



*one*  
CHANDLER



OZ PITCH DAY NOVEMBER 2022

ONE Chandler, Revolve at Windler, & The Artisan

Presented by: Ryan Tobias



Jackson Dearborn Partners

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# EXECUTIVE SUMMARY



Jackson Dearborn Partners was founded in 2014 to develop and acquire a nationwide portfolio of multifamily and student housing properties. The partners have been working together since the mid 2000's and formalized the partnership to bring construction, management, acquisition, and development services all under one roof.

With a current portfolio valuation of nearly \$650 million, JDP opened an office in Scottsdale, AZ in 2020 and Denver, CO in 2021 to service development growth in Colorado and Arizona, the two primary focus markets.

JDP is Focused on developing or acquiring Class A multifamily in Sunbelt, Mountain West, and select Midwest markets with a special focus on Opportunity Zones.

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## Office Locations

CHICAGO, IL | ANN ARBOR, MI | CHAMPAIGN, IL | SCOTTSDALE, AZ | DENVER, CO

# JDP PORTFOLIO

4,367

STUDENT HOUSING BEDS

1,605

MULTI-FAMILY UNITS

320,050

COMMERCIAL SQ FT

\$633,900,000

CURRENT PORTFOLIO

\$307,500,000

UNDER CONSTRUCTION

\$888,100,000

DEVELOPMENT PIPELINE



# PROJECT TEAM



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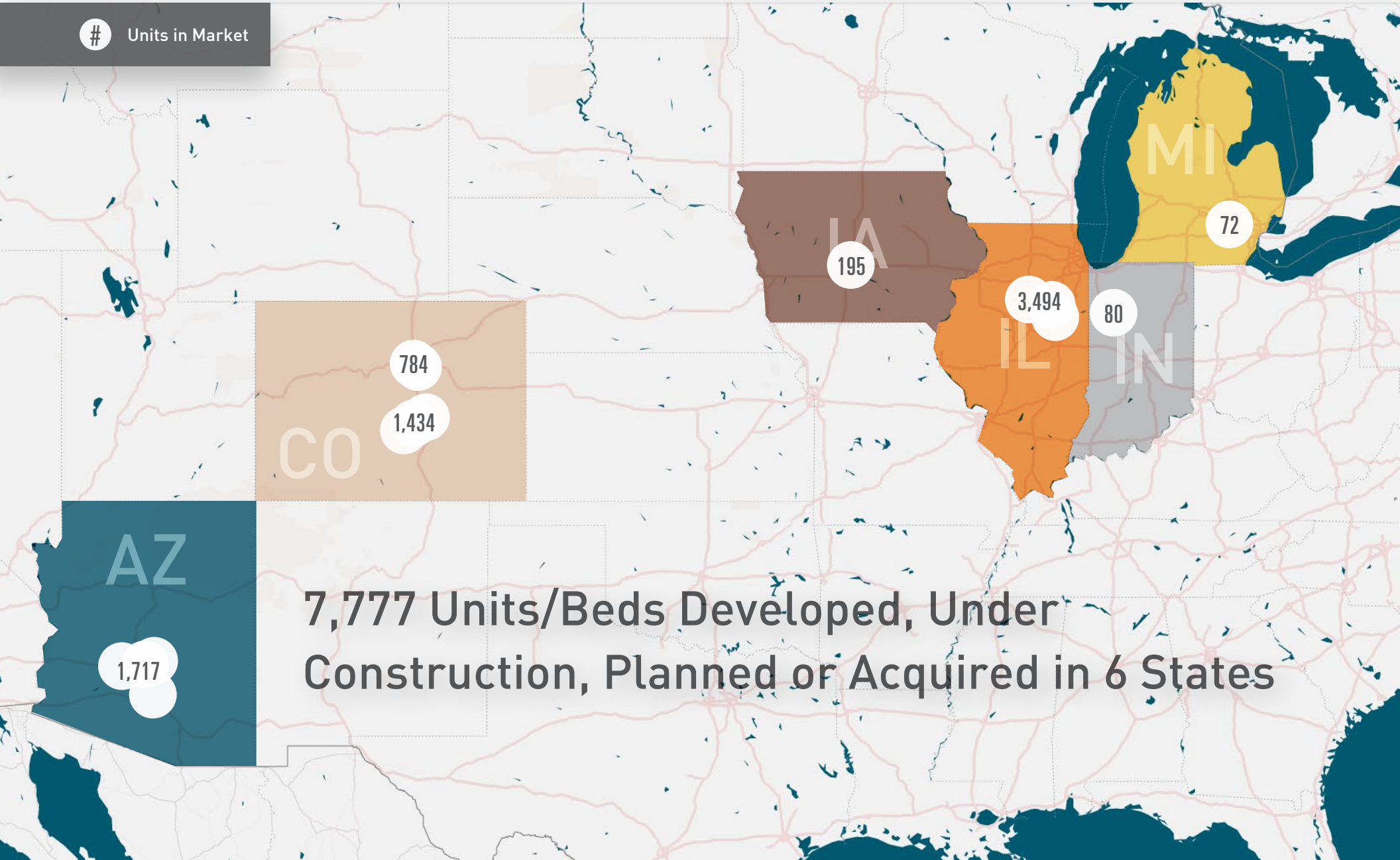


