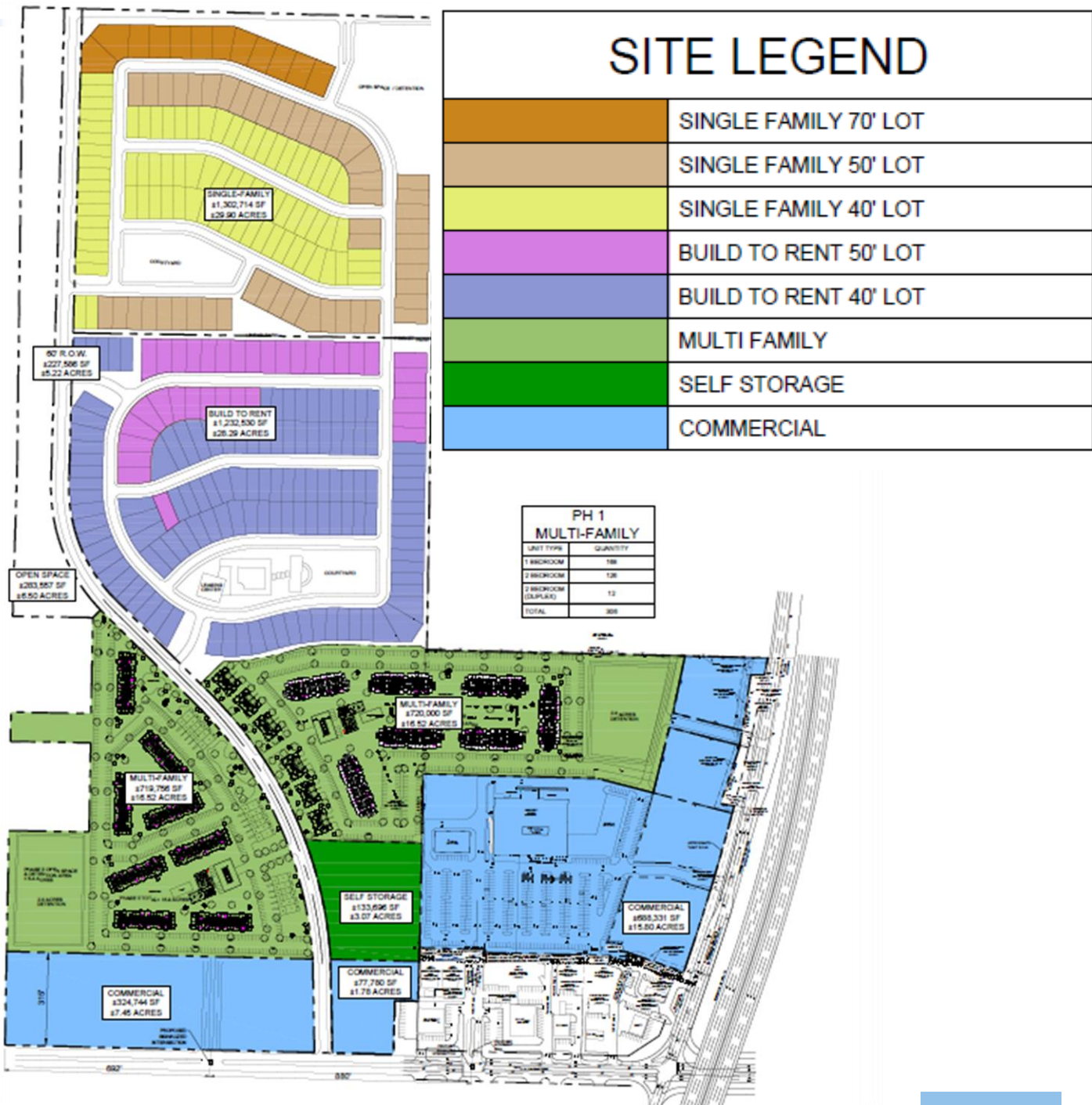


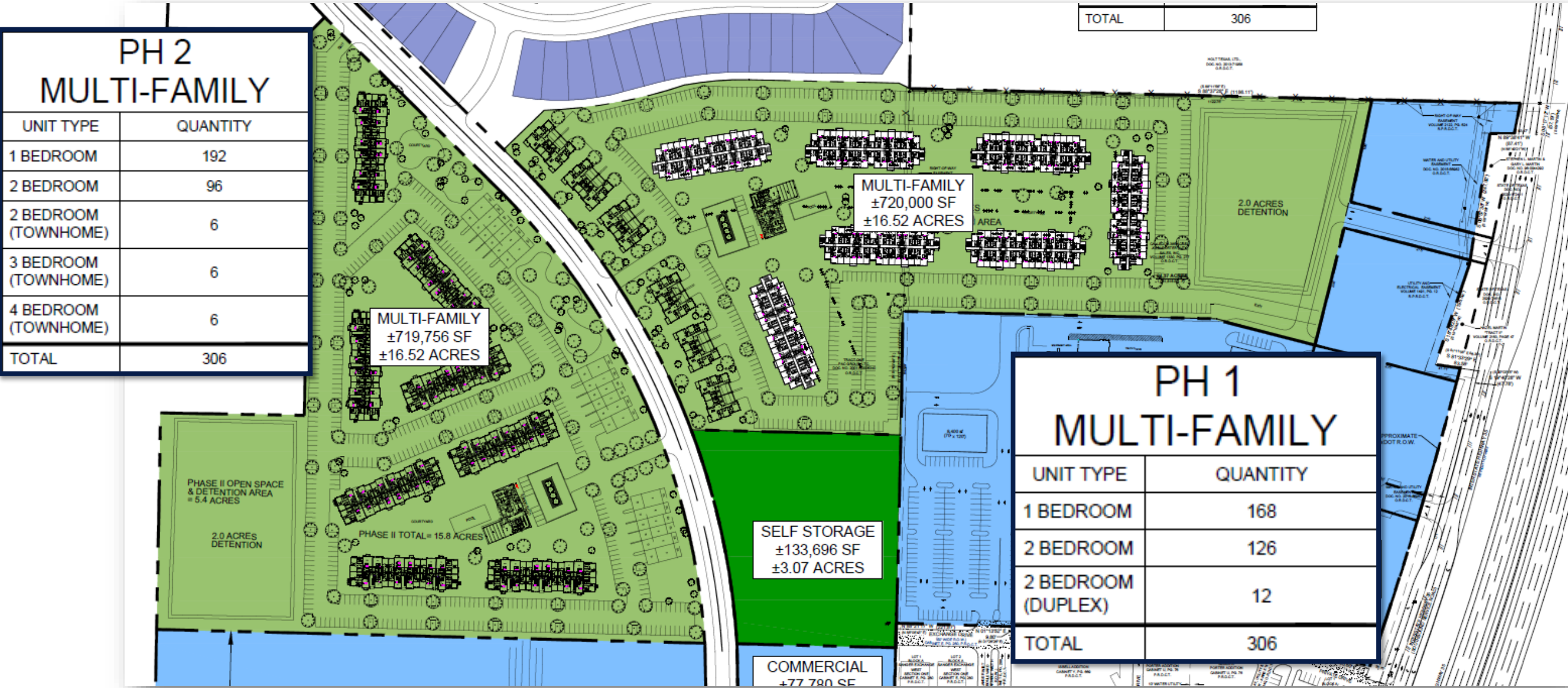


MASTER SITE PLAN

- **Diversity Housing:** The intermix of lot sizes and housing products ranging from 70' lots to one-bedroom units allows for a variety of housing options.
- **Build-to-Rent:** Community built to have the look and feel of an elevated single-family neighborhood with detached homes serviced by its own amenities and neighborhood maintenance.
- **Multifamily, Cottages, Townhomes:** Provide density to support retail commercial while also transitioning from commercial uses to single family development.
- **Commercial:** 50,000+ Square Foot Grocer as anchor tenant supports concentrated commercial growth at highly visible intersection.



GREYSTAR MULTIFAMILY PHASE I AND II PRELIMINARY SITE PLAN





CONCEPTUAL EXTERIOR RENDERING
GREYSTAR DEVELOPMENT



CONCEPTUAL EXTERIOR RENDERING
GREYSTAR DEVELOPMENT



CLUB HOUSE RENDERING
GREYSTAR DEVELOPMENT



CONCEPTUAL INTERIOR KITCHEN
GREYSTAR DEVELOPMENT

BUILT-FOR-RENT AND FOR SALE PRODUCT EXAMPLES





SINGLE FAMILY KITCHEN/DINING/LIVING AREAS



SINGLE FAMILY PRIMARY BATH



EXAMPLE BOULEVARD ENTRANCE FROM CHAPMAN ROAD

STORAGE EXAMPLES



BENEFITS TO COMMUNITY

- ✓ An alternative to one-off rental homes in neighborhoods
- ✓ Integrate well with surrounding neighborhoods
- ✓ Well-designed and livable floor plans
- ✓ Offer potential residents a home while they seek to purchase/build in the community

	City of Sanger	Sanger ISD	Bonding Capacity
Current Tax Revenue	\$12,792	\$38,227	\$88,000
Tax Revenue for Developed Residential	~ \$1,061,094	~ \$2.5 Million	~ \$5.8 Million

