



DIVERSIFIED REAL ESTATE

RESIDENTIAL | COMMERCIAL



Goldberg Companies

DEVELOPMENT | CONSTRUCTION | MANAGEMENT



With a focus on long term ownership and management, it is the mission of GCI to develop exceptional places to live and work. Our philosophy of engaged property management is enriched by longevity, refreshed by innovation, and resonates through our talented people. We are passionately dedicated to the legacy that has defined us - an ongoing commitment to the people and places we serve.

1985 groundbreaking of Signature Square in Beachwood, Ohio. Pictured left to right: Allan Goldberg, architect Don Hisaka, Larry Goldberg and Jack Goldberg.

DIVERSIFIED REAL ESTATE

Goldberg Companies, GCI Residential and GCI Construction (GCI) is a national developer, general contractor and property manager of residential and commercial real estate.

FOUNDATION

Founded in 1952 under the leadership of Jack Goldberg, GCI began its evolution into a leading development, construction and management firm. In the late 1950s, sons Allan and Larry joined Jack to assist him in the management and growth of the Company and its portfolio. Since its inception, GCI has built and acquired over 16,000 multifamily units and single-family homes, and more than 1,000,000 square feet of office and retail.

FUNCTION & FORM

GCI's focus on long-term ownership guides its development of exceptional places for people to live and work. GCI's philosophy of engaged property management translates into engaged employees and satisfied tenants. Properties are built with the utmost quality to sustain its commitment to lasting success.

FUTURE

GCI has successfully transformed from an Ohio staple with a strong legacy into a national platform with exciting growth. While remaining committed to the Cleveland area, GCI is focused on new development in emergent markets throughout the Carolinas, Florida, Tennessee and Texas.

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Goldberg Companies

A fully diversified and integrated national real estate platform



MULTIFAMILY

GCI's apartment communities epitomize sophisticated architecture and unparalleled amenities. Prominent locations, high-end finishes and spacious floor plans attract long term residents and partners.



COMMERCIAL

GCI's commercial properties provide the ideal environment for both established and growing businesses. Timeless architecture, prime locations, proximity to key thoroughfares, and premium amenities render them peerless.



SINGLE FAMILY

Building upon its history of single-family construction and development, GCI has recently created the premier new housing neighborhood on Cleveland's east side, with national and local homebuilders.

Building communities with a focus on long-term ownership

DEVELOPMENT

GCI pilots developments from concept through completion, incorporating precision that involves detailed site selection, comprehensive zoning, market analytics, financing partnerships, property designs and floor plans that enable each project to stand the test of time.

CONSTRUCTION

GCI is a full-service general contractor that utilizes the highest quality construction methods and materials. Each property is built for long-term ownership, lifetime functionality and appeal.

