

Through-out David's practice, he has closed and has been integrally involved in billions of dollars of transactions, and in doing so has represented developers, borrowers, lenders, equity providers, municipalities and state agencies.

4. **Timothy S. Bradley**

TSB Capital Advisors
 2231 East Camelback Road
 Suite 215
 Phoenix, AZ 85016
 610-283-1264 (M)
tbradley@tsbca.com

Tim Works with Capstone on the front end capitalization of developments as well as during a sale process. Tim's relationship with Capstone dates back to 2009. Tim Bradley is the founder of TSB Capital Advisors, a principal of TSB Realty and one of the leading experts in the student housing market. Student Housing Business magazine annually ranks Mr. Bradley among its "Industry Titans" and he's been featured in National Real Estate Investor magazine, at the Interface Student Housing Conference, and at the National Multifamily Housing Council Student Housing Conference and Expo.

Notable Capstone Projects:

- The Flats on University – 825 Beds - 2022
- Inspire Atlanta – 750 Beds - 2021
- The Legacy on Rio – 561 Beds - 2021

5. **Rusty Teeter**

Senior Pastor
 Berkeley United Methodist Church
rusty@berkeleyumc.org
 512-447-6633

While serving as Pastor for The Wesley Foundation of Texas, Rusty Teeter was Capstone's primary contact as the land owner of property Capstone developed as a purpose built student housing project called Inspire on 22nd, near The University of Texas (www.liveatinspiretx.com). Capstone partnered with the Wesley Foundation to re-develop their 15,000 square foot lot located at 22nd and Nueces in Austin, TX into a 440 bed, 22-story project. By structuring a 99-year ground lease rather than a fee simple purchase of the land, Capstone and The Wesley Foundation effectively became development partners. Because Wesley's mission is to provide ministry services to University of Texas students, Wesley did not want to vacate their operations at this location and relocate a considerably greater distance away from the UT campus. Their requirement in this transaction was to remain on-site. Capstone proposed a solution whereby Capstone located and leased a temporary space for Wesley's so they could continue their operations un-impacted during Capstone's 24-month construction. Capstone then re-built both administrative offices and worship space back into the newly constructed student housing tower. By agreeing to make ground-lease payments for 99 years to this non-profit religious entity, Wesley gained financial security to fund its operations long-term knowing it could remain in its location near the campus in new space funded by Capstone. The reference letter provide by Rusty Teeter on p xx of this proposal, speaks to Capstone's commitment to the projects we develop.

Notable Projects: Inspire on 22nd - 440 beds 2019



Berkeley United Methodist Church

2407 BERKELEY AVENUE
AUSTIN, TEXAS 78745

Phone: (512) 447-6633

August 9, 2024

Ms. Amanda Wallis
Ms. Angie Rawie
EVP, Development
Capstone Communities
431 Office Park Drive
Birmingham, AL 35223

Re: Capstone Communities Reference

Dear Amanda and Angie:

On behalf of the Wesley Foundation, and in my role as Executive Director (from 1998-2020 and during the 4 years of the project referenced below), I would like to offer this letter of support for Capstone Collegiate Communities. The Austin-based Wesley team worked closely with you both as well as the entire Capstone team for over 4 years as we partnered to develop a mixed-use project near The University of Texas. Wesley selected Capstone over a number of national and Austin-based student housing developers because we believed you both had the capability to develop this complicated project on our existing land of 14,000 sf in the urban environment of West Campus. Many options were presented but the financial structure allowed for the Wesley Foundation to maintain ownership of its land and receive on-going ground lease payments for the next 99 years. A 2-unit condominium was created which allowed for completely separate operations on an ongoing basis for both the Wesley Foundation as well as the residential units. The design that was completed included a 22-story concrete high-rise (129 units, 439 beds), underground parking, amenity space for the residential units including a rooftop pool, as well as offices, amenities, and a worship space for the Wesley Foundation. In addition to the tight site constraints, Wesley's requirements included:

- Demolition of the existing apartment/ office improvements and replacement of Wesley's existing 3,000 sf office, ministry and meeting space;
- Construction of an additional new approx. 7,000 square feet of various office and amenity uses, ministry space, along with another 3,000 square foot worship space to be fitted-out to accommodate musical performances within the building;
- Relocation of Wesley's operations for the 24-month construction duration;

- Structuring of a 99-year ground lease to provide a long-term income stream to Wesley, as opposed to a fee-simple land sale to Capstone;
- Coordination of all interest to ensure both the Capstone and Wesley needs were fulfilled

Based on this inherently complicated site, programmatic needs that included joint-use of the building as student housing and Wesley's headquarters, and the fact that Wesley had limited financial resources to relocate and fund the build-out of our new space, the decision of selecting the development team that would be the best fit for Wesley was very important to the Wesley Board.

In retrospect now that the project is completed, Amanda Wallis demonstrated key leadership over the overall strategy and implementation of this entire project. She led the charge from beginning to end including financial structure, design, and implementation of the entire project. She put together a team of architects, engineers, general contractors, entitlement consultants, legal counsel and financial partners. Issues of restrictive covenants, underground utility challenges, market supply conditions and a tight construction/ delivery schedule have been only some of the challenges Capstone had to navigate on this project. Angie's diligent efforts to identify this opportunity as a good fit for Capstone and her perseverance to promote Capstone's ability to rise to the challenge and perform, ensured Capstone would have every opportunity to be well-received by the Wesley Board. Throughout this process, Amanda and her Capstone team communicated openly and effectively with the Wesley team, and brought-forth solutions when unforeseen challenges presented themselves. Overall, Capstone has been a collaborative and steady partner. For these reasons, I heartedly recommend Amanda Wallis and Angie Rawie along with the entire Capstone team to other religious affiliated organizations, non-profits and other groups seeking honest, creative, well-capitalized development partners in the future. We are confident that Capstone can deliver other high-quality student and market rate housing projects that will also provide supportive on-site professional management to students and professionals that may choose to reside in their residential communities.

Amanda and Angie, you offered a creative solution of the underlying financial structure, listened to all of our needs and ensured a successful implementation. Simply put, I think your stewardship of this mixed-use project from inception through lease-up was admirable. As a faith-based organization, I appreciated the way the Capstone team was open to and aware of the values and essentials of that aspect of our organization and project. They were willing to listen, plan, and make adjustments with us as we would articulate these values. If other groups may be considering partnering with you both, and the entire Capstone team, please do not hesitate to have them reach out if they would like to discuss your capabilities in more detail.

Sincerely,



Rev. Rusty Teeter,
Lead Pastor

Acacia Building Association, Inc.

A Texas Corporation

August 9, 2024

RE: Capstone Communities
431 Office Park Drive
Birmingham, AL 35223

To Whom It May Concern:

On behalf of myself, the Acacia Building Association, Inc., and Texas Acacia Fraternity this letter is to express our appreciation and commendation for the outstanding partnership between Capstone and Acacia. Acacia has a long (over 100 years) history at The University of Texas at Austin but several years ago was facing a problem common to many campus organizations across the country – namely owning and operating a property that had become too valuable and costly for its current use. The solution was a redevelopment into a shared use for related campus purposes. We believe we were very fortunate to have found Capstone, who immediately recognized the value such a redevelopment would be to all parties. As a result of this partnership, Acacia's home is now secured for almost another 100 years.

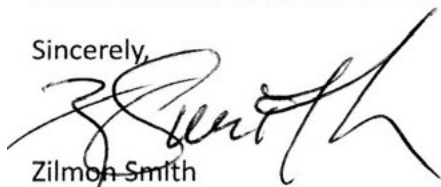
The redevelopment is a two-unit condominium building on a long-term ground lease of the land. Unit one contains student housing residential units and unit two is a student organization unit of almost 7,000 square feet which contains a library, kitchen and serving area, TV room and meeting rooms with state-of-the-art audio-visual equipment, which is owned and occupied by Acacia Fraternity. The unit is secured by a high-tech access control and camera system. The Acacia Building Association, Inc. remains the owner of the land beneath the building.

Further, the outstanding leadership provided for this project by Amanda Wallis and Angie Rawie led to successful completion even through the Covid pandemic. Exceptional communication, transparency, and inclusion of Acacia in the design and planning of the project kept everyone involved informed and engaged throughout the entire development process – a period of almost five years. The Capstone team understood Acacia's unique needs from the beginning and advocated for their vision throughout the design process. If Capstone said they would do something, they did.

We would highly recommend Amanda, Angie and the entire Capstone team for any similar project. It was our pleasure to work with them on this project and unlike what might be typical of this type arrangement, we remain in contact as friends to this day.

Please feel free to contact the writer below with any additional questions.

Sincerely,



Zilmon Smith
Project Manager for
Texas Acacia Redevelopment Project
512 636-8788
zsmithatx@gmail.com

August 15, 2024

City of College Station
1101 Texas Avenue
College Station, TX 77840

Re: College Station Redevelopment Project

Dear City of College Station:

We are pleased to provide our support to the proposed Capstone Communities (“C3”) for the College Station redevelopment near Texas A & M University.

For almost fifteen years, TSB Capital Advisors has provided debt and joint venture equity consultation to Capstone Communities (“C3”) for numerous development opportunities throughout the country. Capstone Communities is a leader in the student housing industry developing properties that range from cottage style projects to high-rise projects, with a strength in building a strong design and construction team when building urban in-fill projects. While the physical construction type may differ from one project to the next, the quality of development, construction and management provided by C3 is top of the market.

TSB Capital Advisors is the national leader in student housing real estate advisory services, and has offices in Phoenix, AZ (headquarters), Paoli, Pennsylvania, and Dallas, TX. Since its creation in 2009, TSB Capital Advisors has helped close more than \$65 billion in student housing and multifamily transactions.

