



urbana
FLEXIBLE YARDHOME® LIVING





Single Family Cottage Developer | JV of Urban Moment and Bain Capital Real Estate | Texas focused; Austin based

URBANMOMENT

- Multi-state Real Estate Developer
- Homebuilder (Mesquite Homes)

 **BainCapital**
REAL ESTATE

- Well respected equity firm with deep real estate experience
- Over last ten years has invested \$4B in 400 assets

The Urbana YardHome®

A Creative Alternative



- Single Family Cottages
- Affordable Missing Middle Housing with Backyards
- The Flexibility of an Apartment and the Freedom of a Single Family Home

- Amenities like Class A Apartments with a pool, dog park, outdoor fitness, etc.
- Each unit has a minimum 250 sf fenced backyard
- Ideal Infill and Transitional Development



The Missing Middle

Apartments



Single-Family Homes

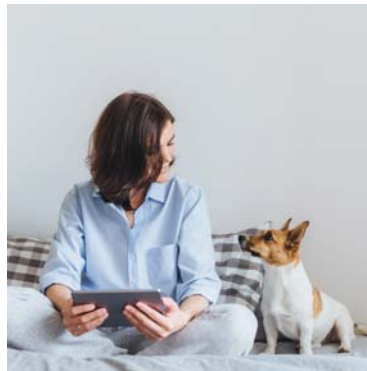


Urbana YardHomes®

- Single Family Living at Reasonable Pricing
- Providing our Essential Workers and Others Who Make \$55-100K per Year a Home, a Backyard and a Lifestyle.
- Transitional Housing Providing Buffering and Mixed-Use Opportunities.

Typical Urbana Residents

Urbana provides Missing Middle Housing



Urbana Sample Projects

Austin: Goodnight Ranch — *Master-Planned Community*
151 Units / 13 acres / Stabilized

Kyle: Plum Creek — *Master-Planned Community*
144 Units / 12 acres / Leasing Phase 1

Round Rock: Meadow Lake — *PUD Zoned*
240 Units / 50 acres / Entitlement

Austin: Braker Ln — *PUD Zoned*
280 units / 24 acres / Entitlement

Pflugerville: Cameron — *PUD Zoned*
300 units / 96 acres / Entitlement

Hutto: Cottonwood Creek — *PUD Zoned*
300 Units / 43 acres / Entitlement

Denton: Bonnie Brae — *PUD Zoned*
250 Units / 26 acres / Entitlement

San Antonio: Alamo Ranch — *Master-Planned Community*
275 Units / 27 acres / Feasibility



Appropriate Architecture

- YardHome® floorplans are paired with an architectural style that complements surrounding neighborhood and conforms to architectural guidelines
- Exterior materials and paint color schemes are specific to each project and selected with stakeholder input.



1 Story Duplex: 1 Bed | 1 Bath (49%)

1 Story: 2 Bed | 2 Bath (15%)

2 Story: 2 Bed | 2.5 Bath (26%)

2 Story: 3 Bed | 2 Bath (10%)



Unit Mix		
Unit Type	Brdg Qty	#Units
A-1 (1x1x1) Duplex	25	50
A-2 (1x1.5x1) Duplex	22	44
A-3 (1x1.5x2) Duplex	9	9
A-4 (1x1x2) Duplex	23	46
Total A Units - XX Requested		79
		140
B-1 (2x2x1) Single	22	22
B-2 (2x2x1) Single	22	22
B-3 (2x2.5x2) Single	42	42
B-4 (2x2.5x2) Duplex	17	34
Total B Units - XX Requested		103
		129
C-1 (3x2x1) Single	9	9
C-2 (3x2x2) Single	30	30
C-3 (3x2x2) Duplex	9	9
Total C Units - XX Requested		48
		30
Total (XX Requested)		173
		290
Parking		
Item	Qty	
Parking Stalls	500	
Garages	72	
Requested 30% of Unit Total (X)		72
Total (Requested X.X Avg.)		572

