

An aerial night photograph of a city street, likely in St. Louis, showing a mix of historic brick buildings and modern structures. The street is illuminated by streetlights, and the city skyline is visible in the distance under a twilight sky.

# **Chapter 100 – Public Hearing 150 & Ward Apartments**

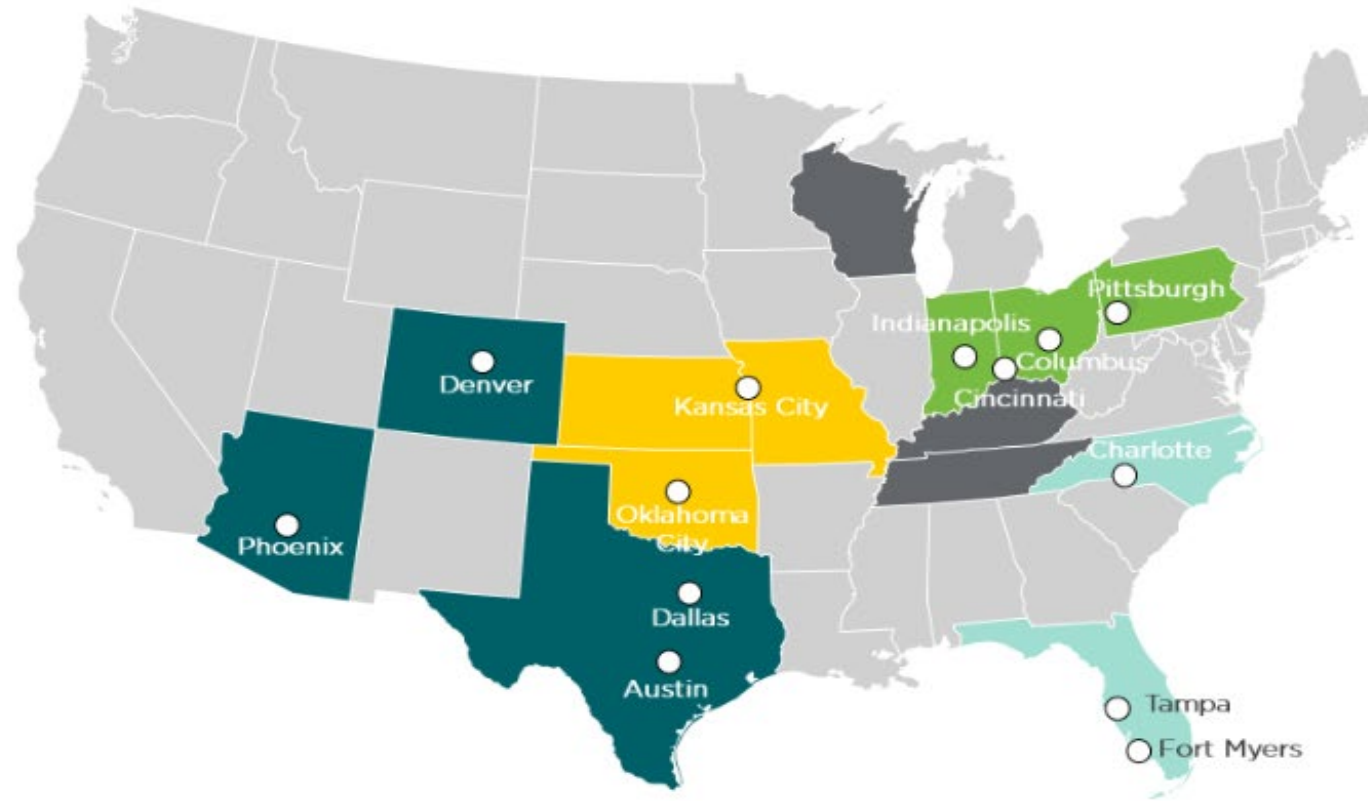
**Milhaus Development**

**July 8, 2025**



# MEET MILHAUS

Milhaus is a national award-winning, vertically integrated multifamily developer, owner and operator specializing in Class A residential assets. Headquartered in Indianapolis, with regional offices in Austin, Tampa and Kansas City, Milhaus owns and operates a portfolio of approximately 7,500 units across a dozen secondary markets in the Midwest and Sunbelt.



