

## DEVELOPMENT OVERVIEW

Flaherty & Collins Properties develops the spectrum of quality, cutting edge apartment communities from multifamily-over-retail to affordable housing for seniors. We currently have projects in Illinois, Indiana, Kentucky, Michigan, North Carolina, and Ohio, and are always looking for new opportunities. In each market, we carefully evaluate the area and site to determine the right site design, product type, and amenities offered. We have extensive experience using a variety of products including conventional construction loans, mezzanine debt, joint venture, private equity, tax-exempt bonds, 501 (c) 3 bonds, LIHTC tax credits, HOME, AHP, HOPE VI and other associated affordable housing programs.

<b>Product Types</b>	Multifamily-over-retail, market rate, affordable housing, mid- and high-rise		
<b>Number of Properties Developed and Owned:</b>	New Construction	4	625 units
	Construction/Rehab	2	748 units
	Construction/Dev. Only*	4	692 units *do not own
<b>Number of Properties Team Developed:*</b> *with other owners and developers	New Construction	12	2,766 units
<b>Number of Properties Under Construction:</b>		5	75 units
<b>Number of Properties Under Development:</b>		6	1,176 units
<b>TOTAL PROPERTIES</b>		<b>33</b>	<b>6,082 units</b>
<b>Development Team</b>	James A. Crossin	Vice President, Development	
	Chris Kirles	Vice President, Development	
	Duane Miller	Vice President, Comm. Dev. & Asset Mgmt.	
	Kathleen Desautels	Director of Development Services	
	Jesse Fisher	Director of A&E Services	
	Ryan Cronk	Developer	
	Austin Carmony	Developer	