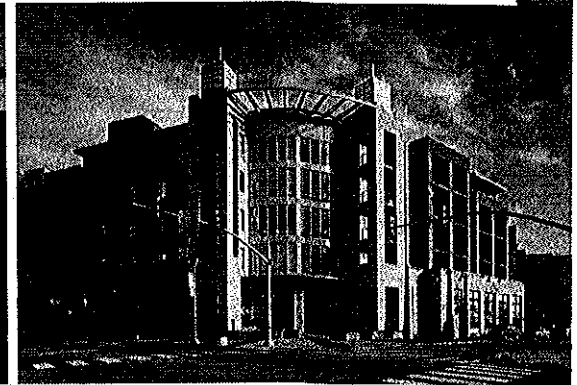
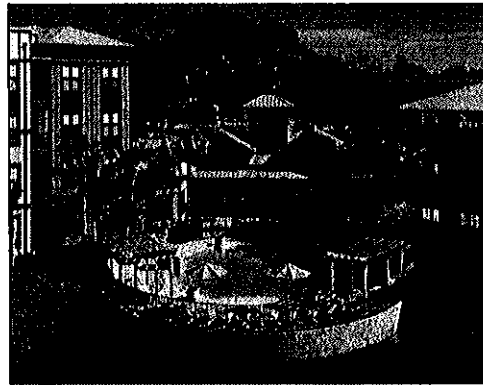
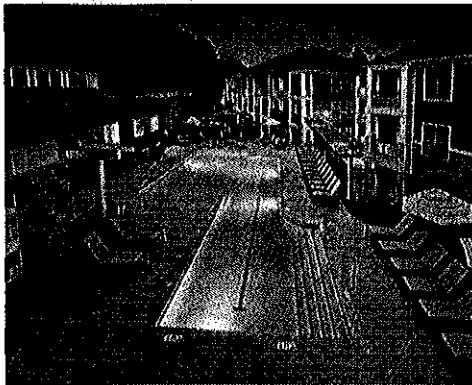




A Multifamily Operator and Investor



Pollack Shores Real Estate Group ("PSREG")
September 2014

Firm Overview

Business Lines

Our distinct business lines create a full service multifamily real estate operating platform. With headquarters in Atlanta, our regional focus is on major metropolitan areas from Washington D.C., south to Florida and west to Texas. We continue to expand our platform with seasoned professionals at all levels.

❑ **Acquisitions**

- Value-add or opportunistic acquisition of Class A or B properties with a goal of repositioning
- Acquisition of fractured condominium communities
- Purchase of lender-owned assets or notes on multifamily assets

❑ **Development**

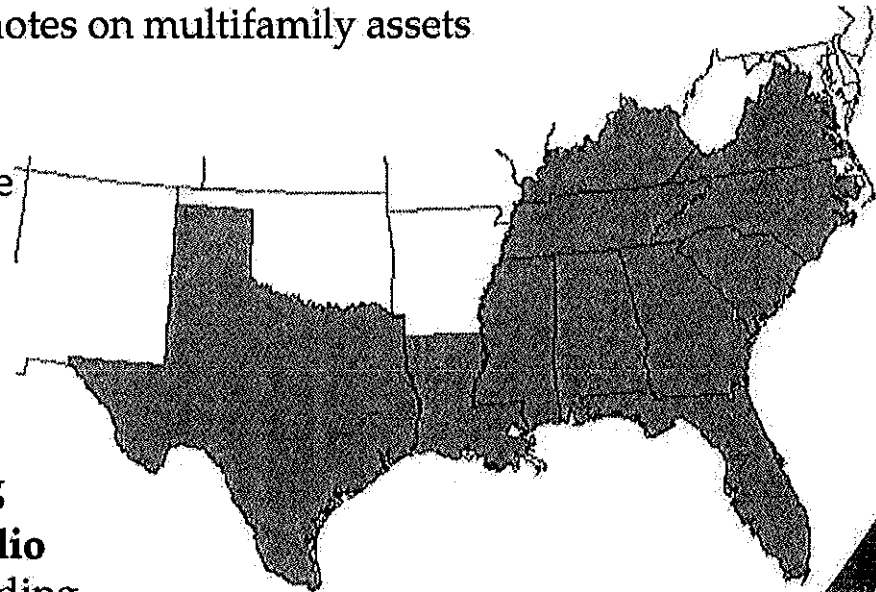
- Core, urban infill locations
- Class A, close-in, high density surface parked product
- Class A, close-in suburban, value developments

