



# *Saigebrook Development*



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## Saigebrook Development – Developer and Owner

- 15+ years experience in multi-family development
- Developer of approx. 5,000 units, more than 1,200 units in Texas
- Innovative, neighborhood appropriate development with proven track record
- Ownership 15 years +
- Art in Public Places
- Texas owned
- Green Development Practices



Tupelo Vue – Winter Haven, Florida



# Texas Portfolio

## 11 Communities in Operation:

- Amberwood Place – Longview
- Pinnacle at North Chase – Tyler
- La Ventana – Abilene
- Saige Meadows – Tyler
- The Roxton – Denton
- Tylor Grand – Abilene
- Barron's Branch I – Waco
- Summit Parque – Dallas
- Liberty Pass – Selma

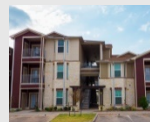
- Barron's Branch II – Waco
- Art at Bratton's Edge – Austin

## 2 Communities under Construction:

- LaMadrid Apartments– Austin
- Stillhouse Flats- Harker Heights

## 1 Community in Development

- Kaia Pointe - Georgetown



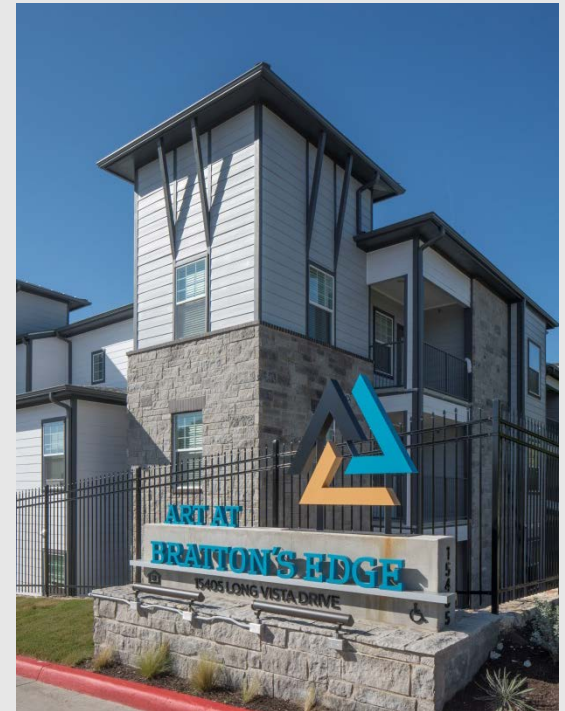
# Site Location- East of Cunningham West of OW Curry just off Hwy 190





# Key Points to the Development

- ❖ Mixed income Senior community
- ❖ 2 and 3 story elevator served buildings
- ❖ 90-100 apartment homes
- ❖ 5-10% unrestricted, market rate
- ❖ Mix of 1 and 2 bedrooms
- ❖ On site clubhouse and amenity center
- ❖ Excellent access and close proximity to many services
- ❖ Will meet or exceed City design standards
- ❖ Luxury interior finishes
- ❖ National Green Building Certified
- ❖ Killeen Market Demand – 240 Senior Units



## Proposed Unit Mix

- 50 - 1Bdr/1 Bath @ 700 SF
- 42 - 2Bdr/2 Bath @ 825 SF



# Rent Schedule

<u>TYPE</u>	<u>Number of Units</u>	<u>Rent</u>
1 BR/ 1BA 30%	4	\$334
1 BR/ 1BA 50%	8	\$556
1 BR/ 1BA 60%	29	\$668
Market	9	\$700
2 BR/ 2BA 30%	4	\$400
2 BR/ 2BA 50%	7	\$667
2 BR/ 2BA 60%	23	\$801
Market	8	\$825

\* Rents are based on AMI of \$59,300



# Selection Criteria & Safety

- Background checks completed on all adults on lease
  - No felony convictions or felony adjudicated sentences
  - No misdemeanor convictions or adjudicated sentences that were violent or sexual in nature
- Renters' monthly income must be 2.5x the monthly rent payment
- Credit check by 3rd-party vendor
- Good rental history
- Strong lease rules and regulations



# Preliminary Renderings





# Preliminary Site Layout



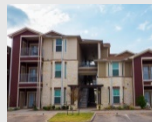
# Development Examples





# Clubhouse Amenities

- Business center
- 24 hr. Fitness Center
- Multi-purpose room with kitchen
- Indoor/Outdoor entertainment options
- Swimming pool
- BBQ grills and picnic tables
- Connectivity to adjacent development





