



150 & WARD RD. APARTMENTS

# 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.



## BY THE NUMBERS

**\$2.1B**

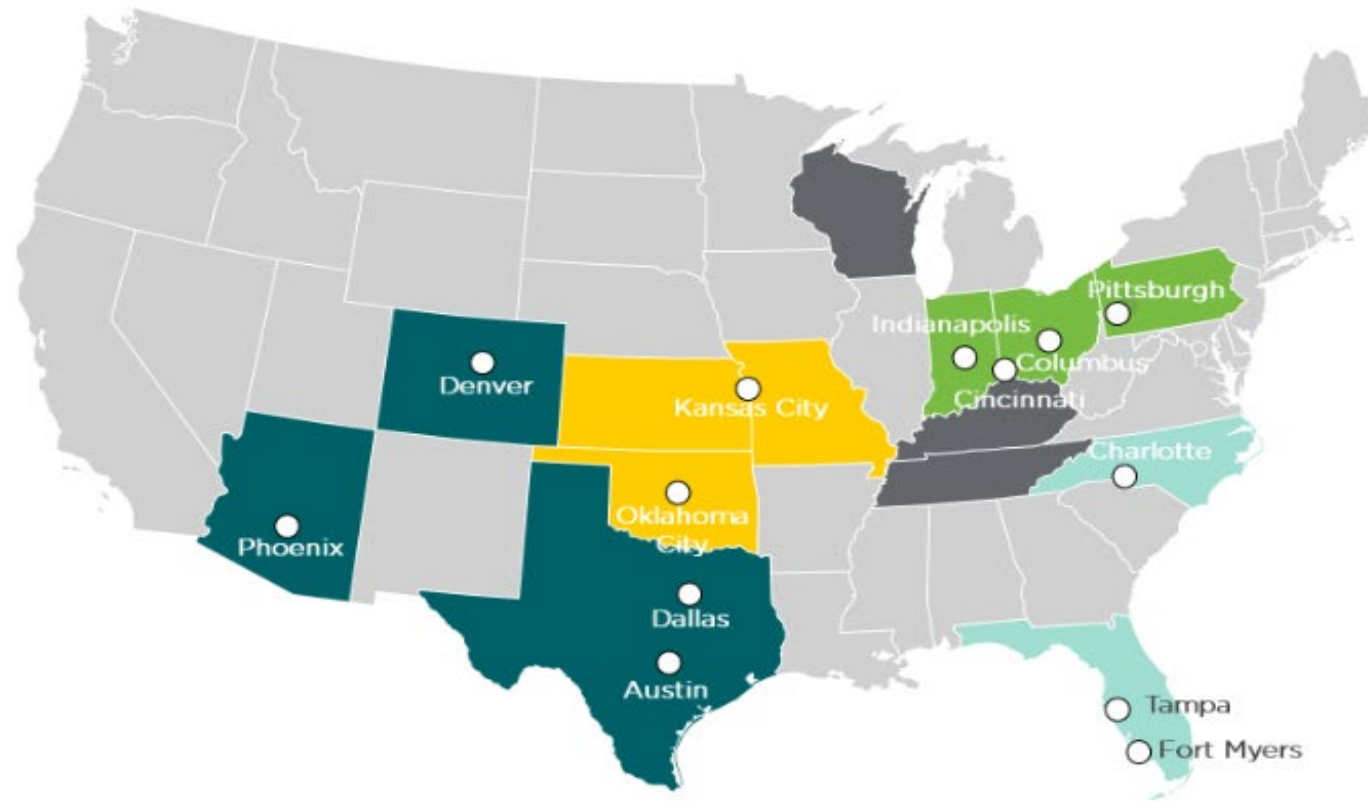
Assets Under  
Management

**51**

Projects  
Developed

**12,805**

Units Developed or  
Under Construction



■ Midwest ■ Southeast ■ Central ■ Mountain West ■ Former



# 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. OXLLEY
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.



# MASTER PLAN OVERVIEW







SITE  
PLAN





# PROJECT HIGHLIGHTS

The 272-unit community will span across 7 buildings primarily 3-story garden style with one 4-story elevator serviced low rise building.