TSB Capital Advisors has worked on multiple successful student housing financing mandates in the College Station, TX market recently, including The Rev, The Otto, and 12 North. In addition, TSB Capital Advisors was the consultant for Blackstone and Greystar on the privatizations of American Campus Communities and Education Realty Trust.

If I can answer any questions or provide any further information relative to the financing options of this project, and/or C3’s ability to perform as developer of this important project for College Station, please do not hesitate to contact me at any time. I look forward to working together on this development.

Sincerely,



Timothy S. Bradley, Principal
TSB Capital Advisors, LLC



August 16, 2024

Re: College Station Redevelopment Project

Dear City of College Station,

I am writing at the request of Capstone Communities for the 301 Patricia Street development near Texas A&M University.

Capstone specializes in the development, construction and management of high-quality, off-campus student housing developments in close proximity to major colleges and universities across the country. Capstone's portfolio features 58 communities developed with more than \$1.8bn in project costs. They are a leader in the student housing industry.

Trustmark National Bank has had a relationship with Capstone since 2019. Trustmark has helped finance over \$77MM in debt with capstone among four projects with all loans and projects performing. Trustmark considers Capstone to be a top-tier client. We have found Capstone to be a professional, well-managed company with a great deal of experience with projects of various magnitudes and scope.

If I can answer any questions or provide any further information regarding Capstones' ability to perform as a developer, please do not hesitate to contact me at any time.

Thank you,

Brian Jones

Brian R. Jones
Vice President
Commercial Real Estate
Trustmark National Bank
420 20th N, Suite 2000
Birmingham, AL 35203
(o) 205-995-4611 (c) 205-368-9683
Brian_Jones@trustmark.com



August 15, 2024

Re: College Station Redevelopment Project

Dear City of College Station,

I am writing at the request of Capstone Communities for the 301 Patricia Street development near Texas A&M University.

Capstone specializes in the development, construction and management of high-quality, off-campus student housing developments in close proximity to major colleges and universities across the country. Capstone's portfolio features 58 communities developed with more than \$1.8 billion in project costs.

Cadence has had a relationship with Capstone since 2015. Cadence has helped finance over \$300 million in debt with Capstone among 7 projects with all loans and projects performing as agreed. We have found Capstone to be a professional, well-managed company with a great deal of experience with projects of various magnitudes and scope.

If I can answer any questions or provide any further information regarding Capstones' ability to perform as a developer, please do not hesitate to contact me at any time.

Sincerely,

Leo Karpeles

Senior Vice President, Commercial Real Estate Banking

Cadence Bank

2100 Third Avenue North, Suite 1100

Birmingham, AL 35203

O. 205-327-3855

C. 205-381-8009



Seminole Financial Services, LLC
455 N. Indian Rocks Road
Belleair Bluffs, FL 33770
727-331-8444

August 19, 2024

Re: College Station Development Project

Dear City of College Station,

I am writing at the request of Capstone Communities for the 301 Patricia Street development near Texas A&M University.

Capstone specializes in the development, construction and management of high-quality, off-campus student housing developments in close proximity to major colleges and universities across the country. Capstone's portfolio features 58 communities developed with more than \$1.8 billion in project costs.

Seminole Financial Services has had a relationship with Capstone since the mid-1990s. Over the nearly 30 year relationship between the two firms Seminole has provided capital for dozens of projects involving Capstone.

If I can answer any questions or provide further information regarding Capstone's ability to perform as a developer, please do not hesitate to contact me at any time at TFetter@SeminoleFS.com or 1-727-331-8442.

Sincerely,

Timothy S. Fetter
Co-CEO

August 21, 2024

Re: College Station Development Project

Dear City of College Station,

I am writing at the request of Capstone Communities for the 301 Patricia Street development near Texas A&M University.

Capstone specializes in the development, construction and management of high-quality, off-campus student housing developments in close proximity to major colleges and universities across the country. Capstone's portfolio features 58 communities developed with more than \$1.8 billion in project costs.

Marble Capital has had a relationship with Capstone since 2020. Since that time Marble has worked with Capstone on 3 projects and provided nearly 50 million dollars in equity. Capstone and Marble continue to work together on their current projects as well as reviewing potential future opportunities.

Additionally, I am a former student (class of 2013) and take great pride in our university, so I would only support a group like Capstone when it comes to building housing for future aggies to come.

If I can answer any questions or provide any further information regarding Capstones' ability to perform as a developer, please do not hesitate to contact me at any time.

Sincerely,



Carson McDaniel

President of Marble Capital

August 21, 2024

Re: College Station Development Project

Dear City of College Station,

I am writing at the request of Capstone Communities for the 301 Patricia Street development near Texas A&M University.

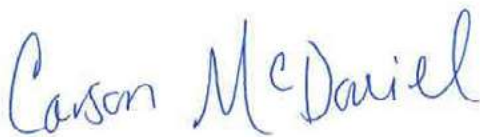
Capstone specializes in the development, construction and management of high-quality, off-campus student housing developments in close proximity to major colleges and universities across the country. Capstone's portfolio features 58 communities developed with more than \$1.8 billion in project costs.

Marble Capital has had a relationship with Capstone since 2020. Since that time Marble has worked with Capstone on three projects and provided nearly \$50 million dollars in equity. Capstone and Marble Capital continue to work together on their current projects as well as reviewing potential future opportunities.

Additionally, I am a former student (Class of 2013) and take great pride in our university, so I would only support a group like Capstone when it comes to building housing for future aggies to come.

If I can answer any questions or provide any further information regarding Capstones' ability to perform as a developer, please do not hesitate to contact me at any time.

Sincerely,



Carson McDaniel
President
Marble Capital, LP
713-814-4999
cmcdaniel@marblecapitallp.com

TAB F COMPLETED CERTIFICATIONS



CITY OF COLLEGE STATION
Home of Texas A&M University®

City of College Station
1101 Texas Ave * College Station, TX 77840 * (979) 764-3555
www.cstx.gov

ADDENDUM NO. #1
RFP NO. #20-073

Date: July 23, 2024
To: All Interested Parties
From: Brandi Whittenton, Buyer II
Re: **RFP (Bid) 20-073 Real Property Sealed Bids for the Purchase and Redevelopment of a Portion or All of 301 Patricia Street**

The following information related to Request for Proposal No. #24-073 is hereby made a part of the RFP Documents for the above referenced project as fully and as completely as though the same were included therein.

Vendor Question and Answer

1. Could you please provide the survey for both Tract 1 & 2 at 301 Patricia Street. A pdf or dwg file would be acceptable. The file that was included within the RFP was compressed and descaled.

Answer: Parking Exhibit with One Acre lot attached to this addendum.

Please acknowledge receipt of this addendum with signature and date and return with completed proposal. Failure to do so may cause your proposal to be considered non-responsive.

Receipt of this Addendum No. #24-073 is hereby acknowledged



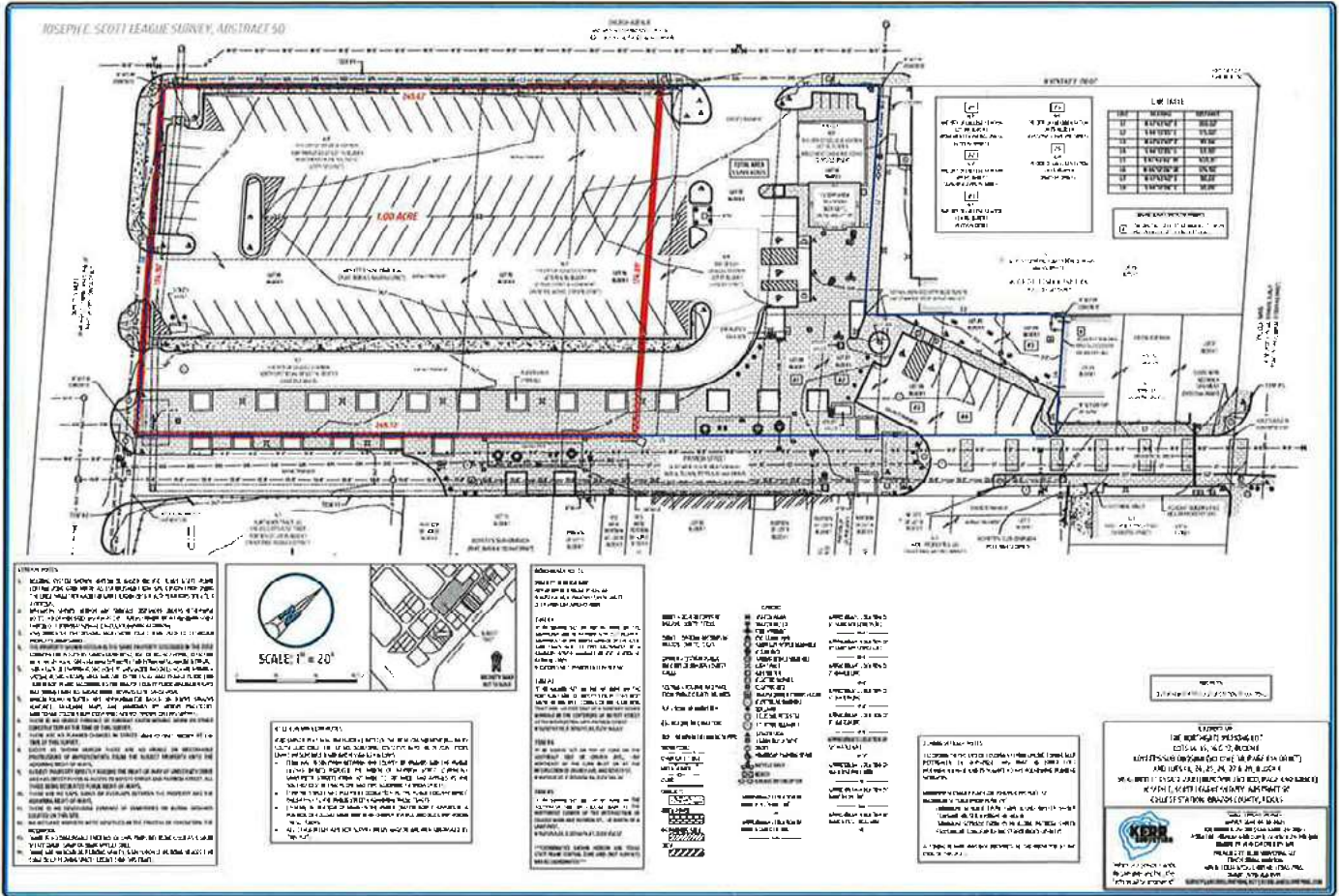
Authorized Signature



Date



Company Name





CITY OF COLLEGE STATION
Home of Texas A&M University®

City of College Station
1101 Texas Ave * College Station, TX 77840 * (979) 764-3555
www.cstx.gov

