



MAGAZINE

N°01
2022



PHOENIX RISING

ZOM Living Expands to Arizona and
Unveils Plans for Azure Scottsdale





LOM
LIVING

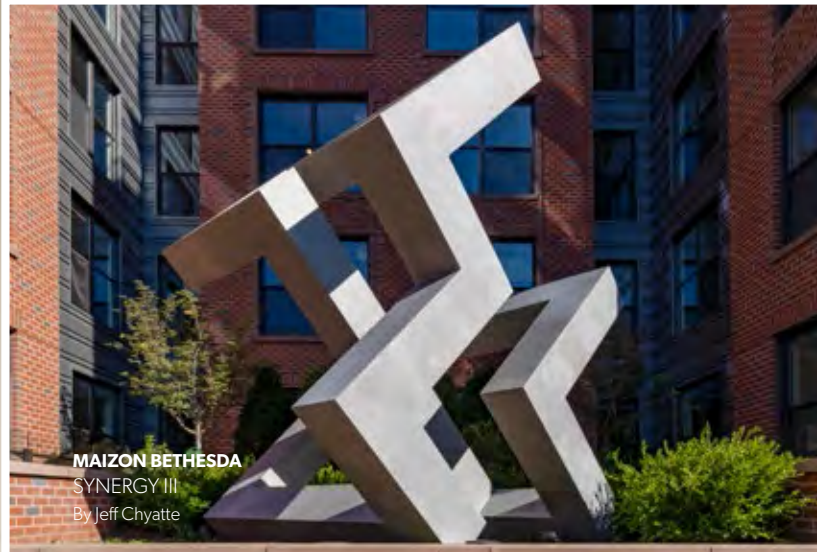
**DIFFERENT
FROM EVERY
POINT OF VIEW.**



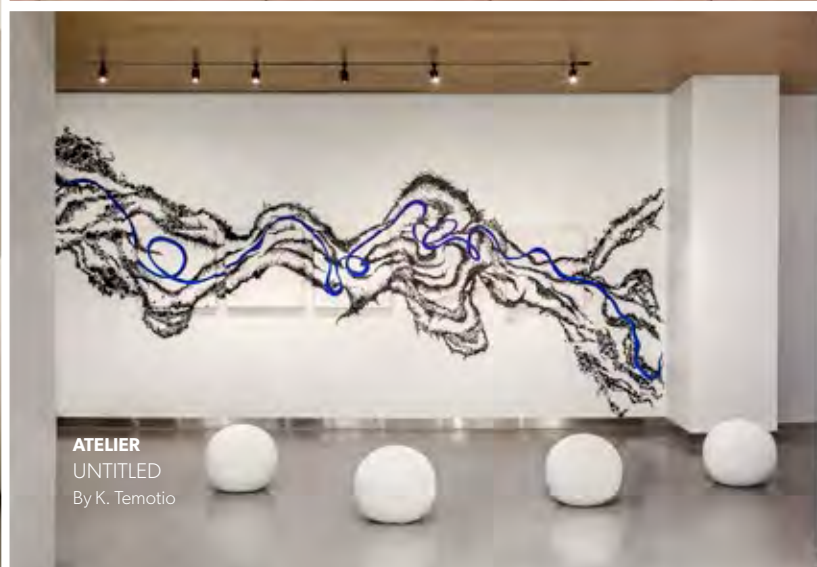
ATELIER
COLOR FALL
By L. Stewart



ATELIER
RED TOTEMS
By C. Nelke



MAIZON BETHESDA
SYNERGY III
By Jeff Chyatte



ATELIER
UNTITLED
By K. Temotio

PHOENIX RISING

Welcome to the inaugural issue of Z Magazine. We hope you will enjoy this fresh new look for our annual update on ZOM's recent body of work and new projects for the coming year.

The events of 2020 and 2021 presented numerous challenges for the U.S. economy and the multifamily industry. Nonetheless, ZOM was able to successfully break ground on eight new development ventures, including two senior living projects in south Florida. Cap rates have continued to drift lower as a growing pool of investors from around the globe search for higher yields and stable assets. We sold eight projects in Florida and Texas at record pricing during 2020 and 2021, as apartments remain a favored asset class.

Apartment inventory is growing, but below the 4% average growth rate needed to meet new demand. This is pushing rents higher in our target markets, where above average population and employment growth are expected to continue in the years ahead. We plan to start ten new projects in 2022, including five projects in Phoenix, our newest market. Additional starts are planned in Austin, Tampa, Arlington VA, Durham, and Miami.

Like the mythical phoenix, we emerge from the challenges of the past few years stronger and smarter, and with renewed conviction that we are well positioned for future success. We are grateful to our shareholders, capital partners, lenders, vendors and employees, all who play a key role in the success of ZOM Living.





AZURE SCOTTSDALE

PREMIER WATERFRONT SITE IN OLD TOWN
SCOTTSDALE

Azure Scottsdale is a 170-unit luxury highrise community that is destined to become a central component of Old Town, Scottsdale's desirable Waterfront District. Located just one block from the chic two-million-square-foot Scottsdale Fashion Square Mall, the project offers premier walkability to dozens of dining and nightlife venues in Scottsdale's lively Old Town district. In addition to its close proximity to the nation's 13th-largest shopping destination, Azure Scottsdale is within easy reach of the Arizona headquarters for GoDaddy, Massage Envy, Discount Tire, and HonorHealth, which continuously attracts young working professionals to the town.

The 12-story project will feature generously-sized floorplans with contemporary finishes and uninterrupted views of Camelback Mountain from its scenic rooftop pool area. Resort-style amenities include a spa-inspired wellness studio and fitness center as well as direct access to the pedestrian and bike-friendly Arizona Canal Trail. Groundbreaking is expected in Q2 2022.

LOCATION: PHOENIX	AREA: SCOTTSDALE	UNITS: 170
YEAR: 2022	TYOLOGY: HIGHRISE	START: Q2 2022





HAZEL SOUTHPARK

UPSCALE LIVING IN CHARLOTTE'S AFFLUENT SOUTHPARK DISTRICT

Hazel SouthPark, a 203-unit, 6-story midrise, is nestled in a highly walkable location at the center of the SouthPark submarket of Charlotte. The project debuted in September 2020 and has since garnered the highest rent in the SouthPark submarket.

Residential units feature gourmet-style kitchens, spacious closets, built-in European-style cabinetry, and private balconies. Upgraded finishes include quartzite countertops, stainless steel appliances, and tile flooring. The expansive apartment homes average 1,168 square feet, with an attached, secured parking facility.

A luxurious rooftop pool deck is surrounded by 11 two-story luxury townhomes and the ground floor boasts 13,000 fully leased square feet of residential amenity space. It is here that the 6,000-square-foot Jinya Ramen Bar is complemented by a RockBox Fitness studio, Toska Spa and Facial Bar, and the House of Nomad, a high-style furniture and home accessories boutique.