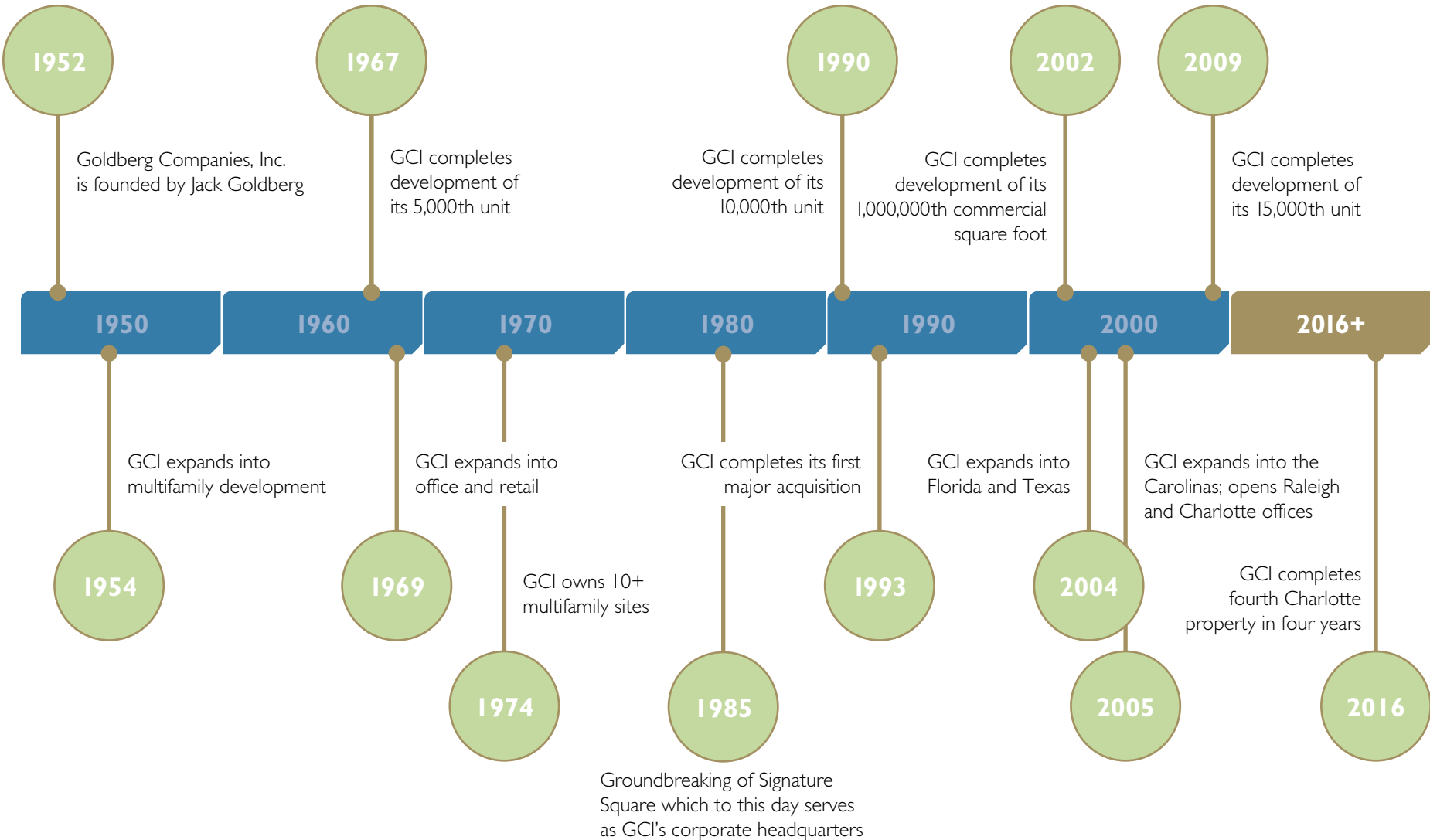
MANAGEMENT

GCI provides dedicated owner management and ensures that from lease-up through a property's lifetime of milestones, residents are provided impeccable homes in thriving communities with high occupancy and low turnover.

LEGACY ARBORETUM



Passionately dedicated to the legacy that has defined us



Controlled growth that is built to last through peaks and troughs



LARRY GOLDBERG

Principal

Larry Goldberg has been integral to GCI's growth from its inception. Larry worked with his father, Jack, when they started as a builder of single family homes and helped transition into multifamily residential and commercial building, development and management. Today, Larry remains a guiding force for the business.

Larry graduated from The Ohio State University in 1963 with a Bachelor of Arts. Larry received his Juris Doctorate from Cleveland State University and was admitted to the Ohio Bar in 1967.

In addition to overseeing the Goldberg Family Charitable Foundation, he is a Lifetime Trustee for the Jewish Federation of Cleveland, and currently serves on the Board of Directors for the Cleveland Clinic Foundation and the Mount Sinai Health Foundation.

JORDAN GOLDBERG

Principal

Jordan Goldberg oversees all aspects of GCI including investment opportunities, residential management, new development and construction. As a third generation member of GCI, Jordan grew up in the business and offers in-depth knowledge and unique perspective to the executive team.

Prior to joining GCI in 1999, Jordan was a law associate at Kahn Kleinman, LPA in its real estate practice, and also worked for Executive Life Insurance and received his Series 6 Variable Insurance License.

Jordan graduated from Tulane University with a Bachelor of Political Science and received his JD from Case Western College of Law. He has served on various community boards including The Cleveland Clinic Children's Hospital, the Maltz Museum of Jewish Heritage, the Tulane University Alumni Board, and as a Trustee for the Jewish Federation of Cleveland and Menorah Park Center for Senior Living.



FROM LEFT: Larry Goldberg, Jordan Goldberg, and Eric Bell

ERIC BELL

Principal

Eric Bell oversees all aspects of the business, with a focus on development and construction. He has direct oversight of GCI's investment and commercial portfolios. Eric has been instrumental in GCI management for 20 years, and continues to guide the company's expansion toward new opportunities.

Prior to joining GCI in 1996, Eric was a law associate at Ulmer & Berne for five years where he demonstrated a strong foundation in real estate law. Eric was responsible for client development, legal research, and the drafting and negotiation of contracts. Prior to entering the practice of law, Eric worked for Forest City Enterprises in its commercial property division.

Eric graduated from The Ohio State University with a degree in Organizational Communications, and earned his Juris Doctorate from Cleveland-Marshall College of Law. Eric serves on boards and committees of various organizations, including the Jewish Federation of Cleveland.

BRUCE JUERGENS**Treasurer**

Bruce Juergens oversees finance and accounting for GCI. His team underwrites new properties and manages the construction budget, works closely with lenders on construction and permanent financing, and manages cash flow operations of the stabilized properties.

Bruce manages GCI's tax planning strategies and is adept at complex accounting issues including 1031 exchanges and varying individual, corporate and trust investors. Further, his team handles development, construction and operational accounting and risk management for all sites. Bruce has intimate knowledge of every property, the portfolio's financial performance, and the company's vast history.

Bruce has been with GCI since 1972. He previously worked in accounting at Schultz, Krahe, Martin and Long. Bruce graduated with MBA and BBA degrees from Case Western Reserve University.

SETH MENDELSON**Chief Investment Officer**

Seth Mendelsohn oversees investments for GCI's national portfolio. He is involved in all aspects of the company, including property identification and development, construction oversight, and stabilized execution. Seth provides strategic plans to promote well-performing properties and the portfolio.

Seth previously oversaw a \$1 billion multifamily portfolio and ran \$750 million in M&A and capital transactions as head of investment and asset management for NRP. He also worked as a Director at UBS and previously at Bank of America in real estate investment banking, structuring CMBS and real-estate investments including derivatives to short-sell subprime housing. In prior roles, Seth worked on JP Morgan's Restructuring team and at White & Case in Restructuring M&A. Seth is a CPA and attorney, graduated cum laude with a JD & MBA from Northwestern, and earned MaCC and BBA degrees with honors from Michigan.

CRESTON CRUM**President of Construction**

Creston Crum oversees construction for GCI. His team serves as general contractor on all GCI developments. Creston's group is tasked with site analysis, project design, construction estimating, budgets and accounting, bidding and assignment of work scopes, permitting and entitlements, quality control and site oversight.

