



HÖM FLATS

Outer Loop
Louisville, Kentucky



A MAGNUS CAPITAL PARTNERS DEVELOPMENT



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Who is Magnus?



Introduction

Established in 2009 and based in Grand Rapids, MI, Magnus Capital Partners is a privately-held real estate development firm with a focus on innovative, profitable projects.

Magnus has more than \$1.5B of investments to date including value-add and development of multifamily and commercial properties throughout the US.

With a value-added approach and focus on risk-adjusted returns, our investment strategies are based on current conditions and a long-term outlook—relevant today for a profitable future.

Magnus strategies include:

- ▶ Focusing on infill locations in major markets.
- ▶ Leveraging multifamily experience; addressing the workforce housing shortage.
- ▶ Correlating investments with transit infrastructure.
- ▶ Developing long-term public and private partnerships.



Our Vision

At HōM Flats, we create socially responsible housing solutions.

Be diligent.

Diligence requires patience and perseverance. Many of the questions we ask are tedious and exhaustive. Some are difficult to ask. Yet the temerity to pursue the answer is what informs our execution and allows us to be the vanguard of responsible change in the housing industry and raise living standards in our communities.

Do good.

Address the workforce housing shortage.

Innovate.

Innovation can be difficult, but equally necessary to improve the living standards of our residents and the surrounding communities. Leadership can require the adoption of less obvious choices. Magnus Capital Partners deploys innovative solutions because of its unflinching belief that change is a positive force.



Investment Principles

Integrity First

- | Conduct ourselves with integrity, transparency, and professionalism
- | Partner with high quality people to foster momentum
- | Protect our reputation as a trusted partner

Thematic

- | Concentrate on urbanization trend in major markets
- | Address workforce housing shortage, leverage Federal and State incentives
- | Develop long-term public and private partnerships