Hazel residents enjoy a best-in-class urban experience with immediate access to a wide assortment of upscale dining, shopping, and offices adjacent to the 1.6-million-square-foot SouthPark Mall, which features the region's finest luxury retailers. The SouthPark neighborhood is home to 3.2 million square feet of high-quality retail, restaurants, and grocers.

LOCATION: CHARLOTTE	AREA: SOUTHPARK	UNITS: 203
YEAR: 2017	TYOLOGY: MIDRISE	COMPLETED: Q2 2021





MEZZO DALLAS

CONVENIENT LOCATION WITHIN HIGH-GROWTH DALLAS SUBURB

Mezzo Dallas is located within the heart of the rapidly growing U.S. 380 corridor north of Dallas. Mezzo is proximate to several major employment nodes, which collectively house over 23 million square feet of Class A office space, including Legacy Business Park and the North Frisco Platinum Corridor. The Mezzo Dallas community will include 13 three-story buildings, with both surface parking and private tuck-under garages.

The community will feature market-leading amenities, including coworking office space, a chic resident lounge, game room, membership-quality fitness center with a yoga studio, and a dog salon. Unit finishes will include stylish quartz countertops and island kitchens, vinyl wood flooring, stainless steel appliances, and illuminated vanity mirrors. The clubhouse and first units are scheduled for early 2022 delivery.

LOCATION: DALLAS	AREA: DENTON	UNITS: 378
YEAR: 2020	TYOLOGY: GARDEN	DELIVERY: Q2 2022





AZOLA SOUTH TAMPA

LUXURY LIVING IN HIGHLY SOUGHT-AFTER
SOUTH TAMPA NEIGHBORHOOD

Azola South Tampa is a garden-style luxury apartment community to be developed on a 9.3-acre site, situated in the desirable and high barrier to entry South Tampa neighborhood. The site is a short drive to the downtown Tampa and Westshore employment centers, and just down the street from MacDill Air Force Base, home to 23,000 jobs. Construction commenced in early 2021 and the property will consist of 214 apartments and 6 two-story townhomes.

Once complete, the grounds will showcase a nature preserve that is home to 8 grand oak trees and a flowing canal that leads to Tampa Bay. Project amenities include an inviting clubhouse complete with game room, cyber lounge, fitness center, and dog salon.

The naturally inspired pool deck will be complemented by an adjacent resident pavilion and nearby puppy park, located underneath more large oaks. The first move-ins are expected in Summer 2022.

LOCATION: TAMPA	AREA: SOUTH TAMPA	UNITS: 214
YEAR: 2021	TPOLOGY: GARDEN	DELIVERY: Q3 2022





AZALEA EAST TAMPA

MARKET LEADING LUXURY IN A
CONVENIENT SUBURB

Azalea East Tampa is a garden-style luxury apartment community to be developed on 13 acres, located within the Brandon submarket of Tampa. With excellent access to the Selmon Expressway and Interstate 75, residents will have quick access to major employment hubs in the Tampa metro area. Construction of the project's 289 units commenced in late 2021 and will consist of several three-and-four-story buildings. The development will offer a variety of spacious one-, two-, and three-bedroom apartments featuring contemporary finishes and unique design ideas.

Project amenities include a resort-style pool and a large clubhouse complete with a game room, cyber lounge, membership-grade fitness center, and dog salon. Intended to capture the work from home movement, the property will showcase an after-hours co-working hub, a rarity for suburban developments. First units are expected in Q4 2022.

LOCATION: TAMPA	AREA: BRANDON	UNITS: 289
YEAR: 2022	TYOLOGY: GARDEN	DELIVERY: Q4 2022





AZOLA AVERY CENTRE

BEST-IN-CLASS LIVING IN AUSTIN'S POPULAR
ROUND ROCK COMMUNITY

Azola Avery Centre is a garden-style community to be developed on 13.5 acres, situated in the Avery Centre master-planned community within the Austin, TX metro. Avery Centre is a 1,200-acre, mixed-use, master-planned community that is already home to Texas State University, Austin Community College, Texas A&M Health Science Center, Seton Williamson Hospital, and Cornerstone Hospital. These economic drivers, along with the proposed Class-A office space and a vibrant town center, will drive multifamily demand.

The property will consist of 360 apartments, and buildings will be presented in a three-story format with surface parking and tuck-under garages. The development will offer a variety of spacious one-, two-, and three-bedroom apartments featuring the best-in-class finishes.

Project amenities will include a resort-style pool deck, a large clubhouse complete with game room, a co-work flex office space and resident lounge, demonstration kitchen, membership-quality fitness center, and dog salon.

LOCATION: AUSTIN	AREA: ROUND ROCK	UNITS: 360
YEAR: 2022	TYPOLOGY: GARDEN	START: Q3 2022





HAZEL SCOTTSDALE

LUXURY LIVING IN SCOTTSDALE'S POPULAR
OLD TOWN DISTRICT

Hazel Scottsdale is a 362-unit luxury midrise community in Scottsdale's lively Old Town waterfront district. Slated to become a defining landmark in the city's famous downtown area, the highly anticipated 8-story project will feature thoughtfully laid out floorplans with high-end finishes and sweeping views of Camelback Mountain.

Additional amenities include an elevated resort-style pool deck, a state-of-the-art fitness center, and flexible co-working spaces throughout. In addition to its multiple outdoor courtyards, on-site coffee shop, and ground-floor retail space, Hazel Scottsdale places residents within a short walk to the area's best restaurants, bars, and boutiques that draw visitors from around the country.

The vibrant nightlife in the area, along with easy access to several major employment nodes, will create a highly desirable living environment for young professionals. Groundbreaking is expected in Q2 2022.