■ Midwest ■ Southeast ■ Central ■ Mountain West ■ Former

## BY THE NUMBERS

**\$2.1B**

Assets Under  
Management

**51**

Projects  
Developed

**12,805**

Units Developed or  
Under Construction



# DEVELOPER OVERVIEW

The Milhaus family of companies are set up to curate a long-term investment with Property Management and Asset Management under the same umbrella as Development and Construction.



## DEVELOPMENT

Boots on the ground operating in 12 markets across the Midwest and Sunbelt

Customized class A multifamily product in urban and suburban infill locations

In-house design team ensures efficiency and quality standards



## CONSTRUCTION

Milhaus serves as General Contractor in midwestern markets

Owner's rep oversight of 3<sup>rd</sup> party GCs in Sunbelt markets

In-house preconstruction team ensures pricing accuracy and economies of scale throughout lifecycle



## PROPERTY MANAGEMENT

Milhaus self-manages all properties to maximize asset value

Expertise in lease-up strategy and stabilized property operations

Deep asset management experience across multiple real estate cycles



## ASSET MANAGEMENT

Differentiated long-term build-to-hold philosophy

Diversified sources of equity spanning the Institutional-Family Office-HNW spectrum

Vehicles include Commingled Funds, JV Equity, Single-Asset QOZ Funds, Deal-by-Deal Syndications



# ABOUT US

## Founded in Indianapolis

with developers based in

- Missouri, Kansas, Oklahoma
- Indiana, Ohio & Pennsylvania
- Florida & Texas
- Arizona & Colorado



## LOCAL PROJECTS

1. MARCATO
2. GALLERIE
3. ICON AT GALLERIE
4. ARTISTRY
5. LIFT
6. URBANE
7. ARRELLO
8. VIA
9. SWITCH
10. OXLEY
11. ORA
12. JAMESTOWN



## QUALITY

Milhaus is an award-winning, mixed-use development, construction, and property management company that specializes in Class A, multifamily residential buildings. We pride ourselves on creating communities that blend with the neighborhood and offer a healthy and sustainable choice in housing.

















