

An aerial architectural rendering of the Hainesport Family Apartments. The image shows a long, two-story apartment building with multiple gabled roof sections and light-colored siding. The building is surrounded by lush green landscaping, including various trees, shrubs, and manicured lawns. A winding asphalt road with a brick-paved shoulder runs alongside the property, with several cars parked or driving. In the foreground, there's a landscaped area with a gravel path and a small garden bed. The sky is blue with scattered white clouds, and a flock of birds is visible in the upper left corner.

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Hainesport Family Apartments March 2022

Original Rendering





Thirty-six years ago, the Walters Group started as a builder of **luxury** beach houses and has since grown into one of the **premier developers** of multi-family communities in New Jersey.





We handle all development, construction, management, and ownership, serving as a **single source that you can continuously rely on**. Controlling every detail from development to management allows us to uphold our communities to the **highest standards in the industry**.



Experience Summary

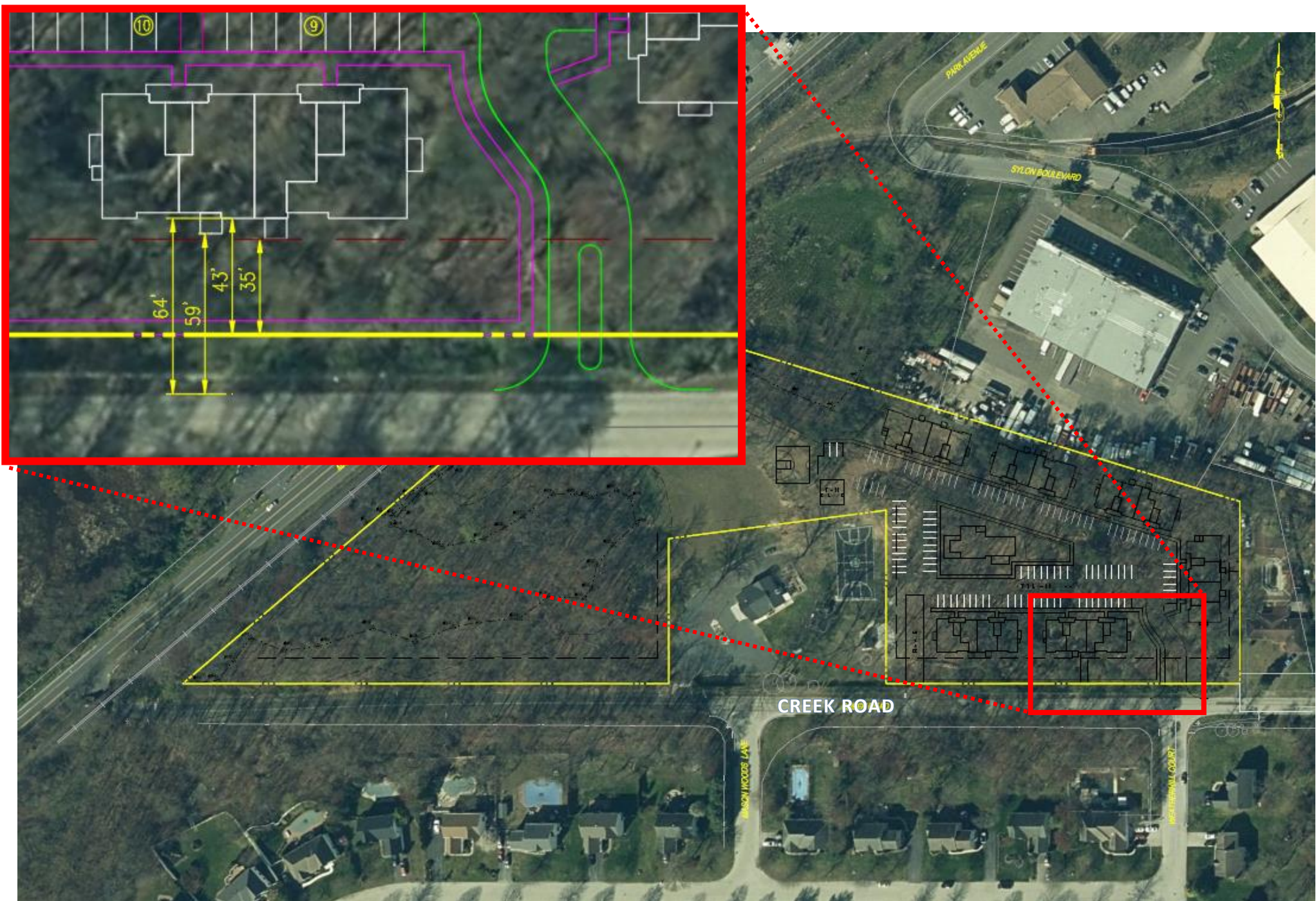
NJ Municipality	Development Name	Size / Type	Funding / Notes	Award	C/O
Holmdel Township	Cornerstone at Holmdel	50 / Family	9% LIHTC; HOME; Owner; Contractor; Property Manager	2020	2023
Montvale Borough	Cornerstone at Montvale	25 / Family	DCA AHTF; HOME; Owner; Contractor; Property Manager	2020	2022
Branchburg Township	Cornerstone at Branchburg I	75 / Senior	9% LIHTC; SNHTF; Owner; Contractor; Property Manager	2019	2022
	Cornerstone at Branchburg II	75 / Senior	9% LIHTC; Owner; Contractor; Property Manager	2020	2022
Stafford Township	Cornerstone at Stafford	100 / Senior	4% LIHTC; CDBG; Owner; Contractor; Property Manager	2016	2019
	Stafford Park Apartments	112 / Family	9% LIHTC; Owner; Contractor; Property Manager	2008	2010
	Cornerstone at Grassy Hollow I	60 / Family	4% LIHTC; CDBG; SNHTF; Owner; Contractor; Property Manager	2017	2019