LOCATION: PHOENIX	AREA: SCOTTSDALE	UNITS: 362
YEAR: 2022	TYOLOGY: MIDRISE	START: Q2 2022





LAS OLAS WALK

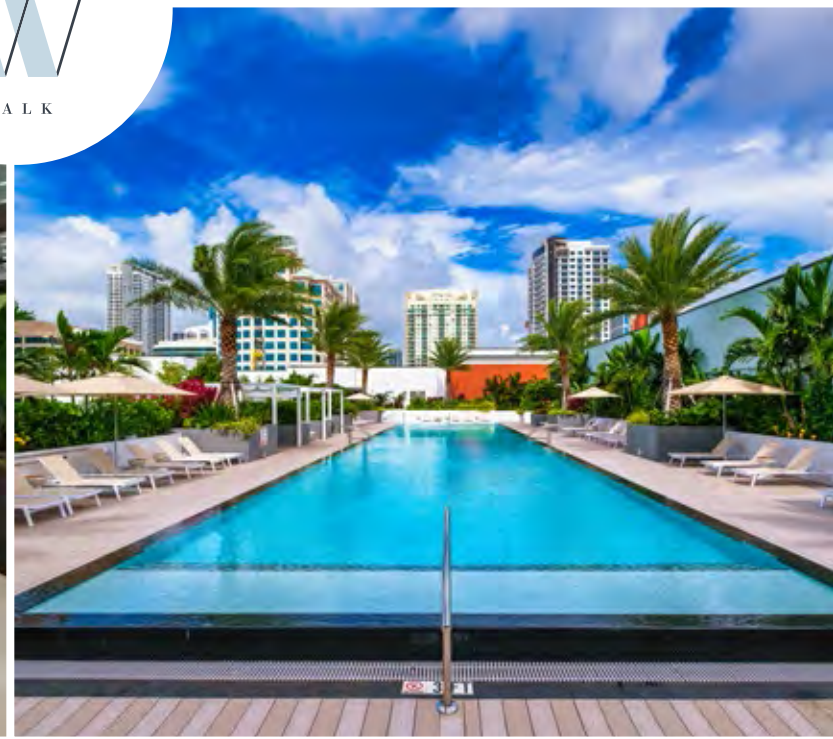
LIVE-PLAY-WORK LIFESTYLE IN THE HEART OF FORT LAUDERDALE

Boasting 456 apartments homes housed in two 8-story buildings, **Las Olas Walk** provides an urban living experience unlike any other. Residents are steps away from Las Olas Boulevard and enjoy convenient access to downtown amenities such as The Riverfront, Broward Center for the Performing Arts, and Brightline rail station. Las Olas Walk features 14,000 square feet of private resident amenities on the ground floor of the North Building. Adjacent to the amenity areas and enveloping the Himmarshee Canal is a large courtyard that is anchored by a resident pavilion with an outdoor lounge.

Extending above the canal, a deck and floating dock provide access to the New River via paddleboard or kayak. A state-of-the-art fitness complex and resident tech lounge complete the ground floor amenity package of the North Building. The South Building connects to the North Building via two air-conditioned walkways.

An expansive 20,000-square-foot rooftop amenity deck is located on the 8th level of the South Building, showcasing a 2,500-square-foot resort-style pool. The rooftop deck is multi-faceted and provides residents with an air-conditioned pavilion with grilling stations, a separate outdoor kitchen area, private cabanas, hammocks, and a further elevated and lushly landscaped sky lounge, where residents can experience views of the best landmarks Fort Lauderdale has to offer. The project achieved stabilization in mid-2021.

LOCATION: FORT LAUDERDALE		AREA: LAS OLAS	UNITS: 456
YEAR: 2018	TYOLOGY: MIDRISE	COMPLETED: Q2 2021	





MAIZON BILTMORE

HIGH-STYLE LIVING IN THE UPSCALE
BILTMORE NEIGHBORHOOD

Maizon Biltmore is a 5-story, 341-unit midrise community to be developed in the upscale Biltmore neighborhood of Phoenix, Arizona. Residents will benefit from accessibility to The Esplanade, a mixed-use development with nearly one million square feet of office space, as well as Biltmore Fashion Park, a 611,000-square-foot lifestyle center with an array of luxury retailers and restaurants near the Town and Country Shops, home to Whole Foods Market and Trader Joe's.

In addition to the employment and shopping conveniences, the Biltmore neighborhood is home to the Frank Lloyd Wright-designed Arizona Biltmore, a luxury Waldorf Astoria resort with a renowned spa and golf course.

The project will feature modern unit finishes, a resort-style pool, a state-of-the-art fitness and wellness center, private co-working spaces, and other market-leading amenities. Groundbreaking is expected in Q3 2022.

LOCATION: PHOENIX	AREA: BILTMORE	UNITS: 341
YEAR: 2022	TYOLOGY: MIDRISE	START: Q3 2022





AZOLA DESERT RIDGE

STRATEGIC NEIGHBORHOOD EXPERIENCING RAPID GROWTH

Azola Desert Ridge is a luxury garden-style community to be developed on 12 acres of land in Phoenix, Arizona. Desert Ridge is currently home to a Mayo Clinic hospital and the ASU Health Futures Center at Mayo Clinic, both of which are undergoing large-scale expansions to their respective educational and research facilities, nearly doubling in size and adding over 2,000 jobs.

The Loop 101 corridor continues to see significant growth and interest from corporations within the biomedical and semiconductor industries. Desert Ridge plays host to plentiful dining and entertainment options, including the 1.2-million-square-foot Desert Ridge Marketplace lifestyle center, the 500,000-square-foot office and retail High Street, and the under-construction City North mixed-use project, which will include office, retail, hotel, and residential space upon completion.

Azola Desert Ridge will consist of 416 apartments distributed throughout five 4-story buildings with elevator service. The development will feature thoughtfully designed one-, two-, and three-bedroom apartments with premium finishes. Onsite amenities will include a resort-inspired pool deck, a state-of-the-art fitness center, pet grooming salon, makerspace, and a self-service market, along with additional perks that have been thoughtfully designed to impress even the most discerning residents. Construction will commence in early 2022.

LOCATION: PHOENIX	AREA: DESERT RIDGE	UNITS: 416
YEAR: 2022	TYOLOGY: GARDEN	START: Q2 2022





MEZZO DESERT RIDGE

MARKET LEADING LUXURY IN ONE OF PHOENIX'S HOTTEST SUBMARKETS

Situated on 6 acres of land in the master-planned community of Desert Ridge, **Mezzo Desert Ridge** is a luxury garden-style community that will offer a variety of spacious one-, two-, and three-bedroom apartments, replete with thoughtful amenities and market-leading finishes.

The Desert Ridge community is home to renowned medical facilities, a 950-key, 4 Diamond JW Marriott Resort, and Fortune 500 companies, including Nationwide Insurance and an American Express campus with over 3,000 employees.

Additionally, Taiwan Semiconductor Manufacturing Company is under construction nearby with its new \$35-billion-dollar manufacturing plant. The facility is expected to create over 1,600 high-earning jobs and stimulate significant economic growth.

Mezzo's curated lifestyle experience is set to include a resort-style pool, membership-grade fitness center, pet salon, and meticulously landscaped outdoor lounge. Construction will commence in Q2 2022.

LOCATION: PHOENIX	AREA: DESERT RIDGE	UNITS: 174
YEAR: 2022	TYOLOGY: GARDEN	START: Q2 2022





HAZEL & AZURE NATIONAL LANDING

STRATEGIC POSITION IN AMAZON HQ2 CORRIDOR

Hazel & Azure National Landing are a unique pair of luxury highrise towers in Arlington, Virginia. Hazel is a 303-unit, fifteen-story tower, and Azure is a 189-unit, eleven-story tower. Azure, a boutique offering, will feature superior finishes and slightly larger units compared to Hazel; while both buildings will be joined by a beautifully landscaped open-air plaza.