**BO STOVER**  
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# PORTFOLIO MAP

# Units in Market



**7,777 Units/Beds Developed, Under Construction, Planned or Acquired in 6 States**

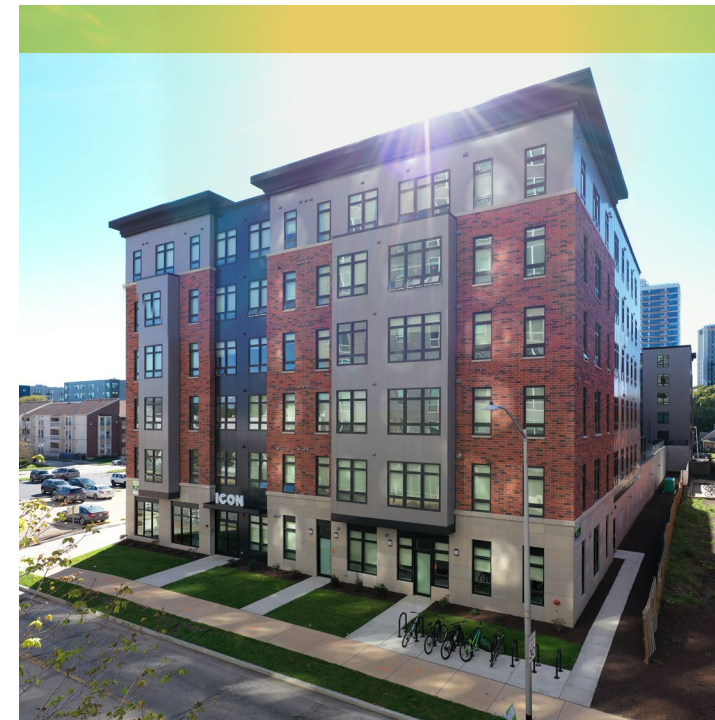
# EXPERIENCE



Project Name:	NOVA
Project Type:	Multi-Family
Location:	Lafayette, IN
Unit Count:	80
Rentable SF:	70,662
Construction:	2021

Project Name:	Solace at Ballpark Village
Project Type:	Multi-Family
Location:	Goodyear, AZ
Unit Count:	211
Rentable SF:	214,205
Construction:	2023

Project Name:	ICON
Project Type:	Student Housing
Location:	Champaign, IL
Bed Count:	276
Rentable SF:	116,350
Construction:	2021



