

MILESTONE  VENTURES

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

2000-2021 PRODUCTION

	<u>DEVELOPMENTS</u>	<u>UNITS</u>	<u>TOTAL DEVELOPMENT COST</u>
Client Projects	72	1,976	\$223,997,444
Milestone Projects	<u>18</u>	<u>373</u>	<u>\$60,266,631</u>
Total	90	2,349	\$284,264,075

REFERENCES

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AFFILIATES

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MV Partners, LLC
MV Properties, LLC

STAFF

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**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

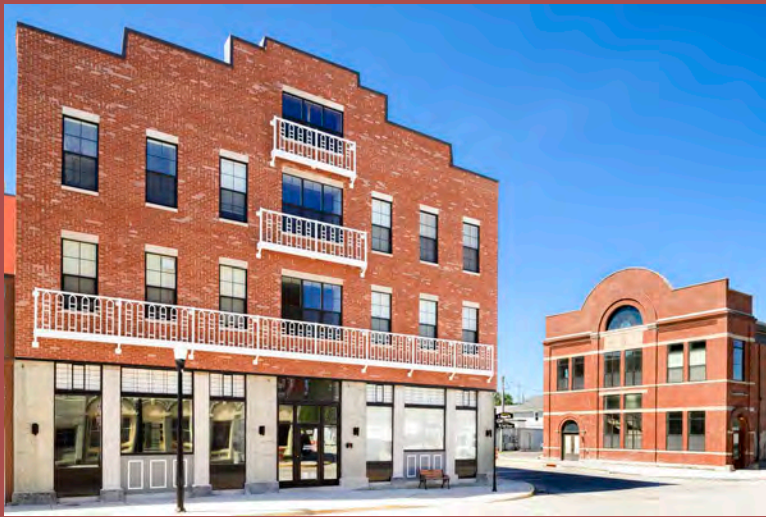


**HopeSpring Apartments
Martinsville
2020**

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

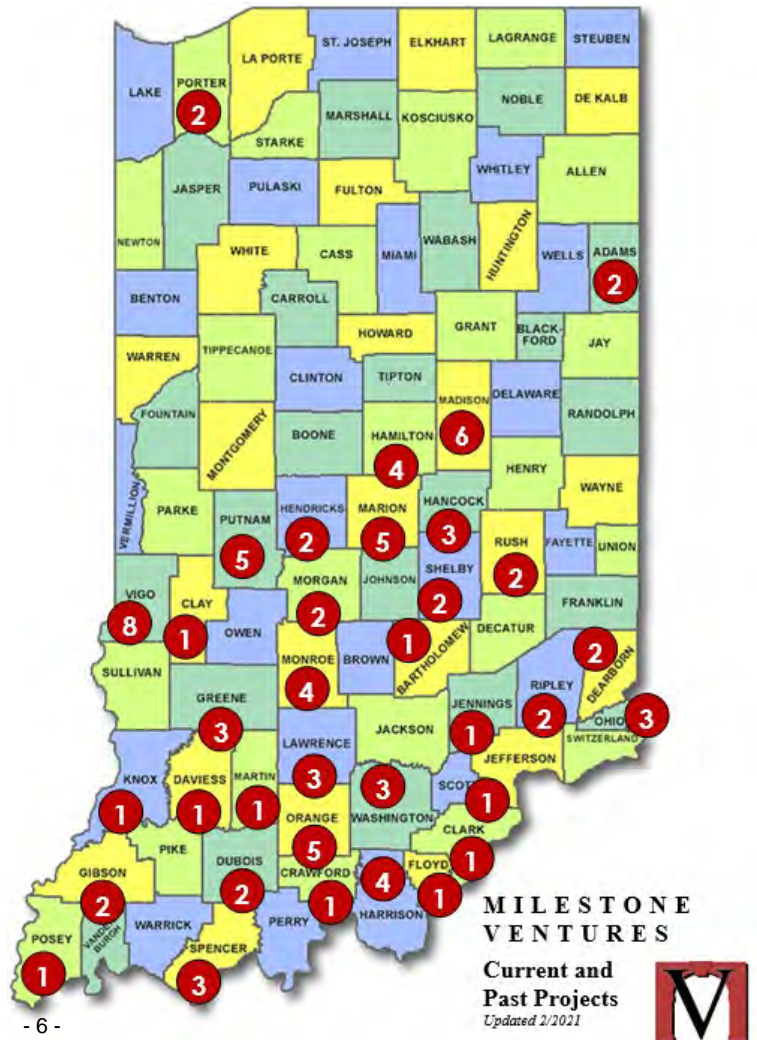
**Campaign Flats
Rushville
2016**

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



Current Projects with Non-Profit Clients

Development/Location/ Project Type	Units	Non-Profit Client	Funding Sources	Current Status
<i>Byrne Court</i> Indianapolis, Indiana Rental - Rehabilitation - Elderly	50	The John H. Boner Community Center, Inc.	LIHTC AHP	Under Construction
<i>WellSpring</i> Martinsville, Indiana Emergency Shelter - Rehabilitation - Family	9	WellSpring	AHP	Under Construction
<i>New Life Manor</i> Indianapolis, Indiana Rental - Rehabilitation - Elderly	48	The John H. Boner Community Center, Inc.	LIHTC AHP	Pre-Construction
<i>Prominence Commons</i> Portage, Indiana Rental - New Construction & Rehabilitation - Family	50	Housing Opportunities, Inc.	LIHTC Development Fund AHP	Pre-Construction



Completed Projects with Non-Profit Clients

Location	Development	Non-Profit Client	Project Type
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, Dillsboro	Dillsboro Village Apartments	Alpha Properties, Inc.	Rental - Rehabilitation
Dearborn County, Aurora	Harborview Apartments	Aurora Community Housing, 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, Lyons	Lyons Senior Apartments	Lyco, Inc.	Rental - Rehabilitation
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
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
Hamilton County, Noblesville	Marie Court Single-Family	Hamilton County Area Neighborhood Development, Inc.	Homebuyer - 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

Location	Development	Non-Profit Client	Project Type
