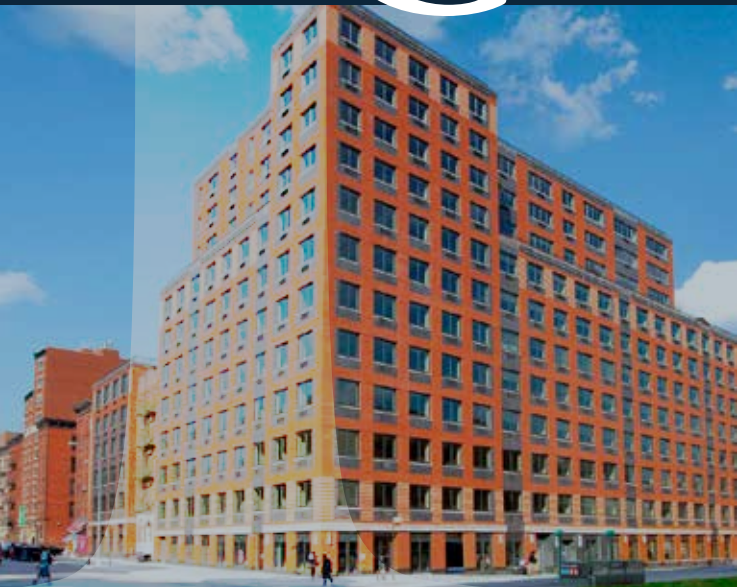




THE RICHMAN GROUP

One of the Nation's Leading Housing Organizations





Lenox at Bloomingdale. Riverview, FL.

Our Story

The Richman Group was founded by Richard Paul Richman to syndicate and develop affordable housing throughout the country. Over the past 30 years, TRG has grown, diversified and evolved. Since its inception in 1987, The Richman Group has thrived and grown into the nation's 7th largest privately owned residential apartment owner. Now spanning services in residential real estate investment, development and asset management, it has developed over 23,000 residential units and owned or asset-managed over 100,000 units.

The Richman property portfolio is located in 49 states, Washington, DC, Puerto Rico, Guam and Saipan. In addition to being one of the nation's largest affordable housing participants, they are also an active developer of conventional, market-rate rental apartments in Florida, California, Texas and expanding. Through its 12 offices located nationally, The Richman Group conducts a wide range of development, equity investment, mortgage financing, asset management and property management activities.

The Richman Group's philosophy is to be best-in-class in all sectors in which it participates. Their objective is to create a great residential experience for all residents and optimize economic returns for their developer clients, partners and investors. Customer service is a fundamental value, as is its intention to maintain its leadership in creating innovative developments and financial structures.



A Family of Brands

THE
RICHMAN
GROUP
DEVELOPMENT CORP.

RICHMAN
AFFORDABLE
HOUSING, LLC

RICHMAN
ASSET
MANAGEMENT, INC.

RICHMAN
PROPERTY
SERVICES, INC.

RICHMAN
signature
PROPERTIES

SERVICE IS OUR SIGNATURE.

Locations of corporate and regional offices.

The Richman Group Development Corp.

The Richman Group Development Corporation (TRGDC), with its affiliates, is active in the development of a wide range of housing. The firm is capable of delivering the entire development process in-house from site selection through marketing and management, and in some cases construction services. Our expertise with identifying high-quality, well-situated properties with strong market potential and/or a favorable capital structure has been part of our success as a developer. These skills have been combined with a national reputation for our financing creativity.

We are active in the Northeast, Florida, Texas, Colorado, Mid-Atlantic and California markets and have developed over 23,000 apartments across the country. The Richman Group has developed properties in urban, suburban and rural areas. Our apartment communities are designed for the affordable sector, seniors and other special needs populations as well as luxury renters and condo/co-op buyers. We frequently team up with local developers, both for-profit and not-for-profit; we pride ourselves on knowing how to be an efficient and easy partner to work with. In addition, we have actively and successfully worked with state and local governments in public-private partnerships to implement neighborhood revitalization projects and to redevelop and privatize public housing projects.

Richman Property Services Inc.

Richman Property Services, Inc. (RPS) specializes in the management of tax credit, affordable, and market rate housing. RPS manages 127 properties in nine states with 18,884 units. RPS was previously known as Wilder Richman Management Corp., which was established in the mid 1980s and has earned the reputation of a successful, proactive and innovative real estate management company.

RPS recognizes the uniqueness of each property and therefore carefully tailors a management program designed specifically to each site. Their goal is to supply the experience and knowledge which enables clients to use their time in decision-making rather than in managing the day-to-day affairs of their properties. RPS prides itself on its proactive approach to management which allows the teams to anticipate and deal with problems and situations before they occur. By viewing the management role as not just a property manager but a value manager, they help to ensure that the right decisions are made to achieve the goals of clients.

