

# LOWDEN SENIOR DEVELOPMENT

---





## ***DEVELOPMENT TEAM***

---

NRP Group  
RDL Architects



## ***PROJECT OVERVIEW***

---

Design  
Market Information  
Timeline



## ***APPENDICIES***

---

Completed Projects  
Zoning

## ***QUESTIONS***

---

## QUICK FACTS

- National Multifamily Developer, Contractor and Manager founded in 1995
- Ranked Top 10 Multifamily Housing Developer
- More than 275 years of collective executive team experience and 500+ employees nationwide
- Developed over 22,000 units in 13 states, and manages 12,500+ residential units



## NATIONAL MULTIFAMILY DEVELOPER

- **2012, 2009, 2014** – Named Multifamily Development Firm of the Year by the National Association of Home Builders
- **2005-2013** – Ranked in the Top 50 Multifamily Builders by Multifamily Executive Magazine





- 1.** Cottage-style development for seniors age 55 and better
  - Twenty-two (22) amenities within ¼ mile walking distance
- 2.** All 46 units are two bedrooms with 1 bath
  - Green Designed Building
  - Tax benefit to City of South Euclid for \$8.9 million dollar development
  - Income tax benefit from seniors age 55 to 70 working
- 3.** Units have built in accessibility, adaptability and Universal Design Features so individuals can age-in-place.





**PROPOSED SITE PLAN**  
46 UNITS

SCALE 1" = 60'  
1 30 60

December 27, 2015 RDL 15135 COPYRIGHT © 2015

## 4106 LOWDEN ROAD SOUTH EUCLID, OHIO 44121



### *SUMMARY:*

- 41,980 Square Feet
- 8 Handicap Accessible Units
- 1 Hearing/Vision Impaired Unit
- Numerous amenities
  - Cyber Café
  - Fitness Center
  - Resident Garden
  - Living Room with Kitchenette & Fire Place

### *PARKING*

- 92 Required Parking Spaces

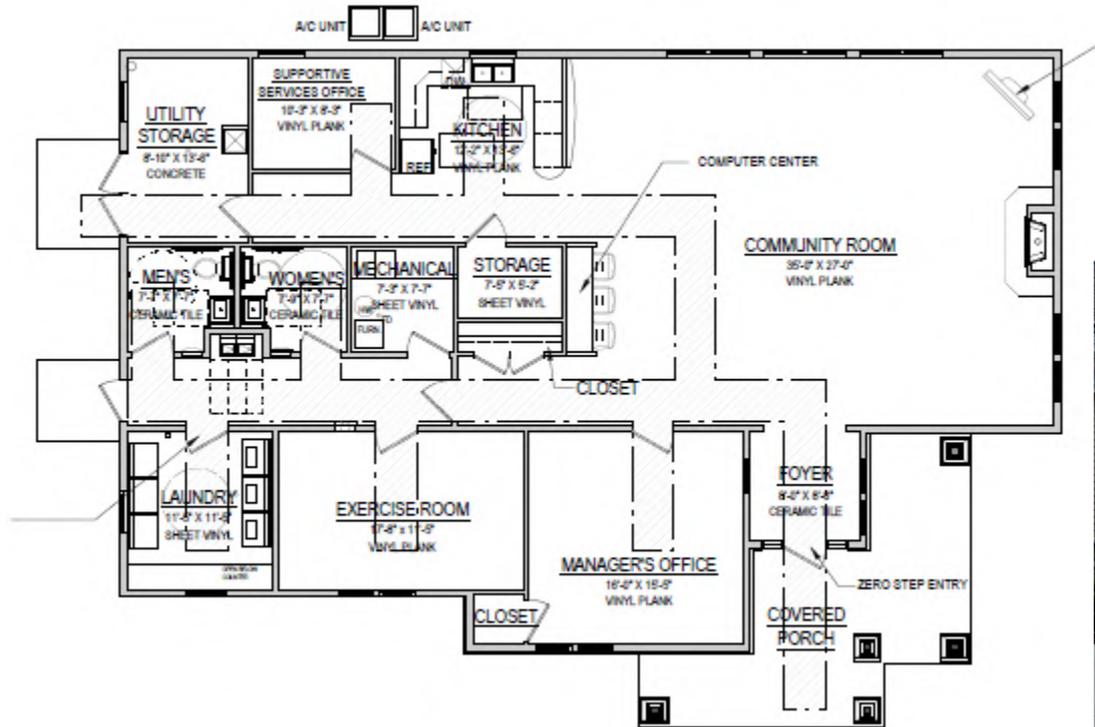


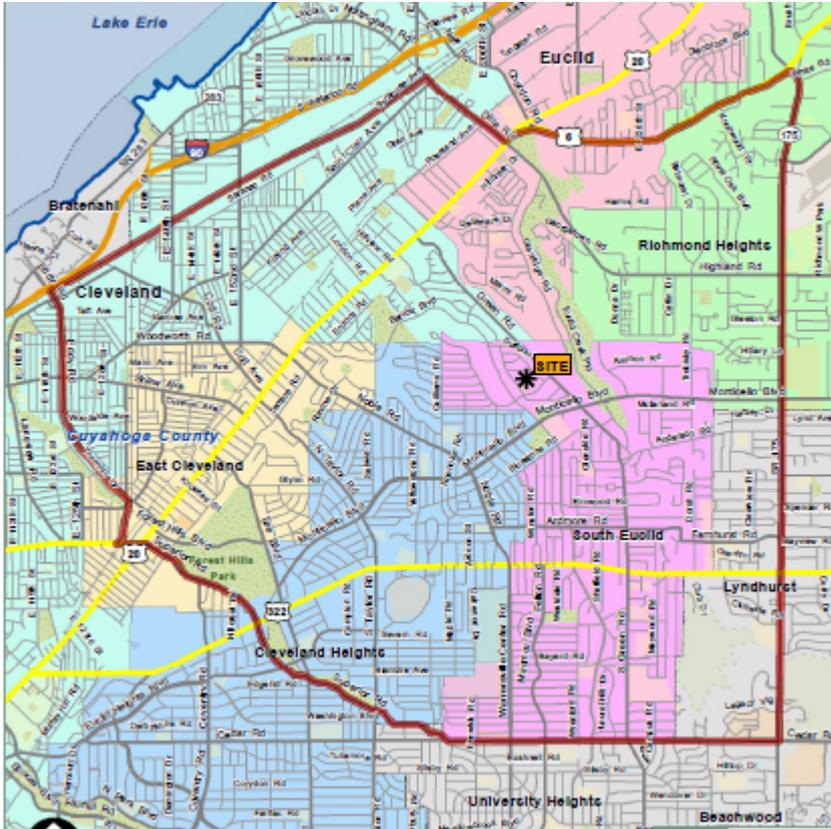


CLUBHOUSE - RENDERED FRONT ELEVATION



# PROJECT FLOOR PLANS: COMMON SPACES





**According to a Preliminary Market  
by Vogt Santer Insights:**

- Between 2012 and 2017, the senior population is expect to increase by **9.5%**
- 6,117 seniors in the current Primary Market Area (55+)
- 1,275 are in need for this housing
- 46 units = 10% capture rate
- Occupancy for all senior developments is at 99.3% with waiting lists

**STRONG  
DEMAND**





# LOWDEN SENIOR

---

- QUESTIONS

216-475-8900

[WWW.NRPGROUP.COM](http://WWW.NRPGROUP.COM)