ADDENDUM NO. 2
RFP NO. 20-073

Date: 8/13/2024
To: All Interested Parties
From: Alan Degelman, Buyer II
Re: **RFP (Bid) 20-073 Real Property Sealed Bids for the Purchase and Redevelopment of a Portion or All of 301 Patricia Street**

The following information related to Request for Proposal No. 24-073 is hereby made a part of the RFP Documents for the above referenced project as fully and as completely as though the same were included therein.

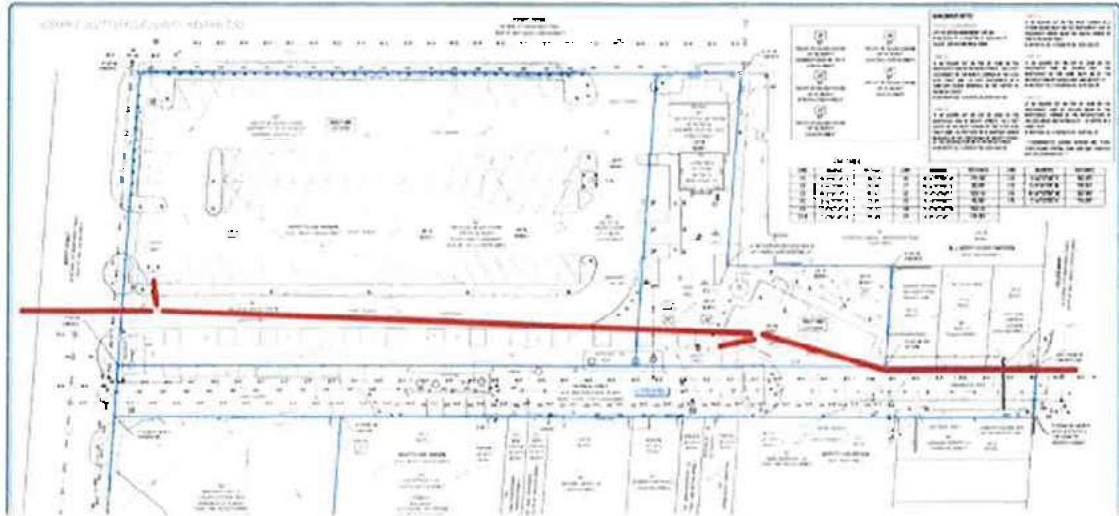
Vendor Question and Answer

1. **Question:** *Will the City please advised what planned utility easements will be required of this developer to dedicate with the redevelopment?*

Answer: Unless rerouted off of the Property, utility easements would be needed for all utilities located on the Property that are servicing other properties, including the Remaining Property, if not part of the proposed development. Additional easements may be needed for the specific development that is proposed, however, those would not be known until the development is proposed.

2. **Question:** *Can the City provide the location of the electrical underground transmission line that will be required to be rerouted for the project? It does NOT appear to be shown on the survey that you provided. Can it even be rerouted on adjacent streets outside of this area? If it is possible to re-route, pls provide approximate pricing/budgeting for this.*

Answer: The approximate location of the existing distribution line (not transmission line) is indicated on the map below.



Rerouting is possible but no official plans or costs have been determined as it would be development specific. All activities and costs to reroute the distribution line would be the responsibility of the respondent.

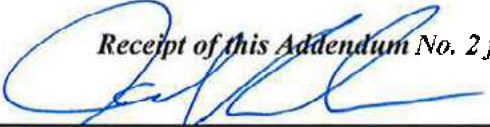
3. **Question:** A retail component is required in NG-1. Can / Will the Police Substation count as the retail tenant?

Answer: A retail component is not required in NG-1.

Per Section 5.8.B.2.a.1 – Buildings with frontage on Church Avenue, University Drive, College Main, Boyett Street from University Drive to Church Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this UDO. The police substation is considered a government facility and would be allowed on the ground floor.

Please acknowledge receipt of this addendum with signature and date and return with completed proposal. Failure to do so may cause your proposal to be considered non-responsive.

Receipt of this Addendum No. 2 for 24-073 is hereby acknowledged,


Authorized Signature

8/14/24
Date

Capstone Communities
Company Name

CERTIFICATION OF BID

The undersigned affirms that they are duly authorized to execute this Real Estate Contract, that this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not been communicated to any other bidder before the official opening of this bid. Additionally, the undersigned affirms that the firm is willing to sign the enclosed Real Estate Contract, unless an alternative contract is negotiated.

Signed By: Amanda Wallis Title: EVP

Typed Name: Amanda Wallis Company Name: Capstone Collegiate Communities

Phone No.: 205-612-1107 Fax No.: _____

Email: AWallis@capstonemail.com

Bid Address: _____
P.O. Box or Street City State Zip

Order Address: _____
P.O. Box or Street City State Zip

Remit Address: 431 office Park Drive Birmingham AL 35223
P.O. Box or Street City State Zip

Federal Tax ID No.: 45-3600200

DUNS No.: _____

Date: 8/14/2024

END OF BID # 24-073

TAB G CONCLUSION



CONCLUSION



Capstone's redevelopment plan starts with one goal: to design a mixed-use community where people actually want to spend time. We believe this is the essence of place-making. We believe that designing a project which will further enhance the Northgate neighborhood requires a few key elements: a diversity of uses, an emphasis on walkability, the inclusion of ground floor neighborhood retail, and building safe, comfortable and inspiring public spaces which encourages residents to linger a bit.

Our team believes our proposal will best meet the city's goals by not only providing a world-class residential tower to house the greater College Station community, but it will enhance the Northgate area as the premier residential community in College Station. Furthermore, Capstone's proposed public benefits and amenities will be provided at no cost to the city and its tax-payers. We believe our Proposal is a win-win proposition for College Station and we hope to be afforded the opportunity to partner with the city to redevelop the Patricia Street site into a vibrant mixed-use community for College Station.

TAB H APPENDIX

CAPSTONE COLLEGIATE COMMUNITIES, LLC

CAPSTONE COLLEGIATE COMMUNITIES, LLC

INSPIRE ON 22ND AUSTIN, TX

Delivery Date
August 2019

Size of Project
129 Units | 439 Beds

Construction Type
Concrete with subterranean
concrete parking garages

Financial Structure
Conventional Debt & Equity

Architect
Rhode Partners

General Contractor
HOAR Construction

Developer
Capstone Collegiate
Communities, LLC



Inspire on 22nd is a high-density, mixed use development that will sit on an approximately 14,000 square foot of land in a walk-to-campus site just two tenths of a mile from The University of Texas in Austin, Texas. Inspire has 129 units and 439 beds in an 18 story tower at the corner of W 22nd Street and Nueces Street in the desired West Campus area of Austin.

Inspire on 22nd includes the student housing component as well as office, recreation, and worship space for The Wesley Foundation. Parking is comprised of four levels of subterranean parking and service both components of the development. The parking is a mix of traditional spaces, compact spaces and Car-to-Go spaces with dedicated spaces for The Wesley Foundation. Amenity spaces include the clubhouse on the second floor and a rooftop amenity space that features a resort style spa and pool and many other amenities.

Rhode Partners, a local firm in Austin, served as the architect and HOAR Construction was the general contractor via a design build contract. HOAR is headquartered in Birmingham, Alabama although their local Austin office led the construction efforts. Construction began in the Summer of 2017 completed delivery in August 2019. The building displays a sleek and modern exterior with metal panels and EIFS skin.

Inspire is highly amenitized. The clubhouse is the hub of activity allowing everyone to live, play, and relax together. A fully equipped study room, fitness facility, dog park and resort style pool are just a few of the amenities.

CAPSTONE COLLEGIATE COMMUNITIES, LLC

LEGACY ON RIO AUSTIN, TX

Delivery Date
August 2021

Size of Project
146 Units | 558 Beds

Construction Type
Concrete

Financial Structure
Conventional Debt & Equity

Architect
Rhode Partners

General Contractor
Oden Hughes and Taylor

Developer
Capstone Collegiate
Communities, LLC



Legacy on Rio is a medium-density development that will sit on an approximately 37,361 square feet of assembled land in a walk-to-campus site just three-tenths of a mile from The University of Texas in Austin, Texas ("UT"). Legacy on Rio will have 146 units and 558 beds in a seven-story tower between Salado and Rio Grande Streets just north of 26th Street in the desired West Campus area of Austin.

This development will include the student housing component as well as office and recreation space for the Acacia Fraternity at UT. The Acacia Fraternity space will be a location for studying, gathering, and supporting the alumni and future fraternity members. Included in the program are spaces for meeting in large and small groups with a catering kitchen for larger events on the ground floor. The Acacia Fraternity and Capstone creatively agreed to a 99-year ground lease with Acaia as the owner and Capstone as the lessee. Under this structure, Acaia's need for space was met while also providing a steady stream of income for years to come.

