

the  
**NRP**  
group LLC

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OVERBROOK SENIOR LIVING COMMUNITY

BY: P. CHRISTOPHER DIRR

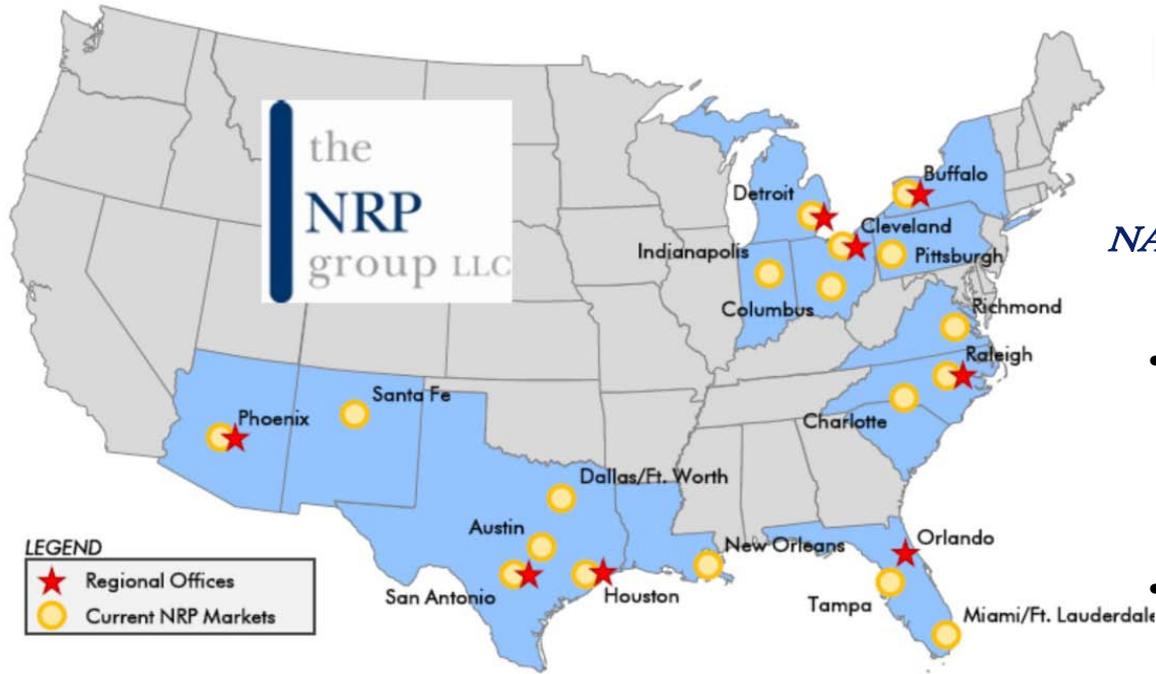
Spring, 2013



# THE NRP GROUP - PARTNER OF CHOICE

## QUICK FACTS

- Full-service real estate company founded in 1994 (Development, General Contracting and Property Management)
- More than 275 years of collective executive team experience and 400+ employees nationwide.
- Developed over 22,000 units in 13 states, and manages 12,000+ residential units



## NATIONAL MULTIFAMILY DEVELOPER

- National Presence: Arizona, Florida, Indiana, Louisiana, Michigan, New Mexico, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Texas, and Virginia
- One of the Top 10 Multi-Family Developers in the United States



# THE NRP GROUP - WHAT SETS US APART?

- Commitment to collaboratively work with communities, housing authorities and local not-for-profits to conceive a development that will provide safe, decent and affordable housing AND holistically improve the neighborhood in which it is located.
- Flexibility of Partnership Structure
- Award Winning Communities:
  - Quality Design & Construction
  - Development, Construction & Property Management under the same company
  - Tailored resident services including HOMEWORK FIRST program
  - Courtesy Officer Initiative



# THE NRP GROUP - SUCCESSFUL COMMUNITIES



## *SELECTION CRITERIA*

- Rigorous Screening Process:
  - Credit and Criminal Background Checks
  - Stringent Income Qualifications
  - Annual Recertification
- In-House Management Company
- Strict Zero-Tolerance Policy