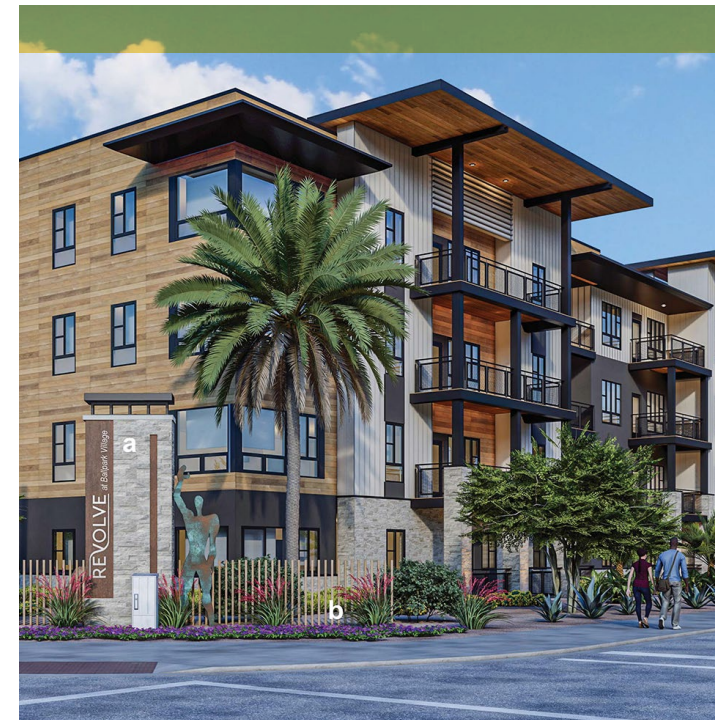
# EXPERIENCE



Project Name:	AVIAN
Project Type:	Multi-Family
Location:	Colorado Springs, CO
Unit Count:	169
Rentable SF:	133,288
Construction:	2024

Project Name:	Solace at Cimarron Hills
Project Type:	Multi-Family
Location:	Colorado Springs, CO
Unit Count:	346
Rentable SF:	366,440
Construction:	2024

Project Name:	Revolve at Ballpark Village
Project Type:	Multi-Family
Location:	Goodyear, AZ
Bed Count:	355
Rentable SF:	336,039
Construction:	2025



\$108.7M

PROJECT COST

\$36.2M

INVESTOR EQUITY

14.2%

NET INVESTOR IRR

3.13

NET INVESTOR MOIC

*Landmark 291-unit mixed-use multi-family, retail & office project in Downtown Chandler, Arizona.*

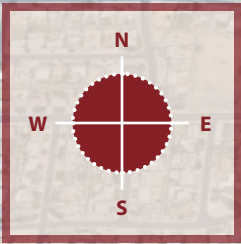
Premier Phoenix Submarket - 3rd Most Affluent Community in the Valley

Experienced Sponsor – 11th OZ Project and 4th of 6 Phoenix MSA Projects currently in Development

True "A" Location in the Heart of Downtown - Walkable to Restaurants, Shopping & Galleries





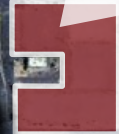


CHODANG TOFU & BBQ



ARIZONA AVE.

CHANDLER BLVD.



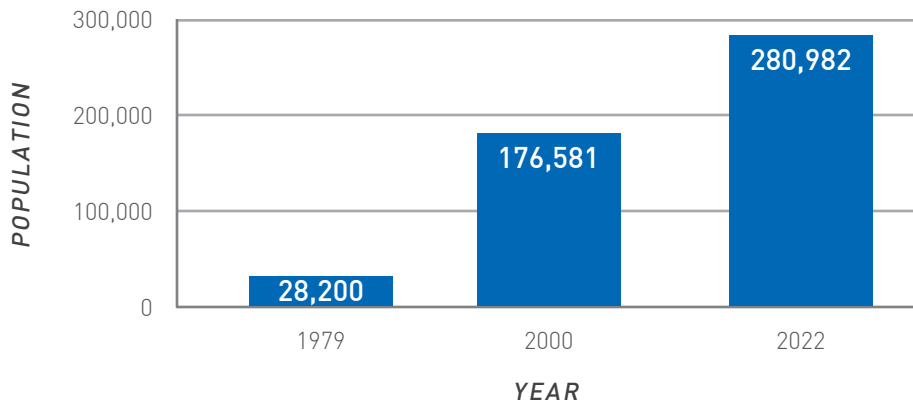




## intel

- Operating in Chandler since 1979, A Catalyst for Price Road Technology Corridor
- Responsible for \$5 billion annual economic activity, directly employs 12,000
- Announced \$20 Billion expansion in 2021 that will add 3,000 more employees