❑ **Property and Asset Management**

- Property management and leasing
- Financial management and reporting

❑ **Approximately 6,000 units in the portfolio**

- 5,000 units under development including
- 2,000 units in Central Florida



Steel House – Orlando, Florida



Noho Flats Tampa, Florida

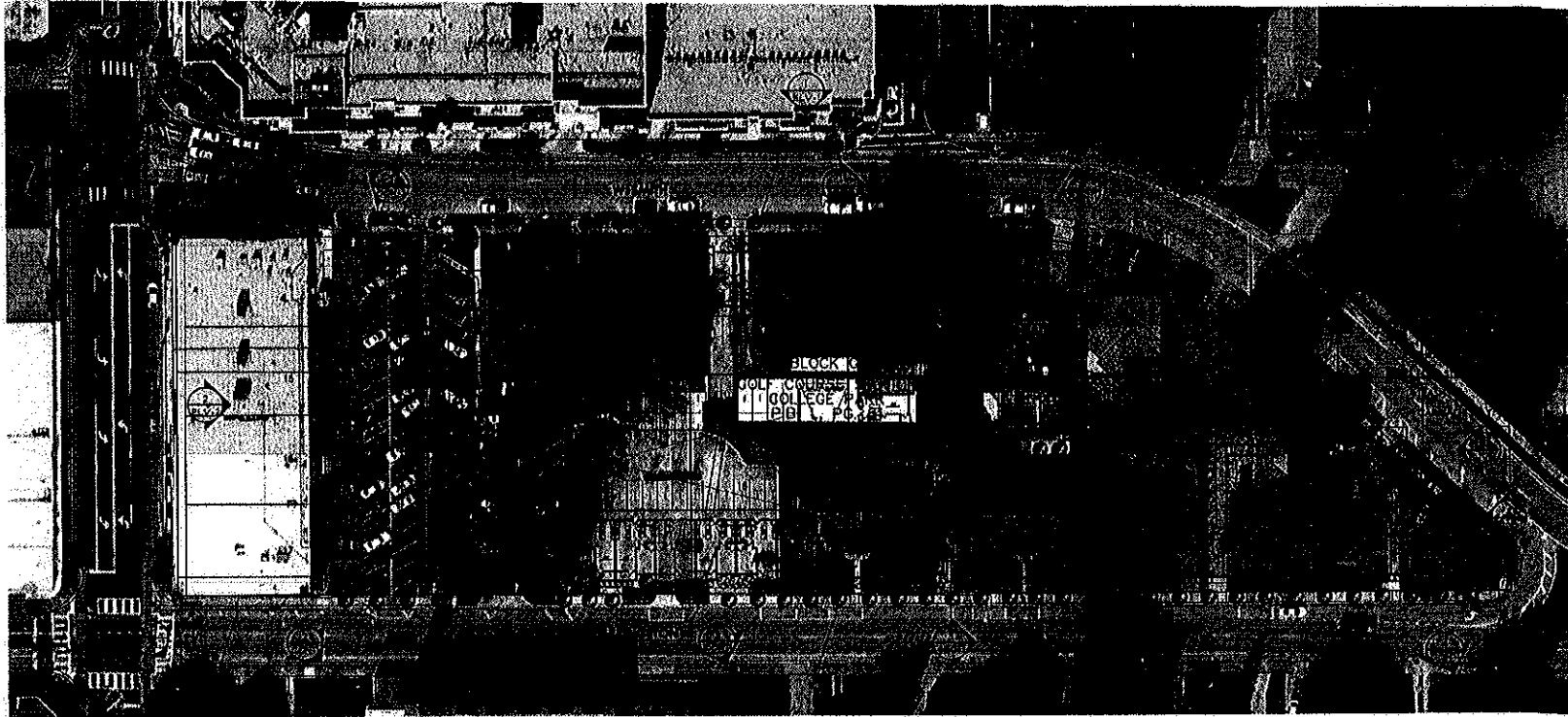


The Princeton Design Points

- Have had lots of meetings with neighbors and neighborhood groups and City Staffers. Trying to create project that would complimentary to district
- Developing in Urban Areas/Streetscape/Hardscape/Pedestrian/Walkable
- Project designed to meet the College Park Vision Plan guidelines which leads to a certain building envelope and rhythm of the street.
- Wanted to help mitigate certain issues like stormwater and parking.
- Mitigate our impacts by contributing fair share to transportation improvements, public parking, \$300,000 for sewer upgrades and \$400,000 for underground of overhead power lines, public pocket park with future transit stop potential.

