

30  
1994-2024  
YEARS

the  
**NRP**  
group



**AFFORDABLE HOUSING  
OVERVIEW**

**NRPGROUP.COM**



# 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 projects along with significant experience in single-family infill housing.



## CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 12 states, providing professional construction services for multifamily and single family homes. Over 45,000 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.

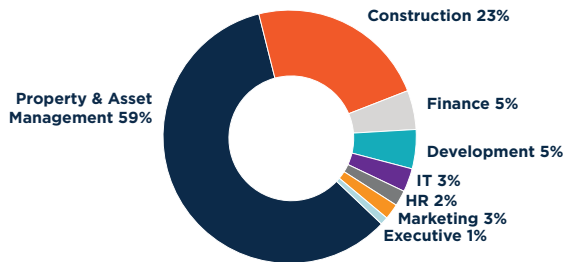




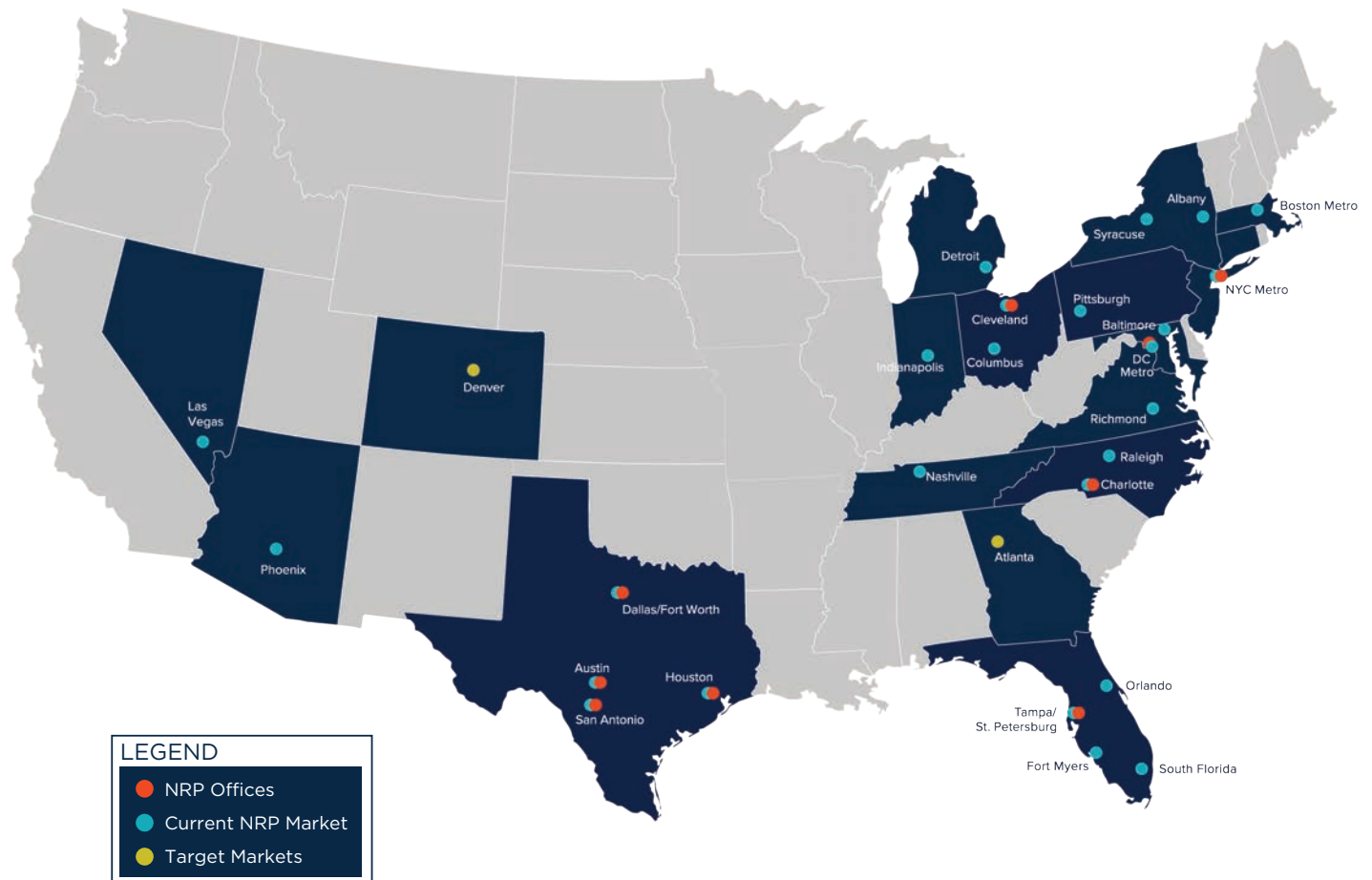
# MARKETS

17  
markets

## EMPLOYEE BREAKDOWN



1,000+  
employees










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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
 <b>PROJECTS</b>	212	312
 <b>UNITS DEVELOPED</b>	27,000	58,000
 <b>TOTAL PROJECT COST</b>	\$4 BILLION	\$8.5 BILLION
 <b>PORTFOLIO VALUE</b>	\$1.3 BILLION	\$2.3 BILLION
 <b>UNITS UNDER MANAGEMENT</b>	15,000	29,000

**NMHC**50

**Top Builder &  
Developer**

2023 NMHC 50

MULTIFAMILY  
PILLARS OF THE  
INDUSTRY  
AWARDS



**2022 Winner**  
Multifamily  
Developer of the  
Year

**2020 Multifamily  
Builder of the Year**



**Top 5 Ranked**

2023 Top Multifamily  
Development Firms

**AFFORDABLE  
HOUSING**  
FINANCE

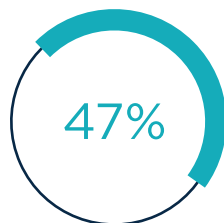
**2024 Top Ranked**

Top Affordable Housing Developers