Chandler's Growth: Intel's Founding → Today



Chandler's expanding & resilient technology sector has converged with life sciences and finance to forge a burgeoning powerhouse of an economy. See below for Fortune 500 companies with corporate presence in Chandler:



# RENDERINGS





# DEVELOPMENT TIMELINE



## PRE-DEVELOPMENT TASKS

- Costly & Time-Consuming Rezone in Process
- Purchased Land at Exceptional Basis
- Traffic Impact Study
- ALTA Survey
- Phase I & II Environmental Assessment

## CONSULTANT LIST

Architect of Record:	Myefski Architects
Civil Engineer:	Sustainability Engineering Group
Zoning Attorney:	Withey Morris
Landscape Architect:	Kimley Horn
Structural Engineer:	PK Associates
MEP Engineer:	Ardebili Engineering Inc.
Interior Design:	Studio 10



**\$62.8M**

PROJECT COST

**\$20.9M**

INVESTOR EQUITY

**13.7%**

NET INVESTOR IRR

**2.93**

NET INVESTOR MOIC

*New 200-unit multi-family development in the Denver suburb of Aurora in Windler master planned community.*

Dynamic DIA Gateway Submarket with 41K Planned Homes & 52M SF of Planned Commercial Space

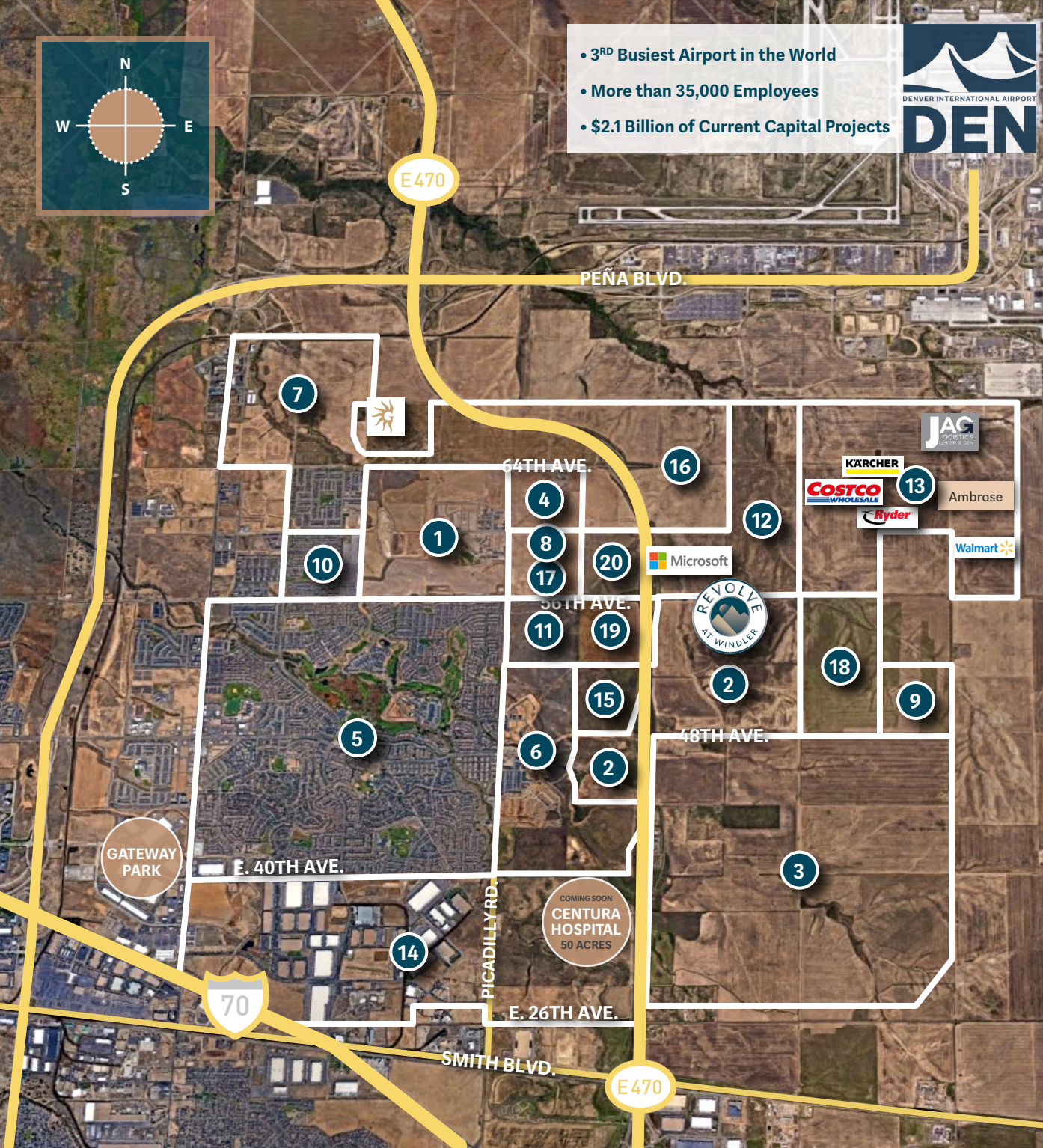
Experienced Sponsor – 12th OZ Project and 5th of 8 Colorado Projects currently in Development