The site is within walking distance to Amazon's HQ2, Virginia Tech's Innovation Campus, and Reagan National Airport. Washington, D.C.'s employment base and cultural attractions are a short Metro ride away. National Landing anticipates as many as 38,750 high-paying tech jobs as a result of the new Amazon headquarters and Virginia Tech's \$1 billion Innovation Campus (under construction) will further establish the area as a magnet for high-paying jobs in tech.

The respective projects will feature a mix of studio, one-, two-, and three-bedroom floor plans, as well as townhome-style living. Units will offer chef-inspired kitchens, floor-to-ceiling windows with roller shades, wide plank flooring, private balconies or terraces, and expansive views of the DC skyline (in select units). Residents will enjoy a host of amenities concentrated on the ground floor, mezzanine, and penthouse levels. Each lobby will feature e-lounges, concierge services, and common areas. The penthouse levels will feature a pool, lounge, and club-quality fitness center, all with Potomac River views. In addition to the aforementioned amenities, Hazel and Azure National Landing will have a combined 8,700 square feet of ground-floor retail space that will enhance the resident experience. Groundbreaking will take place in early 2022.

LOCATION: ARLINGTON	AREA: NATIONAL LANDING	UNITS: 189/303
YEAR: 2022	TYOLOGY: HIGHRISE	START: Q1 2022





MILINE LUDLAM TRAIL

ACTIVE LIVING ON MIAMI'S LUDLAM TRAIL

Incorporating the soon-to-be-constructed Ludlam Trail, the three-phase MiLine development will offer a unique living experience that no other community in Miami can match.

Phase I of development is a 338-unit, 6-story midrise accompanied by a 3,500-square-foot brewery, specialty coffee shop, and additional eateries. Phase II will feature approximately 334 units and will extend the trail several thousand feet to the south. Phase III will be situated on Bird Road and contain an additional 20,000 square feet of coveted retail space.

Through a public-private partnership between the development and local government agencies, the Bird Road crossing will feature an 18-foot-wide bridge for pedestrians and cyclists to safely cross over the steady stream of traffic below.

The Ludlam Trail, previously a freight railway, will be converted into a beautiful linear park that spans 6 miles and runs directly through MiLine, creating a one-of-a-kind living experience in South Florida. The project's exterior amenities will include a lushly landscaped hike and bike trail, community dog park, pool deck with aqua lounge and BBQ area, plus a Zen garden for tranquil times. Phase I will feature a large public plaza where residents and guests can intertwine to enjoy live music amid the stunning South Florida weather.

The first phase of development will feature the most expansive art installation at a ZOM property to date. Portions of the building's exterior will be adorned with large-scale murals by local painters, while a handful of sculptures, created by international artists, will be located within the plaza and along the trail. The corridors of the building will be brought to life by several hand-selected canvases that match the vibrant and youthful nature of its residents.

LOCATION: MIAMI	AREA: BIRD ROAD	UNITS: 338/334
TYPOLOGY: MIDRISE	PHASE I YEAR: 2020	DELIVERY: Q1 2022
PHASE II YEAR: 2022	START: Q4 2022	





HAZEL BY THE GALLERIA

HIGH-STYLE HAZEL PROJECT TO EMERGE IN HEART OF DALLAS GALLERIA DISTRICT

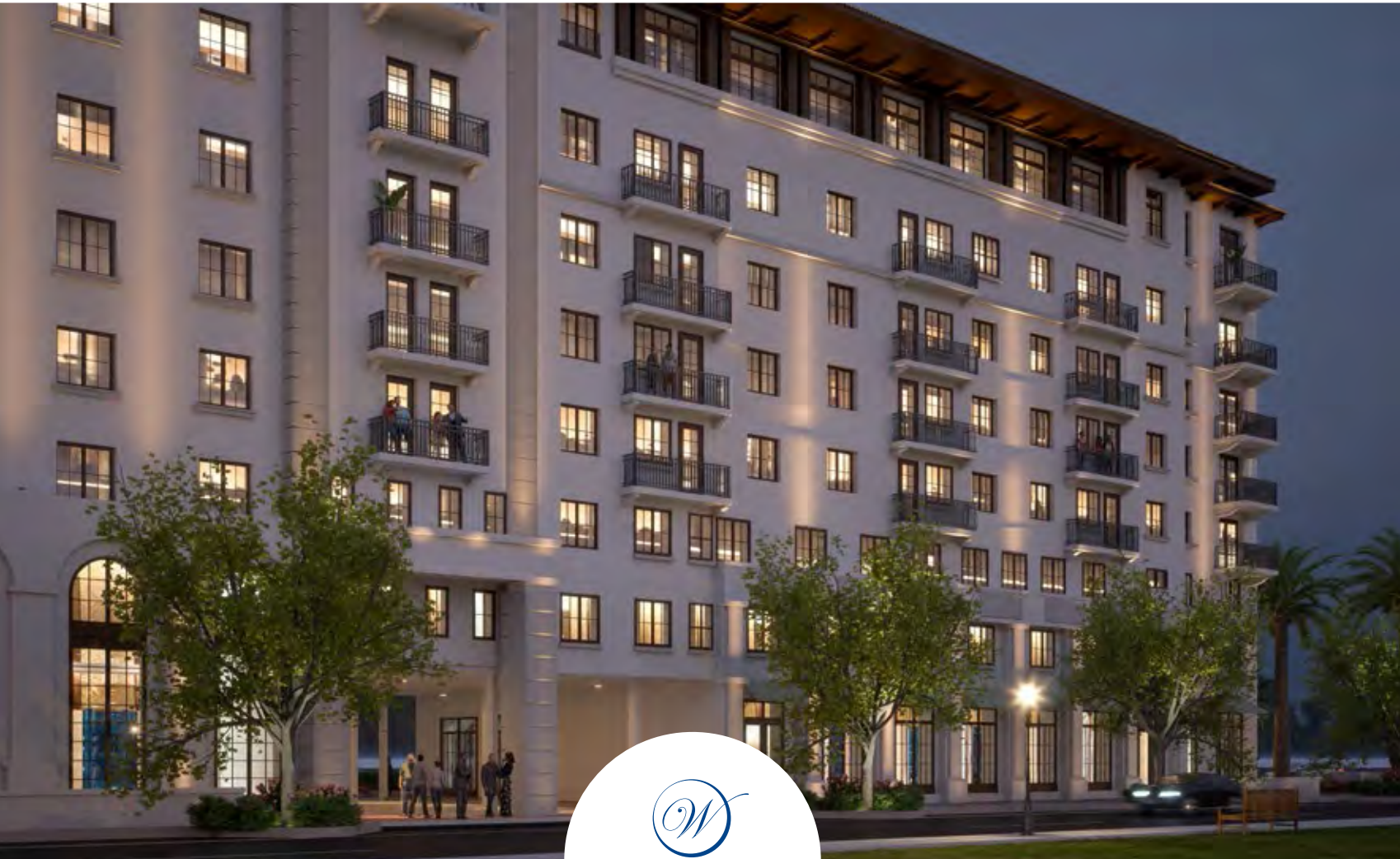
Hazel by the Galleria is a 398-unit, 5-story luxury rental project located in the North Dallas submarket immediately adjacent to the Galleria Dallas. The mall features more than 1.4 million square feet of retail, a 432-room Westin Hotel, and three integrated Class A office buildings, totaling 1.4 million square feet. The project is situated at the intersection of I-635 and Dallas North Tollway, offering convenient accessibility, excellent visibility, and close proximity to local employers. Hazel by the Galleria is also immediately west of the long-awaited 430-acre Valley View Mall that is currently underway.