Parking will be comprised of two levels of subterranean parking while servicing both components of the development. The parking will be a mix of traditional spaces, compact spaces and car-sharing spaces with dedicated spots for the Acacia Fraternity. Amenity spaces will include a multi-functional courtyard space and a clubhouse on the ground floor.

Ultimately, the site amenities and proximity to campus are what will truly set Legacy on Rio apart. The clubhouse will have a number of luxury amenities including a state-of-the-art fitness center, entertainment area with big-screen TVs, plus private and group study areas with access to a computer and printer lab. The clubhouse and additional active amenity areas will allow everyone to live, play, study, and relax together in the best amenity package the Austin market has to offer.

Capstone is once again contracted with Rhode Partners as the architect, who was also the architect on Capstone's Inspire on 22nd development set to deliver in Fall of 2019. Capstone partnered with Oden Hughes Taylor Construction as the General Contractor for Legacy on Rio who has ample experience in the state of Texas. Construction of Legacy on Rio began at the end of 2019 and completed in August of 2021.



CAPSTONE COLLEGIATE COMMUNITIES, LLC

TOWN AT TRILITH FAYETTEVILLE, GA

Use(s) of facilities

Residential, Hotel, Recreation, Office, Retail, Dining, Wellness,

Size

750 Homes
600 Apartment Units
300 Hotel Rooms
118 acres green space
500,000 SF Commercial Space (Office, Retail, Wellness, Restaurant)
15 miles walkable paths

Cost

Premier Lofts at Trilith
\$50.8M Total

Schedule

Phased Delivery
- Single Family Residential 2018+
- Apartments/Lofts: 2021
- Hotel: 2024
- Entertainment: 2025
- Office: 2019+
- Retail/Dining: 2019+
- Wellness: 2019

Transaction Structure

Conventional Debt & Equity

Reference 1

Louis Nequette, AIA
Nequette Architecture & Design
(205) 329-7001
louis@Nequette.com

Reference 2

Rob Parker, President
Trilith Development
Rob@Trilith.com
(770) 617-1796

Reference 3

Bill Lynch, Principal
Pace Lynch Realty
bill.lynch@pacelynch.com
(312) 513-2350



First announced by Chick-Fil-A CEO Dan Cathy and partners in July 2016, the 234-acre Town of Trilith is currently developing into a premier live, work, play community directly across the street from Trilith Studios in Fayette County. Envisioned as a community for storytellers, artisans, and creatives, Trilith will be home to over 4,000 residents. The sustainably designed development will include 750 homes, 600 apartments, 300 hotel rooms, 118 acres of green space, and 500,000 sqft of commercial and space connected by 15 miles of walkable pathways. At the heart of Trilith is the commercial district composed of office, curated retail, wellness and restaurant space. Situated around three acres of multifunctional green space, the commercial district is activated with festivals, events, and gathering areas that fuse public spaces, specialty retail and workspace together.

After a competitive RFP process, Capstone was selected in 2017 to develop three blocks of the commercial district incorporating 37,000 sqft of retail, 263 apartments, a parking structure and clubhouse. Using our in-house construction company, CBI Construction Services, Capstone completed construction in 2022. Current retail offerings at Trilith consist of eleven restaurants and fourteen neighborhood scale retail stores. One of the first amenities developed at Trilith was the 60,000 sqft Piedmont Wellness Center featuring a six-lane lap pool, therapy pool, multiple fitness studios, gaming component, spin room, and 18,000 sqft of wellness space. Earlier this year Trilith opened its first hotel, the Trilith Guesthouse, which includes 193 guest rooms and 36 apartment style units for extended stay. The hotel is part of Marriott's Tribute Portfolio. Currently under construction and scheduled to open in 2025 is Trilith Live, an entertainment venue which includes a 2,200 seat auditorium, two live audience television stages, a luxury cinema, an indoor atrium, an outdoor plaza and 120,000 sqft of creative office space, food court and retail shops.

CAPSTONE COLLEGIATE COMMUNITIES, LLC

INSPIRE ATLANTA ATLANTA, GA

Delivery Date
2021

Size of Project
239 Units | 750 Beds

Construction Type
Concrete

Financial Structure
Conventional Debt & Equity

Architect
Niles Bolton Associates

General Contractor
HOAR Construction

Developer
Capstone Collegiate
Communities, LLC



Inspire Atlanta is a high-density, student housing development that will sit on 2.5 acres of land in a walk-to-campus site across the street from The Georgia Institute of Technology ("Georgia Tech") in Atlanta, GA. Inspire Atlanta has 239 units and 750 beds in a connected two-building structure (7-story midrise and 12-story tower) at the corner of North Avenue and Centennial Park Drive in Midtown Atlanta.

There have been several purpose-built student housing communities built near Georgia Tech over the last 5 years; however, Inspire Atlanta will be directly across the street from Bobby-Dodd stadium and within easy walking distance to campus. Panoramic views of the Atlanta's skyline and Georgia Tech's football stadium from the deck and upper floors only add to the allure of this property.

All on-site parking is incorporated in a five-story parking garage attached to the left side of the tower. Inspire provides 276 spaces which equates to a 37% parking ratio.

Inspire Atlanta is highly amenitized. The clubhouse, rooftop pool and additional active amenity area on the 12th floor provides residents to live, play, study and relax together in the best student housing amenity package the Atlanta market has to offer. Luxury amenities include a state-of-the-art fitness center, entertainment area, plus private and group study areas with access to a computer and printer lab.

Niles Bolton Associates, a local firm in Atlanta, served as the architect and HOAR Construction served as the general contractor via a design build contract. HOAR is headquartered in Birmingham, Alabama. Construction began in the Summer of 2019 and delivered in August of 2021.



CAPSTONE COLLEGIATE COMMUNITIES, LLC

**LOFTS OF
FLAGSTAFF**
FLAGSTAFF, AZ

Completion Date
August 2017

Size of Project
Total: 232 Units; 814 Beds

Construction Type
Wood frame
Concrete parking garage

Financial Structure
Conventional debt & equity

Architect
Dungan Nequette

General Contractor
UEB

Developer
Capstone Collegiate
Communities, LLC



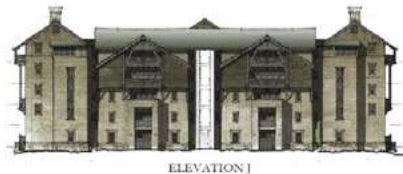
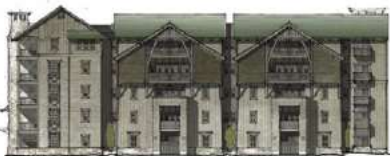
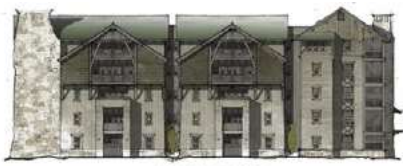
The Lofts of Flagstaff sits on a 6 acre walk-to-campus site about 3 tenths of a mile from Northern Arizona University's campus in Flagstaff, Arizona. The Lofts have 231 units and 814 beds. It embodies the best in Traditional Neighborhood Development design and exemplifies the principles of the New Urbanism concept that so many communities are striving to achieve.

The goal of The Lofts is to create not just more residential housing but a thriving neighborhood. The first floor along Forest Meadows Street has approximately 12,000 sqft of complementary retail that will enhance the living experience of the residents. Adjacent to the retail is the clubhouse of approximately 7,000 sqft with a fitness facility, study rooms, lounge areas, tanning salon, resort style spa and pool and many other amenities. The clubhouse is set to be the hub of activity, allowing everyone to live, play, and relax together. Surface parking in addition to a 760 space parking garage provides a one-to-one parking ratio for the residents as well as sufficient parking for the retail.

The garage is almost fully wrapped with residential and retail buildings on three sides and decorative perforated metal panel system that allows for natural ventilation while giving aesthetic interest on the fourth side.

Connectivity within the development is also one of the keys to creating the sense of community. The Lofts of Flagstaff connects Forest Meadows and West McConnell Drive allowing for easier pedestrian and bike access to campus.

The Lofts project hosts carefully designed parks and civic spaces that will serve as gathering places for the residents and the community. Each civic space has been carefully designed to create a "sense of place." The types of open spaces range from a natural park at the western edge of the development, to a civic space along Forest Meadows, to small pocket parks scattered throughout the community with fire pits and grills.



CAPSTONE COLLEGIATE COMMUNITIES, LLC

HANNAH LOFTS
EAST LANSING, MI

Completion Date
August 2014 – Phase I

Size of Project
Total: 282 Units; 702 Beds

Construction Type
Wood frame
Concrete one story parking garage

Financial Structure
Conventional debt & equity

Architect
Dungan Nequette

General Contractor
Wolverine Building Group

Developer
Capstone Collegiate Communities, LLC



The goal of the Lofts is to create not just more residential housing but a thriving neighborhood. The first floor along Esoteric Way is approximately 7,500 sqft of retail which has become the hub of activity, allowing everyone to live, play, and relax together. Adjacent to the retail and facing Hannah Boulevard resides the clubhouse of approximately 5,000 sqft with a fitness facility, tanning salon and a resort style spa and pool. A bus stop at the corner of Esoteric Way and Hannah Boulevard easily allows for connection to MSU and East Lansing. Connectivity within the development is also one of the keys to creating the sense of community. The Lofts further connect the pedestrian walkways within Hannah Farms allowing for easier access throughout the entire Hannah Farms development. The Lofts also provide approximately 300 bicycle parking spaces. The Lofts currently host carefully designed parks and civic spaces that will serve as gathering places for the residents and the community. Each civic space has been carefully designed to create a "sense of place." The types of civic spaces range from a one acre natural park at the northern edge of the development, to a large civic square with fountain at the corner of Esoteric Way and Eyde Parkway, to small pocket parks scattered throughout. The development also provides two unit types not yet developed in Hannah Farms: townhouses and apartments served with an internal hallway. Residents will find the Lofts are designed to feel warm and inviting, typically using a mixture of faux wood floors in the living room and kitchen, ceramic tile in the baths, and plush carpet flooring for bedrooms. Residents enjoy the gourmet kitchens equipped with decorator cabinetry, stainless range, dishwasher, disposal, microhood, and refrigerator. The separate laundry areas include a full size washer and dryer. All appurtenances, including door knobs and lighting are satin nickel, adding charm to the interior design.