The Princeton – Site Plan

Pollack Shores Real Estate Group



① Site Plan
Scale: 1" = 50'

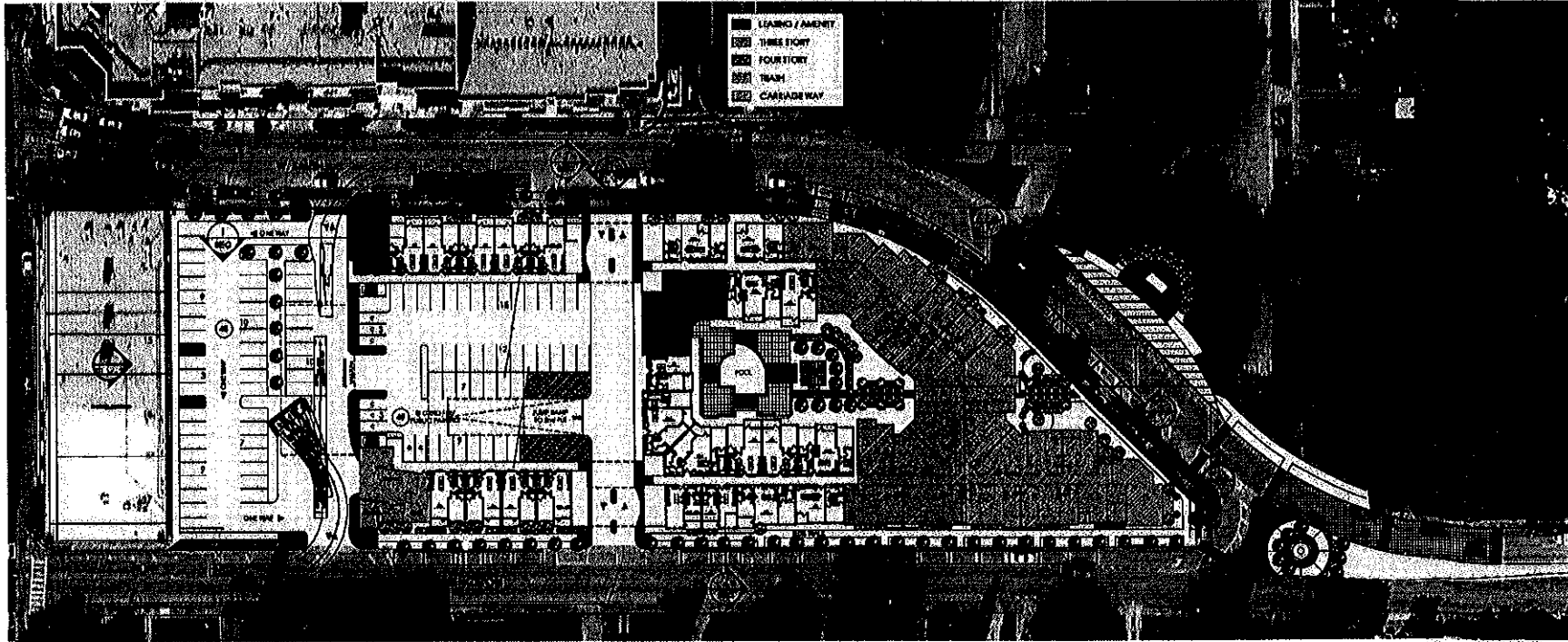
The Princeton At College Park - Site Plan
© 2011 Pollack Shores Architecture, LLC. 3741 Westfield Road, Suite 102, Westport, Virginia 22151. Phone: 804.552.8119. Email: info@psa.net

Act II, Inc.