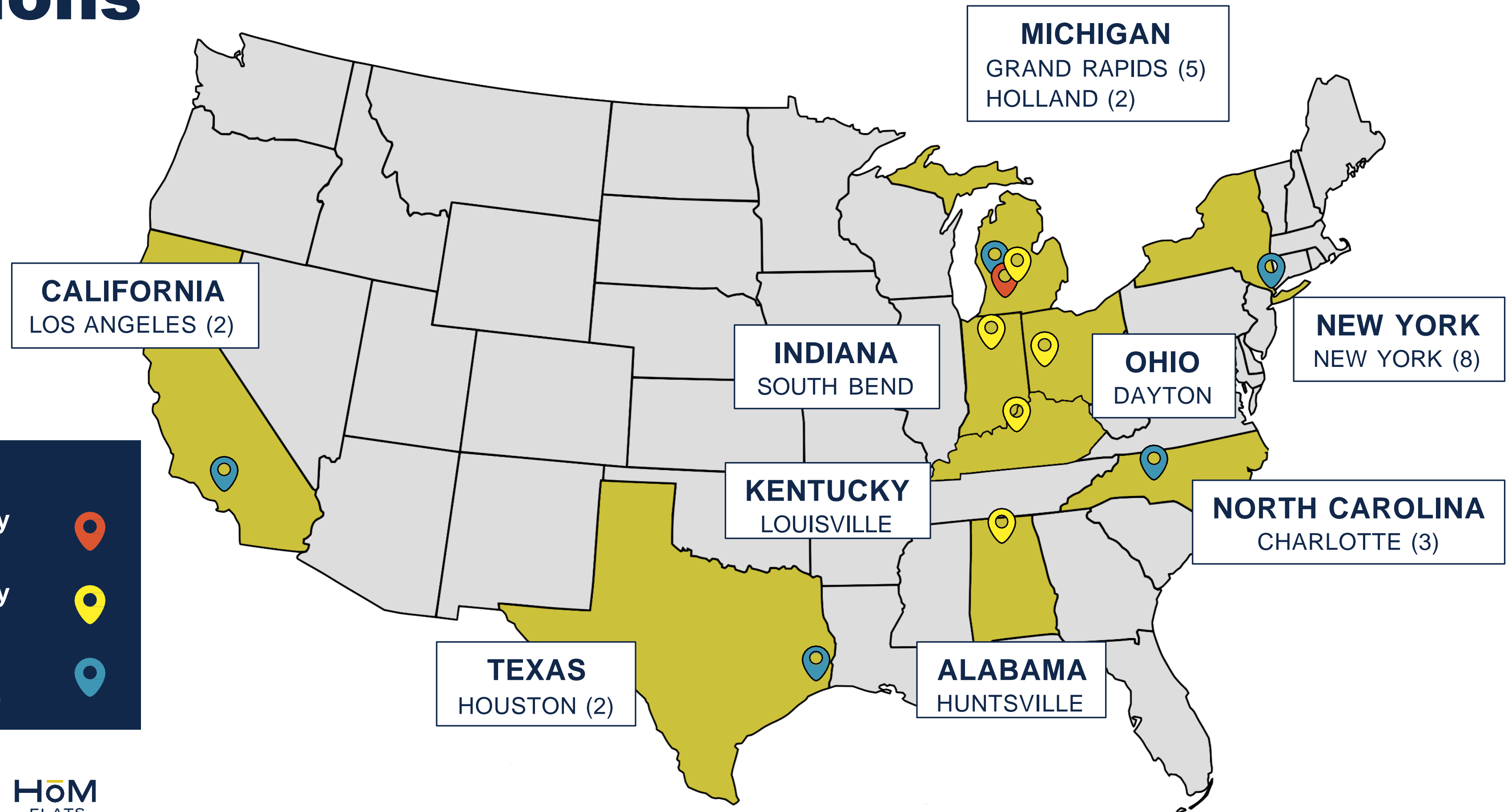
360° Success

- | Unlock value for all stakeholders
- | Embrace potential of public and private partnerships
- | Insist upon alignment of financial, development, and design goals

Transit-Oriented

- | Invest alongside local transit infrastructure
- | Focus on supply constrained submarkets that support densification
- | Capitalize on shortage of workforce housing near employment centers

Locations



How We Manage

Magnus Capital Partners is vertically integrated, unlike many other real estate investment companies. This allows us to maintain efficiency and accountability throughout the entire development spectrum.



A person is sitting on a sofa, holding a small, fluffy white dog. The dog is looking up at the person. In the background, there is a modern living room with a round coffee table, a small potted plant, and a decorative arrangement of blue dots in the top right corner.

About HōM Flats



Executive Summary

With its HōM Flats properties, Magnus is providing a local solution to a national issue: Wage growth isn't keeping pace with the rise in housing prices, and there's not enough housing to keep up with the demand. All choices - from design to financing to community partnerships - have been informed by the decision to make the HōM Flats brand a pure play in workforce housing.

HōM Flats at Outer Loop, a multifamily, mixed-use property with commercial retail space, will bring workforce units with best-in-class amenities intentionally designed to build community. HōM Flats at Outer Loop will offer approximately 252 newly constructed 1-, 2-, and 3-bedroom high-quality, modern apartments.

Our existing projects include:

- HōM Flats at 28 West in Wyoming, MI is a 640-unit multi-phased development. Its first two phases were completed in 2021 and 2022.
- HōM Flats at Felch Street in Holland, MI, a 114-unit development, completed in 2022.
- HōM Flats at Maynard in Grand Rapids, MI, a 240-unit development currently under construction with an anticipated January 2024 opening.



People. Place. Process.

People.

The people who live, work and partner with HōM Flats are the most valuable assets we have. We strive to give people the tools they need to create the lives they aspire to. We do so by hosting robust resident programming, including activities like financial literacy classes, free fitness classes, a Summer Market fair, and career services.

Place.

HōM Flats properties become an integral part of the local communities where they operate. Each location provides residents with access to local conveniences, recreational activities, and community services while offering Class-A amenities like fitness studios, dog washing stations, community rooms, remote workspaces, and more.