Seritage Properties recently broke ground on a 23-acre component of the Valley View Mall called Park Heritage that will include 1.8 million square feet of Class A office space, 360,000 square feet of retail, restaurant, entertainment space, hospitality, residential, and open space. Beck Ventures, which owns the lion's share of the Valley View Mall site has recently completed its demolition to make way for new development. At full buildout, Beck's Dallas Midtown project will include 2 million square feet of office space, 500,000 square feet of restaurant and retail, a luxury hotel, a 20-acre Central Park, and the first LifeTime Village concept in the U.S., featuring an 18-story residential tower, 50,000 square feet of co-working space, and a 100,000-square-foot Life Time Fitness athletic facility.

Hazel Galleria will feature best-in-class resident amenity space, including a resort-style pool deck, fitness and wellness center, pet spa, and co-working area. The first move-ins are expected in late 2022.

LOCATION: DALLAS	AREA: GALLERIA	UNITS: 398
YEAR: 2021	TPOLOGY: MIDRISE	DELIVERY: Q4 2022





THE WATERMARK AT CORAL GABLES

SETTING A NEW STANDARD FOR LUXURY SENIOR LIVING IN MERRICK PARK

ZOM Senior Living, a joint venture with Watermark Retirement Communities, is developing a 196-unit, 8-story, Class AAA luxury senior rental community in downtown Coral Gables. Situated directly south of the renowned Shops at Merrick Park, residents will enjoy a variety of shopping, dining, arts, and entertainment options, just steps from their front door. Designed with a timeless Mediterranean Revival architectural style, Watermark at Coral Gables fits perfectly into the Merrick Park neighborhood, which pays homage to the city's founder, George Merrick. With extremely high barriers to entry, the ZIP code boasts some of the most affluent residents and highest valued homes in the region, ranking second in all of Miami-Dade County.

The Watermark at Coral Gables will offer an array of luxury senior rental housing and care services, including 103 independent living apartments, 63 assisted living units, and 30 memory care units. The ground floor boasts over 40,000 square feet of amenity space, including multiple dining venues, a full-service bar, European-inspired bistro, and a membership-quality spa and wellness facility to name a few. The tropical rooftop features a lushly landscaped pool, a sky lounge, and an additional bar and grill which feature spectacular views of the sunset and city. Construction commenced in Q4 2020, with the first unit deliveries scheduled for Q3 2022.

LOCATION: MIAMI	AREA: CORAL GABLES	UNITS: 196
YEAR: 2020	TYOLOGY: MIDRISE	DELIVERY: Q3 2022





ATELIER

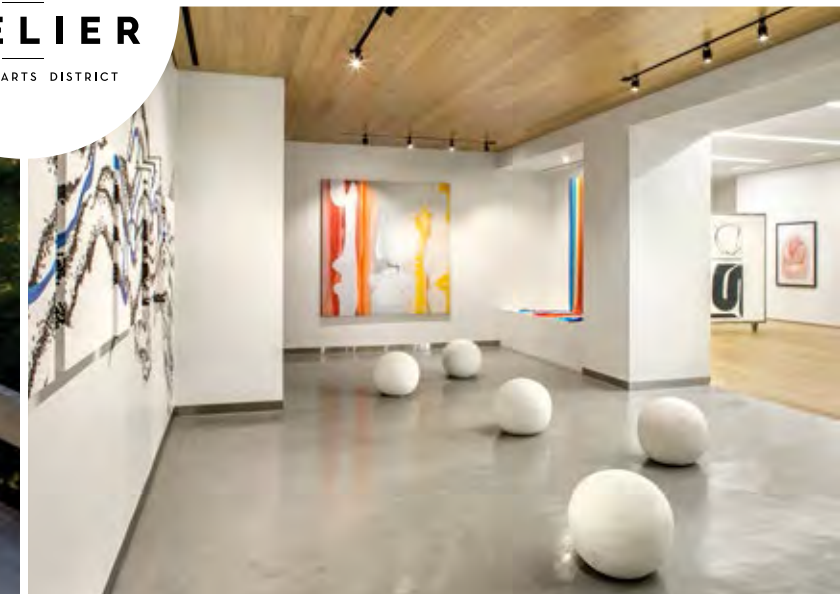
LAVISH LIVING IN THE DALLAS ARTS DISTRICT

Atelier, a 417-unit, 41-story highrise was recently completed in the heart of the Dallas Arts District in the summer of 2021. The project consists of 364 tower units and 53 loft-style units above retail space. Atelier is located at the convergence of the city's influential entertainment and financial districts and is adjacent to the emerging Uptown business district and Klyde Warren Park.

Atelier is within walking distance of popular shopping, dining, and entertainment venues. Several new Class A office buildings have recently been delivered, and two new five-star hotels are currently underway. A new boutique grocer, Royal Blue, has opened in Trammell Crow Center, adjacent to Atelier, which recently underwent a \$135 million renovation, along with several other dining options across Ross Avenue.

The Atelier project includes an 11th-floor amenity deck consisting of 10,000 square feet of interior and 15,000 square feet of exterior amenity space. A carefully curated ground floor retail component will accompany the high-style finishes of the residential units in the tower above. Accentuating the urban and park views at the amenity deck level is a resort-style pool, membership-quality fitness center, resident self-service market, and outdoor entertainment kitchen areas. First loft move-ins occurred in Q3 2020 and first tower move-ins occurred in Q1 2021.