CAPSTONE COLLEGIATE COMMUNITIES, LLC

NORTHPOINT CROSSING COLLEGE STATION, TX

Completion Date

August 2014 – Phase I
August 2015 – Phase II

Size of Project

Phase I: 307 Units; 928 Beds
Phase II: 308 Units; 914 Beds

Construction Type

Wood frame over podium
Concrete parking garages

Financial Structure

Conventional debt & equity

Architect

Humphreys & Partners
Architects

General Contractor

Construction Enterprises, Inc.

Developer

Capstone Collegiate
Communities, LLC



Capstone, in partnership with Woodridge Capital Partners out of Los Angeles, California, completed the student housing development Northpoint Crossing in 2015, a high-density, mixed-used project that includes student housing, a variety of retail tenants and structured parking. Capstone served as developer while Woodridge is the owner. Northpoint Crossing sits on an 11.2 acre site at the gateway to Texas A&M University at Texas Avenue and University Drive, essentially the corner of "Main and Main."

The site plan is designed in such a way to create a true sense of place. The interior streets are tree-lined with sidewalks on both sides and on-street parallel parking spots along with bike racks and a bike path throughout the development. Balconies on the units allow residents to overlook the streets below. The retail shops serve the student residents as well as draw others to the site. The structured parking garages is wrapped with housing and retail so that they essentially disappear. Collectively, these components will create 24 hour activity and vibrancy.

The student housing component, positioned in 5 mid-rise buildings, consists of 615 units containing 1,842 beds that will be delivered in two phases over a two year period – the first phase delivered in August 2014 and the second phase will deliver in August 2015. The unit mix is comprised of one, two, three and four bedroom units. There is bed and bath parity in every unit and the units are fully-furnished.

Northpoint Crossing boasts a plethora of the best amenities available for students, including a 24 hour clubhouse, fitness center, business center, two pools, bike path, and green spaces.

The housing sits over 55,000 SF of retail spread throughout the various buildings on site. The tenant mix typically includes restaurants, soft goods, services, specialty stores and a grocery.

Three parking garages will serve the residential and retail tenants in addition to surface parking.



Architect

**NILES BOLTON
ASSOCIATES**

NILES BOLTON ASSOCIATES

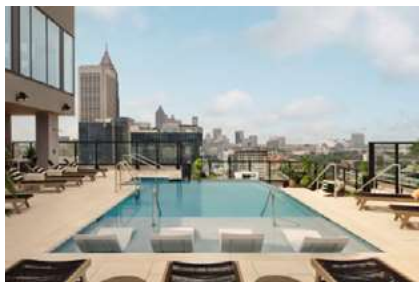
HIGHER EDUCATION QUICK FACTS

Ranked as the #1 student housing design firm by Building Design + Construction magazine for 2022 and 2023

Designed approx. 56,000 beds of off-campus housing nationwide

Named Top 32 design firm in the U.S. by Building Design + Construction for 2023

Currently active in 30 states and the District of Columbia



FIRM PROFILE

Niles Bolton Associates (NBA) is a 140-person firm providing architecture, interior design, landscape architecture, and urban planning services. Founded in 1975, NBA has completed projects in 49 states and 16 countries. With offices in Atlanta, Georgia and Alexandria, Virginia, NBA was named a Top 32 design firm in the U.S. by Building Design & Construction in 2023. Our major markets include higher education, multifamily residential, retail, corporate, and hospitality.

Our growth has been due, in large part, to an ability to understand clients' needs and to design projects meeting their requirements. For Niles Bolton Associates, success is measured not only with design awards, but by our ability to design an appropriate response to program and budget requirements, by acceptance in the market served, and by the ongoing financial reward for our clients. Throughout our 49 year history we have developed a strong sense of regionalism in our design methodology.

RESIDENTIAL DESIGN

With extensive experience encompassing everything from single family homes to luxury high rise developments, Niles Bolton Associates brings to our clients a remarkable understanding of the planning, design, market and construction issues specific to residential design. As one of the nation's leading multi-family housing design firms, we have designed more than 750,000 dwelling units in a variety of housing types. Our multi-family housing projects throughout the United States and abroad give us an international design perspective and enable us to respond in the appropriate regional architectural vernacular. NBA enjoys national, regional, and local recognition with design awards in areas such as best attached home, best apartment community, distinguished design, outstanding development, and best landscape design. Our multidisciplinary practice provides us with the ability to develop design solutions that address the total project from initial concept to final finishes.

SELECT DEVELOPER CLIENTS

- | | |
|---------------------------------|------------------------------------|
| American Campus Communities | Jefferson Apartment Group |
| AvalonBay Communities | JLB Partners |
| Balfour Beatty Communities | Kassinger Development Group |
| Bozzuto & Associates | Landmark Properties |
| Buccini/Pollin Group | LIV Development |
| CA Ventures | LV Collective |
| Camden Development, Inc. | Kaplan Residential |
| Capstone Collegiate Communities | Novare Goup |
| Core Spaces | O'Neill Properties |
| Cortland | Peak Campus Development RangeWater |
| Crescent Communities | Real Estate |
| The Dinerstein Companies | RISE Development, LLC |
| Gables Residential | The Goldenberg Group |
| Grayco Partners, LLC | Third & Urban |
| Greystar | TPA Residential |
| Grubb Properties | Trammell Crow Residential |
| Highpoint Residential | Trinitas Ventures |
| Hines | Willow Bridge Property Co. |

NILES BOLTON ASSOCIATES



**MOHAMED MOHSEN,
AIA, LEED AP**
Principal

EDUCATION

Master of Architecture;
Georgia Institute of Technology
Bachelor of Science, Architecture;
Helwan University, Cairo, Egypt

QUALIFICATIONS

22 years of architecture experience
Joined NBA in 2002
Registered Architect in Georgia,
California, Connecticut, Louisiana,
Maryland, Missouri, New Jersey,
Oregon, Rhode Island and
Washington
LEED Accredited Professional

ASSOCIATIONS

NCARB certified
Urban Land Institute (ULI)
ULI Atlanta Center for Leadership
American Institute of Architects
United States Green Building Council



**Whistler
Atlanta, Georgia**

Mohamed possesses a highly-developed eye for design, a strong technical background, and a solid understanding of the economics of real estate development. With 20+ years of professional experience and a diverse project portfolio, Mohamed has extensive expertise in the off-campus student housing, educational, institutional, mixed-use and hospitality markets. Together, these strengths allow him to provide the leadership and critical thinking that have yielded international recognition and numerous prestigious awards including the Urban Land Institute (ULI)-Atlanta Development of Excellence Award. Mohamed is an alumnus of ULI Atlanta's 2015 Center for Leadership class and frequently serves as a panelist at national student housing events.

RELEVANT PROJECTS:

Multifamily / Mixed-Use / Off-Campus Student Housing

- Whistler, LV Collective, Atlanta, GA
- The Flats on University, Capstone Collegiate Communities, Fairfax, VA
- 340 East Paces Ferry, CA Ventures, Atlanta, GA
- Here Reno, CA Ventures, Reno, NV
- Here Tuscaloosa, CA Ventures, Tuscaloosa, AL
- Identity Phase I, CA Ventures, Berkeley, CA
- Identity Phase II, CA Ventures, Berkeley, CA
- Inspire, CA Ventures, Atlanta, GA
- Rise on West Campus, CA Ventures, Austin, TX
- Uncommon Auburn, CA Ventures, Auburn, AL
- One12 Courtland, RISE Real Estate Company, Atlanta, GA
- Lodges at West Edge, Peak Campus Development, Durham, NH
- The Mark at Athens, Landmark Properties, Athens, GA
- The Mark Phase II, Landmark Properties, Athens, GA
- The Retreat at Orlando, Landmark Properties, Orlando, FL
- The Retreat at Raleigh, Landmark Properties, Raleigh, NC
- The Retreat at San Marcos, Landmark Properties, San Marcos, TX
- The Retreat at State College, Landmark Properties, State College, PA
- The Retreat at Tucson, Landmark Properties, Tucson, AZ
- The Retreat at Tallahassee, Landmark Properties, Tallahassee, FL
- The Standard at Atlanta, Landmark Properties, Atlanta, GA
- The Vista Starkville, IMS Development, Starkville, MS

Education & Institutional

- Browns Bridge Community Church, Cumming, GA
- The Home Depot - Little Apron Academy, Smyrna, GA
- The Howard School, Atlanta, GA
- Virginia Commonwealth University, West Grace Student Housing, Richmond, VA
- West Ridge Church, Paulding County, GA

Transit

- Albany Multi-modal Transit Center, Albany, GA
- Triangle Transit Authority Raleigh / Durham Metro Area, NC



APRIL JOHNSON, RA
Associate Principal

EDUCATION

Bachelor of Science, Architecture;
Georgia Institute of Technology
Masters of Architecture;
Georgia Institute of Technology

QUALIFICATIONS

13 years of architecture experience
Joined NBA in 2011
Registered Architect in Georgia

ASSOCIATIONS

Urban Land Institute (ULI)
ULI Center for Leadership, Class of 2021



The Standard at Atlanta
Atlanta, Georgia



Identity
Berkeley, California

NILES BOLTON ASSOCIATES

Being flexible allows April to jump in and help whenever there is a need, a valuable trait given the size and diversity of NBA projects. She's a stickler for following through, ensuring questions and problems get answers and solutions that keep projects moving and clients satisfied. Communication, adaptability and superb execution are April's calling cards. She has the ability to bring clarity to ideas, both verbally and visually through design drawings. As an Associate Principal, April's responsibilities will include close involvement from the Pre-Design and Programming Phase through Construction Administration as she assists the Principal-in-Charge with all day-to-day activities. April is also part of ULI Atlanta's 2020-2021 Center for Leadership class.