# RESIDENT SERVICES

The NRP Group is constantly seeking innovative opportunities to serve our residents and help them grow beyond the four walls of their homes. We are extremely proud of our partnerships with anchor institutions and organizations like Community Housing Resource Partners, Enhanced Resident Services & Consulting, Community Development for All People, University Settlement, MetroHealth, and University Hospitals. These entities help provide resident services like financial literacy, ESL assistance, job readiness, nutrition and wellness information, healthcare screenings and more. A newer program at some of NRP's affordable communities is to have community gardens where children and adults alike can learn to grow fresh produce to use in their homes. These programs and more bring new opportunities to our residents to learn new skills and enhance their lives.



of resident credit scores have improved since enrollment



increase on average



new credit scores established



## THE INDEPENDENCE

### McKinney Flats

McKinney, Texas

- 4% Tax Credit Bond Deal
- 205 Units
- 50%-70% AMI
- \$44M+ Total Development Cost
- 1<sup>st</sup> Partnership with McKinney Housing Finance Corporation



#### **RFQ Issued**

October 2018

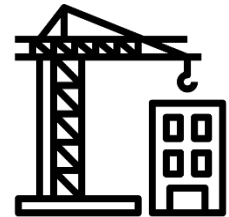
MHFC issued a RFQ for a public-private partnership to develop workforce housing.