LOCATION: DALLAS	AREA: ARTS DISTRICT	UNITS: 417
YEAR: 2018	TYOLOGY: HIGHRISE	COMPLETED: Q2 2021





BEZEL

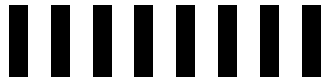
HIGH-ENERGY MIAMI HIGHRISE OVERLOOKING BISCAYNE BAY

Bezel at Miami Worldcenter is a 43-story, 434-unit, luxury rental highrise in a commanding, high-visibility location in the heart of Miami’s new world-class, mixed-use project. Emerging as one of the most exciting urban developments in the United States, Miami Worldcenter will feature Class A office space, a hotel with distinct offerings, and 300,000 square feet of designer boutiques. This space will include destination dining, outdoor cafes, flagship global brands, popular local retailers, entertainment venues, and gathering spaces, including the pedestrian-only 7th Street Promenade.

Bezel will be only steps from Miami’s most important cultural and entertainment hubs, including the Pérez Art Museum, the Frost Museum of Science, and FTX Arena. Additionally, the site boasts a perfect 100 transit score due to its proximity to the Metrorail, Metromover, Tri-Rail, and Brightline’s MiamiCentral.

Bezel will feature 12th- and 13th-floor amenity levels, which will include an open lounge area adjacent to a progressive restaurant, landscaped deck surrounding the resort-style pool, and a wellness center complete with a Jacuzzi, steam room, treatment rooms, and fitness club. Each residential floor will feature a maximum of twelve units, allowing for an intimate feeling while maximizing views.

LOCATION: MIAMI	AREA: ARTS DISTRICT	UNITS: 434
YEAR: 2019	TYOLOGY: HIGHRISE	DELIVERY: Q1 2022





THE WATERMARK AT WEST PALM BEACH

URBAN SENIOR LIVING IN THE HEART OF DOWNTOWN

ZOM Senior Living and Watermark Retirement Communities are developing **The Watermark at West Palm Beach**, an 8-story luxury senior living community in the heart of downtown West Palm Beach. The site provides easy access to some of the area's top shopping and dining offerings.

The immediately adjacent Clematis Street serves as the primary entertainment corridor through downtown and is nearing completion of a multi-million dollar makeover to create a European-inspired, pedestrian-friendly streetscape. Directly to the west is the Brightline train station, which currently runs from Miami to West Palm Beach, offering residents easy access to Fort Lauderdale, Aventura, and Boca Raton. Just a few blocks south is the upscale lifestyle center The Square, which houses nearly one million square feet of dining, shopping, and entertainment. Also located in downtown proper is the world-class Kravis Center for the Performing Arts, which regularly hosts national and international artists and shows.

A half a mile to the east lies the prestigious island of Palm Beach, home to landmarks such as The Breakers hotel, Mar-a-Lago, Flagler Museum, and Worth Avenue. Palm Beach consistently ranks amongst the Best Places to Live in America. Boasting a median home value in excess of \$1,000,000, Palm Beach is also home to some of the nation's wealthiest households.

Watermark at West Palm Beach serves as the premier, proximate senior living option for these residents. Poised to become the market leader for senior housing in Palm Beach County, the community will showcase unparalleled unit finishes, best-in-class amenities, in-room dining, housekeeping, and a service-rich wellness center. The project will feature 100 independent living units, 34 assisted living units, and 20 memory care units with the first move-ins expected in Q3 2022.

LOCATION: WEST PALM BEACH	AREA: DOWNTOWN	UNITS: 154
YEAR: 2020	TYOLOGY: MIDRISE	DELIVERY: Q3 2022





MAIZON DURHAM

URBAN LIVING IN ONE OF THE COUNTRY'S MOST DYNAMIC 18-HOUR DISTRICTS

Maizon Durham is a six-story midrise community to be developed in Downtown Durham, North Carolina. Residents will benefit from being within walking distance to a variety of entertainment options, including the Durham Bulls Stadium, the American Tobacco Office and Entertainment Complex, and the Durham Performing Arts Center. Nearby dining options include some of the best restaurants in the city, several of which have received national accolades from publications such as The New York Times, Southern Living Magazine, and Bon Appétit.

The site is proximate to Duke University, NC Central University, and The Research Triangle Park, which houses 40,000 high-tech employees. Maizon Durham is also just 9 miles from the planned Apple East Coast Headquarters Campus, which will bring 3,000 new jobs to the area, with an average annual salary of \$187,000. These economic drivers, along with a lively town center, will increase multifamily demand.

The property will consist of 246 apartments and the common areas will provide residents with extensive private offices and conference rooms, which can be reserved as needed in order to better facilitate today's increasing popular work-from-home lifestyle. The development will offer a variety of spacious one-, two-, and three-bedroom apartments featuring premier finishes as well as 12,300 square feet of ground-floor Main Street retail.