## *SECURE COMMUNITIES*

- Courtesy Officer Program:
  - Off-Duty policemen
  - Patrol at different intervals throughout day and night
- Frequent Credit/Criminal Background Checks
- Membership and Participation in Neighborhood Associations and Crime Watches



# THE NRP GROUP - SUCCESSFUL COMMUNITIES



## *RESIDENT SERVICES*

- Senior Activities
- After School Program
  - “Homework First”
  - Educational Activities
- Community Gatherings
- On-Site Coordinator
- Local Service Providers



# OVERBROOK SENIOR LIVING COMMUNITY



## OVERBROOK SENIOR LIVING COMMUNITY - GOALS

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- Renovate an abandoned facility into a thriving and productive community asset.
- Create a new senior living campus that provides a continuum of care options in one location.
- Provide a broad range of residential opportunities with walkable accessibility to Public Transportation.
- Provide opportunities for business development and job creation.
- Create a walkable and accessible campus with ample greenspace and public space for communal engagement.
- Promote visible community revitalization along the Route 51 Corridor.
- Integrate green building techniques into the development.





# ELEVATION

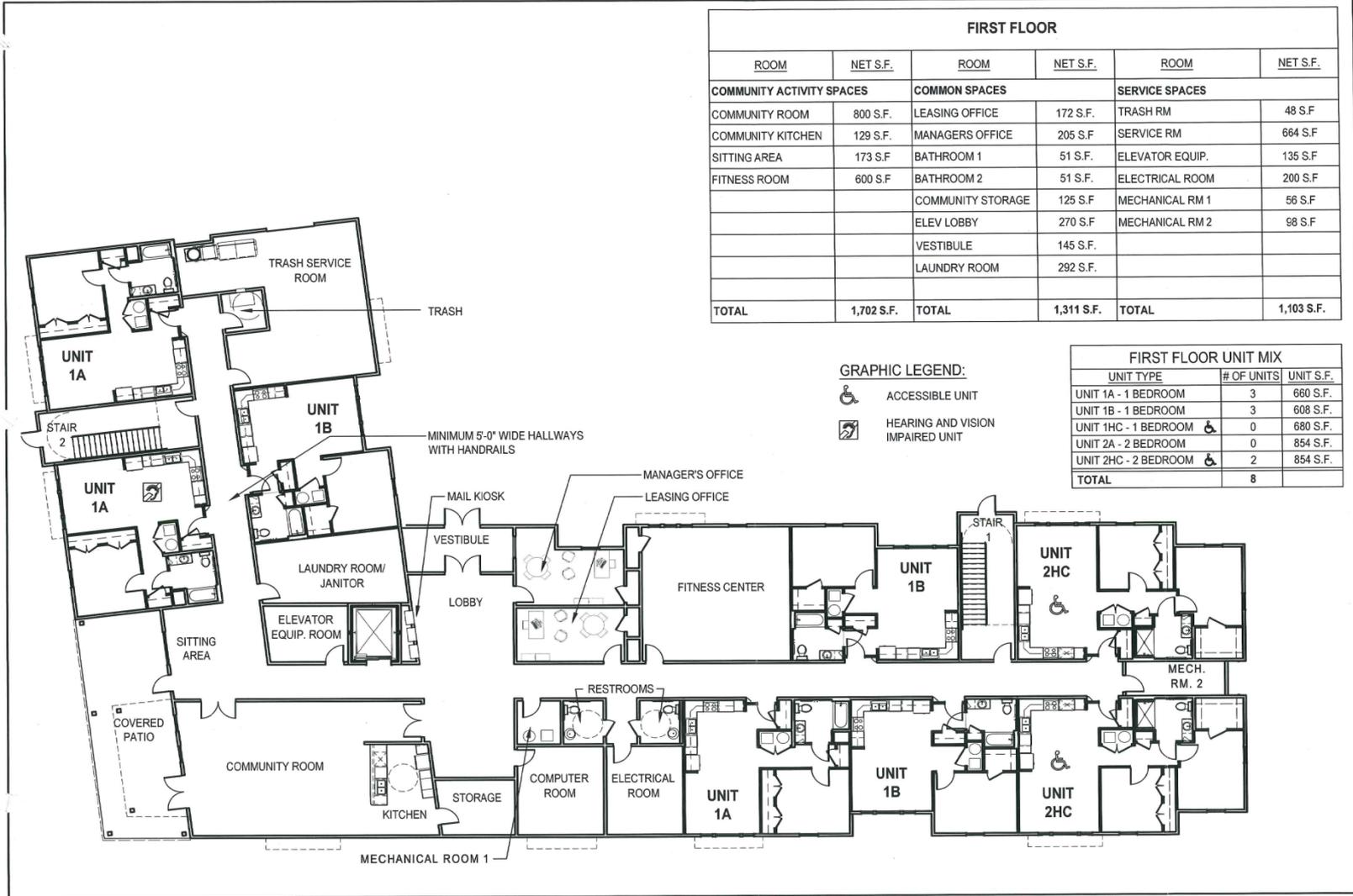


# OVERBROOK SENIOR INDEPENDENT LIVING - ELEVATION

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# OVERBROOK SENIOR - 4-STORY



FIRST FLOOR					
ROOM	NET S.F.	ROOM	NET S.F.	ROOM	NET S.F.
<b>COMMUNITY ACTIVITY SPACES</b>		<b>COMMON SPACES</b>		<b>SERVICE SPACES</b>	
COMMUNITY ROOM	800 S.F.	LEASING OFFICE	172 S.F.	TRASH RM	48 S.F.
COMMUNITY KITCHEN	129 S.F.	MANAGERS OFFICE	205 S.F.	SERVICE RM	664 S.F.
SITTING AREA	173 S.F.	BATHROOM 1	51 S.F.	ELEVATOR EQUIP.	135 S.F.
FITNESS ROOM	600 S.F.	BATHROOM 2	51 S.F.	ELECTRICAL ROOM	200 S.F.
		COMMUNITY STORAGE	125 S.F.	MECHANICAL RM 1	56 S.F.
		ELEV LOBBY	270 S.F.	MECHANICAL RM 2	98 S.F.
		VESTIBULE	145 S.F.		
		LAUNDRY ROOM	292 S.F.		
<b>TOTAL</b>	<b>1,702 S.F.</b>	<b>TOTAL</b>	<b>1,311 S.F.</b>	<b>TOTAL</b>	<b>1,103 S.F.</b>

FIRST FLOOR UNIT MIX		
UNIT TYPE	# OF UNITS	UNIT S.F.
UNIT 1A - 1 BEDROOM	3	660 S.F.
UNIT 1B - 1 BEDROOM	3	608 S.F.
UNIT 1C - 1 BEDROOM	0	680 S.F.
UNIT 2A - 2 BEDROOM	0	854 S.F.
UNIT 2C - 2 BEDROOM	2	854 S.F.
<b>TOTAL</b>	<b>8</b>	

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ARCHITECTS

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TAX CREDIT  
SUBMITTAL  
2013