Creston was formerly the President of Florida Construction for one of the country's largest multifamily developers, Mill Creek Residential (MCRT). Before MCRT, he was the President of South Florida Construction for Trammell Crow Residential. Creston has worked on projects ranging from multifamily residential, hi-rise condominiums, student housing, commercial office, commercial retail, and commercial restaurants. He has extensive experience managing construction operations as well as pre-construction support services. Creston is LEED accredited and licensed as a General Contractor in Florida.

PETER NINTCHEFF**General Counsel**

Peter Nintcheff is responsible for handling all legal matters of GCI. His primary duties are preparing and negotiating all legal documents for the acquisition, development, financing and disposition of real property. He also advises the company on leasing, zoning, tax and litigation matters. In addition, Peter works closely with the company principals on all business aspects of property due diligence, financing and management.

Peter has been with GCI for over 10 years. Previously, he was in private practice as an Associate at Roetzel & Andress in Cleveland where he focused on real estate law representing both local and national developers and tenants. Peter started his legal career as an Associate at Cowden, Humphrey and Sarlson, spending most of his time working on downtown Cleveland redevelopment projects. Peter received his law degree from Case Western Reserve University School of Law and his B.A. from Hamilton College.

IAN STUART**Director of Acquisitions**

Ian Stuart oversees acquisitions for GCI. He has acquired and entitled well over 1,000 acres of land and lots for the development and construction of 750 single family homes and 1,500 apartments in Ohio, the Carolinas, Florida, Tennessee and Texas. Ian has resided in Atlanta, Charlotte, Cincinnati, Cleveland, and Madison, therefore offering broad national and local expertise on development markets.

Ian previously managed two large Cleveland properties with over 1,500 units. He is well-versed in all facets of property management including leasing, budgeting, collections, cost control and staffing. His management perspective enables Ian to identify desirable developments to fit long-term goals. Ian received his B.S. from Miami University in Ohio, with a major in Finance and minor in Urban and Regional Analysis. He also received his MBA from the University of Wisconsin, with a concentration in Real Estate and Urban Land Economics.

COMPANY OVERVIEW | PASSIONATELY DEDICATED

Ongoing commitment to the people and places we serve

- GCI has over 300 years of collective executive team experience, over 250 employees, and strong family values.
- The average employee has been with GCI for an industry leading 7 years and an average corporate tenure of over 14 years! This tenure provides stability, allowing for strategic growth while maintaining GCI's legacy and culture.





LEGACY 521

SINGLE FAMILY DEVELOPMENT



While GCI's focus is on multifamily, its single-family roots began in 1952. GCI continues to develop best-in-class residential communities.





SIGNATURE SQUARE I



SIGNATURE SQUARE II



ENTERPRISE PLACE



GALAXY CORPORATE PARK



SIGNATURE SQUARE III | 85k s.f. under development

Prime commercial locations in Cleveland's East Side employment corridor

CLEVELAND MULTIFAMILY PORTFOLIO

A strong base in Cleveland



- Cleveland MSA population: 3.5 million (#16 largest in the United States)
- Properties located in affluent suburbs near highways and employment centers
- Strong management scale from ten properties, 4,684 units



CLEVELAND MULTIFAMILY PORTFOLIO

Cleveland
Market



1. BIG CREEK
Parma Submarket
2001 Completion, 516 Units



2. COBBLESTONE COURT & VILLAGE
Mentor Submarket
2008 Completion, 2012 Addition, 530 Units



3. COPPERTREE
Mayfield Submarket
1975 Completion, 342 Units



4. FOUR SEASONS
Beachwood Submarket
1990 Completion, 2015 Addition, 407 Units



5. HUNTERS HOLLOW
Strongsville Submarket
1990 Completion, 208 Units



6. HUNTINGTON GREEN
University Heights Submarket
1955 Completion, 426 Units



6. LIBERTY HILL
Solon Submarket
1985 Completion; 2015 Upgrade, 396 Units



8. PEPPERWOOD
Mayfield Submarket
1964 Completion, 132 Units



9. PINE RIDGE & VILLAGE
Willoughby Submarket
1973 Completion, 2007 Addition, 1309 Units



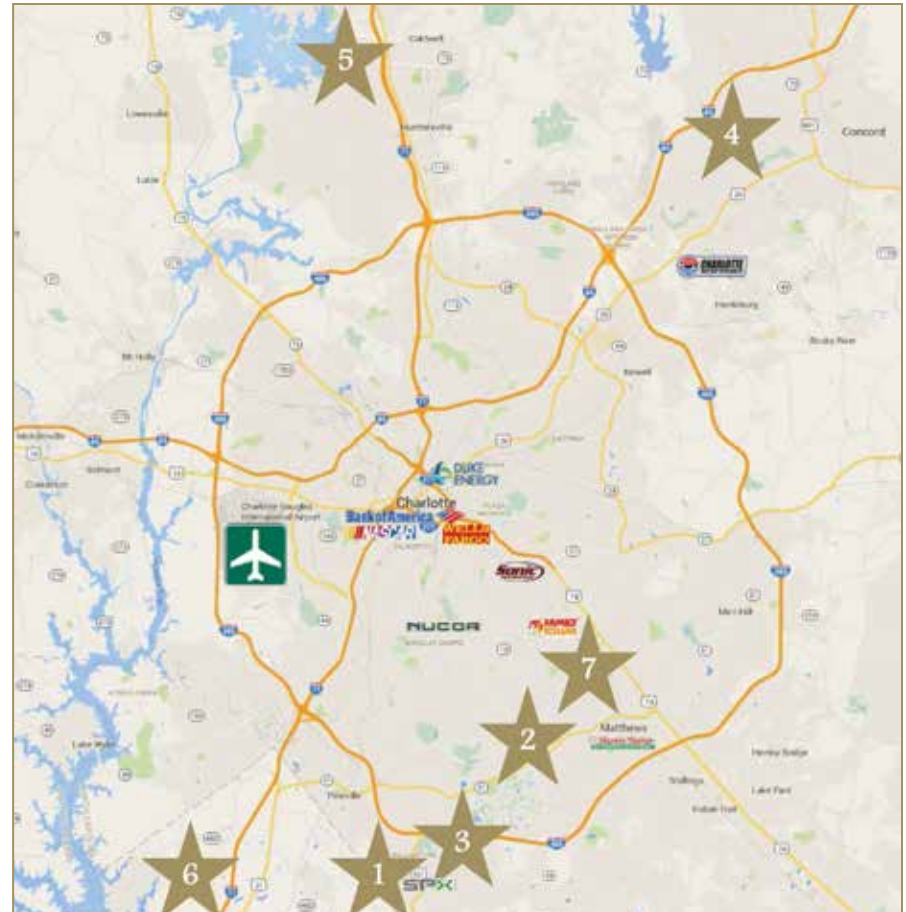
10. SETTLERS LANDING
Aurora Submarket
2004 Completion, 2015 Upgrade, 408 Units

