

MILESTONE  VENTURES

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***From conception to completion, providing expertise in all phases of rental housing development.***

Community and Neighborhood Plans  
 Project Feasibility Analysis  
 Budget Preparation  
 Identification of Funding Sources  
 Site Selection & Acquisition

Coordination with Architect and Engineer  
 Construction Management  
 Funding Application Preparation  
 Loan Financing Negotiation  
 Tax Credit Syndication Negotiation

**2000-2020 PRODUCTION**

	<b><u>DEVELOPMENTS</u></b>	<b><u>UNITS</u></b>	<b><u>TOTAL DEVELOPMENT COST</u></b>
Client Projects	70	1,878	\$206,053,379
Milestone Projects	<u>18</u>	<u>373</u>	<u>\$60,266,631</u>
<b>Total</b>	<b>88</b>	<b>2,251</b>	<b>\$266,320,010</b>

**REFERENCES**

Ms. Jennifer Gilbert  
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Mr. Keith Broadnax  
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Mr. David Miller  
 CEO  
 Hoosier Uplands Economic  
 Development Corporation  
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Mr. Eric Frey, II  
 Executive Director  
 Southern Indiana Housing and  
 Community Development Corporation  
 748 Franklin St.  
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**AFFILIATES**

MV Construction, LLC  
 MV Partners, LLC  
 MV Properties, LLC

**STAFF**

Charles Heintzelman  
 Sheryl Sharpe  
 Robin Davis  
 Cindy Cole  
 Don Heintzelman  
 Kyle Wilson



**Southern Knoll  
Bloomington  
2020**

Role: Developer/Owner  
New Construction  
& Adaptive Reuse  
31 Apartments  
\$6.3 Million

**The Union  
Indianapolis  
2020**

Role: Development Consultant  
New Construction  
30 Apartments  
\$7.8 Million

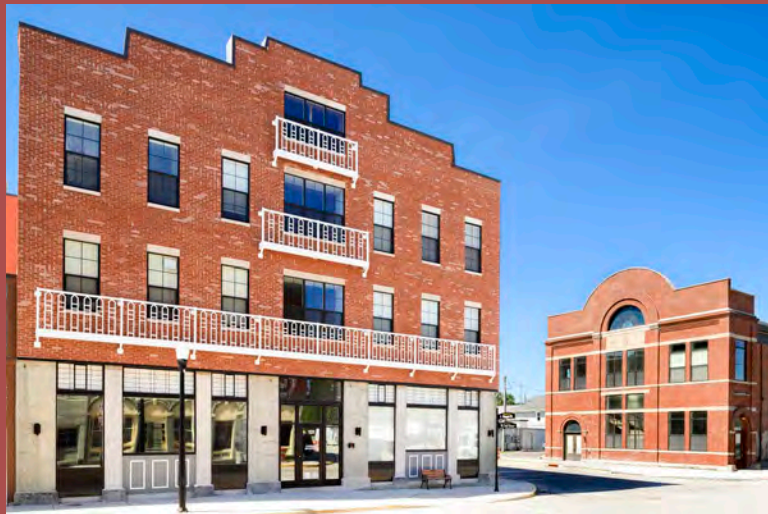


**HopeSpring Apartments  
Martinsville  
2020**

Role: Development Consultant  
Rehabilitation  
13 Apartments  
\$1.9 Million

**Blue - Mozingo  
Indianapolis  
2020**

Role: Development Consultant  
Historic Rehabilitation  
72 Apartments  
\$11.5 Million



**Campaign Quarters  
Rushville  
2019**

Role: Development Consultant  
Historic Adaptive Reuse  
26 Apartments  
\$8.8 Million

**IndyEast Homes  
Indianapolis  
2019**

Role: Development Consultant  
Rehabilitation  
& New Construction  
36 Apartments  
\$7.2 Million