Seaside Heights Borough	Cornerstone at Seaside Heights	91 / Senior	9% LIHTC; CDBG; Owner; Contractor; Property Manager	2016	2018
Toms River Township	Cornerstone Toms River	102 / Senior	4% LIHTC; CDBG; Owner; Contractor; Property Manager	2015	2017
Barnegat Township	Cornerstone at Barnegat	70 / Senior	4% LIHTC; CDBG; SNHTF; Owner; Contractor; Property Manager	2015	2016
	Whispering Hills Apartments	52 / Family	9% LIHTC; Owner; Contractor; Property Manager	2012	2013
	Laurel Oaks Apartments, Phase 1	70 / Family	9% LIHTC; Owner; Contractor; Property Manager	2013	2014
	Laurel Oaks Apartments, Phase 2	24 / Family	9% LIHTC; Owner; Contractor; Property Manager	2013	2014
Evesham Township	Cornerstone at Greentree	68 / Senior	9% LIHTC; Owner; Contractor; Property Manager	2018	2021
	Cornerstone at Marlton	64 / Family	9% LIHTC; HOME; FHLB; Owner; Contractor; Property Manager	2018	2020
Howell Township	Cornerstone at Howell	72 / Family	4% LIHTC; SNHTF; CDBG; Owner; Contractor; Property Manager	2018	2020
Jackson Township	The Ponds at Jackson	88 / Family	4% LIHTC; CDBG; Owner; Contractor; Property Manager	2015	2018
Lacey Township	Cornerstone at Lacey, Phase 1	70 / Family	4% LIHTC; CDBG; Owner; Contractor; Property Manager	2015	2017
	Cornerstone at Lacey, Phase 2	48 / Family	4% LIHTC; CDBG; Owner; Contractor; Property Manager	2015	2017
Ocean Township	Cornerstone at Waretown	54 / Family	4% LIHTC; MFP; CDBG; Owner; Contractor; Property Manager	2017	2020
Delanco Township	Cornerstone at Delanco	64 / Family	9% LIHTC; FHLB; Owner; Contractor; Property Manager	2015	2018
Lumberton Township	Cornerstone at Lumberton	70 / Family	9% LIHTC; FHLB; Owner; Contractor; Property Manager	2018	2021
Pennsauken Township	Stonegate at St. Stephen Phase II	68 / Senior	9% LIHTC; FHLB; SNHTF; MFP; JV w/ DHSCDC; General Contractor Only	2017	2020
Mount Laurel Township	Ethel Lawrence Phase III & Robinson Estates	60 / Family	9% LIHTC; FHLB; JV w/ FSHD; General Contractor Only	2015	2018
	Mount Laurel Senior Housing	70 / Senior	9% LIHTC; HOME; JV w/ FSHD; General Contractor Only	2020	2023
Cherry Hill Township	Evans-Francis Estates	54 / Family	9% LIHTC; FHLB; HOME; JV w/ FSHD; General Contractor Only	2018	2022

