



Gala and Provision at Celina

A Community Revitalization and Development Plan

Who is GARDNER CAPITAL?

A Community Revitalization and Development Company



GARDNER CAPITAL is a privately-owned family of companies focused on addressing growth needs and revitalization for housing through ownership, development, construction and management of residential communities as well as investment and syndication of affordable housing and historic tax credits.

GARDNER CAPITAL has almost **25** years of experience in the housing industry using mixed finance to develop housing. Started by Mark Gardner as real estate development company specializing in the development of multifamily communities exclusively in Missouri, Gardner Capital has now grown to operate in 15 states.

- Privately-held group of affiliated companies that specialize in housing development
- Founded in **1993**, currently operating in over **15** states
- Developer and long term **“build-and-hold”** owner of housing communities
- Award-winning multifamily development and investment in over **60** communities
- More than **\$1.5 Billion** of private equity in housing thru development, investment and sponsorship
- More than **\$300M** of state housing and historic credits funding through investment and syndication during the past 5 years
- Substantial financial capacity with more than **\$30M** in current assets

GARDNER 2016 Multifamily Housing Pipeline-TEXAS

A Community Revitalization and Development Company

RIVERSTONE

Corpus Christi, Texas

Category: Family

Units: 60

Development Cost: \$10,282,000

Tax Credit Award: 2014

Construction Start: 2015



PROVISION at FOUR CORNERS

Four Corners (Houston), Texas

Category: Family

Units: 132

Development Cost: \$22,654,000

Tax Credit Award: 2015

Construction Start: 2016



BELLA VISTA

Alton, Texas

Category: Family

Units: 120

Development Cost: \$17,310,000

Tax Credit Award: 2014

Construction Start: 2015



GALA at OAK CREST ESTATES

Eules, Texas

Category: Senior Living

Units: 120

Development Cost: \$20,023,000

Tax Credit Award: 2015

Construction Start: 2016



RIVER VIEW at CALALLEN

Corpus Christi, Texas

Category: Family

Units: 96

Development Cost: \$16,372,000

Tax Credit Award: 2015

Construction Start: 2016



ARTISTRY AT CRAIG RANCH

McKinney, Texas

Category: Senior Living

Units: 163

Development Cost: \$28,380,000

Conventional Funding: 2015

Construction Start: 2016



Gala & Provision at Celina

A Gated Lifestyle-Oriented Residential Community

Site Location Map



A Celina Downtown Revitalization Development

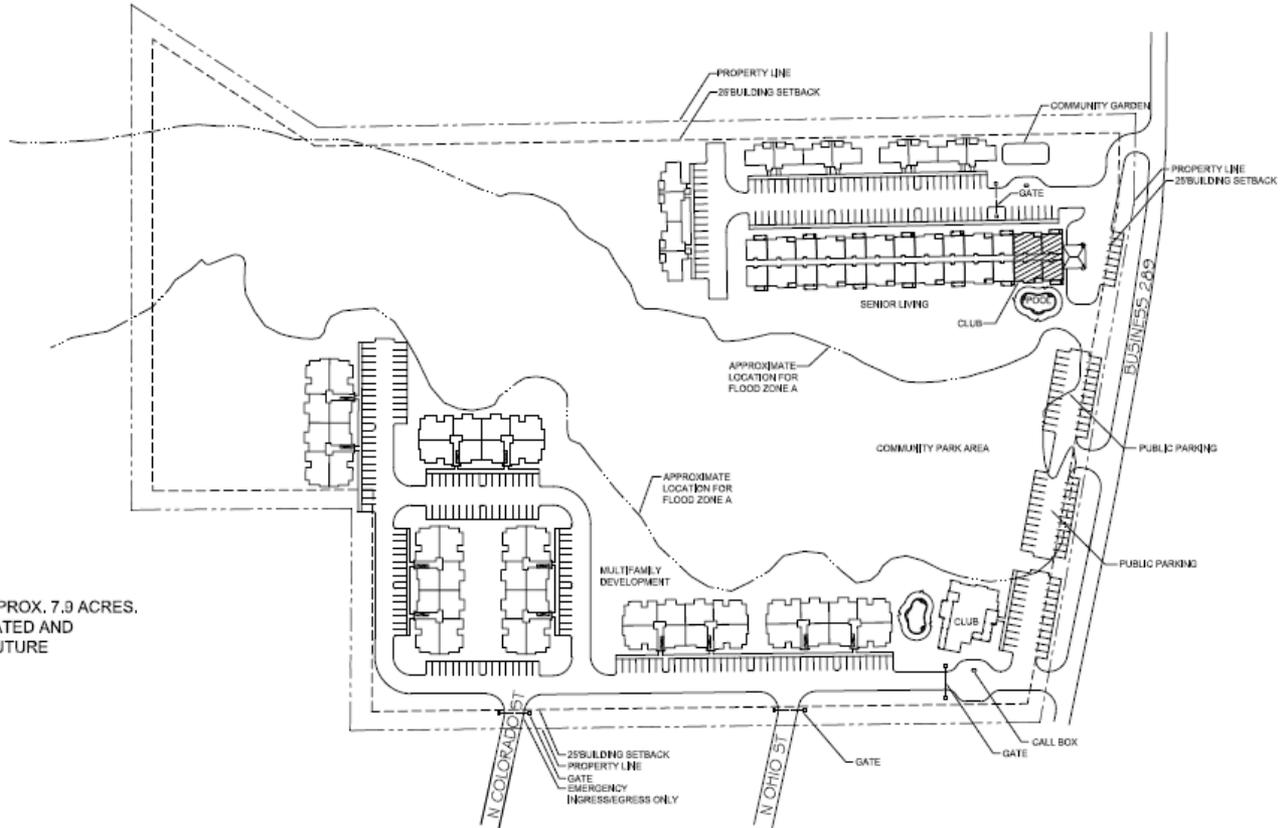
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Flood Plain Map