Windler is 847 acres with 110 acres of parks, 200 acres of commercial, 5,000 multi & single family homes





- 3<sup>RD</sup> Busiest Airport in the World
- More than 35,000 Employees
- \$2.1 Billion of Current Capital Projects



### MASTER-PLANNED COMMUNITIES

	Existing	Planned	Total
1 Painted Prairie	953	2,695	3,648
2 Windler Master Plan	-	4,976	4,976
3 Aurora Highlands	724	10,797	11,521
4 Avalon	-	3,000	3,000
5 Green Valley Ranch	6,876	130	7,006
6 Green Valley Ranch East	2,853	839	3,692
7 High Point	1,099	2,401	3,500
8 Moffitt	-	1,600	1,600
9 Sagebrush Farms	-	1,101	1,101
10 Single Tree at DIA	323	-	323
11 310	1,000	-	1,000
<b>Total</b>	<b>12,828</b>	<b>28,539</b>	<b>41,367</b>

**41,367 Total Homes**

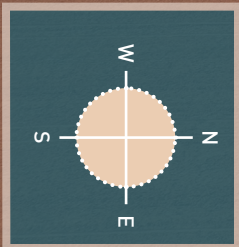
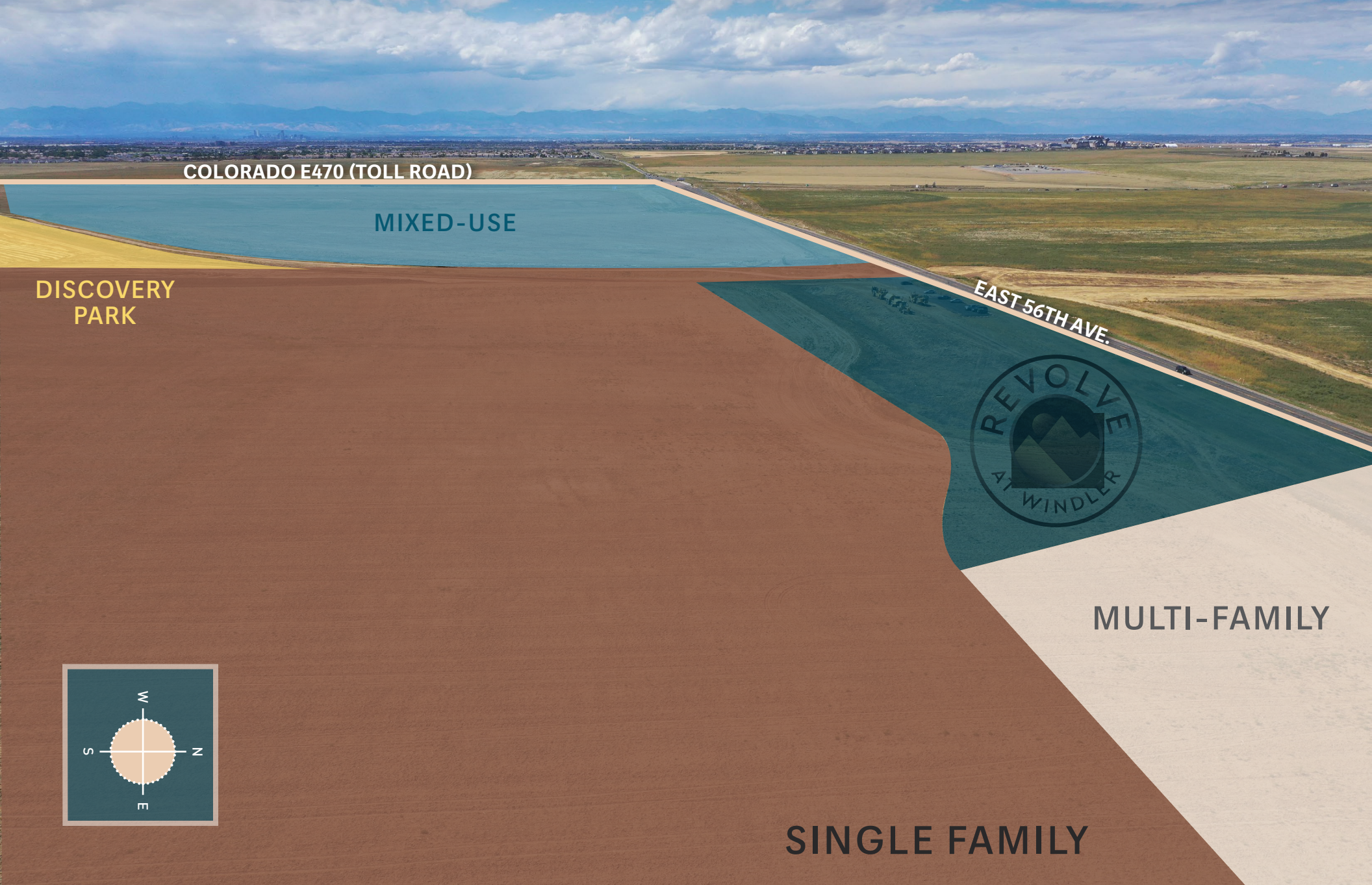
### COMMERCIAL / INDUSTRIAL

	SQ FT
12 Denali Logistics Park	6 Million
13 Porteos	19 Million
14 Majestic Commercenter	12 Million
15 Windler Logistics	2.5 Million
16 High Point Elevated	7 Million
17 Moffitt	250 K
18 Sun Empire	3 Million
19 310	2 Million
20 Fullenwider	250 K
<b>Total</b>	<b>52M SQ FT / 84K Employees</b>

**52 Million Total Square Feet**



# LAND AERIAL VIEW



# DENVER INTERNATIONAL AIRPORT



**#1 Revenue Generator  
in Colorado**

**\$26 Billion Annual  
Economic Impact**

**3rd Busiest  
Airport in the U.S.**

**35,000+ Employees**

**72 Million  
Passengers Annually**

**Expected to Exceed 100M  
Passengers by 2030**



## Gateway / DIA Multifamily Market:

There was virtually no apartment supply in the DIA submarket prior to 2015, and due to strong economic drivers such as the Denver International Airport and light rail expansion, pent-up demand pushed rent growth by 20% between 2012 and 2016. In response, this submarket saw around 2,900 apartment units developed between 2017 and 2022 - and still achieved 32.9% rent growth. The DIA Submarket also saw the addition of 1,000's of single-family homes over the past decade.