272 UNIT MULTIFAMILY PROJECT



941 AVERAGE SF



458 PARKING STALLS



## AMENITIES + FEATURES

- Pool
- Bike Storage
- Fitness/Yoga Studio
- Fire Pits
- Grill Station
- Resident Lounge/Clubhouse
- Co-Working Space
- Pet Spa
- Stainless Steel Appliances
- Tile Backsplash
- Washer/Dryers

LAVINA – NOBLESVILLE, IN



# SIMILAR MILHAUS DEVELOPMENT PROJECTS

LAVINA



NESE



LAVINA



NESE



LAVINA



NOX - PITTSBURGH, PA



The Milhaus 150 & Ward project is modeled after a base design prototype related to three previous Milhaus projects successfully completed and operational in Indiana and Pennsylvania.





Interior  
images from  
Lavina in  
Indiana.







URBANE

8601 DRURY AVENUE

URBANE

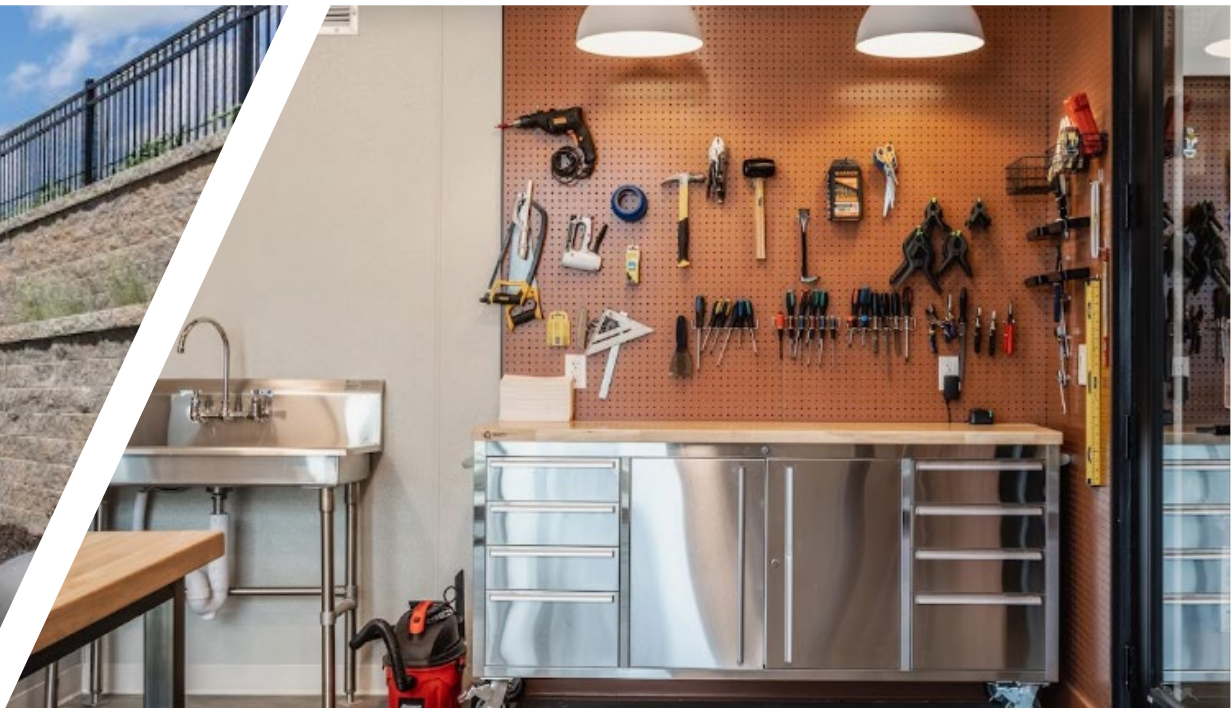
Near I-435 & 87<sup>th</sup> St. KCMO

STABILIZED  
RESIDENTIAL: 263 APARTMENTS





Interior  
images from  
Urbane in  
South KCMO.

