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Before we begin, please answer the following question:

I AM ATTENDING THIS WEBINAR BECAUSE:

A. I'd like to speak to one of your architects about a new project.
B. I have finished drawings and can't get financing, so I'm looking for alternatives and ideas.
C. I'm curious about financing and apartment markets.
D. I'm looking for sites & lending.
E. I'm a lender, real estate broker, contractor and would like to participate in the future.
F. I need a Civil Engineer, Landscape Architect or Interior Designer for your project
G. Other – please list

Having issues? Call us at 972-701-9636

HUMPHREYS & PARTNERS ARCHITECTS PRESENTS

THE MID-YEAR WEBINAR 2017

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

HPA | DESIGN GROUP

JLL

REALPAGE Outperform

SPEAKERS

GREG WILLETT
Chief Economist
REALPAGE Outperform

JASON PIERING
EVP/Capital Markets
JLL

MARK HUMPHREYS
CEO
HUMPHREYS & PARTNERS ARCHITECTS, L.P.

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HUMPHREYS & PARTNERS ARCHITECTS, L.P.

GREG FAULKNER
President
HUMPHREYS & PARTNERS ARCHITECTS, L.P.

CHELSEA DORA-SHIBLEY
VP of Interior Design
HPA | DESIGN GROUP

MARKETS

GREG WILLETT

Chief Economist

REAL PAGE
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Carrollton, Texas 75007
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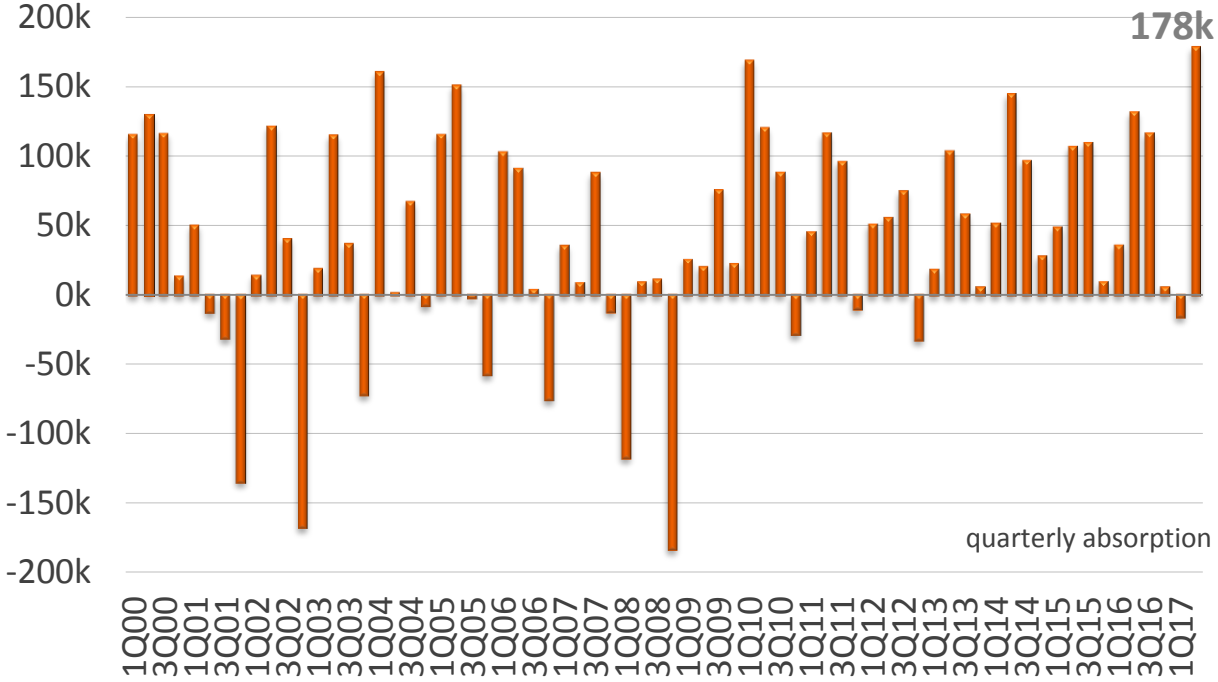
REALPAGE
Outperform

APARTMENT MARKET UPDATE

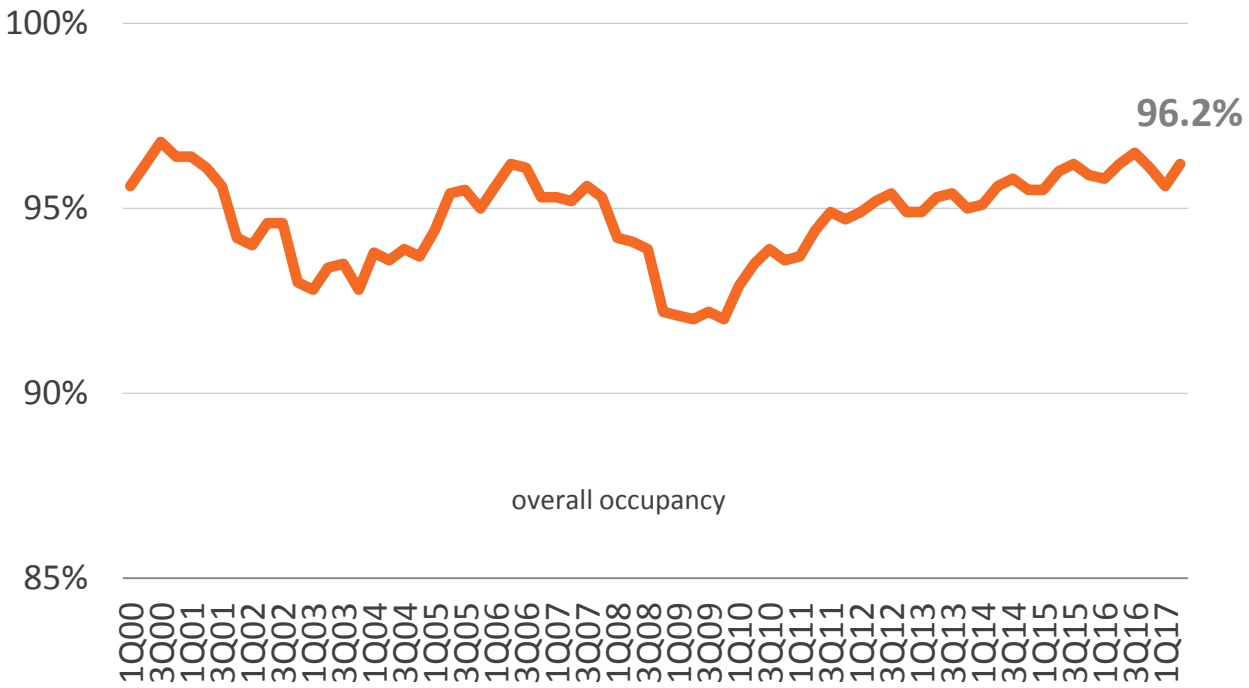
JULY 2017

Demand in 2Q surged to a three-decade high, after virtually no net absorption had occurred in the previous six months



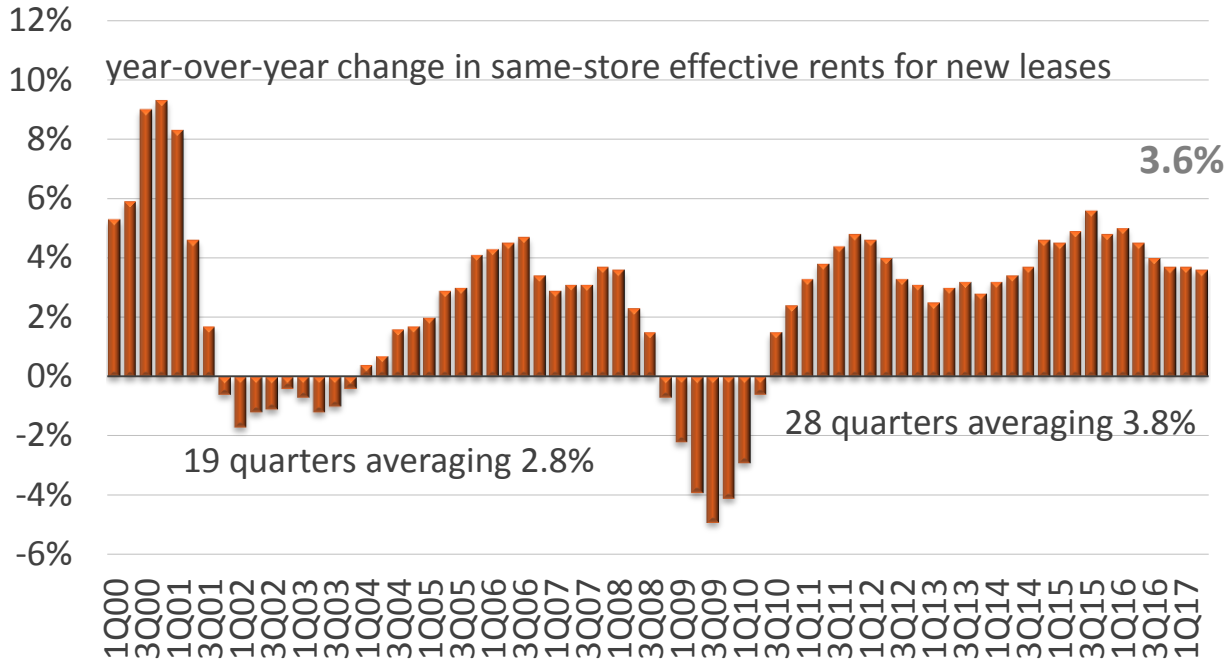
U.S. data is based on the 100 metros that form the core of RealPage's coverage