The Princeton – Site Plan

Pollack Shores Real Estate Group



① Building Site Plan / Ground Floor
Sheet 1 of 1

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED BY ARCHITECT			
2	REVIEWED BY ARCHITECT			
3	APPROVED BY ARCHITECT			
4	REVIEWED BY ENGINEER			
5	APPROVED BY ENGINEER			

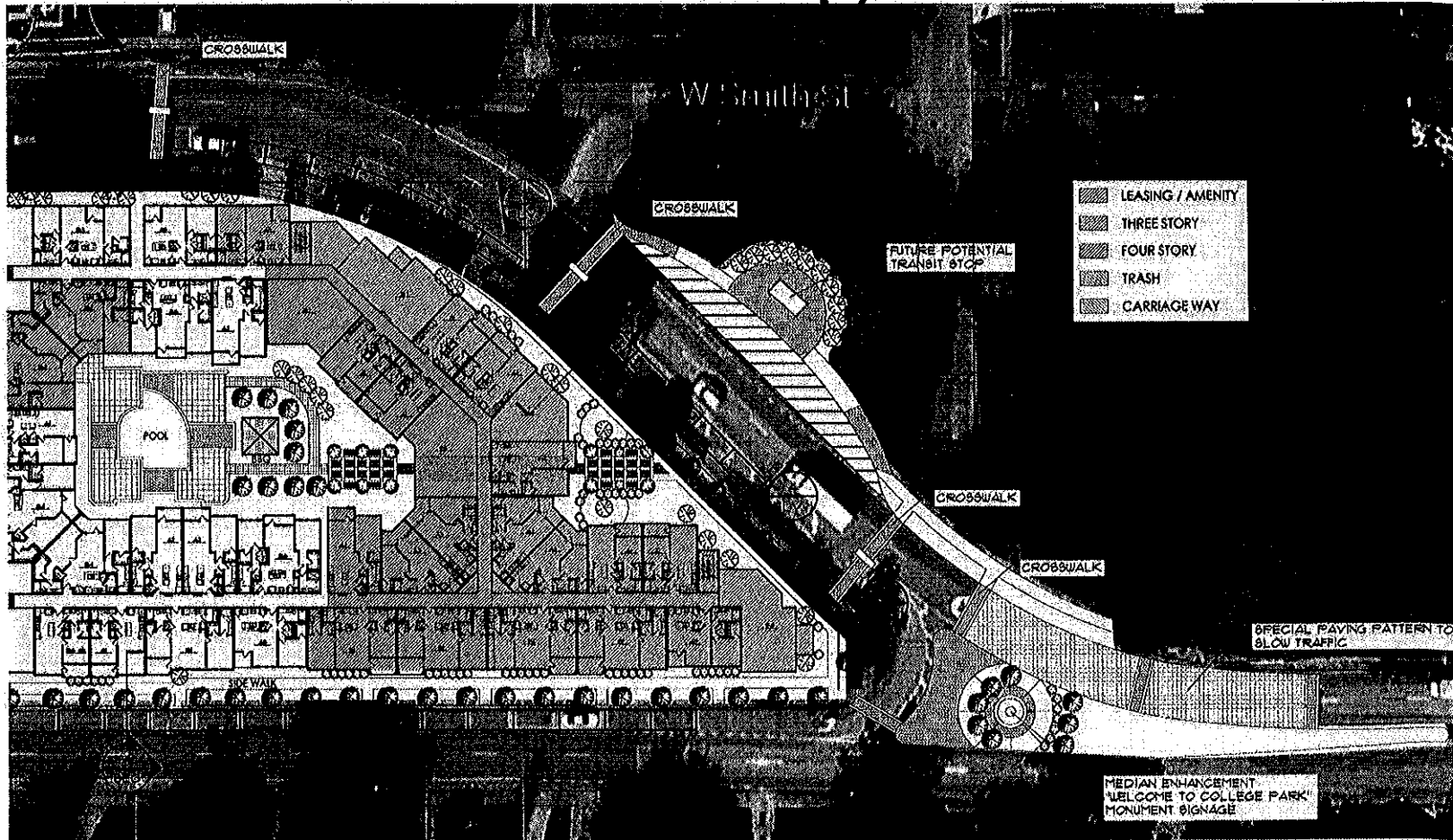
The Princeton At College Park - Site Plan

© 2011 Pollack & Partners, LLC. All rights reserved. No part of this publication may be reproduced without prior written permission from Pollack & Partners, LLC.