Process.

With a focus on resident experience, we offer user-friendly services like the RealPage resident portal, informative social media channels, a regularly scheduled calendar of resident events, online maintenance requests and payments, and digital key fobs.



Living at HōM Flats

In-Unit Features



OPEN FLOOR PLANS



CUSTOM CABINETS



STAINLESS STEEL APPLIANCES



KITCHEN ISLANDS

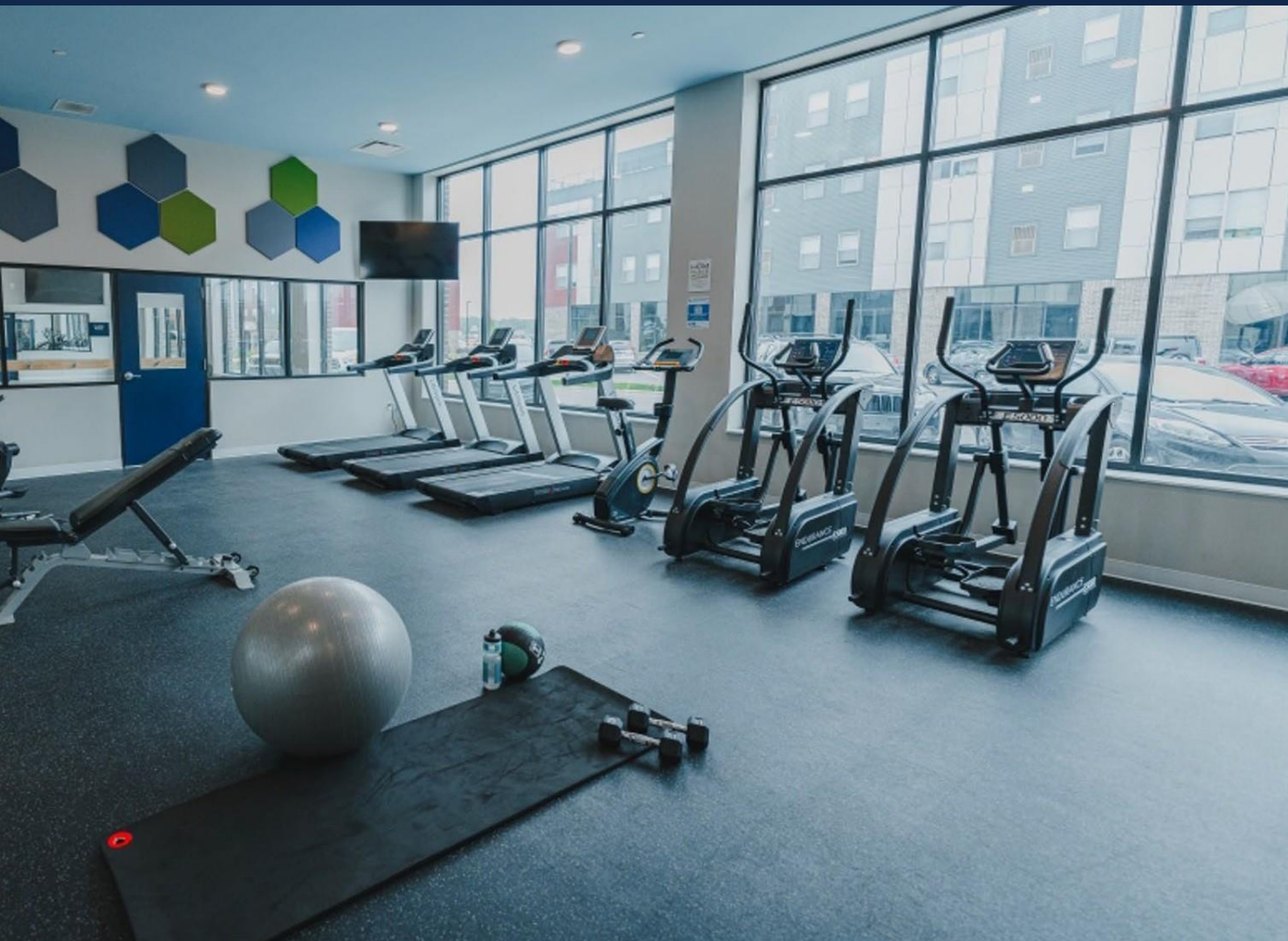


FULL-SIZE WASHER AND DRYERS



AMPLE STORAGE





Amenities: Living Well

With ample areas to recharge, refresh, and relax, our residents enjoy taking advantage of the best HōM Flats complimentary amenities.

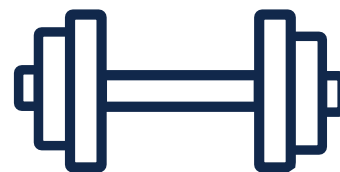
HōM Flats offers many ways to recharge indoors or outdoors, with friends or oneself, with vigor or with relaxation.



**BIKE STORAGE
ROOMS & REPAIR
STATIONS**



**GAME
ROOM**



**FITNESS STUDIO/
FREE FITNESS
CLASSES**



**INDOOR/
OUTDOOR
PLAY SPACES**



**ROOFTOP
TERRACES**



**ON-SITE
RESIDENT CAFE**



**WALKING
PATHS**



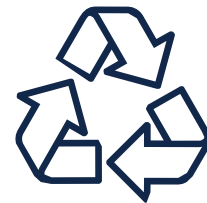
Amenities: Modern Conveniences

With modern conveniences abound, our residents enjoy productivity and peace-of-mind.

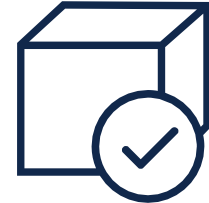
HōM Flats provides spaces and conveniences for residents to be productive, diligent, and accomplish all the tasks that come their way.