Overall occupancy remains in great shape, even with lots of new product moving through initial lease-up



U.S. data is based on the 100 metros that form the core of RealPage's coverage

After annual rent growth lost some momentum in 2016, performance levels are stabilizing



U.S. data is based on the 100 metros that form the core of RealPage's coverage

Fast-growth economies and/or late-recovery economies (still limited construction) are the rent growth leaders

Rank	Major Metro	Annual Rent Growth
1	Sacramento, CA	9.8%
2	Seattle, WA	8.1%
3	Riverside-San Bernardino, CA	7.1%
4	Fort Worth, TX	6.6%
5	Salt Lake City, UT	6.3%
6	Las Vegas, NV	6.2%
7	San Diego, CA	5.9%
8	Atlanta, GA	5.8%
9	Orlando, FL	5.5%
10	Cincinnati, OH	5.4%
11	Greensboro, NC	5.2%
11	Tampa Bay, FL	5.2%
13	Raleigh-Durham, NC	5.1%

Rank	Secondary Metro	Annual Rent Growth
1	Reno, NV	11.5%
2	Colorado Springs, CO	10.9%
3	Palm Bay-Melbourne, FL	7.9%
4	Ventura County, CA	7.1%
5	Spokane, WA	5.8%
6	Fresno, CA	5.1%
6	Santa Rosa-Petaluma, CA	5.1%
8	Honolulu, HI	4.9%
9	Akron, OH	4.7%
10	Vallejo-Napa, CA	4.4%
11	Tucson, AZ	4.3%
12	Knoxville, TN	4.1%
13	Albany, NY	3.9%

Sustained pricing power for renewal leases is a good sign of market health

- Renters are staying in place (renewing expiring leases) longer than was the historical norm. But the pace of moves did finally begin to inch up a tiny bit starting in the last half of 2016.
- The nation's typical rent bump for a renewal lease continues to hold near the 5% mark, a level sustained throughout the past few years.

51.9%

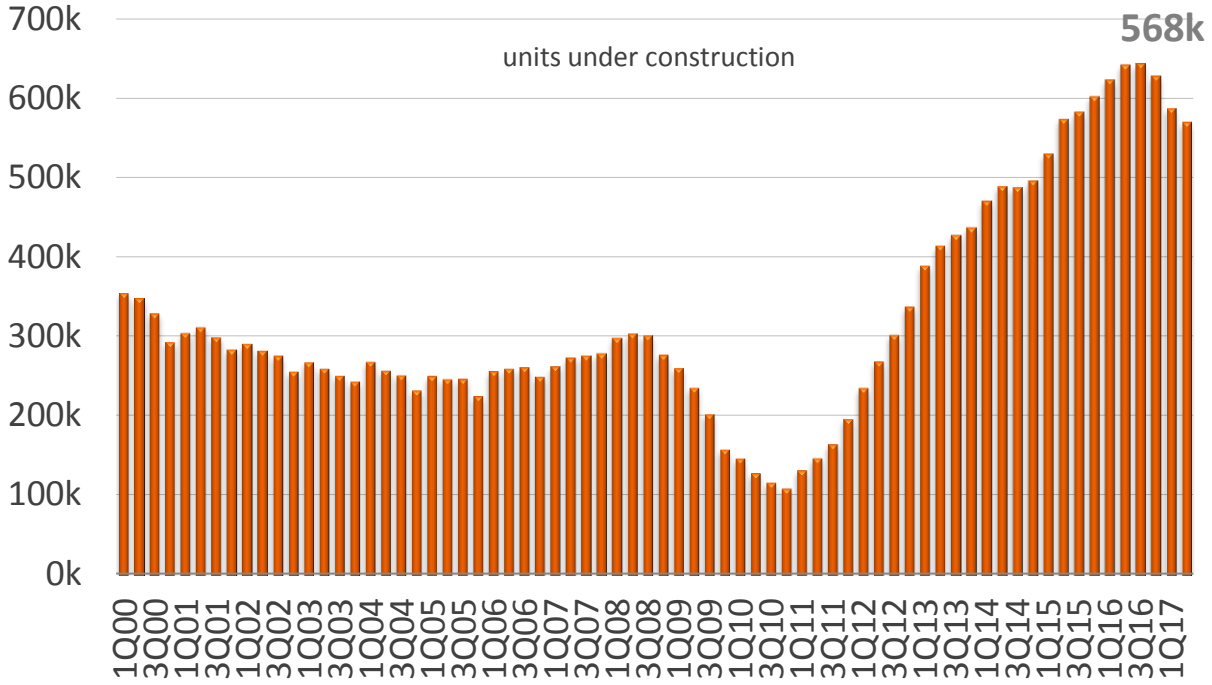
conversion of expiring leases over the past year

4.8%

renewal lease rent growth over the past year

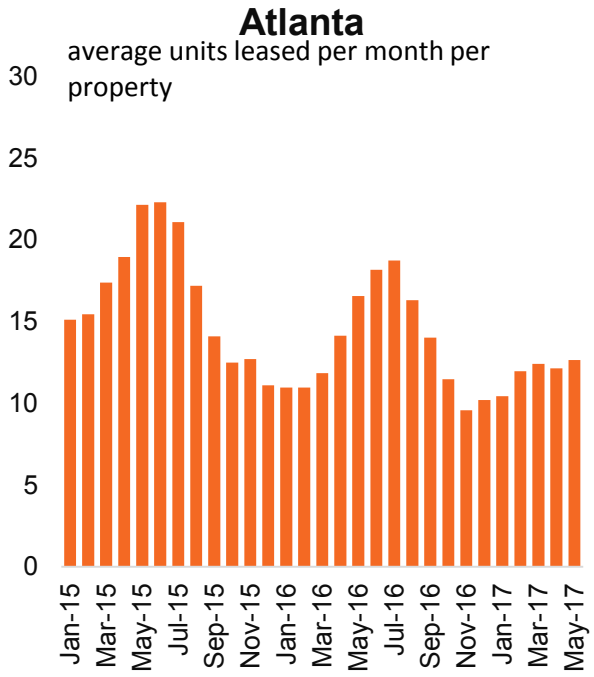
While the overall story for apartment sector performance fundamentals remains great, a somewhat more competitive leasing environment has emerged for top-end product – especially in the urban core.