LOCATION: DURHAM	AREA: DOWNTOWN	UNITS: 246
YEAR: 2022	TYPOLGY: MIDRISE	START: Q1 2022





WELLINGTON BAY

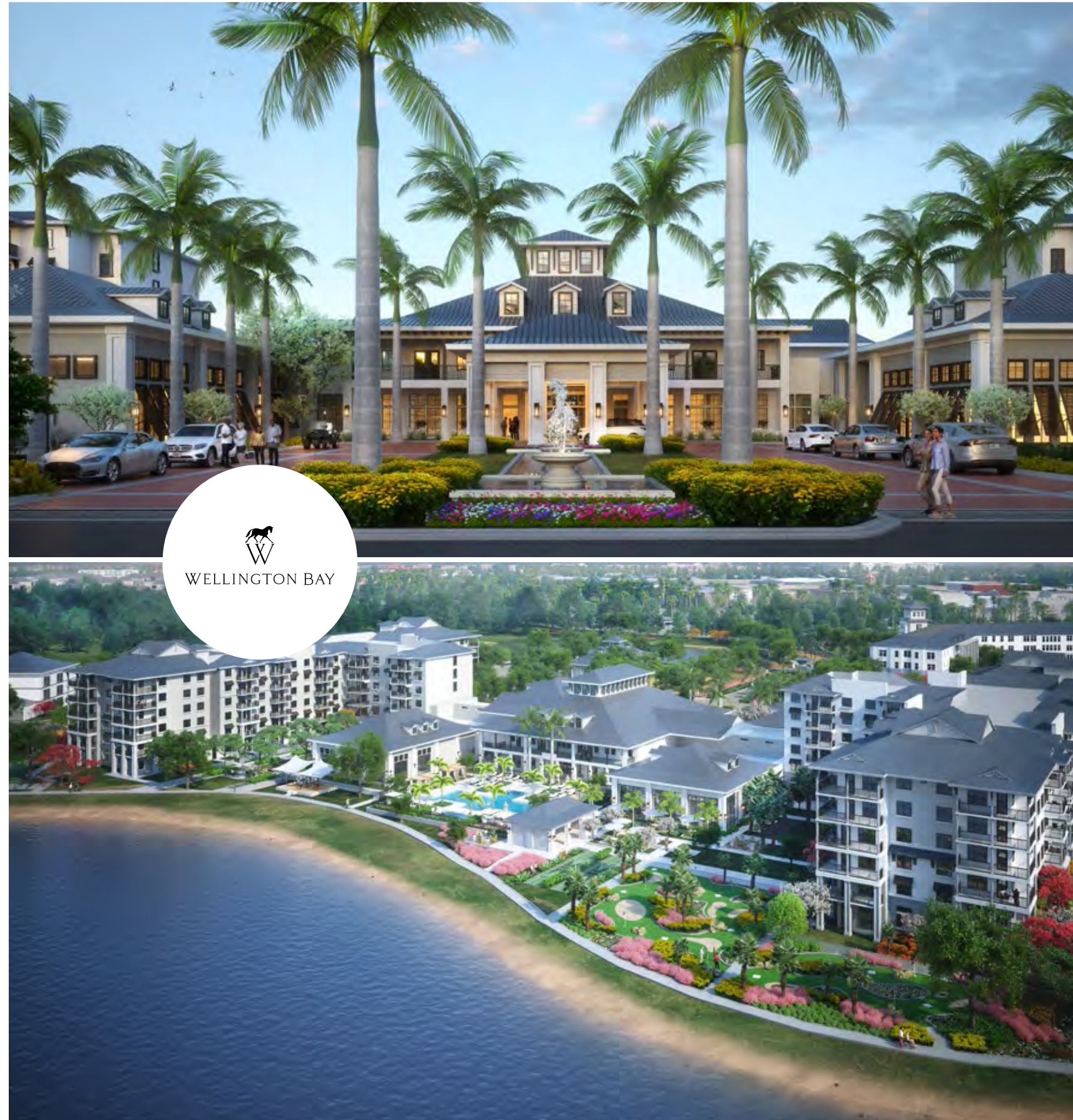
RESORT-STYLE SENIOR LIVING IN PALM BEACH COUNTY

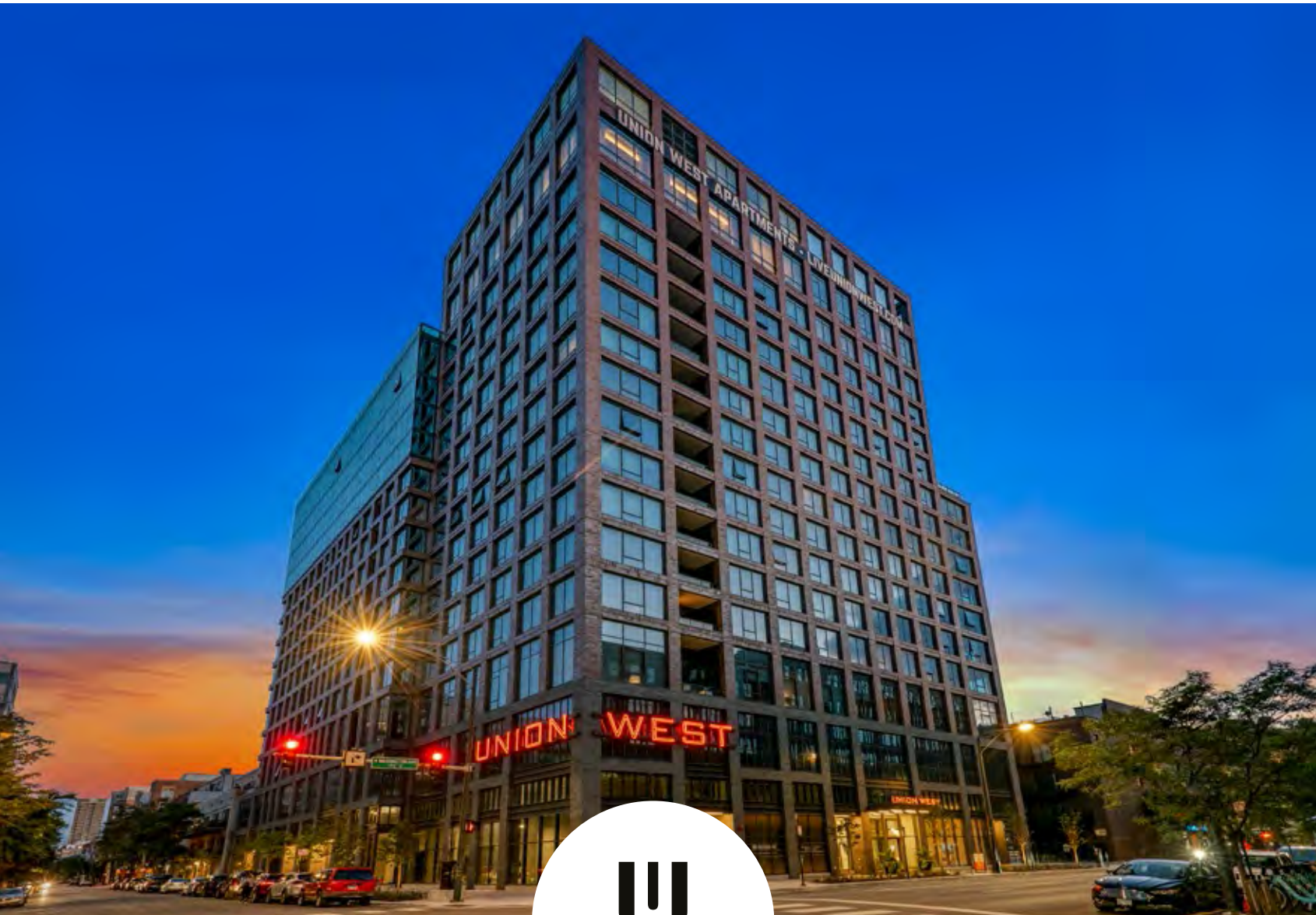
ZOM Senior Living has partnered with Liberty Senior Living to develop a \$180 million, multi-phase community on a 46-acre waterfront site in Wellington, Florida. Located in affluent Palm Beach County, **Wellington Bay** is a planned 424-unit Class AA luxury senior rental community within the Village of Wellington, designed specifically for today's most discerning senior adults.

Onsite amenities within the 65,000-square-foot clubhouse include multiple dining venues, indoor and outdoor swimming pools, and membership-quality wellness and spa facilities, to name a few. Residents will enjoy close proximity to an assortment of dining, shopping, and entertainment immediately adjacent to The Mall at Wellington Green. Whole Foods Market, Trader Joe's, Publix, and The Fresh Market are just minutes away. In addition to shopping and dining, the area surrounding Wellington Bay offers residents an array of community amenities, including championship golf and country clubs, world-renowned polo clubs, and access to major transportation.