**REMOTE
WORKSPACE**



**ON-SITE
RECYCLING**



**SECURE PACKAGE
DELIVERY ROOM**



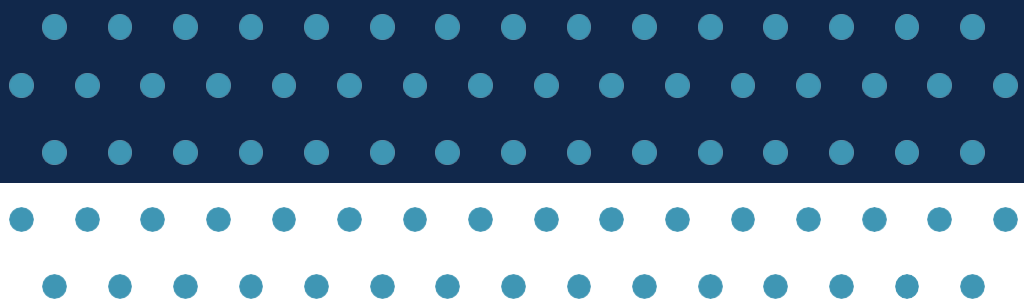
**ON-SITE
PRINTING**



**WIFI IN
COMMON AREAS**



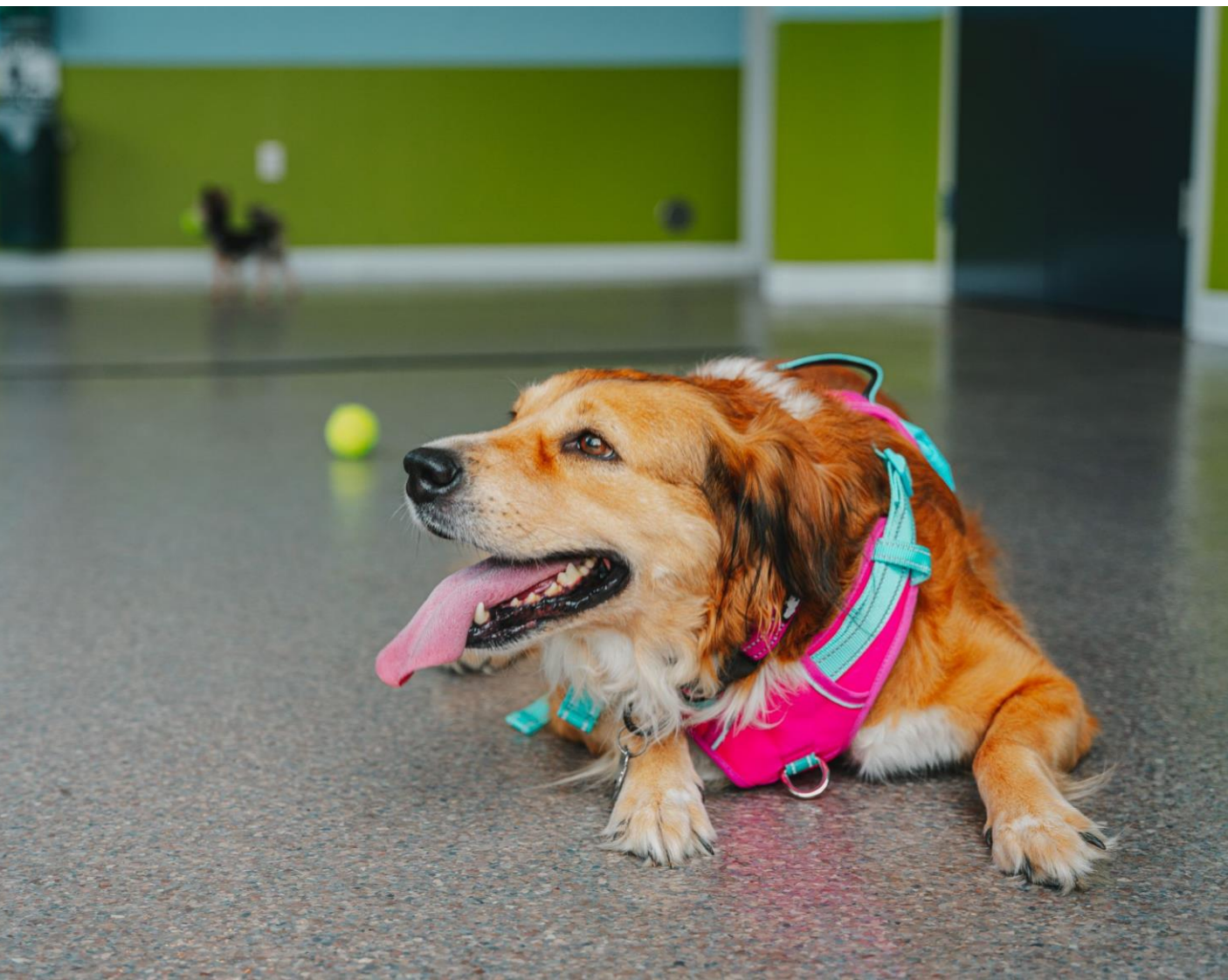
**KEY FOB
ENTRY**



Amenities: Pet Friendly

Residents no longer have to worry about the cost or availability of a groomer. The property includes complementary use of self-serve dog washing stations and an on-site dog park.

HōM Flats is happy to be a pet friendly community for our residents and their furry friends.



**DOG WASHING
STATION**



**INDOOR
AND
OUTDOOR
DOG PARKS**



**OUTDOOR
WASTE STATIONS**

Resident Appreciation and Events

Each HōM Flats property offers monthly resident events for that help establish and strengthen a sense of community and foster an active lifestyle.

Some examples include:

ENRICHMENT

FINANCIAL LITERACY CLASSES

RESUME REVIEW SERVICES

ARTISIT-LED PAINTING CLASSES

FUN

FOOD GRAB-AND-GO'S

HOLIDAY EVENTS

TRIVIA NIGHT

LIFESTYLE

YOGA CLASSES

FITNESS CLASSES

WALKING GROUPS



Community Partnerships — Shopping Locally

In support of local businesses, we will establish exclusive discounts for HōM Flats residents with a select group of local businesses.