CHARLOTTE MULTIFAMILY PORTFOLIO

Continued benefit from Charlotte's growth



- Charlotte MSA population: 2.4 million (+7.4% since 2010); Charlotte MSA benefits from finance center and airport hub
- Properties located in affluent suburbs with A+ rated schools, near major highways and employment centers
- Management scale from 7 properties and over 2,000 units in Charlotte region



CHARLOTTE MULTIFAMILY PORTFOLIO

Charlotte
Market



1. LEGACY 521
Ballantyne Submarket
2016 Completion, 248 Units



2. LEGACY ARBORETUM
Arboretum Submarket
1996 Completion, 266 Units



3. LEGACY BALLANTYNE
Ballantyne Submarket
1997 Completion, 2015 Upgrade, 282 Units



4. LEGACY CONCORD
Concord Submarket
2016 Completion, 348 Units



5. LEGACY CORNELIUS
Cornelius Submarket
2013 Completion, 241 Units



6. LEGACY FORT MILL
Fort Mill Submarket
2012 Completion, 2017 Addition, 350 Units



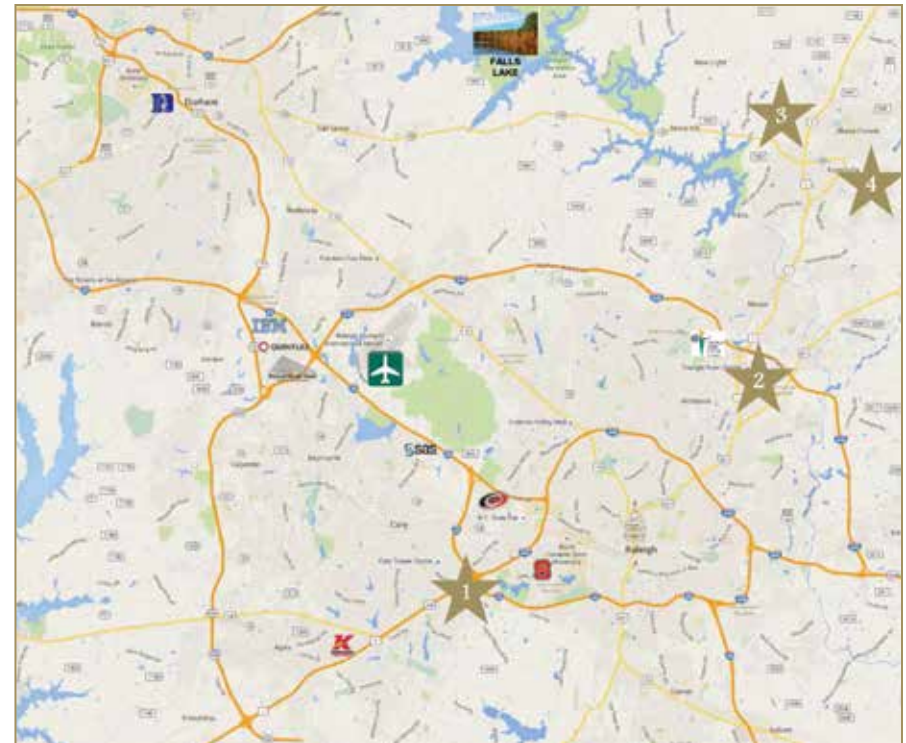
7. LEGACY MATTHEWS
Matthews Submarket
1988 Completion, 288 Units

RALEIGH MULTIFAMILY PORTFOLIO

Innovative new apartments in the Research Triangle



- Raleigh MSA population: 2 million (+10% since 2010)
- Raleigh MSA houses major universities, the state capitol, technology hub and the Research Triangle
- Two stabilized properties and two under development, totaling 1,200 units



RALEIGH MULTIFAMILY PORTFOLIO

Raleigh Market



1. LEGACY CROSSROADS
Cary Submarket
2010 Completion, 344 Units



2. LEGACY NORTH POINTE
North Raleigh Submarket
2002 Completion, 274 Units

FUTURE DEVELOPMENTS:

3. LEGACY WAKE FOREST
Wake Forest Submarket
2017 Completion
298 Units

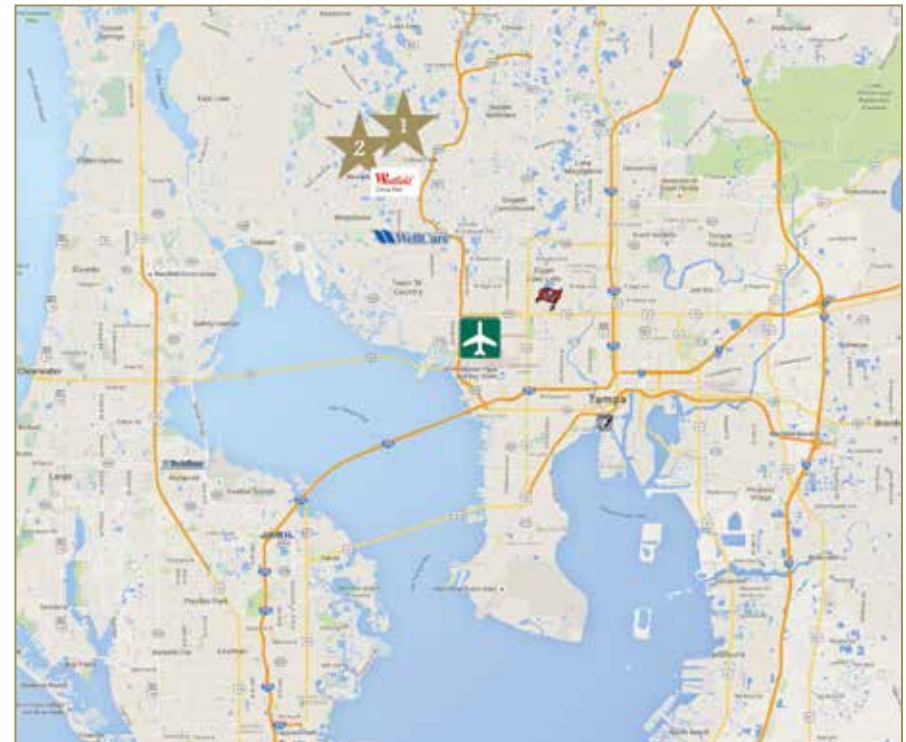
4. LEGACY HERITAGE
Wake Forest Submarket
2019 Completion
300 Units

FLORIDA MULTIFAMILY PORTFOLIO

Ideal market conditions in Florida



- Tampa MSA population: 2.9 million (+5% since 2010)
- Orlando MSA population: 2.3 million (+9% since 2010)
- Southwest Florida population: 1 million (+10% since 2010)
- Growth drivers include low taxes, weather, tourism and healthcare
- Currently have 516 stabilized units in Tampa; growing to 1,800 units in Florida by 2020





Florida Market



1. CYPRESS GRAND
Tampa MSA, Westchase Submarket
1998 Completion, 176 Units



2. WESTWOOD RESERVE
Tampa MSA, Westchase Submarket
1999 Completion, 340 Units

FUTURE DEVELOPMENTS:

3. LEGACY 532
Orlando MSA, Celebration Submarket
2017 & 2020 Completions
648 Units

4. LEGACY NAPLES
Southwest Florida, East Naples Submarket
2018 Completion
304 Units

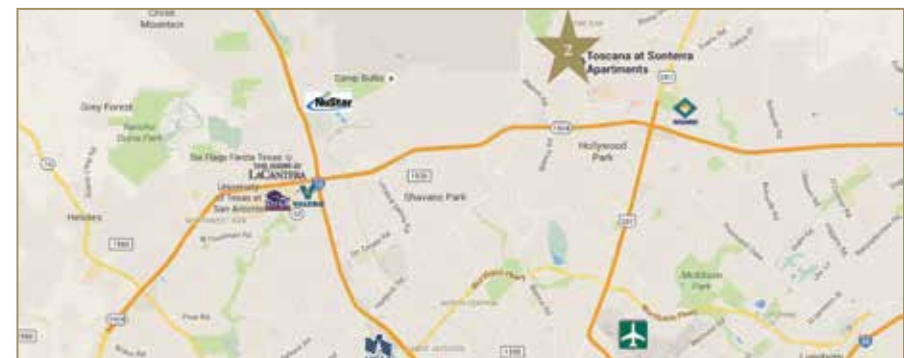
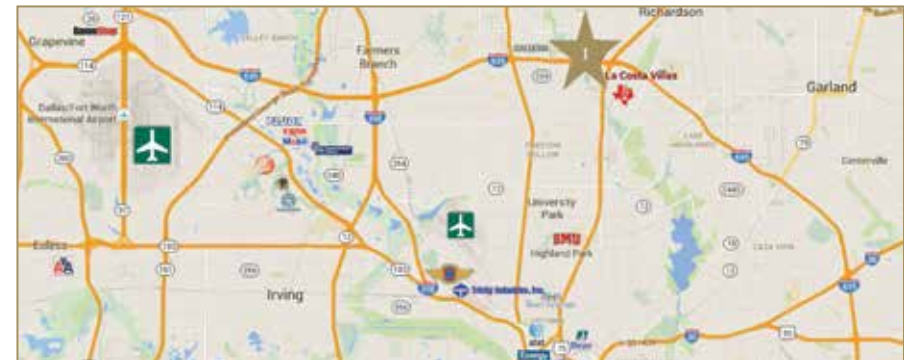
5. LEGACY GATEWAY
Southwest Florida, Gateway Submarket
2019 Completion
350 Units

TEXAS MULTIFAMILY PORTFOLIO

Geographic diversity in Texas



- Dallas MSA population: 7 million (+8% since 2010)
- Dallas serves as American's air-transit hub, and boasts a diversified economy with 21 Fortune 500 companies
- San Antonio MSA population: 2.3 million (+9% since 2010)
- San Antonio boasts a diversified economy (military, energy, communication, insurance, banking, healthcare, transport)



