

HAMBRIGHT JUNCTION HUNTERSVILLE, NC

300-Unit Multifamily Development

PROJECT HIGHLIGHTS

- Hambright Junction will feature 300 Class A three- & four-story garden style apartment homes in Huntersville, NC, a thriving suburb of Charlotte.
- The site enjoys excellent visibility and accessibility with frontage on 3 major corridors – Interstate 77, Statesville Road, and Hambright Road - plus direct access to I-485.
- Location provides a convenient commute to Charlotte and the surrounding communities of Cornelius, Davidson and Mooresville.
- Nestled between Cornelius and Davidson to the north and Charlotte to the south, providing convenience to employment, schools, and entertainment.

INVESTMENT SUMMARY

- The development will consist of a modern farmhouse design with modern features, offering an upscale community with down home comfort for its residents.
- Other amenities will include a business center, fitness center, resort style pool, and many other outdoor amenity spaces.
- Garden buildings will be 3 and 3/4 split story with an average unit size of 981 square feet.
- The community will sit on over 19 acres and offers residents the unique experience of a 1/2 mile on-site trail system and greenspace.



Estimated Project Cost	\$81,954,212
Cost / Unit	\$273,181
Total Equity Required	\$34,128,692
Expected Construction Loan	\$49,172,527
Financed Amount	60% LTV
Expected Hold Period	3-5 Years

*- Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates.

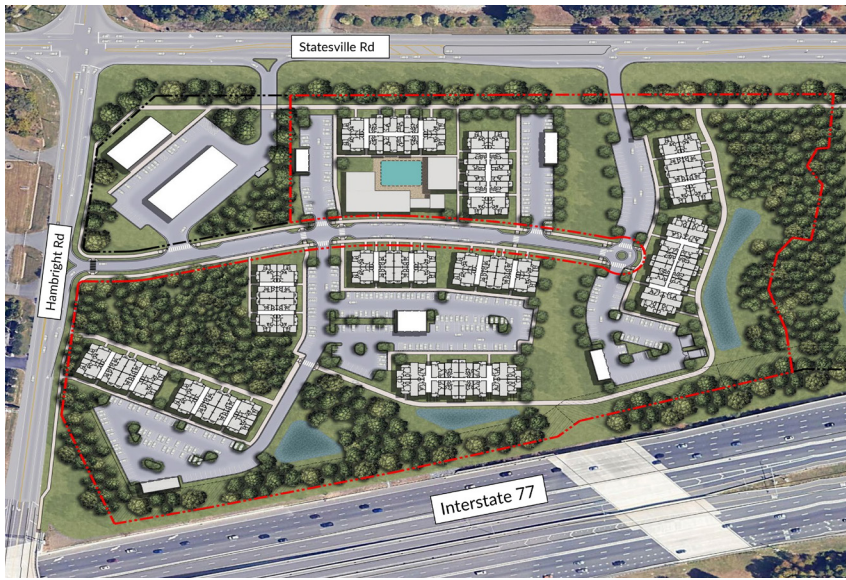
- Targeted returns shown are the XIRR, or Extended Internal Rate of Return, which is a time-weighted performance calculation that measures the actual return of an investment with irregular cash flows

- Criteria and Assumptions- how a sponsor approaches the underwriting process (conservative, moderate, aggressive) may change the assumptions of the model which include targeted: cash yield, equity multiple, IRR, investment period and distribution rates

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SITE PLAN / RENDERING



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