RESTAURANTS

LOCAL SERVICE PROVIDERS

RETAILERS



The **HōM Flats PASS Program** adds value to our residents by connecting them with businesses and services that fit their needs and budget.

The local businesses are chosen because they share in our belief to create positive social impact in the community. Our residents benefit by the savings and our **PASS Partners** gain access to a growing list of HōM Flats residents who agree that local businesses are a vital engine to our local economy and are willing to express their commitment with added patronage.





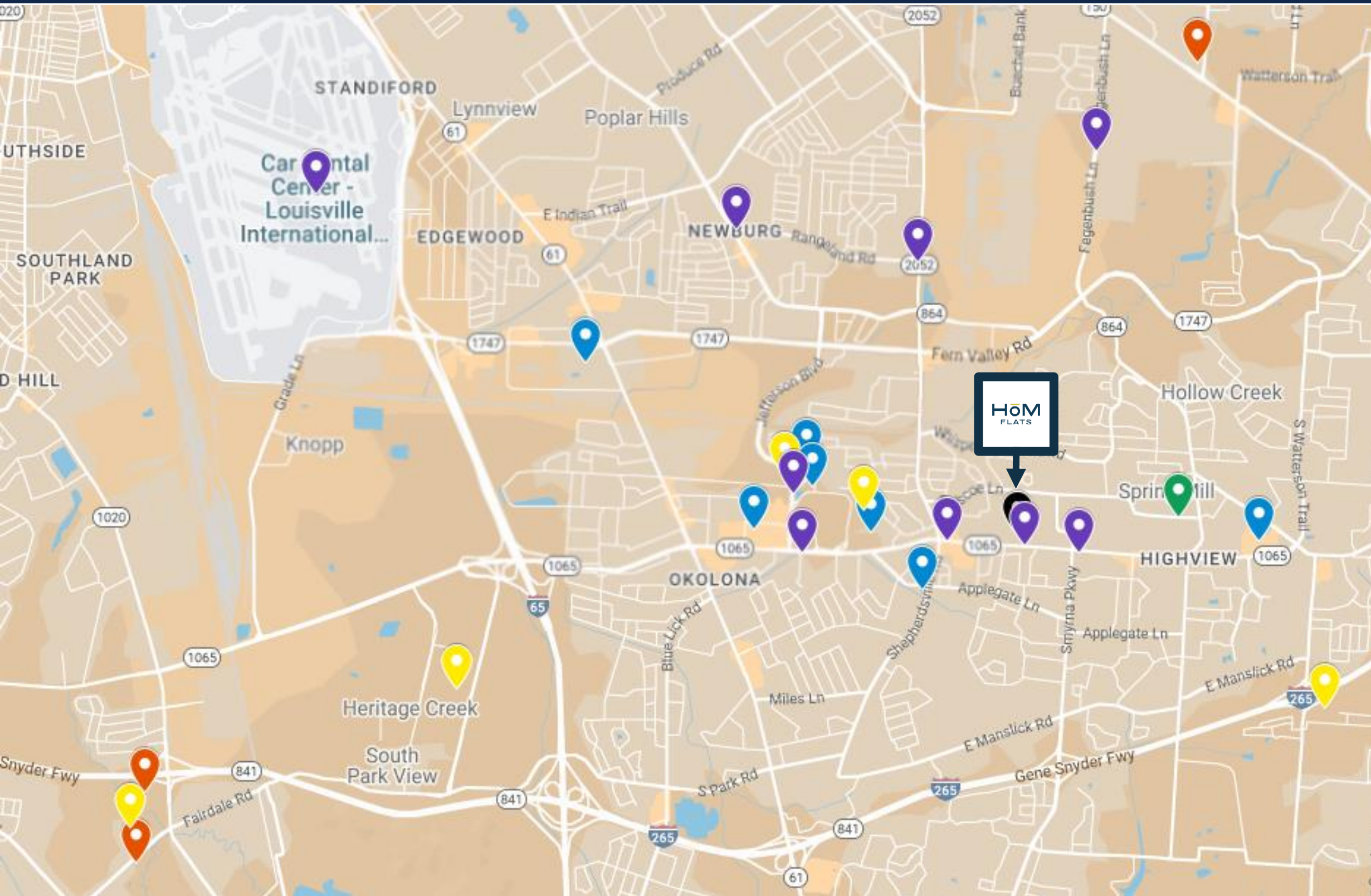
Area and Project Details

**FROM 2010 TO 2019,
THE LOUISVILLE-
JEFFERSON COUNTY
AREA POPULATION
GREW BY 55,000.**

**FROM 2020 TO 2029,
IT IS EXPECTED TO
GROW BY 120,000.**

Source: Louisville Economic Development Dashboard






According to a 2023 article in The Courier Journal, Louisville has a shortage of approximately 31,000 affordable housing units.