Development Overview

Site Overview



Street Setback



Original Site Plan



Revised Site Plan



HAINESPORT DESIGN

HAINESPORT, NJ

DATE: 03 / 03 / 2022

CONCEPTUAL SITE PLAN

72 UNITS SHOWN
132 PARKING SPACES SHOWN

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donovan
architects

Proposed Design



BIRD VIEW PERSPECTIVE
for
CORNERSTONE AT HAINESPORT
HAINESPORT, NEW JERSEY

DATE: 09/10/2020

Rendered Perspective (2 years after completion)



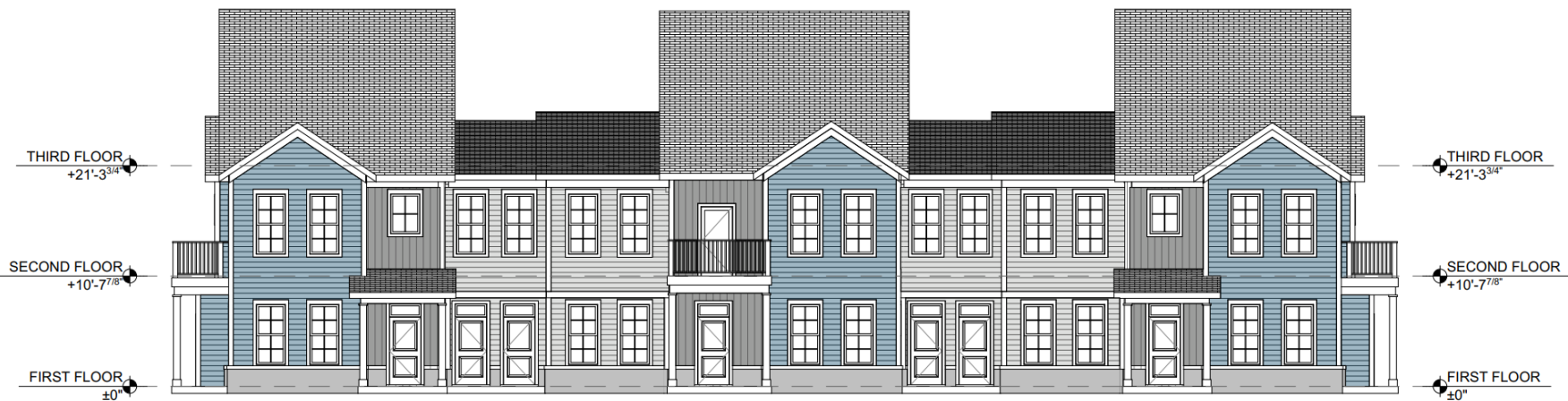
Original Elevations



Proposed Typical Elevations

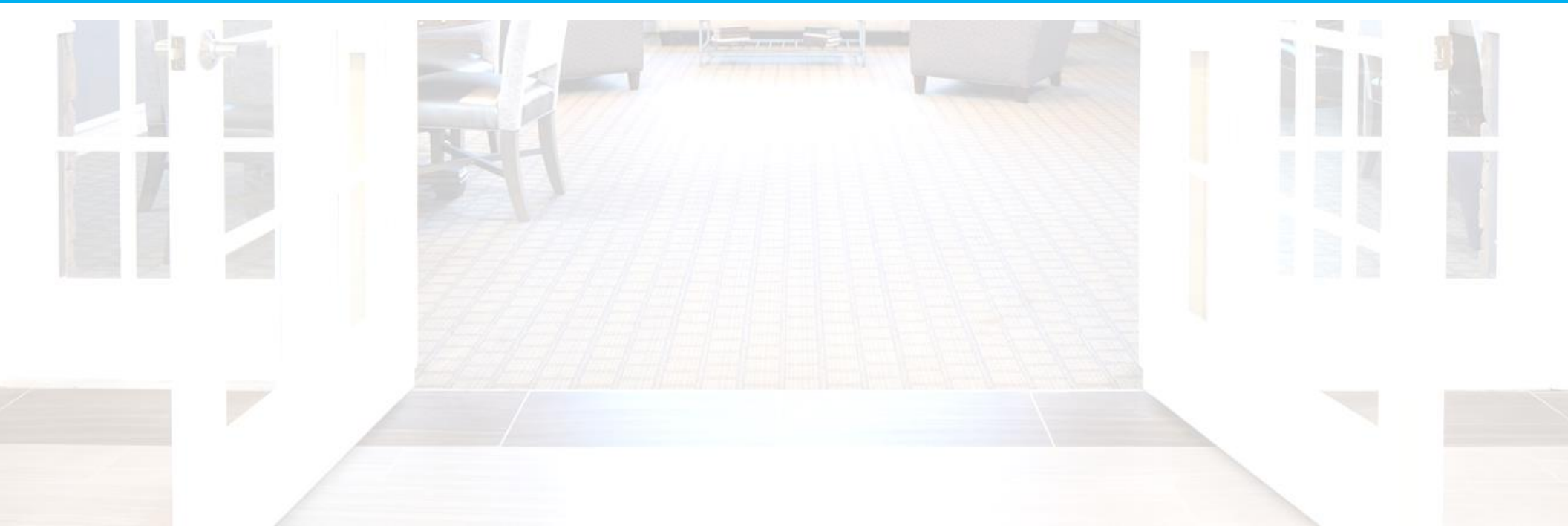


FRONT ELEVATION



FRONT ELEVATION

Community Features



Amenities



Unit Features

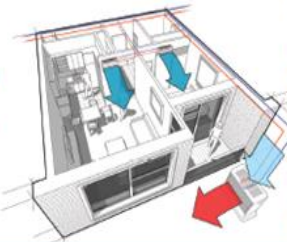


Sustainability



Water Efficient

Personal hygiene account for two-thirds of a home's daily indoor water use. Walters installs EPA WaterSense & Energy Star certified high-efficiency faucets, showers, toilets, clothes washers, dishwashers, to reduce unnecessary consumption of potable water by 20%. Outdoor water usage accounts for 30% of the daily consumption of potable water in the US. Walters utilizes high-efficiency irrigation systems and on-site infiltration in order to reduce the need to tap the municipal water supply.



Thoughtful Systems Design & Engaged Operations

Walters builds in performance and durability by partnering with architecture and engineering professionals who are at the cutting edge of building science, utilizing the most appropriate systems like ductless heat pumps, condensing tankless hot water, and advanced envelope air & weather barrier membranes. Internal and 3rd-party quality assurance inspections then ensure all critical building systems are installed correctly as per the design. Finally Walters doesn't stop when construction is complete. Appropriate maintenance throughout the life-cycle is employed, and Walters ensures that every resident is knowledgeable of the features of their sustainable green home.



A Sustainable Site

Walters landscaping professionals specify only native and drought tolerant species. Erosion control measures implemented during construction help keep polluted water out of nearby waterways. These measures combined with the smart landscaping choices reduce the need for potable water and toxic pesticides. Walters also selects project locations which are close to schools, shopping, work, transit, and existing infrastructure. By choosing great locations Walters projects work in harmony with their neighborhoods to promote smart growth and active lifestyles, all while minimizing draw on existing community resources.

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Apartments



Fresh Air Indoors

The quality of air indoors is often 2-5 times worse than outdoor air. Walters delivers high indoor air quality by certifying to the EPA's Indoor airPLUS standard. Balanced fresh air systems (ERVs) are used, which bring filtered outdoor air inside while exhausting stale air from the home. These units also recover energy normally lost during the ventilation process, and help to keep indoor humidity at comfortable levels. Walters also sources non-toxic flooring, paints, adhesives, cabinetry, and other products which are certified by programs such as GREENGUARD & Green Label Plus.