FIRST FLOOR  
BUILDING PLAN  
13,100 GROSS SF

SCALE: 1/16" = 1'-0"  
0 2 4 6 10

PROJECT # 12090  
DRAWN BY M.MORRIS  
CHECKED BY RDL  
FILE NAME 12090\_FL  
PLOT DATE October 23, 2012

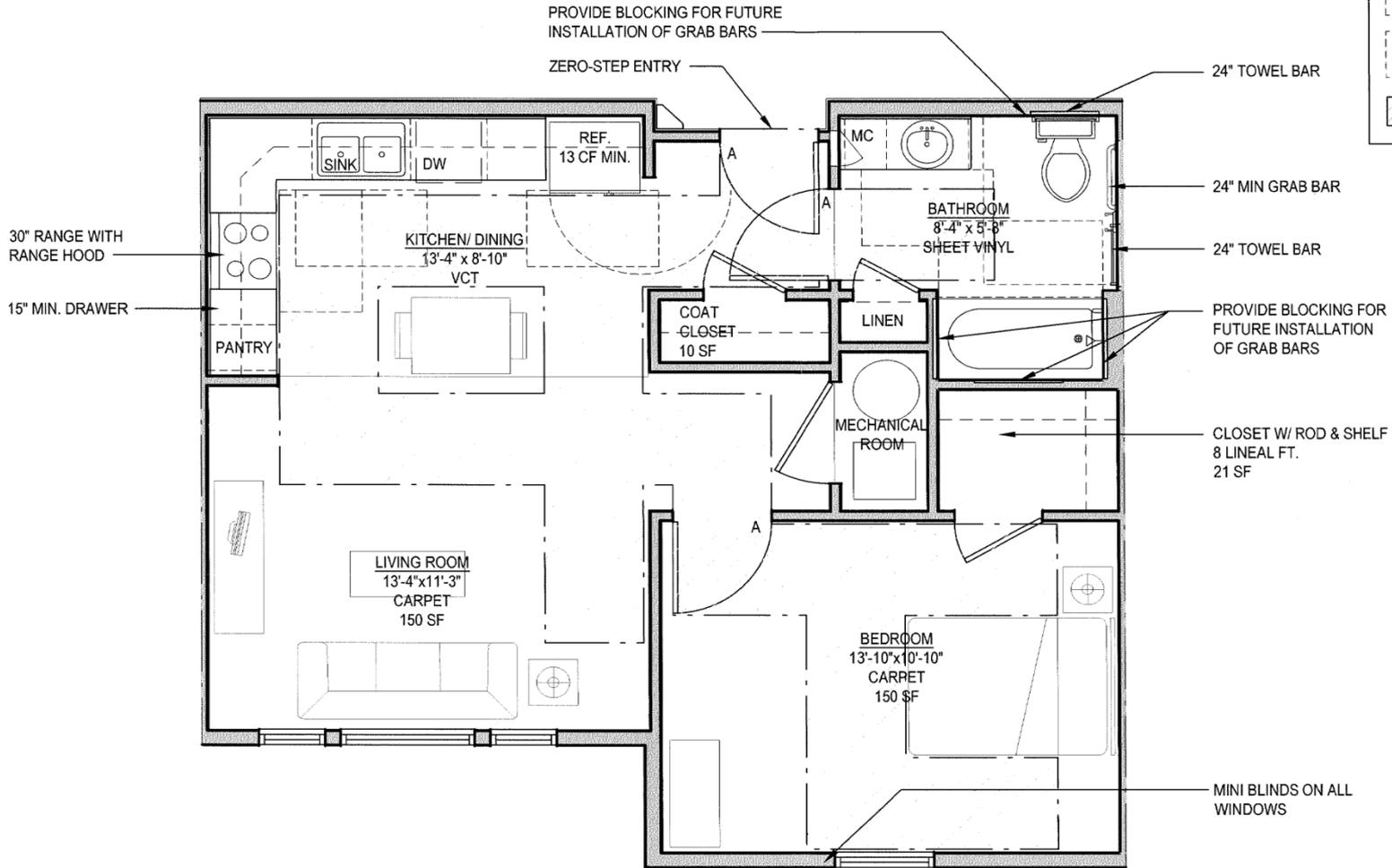
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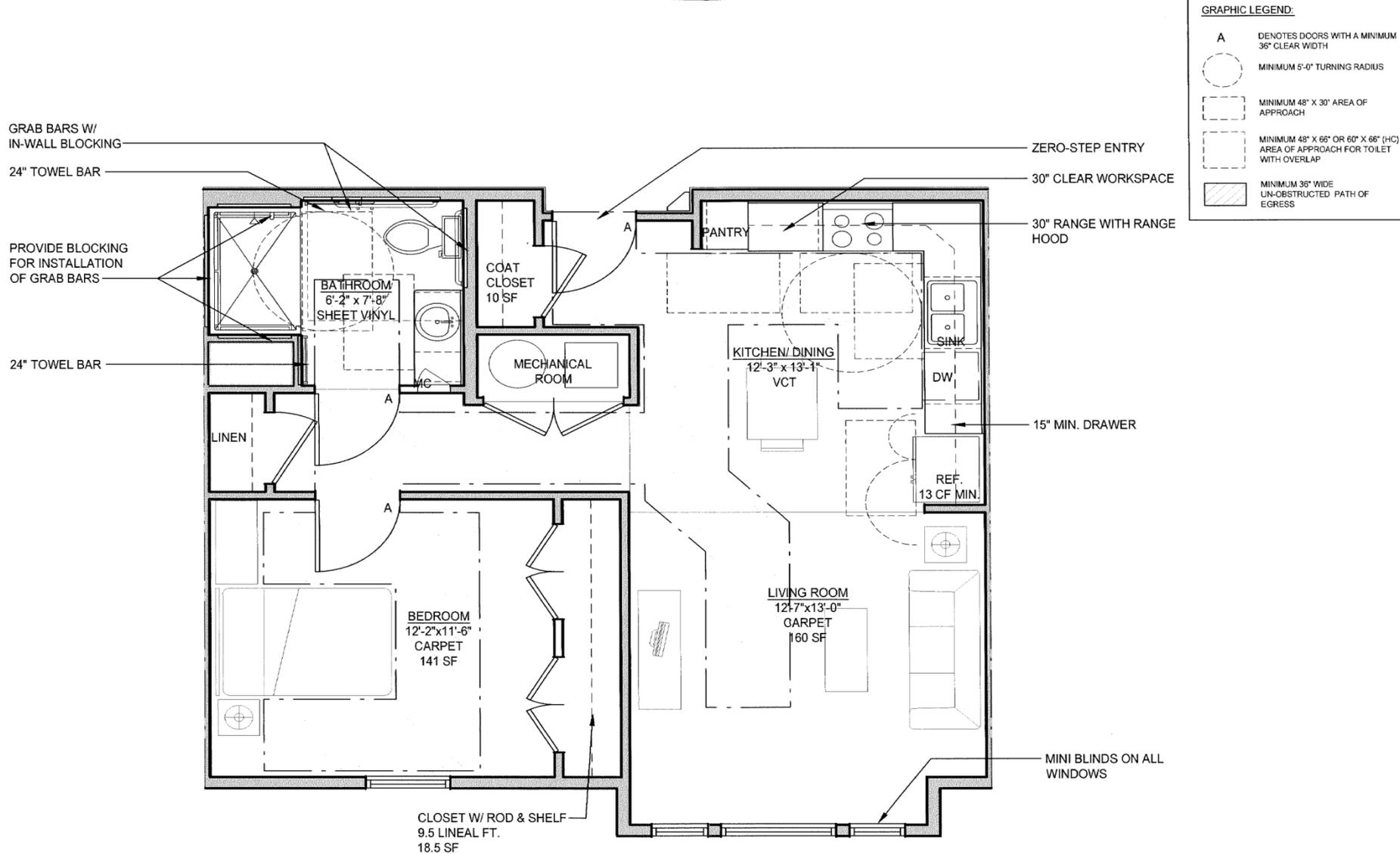
# OVERBROOK SENIOR – 1 BEDROOM (608 SF) FLOOR PLAN