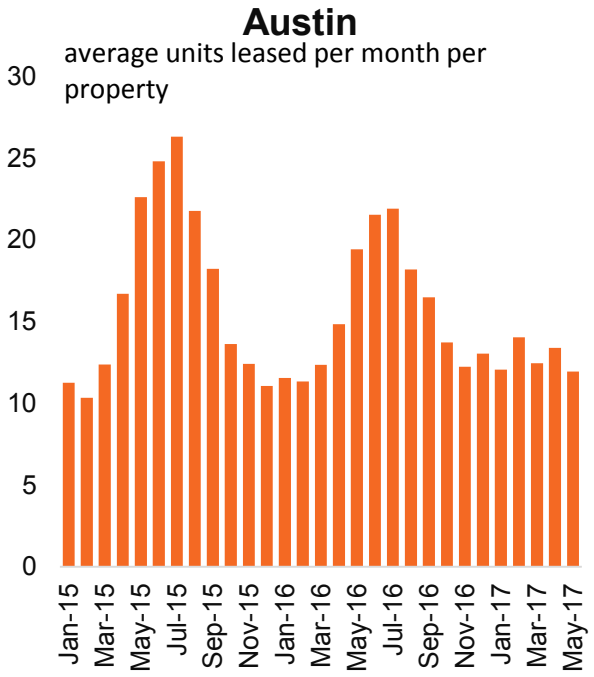
There's still lots under construction, but the volume is beginning to edge down a little. Look for a plateau rather than sharp drop

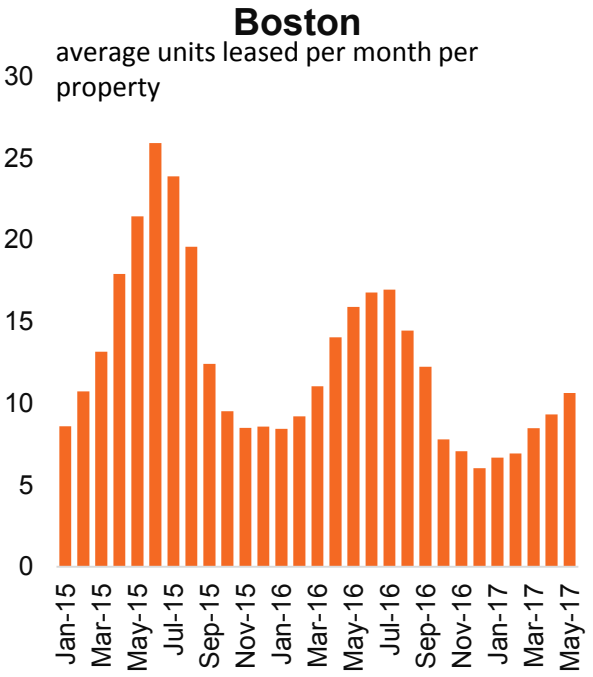


U.S. data is based on the 100 metros that form the core of RealPage's coverage, minus New York

More properties in lease-up yield slower leasing per property, despite robust total demand for the new stock

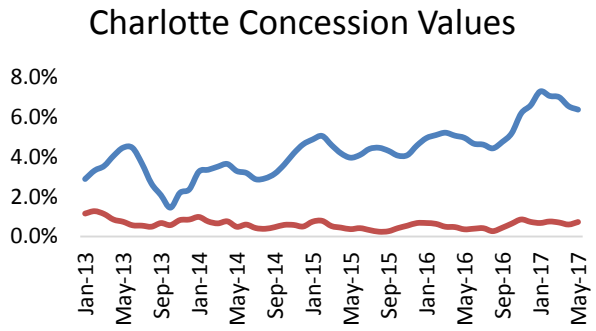


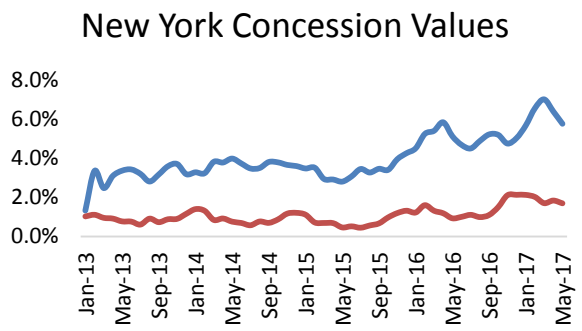


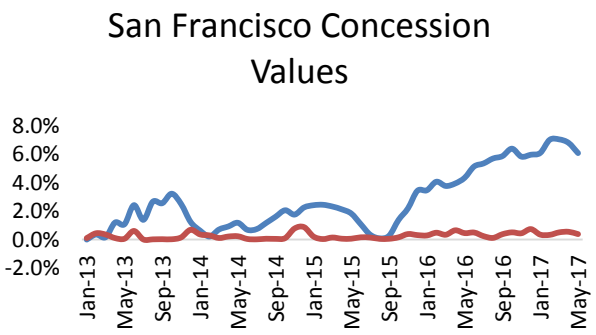


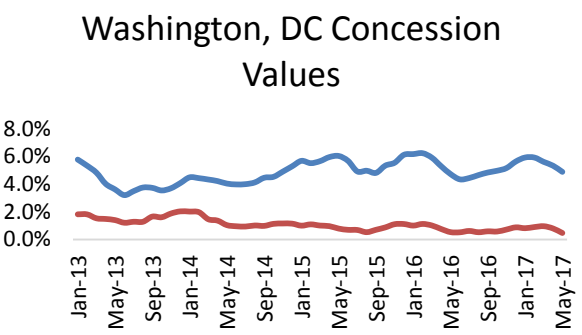
Source: Axiometrics

While rent concessions are beginning to appear, only projects in lease-up offer significant giveaways in most metros









Lease-up

Source: Axiometrics

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Outperform

THANKS!

greg.willett@realpage.com
www.realpage.com
www.axiometrics.com
www.mpfresearch.com

FINANCE

JASON PIERING

EVP/CAPITAL MARKETS

JONES LANG LASALLE
8343 Douglas Avenue, Suite 100
Dallas, TX 75225
214.438.6546
jason.piering@am.jll.com

JLL

Multifamily Debt & Equity

HPA 2017 mid-year webinar

26 July 2017

Capital Sources for Multifamily

JLL offers financing of multifamily housing, both for new construction (HUD 221(d)4) and existing product (HUD 223(f), Fannie Mae and Freddie Mac).

HUD 221(d)4 Construction Loan Program

- **Minimum loan amount:**
  - 83.3% for market rate transactions
  - 87.0% for affordable transactions
  - 90.0% for project with 90% or greater rental assistance
- **Minimum debt service coverage:**
  - 1.20 DSC for market rate properties
  - 1.15 DSC for affordable transactions
  - 1.11 DSC for projects with 90% or greater rental assistance
- **Interest Rate:** 3.90% fixed rate plus MIP
  - MIP – 0.25% (for Green & Energy Efficient) to 0.60% of the loan amount
- **Term:** Actual construction period plus 40 years
- **Amortization:** Interest Only during construction rolling into a permanent 40-year fully amortizing, self-liquidating loan
- **Prepayment Penalty:** Typically a two-year lock out followed by a step down premium
- **Guarantee:** Non-recourse with standard care-outs
- **Assumable:** Yes, subject to lender approval
- **Location:** Nationwide

JLL Agency/GSE lending platforms:

Agency/GSE	2016 loan production
Freddie Mac	$1,701 M
Fannie Mae	$1,268 M
HUD/Ginnie Mae	**$691 M**
Total	**$3,660 M**

Agency/GSE	Loan servicing portfolio
Freddie Mac	$7.6B
Fannie Mae	$6.2B
HUD/Ginnie Mae	**$2.7B**
Other	$1.5B
Total	**$18B**

Additional Capital Sources for Multifamily

BANK

JLL sources floating and fixed rate loans from local, regional and national banks for construction, repositioning, lease-up and stabilized projects.

- Transaction size $1 million and up
- Loan Terms 2 to 5 years
- Amortizations up to 25 years; I/O available
- LTV up to 75%
- DSCR as low as 1.0x
- Rates 3.50 to 5.00%
- Open prepay
- Nationwide Coverage
- Recourse unless below 65% LTV

EQUITY/ SUBORDINATE CAPTIAL

JLL structures JV Equity, preferred equity and mezz for qualified Sponsors pursuing construction, value-add and stabilized multifamily investment opportunities.

- Transaction Size $5 million to $75 million
- Sponsor Co-Invest 5% to 20%
- Waterfall 10% to 20% cumulative preferred return, TBD splits thereafter
- Targeted for A and B Asset Classes
- Primary and Secondary U.S. Markets

BRIDGE / INTERIM

JLL sources bridge loans for multifamily properties in transition, including value-add opportunities, repositioning, lease-up, new ownership, new management and others in need of short-term seasoning prior to rolling into either an Agency or CMBS permanent execution.

- Transaction Size $2 million and up
- Loan Terms 1 to 5 years
- Interest Only
- LTV up to 85%
- DSCR as low as 0.85x
- Rates 4.75% to 6.75%
- Spread Maintenance
- Nationwide Coverage
- Non-Recourse

FANNIE MAE / FREDDIE MAC

JLL offers multifamily DUS and seller/servicer products including fixed and adjustable rate debt for acquisitions, rehabilitations, pre-stabilized assets, student housing, military, cooperatives, senior and manufactured housing communities.