Energy Efficient

Walters takes a whole-view of energy efficiency by certifying to the EPA Energy Star and DOE Zero Energy Ready Homes programs. Incorporating everything from high efficiency lighting & appliances, envelope tightness, low-e argon windows, ventilation systems with energy recovery, and state of the art HVAC & DHW equipment. Built on the strength of thoughtful design these homes use 30-50% less energy than homes built to code.



Smart Material & Resource Use

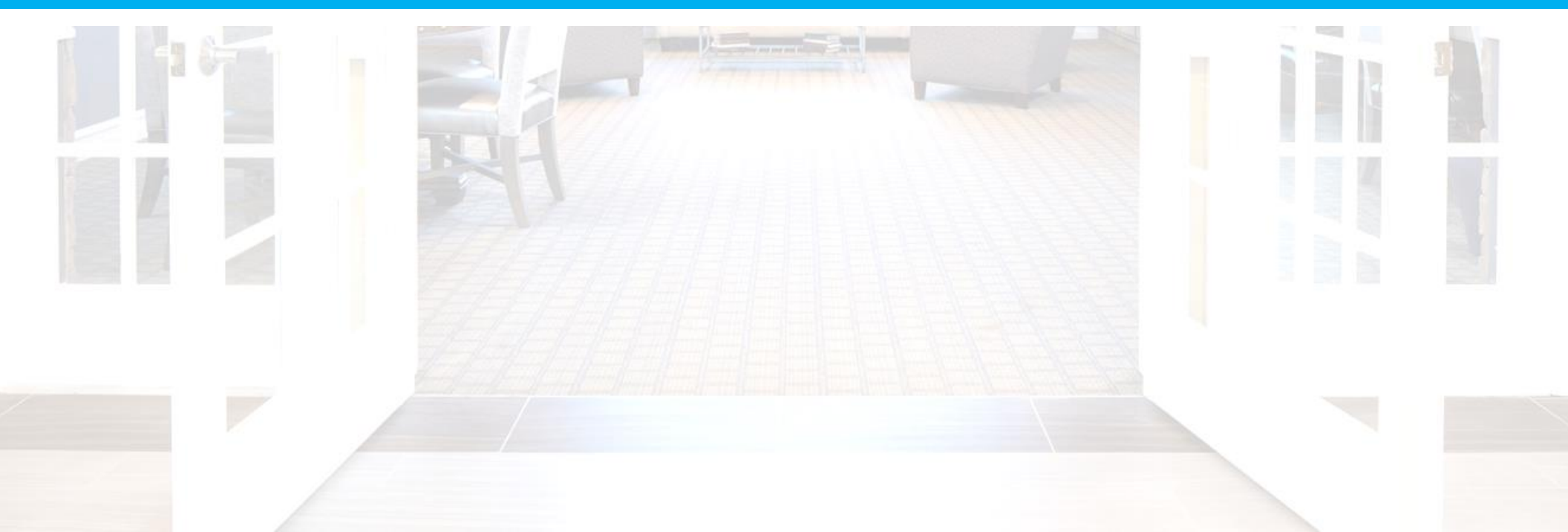
Walters utilizes a waste recycling specialist to sort all debris, upwards of 90% of construction waste is diverted from landfills. Advanced framing techniques enable Walters to prevent unnecessary use of lumber while still ensuring performance. Environmentally friendly product selections are made for items such as drywall, insulation, flooring, cabinetry, and paints. Walters uses products which are recycled, non-toxic, and responsibly manufactured.