**Warren Village II  
Terre Haute  
2019**

Role: Development Consultant  
New Construction  
40 Apartments  
\$7.4 Million

**Eagle Place  
Loogootee  
2018**

Role: Development Consultant  
Adaptive Reuse  
20 Apartments  
\$2.8 Million



**Aurora View  
Valparaiso  
2018**

Role: Development Consultant  
Rehabilitation  
& New Construction  
23 Apartments  
\$6.0 Million





**The Mercantile  
Alexandria  
2017**

Role: Developer/Owner  
Adaptive Reuse  
& New Construction  
26 Apartments & Grocery  
\$6.9 Million



**Crawford Apartments II  
Bloomington  
2017**

Role: Development Consultant  
New Construction  
36 Apartments  
\$7.7 Million

**Campaign Flats  
Rushville  
2016**

Role: Development Consultant  
Adaptive Reuse  
7 Apartments  
\$1.2 Million







**Benet Hall Apartments  
Ferdinand  
2016**

Role: Development Consultant  
Adaptive Reuse  
15 Apartments  
\$4.6 Million

**Main Street Cottages  
Princeton  
2015**

Role: Developer/Owner  
Infill New Construction  
(Modular)  
20 Apartments  
\$4.0 Million



**Miller Asbury Apts.  
Greencastle  
2015**

Role: Developer/Owner  
Adaptive Reuse  
& New Construction  
30 Apartments  
\$7.2 Million



**Stonecutters Place  
Bedford  
2015**

Role: Development Consultant  
Adaptive Reuse  
& New Construction  
30 Apartments  
\$7.9 Million



**Prince Street Cottages  
Princeton  
2014**

Role: Developer/Owner  
Infill New Construction  
36 Apartments  
\$6.3 Million

**Warren Village  
Terre Haute  
2014**

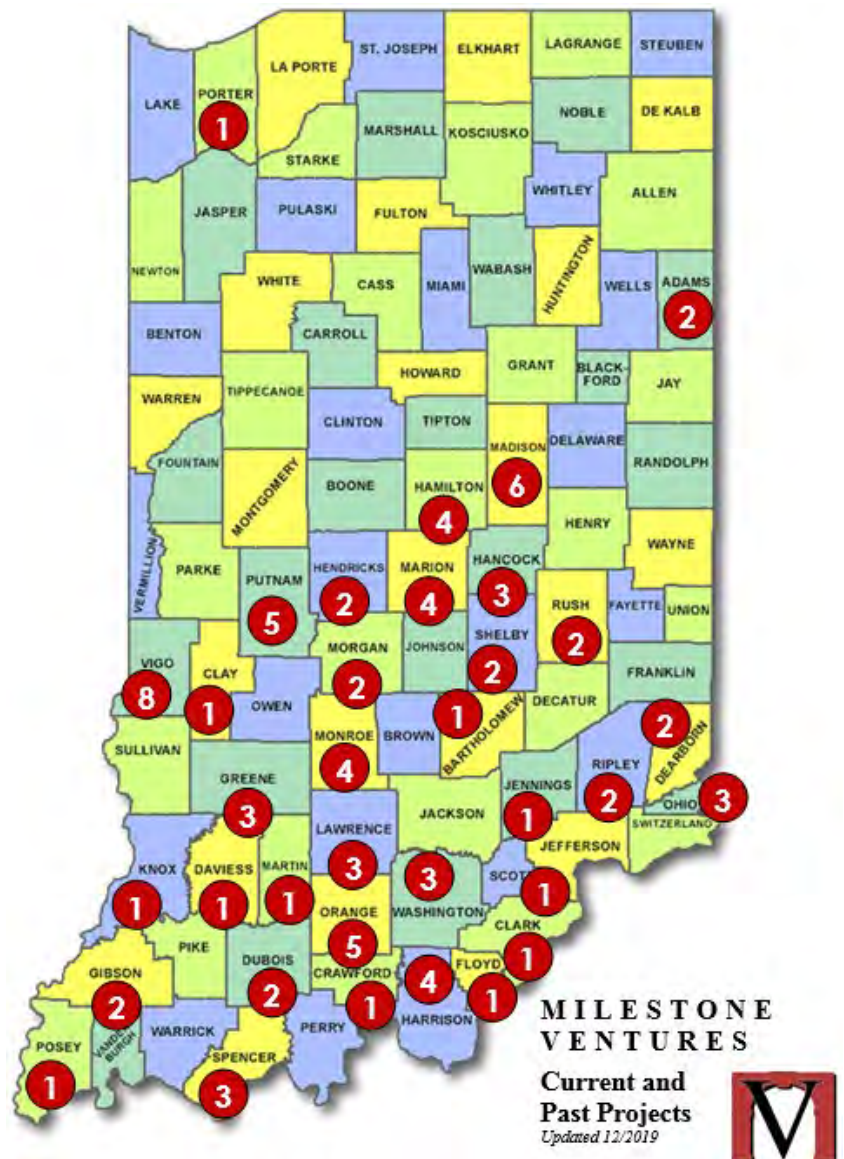
Role: Development Consultant  
Adaptive Reuse  
& New Construction  
111 Apartments  
\$14.8 Million