- Size $1 million and up
- Loan Terms 5, 7, 10 and 15 years
- Amortization Up to 30 years; I/O available
- LTV up to 80%
- DSCR As low as 1.20x
- Rates 3.35% to 4.60%
- Yield Maintenance
- Nationwide Coverage
- Non-Recourse

CMBS

JLL sources conduit financing for stabilized multifamily and commercial real estate properties, specifically geared towards acquisition and refinance needs.

- Transaction Size $2 million and up
- Loan Terms 5, 7 and 10 years
- Amortization Up to 30 years; I/O available
- LTV Up to 75%
- DSCR as low as 1.25x
- Rates 4.50% to 5.00%
- Defeasance
- Nationwide Coverage
- Non-Recourse

Sample of multifamily finance experience

Sales and finance

310 units
$44,800,000

VV&M
Dallas, TX

246 units
$31,500,000

Legacy Point Townhomes
Arlington, TX

Construction – senior/mezzanine

308 units
$44,400,000

Millennium at Hometown
North Richland Hills, TX

HUD 221(d)4

348 units
$44,433,800

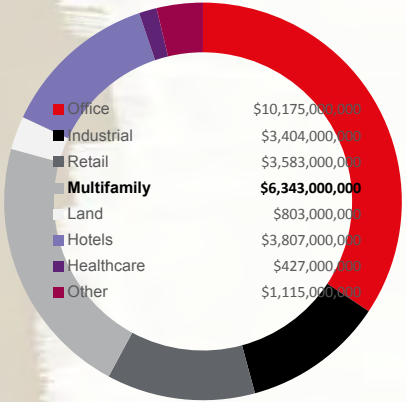
Greenway Place
Orlando, FL

Capital Markets, finance

2016 year-end transaction volumes

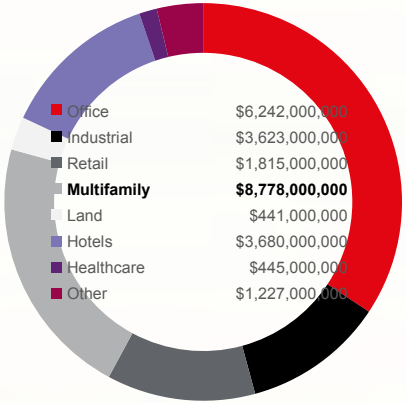
JLL

2016 U.S. sales activity by property type



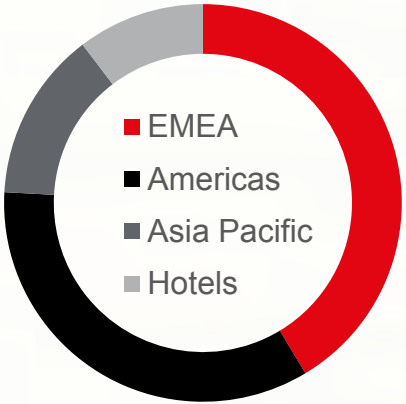
2016 U.S. investment sales volume: $29,657,000,000

2016 U.S. finance activity by property type



2016 U.S. finance volume*: $26,198,000,000

2016 global production volume



2016 global production volume: $145,000,000,000

U.S. production volume: **$56,000,000,000**

Global production volume: **$145,000,000,000**

*Includes advisory, note sales

JLL Capital Markets – contact information

Jason Piering

Executive Vice President

(214) 438-6546 direct

(972) 523-0903 mobile

jason.piering@am.jll.com

JLL Capital Markets

- Investment Sales
- Finance
- Corporate Finance & Net Lease
- Investment Banking (1)

→ Office, Industrial, Retail, Hotel, ***MULTIFAMILY***, Land, Healthcare, Self-storage

$30B U.S. sales volume in 2016

$26B U.S. financing volume in 2016

$56B Total U.S. production volume in 2016

$145B global production volume in 2016

630 U.S. professionals

44 U.S. offices

1,414 U.S. transactions

(1) Services performed by Jones Lang LaSalle Securities, LLC, a registered broker dealer and member of FINRA/SIPC

JLL

Thank you

ARCHITECTURE - MULTIFAMILY

MARK HUMPHREYS

CEO

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Dallas, Texas 75240
972.701.9636
mark@humphreys.com

OFFICE LOCATIONS

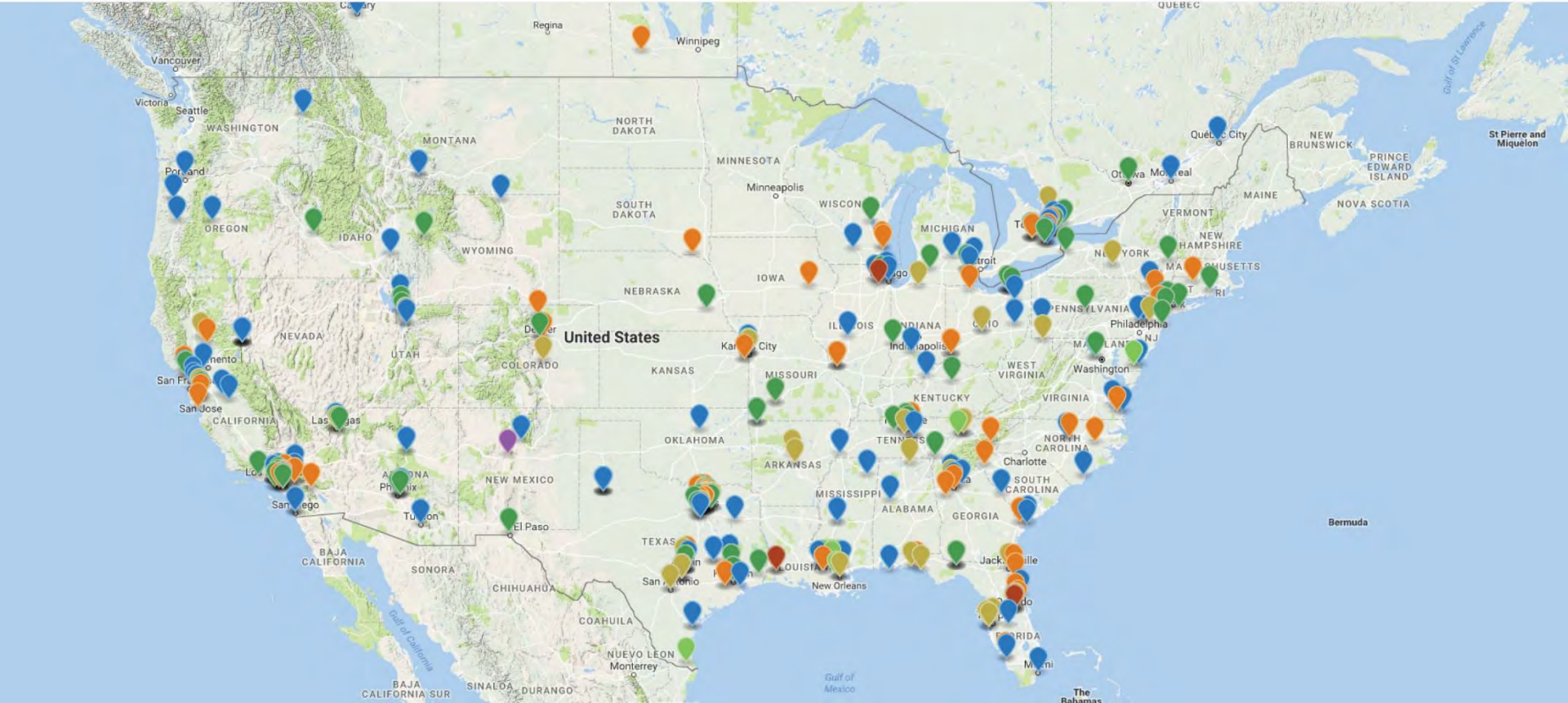
US OFFICES

- CHARLOTTE
- CHICAGO
- DALLAS (HQ)
- DENVER
- LOS ANGELES
- NEW ORLEANS
- NEW YORK
- NEWPORT BEACH
- ORLANDO
- SCOTTSDALE

INTERNATIONAL OFFICES

- CHENNAI
- HANOI
- LONDON
- MEXICO CITY
- MONTEVIDEO
- TORONTO

CURRENT PROJECTS



HIGH RISE RESIDENTIAL

65 BAY STREET

jersey city, nj

65 BAY STREET PERSPECTIVE

65 BAY STREET VIEW FROM OBSERVATION DECK

HIGH RISE RESIDENTIAL

ONE UPTOWN

dallas, tx

HIGH RISE, MIXED-USE RESIDENTIAL

22 SOUTH WEST

mount vernon, ny

HIGH RISE, MIXED-USE COMMUNITY

SIXO MIDTOWN

kitchener, ontario

HIGH RISE RESIDENTIAL

INFINITY FIELD

da nang, vietnam

HIGH RISE HOSPITALITY

IMPERIA TOWER

haiphong, vietnam

HIGH RISE RESIDENTIAL

GROUPO LAR

bosque real, mexico

HOSPITALITY, CONDOMINIUMS

THE POINTE

rosemary beach, fl

MID-RISE RESIDENTIAL

PARC AT WHITE ROCK

dallas, tx

MIXED-USE, MID-RISE

THE LOCAL

tempe, az

MID-RISE WRAP

JEFFERSON LANDMARK

farmers branch, tx

4-STORY APARTMENT

CHANCE
JACKSONVILLE

jacksonville, fl

MASTER-PLANNED COMMUNITY

BAYSIDE DISTRICT

rowlett, tx

MASTER PLANNED COMMUNITY

BAYSIDE DISTRICT

FEATURING

Crystal Lagoons®

AN 8-ACRE ULTRA-SUSTAINABLE, MAN-MADE BEACH SETTING FILLED WITH 42K GALLONS OF CRYSTAL CLEAR WATER.