YEAR	UNITS ADDED	AVG. RENT	RENT GROWTH
2012	0	\$1,280	-
2013	0	\$1,339	4.61%
2014	0	\$1,383	3.29%
2015	0	\$1,465	5.93%
2016	0	\$1,495	2.05%
2017	336	\$1,532	2.47%
2018	664	\$1,601	4.50%
2019	542	\$1,631	1.87%
2020	626	\$1,632	0.06%
2021	479	\$1,869	14.52%
2022	210	\$2,036	8.94%

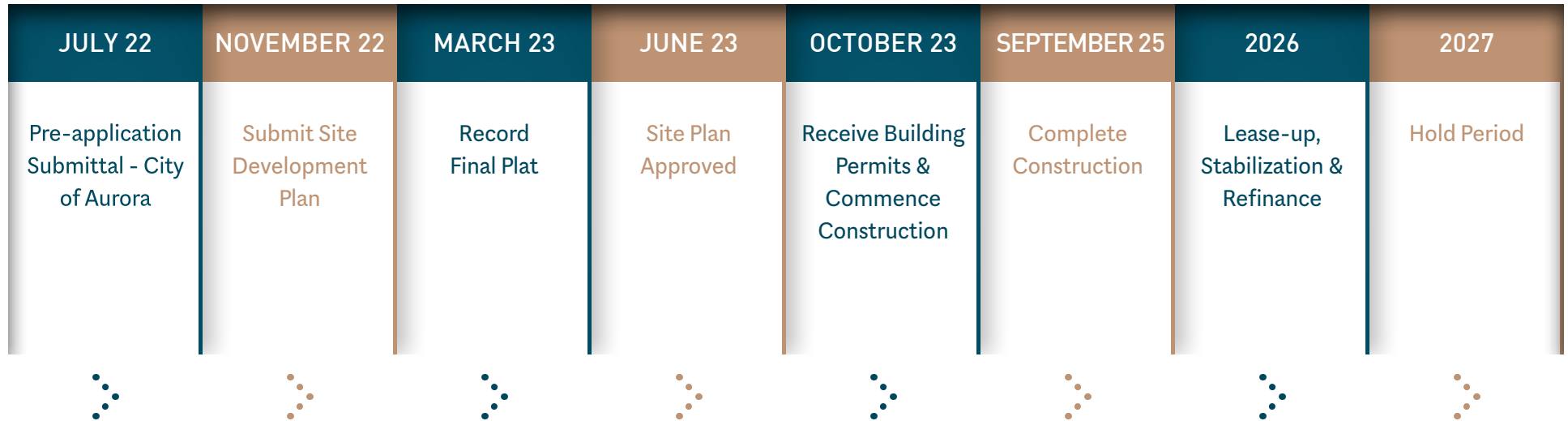
# RENDERINGS



# RENDERINGS



# DEVELOPMENT TIMELINE



## PRE-DEVELOPMENT TASKS

- Geo-technical Study
- Traffic Impact Study
- ALTA Survey
- Phase I Environmental Assessment

## CONSULTANT LIST

Architect of Record:	LCM Architects
Civil Engineer:	Kimley Horn
Landscape Architect:	Kimley Horn
Structural Engineer:	Martino & Luth
MEP Engineer:	Salas O-Brien
Interior Design:	LCM



**\$43.6M**

PROJECT COST

**\$14.5M**

INVESTOR EQUITY

**12.3%**

NET INVESTOR IRR

**2.72**

NET INVESTOR MOIC

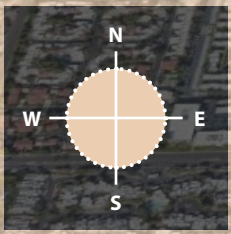
*New 81-unit multi-family mixed-use development in the most walkable location in Arizona, Old Town Scottsdale.*

True "A+" OZ Location in the Heart of Old Town Scottsdale Arts & Entertainment District

Experienced Sponsor – 13th OZ Project and 5th of 6 Phoenix MSA Projects currently in Development

High Design Boutique Project with Rooftop Pool and Excellent Short Term Rental Potential





# OLD TOWN SCOTTSDALE

ARIZONA CANAL TRI

N. 68TH ST.

N. GOLDWATER BLVD.



E. MAIN ST.

E. INDIAN SCHOOL RD.

N. SCOTTSDALE RD.

N. DRINKWATER BLVD.

# LAND AERIAL VIEW





# OLD TOWN SCOTTSDALE, AZ



Home to some of the country's finest shopping and dining - as well as 4 of 5 wealthiest zip codes in Arizona - Scottsdale is annually rated one of the most desirable communities in the nation.

