

CC&J PUD – A Premier Mixed-Use Community

Developed by:



Facts about Developer

- Midwest born and raised, Texas educated
- Multifamily Development and Investment for over 17 years
- Developed over \$400M worth of projects including new construction and historic adaptive re-use
- Winner - St. Louis Business Journal 40 Under 40 for business accomplishments
- Committed to build and long-term ownership strategy
- Wife of 24 years with eight children ages 3 years to 22 years old



Facts about Developer

- Two communities developed recently are top 1% in the Nation according to Multifamily Executive and ApartmentRatings.com

Missouri			
Ave. ORA Score: 62.99			
Name	Management	City	ORA Score
Altair at the Heights	RKW Residential	Richmond Heights	99
Citizen Park	Asset Living - Multifamily	St. Louis	98
Whispering Hills Apartments	The Michelson Organization	St. Louis	97
Chroma STL	Green Street Management Group	St. Louis	97
Pure St. Peters	CAPREIT	Saint Peters	97
The Orion	The Michelson Organization	St. Louis	97
Embassy	The Wooten Co.	Ozark	96
Boulder Springs Columbia	Mills	Columbia	96
The Grand	Block Multifamily Group	Kansas City	96
Chesterfield Village Apartments	Privately Managed	Chesterfield	96
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Target Market for the Development

- The Renter by Choice, who desires the ultimate in luxury and convenience with on-site management 24 hours a day,
 - Valet services for dry cleaning, car washes, waste/recycling removal, and all unit maintenance including filter maintenance and light bulb changes
- Higher median household income – working professional, professional soldiers, relocated family, empty nester, wants a strong community and places premium on security and neighborhood quality
- These residents can buy homes and are future homebuyers in the area as life circumstances solidify



Market Study Indications

- Identifies site as premier location with continued growth of neighboring Fort Hood, area colleges, VA Hospital and Advent Healthcare
- Indicates renter preferences to sites that are high amenitized
- Predicts this market is underserved by high quality multifamily and single family rental housing
- Local restaurants and shops need more residents in the area to thrive



Altair at the Heights - Exterior



Altair at the Heights – Interiors



Altair at the Height - Interiors



Altair at the Heights – Interiors