Typical YardHome® Floor Plans

1 Story Duplex
1 Bed - 1 Bath
633 sq. ft.



1 Story
2 Bed - 2 Bath
971 sq. ft.



2 Story
2 Bed - 2.5 Bath
1,223 sq. ft.



2 Story
3 Bed - 2.5 Bath
1,383 sq. ft.



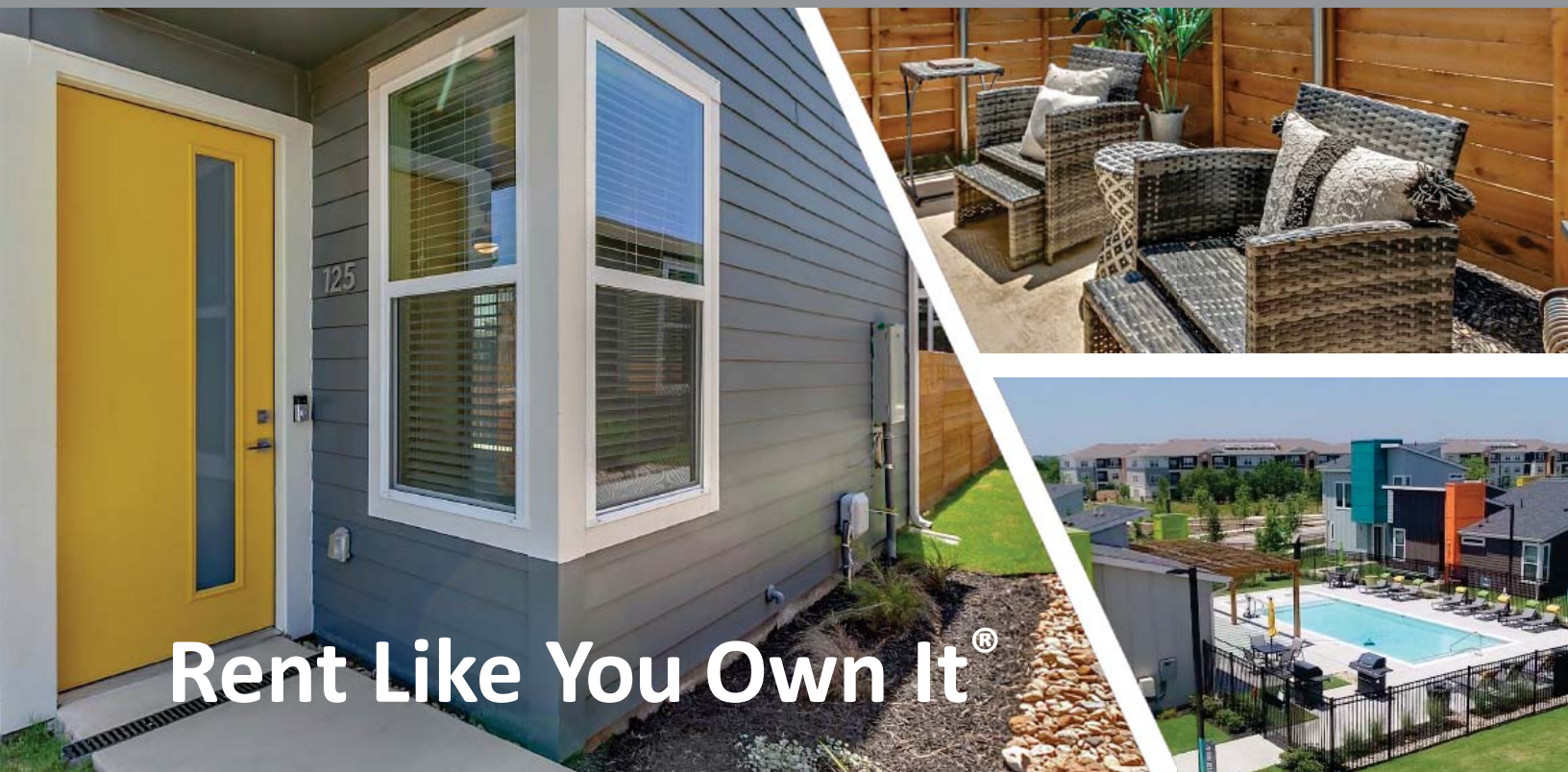


Neighbor Social Space

Ellipse Park







Rent Like You Own It[®]



urbana
FLEXIBLE YARDHOME® LIVING

Jim Campbell

520-237-4404

JC@UrbanMoment.com

Felipe Castillo

214-405-5939

FC@UrbanMoment.com

Office

3755 S. Capital of Texas Hwy, Suite 100
Austin, TX 78704

Web

UrbanaYardHomes.com
UrbanMoment.com

65' EASEMENT ALIGNED WITHING
NORTHERN PROPERTY BOUNDARY



The Urbana Lifestyle

Spend more time living.

- **Digital Package** with Wi-Fi, Spectrum Cable, Smart Doorbells, etc.
- **Outdoor Living** with Community Pool, Trails, Dog Park and Personal Backyard
- **Convenience** with 24 Hour Maintenance, Valet Trash and Covered Carports/Garages