SWITCH – Resident Lounge









SWITCH – Dog Park





LAVINA – NOBLESVILLE, IN





LAVINA – Resident Lounge





LAVINA – Resident Lounge





LAVINA – Resident Lounge





LAVINA – Resident Kitchen





LAVINA – Pool





LAVINA – Unit Interiors













Nese – Whitestown, IN





Nese – Grilling Area





Nese – Resident Kitchen





Nese – Resident Lounge







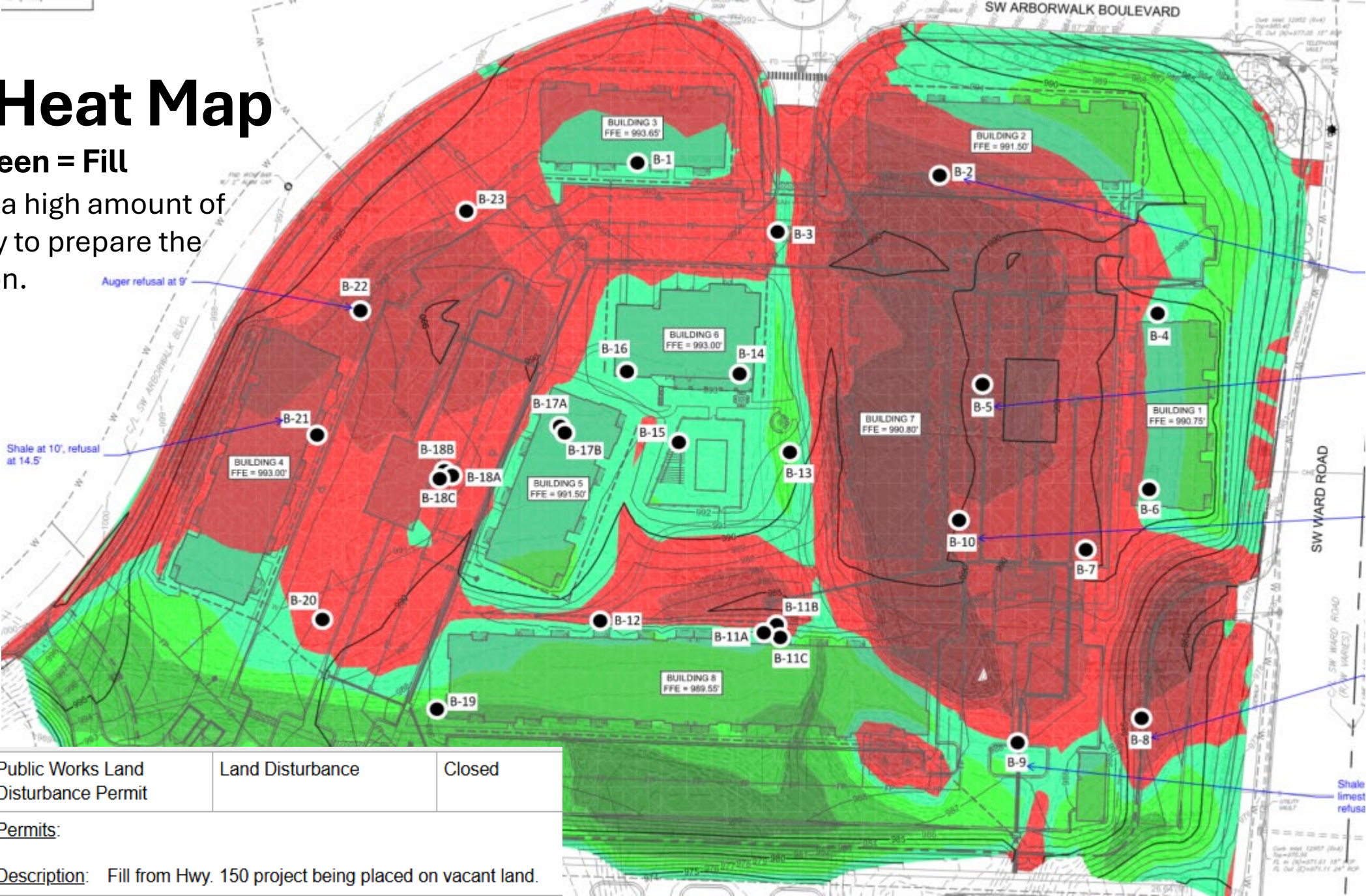
# Grading Heat Map

Red = Cut and Green = Fill

The map indicates a high amount of sitework necessary to prepare the site for construction.

For the HWY-150 project in 2011 there was a permit issued to allow dumping on the property.

The permit was reissued again in 2014. (See below)



[PRPWLD20110244](#)

Public Works Land Disturbance Permit	Land Disturbance	Closed
Permits:		
Description: Fill from Hwy. 150 project being placed on vacant land.		



# Site Costs & Soil Conditions

- Magnitude of Soil Conditions
  - Other Milhaus projects in the metro of similar size

Sitework Comparison Worksheet      150& Ward Rd. Apts.

Subject Property:

Property Acreage	Quantity of Units	Site Cost	Cost / AC
11.5	272	\$7,313,478	\$635,955

Comparable Projects:

	Property Acreage	Quantity of Units		
ORA in NKC	9.35	275	\$3,970,000	\$424,599
Switch in KCK	13.99	274	\$4,332,000	\$309,650

Average	.....	\$4,151,000
Variance	.....	\$3,162,478
+Contingency 10%	.....	\$3,478,726