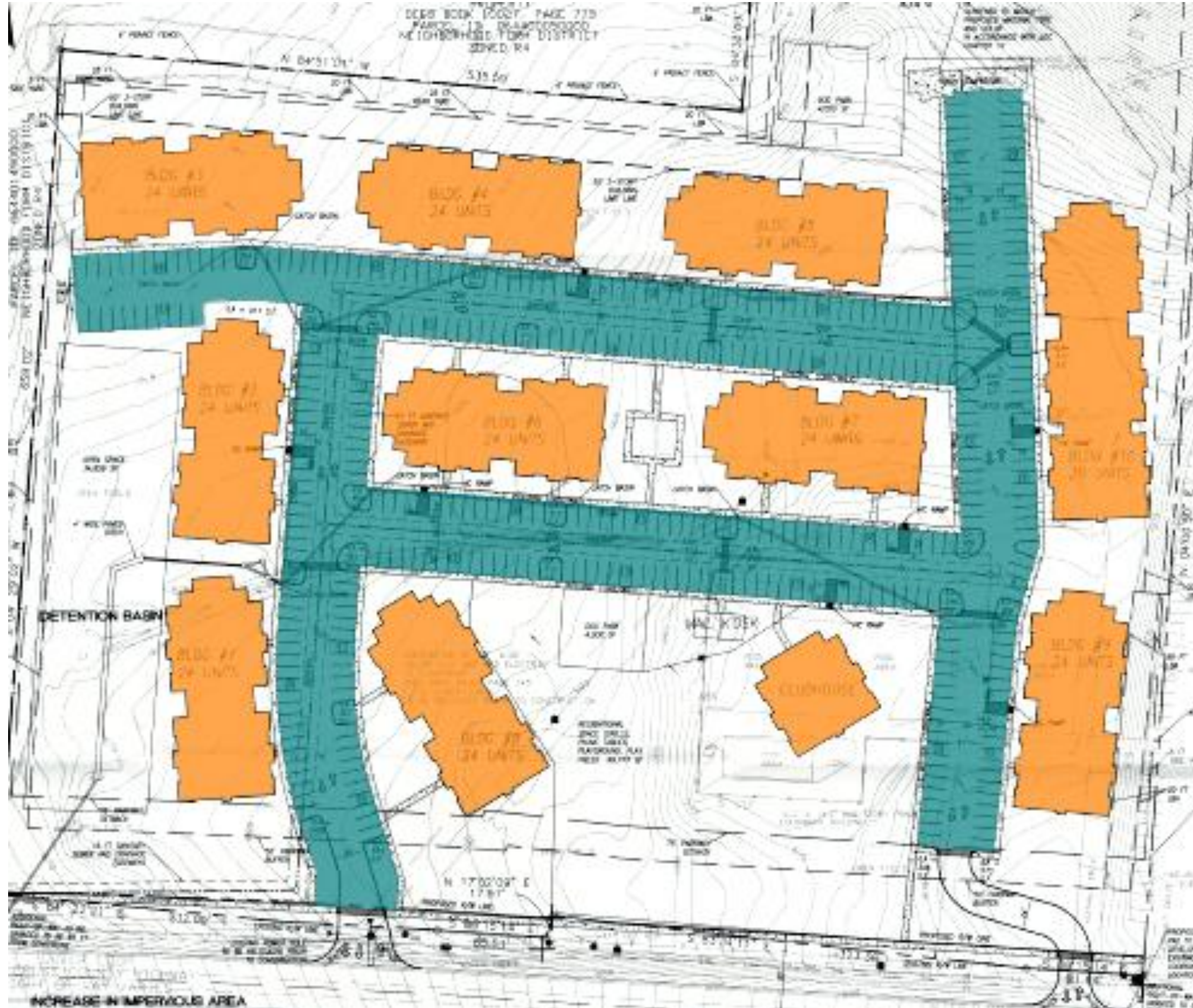


Area Resources & Attractions

With a multitude of hospitals, parks, grocery stores, educational opportunities and more, Louisville offers a variety of resources for residents within close proximity to HōM Flats at Outer Loop.

LEGEND

-  Groceries
-  Libraries/Arts/Education
-  Parks
-  Healthcare/Hospitals
-  Transportation



Previously Approved Site Plan

252
Total Units

1, 2 & 3
Bedroom Apartments



Revised Proposed Site Plan

252
Total Units

1, 2 & 3
Bedroom Apartments

Development Improvements by Increasing 35 Foot (3-Story) to 45 Foot (4-Story)

Development Feature	Previously Approved District Development Plan	Revised District Development Plan	Change
Number of Units	252	252	N/A
Number of Buildings	11	5	6 Building Reduction
Parking	395 Spaces	301 Spaces	94 Parking Space Reduction
Interior Landscape Area	10,753 SF	18,625 SF	7,872 SF (73%) Increase in Interior Landscape Area