**Current Projects with Non-Profit Clients**

Development/Location/ Project Type	Units	Non-Profit Client	Funding Sources	Current Status
<i>Byrne Court</i> Indianapolis, Indiana <b>Rental - Rehabilitation - Elderly</b>	50	The John H. Boner Community Center, Inc.	LIHTC AHP	Under Construction
<i>WellSpring</i> Martinsville, Indiana <b>Emergency Shelter - Rehabilitation - Family</b>	9	WellSpring	AHP	Under Construction





**Completed Projects with Non-Profit Clients**

<b>Location</b>	<b>Development</b>	<b>Non-Profit Client</b>	<b>Project Type</b>
Adams County, Geneva	Red Gold Farm Worker Housing II	Town of Geneva / Red Gold, Inc.	Rental - New Construction
Adams County, Geneva	Red Gold Farm Worker Housing III	Town of Geneva / Red Gold, Inc.	Rental - New Construction
Bartholomew County, Columbus	LIFEDesigns at McKinley	LifeDesigns, Inc.	Rental - New Construction
Clark County, Charlestown	Hawthorn Glen Supported Living I	Rauch, Inc.	Rental - New Construction
Clay County, Clay City	Clay City Senior Apartments	Clay City Senior Citizens Housing, Inc.	Rental - Rehabilitation
Crawford County, Marengo	Spring Town Apartments	Hoosier Uplands Economic Development Corporation	Rental - New Construction & Rehabilitation
Daviess County, Washington	Covered Bridge Apartments	Four Rivers Resource Services, Inc.	Rental - New Construction
Dearborn County, Aurora	Harborview Apartments	Aurora Community Housing, Inc.	Rental - Rehabilitation
Dearborn County, Dillsboro	Dillsboro Village Apartments	Alpha Properties, Inc.	Rental - Rehabilitation
Dubois County, Ferdinand	Benet Hall Apartments	Sisters of St. Benedict of Ferdinand, Ind., Inc.	Rental - Adaptive Reuse
Dubois County, Huntingburg	Stork Place & Single-Family Rentals	TRI-CAP	Rental - Adaptive Reuse & New Construction
Floyd County, Georgetown	Guerin Woods	Guerin, Inc.	Rental - New Construction
Greene County, Linton	Independence Place	Four Rivers Resource Services, Inc.	Rental - New Construction
Greene County, Linton	Liberty Place & Single-Family Rentals	Four Rivers Resource Services, Inc.	Rental - New Construction & Rehabilitation
Greene County, Lyons	Lyons Senior Apartments	Lyco, Inc.	Rental - Rehabilitation
Hamilton County, Noblesville	Marie Court Single-Family	Hamilton County Area Neighborhood Development, Inc.	Homebuyer - New Construction
Hamilton County, Noblesville	Plum Tree Gardens	Hamilton County Area Neighborhood Development, Inc.	Rental - New Construction
Hamilton County, Sheridan	Spicewood Garden Apts.	Hamilton County Area Neighborhood Development, Inc.	Rental - New Construction
Hamilton County, Sheridan	Spicewood Garden Apts. II	Hamilton County Area Neighborhood Development, Inc.	Rental - New Construction
Harrison County, Corydon	Autumn Ridge	Blue River Services, Inc.	Rental - New Construction
Harrison County, Corydon	Autumn Ridge II	Blue River Services, Inc.	Rental - New Construction
Harrison County, Corydon	Oakview Apartments	Blue River Services, Inc.	Rental - Rehabilitation
Harrison County, Palmyra	Country Trace Apartments	Blue River Services, Inc.	Rental - New Construction
Jennings County, North Vernon	Valley Court of North Vernon	Ohio Valley Opportunities, Inc.	Rental - Rehabilitation
Knox County, Vincennes	Ivy Lane Apartments	Pace Community Action Agency, Inc.	Rental - New Construction