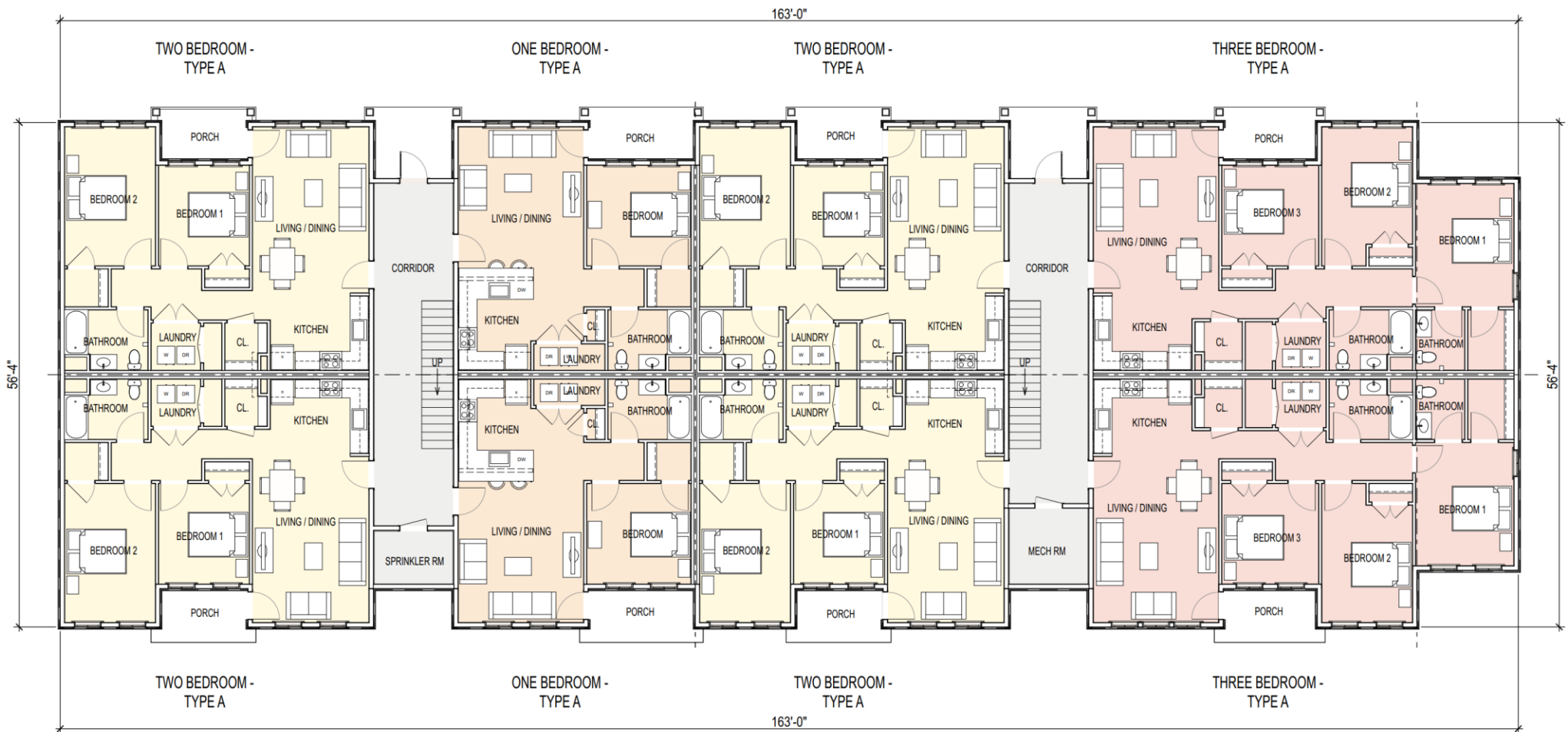
3rd Party Verified
Performance

EAM
ASSOCIATES

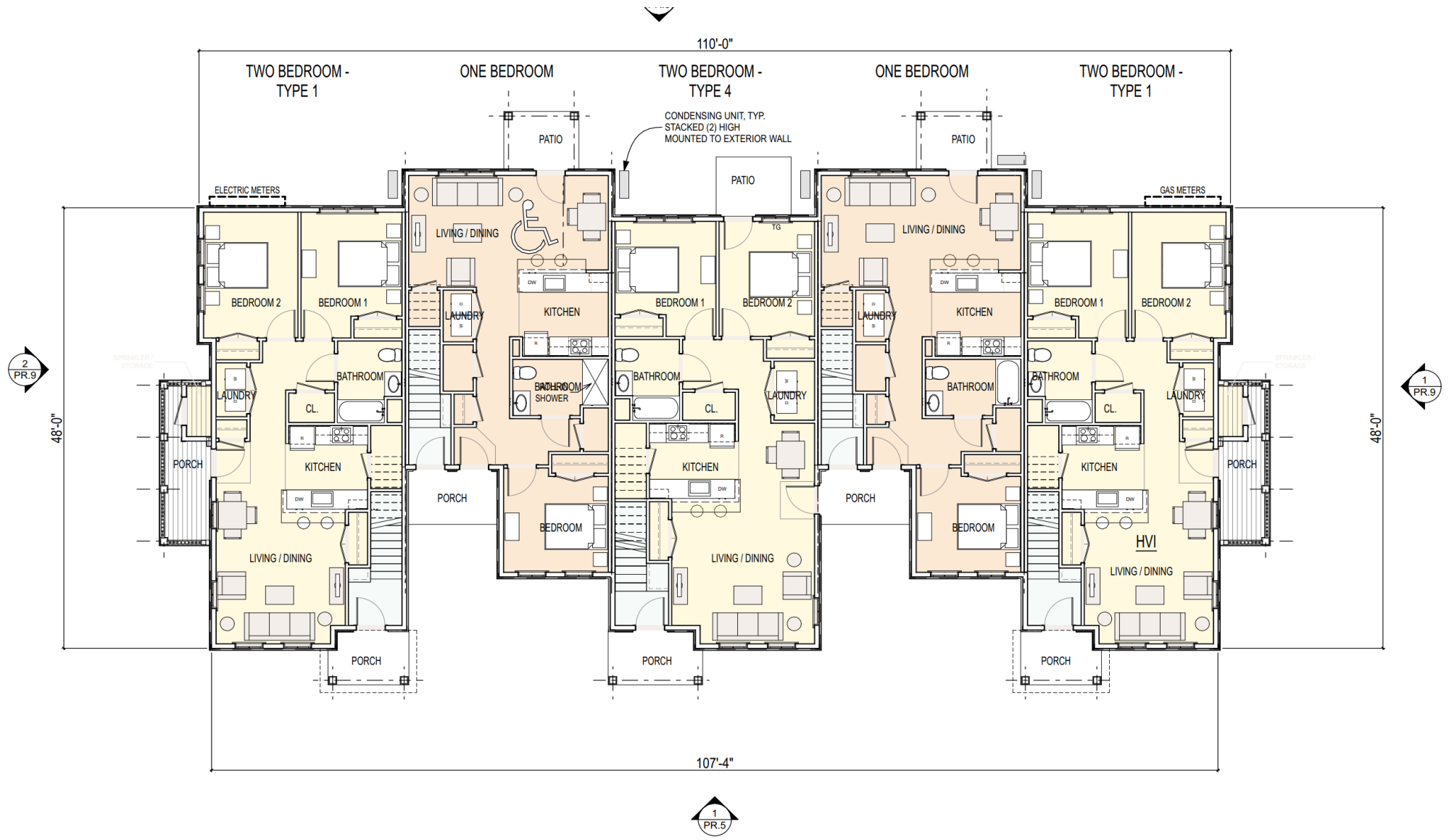
Typical Floor Plans



1st Floor – Buildings 1 & 2



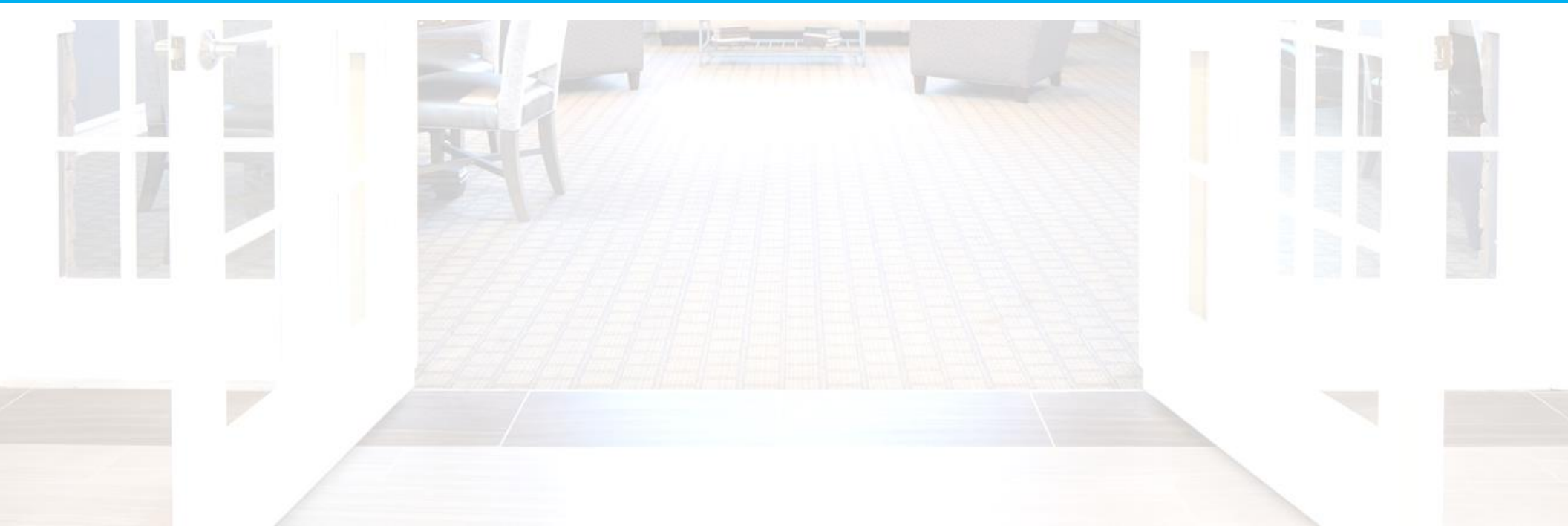
1st Floor – Buildings 3, 4 & 5



Thank you.



Appendix



Rent & Income Limits

MTSP Income Limits Effective: April 1, 2021													
								1	2	3	4	5	6
								\$67,700	\$77,300	\$87,000	\$96,600	\$104,400	\$112,100
<u>No. of Bedrm</u>	<u>VL/L/M</u>	<u>No. of Units</u>	<u>Rent Limits for 2020</u>	<u>Gross Rent</u>	<u>UA Effective 8.17.2021</u>	<u>Rent</u>	<u>Minimum Income</u>	<u>Max Income 1 person</u>	