PRE FABRICATION

TUNNEL FORM

the carlyle
minneapolis, mn

SIGNATURE PRODUCTS

HUMPHREYS & PARTNERS'

SIGNATURE PRODUCT

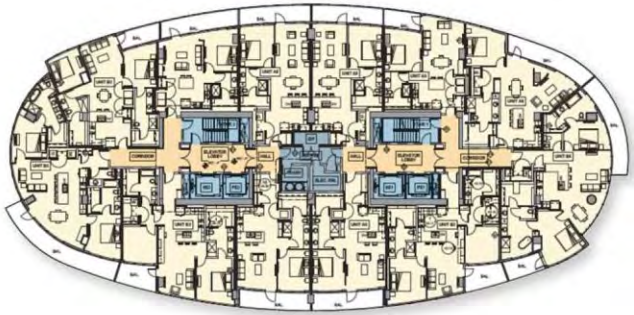
home rise®

Largest HUD project in Texas

Private elevator lobbies

Service corridor for egress (limited finishes)

87% efficiency (sellable/rentable vs. gross SF)*



HUMPHREYS & PARTNERS'

SIGNATURE PRODUCT

big house®

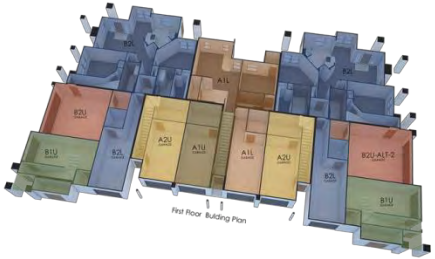
Private attached garages with direct unit entry

6 to 14 units per building

250+ project built across the U.S.

HUD 221(D)4 approved product

100% efficiency (no common area, all rentable/sellable SF)*



LEANDER 2243 LEANDER, TX

HUMPHREYS & PARTNERS'

SIGNATURE PRODUCT

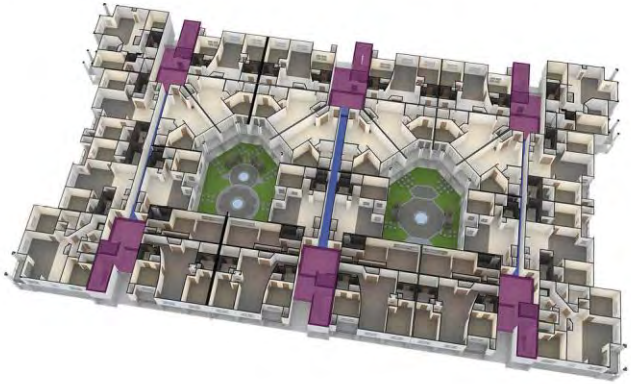
e-urban®

Up to 40 to 50 units per acre

Surface parking

HUD 221(D)4 approved product

86% efficient (sellable/rentable vs. gross SF)



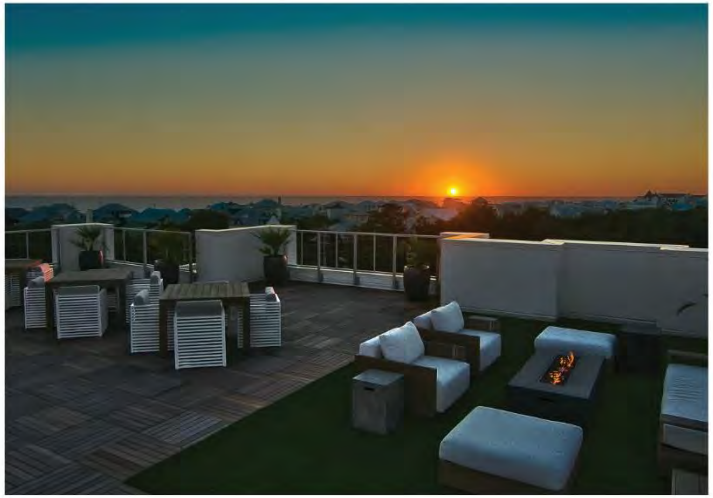
AMENITIES & TRENDS

01. community spaces

WITH A HOTEL LOBBY FEEL

02.
rooftop terrace

FOR ENTERTAINING AND LOUNGING



03.

pet spa

A VALUE ADDED BENEFIT FOR TENANTS

04.

tenant controlled tech

FOR A CUSTOMIZABLE AND PERSONALIZED EXPERIENCE

+

package lockers with email notification

+

cloud-based thermostat control

+

smart/keyless padlocks

05.

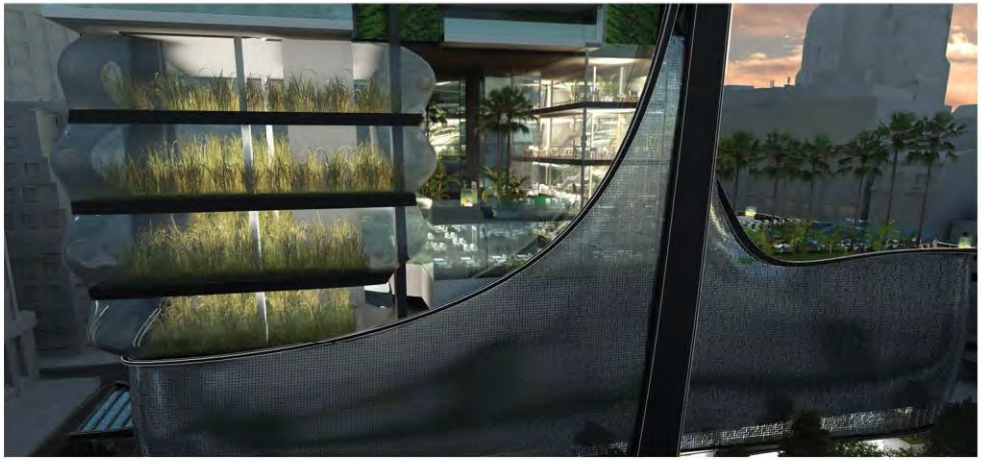
chef's kitchen

A SHOW-STOPPING AMENITY FOR TASTING AND DEMONSTRATION

06.

vertical green

GREEN ELEMENTS ADD
AESTHETICS AND SUSTAINABILITY



07. upgraded kitchen

ECO-FRIENDLY GLASS RECYCLED COUNTERTOPS & GAS COOKTOPS

08.
transit adjacent & walkability

MOBILITY & EASE OF ACCESS ARE KEY

09.

larger units

MORE SPACE FOR
LIVING AND STORAGE

2017 CONSTRUCTION COSTS

high rise

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

$210 - $240 PER SQ. FT. IN SOUTH
(200-1000 units per acre)

WHITING-TURNER

$185 - $235K PER UNIT
michael.biggs@whiting-turner.com

Prices depend on square foot average, site conditions and other factors. *15% higher out West (not California, Midwest or Northeast) 15% to 30% higher in California, Midwest, Northeast and Pacific Northwest.

