



DOMINIUM

Affordable
Housing
FOR 50 YEARS

6/19/2025



What we do hits H O M E.









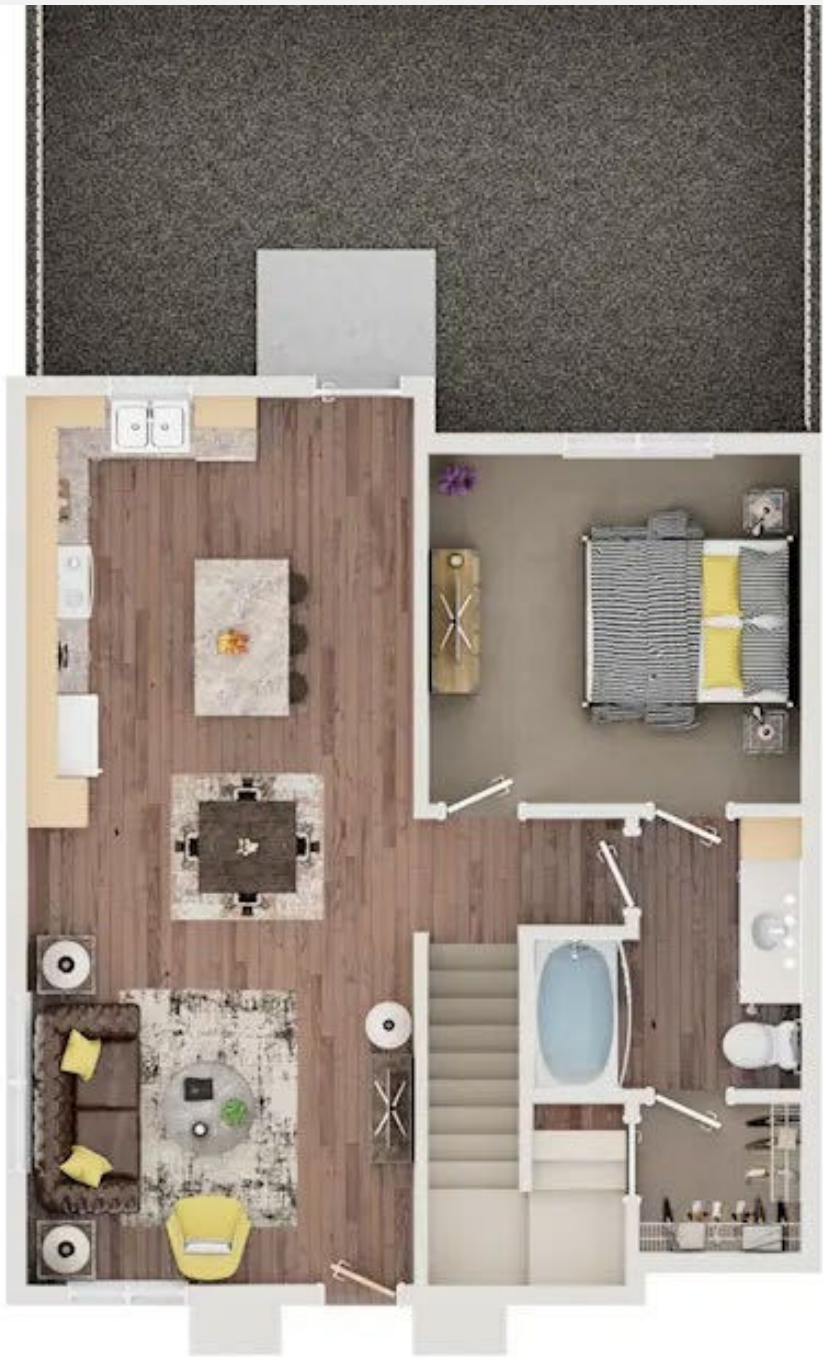


STONEGATE | Pedestrian Cul-de-sac



SCALE: NTS



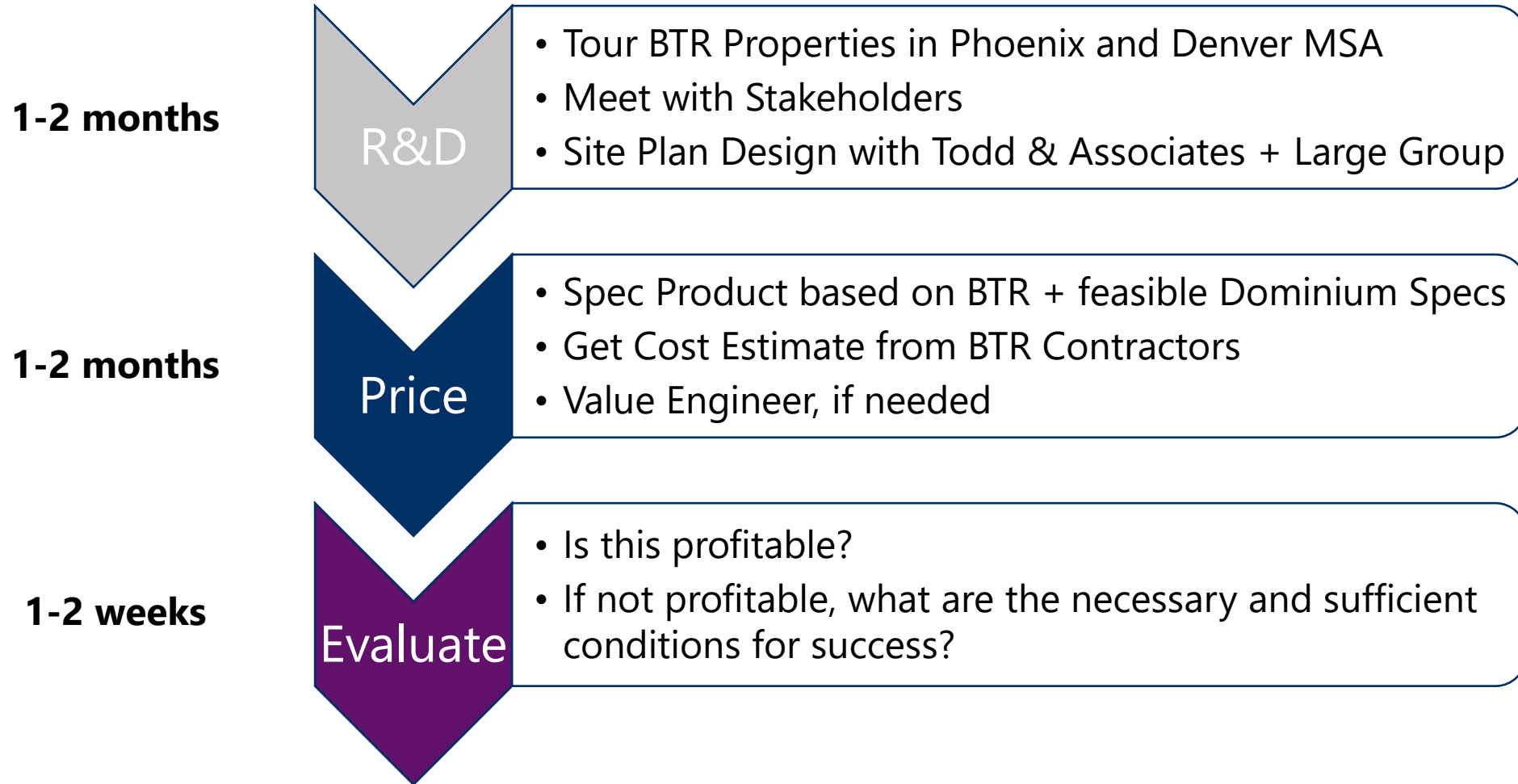


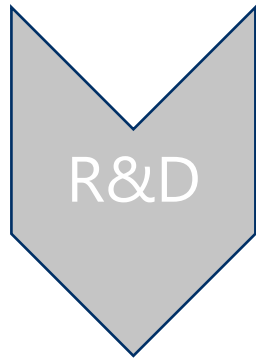
Value Proposition– Build-to-Rent (BTR)

- BTR offers a product at a density of 9-12 du/acre that can be based on the Dominion standard units.
- The density profile can expand the land opportunities available for development.
- Construction costs seem to be less per unit than Dominion's other standard options.
- Management seems to be less intensive



BTR Business Plan – Completed Previously





Finding from our research to date

Advantages

- More opportunities to develop
- *Hypothesis*: Lower or Equal Construction Costs
- High Demand for SFH Rentals
- Other Income Opportunities
- *Hypothesis*: Lower Operating Expenses
- *Hypothesis*: Lower Turnover