BENEFITS TO THE COMMUNITY

1. Less Dense than Traditional Multi-family
2. Built to the Scale of a House
3. All Homes are Professionally Maintained by Property Management
4. Increase in Taxable Value that is NOT Subject to Homestead and Senior Exemptions.



[Greystar](#) is one of the world's leading residential real estate firms specializing in the investment, development, and management of rental housing through its vertically integrated global platform. Headquartered in Charleston, South Carolina, Greystar manages and operates over an estimated \$220 billion+ of real estate in more than 200 markets globally including offices throughout the United States, United Kingdom, Europe, Latin America, and the Asia-Pacific region. Greystar is the largest operator of apartments in the United States, managing more than 740,000 units/beds, and has a robust institutional investment management platform with approximately \$41.3 billion of assets under management, including over \$19.2 billion of assets under development.



[Malouf Interests](#) was established in 1995 by Matthew Malouf. Malouf Interests is a Real Estate firm experienced in the development of retail, mixed use, office and medical properties and raw land. Services include turnkey build-to-suits, site selection, financing, leasing, and redevelopment. Mr. Malouf has developed for dozens of national retailers including Tom Thumb, United Supermarkets, Sprouts, LA Fitness, Walgreens, Eckerd, Best Buy, Starbucks, Staples, Office Depot, Bank of America, McDonald's, Chick-Fil-A, Wendy's and 7-11.