2017 CONSTRUCTION COSTS

conventional multifamily

MARK LEAR
mlear@bblbuildingco.com

Surface / Garden Style Product:
$110 - $120 NRSF

E-Urban / Surface Parked Product:
$115 - $125 NRSF

Wrap Garage Product (4-Story):
$145 - $160 NRSF

Wrap Garage Product (5-Story):
$150 - $165 NRSF

5 Stories Over 1 Level Podium (6 total)
$160 - $175 NRSF

JUSTIN MORRIS
jmorris@jordanfosterconstruction.com

Surface / Garden Style Product:
$110 - $120 NRSF

E-Urban / Surface Parked Product:
$118 - $128 NRSF

Wrap Garage Product (4-Story):
$140 - $155 NRSF

Wrap Garage Product (5-Story):
$150 - $165 NRSF

4 Stories Over 1 Level Podium (5 total)
$150 - $165 NRSF

5 Stories Over 1 Level Podium (6 total)
$160 - $175 NRSF

Prices depend on square foot average, site conditions and other factors. *15% higher out West (not California, Midwest or Northeast) 15% to 30% higher in California, Midwest, Northeast and Pacific Northwest. 10% higher on 5-story product.

2017 CONSTRUCTION COSTS

conventional multifamily

SUMMIT
CONTRACTING GROUP, INC.

MARC PADGETT
mpadgett@summitcontractors.com

Surface / Garden Style Product:
$90-$95/NSF – 1,000 SF Average – Without Sitework

HUD 221 D4 Note – Residential Davis Bacon Wage Rates Apply – We are seeing an increase of around 3-5% from conventional deals

E-Urban / Surface Parked Product:
$110 - $115 w/ minimal sitework

HUD 221 D4 Note – Residential Davis Bacon Wage Rates Apply – We are seeing an increase of around 3-5% from conventional deals

Wrap Garage Product (4-Story):
$135-$145 depending on location

HUD 221 D4 Note – Residential Davis Bacon Wage Rates Apply – We are seeing an increase of around 3-5% from conventional deals

Wrap Garage Product (5-Story):
$170-$175/ sq ft = 900 sq ft avg depending on location

HUD 221 D4 Note – Commercial Davis Bacon Wage Rates Apply – We are seeing an increase of around 8-10% from conventional deals

4-story Podium Parked Product:
$190-$195/NSF – NFPA 13R Type IV construction
Depending on location & if any parking is buried below grade

HUD 221 D4 Note – Residential Davis Bacon Wage Rates Apply – We are seeing an increase of around 3-5% from conventional deals

5-story Podium Parked Product:
$210-$225/NSF – NFPA 13 Type III Construction
Depending on location & if any parking is buried below grade

HUD 221 D4 Note – Commercial Davis Bacon Wage Rates Apply – We are seeing an increase of around 8-10% from conventional deals

HUD General Note – We also suggest owners carry additional contingency of at least 5% on top of what the HUD requires from conceptual estimate until 100% CDs are developed as some times the HUD approval process can be very time consuming.

WT
WHITING-TURNER

MICHAEL BIGGS
michael.biggs@whiting-turner.com

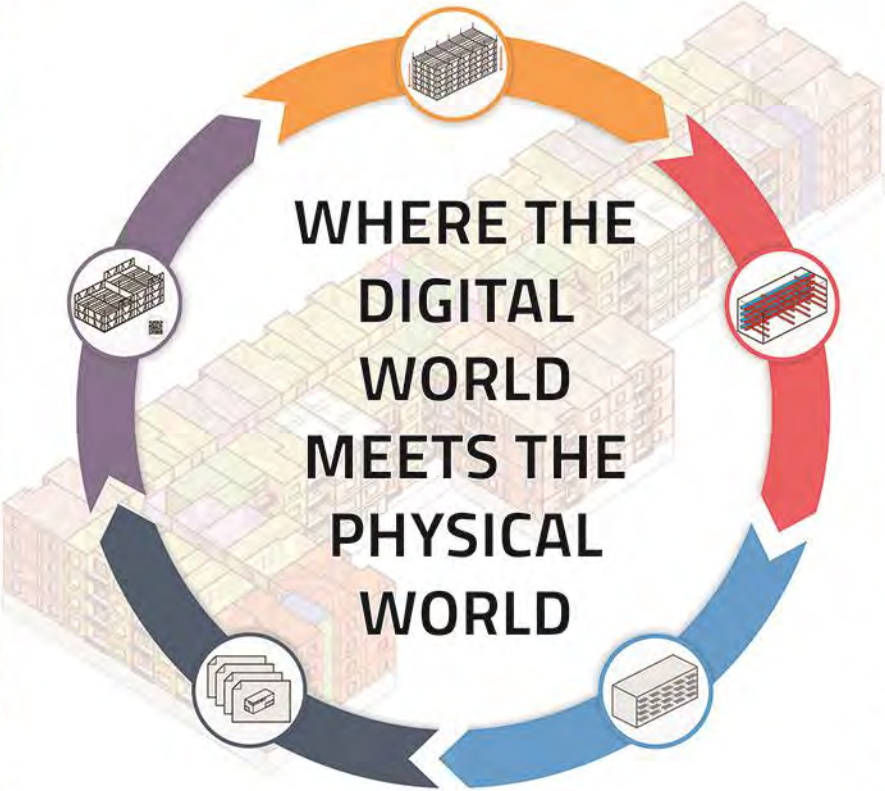
Wrap Garage Product (4-Story):
$110k - $163k per unit
($122-$180 per sq ft)

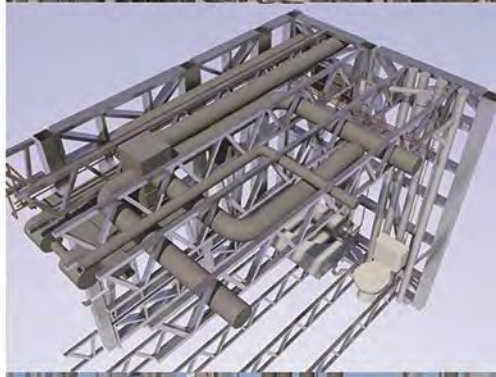
Wrap Garage Product (5-Story):
$151k - $200k per unit
($151-$200 per sq ft)

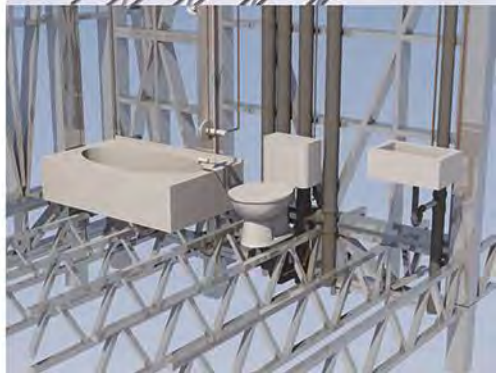
Prices depend on square foot average, site conditions and other factors. *15% higher out West (not California, Midwest or Northeast) 15% to 30% higher in California, Midwest, Northeast and Pacific Northwest. 10% higher on 5-story product.

