

# 138 Lofts

CR 138 & Windmill Ranch  
Pflugerville, Texas



*Similar development – Bridge at Harris Ridge (Austin)*

# About Us

## ■ DEVELOPMENT

NRP Development handles every aspect of development from concept to completion. Experienced multifamily developer of market rate, affordable and senior housing projects along with significant experience in single-family infill housing.

## ■ CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 14 states, providing professional construction services for multifamily and single family homes. Over 39,200 units have been built since inception.

## ■ PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 19,000 of market rate, affordable and senior rental units under management.

## ■ INVESTMENT SERVICES

NaviStone is a financial company and consultancy, owned by the principals of NRP, tasked with providing financial certainty for tax credit properties as a tax credit purchaser and tax-exempt bond buyer.

The NRP Group is a full-service, fully integrated, developer, general contractor, and property manager



# Experience



## NRP TEXAS BY THE NUMBERS

- Delivered over 18,000+ units at a value of almost \$2B
- One of the largest multifamily developers in Texas
- 350+ employees in Texas



#6 Builders  
#7 Developers

2020 National Multi-Family Housing Council Top 50



#4 Developer

2019 Top 50 Affordable Housing Developers  
Affordable Housing Finance



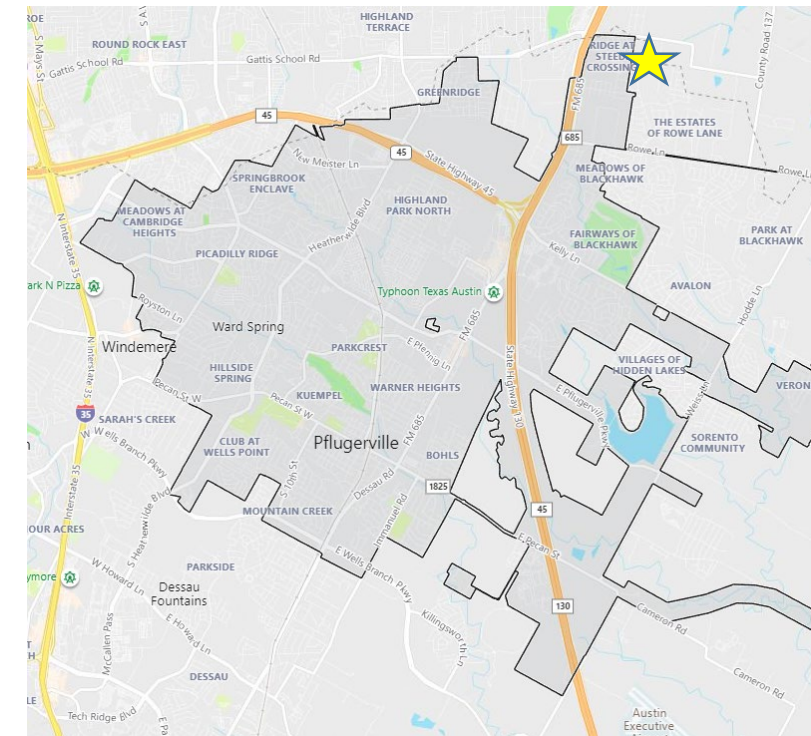
#3 Development Firm

2020 Multi-Housing News Top Multifamily Development Firms

# Site Location



- Located in the Pflugerville ETJ
- Approximately 20 acres



# Affordability

Travis County 4-person Family Median  
Income: **\$97,600**

Units will be reserved for those making  
between 50% – 70% of the FMI

## Travis County Area Median Income

Family Size	50% AMI	60% AMI	70% AMI
1 Person	\$34,200	\$41,040	\$47,880
2 Person	\$39,050	\$46,860	\$54,670
3 Person	\$43,950	\$52,740	\$61,530
4 Person	\$48,800	\$58,560	\$68,320



Pflugerville ISD teacher salaries start at \$51,500 increasing to \$54,400 with 10 years experience



Pflugerville Police Department starting salary is \$51,022



HEB store clerks earn between \$12-\$18 per hour



Workers at the new Amazon distribution center will have a starting salary around \$31,200



Tesla Factory team members will have a starting salary around \$35,000



Firefighters starting salary is approximately \$36,566

# Preliminary Unit Mix

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<b>Unit Mix &amp; Affordability</b>				
	50% AMI	60% AMI	70% AMI	Total
1 Bedroom	3	9	1	<b>13</b>
2 Bedroom	26	91	13	<b>130</b>
3 Bedroom	28	100	14	<b>142</b>
4 Bedroom	8	27	4	<b>39</b>
<b>Total</b>	<b>65</b>	<b>227</b>	<b>32</b>	<b>324</b>

The community will include 1 through 4 bedroom units which is ideal for working families at a range of incomes

# Preliminary Site Plan

- 8 residential buildings
- Large detention area to deal with regional issue



# Amenities

## Community Amenities:

- BBQ stations
- Resort Style Pool
- Covered Children's Playground
- Clubhouse Lounge
- Business Center
- Fitness Center
- Children's Study/Play Room
- Picnic Area





# Similar NRP Developments

Terrace at Walnut Creek – 324 units, Austin



# Similar NRP Developments

Bridge at Harris Ridge – 324 units, Austin



# Similar NRP Developments

The Beckett— 302 units, Austin



Thank you!  
Questions?