**COMMUNITY PARK, MULTIFAMILY & SENIOR LIVING
CELINA, TEXAS**



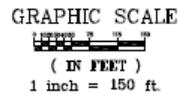
COMMUNITY PARK AREA IS APPROX. 7.9 ACRES.
THE ACREAGE IS ONLY ESTIMATED AND
SUBJECT TO CHANGE UPON FUTURE
SURVEY AND STUDIES.

MULTI FAMILY SITE DATA:

8,5 ACRES
96 UNITS
BUILDINGS 2 STORY
CLUB BUILDING 1 STORY
11,29 UNITS/ACRE
PARKING:
152 SPACES
24 CLUBHOUSE
176 TOTAL

SENIORS SITE DATA:

6,2 ACRES
84 UNITS
MAIN BUILDING 2 STORY
COTTAGES 1 STORY
13,54 UNITS/ACRE
PARKING:
86 SPACES
16 CLUBHOUSE
102 TOTAL



THIS PLAN IS CONCEPTUAL IN NATURE, ASPECTS OF THE DEVELOPMENT MAY BE SUBJECT TO CHANGE, INCLUDING, BUT NOT LIMITED TO, CHANGES IN THE AMENITIES ULTIMATELY SELECTED AND PROVIDED. ANY CHANGES WOULD BE DISCUSSED AND FINALIZED WITH THE CITY AND WOULD POTENTIALLY REQUIRE AN AMENDMENT WITH THE STATE.



PRELIMINARY SITE PLAN



A1.0
SITE PLAN
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COMMUNITY PARK, MULTIFAMILY & SENIOR LIVING
CELINA, TEXAS



COMMUNITY PARK, MULTIFAMILY & SENIOR LIVING
CELINA, TEXAS

*Presentation to City of Celina
for*

Gala Senior Residences

A Gated Senior Living Community



2016 Senior Residences at Craig Ranch, McKinney, TX

Gala at Celina

A Gated Lifestyle-Oriented Residential Community

Development
Summary

Property Type:	Gated Senior Living Community (Age 55+)
Current Zoning:	Agriculture
Total Units:	84 units (1 & 2 Bedrooms)
Number of Stories:	2 story main building plus 1 story bungalows
Construction Type:	Wood Frame
Target Site Acreage:	6.20 Acres

POTENTIAL AMENITIES

Gated Community	Business Center
Community Room	Game Room
Great Room	Art Studio
Media Center	Resort Style Pool
Fitness Center	Outdoor Rec Area
Beauty Salon	Community Gardens
Private Family Room	Covered Porch

TYPICAL UNIT FEATURES

Open Floor Plans	Wood Plank Flooring
9 ft Ceilings	Laundry Rooms
Balconies and Patios	Walk-in Closets
Premium Countertops	Pantries
Energy Efficient Lighting	Storage Rooms
Black Appliances	Senior Friendly Hardware

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A Gated Lifestyle-Oriented Residential Community

Sample Exterior
Design Language



INNOVATIVE and EXCEPTIONAL

Building Design & Amenities:

“Scaled” Community-Friendly Buildings

High Quality Building Materials

Masonry Utilizing Brick & Stone

Metal Roofing & Timber Accents

Covered Patios & Walkways

Energy Efficient Light Fixtures

Enhanced Landscape & Buffering Plans

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Sample Interior
Design Language