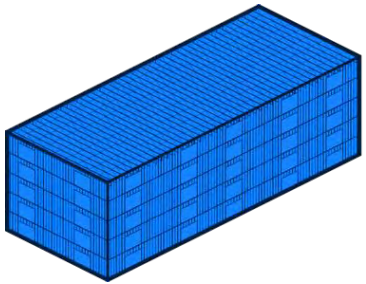
PRESCIENT®

Revolutionize the Building Environment





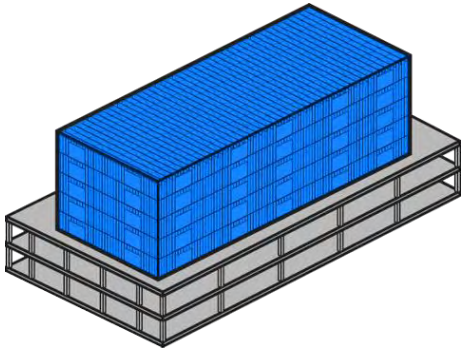




Low-rise

3-5 Stories

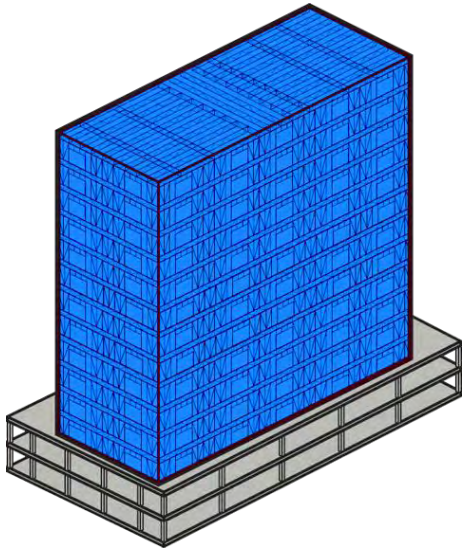
PRESCIENT ON GRADE



Low-rise + podium

6-7 Stories

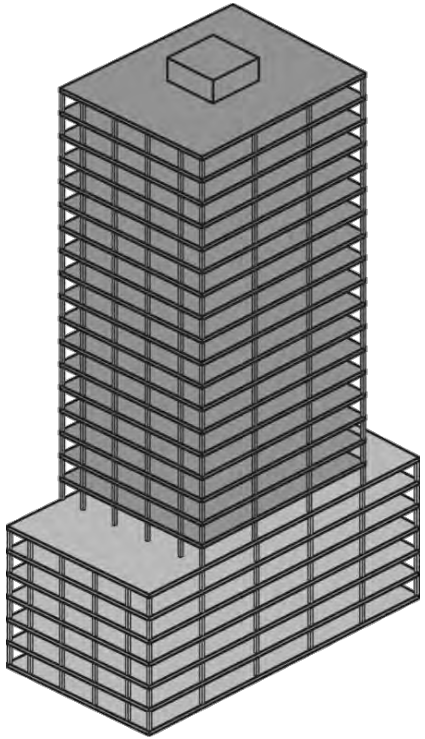
PRESCIENT ON CONCRETE PODIUM



Mid-rise

8-16 Stories

PRESCIENT ON CONCRETE PODIUM



High-rise

17+ Stories

CONCRETE SUPER-STRUCTURE

PRESCIENT®

Revolutionize the Building Environment

Project: **Alexan Uptown Apts.**
Location: Denver, CO
Developer: Trammell Crow Residential
Area: 290,000

Project: **Alexan Cherry Creek Apts.**
Location: Denver, CO
Developer: Trammell Crow Residential
Area: 200,000

Project: **University Station Apts.**
Location: Denver, CO
Developer: Mile High Development
Area: 60,000

Project: **B Street Lofts Apts.**
Location: Denver, CO
Developer: Palisade Partners
Area: 72,000

Project: **The Corner student housing**
Location: Austin, TX
Developer: Johnson & Trube
Area: 94,000

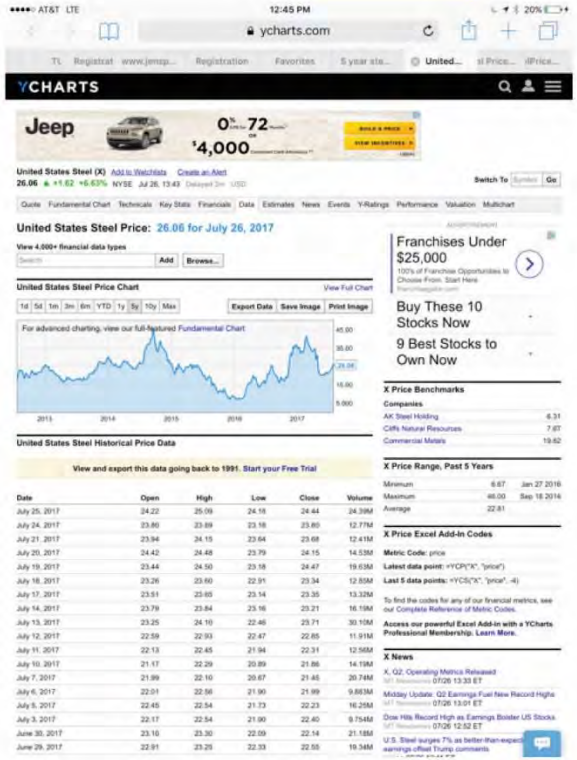
Project: **Hyatt House Belmar**
Location: Lakewood, CO
Developer: Continuum Partners
Area: 80,000

JJ WILLIAMS jwilliams@prescientco.com

GOING UP

GREG FAULKNER:
"This is 13 stories?"

HPA DESIGNER:
"everyone is going higher these days"



ARCHITECTURE - STUDENT HOUSING

GREG FAULKNER

PRESIDENT

HUMPHREYS & PARTNERS ARCHITECTS
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Dallas, Texas 75240
972.701.9636
greg@humphreys.com

FOUNDRY LOFTS

Ann Arbor, MI

FOUNDRY LOFTS

Ann Arbor, MI

14-story | 187 units | 570 beds
0.57 acres
567 – 1,312 sq ft units
1, 2, 3 & 4 bed units
619.57 beds per acre
4,000 sq ft retail

THE LOCAL

San Marcos, TX

7-story | 96 units | 304 beds
0.92 acres
373–1,388 sq ft units
1, 2 & 4 bed units
330 beds per acre
5,800 sq ft of retail

PARK PLACE

Waco, TX

5-story | 265 units | 727 beds

3.7 acres

434–1,764 sq ft units

1, 2, 3, 4 & 5 bed units

197 beds per acre

STERLING NORTHGATE

College Station, TX

7-story | 239 units | 702 beds

3.72 acres

519 – 1,686 sq ft units

1, 2, 3, 4 & 5 bed units

200 beds per acre

2,000 sq ft of retail

Rooftop pool

THE STANDARD AT GAINESVILLE

Gainesville, Fl

10-story | 430 units | 1200 beds

4.10 acres

392 – 2,341 sq ft units

1, 2, 3, 4, 5 & 6 bed units

293 beds per acre

Rooftop pool

100,000 sq ft of retail

Marriott Hotel, VIP units & pool + penthouse

HIGH STREET

Columbus, OH

5-story | 154 units | 288 beds
1.16 acres
425 – 1,450 sq ft units
1, 2, 3 & 4 bed units
248 beds per acre
16,000 sq ft retail

UTSA STUDENT HOUSING

San Antonio, TX

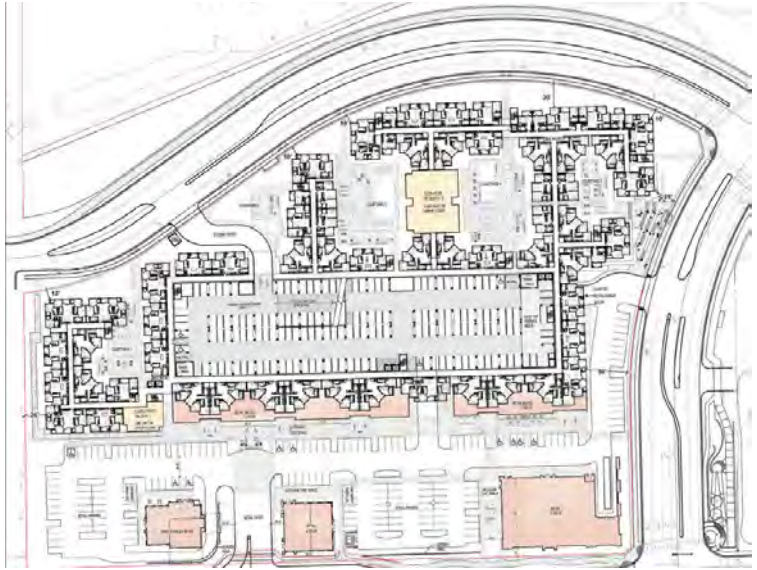
4-story | 166 units | 672 beds

5 acres

540–1,705 sq ft units

1, 2, 4 & 5 bed units

135 beds per acre



MILL TOWN

Flagstaff, AZ

5 & 6-story | 340 units | 1,221 beds

10.75 acres

400 – 1,702 sq ft units

1, 2, 3, 4 & 5 bed units

114 beds per acre

45,900 sq ft retail

THE VISTA

Turlock, CA

4-story | 180 units | 600 beds

9.73 acres

487 – 1,513 sq ft units

1, 2, 3 & 4 bed units

61 beds per acre

8,000 sq ft clubhouse/leasing

THE DEGREE

Las Vegas, NV

5-story | 226 units | 758 beds

3.35 acres

139 beds per acre

494 SPRUCE STREET

Morgantown, WV

9-story | 87 units | 331 beds

.63 acres

754 – 1,316 sq ft units

2, 3 & 4 bed units

525 beds per acre

4,012 sq ft of retail

2017 CONSTRUCTION COSTS

student housing

Surface / Garden Style Apartments:

- $117 - $127 per NRSF (net rentable sq. ft.) in Texas and Southeast
- (30 to 50 beds per acre)

E-Urban / Surface Parked Apartments:

- 3-story $117 - $127 per NRSF
- 4- story elevatored $127 - $132 per NRSF in Texas and Southeast
- (80 to 90 beds per acre)

Wrap Garage Apartments:

- 4-story $142 - $150 per NRSF in Texas & Southeast
- 5 Story Type 3 Wrap $152 - $162 and podium $155 to $160
- (120 to150 beds per acre)

Podium Parked Apartments:

- $162 - $177 per NRSF in Texas and Southeast
- (170 - 220 beds per acre)

High Rise Apartments:

- $275 - $290 per NRSF in Texas & Southeast
- (300 beds per acre or higher)

5 Story Type 3 Wrap $145 to $150 and podium $155 to $160.

7 Story light steel $165 to $170 range.

*15% higher out West (not California, Midwest or Northeast). 15% to 30% higher in California, Midwest, Northeast and Pacific Northwest. 10% higher on 5-story product. Prices depend on square foot average, site conditions and other factors. Costs as of 2017.