**Completed Projects with Non-Profit Clients**

<b>Location</b>	<b>Development</b>	<b>Non-Profit Client</b>	<b>Project Type</b>
Lawrence County, Bedford	Stalker Apartments	Hoosier Uplands Economic Development Corporation	Rental - Adaptive Reuse
Lawrence County, Bedford	Stonecutters Place	Hoosier Uplands Economic Development Corporation	Rental - Adaptive Reuse & New Construction
Lawrence County, Mitchell	Persimmon Park Apartments	Hoosier Uplands Economic Development Corporation	Rental - Rehabilitation
Madison County, Elwood	Forest Glen Apartments II	New Hope Services, Inc.	Rental - New Construction
Marion County, Indianapolis	Blue - Mozingo	Partners in Housing Development Corporation	Rental - Rehabilitation
Marion County, Indianapolis	IndyEast Homes	The John H. Boner Community Center, Inc.	Rental - Rehabilitation & New Construction
Marion County, Indianapolis	The Union	The John H. Boner Community Center, Inc.	Rental - New Construction
Martin County, Loogootee	Eagle Place	Hoosier Uplands Economic Development Corporation	Rental - Adaptive Reuse
Monroe County, Bloomington	Crawford Apartments	LifeDesigns, Inc.	Rental - New Construction
Monroe County, Bloomington	Crawford Apartments II	LifeDesigns, Inc.	Rental - New Construction
Monroe County, Bloomington	Housing Options II	LifeDesigns, Inc.	Rental - New Construction
Morgan County, Martinsville	HopeSpring Apartments	WellSpring	Rental - Rehabilitation
Ohio County, Rising Sun	Fulton Place	Rising Sun and Ohio County Senior Citizens Housing, Inc.	Rental - New Construction
Ohio County, Rising Sun	Hoosier Boy/Hoosier Girl	Rising Sun and Ohio County Senior Citizens Housing, Inc.	Rental - Rehabilitation
Ohio County, Rising Sun	Willow Trace	Southeastern Indiana Community Preservation and Development Corp.	Rental - New Construction
Orange County, Orleans	Lost River Place	Hoosier Uplands Economic Development Corporation	Rental - New Construction
Orange County, Orleans	Lost River Place II	Hoosier Uplands Economic Development Corporation	Rental - New Construction
Orange County, Paoli	College Hill Apartments	Hoosier Uplands Economic Development Corporation	Rental - Adaptive Reuse
Orange County, Paoli	Paoli Single-Family	Hoosier Uplands Economic Development Corporation	Homebuyer - Rehabilitation
Orange County, Paoli	Phoenix on the Square	Hoosier Uplands Economic Development Corporation	Rental - New Construction
Porter County, Valparaiso	Aurora View	Porter-Starke Services, Inc.	Rental - New Construction & Rehabilitation
Posey County, Wadesville	Wadesville Homes	Wadesville Homes, Inc.	Rental - Rehabilitation
Putnam County, Greencastle	Preservation I	Opportunity Housing, Inc.	Rental - Portfolio Refinancing
Putnam County, Greencastle	Preservation II	Opportunity Housing, Inc.	Rental - Portfolio Refinancing
Ripley County, Batesville	Golden Villa & Heritage Haus	Golden Villa, Inc.	Rental - Rehabilitation