RELEVANT PROJECTS:

The Standard at Atlanta
Atlanta, Georgia

19-story high-rise serving the undergraduate and graduate student population located in the SPI-16 Transit Area of Midtown Atlanta. Includes 280 furnished residential units with 765 beds in a mix of studio, 1, 2, 3, 4 and 5-bedroom units. Program includes 9,600 sf of commercial space and high-end amenities.

Uncommon Auburn
Auburn, Alabama

Off-campus student housing for Auburn University. 314,620 gsf with 221 units and 610 beds in one-, two-, three-, four- and five-bedroom unit mix. 14,085 sf of residential amenities include: 8,383 sf of retail on ground level. Outdoor amenities include: passive courtyard and pool deck. Podium parking with 710 spaces.

Inspire
Atlanta, Georgia

3.5-acre site with 239 units and 750 beds for Georgia Tech students. Amenities include: resident amenity lounge, study pods, clubhouse, fitness center and sky lounge. Podium parking with 280 spaces.

Identity
Berkeley, California

Student housing for University of California completed in 2 phases. Phase 1 includes 474 beds and 135 units with amenities such as 8,322 sf of lobby, leasing office, fitness, lounge and study rooms and 10,665 sf of outdoor amenities. Phase 2 includes 246 beds and 69 units with amenities such as 2,538 sf of lobby and lounge and 4,554 sf of outdoor amenities.

Whistler
Athens, Georgia

Off-campus student housing in Midtown Atlanta. The 25-story mixed-use tower offers 565 beds and 168 units. The 284,839 sf development includes a rooftop pool with panoramic views, 1,720 sf retail and 25 parking spaces.

Rambler
Athens, Georgia

798-beds of off-campus student housing in Midtown Atlanta. The 446,999 gsf, 20-story mixed-use tower offers almost 3,000 sf of retail and 20,000 sf of amenities with 125 spaces of podium parking.

NILES BOLTON ASSOCIATES



GRANT ROBINSON,
RA
Sr. Project Manager

EDUCATION

Bachelor of Architecture;
University of Tennessee

QUALIFICATIONS

18 years architecture experience
Joined NBA in 2012
Registered Architecture in Georgia



Identity
Berkeley, California



Here Reno
Reno, Nevada

With technical skill and a detail-oriented mind, Grant is careful to address aspects of designs that have value to clients and the public who will live in and interact with their projects. Regardless of budget, he presents design solutions that use clients' resources well and are consistent with their goals. Grant has 18 years of experience in a wide range of design and construction types, having contributed to large-scale, mixed-use and multifamily developments, as well as education, corporate office and performing arts projects. No matter the type, he approaches every undertaking with a clarity of thought and understanding of what clients value, which enables him to provide deliverables in an efficient manner and complete projects even on tight schedules.

RELEVANT PROJECTS:

Meeting Street Apartments
Charleston, South Carolina

Planning, design and local approvals for a 122-unit, 192,582-gsf multifamily community. 4,067 sf of amenity space includes the leasing office, lobby, pool, club room, fitness center and game/meeting room. 7,883 sf retail/office anchors the ground level.

Rise on West Campus
Austin, Texas

Mixed-use, off-campus housing for the University of Texas at Austin students. The 24 story tower features 304 apartment units and 204 spaces of podium parking in 484,310 gsf. 14,635 sf of amenities include a roof-top pool and adjacent skylounge.

Uncommon Auburn
Auburn, Alabama

Off-campus student housing for Auburn University. 314,620 gsf with 221 units and 610 beds in one-, two-, three-, four- and five-bedroom unit mix. 14,085 sf of indoor residential amenities include: 8,383 sf of retail on ground level. 18,816 sf of outdoor amenities include: passive courtyard and pool deck. Podium parking with 710 spaces.

Here Reno
Reno, Nevada

Off-campus housing for the University of Nevada with 182 units and 636 beds in 375,022 gsf. Amenities include leasing/lobby, clubroom, courtyard with grilling station fitness center and yoga studio.

Identity
Berkeley, California

Student housing for University of California completed in 2 phases. Phase 1 includes 474 beds and 135 units with amenities such as 8,322 sf of lobby, leasing office, fitness, lounge and study rooms and 10,665 sf of outdoor amenities. Phase 2 includes 246 beds and 69 units with amenities such as 2,538 sf of lobby and lounge and 4,554 sf of outdoor amenities.

Millennium Music Row
Nashville, Tennessee

1.35-acre mixed-use site in the heart of Nashville that includes 186,023 rentable sf, 230 units in studio, 1 and 2-bedroom configurations and 9 street-level loft units. Amenities include: 13,973 sf of amenity space with 1,000 sf of retail, leasing/lobby, bike shop, 2 elevated courtyards, fitness center, resort-style pool and rooftop lounge/terrace.

NILES BOLTON ASSOCIATES



JENNIFER HAMILTON, RA
Project Manager

EDUCATION

Bachelor of Architecture; Southern Polytechnic State University

QUALIFICATIONS

10 years of architecture experience
Joined NBA in 2015
Registered Architect in Georgia



The Flats on University
Fairfax, Virginia



Rambler
Athens, Georgia

Jennifer has a firm grasp of all the elements that can affect a project from design through construction, whether it's tight deadlines, budgetary constraints, material fabrication or mid-course changes. As a mentor, she works equally hard to make sure new colleagues adjust to the team, sharing her expertise in CA, constructibility, and detailing. Her primary focus is on student-oriented, off-campus apartments and includes projects in Nevada, Mississippi, Georgia, Pennsylvania, Texas, Florida, and Virginia. She also played a major role in the multi-award winning The Standard of Atlanta.

RELEVANT PROJECTS:

The Flats on University
Fairfax, Virginia

Student housing for George Mason University with 267 units and 825 beds. Type IIA parking structure with 686 spaces and surface parking with 57 spaces. Amenities include: leasing office, study areas, clubroom, massage chair area, fitness center with saunas and tanning, three amenity courtyards with the main one being located off the clubroom containing an amenity deck, pool, and 2 spas.

Here Reno
Reno, Nevada

Off-campus housing for the University of Nevada with 182 units and 636 beds in 375,022 gsf. Amenities include leasing/lobby, clubroom, courtyard with grilling station fitness center and yoga studio.

The Vista Starkville
Starkville, Mississippi

Mixed-use student housing community adjacent to Mississippi State University with 820 beds and 309 fully furnished units in studio, 1, 2, 3, 4 and 5-bedroom configurations. 7,500 sf of retail. Amenities include: resort-style saltwater pool, fitness center, yoga/group fitness studio, outdoor community area, resident gathering room, business suite, sky lounge and study rooms.

Rambler
Athens, Georgia

Off-campus student housing for University of Georgia with 750 beds and 344 units. 8 stories in both the North and South buildings and 9,630 sf amenity. Amenities include: 2,702-sf pool, fitness center, coworking, coffee shop, gameday lounge with 2,828-sf rooftop terrace, bike storage, and clubroom.

The Standard at Atlanta
Atlanta, Georgia

19-story high-rise serving the undergraduate and graduate student population located in the SPI-16 Transit Area of Midtown Atlanta. Includes 280 furnished residential units with 765 beds in a mix of studio, 1, 2, 3, 4 and 5-bedroom units. Program includes 9,600 sf of commercial space and high-end amenities.

NILES BOLTON ASSOCIATES



TIMOTHY FUERST,
RA
Project Architect

EDUCATION

Bachelor of Architecture; Auburn University
Bachelor of Interior Architecture; Auburn University

QUALIFICATIONS

8 years of architecture and interior architecture experience
Joined NBA in 2016
Registered Architect in Georgia



The Heritage at Cajun Village
Lafayette, Louisiana



Berkeley Plaza
Berkeley, California

Timothy joined the firm in 2016 and has over eight years of architecture and interior architecture experience. His exposure and involvement with the architectural development of large-scale projects as well as the ability to focus on the interior architecture and details of the built environment has enriched his career with a stronger understanding of design and its process. Currently, he is involved in a range of student housing and high-rise multifamily projects. Timothy graduated from Auburn University with a Bachelor of Architecture and a Bachelor of Interior Architecture. He is a registered architect in Georgia.

RELEVANT PROJECTS:

The Heritage at Cajun Village

Lafayette, Louisiana
Five buildings of on-campus housing for upperclassmen students with 213 units, 589 beds and 237,768 building gsf. Amenities include: 7,438 sf of clubhouse amenity, 4,903 sf of retail, and pool courtyard.

Whistler

Atlanta, Georgia
Off-campus student housing in Midtown Atlanta. The 25-story mixed-use tower offers 565 beds and 168 units. The 284,839 sf development includes a rooftop pool with panoramic views, 1,720 sf retail and 25 parking spaces.