Texas
Market



1. LA COSTA VILLAS
Dallas MSA, North Dallas Submarket
1998 Completion, 260 Units



2. TOSCANA AT SONTERRA
San Antonio MSA, Stone Oak Submarket
1999 Completion, 248 Units

GROWING OUR PORTFOLIO



GCI's 65 year track record includes best-in-class service, impressive returns based on sound investment principles, strong partnerships and personal relationships. GCI's capabilities, reputation and integrity demonstrate why construction completion and project success are predictable. A few of GCI's strategic advantages include:

- Multifamily development is promising since completions reduced drastically from 2009-2013, and currently represent only 1.5% of total housing stock - far below the 2.1%, thirty year average. Meanwhile, returns are strong and multifamily provides a lower default probability and higher recovery rate than other real estate sectors.
 - Currently, development offers significantly greater yield than acquisition. If this balance changes, GCI also has the expertise to acquire opportunistic assets.
- GCI focuses on growth drivers to find new properties in affluent suburbs with large employers, strong schools, limited competition and high barriers to entry. This decreases peaks and troughs, competes with less modern supply, and reduces property vacancy and turnover cost since residents reside for longer tenures.
 - GCI utilizes its vast acquisition experience as a competitive advantage – whether to acquire land for new development, parcels for adjacent phases, or properties at an attractive price.
 - GCI is proficient with optimally financing its portfolio and has direct contacts at lending institutions. GCI staggers loans, avoids over-leverage, locks in low rates, considers interest-based tax deductions, 1031 like-kind exchanges and other mechanisms for astute capital financing. Most important, GCI has never defaulted on any loan and has completed every project.
 - Although GCI rarely disposes of properties, it has expertise with complex real estate transactions to execute when an opportunity arises or liquidity is desired. In cases when GCI has sold properties, most were older assets that had been held for decades and strategically redeployed into new properties in a growing region, preferably with the same partners.
 - GCI builds to hold for decades; upon completion, properties thrive and most risks are minimized by its detailed approach to management. A hands on management approach leads GCI to improve upon and ensure that each property remains the leader in its respective submarket in both form and function.



DEVELOPMENT

Providing spacious floor plans, superior finishes and popular amenities

AMENITIES INCLUDE:

- Zero entry saltwater swimming pools with LED bubblers, sun shelves, lap lanes and cabanas
- Outdoor gas grills, lounging areas with oversized televisions, fire tables, bocce, outdoor ping pong, modern playgrounds, dog parks, pet spas, and scenic landscapes
- Clubhouses include a combination of popular games, shuffleboard, billiards, golf simulators, television lounges, cyber cafés, conference rooms, rooftop terraces and demonstration kitchens
- Fitness center amenities include premium equipment, yoga and Pilates zones, virtual training, TRX bands, and indoor basketball courts

UNITS INCLUDE:

- Spacious floor plans with large bedrooms, walk-in closets, high ceilings, patios and balconies, wood-inspired flooring, and ample storage
- Finishes incorporate modern lighting, large stainless appliances, modern cabinetry, quartz or granite countertops, deep sinks, stylish backsplashes, and double bowl vanities in most bathrooms



LEGACY | 521

APARTMENTS

LEGACY 521 APARTMENTS | CHARLOTTE, NC

Legacy 521, completed in 2016, introduced 248 urban chic units into suburban Charlotte. This upscale property has Class A+ amenities and finishes to accompany its ideal location in Ballantyne, the nation's fastest growing zip code. This submarket is home to high-end retail, double digit job growth, prestigious country clubs, and the metro's #2 high school.

Legacy 521 was designed with luxe amenities mirroring those found in high end metropolitan markets. Apartments feature 9-10 foot ceilings, full size in-suite washers and dryers, patios/balconies with storage, custom walk-in closets, quartz countertops, 42" wall cabinets and tile backsplashes in kitchens, USB-enabled wall outlets, designer light fixtures, and hardwood-inspired flooring.

The extravagance of Legacy 521 extends beyond its suites. The vast community amenities are similar to those found at a five-star resort. The most unique element is a multi-story clubhouse with glass walls that offer inside views of all floors. The clubhouse features a professional caliber fitness studio with yoga/Pilates zone and virtual training, an indoor basketball court, gaming lounge, 24-hour e-Lounge with WiFi, executive conference room with presentation screen, and rooftop patio that includes an outdoor kitchen, brick pizza oven, bar and lounge. Residents have access to the property's playground and bark park, as well as an expansive saltwater swimming pool with sun shelf, bubblers, outdoor entertaining area with television and fire pit.



FOUR SEASONS 4 | BEACHWOOD, OH



Four Seasons is ideally located in Cleveland's Beachwood suburb, one of Ohio's most prestigious areas. The property includes 267 original suites built in 1990 and 140 modern chic units added in 2015. The spacious suites (up to 2500 sf) experience minimal turnover and have achieved the region's highest rents in decades.

The new building introduced modern living to Cleveland's east side with the most impressive finishes and amenities in Ohio. The gated community features a zero entry pool with sun self, trellis and cabanas, tennis court, fire pits with lounges, serenity stone fountain, outdoor kitchen, bar and dining terrace, immense waterscape with surrounding deck and promenade, professional caliber fitness studio with yoga/Pilates zone and virtual training, heated garage with valet staff, electric car charging station, digital concierge, a full-time customer relations specialist, demonstration kitchen, billiards bar and lounge with golf simulator, executive business center and conference room, and guest suite.

The property is perfectly situated adjacent to Beachwood Place, the region's most upscale shopping featuring Saks, Louis Vuitton and Nordstrom, fine dining, recreation and entertainment, with easy access to thoroughfares and only minutes from numerous large corporate employers. Beachwood is renowned for its award winning school district, exceptional municipal buildings and \$400k+ homes. Many Fortune 500 employers are headquartered nearby, including Progressive Insurance, Cleveland Clinic, Eaton, Parker, Hyster-Yale and Aleris.





