

THE
H A M L E T

*Home Rentership*TM

by Middleburg Communities







MIDDLEBURG COMMUNITIES

Middleburg Communities is a fully integrated multifamily investment, development, construction, and management company operating in the Southeastern and Mid Atlantic United States.

Headquartered in Vienna, VA with satellite offices in Charlotte, NC, Charleston, SC, and Greenville, SC, Middleburg Communities currently owns and manages approximately 5,000 units.

At Middleburg Communities, we share a vision for greater value creation through community impact. Our success is rooted in a genuine desire to serve our local communities in thoughtful and holistic ways. By enhancing the lives of others, we contribute positively to neighborhoods and maximize real returns for our partners.

Affordable Excellence: Our properties exceed market standards through high quality construction and renovations. Through a service culture of respect, we value diligent responsiveness and thoughtful consideration of our residents' needs.

Environmental Integrity: With a focus on sustainability, each of our properties features environment friendly upgrades and preservation efforts that allow for reduced water and energy consumption.

Community Life: We work with property staff and neighborhood partners to promote healthy living and community engagement. We also provide opportunities for continued education, after school programs, and career assistance to residents.

Impactful Investments: Our investments deliver strong returns alongside meaningful and measurable community impact. Our comprehensive approach generates benefits at all levels.

BY THE NUMBERS

\$2.5 Billion

Multifamily Transactions

20,000

Units Acquired & Developed

5,000

Units Under Management

115

Team Members in 7 States



MIDDLEBURG
COMMUNITIES

SUPPORTS LOCAL HEROES

LAW ENFORCEMENT

FIREFIGHTERS

EMERGENCY RESPONDERS

TEACHERS

As part of the Middleburg Local Heroes Program, our communities offer a discount to local heroes for leases 12 months or longer.

* Eligible participants must be active, full-time employees in good standing. Program applicant must be primary income-earner and income cannot exceed \$60,000 per year. Not eligible for other promotions, concession, or discounts. Program is offered to a limited number of select apartments. All applications are subject to screening and approval process.



PRODUCT OFFERING - COMMUNITY DESIGN



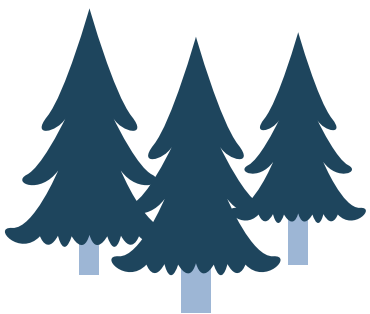
Design

TND design principles
Density: 6-8 units per
buildable acre
Single parcel ownership



Home

1 & 2 story housing concepts
1, 2, & 3 bedroom homes
Streetscape fosters community
Parking: 2 spaces per unit



Green Space

Public & private outdoor space
Community gardens & parks
Cottages facing a shared green



Walkable

Greater sidewalk connectivity
De-emphasized car use
Hidden parking lot fields







PRODUCT OFFERING - COMMUNITY AMENITIES

Resort style pool

State of the art fitness center

4,000 sq ft clubhouse

Dog park and pet spa

Grilling stations & firepits

Community parks and green space

Hammock gardens

Valet waste

Package lockers



PRODUCT OFFERING - EXTERIOR UNIT FEATURES

Timeless architectural design

Exterior facades to reflect regional architectural character and influence

Single-story and two-story designs for broad market appeal

Native landscaping to minimize irrigation and maintenance cost

Hardie lap siding, architectural shingle roofs, low-E double hung windows

Attached porches and/or patios

Fenced outdoor space

Private unit entries



ELEVATIONS

UNIT A



UNIT B1



UNIT B2



UNIT B2



UNIT B3



UNIT C1





THE HAMLET AT BELLEVUE

NASHVILLE, TENNESSEE



PRODUCT OFFERING - SITEPLAN



Siteplan
Charlotte, NC

PRODUCT OFFERING - SITEPLAN



Siteplan
Richmond, VA

INTEGRATION INTO COMMUNITIES

EFFICIENT CONSTRUCTION

Will take down and construct entire projects at once, saving time and reducing community disruption.

THOUGHTFUL DESIGN

Sense of place, Traditional Neighborhood Development (TND) principles, mass and scale, and exterior architectural design that can be adapted to the current typologies of a specific community.

LONG TERM OWNERS

Invest in quality materials and timeless design that survive for the long term.

ONSITE MANAGEMENT

Onsite, in-house management and maintenance ensuring community is professionally maintained on a daily basis.

REGIONAL PARTNERSHIPS

We have partnered with a recognized regional home builder to handle vertical construction at scale.

LEADERSHIP

Vienna, VA - HQ

1921 Gallows Rd. | Ste. 700
Vienna, VA 22182
703.291.0300



Chris Finlay, Managing Partner
703.291.6357
ccfinlay@livemiddleburg.com

Greenville, SC

103 E Park Ave.
Greenville, SC 29601
864.339.9877



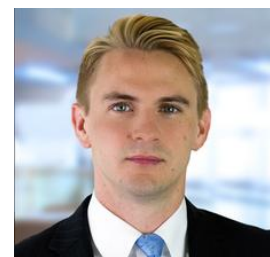
Austin Knapp, Head of Development
864.704.6336
aknapp@livemiddleburg.com

Charleston, SC

109 Wappoo Creek Dr | 1-B
Charleston, SC 29412



DJ Van Slambrook, SVP of Development
843.371.1485
djvanslambrook@livemiddleburg.com



Reece Kimsey, Director Land Acquisitions
843.642.8609
rkimsey@livemiddleburg.com



MIDDLEBURG COMMUNITIES

MiddleburgCommunities.com

LiveAtTheHamlet.com