The Wellington Bay resort-style campus offers a variety of floorplans, ranging from detached villas with garages to midrise apartments with resort-style amenities, as well as assisted living and memory care. The project includes 300 independent living units, 100 assisted living units, and 24 memory care units. The ground floor boasts over 25,000 square feet of amenity space, including multiple dining venues, a full-service bar, and a membership-quality spa and wellness facility to name a few.

LOCATION: PALM BEACH	AREA: WELLINGTON	UNITS: 424
YEAR: 2019	TYOLOGY: LOW/MIDRISE	DELIVERY: Q2 2022





UNION WEST

HIGH-STYLE LIVING IN CHICAGO'S WEST LOOP

Union West is a 357-unit, 15-story Class A luxury rental highrise located in the affluent and emerging West Loop area of Downtown Chicago. Located one block from the high-energy Randolph Street corridor, Union West provides unparalleled access to highly valued neighborhood amenities, including popular restaurants, social clubs, art galleries, top-tier grocery stores, and convenient transit access. The West Loop neighborhood has recently attracted several blue-chip employers, including advertising giant WPP Group, Google, and Mondelez International (maker of Oreo cookies, Triscuit crackers, and Trident gum), along with McDonald's new global headquarters just one block away.

Adding to the existing top-tier restaurant scene in nearby Fulton Market are several new hotels, including London's Soho House and a Nobu Hotel. London-based Time Out Entertainment recently opened a three-level, 50,000-square-foot food hall as well.

Union West includes over 12,500 square feet of ground-level retail space and 15,000 square feet of best-in-class resident amenities, including an indoor/outdoor aqua lounge, pool deck with fire pits and grilling stations, penthouse-level fitness club, as well as WeWork-inspired resident flex office space. Groundbreaking was in Q1 2018 and the first units were delivered in October 2019.

LOCATION: CHICAGO	AREA: WEST LOOP	UNITS: 357
YEAR: 2018	TYOLOGY: HIGHRISE	COMPLETED: Q1 2020





MAIZON BETHESDA

LUXURY URBAN LIVING IN THE MOST
WALKABLE LOCATION OF BETHESDA

Maizon Bethesda is a 229-unit luxury rental midrise located in the affluent, amenity-rich community of Bethesda, directly adjacent to Washington, D.C. Just two blocks away from the Bethesda Metro Station, Maizon embodies urban transit-oriented development in every sense of the term.

The site boasts an impressive 99 Walk Score with pedestrian access to a variety of dining, entertainment, and retail venues, as well as 14 million square feet of Class A office space. Bethesda's job base has been bolstered by notable corporate relocations, including hospitality giant Marriott International, Host Hotels & Resorts, and Booz Allen Hamilton. All three employers are executing relocations to sites that are three blocks or less from Maizon Bethesda.

Resident amenities at Maizon Bethesda include a rooftop deck and landscaped terrace, featuring a resort-style infinity pool and grilling stations, an e-lounge with Wi-Fi, a fitness club-quality exercise center, as well as lushly landscaped courtyards throughout. Well-appointed floorplans range from 400 to 1,600 square feet and will feature island kitchens, hard surface countertops, Italian-style cabinetry, custom walk-in showers and closets, private balconies and terraces, floor-to-ceiling windows with roller shades, wide plank flooring, and a keyless entry system. First units delivered in August 2021.

LOCATION: BETHESDA		AREA: DOWNTOWN	UNITS: 229
YEAR: 2019	TYOLOGY: MIDRISE	COMPLETED: Q4 2021	





PROJECT SALES

CAPITALIZING ON SURGING INVESTOR DEMAND IN 2020-2021 FOR CLASS A APARTMENTS, ZOM SOLD EIGHT PROJECTS TOTALING 2,774 UNITS, REPRESENTING NEARLY \$1.1 BILLION IN TOTAL SALES VOLUME. TWO OF THESE COMPLETED SALES ARE FEATURED BELOW.



Kinstead, located in McKinney, Texas, sold in September 2020 to a Dallas-based institutional investment advisor. The 376-unit garden-style rental community was developed in joint venture with an institutional investor and construction financing was provided by Texas Capital Bank. Despite headwinds from the COVID-19 pandemic, the project sold prior to stabilization and generated a 20.3% venture level IRR over a 3.25 year holding period.



Azola West Palm sold in February 2021 to a New Jersey-based family office. The 179-unit garden-style rental community was developed in joint venture with an institutional investor and construction financing was provided by Synovus Bank. The sale generated an 18.2% venture level IRR over a 3.33 year holding period and experienced a successful lease-up during the COVID-19 pandemic.





ZOM EXPANDS ITS MANAGEMENT TEAM

In Q1 2021, Matthew Adler joined ZOM's management team as Senior Vice President of Finance. Based in Fort Lauderdale, Matt is spearheading debt and equity procurement for ZOM-sponsored multifamily and senior housing development ventures and broadening its network of capital partners and lenders. Adler is also involved in asset management of existing ventures, including dispositions.

"As ZOM Living continues to expand its footprint in the U.S., Matt Adler will further support our investment and development growth plans," said ZOM Living CEO Greg West. "Over his career, he has built a unique expertise by being on both sides of the negotiation table, working on the private equity side and serving as an executive at a development firm. Matt is a valuable addition to our team as we continue to expand our business regionally and nationally."

ACCOLADES

Throughout our 44-year history, ZOM Living has garnered over 190 industry awards for project design and development expertise. Our intentional focus on thoughtful, leading-edge design has long been recognized within the housing industry.

In 2021, ZOM Living was ranked #11 among the top 25 developers in the U.S. by Multi-Housing News.

ZOM Living garnered eight industry awards in 2020-2021, including NAHB Pillars Award Finalist – Best Highrise Apartment Community (Union West) and was named a NGBS Green Partner of Excellence for leadership in creating sustainable, healthy apartment homes. ZOM's Atelier project was also named Best Residential Project in City Center Dallas by the International Interior Design Association.

This industry recognition inspires us to reach even higher, and we strongly believe that the project attributes that lead to these awards are an essential part of the value equation for our residents and our stakeholders. It is what ZOM Living is all about.



ZOM NAMED BEST DEVELOPER

ZOM Living was recently named "Best Development Company of the Year" by Multi-Housing News, as part of its 2021 Awards of Excellence competition. This is the highest recognition given in one of the most sought-after categories. "Every building in their portfolio looks different. They find the architectural integrity of every place they're building in and do a really good job at executing that vision," said one of the MHN panelists.



The
Essence
of Living.



LOM
LIVING

DALLAS
FORT LAUDERDALE
ORLANDO
PHOENIX
RALEIGH
WASHINGTON, D.C.