LEGACY FORT MILL | FORT MILL, SC



Legacy Fort Mill was built with 252 units in 2012. Due to tremendous appeal, another 98 upscale suites are being added in Spring 2017 with the addition of a dog park, tot lot, fire pit and hammock. The property is located in Fort Mill, a tony suburb of Charlotte that has grown by 16% since 2010; benefiting from a highly ranked school system and average home prices of \$300k+. Fort Mill boasts the tax advantages of South Carolina combined with the employment opportunities and lifestyle offerings of Charlotte, NC. Legacy Fort Mill is located only 15 miles from downtown Charlotte and the metro's airport hub.

Legacy Fort Mill features a number of popular amenities including a media room, expansive pool with cabanas, bubblers and sun shelf, outdoor entertaining areas with grills, fire pit and TV lounge, professional fitness studio, executive business center, gaming room, and impressive great room with lounge and fireplace.

The community is designed to offer ease of living with high end amenities. The finishes in the apartments include 42" custom kitchen cabinetry, oversized bedrooms, garden tubs with tile backsplashes, wood-inspired flooring and 9 foot ceilings. Apartment buildings are spread out to offer stunning, private views of woodlands and a creek.

LEGACY CORNELIUS | CORNELIUS, NC



Legacy Cornelius provides 241 idyllic units that were built in 2012, near Charlotte's serene Lake Norman. The spacious property offers a mix of large garden suites and two-story townhomes up to 2000 sf. At only 7 units per acre, the low density and surrounding woods and creeks provide units with a private retreat feel.

Legacy Cornelius has unique and spacious floor plans that include 9 foot ceilings, covered porches/balconies, walk-in closets, oversized bedrooms, garden soaking tubs, and wood-style flooring. The open concept chef's kitchens offer 42" custom espresso cabinetry, stainless steel appliance package, pantry and breakfast bar.

The community's clubhouse includes an array of inviting features such as a media/entertainment and gaming room, cyber cafe business center, lounge, fireplace, and professional caliber fitness studio. The swimming pool with bubblers and sundeck complements the outdoor living areas.

The Cornelius submarket has \$300k+ average home prices and \$84k median incomes. Legacy Cornelius is conveniently located two miles from the local high school, supermarket, and I-77 access with a straight twenty mile commute to bustling downtown Charlotte.



Legacy Concord, built in 2016, has 348 units spread over 45 acres and features amenities that accentuate the rustic surroundings of creeks and woodlands. The property caters to growing families and is located within close proximity to supermarkets, schools, entertainment and dining. The Concord submarket has experienced 27% growth since 2009 and is headquarters to most NASCAR teams, as well as Charlotte's premier motor speedway. The community is only minutes from Concord Mills Mall, the #1 shopping destination in the Carolinas, and is a twenty minute drive to downtown Charlotte via close access to I-85.

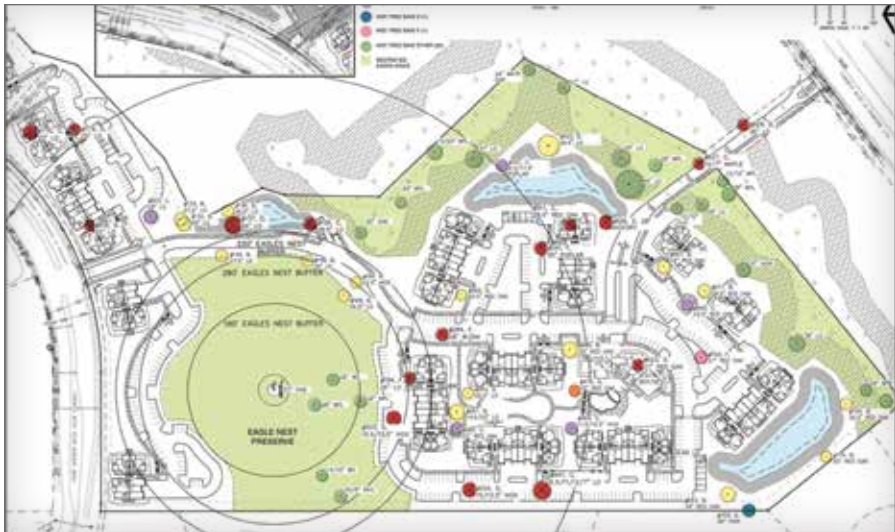
The apartment suites at Legacy Concord feature 9 foot ceilings, patios/balconies with storage, walk-in closets, designer light fixtures, hardwood inspired flooring, quartz countertops in kitchens and baths, 42" wall cabinets and tile backsplashes in kitchens, stainless steel appliances, garden tubs, and frameless walk-in showers.

Legacy Concord was designed to offer ease of living with popular amenities important to today's renter, including outdoor entertaining areas, playground/tot lot, garages, a pet spa and bark park. The 24-hour clubhouse and recreation center houses the professional caliber fitness studio with yoga zone and virtual training, an indoor basketball court and a 24-hour e-Lounge. Residents also have access to the property's expansive swimming pool with swim lane, cabanas, TV wall, stone bridge with waterfall, promenade, grass hill for sunning, fire table, bocce ball court and game area.