#### **NRP Selected**

January 2019

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



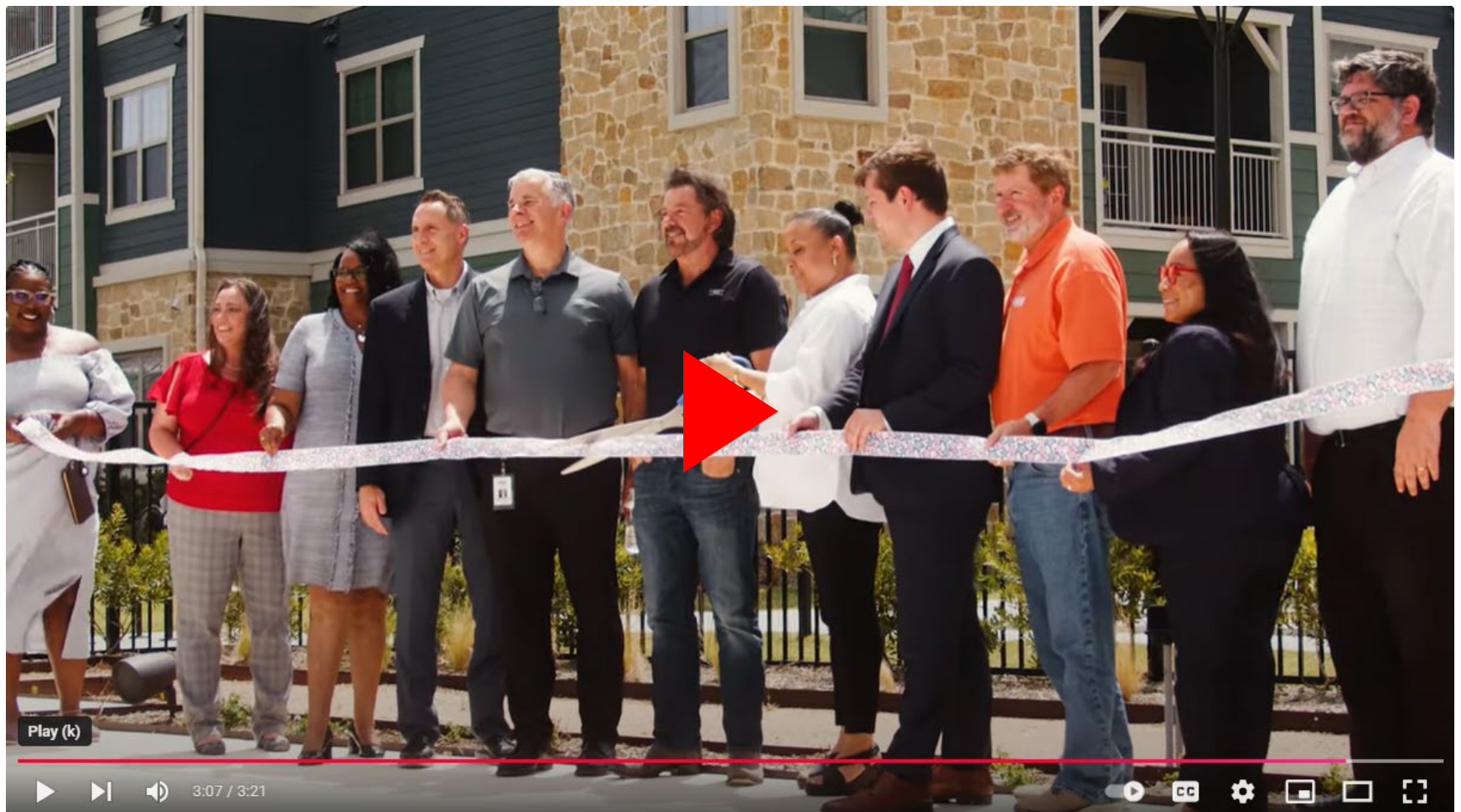
#### **Groundbreaking**

July 2020

Construction began in July of this year. It is anticipated to take 20 months until completion.



## The Independence Grand Opening – June 2022







the  
**NRP**  
group

**844.NRP.0002 | NRPGroup.com**

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**NEW YORK:** 366 Fifth Avenue, Suite 701, New York, NY 10001 | **OHIO:** 1228 Euclid Ave., 4th Floor, Cleveland, OH 44115

**TEXAS:** 15727 Anthem Parkway, Suite 308, San Antonio, TX 78249 | **TEXAS:** 14425 Falcon Head Boulevard, Building C, Suite 100, Austin, TX 78738

**TEXAS:** 6565 MacArthur Blvd, Suite 450, Irving, TX 75039 | **NORTH CAROLINA:** 14819 Ballantyne Village Way, Unit 1040, Charlotte, NC 28277