Here Tuscaloosa

Tuscaloosa, Alabama
Off-campus housing for the University of Alabama with 239 units and 430 beds. 5 levels of podium parking (3 underground) with 437 spaces. Interior amenities include: club rooms, study room, tanning, sauna, and fitness center with yoga. Exterior amenities include: top level terrace with adjacent clubroom, spa courtyard and pool deck.

Here Reno

Reno, Nevada
Off-campus housing for the University of Nevada with 182 units and 636 beds in 375,022 gsf. Amenities include leasing/lobby, clubroom, courtyard with grilling station fitness center and yoga studio.

Berkeley Plaza

Berkeley, California
Off-campus student housing that includes 583 beds and 191 units. The 204,540 sf building is 8 stories (5 levels wood over 3 levels concrete podium) and has 8,948 sf of amenity space. Amenities include: lobby/leasing, fitness, coffee shop, study areas, rooftop club room, rooftop terrace.

The Vista Starkville
Starkville, Mississippi

Mixed-use student housing community adjacent to Mississippi State University with 820 beds and 309 fully furnished units in studio, 1, 2, 3, 4 and 5-bedroom configurations, 7,500 sf of retail. Amenities include: resort-style saltwater pool, fitness center, yoga/group fitness studio, outdoor community area, resident gathering room, business suite, sky lounge and study rooms.

340 East Paces Ferry

Atlanta, Georgia
483 high-end market-rate apartment units. The 22-level high-rise is 559,480 gsf and includes 17,000 sf of ground-floor retail. Large amenity deck on 10th level with pool, cabanas and clubroom. Valet-style drop-off for residents.

NILES BOLTON ASSOCIATES



**J. BRYAN EDWARDS,
PLA**

Associate Principal, Land Planning

EDUCATION

Bachelor of Landscape Architecture
University of Georgia

QUALIFICATIONS

22 years of experience
Joined NBA in 2002
Registered Landscape Architect in Georgia

ASSOCIATIONS

Urban Land Institute (ULI)
Urban Land Institute Center for Leadership, Class of 2017
LEED Accredited Professional



**Inspire
Atlanta, Georgia**

As a member of the Land Planning team, Bryan specializes on front end site analysis and feasibility studies as well as conceptual site planning and master planning. Bryan has the flexibility to work in diverse product types, seeing a project through from concept to completion. With over 20+ years of experience, he's able to communicate overall project goals and design requirements early in the design process and serve as a liaison between his clients, the design team and consultants. Bryan earned a Bachelor of Landscape Architecture degree from the University of Georgia and joined the firm in 2002.

RELEVANT PROJECTS:

Off-Campus Student Housing

- Aspen Heights Fayetteville, Aspen Heights Partners, Fayetteville, AZ
- Rambler Athens, LV Collective, Athens, GA
- The Flats on University, Capstone Collegiate Communities, Fairfax, VA
- The Mark at Athens, Landmark Properties, Athens, GA
- The Standard at Atlanta, Landmark Properties, Atlanta, GA
- The Standard at Flagstaff, Landmark Properties, Flagstaff, AZ
- The Standard of Baton Rouge, Landmark Properties, Baton Rouge, LA
- The Vista Starkville, IMS Development, Starkville, MS
- The Livano Knoxville, LIV Development, Knoxville, TN
- The Retreat at Newark, Landmark Properties, Newark, DE
- The Legacy at the Standard, Landmark Properties, Gainesville, FL
- Inspire, Capstone Collegiate Communities, Atlanta, GA
- Flamingo Crossings Village, American Campus Communities, Winter Garden, FL
- Wildwood of Lubbock, Dovetail Companies, Lubbock, TX

On-Campus Student Housing

- James Madison University, S.B. Ballard Construction Co., Harrisonburg, VA
- Norfolk State University, S.B. Ballard Construction Co., Norfolk, VA
- VCU - West Grace Street Housing, Virginia Commonwealth University, Richmond, VA
- Valdosta State University, Hopper/Georgia Hall, Valdosta, GA
- University of Georgia - East Campus Village, UGA Real Estate Foundation, Athens, GA

Multifamily Housing

- Residences at The Pass, Third & Urban, Charlotte, NC
- Mainstead at Century Farms, Oxford Properties, Nashville, TN
- The Madison at Owl's Head, Ambling Development Company, Freeport, FL
- Aspire Gulch, The Dinerstein Companies, Nashville, TN
- Arden Oxmoor Apartments, NTS Development, Louisville, KY
- Capital Club at Indian Land, TWO Capital Partners, Indian Land, SC

NILES BOLTON ASSOCIATES

509 UNIVERSITY DRIVE

COLLEGE STATION, TEXAS

SERVICES

Conceptual Architecture

CLIENT

CA Ventures

SCOPE / COMPONENTS

Mixed-use, off-campus housing for Texas A&M students

21 stories with podium parking
208 apartment units; 393 beds
340 parking spaces in 9 levels

Amenities include leasing lobby, bike storage, 21st level sky lounge, fitness, and rooftop pool



NILES BOLTON ASSOCIATES

RISE ON WEST
CAMPUS
AUSTIN, TEXAS

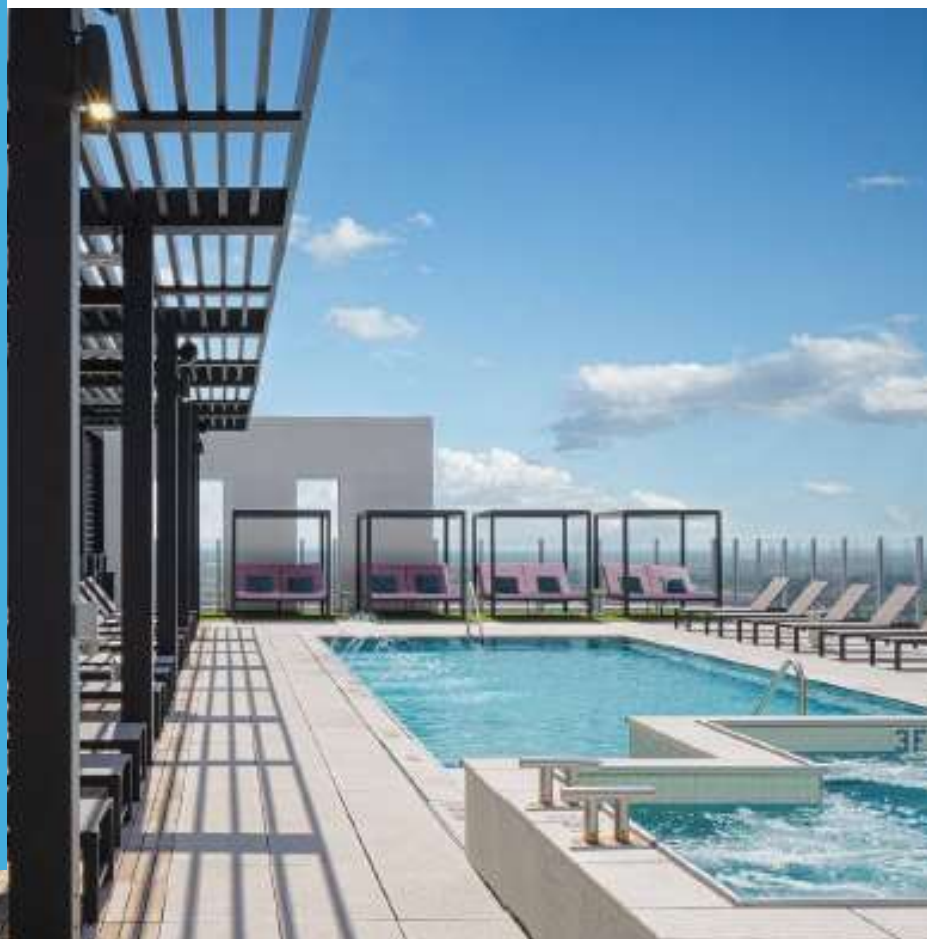
SERVICES

Architecture
Landscape Architecture

CLIENT

CA Ventures

SCOPE / COMPONENTS

Mixed-use, off-campus housing
for The University of Texas at
Austin students24 stories with podium parking
304 apartment units
484,310 gsf
301,426 leasable sf
14,635 amenity sf
204 parking spacesAmenities include rooftop pool,
expansive fitness center, study
lounges and jam room

The design for this mixed-use, off-campus student housing serving the University of Texas ingeniously introduces asymmetry to an otherwise symmetrical floor-plate. Crystal-shaped exposed concrete columns add levels of visual openness, while a highly articulated perforated metal screen framed in white metal panel defines the parking mass and provides shade for pedestrians. Stepped back above the sixth level, the high-end, 24-story residential tower has 304 units and the full complement of amenities students have come to expect, from a rooftop pool equipped with that big game necessity—a Jumbotron screen—and an expansive fitness center to numerous study lounges and a jam room.

NILES BOLTON ASSOCIATES

When you can't build out, build up. This thoughtfully considered tower rises up 25 stories to take full advantage of its half-acre footprint. The site for this luxury off-campus student housing may be small but the design and amenities, including a roof-top pool with panoramic views, are supersized. The unique palette of materials makes for an arresting façade for the 168-unit high-rise, which features studio, one-, two-, three- four, and five-bedroom configurations, underground parking, 1,720 sf of retail space and two floors dedicated to the clubhouse, fitness center, study rooms, bike lockers and other options for comfortable, fun living. The Whistler is the latest addition to Tech Square, Midtown Atlanta's hub for startups, tech companies and research centers, and an easy walk to Georgia Tech, restaurants, and retail shopping.



