney

Stonebridge Ranch
Country Club...

123

161

1461

164

943

201

75

275

5

124

858

857

856

380

380

75

5

N Custer Rd

N Custer Rd

Bristol Dr

Virginia Pkwy

N Stonebridge Dr

Ridge Rd

Virginia Pkwy

Lake Forest Dr

Hardin Blvd

W White Ave

Bois D Arc Rd

Virginia Pkwy

Rockhill Rd

N Brook

Community Ave

Wilmeth Rd

McIntyre Rd

Oak St

N College St

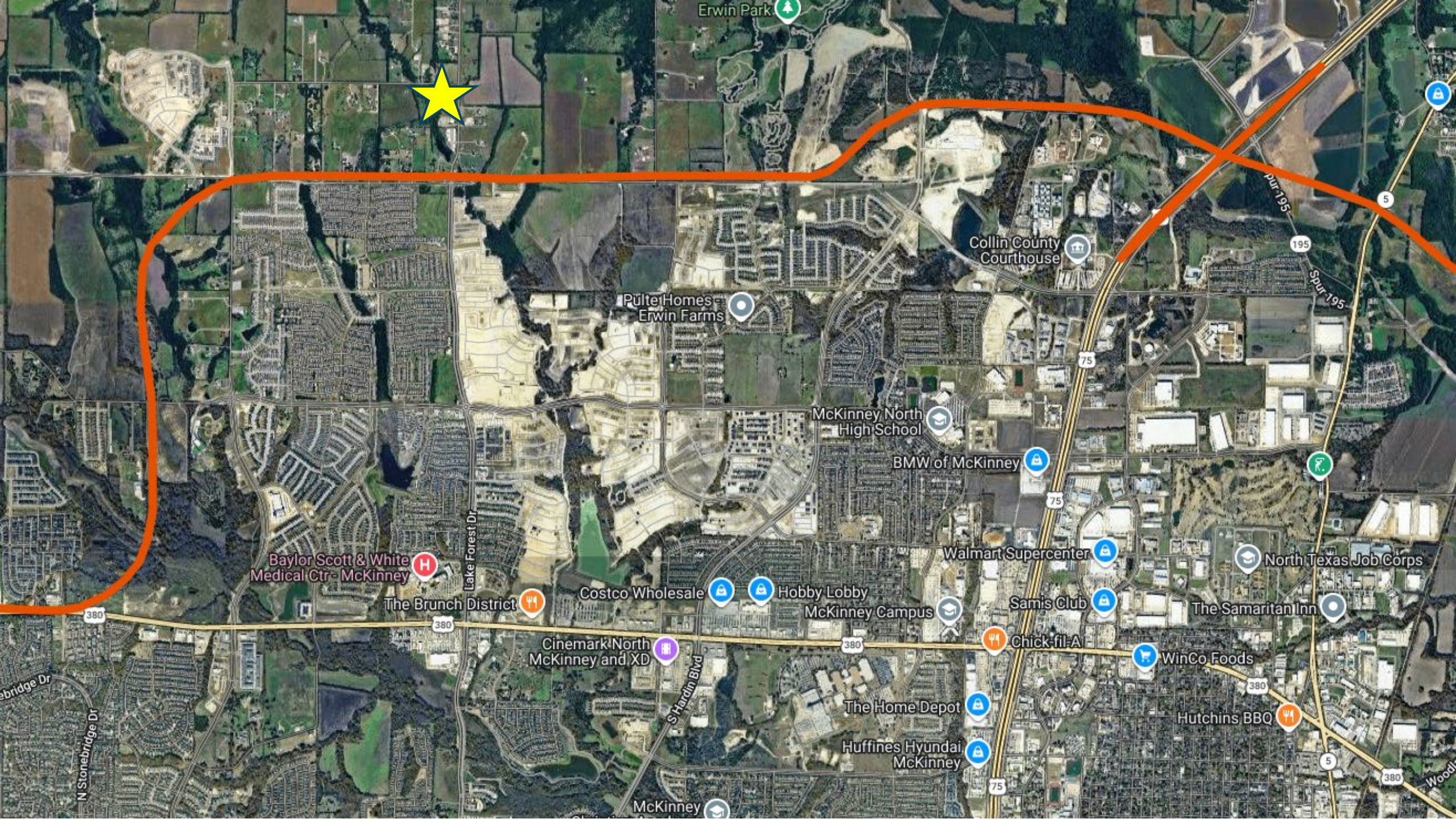
N Kentucky St

E University Dr

Woodlawn Rd

Airport Dr

Greenville St



Erwin Park

Collin County Courthouse

Pulte Homes Erwin Farms

McKinney North High School

BMW of McKinney

Baylor Scott & White Medical Ctr - McKinney

The Brunch District

Costco Wholesale

Hobby Lobby

Walmart Supercenter

North Texas Job Corps

Cinemark North McKinney and XD

McKinney Campus

Samis Club

The Samaritan Inn

Chick-fil-A

WinCo Foods

The Home Depot

Hutchins BBQ

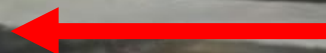
Huffines Hyundai McKinney

McKinney



Lake Forest Dr

Project Site ¼ Mile





FM RD 1461

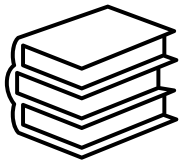
Unit & Affordability Mix

Floorplan	30% AMI	60% AMI	70% AMI	Total
1 Bedroom	4	26	12	42
2 Bedroom	12	74	34	120
3 Bedroom	9	55	26	90
4 Bedroom	4	22	10	36
Total	29	177	82	288



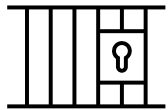
\$63,500

McKinney ISD First Year Teacher



\$54,119

City of McKinney Librarian



\$53,245

Collin County Detention Officer

Collin County HUD Income Limits

Household Size	30% AMI	60% AMI	70% AMI
1 person	\$24,660	\$49,320	\$57,540
2 person	\$28,170	\$56,340	\$65,730
3 person	\$31,680	\$63,360	\$73,920
4 person	\$35,190	\$70,380	\$82,110

Collin County HUD Rent Limits

Unit Type	30% AMI	60% AMI	70% AMI
1-Bedroom	\$660	\$1,320	\$1,540
2-Bedroom	\$792	\$1,584	\$1,848
3-Bedroom	\$915	\$1,830	\$2,135
4-Bedroom	\$1,020	\$2,041	\$2,381





WRAPAROUND RESIDENT SERVICES

- NRP is dedicated to providing top-class educational and social services for our residents. We partner with a nonprofit organization, Community Housing Resource Partners to provide a range of services free of charge.
- **HOMEWORK First After-School Program**
 - Homework help and tutoring
 - After-school snacks and summer lunches
- **Adult Education Support**
 - Financial Literacy Programs
 - First-Time Homebuyer Support
 - Job Readiness Preparation
 - ESL Assistance
- Annual Healthcare Screenings
- Resident services are tailored to meet local needs





Thank you.