## GRAPHIC LEGEND:

- A** DENOTES DOORS WITH A MINIMUM 36" CLEAR WIDTH
-  MINIMUM 5'-0" TURNING RADIUS
-  MINIMUM 48" X 30" AREA OF APPROACH
-  MINIMUM 48" X 66" OR 60" X 66" (HC) AREA OF APPROACH FOR TOILET WITH OVERLAP
-  MINIMUM 36" WIDE UN-OBSTRICTED PATH OF EGRESS



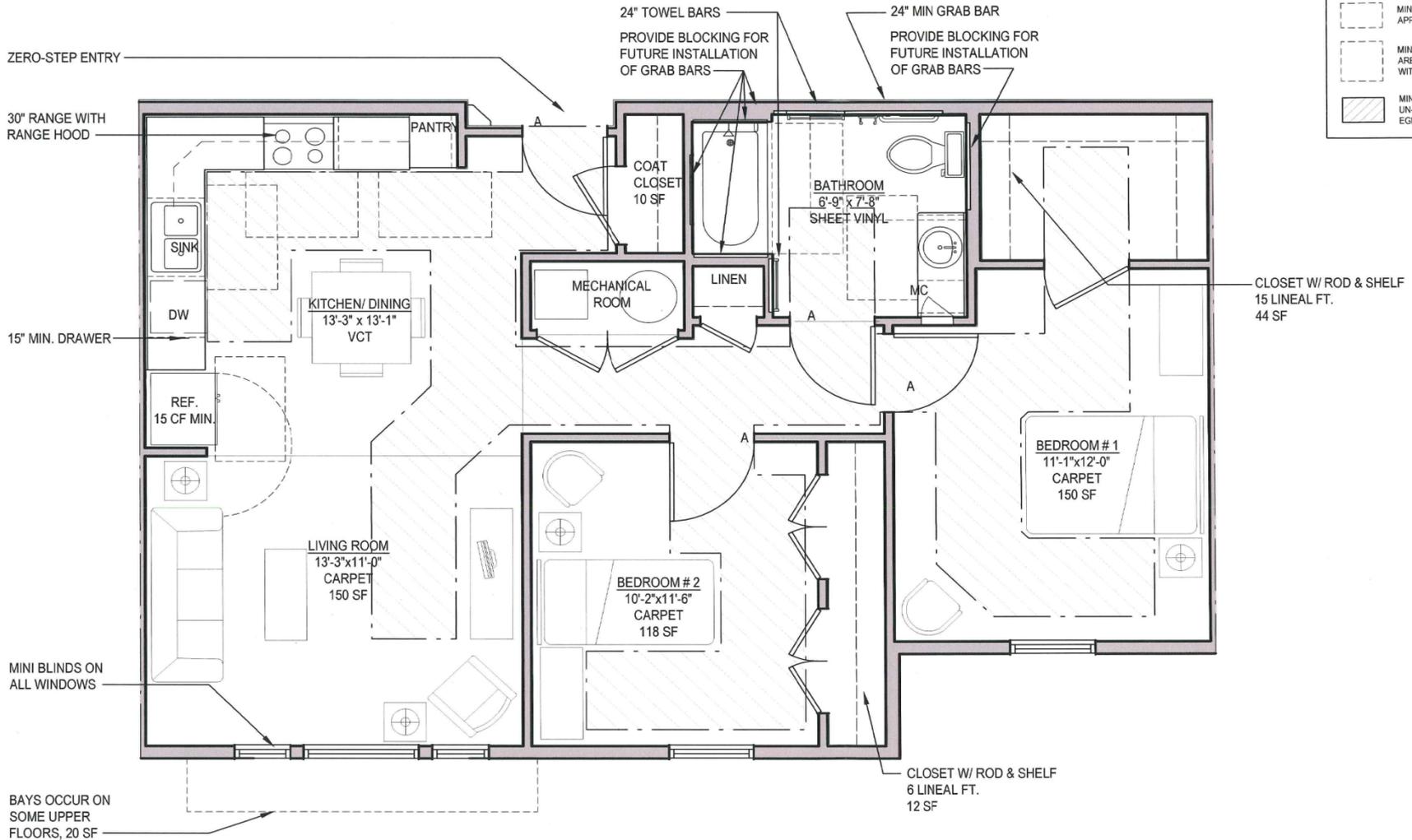
# OVERBROOK SENIOR – 1 BEDROOM (680 SF) FLOOR PLAN



# OVERBROOK SENIOR – 2 BEDROOM (854 SF) FLOOR PLAN

## GRAPHIC LEGEND:

- A** DENOTES DOORS WITH A MINIMUM 36" CLEAR WIDTH
-  MINIMUM 5'-0" TURNING RADIUS
-  MINIMUM 48" X 30" AREA OF APPROACH
-  MINIMUM 48" X 66" OR 60" X 66" (HC) AREA OF APPROACH FOR TOILET WITH OVERLAP
-  MINIMUM 36" WIDE UN-OBSTRICTED PATH OF EGRESS





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