<u>Max Income 2 person</u>	<u>Max Income 3 person</u>	<u>Max Income 4 person</u>	<u>Max Income 5 person</u>	<u>Max Income 6 person</u>
	*20%												
1	VL	0	\$362.00	\$361.00	\$62.00	\$299.00	\$12,377	\$13,540	\$15,460	n/a	n/a	n/a	n/a
	*30%												
1	VL	5	\$543.00	\$543.00	\$62.00	\$481.00	\$18,617	\$20,310	\$23,190	n/a	n/a		
	Total	5											
	30%												
1	VL	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
2	VL	2	\$652.00	\$652.00	\$74.00	\$578.00	\$22,354	n/a	\$23,190	\$26,100	\$28,980	n/a	n/a
3	VL	1	\$753.00	\$753.00	\$92.00	\$661.00	\$25,817	n/a	n/a	\$26,100	\$28,980	\$31,320	\$33,630
	Total	3											
	50%												
1	L	1	\$906.00	\$857.00	\$62.00	\$795.00	\$29,383	\$33,850	\$38,650	n/a	n/a	n/a	n/a
2	L	16	\$1,087.00	\$999.00	\$74.00	\$925.00	\$34,251	n/a	\$38,650	\$43,500	\$48,300	n/a	n/a
3	L	7	\$1,256.00	\$1,187.00	\$92.00	\$1,095.00	\$40,697	n/a	n/a	\$43,500	\$48,300	\$52,200	\$56,050
	Total	24											
	60%												
1	M	6	\$1,087.00	\$1,057.00	\$62.00	\$995.00	\$36,240	\$40,620	\$46,380	n/a	n/a	n/a	n/a
2	M	18	\$1,305.00	\$1,199.00	\$74.00	\$1,125.00	\$41,109	n/a	\$46,380	\$52,200	\$57,960	n/a	n/a
3	M	8	\$1,507.00	\$1,417.00	\$92.00	\$1,325.00	\$48,583	n/a	n/a	\$52,200	\$57,960	\$62,640	\$67,260
	Total	32											