**Completed Projects with Non-Profit Clients / Completed Projects by Milestone Ventures and Affiliates**

<b>Location</b>	<b>Development</b>	<b>Non-Profit Client</b>	<b>Project Type</b>
Ripley County, Versailles	Tyson Manor Apartments	Tyson Manor, Inc.	Rental - Rehabilitation
Rush County, Rushville	Campaign Flats	Southern Indiana Housing and Community Development Corp.	Rental - Adaptive Reuse
Rush County, Rushville	Campaign Quarters	Southern Indiana Housing and Community Development Corp.	Rental - Adaptive Reuse & New Construction
Scott County, Scottsburg	Craig Park	Scottsburg Senior Housing Corporation	Rental - Rehabilitation
Spencer County, Dale	Dale Community Apartments	Dale Community Apartments, Inc.	Rental - Rehabilitation
Spencer County, Dale	Meadows Apartments	Dale Community Apartments, Inc.	Rental - Rehabilitation
Spencer County, Santa Claus	Santa Claus Senior Apts.	Santa's Community Apartments	Rental - Rehabilitation
Vigo County, Terre Haute	Wabash Senior Citizens Housing	Wabash Senior Citizens Housing, Inc.	Rental - Rehabilitation
Vigo County, Terre Haute	Warren Village	Low Income Housing Development Corporation of Terre Haute	Rental - Adaptive Reuse & New Construction
Vigo County, Terre Haute	Warren Village II	Low Income Housing Development Corporation of Terre Haute	Rental - New Construction
Vigo County, West Terre Haute	Providence Place	Providence Housing Corporation	Rental - New Construction
Vigo County, West Terre Haute	Providence Place II	Providence Housing Corporation	Rental - New Construction
Vigo County, West Terre Haute	Providence Place V	Providence Housing Corporation	Rental - New Construction
Vigo County, West Terre Haute	Providence Place VI	Providence Housing Corporation	Rental - New Construction
Vigo County, West Terre Haute	Providence Single-Family	Providence Housing Corporation	Homebuyer - New Construction
Washington County, Salem	Aspen Meadows	Hoosier Uplands Economic Development Corporation	Rental - New Construction
Washington County, Salem	Aspen Meadows II	Hoosier Uplands Economic Development Corporation	Rental - New Construction
Washington County, Salem	New Horizon Apartments	Hoosier Uplands Economic Development Corporation	Rental - Rehabilitation

**Completed Projects by Milestone Ventures and Affiliates**

<b>Location</b>	<b>Development</b>	<b>Project Type</b>
Gibson County, Princeton	Main Street Cottages	Rental - New Construction
Gibson County, Princeton	Prince Street Cottages	Rental - New Construction
Hancock County, Greenfield	Stonehurst Pointe	Rental - New Construction
Hancock County, Greenfield	Stonehurst Pointe II	Rental - New Construction
Hancock County, Greenfield	Stonehurst Pointe III	Rental - New Construction
Hendricks County, Danville	Danbury Pointe	Rental - New Construction
Hendricks County, Danville	Danbury Pointe II	Rental - New Construction
Madison County, Alexandria	The Mercantile	Rental - Adaptive Reuse & New Construction
Madison County, Pendleton	Ashbury Pointe	Rental - New Construction
Madison County, Pendleton	Ashbury Pointe II	Rental - New Construction
Madison County, Pendleton	Ashbury Pointe III	Rental - New Construction
Madison County, Pendleton	Ashbury Pointe IV	Rental - New Construction
Monroe County, Bloomington	Southern Knoll	Rental - Adaptive Reuse & New Construction
Putnam County, Greencastle	Miller Asbury Apartments	Rental - Adaptive Reuse & New Construction
Putnam County, Greencastle	Millstone Pointe	Rental - New Construction
Putnam County, Greencastle	Millstone Pointe II	Rental - New Construction
Shelby County, Edinburgh	Newbury Pointe	Rental - New Construction
Shelby County, Edinburgh	Newbury Pointe II	Rental - New Construction