Business Center



Community Kitchen



Fitness Center



Entertainment Space



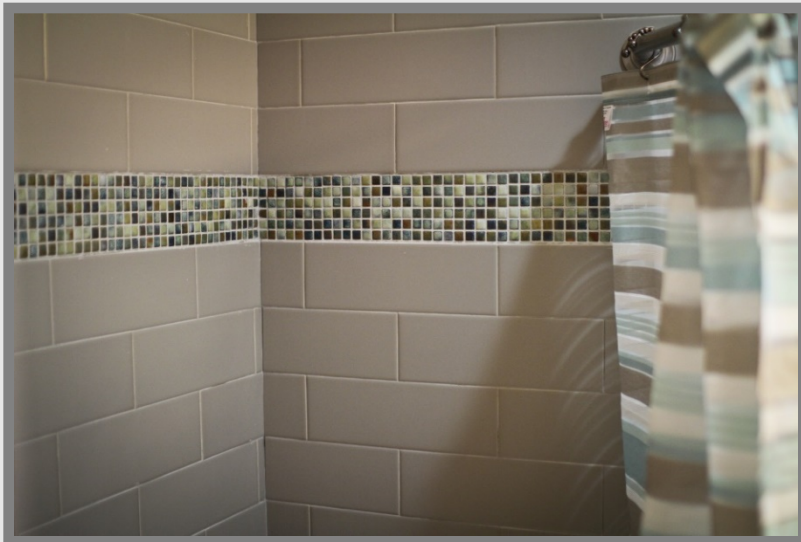
# Unit Interior Examples



- Resilient flooring (no carpet)
- Kitchen tile backsplash



- Tile tub surrounds
- Granite or Quartz kitchen countertops and bathroom vanities



# Art in Public Places



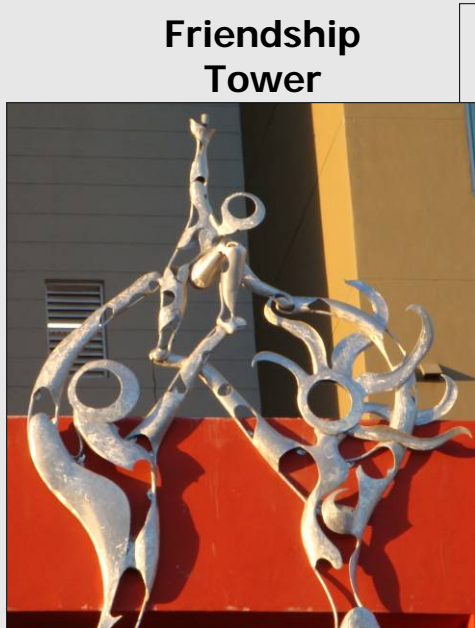
Tylor Grand



The Roxton



Goodbread Hills



Friendship Tower



Summit Parque



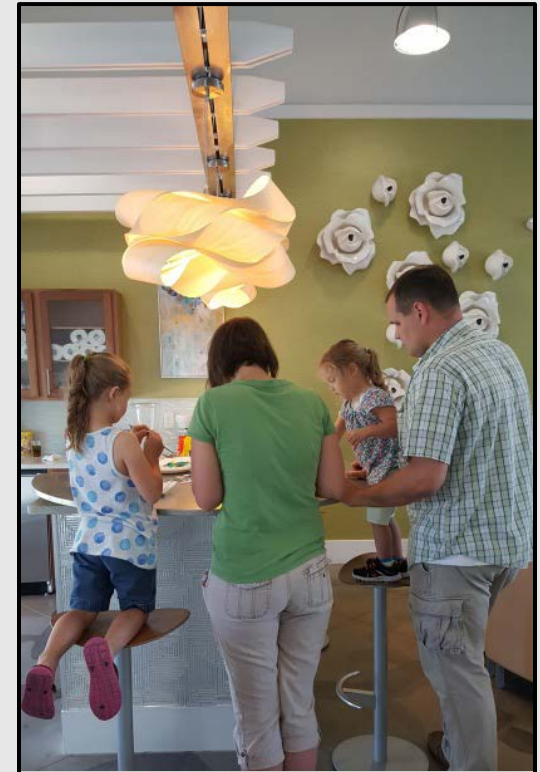
Amberwood Place



Pinnacle at Magnolia Pointe

# Resident Programs

- Partner with several community and non-profit organizations to provide services that fit the resident needs.
- Supportive services might include
  - Annual health fair & health screen services
  - Blood pressure testing/ wellness checks
  - Healthy eating on a fixed budget
  - Food pantry
  - Annual income tax preparation
  - Transportation/ shuttle services
  - Senior prom
  - Onsite rehab or aerobics classes





# New and Upcoming



LaMadrid Apartments – Austin, Texas



Stillhouse Flats – Harker Heights, Texas



Kaia Pointe- Georgetown, Texas