LEGACY MOUNT PLEASANT | CHARLESTON, SC

Legacy Mount Pleasant is being developed to include 300 units on a 24 acre, low-density site in Charleston's affluent suburb next to Waldo High School. Scheduled for 2018 completion, the property will feature the area's only rooftop garden with bar among other lavish amenities. The property is located in the growing Carolina Park development within suburban Mount Pleasant, near the ocean and close to historic downtown Charleston. Spurred by jobs including Boeing's manufacturing plant, the Charleston MSA has experienced 9.5% growth since 2010, and Mt. Pleasant is the state's fastest growing city with over 4% growth last year and 14% since 2010. The community will feature a professional caliber fitness center with virtual training and yoga studio, clubhouse porch with rocking chairs, tot lot, pet spa and bark park, and zero entry pool with sun shelves and bubblers.



LEGACY WAKE FOREST & LEGACY HERITAGE | WAKE FOREST, NC



Legacy Wake Forest is being developed for 2017, with 298 apartments and townhomes located in the prestigious Wakefield/West Wake Forest submarket with superb schools and high living standards. The community will feature an infinity pool overlooking woodlands, spacious fitness center with virtual training and yoga zone, basketball court, pet spa and bark park, garages, tot lot, and walking trails through the woods. Average home prices in the Wake Forest submarket are \$400k, median incomes are \$74k, and the city has grown by 200% since 2000 with limited supply of luxury modern apartments. The property is located near the Falls Lake State Recreation area, offers easy access to US-1 and Highway 98, and provides a scenic commute to downtown Durham or Raleigh.

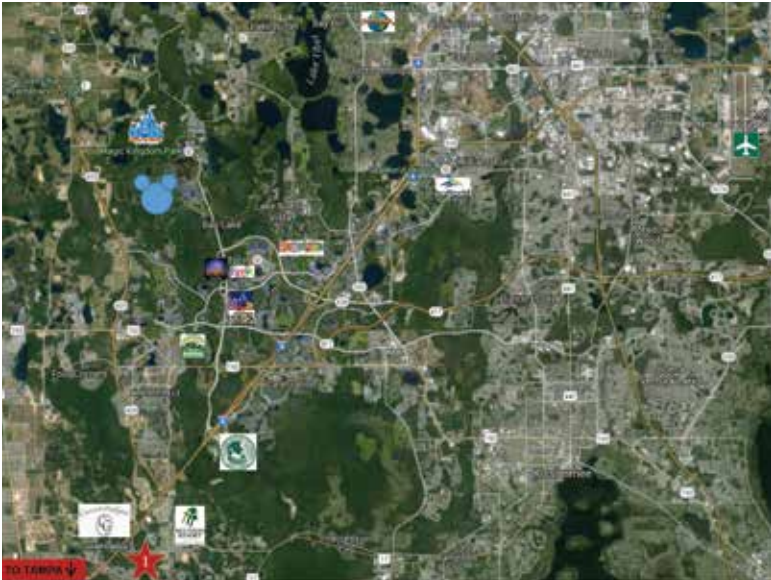


Legacy Heritage, slated to open in 2019, is being developed with approximately 290 units and a three story clubhouse with rooftop amenities, basketball court and golf simulator. Located in the prestigious Heritage subdivision on the east side of Wake Forest, the property will have convenient access along Highway 98 to the north and is adjacent to a new supermarket and retail center to the east. The recent Heritage development, which borders the county running trail, includes \$400k+ homes, lush golf courses and notable schools to the west, as well as a beautiful ravine with breathtaking natural views.



LEGACY 532 | ORLANDO, FL

Legacy 532 features two phases that will total 648 units. The first phase, consisting of 318 units, is slated for completion in 2017 and will be rich in amenities including bocce ball, zero entry pool with bubblers, basketball court, golf simulator, fitness center with virtual training and yoga, pet spa and bark park, tot lot, outdoor table tennis, open field for sports, hammocks, bar and multiple lanais. The second phase will ensue two years later and add scale to the property. Legacy 532 is near new retail, championship golf, and surrounded by the affluent Celebration, Reunion, and ChampionsGate submarkets that boast exceptional schools and expensive homes. Access to greater Orlando is very easy along I-4, and Disney World is only one highway exit or under 10 minutes away.



LEGACY NAPLES | NAPLES, FL & LEGACY GATEWAY | FORT MYERS, FL

Legacy Naples will provide 304 well-located units on Naples' east side. Scheduled for 2018 completion, the property will have easy access to the I-75 corridor, downtown Naples restaurants and shopping, Florida beaches, and fine golf courses. Legacy Naples will feature posh finishes, preserve areas, and top-end amenities including an infinity pool overlooking a private lake, demonstration kitchen, conference room, extensive fitness studio with virtual training and yoga area, tot lot, pet spa and bark park, and gaming room. All buildings at Legacy Naples will be four stories and include elevators. Naples is an affluent and growing area with superb surrounding schools. Legacy Naples is adjacent to a top elementary school



and minutes from local retail and highway access. Additionally, the Naples market has achieved multiple consecutive years of double-digit rent growth and market occupancies above 97%.

Legacy Gateway will feature 350+ units in the affluent suburb of Gateway, Fort Myers' fastest growing submarket. The upscale property will be conveniently located near the Fort Myers Airport, Gateway job corridor, I-75, Florida Gulf Coast University, and downtown Fort Myers. Residents will also enjoy ease of access to top golf courses, new high-end supermarkets, charter schools, and Red Sox baseball at JetBlue Park. This sprawling property will incorporate multiple lakes and preserves with top end finishes and amenities.



construction development management
development construction
construction management development



management development CO



Goldberg Companies

CHARLOTTE 10720 Sikes Place #150 | Charlotte, NC 28277

CLEVELAND 25101 Chagrin Blvd. #300 | Beachwood, OH 44122

TAMPA 8801 Citrus Village Drive | Tampa, FL 33626

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