Great Rooms



Recreation Rooms



Community Rooms



Private Event Suites



Family Rooms

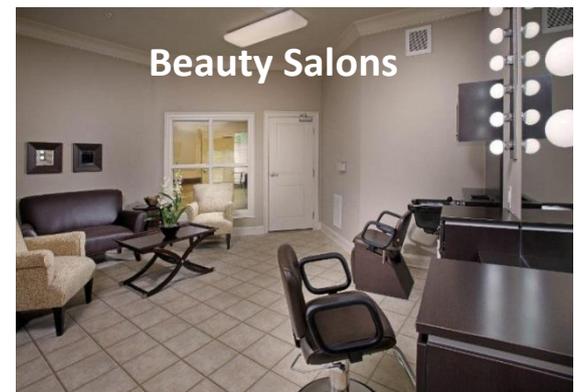


Libraries

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Lifestyle Enhancing
Amenities



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Outdoor Recreational
Amenities



Provision at Celina

A Gated Lifestyle-Oriented Multifamily Residential Community

Developing Partnerships, Building Communities, and Changing Lives

Provision at Celina

A Gated Lifestyle-Oriented Residential Community

- Development Name:** Provision at Celina
- Proposed Land Use:** Gated Multifamily Community
- Development Size:** 96 Units
- Building Character:** Garden Style Apartments (2-story)
Clubhouse with Pool and Amenities
- Exterior Finish:** Stone, Brick and Stucco Panels
- Target Site Acreage:** 8.50 Acres



Provision at Celina

A Gated Lifestyle-Oriented Residential Community

Property Amenities

Gated Community

Community Room

Media Center

Fitness Center

Business Center

Resort Style Pool

Playground

Pavilion with BBQ Grills

Unit Features

1, 2 and 3 Bedrooms

9ft Ceilings

Premium Counter Tops

Wood Plank Flooring

Walk-in Closets

Pantries

Utility Rooms

Energy Efficient Appliances

Energy Efficient Lighting

Garages and Carports

Resident Services

Character Building Programs

Financial Planning Courses

Health and Nutrition Courses

Scholastic or GED Tutoring

Exercise and Fitness Classes

Arts, Crafts and Activities



Provision at Celina

A Gated Lifestyle-Oriented Residential Community



Provision at Celina

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Multifamily Housing (Workforce)

- Key component of smart and sustainable growth.
- Contributes to a broad and multi-faceted local economy.
- Allows employees to live in the communities where they work.
- Major consideration and decision factor for expanding businesses

Provision at Celina will provide high quality and affordable multifamily housing for community residents.

Residents are often employed in the retail and service industries, as corporate support staff, in para-professionals positions, or as municipal employees. The development will provide a combination of both affordable and market rate units to address the housing needs of all Celina residents who would like to live and work in close proximity to family and friends.

The following is a partial list of anticipated occupations for future residents:

- | | | |
|-----------------|-----------------------|------------------------|
| ● Bank Tellers | ● Child Care Workers | ● Dental Assistants |
| ● Office Clerks | ● Home Health Aides | ● Receptionists |
| ● Nursing Aides | ● Asst. Store Manager | ● City/County Employee |



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Economic Benefits

According to **National Association of Home Builders (NAHB)** statistics, *Gala* and *Provision at Celina* propose the following estimated economic benefits (Direct & Indirect):

- Total Development Budgets \$35,000,000
- Local Construction Spending \$19,500,000
- Local Construction/Service Jobs 295
- Post Construction/Service Spending \$4,700,000
- Post Construction/Service Jobs 82
- Estimated Property Taxes \$250,000/Yr

National Multifamily Housing Council (NMHC) and **National Apartment Association (NAA)** studies have shown resident income provide a significant portion of income or **70%** of the dollars spent on goods and services will go to local economy.

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Property Management

Property Management – A Proven Track Record

What is GARDNER's oldest multifamily property and when was it originally developed? Who owns it now?

Our oldest GARDNER development is **Villas at Forest Park** located in Nixa, MO. Built almost 20 years ago in 1997, this 40-unit senior living development has successfully emerged out of the LIHTC system and we continue to own and manage it within our growing portfolio of GARDNER properties. **Villas at Forest Park** was built as an affordable housing “anchor” within a single-family home subdivision that was developed and sold-out more than 15 years ago.

GARDNER is a *build-and-hold* company and established long-term community partner with almost 25 years of award-winning development experience. By example, **Villas at Forest Park** remains a central foundation for a thriving local residential neighborhood and clearly reflects GARDNER's recognized reputation, within the industry and with our global investors, for implementation of the *strictest residency requirements* and *quality property management* standards necessary to sustain long-term community success.





COMMUNITY PARK, MULTIFAMILY & SENIOR LIVING
CELINA, TEXAS