ARCHITECTURE - WEST COAST

DANIEL GEHMAN

STUDIO DIRECTOR

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NEWPORT BEACH
2350 SE Bristol Street
Newport Beach, CA 92660
949.955.9400
daniel@humphreys.com

ADAMS & GRAND

Los Angeles, California

296 studio, 1 &2 Bedroom units + 25 low income units
7-story + 5,000 sq ft of retail & restaurant space
Mid-rise double podium with all parking above grade
5 minute walk to Expo Line transit

14TH & HILL ST.

Los Angeles, California

235 units, including affordable
9,000 s.f. of retail space in a double podium structure with one level of sub-t parking

BIXEL TOWER

Los Angeles, California

36-story residential tower
422 units
Podium deck + pool & dog park
5,600 sq ft ground floor retail space
Located in downtown LA's City West neighborhood

FASHION DISTRICT RESIDENCES

Los Angeles, California

33-story tower
452 units
19 live/work lofts
13,000 sf of commercial space
Podium-level + roof top amenity decks
Partial underground garage
Private dog park + skyline observation deck

Why Modular? Why Now?

"a technique rather than a product."
– James Garrison, Architect

"…a host of efficiencies such as; predictability, speed, sustainability, and affordability."

THE DOMAIN

San Jose, California

444 total units-Modular Construction
4-story + rooftop terrace
Over 1 level of on-grade parking
64 units per acre / 6.97 acres

THE DOMAIN

San Jose, California

49’er

“by-right modular infill concept for Los Angeles”

403 S. BONNIE BRAE ST.
LOS ANGELES, CA

LEVEL 1 PLAN
07/19/17

49'er

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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NOT TO SCALE @ 11x17
SCALE: 1" = 10' @ 24x36
0' 10' 20' 30'

403 S. BONNIE BRAE ST.
LOS ANGELES, CA

TYPICAL LEVEL PLAN
07/19/17

49'er

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NOT TO SCALE @ 11x17
SCALE: 1" = 10' @ 24x36
0' 10' 20' 30'

403 S. BONNIE BRAE ST.
LOS ANGELES, CA

SKYDECK LEVEL PLAN
07/19/17

49'er

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403 S. BONNIE BRAE ST.
LOS ANGELES, CA

PERSPECTIVE VIEWS
07/19/17

49'er

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2017 CONSTRUCTION COSTS

california

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

Type III Podium
$280 - $300 on the net

High Rise
$400 - $425 on the net

Costs vary wildly throughout the state and are based on Southern California; NorCal and impacted coastal areas can be up to a 40% premium over these numbers; central valley and inland empire as much as 15 – 20% less.

INTERIOR DESIGN

CHELSEA DORA-SHIBLEY

VICE PRESIDENT OF INTERIOR DESIGN

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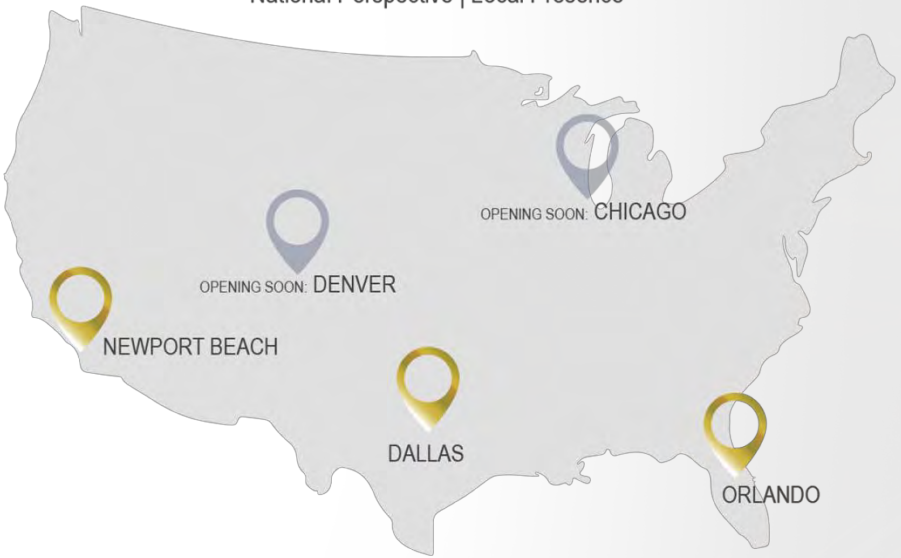
chelsea@hpadesigngroup.com

National Perspective | Local Presence

HPA|D

CURRENT OFFICE LOCATIONS

National Perspective | Local Presence



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EXPERTISE

- Multifamily
- Student Housing
- High Rise
- Hospitality
- Lofts
- Senior Housing
- Capital Renovation
- Historic Renovation

MIXED-USE

SOUTH 400

Fort Worth, TX

UPCOMING MULTIFAMILY

Domain at Firewheel

Garland, TX

HIGH RISE

THE DOUGLAS
LUXURY LIVING

Wichita, KS

MULTIFAMILY

The ATLANTIC
DELRAY
LUXURY RENTAL APARTMENTS

Delray Beach, FL

UPCOMING MIXED-USE

THE HARRISON

Glendale, CA

HPA | DESIGN GROUP

MULTIFAMILY

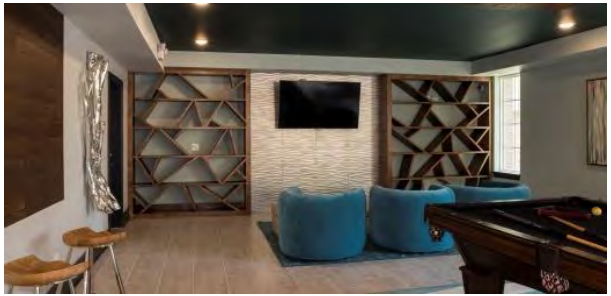
Watermark AT SOUTHLANDS

Aurora, CO

MULTIFAMILY

NORTH 680

Schaumburg, IL



STUDENT HOUSING

LIVE LIFE LARGE
THE FOUNDATION
SACRAMENTO, CA

Sacramento, CA

HOSPITALITY

THE POINTE™

Rosemary Beach, FL

RENOVATION

Courtney Village at Papago Park

Phoenix, AZ

HOW TO CONTACT US

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ENDING NOTES

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VP of Interior Design

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chelsea@hpadesigngroup.com

FEEDBACK

we welcome
your opinions

Contact us with your ideas and/or any questions on today's discussion. We look forward to hearing from you!

972.701.9636

marketing@humphreys.com

www.humphreys.com

What programs would you like to see in the future?

- New designs & concepts
- Equity
- Lending
- Student Housing
- Other (please specify)

SHARED SERVICES

HPA | DESIGN GROUP

Award-winning studio leading the industry in inventive interior multifamily design. With an ever expanding portfolio into Student Housing, Senior Living, High Rise and Hospitality.

DALLAS ORLANDO NEWPORT BEACH

civil engineering

A full service firm with experience and proficiency in the Multi-Family, Single Family Subdivisions, Senior Living, Retail, Commercial, Office, Industrial and Healthcare industries.

hpla

HPLA provides landscape architecture and site planning consulting services to the private and public sector specializing in the landscape architectural design for multifamily and mixed-use projects

DALLAS SCOTTSDALE

GLASS RECYCLED SURFACES

GRS turns glass bottles and recycled porcelain fixtures into gorgeous slab material. Unique countertops, flooring, and wall applications are created from a variety of products for commercial and residential use.

UPCOMING EVENTS

09.18

MFE CONFERENCE

Operational Excellence

Sept. 18-20

Las Vegas

Bellagio

09.25

NMHC STUDENT HOUSING

Conference & Exhibition

Sept. 25-27

Tampa

Waterside Hotel & Marina

10.18

REALSHARE APARTMENTS

Conference & RT Discussions

Oct. 18-19

Los Angeles

The Westin Bonaventure

THANK YOU

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JLL

REALPAGE Outperform