

National Housing & Rehabilitation Association

# Annual Meeting

February 27 – March 2     Miami, FL



*Sponsors:*



# Strategic Group OZ: Lofts @ City Centre - Kannapolis, NC

## THE PROJECT: LOFTS @ CITY CENTRE

TIMELINE: 2019 - 2022

- Multi-Family 286 Unit development in Kannapolis, a suburb of Charlotte, NC
- Part of a public-private partnership including a **new minor-league baseball stadium**
  - City has committed and funded a multi-million dollar project for the Stadium, and corresponding walkways and promenades surrounding the Lofts @ City Centre
- The project will come under the average rent for the market, and well above the average quality
- Projected IRRs: 23.3%

## THE AREA:

- Kannapolis is the fast growing suburb of Charlotte
  - Charlotte remains one the fast growing metropolises in the country over the past 10 years
  - There are multiple universities and large employers directly surrounding the apartments
- Downtown Charlotte (City Center) is less than 20 miles from the apartments



*Pictured above is the Lofts @ City Centre, a project in North Carolina that is ready for development in 1H 2019.*

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## PROJECT OVERVIEW

Number of Units	286 apartment units	
Total Retail SF	18,515 SF of ground level retail below apartments along West Avenue	
Total Parking	420 car parking deck developed by Project Sponsors for the City's ownership	
Number of Floors	5 with enclosed hallways and secure elevator access to parking	
Total Cost	\$43,836,000	
Site Cost	\$1,640,000 (appraised at \$5,300,000)	
Construction Loan	\$28,493,400	could be stretch senior at \$37,260,600
Mezzanine/Preferred Equity	\$8,767,200	
Equity	\$6,575,400	

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## INVESTMENT HIGHLIGHTS

- AMTRAK station across the Street
- City investment of \$12m for garage on subject site and \$17m for street scape
- City to build \$25m minor league stadium across the street
- \$650m, 350 acre North Carolina Research Campus founded by David Murdock CEO of Dole Foods and Castle & Cooke, Inc within several blocks from the project
- 10 minutes from Charlotte Motor Speedway
- Amazon announced a 1,000,000 SF distribution center, providing 600 jobs located in Kannapolis
- One acre amenity deck for the apartments on top of the parking structure