WHISTLER

ATLANTA, GEORGIA

SERVICES
Architecture

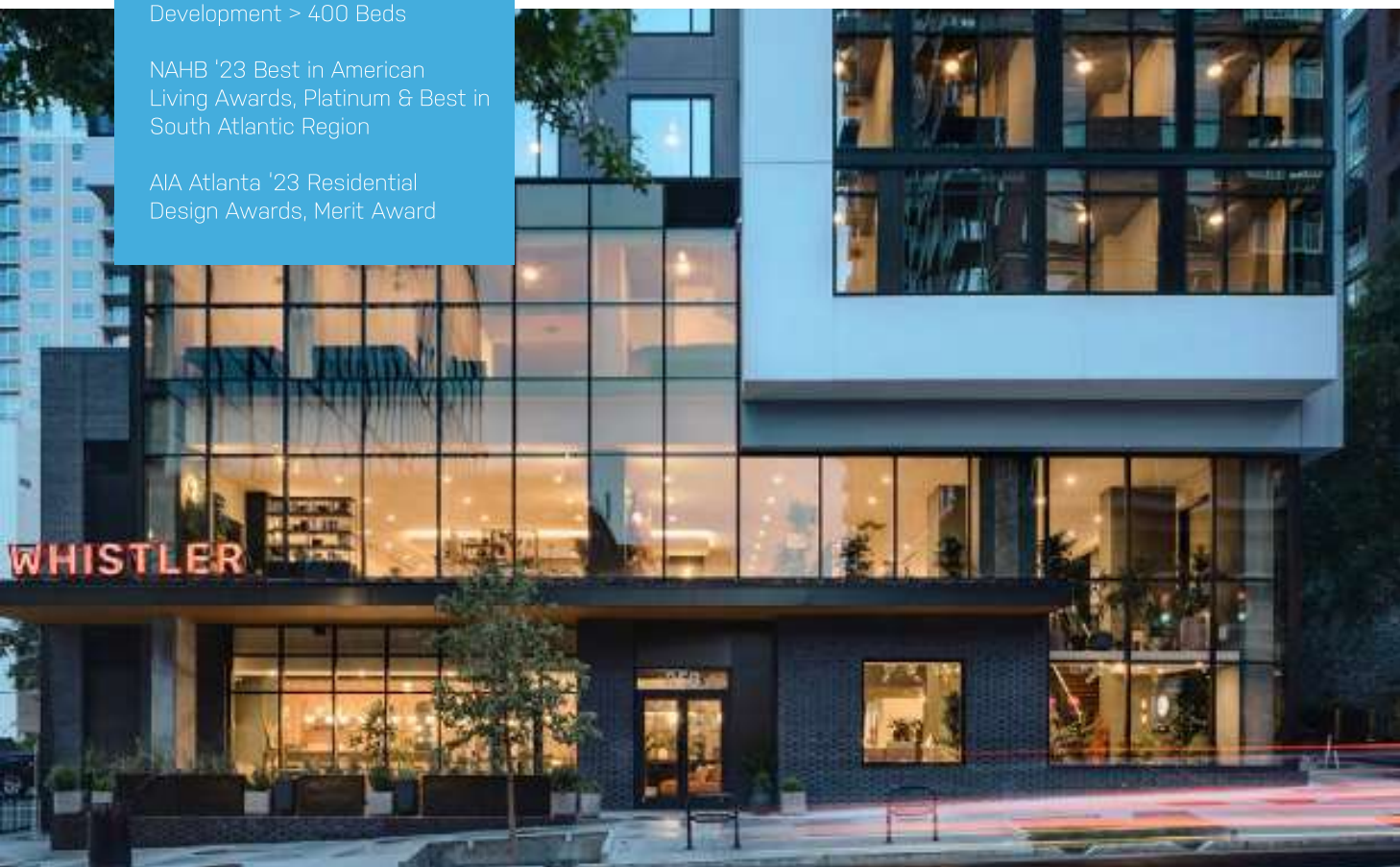
CLIENT
LV Collective

SCOPE / COMPONENTS
Off-campus student housing in Midtown 25 stories
284,839 gsf
168 units, 565 beds in studio, 1-, 2-, 3-, 4-, and 5-bedroom configurations
25 parking spaces
1,720 sf retail
Expansive amenities including a roof top pool with panoramic views

AWARDS
SHB '24 Innovator Awards, Best Architecture/Design + Best New Development > 400 Beds

NAHB '23 Best in American Living Awards, Platinum & Best in South Atlantic Region

AIA Atlanta '23 Residential Design Awards, Merit Award



340 EAST PACES FERRY

ATLANTA, GEORGIA

SERVICES
 Architecture
 Landscape Architecture

CLIENT
 CA Ventures

SCOPE / COMPONENTS
 483 high-end market-rate apartment units
 22 levels
 17,000 sf ground-floor retail
 Large amenity deck on 10th level with pool, cabanas and clubroom
 Valet-style drop-off for residents

*Currently Under Construction

NILES BOLTON ASSOCIATES

Floor-to-ceiling glass windows accentuate sweeping north and south city views at 340 East Paces Ferry, a 483-unit high-rise addition to the growing Buckhead skyscape. Residents can enjoy all that this stylish and coveted neighborhood has to offer, from nearby The Shops Buckhead to trendy Peachtree Road restaurants, as well as a luxurious amenities deck with pool, cabanas and clubroom on the 10th level of the 22-story building, 17,000 sf of retail space, valet service drop off, and more than 100 parking spaces for electric cars, including several spots specifically built and reserved for Tesla vehicles.



NILES BOLTON ASSOCIATES

1441 PEACHTREE ATLANTA, GEORGIA

SERVICES

Planning, Architecture, Interior Design

CLIENT

Capital City Real Estate

SCOPE / COMPONENTS

- 28 stories
- 350 apartment units
- 1.74 acres, 204.02 du/ac
- 362,000 residential sf
- 4,316 sf street-level restaurant
- 9,271 sf of indoor amenities
- 15,700 sf outdoor amenity deck on 5th level
- 454 parking spaces

*Currently Under Construction



NILES BOLTON ASSOCIATES

Living, learning, luxury. NBA's architecture, landscape architecture and interior design teams have created an amenity-rich, off-campus housing tower for University of Tampa students. Named after 19th century transportation pioneer Henry B. Plant, the 23-story apartment building is a dazzling white sandcastle constructed with post-tensioned concrete. The Henry interior is modern and sophisticated, incorporating cool greys and blacks accented with pops of red and blue. A short walk brings residents to the campus and the neighborhood is close to the Performing Arts Center, the shopping, dining and nightlife of Hyde Park, the Tampa Riverwalk, historic Ybor City and the Florida Aquarium. The hi-tech building has 16 floors of one, two and four-bedroom apartments for 537 residents, seven levels of parking, study and social-gathering spaces on each floor, a double-height fitness center and an outdoor deck and pool overlooking the campus.

FL #AR0097908



THE HENRY TAMPA, FLORIDA

SERVICES

Architecture
Landscape Architecture
Interior Design

CLIENT

DEVEN (Development Ventures Group)
Intown Group

SCOPE / COMPONENTS

Off-campus student housing for the University of Tampa
188 units; 537 beds
23 levels, 7 levels of parking with 16 residential levels above
422 parking spaces
Bike storage for 60 bikes

Amenities include: lobby/lounge/leasing area on ground level; lounge mezzanine space on 2nd floor; large pool deck on 8th floor with clubroom/fitness center adjacent; study rooms on each level



NILES BOLTON ASSOCIATES

500 MAIN STREET NEW ROCHELLE, NEW YORK

SERVICES

Architecture
Landscape Architecture
Interior Design

CLIENT

BRP Development Corp.

SCOPE / COMPONENTS

26-story tower with 477 residential units
619,000 sf gross building area
20,000 sf religious space
2,400 sf retail
430 structured parking spaces served by valet system

Amenities include co-working, clubroom, fitness, passive courtyard, 26th floor skylounge, rooftop pool and dog park

*Currently Under Construction



Only a 30-minute train ride from midtown Manhattan, New Rochelle, NY is rapidly growing as a high density urban center. This 26-story upscale tower sits prominently in the center of downtown, with excellent visibility and views. The building's program provides the New York Covenant Church, one of the original landowners, with a multipurpose venue for worship, food service, recreation, and education. The exterior design provides a feeling of timeless sophistication at the façade's base through its layered, champagne-colored metals and formal composition. The residential tower captures sweeping views of the Long Island Sound and the Manhattan skyline, with many units featuring floor-to ceiling glass and corner windows. Gold building elements extend from the grey facades to create accents with light and shadow.

Architect of Record - Walter J. Ploskon, AIA, Architect

NILES BOLTON ASSOCIATES

Modern, luxurious student living just blocks from the Georgia Tech campus. Filled with carefully curated amenities, the residential housing offers a diverse selection of floor plans ranging from studios to six-bedroom configurations within its 215 units. The 19-floor tower in a prime Midtown area plays with contrasting shades of color to break up the building mass as a series of dark gray boxes float atop a lighter gray backdrop. Interrupting the structure's 4-story masonry base are large glass windows behind which are a café and lobby that spill out onto a vibrant, bustling outdoor patio. Along with a leasing office and a three-level parking deck, Rambler Atlanta has ample spaces for collaboration or solo study, bike lockers, a pet spa, fitness center with the latest workout equipment, and a pool deck, clubhouse and outdoor terrace located on the upper level.



RAMBLER ATLANTA

ATLANTA, GEORGIA

SERVICES
Architecture

CLIENT
LV Collective

SCOPE / COMPONENTS
Off-campus student housing on 0.96 acres in Midtown Atlanta
19 stories
467,000 gsf
215 units, 798 beds in studio, 1-, 2-, 4-, 5-, and 6-bedroom configurations
3-level podium parking deck
Ground level retail

Residential amenities include leasing office, study rooms and bike lockers on the lower levels and clubhouse, pool deck, fitness center and outdoor terrace on upper levels.

*Currently Under Construction