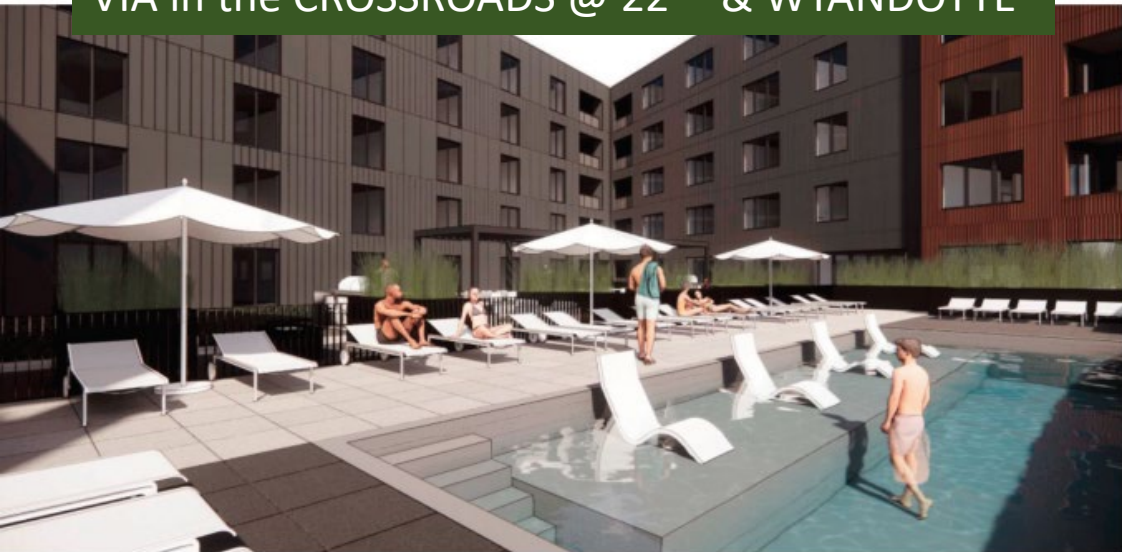




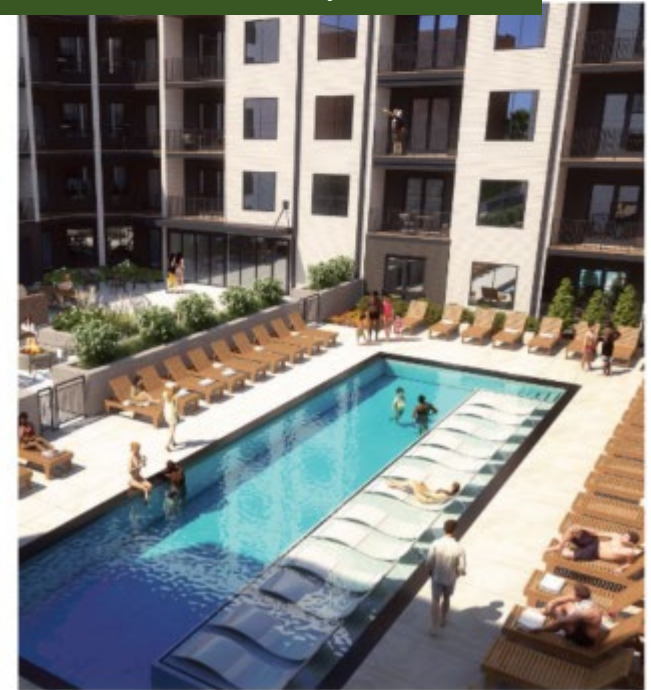
# UNDER CONSTRUCTION



VIA in the CROSSROADS @ 22<sup>ND</sup> & WYANDOTTE



CITIZEN in KCMO @ 39<sup>th</sup> & State Line Rd. by KU MED





# Clubhouse Rendering







Outdoor Amenities





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