Open Space	148,970 SF	162,476 SF	13,506 SF (9%) Increase in Open Space
Northern Property Line Setback (from Property to Line to Building)	50 FT	165 FT	115 FT Increased Setback
Eastern Property Line Setback (from Property to Line to Building)	20 FT	105 FT	85 FT Increased Setback
Western Property Line Setback (from Property to Line to Building)	20 FT	255 FT	235 FT Increased Setback
Distance from Building to Closest Neighbor (Northern Lots)	150 FT	300 FT	150 FT Increased Distance

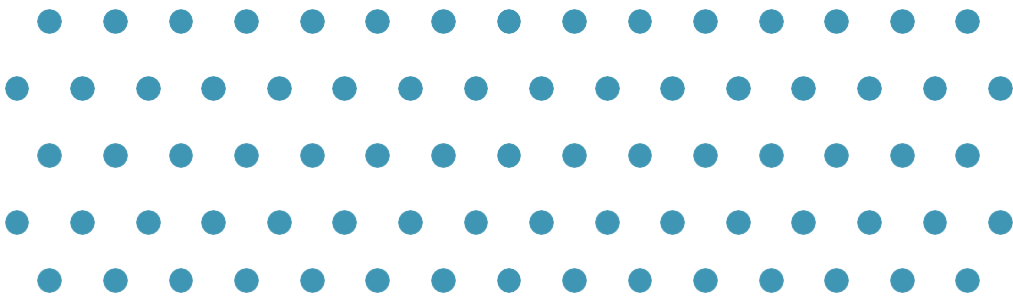
Elevations



Previously Approved 3-Story Elevation



Proposed Typical 4-Story Elevation



Elevations



View 1 – Outer Loop 2-Story Building

Elevations



View 2 – Parking Lot Building A



Elevations



View 3 – Parking Lot Building C



**We look
forward
to working
with you.**

homflats.com

magnuscapitalpartners.com



linkedin.com/company/magnus-capital-partners-llc



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