Lawrence County, Bedford	Stonecutters Place	Hoosier Uplands Economic Development Corporation	Rental - Adaptive Reuse & New Construction
Lawrence County, Bedford	Stalker Apartments	Hoosier Uplands Economic Development Corporation	Rental - Adaptive Reuse
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	The Union	The John H. Boner Community Center, Inc.	Rental - New Construction
Marion County, Indianapolis	IndyEast Homes	The John H. Boner Community Center, Inc.	Rental - Rehabilitation & New Construction
Marion County, Indianapolis	Blue - Mozingo	Partners in Housing Development Corporation	Rental - Rehabilitation
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	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
Ohio County, Rising Sun	Fulton Place	Rising Sun and Ohio County Senior Citizens Housing, Inc.	Rental - New Construction
Orange County, Paoli	Phoenix on the Square	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, Orleans	Lost River Place	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

Location	Development	Non-Profit Client	Project Type
Ripley County, Versailles	Tyson Manor Apartments	Tyson Manor, Inc.	Rental - Rehabilitation
Rush County, Rushville	Campaign Quarters	Southern Indiana Housing and Community Development Corp.	Rental - Adaptive Reuse & New Construction
Rush County, Rushville	Campaign Flats	Southern Indiana Housing and Community Development Corp.	Rental - Adaptive Reuse
Scott County, Scottsburg	Craig Park	Scottsburg Senior Housing Corporation	Rental - Rehabilitation
Spencer County, Dale	Meadows Apartments	Dale Community Apartments, Inc.	Rental - Rehabilitation
Spencer County, Dale	Dale Community 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 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 VI	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 Single-Family	Providence Housing Corporation	Homebuyer - New Construction
Vigo County, Terre Haute	Warren Village	Low Income Housing Development Corporation of Terre Haute	Rental - Adaptive Reuse & New Construction
Washington County, Salem	New Horizon Apartments	Hoosier Uplands Economic Development Corporation	Rental - Rehabilitation
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

Completed Projects by Milestone Ventures and Affiliates

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