A privately held firm, Kristin Miller is the President of the company. Ms. Miller has overseen the development of more than 15,000 units of housing throughout the country during her 20+ years tenure at Richman. These developments include for-sale, market-rate rental, affordable rental, senior and family housing and mixed-use buildings. Ms. Miller oversees the firm's four development offices throughout the country and is actively involved in all aspects of development, including site selection, construction and lease-up. Ms. Miller has in-depth experience in all segments of rental housing including market-rate, mixed-used and mixed-income as well as affordable rental housing. Ms. Miller has expertise in structuring and leveraging the necessary financing for complicated transactions. She has worked with a myriad of funding sources including LIHTC, tax exempt bonds, CDBG, HOME, FHLB, HOPE VI, SHIP and various state and local programs.

The Richman Group is nationally recognized as a leader in the redevelopment of neighborhoods. Additionally, Richman has the financial wherewithal and direct hands-on experience in mixed use, mixed income and transit-oriented developments.

RPS understands that the quality of life each resident experiences while living at any property is dependent upon caring and proficient management. As such RPS's priorities are focused upon providing responsive service, maintaining the property in a meticulous manner and helping the owners carry out their financial performance objectives.

Every property detail is as important to RPS as it is to the residents -- the training and appearance of building staff, the reliability of mechanical systems, the responsible handling of major capital improvements, the provision of amenities that enhance residents' lifestyles and an understanding of the environment that makes each property unique.



351 units

Aurora is an ideally situated property located in the heart of downtown Tampa, FL and includes 351 market-rate units.



Azura is located in Kendall, FL, just a quick drive from Miami and includes 240 market-rate units.



23 stories



The Parc at White Rock is located in Dallas, TX surrounded by White Rock Lake Park and includes 291 market-rate units.

Left. K1 stands 23 stories tall in the heart of downtown San Diego, CA just steps from Petco Park. It features 222 market-rate units.

Market Rate

White Rock



Left. 125th St B West is a mixed use, mixed income, transit-oriented site currently under construction in Harlem in New York City, NY. The site includes 404 apartment homes serving residents at different levels of affordability, from formerly homeless to market-rate units, over 60,000 square feet of retail and a 5,000-square-foot community facility.



Above. The Balton, located in the heart of Harlem in New York City, NY, includes 156 apartment homes at different levels of affordability. This transit-oriented site, with major subway lines accessed across its entrance, includes a retail component comprising a Columbia University affiliate office, wine store, yoga studio and garage.



Bennett Creek, located in Jacksonville FL, includes 264 apartment homes, 60% market rate and 40% affordable.



The Richman Group is the lead developer of the team recently selected by the City of Los Angeles to redevelop the 21-acre Rancho San Pedro public housing complex in San Pedro. Current plans for the site include over 1,600 rental and ownership units on the site, including affordable and market-rate, in addition to retail and community facility space.



The Kentshire is located in Midland Park, NJ, a suburb of New York City. The site includes 148 apartment homes for active adults 55+, 80% market-rate units and 20% affordable.

Mixed Income

%

60,000sq ft. of retail

2 phases



Kensington Gardens was developed in two phases in Riverview, a nearby suburb of Tampa Florida, and it includes a total of 276 affordable apartment homes.



Fort King Colony is located in Zephyrhills, FL, an outlying suburb of Tampa and includes 120 affordable apartment homes.



St. Nicholas Park in Harlem in New York City, NY includes 30 affordable apartment homes and houses the offices for Harlem Mothers S.A.V.E., a local not-for-profit focused on preventing gun violence.



Cristina Woods, located in Riverview, a nearby suburb of Tampa, FL, includes 108 affordable apartment homes.

local not-for-profit

Left. Ventana is located in Orange County, CA and more specifically in Fullerton. The site includes 95 affordable senior apartments and retail (a pharmacy).

Affordable Housing

affordable

55+



West Brickell View is located in the Brickell neighborhood of downtown Miami, FL and includes 64 affordable apartment homes for active adults 55+.



Above. West Brickell Tower is located in the Brickell neighborhood of downtown Miami, FL and includes 32 affordable apartment homes for active adults 55+.



Grand Reserve is located in Zephyrhills, FL, an outlying suburb of Tampa and includes 160 affordable apartment homes for active adults 55+.

Left. Vista Grande is located in the Brickell neighborhood of downtown Miami, FL and includes 89 affordable apartment homes for active adults 55+.

Active Senior

Senior

richman GROUP



Left.
Metro 125. New York, New York.



Grady Square. Tampa, FL.



F11 East Village. San Diego, CA.



Left. Sabal Ridge II. Tampa, FL.



Above. Cross Creek. Tampa, FL.
Left. The Morgan. Orlando, FL.



Allapattah Trace. Miami, FL.



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