**#1 Ranked**  
**"City to Work From Home"**  
**-SmartAsset, 2020**

**314 Days of Sunshine**  
**Enjoyed by 11 Million**  
**Visitors Annually**

**Median HH Income**  
**of \$91,042**  
**(U.S. Average: \$64,994)**



Scottsdale's Fashion Square = Uber's #1 Destination in Arizona. The flagship Apple store anchors exclusive-to-market, luxury retailers, including:



PRADA



BVLGARI



FERRAGAMO



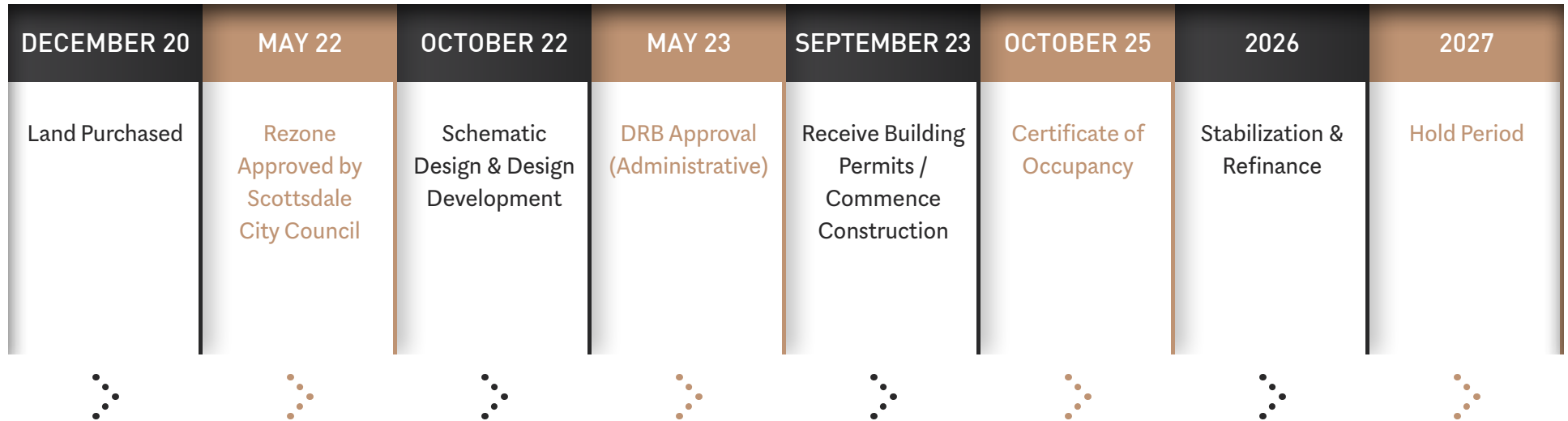
# RENDERINGS



# RENDERINGS



# DEVELOPMENT TIMELINE



## PRE-DEVELOPMENT TASKS

(Over \$1M Spent on Soft Cost to Date)

- Costly & Time-Consuming Rezone Completed
- Approved Site Plan
- Will Serve Letters
- Traffic Impact Study
- ALTA Survey
- Phase I

## CONSULTANT LIST

Architect of Record:	Swaback
Civil Engineer:	Sustainability Engineering Group
Zoning Attorney:	Berry Riddell
Landscape Architect:	Swaback
Structural Engineer:	PK Associates
MEP Engineer:	Ardebili Engineering Inc.
Interior Design:	Studio 10



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