ZPA

The Princeton – Proposed Traffic Calming Measures

Pollack Shores Real Estate Group



① Alternative Site Plan - Ground Floor
Scale: 1/4" = 1'-0"

The Princeton At College Park - Site Plan

© 2014 Pollack Shores Real Estate Group, LLC. All rights reserved. No part of this document may be reproduced without written permission from Pollack Shores Real Estate Group, LLC.

May 20, 2014



The Princeton – Elevation Studies

Pollock Shores Real Estate Group



The Princeton at College Park - West Smith Street

© 2014 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.zpa.net

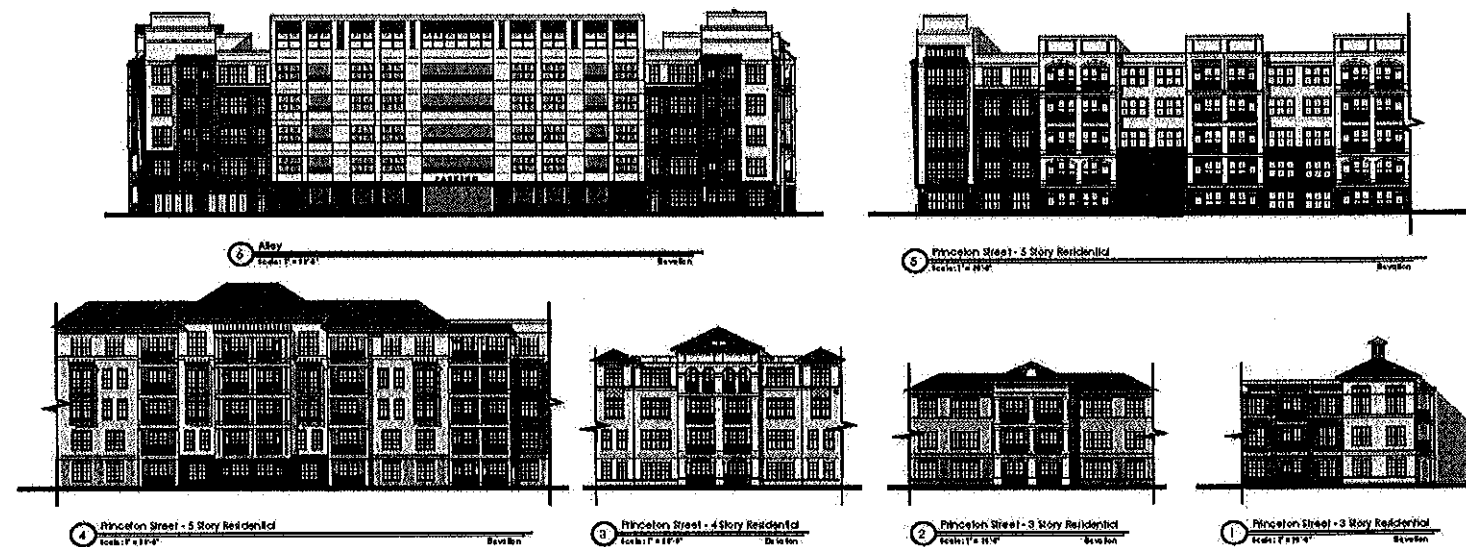
May 19, 2014

1312.00



The Princeton – Elevations Studies

Pollack Shores Real Estate Group



The Princeton at College Park - Princeton Street

© 2014 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

May 19, 2014

131200



The Princeton – Final Elevations



The Princeton – Final Elevations



The Princeton – Final Elevations



The Princeton – Final Elevations

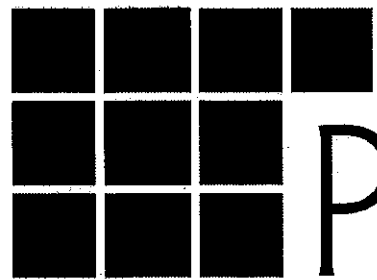


The Princeton – Final Elevations



The Princeton – Final Elevations





POLLACK SHORES

REAL ESTATE GROUP