Challenges

- Understanding Feasibility
- Working with a new GC
- New Design Standards
- New Building Standards
- Extended Construction Timeline (potentially)

Interesting Concepts

- Self-Touring
- Smaller and fewer amenities
- Backyards

Cost Savings

~~Fire Code~~

- ~~• Fire Sprinklers~~
- ~~• Fire Rated Envelope~~
- ~~• Life Safety Systems~~

Envelope

- Double-Party Walls
- Sound Mats
- RC-channel

Pool of Subs/Suppliers

- Competitive Sub-Contractor market drives costs down
- Production methods are cheaper with home builders
- Competitive residential products drive cost down

Structural

- Structural reinforcement
- Balconies
- Stairs

More Cost

- Windows
- Skin
- Roof

Commercial vs Residential

- Dominion's commercial specs may add cost
- Builders used to residential specs and subs may be hesitant to incorporate commercial specs

FAQs

- + What is BTR?
- + What's different?
- + How does lower density pencil?
- + How does the OpEx compare?
- + How do you plat it?
- + Is there an 8609 for every building?
- + What is the GC Contract form?
- + Why does it cost less?
- + What kind of density are you getting?

A modern dining room with a wooden table, grey chairs, and a kitchen area in the background. The room features a mix of materials, including wood, metal, and fabric. The lighting is warm and contemporary, with a large, textured pendant light hanging over the table. The background shows a kitchen with wooden cabinets and a hexagonal tile backsplash.

Stonegate

Maricopa, Arizona

Stonegate



SITE DATA




ASSESSOR'S PARCEL NUMBER -

SITE AREA:

GROSS SITE AREA +/- 19.15 AC
NET SITE AREA +/- 18.97 AC

UNIT MIX:

APARTMENT TYPE & MIX

	UNIT TYPE	RATIO	#DU
	A 2-BR	11.6%	25
	B 3-BR (2-STR)	44.2%	95
	C 4-BR (2-STR)	44.2%	95
		100.0%	215

UNIT AREAS:

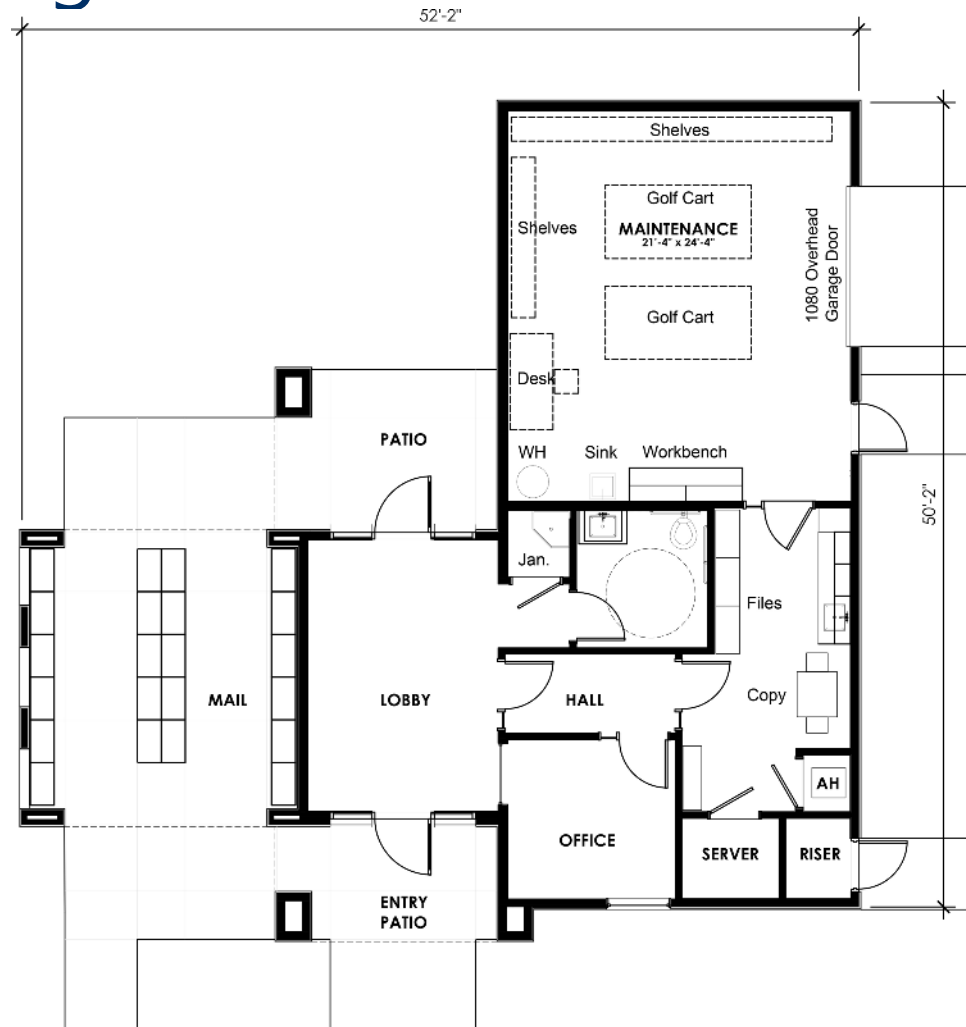
APARTMENTS - GROSS UNIT FOOTPRINT AREAS

	UNIT TYPE	#DU	GROSS AREA -	
			UNIT	GROSS AREA
A	2-BR	25	1,063 S.F.	26,575 S.F.
B	3-BR (2-STR)	95	702 S.F.	66,690 S.F.
C	4-BR (2-STR)	95	702 S.F.	66,690 S.F.
TOTAL		215		159,955 S.F.

AVERAGE GROSS FOOTPRINT AREA

744 S.F. / D.U.

Stonegate – Leasing Center



FLOOR PLAN

BTR LEASING/CLUBHOUSE

GROSS INTERIOR AREA = 1,357 SF

GROSS EXTERIOR COVERED AREA = 565 SF

GROSS TOTAL AREA = 1,922 SF

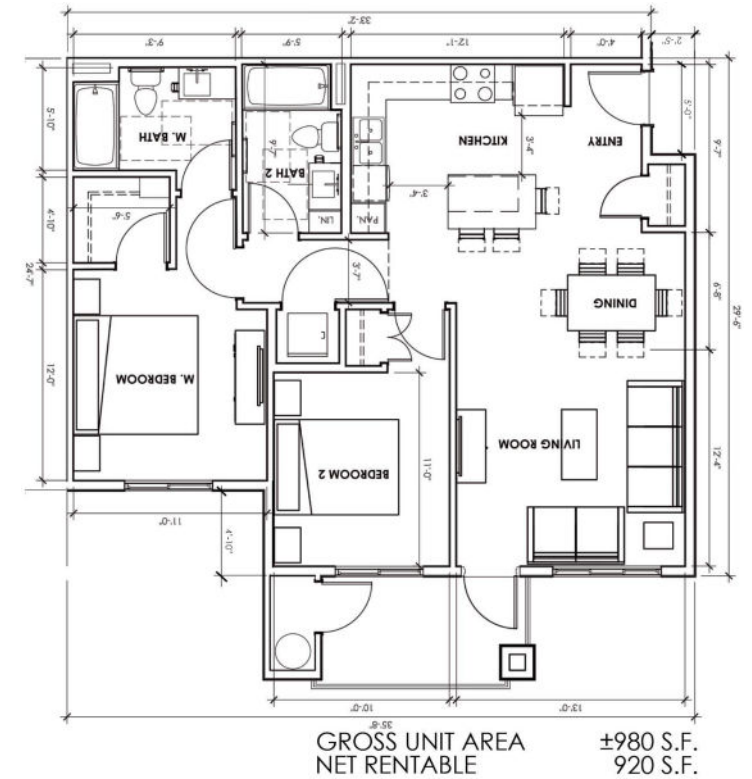
Stonegate – 2-Bedroom



GROSS UNIT AREA
NET RENTABLE 1,033 S.F.
964 S.F.



GROSS UNIT AREA
NET RENTABLE 1,006 S.F.
939 S.F.



GROSS UNIT AREA
NET RENTABLE ±980 S.F.
920 S.F.

Stonegate – 3-Bedroom



Stonegate – 4-Bedroom



2ND FLOOR
4 BEDROOM
 GROSS UNIT AREA 1,504 S.F.
 NET RENTABLE 1,383 S.F.

Stonegate

