

LOM[®]
LIVING

THE NEXT
GENERATION OF
URBAN LIVING



N° 21
2019



THE POWER OF ART

"ART IS NOT WHAT YOU SEE, BUT WHAT YOU MAKE OTHERS SEE."
EDGAR DEGAS

Art in all forms is a key ingredient to ZOM Living's approach to real estate development. Innovative design of the physical spaces within our projects is essential, but it is color, texture, furnishings, and art that complete the design equation and stir the emotions of our residents. We constantly stretch our developers, designers, and consultants during the design process, while giving them creative freedom to surprise and inspire.

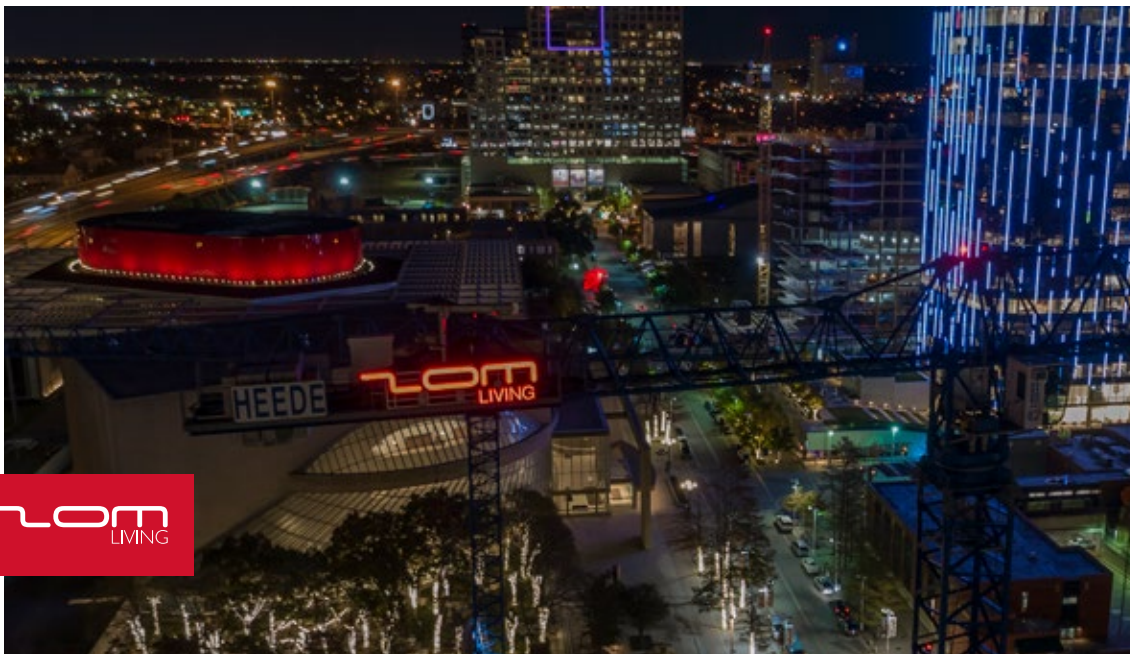
The benefits are enormous. Surveys by ZRS, our management affiliate, indicate that upon arrival at our projects, two thirds of our future residents have already decided to live there, even before engaging with the leasing team to tour the property. This emotional connection often translates into higher rents. Our project rents and resident retention levels often exceed those of our competitors. Higher rents translate into higher project values, and this has led to a number of record-setting sales. Our projects consistently garner industry recognition as well, with over 170 awards accumulated through the years, including several national Project of the Year honors. Finally, our projects make a lasting contribution to the cultural fabric of the neighborhoods where our residents live and work. We invite you to visit the Gallery section of our website to see examples of the inspired art that add a unique and powerful dimension to the ZOM Living experience.

As we enter 2019, ZOM's business continues to flourish. Muze at Met and Maizon Brickell will debut in Downtown Miami, Azola in West Palm Beach, and Kinstead will open in North Dallas. Union West will open in Chicago, as will Hazel SouthPark in Charlotte in Q1 2020. We will initiate work on several new projects in South Florida this year - a highrise in Miami, as well as garden projects in Boca Raton and Miami West. ZOM Senior Living will also start work on several projects, including Wellington Bay in the Palm Beach area. We will break ground on Maizon Bethesda in the Mid-Atlantic region, and several new projects are in pre-development in Tampa, Raleigh, Dallas, West Palm Beach, Coral Gables, and Washington D.C.

ZOM Living will continue to focus on project locations that are convenient to work, retail, entertainment, and culture. Favorable demographic trends are delivering a steady flow of new renters into the housing market. These are primarily millennials and retiring baby boomers, both of whom increasingly find rental housing more attractive than homeownership. Aging seniors are also shifting away from traditional "pay in" senior housing models, preferring the flexibility of renting and looking for higher levels of service and lifestyle amenities.

We are committed to building further on the confidence that our shareholders and capital partners have placed in us. We look forward to the year ahead, and to sustaining ZOM Living's tradition of delivering well-conceived, design-driven living spaces.

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ATELIER

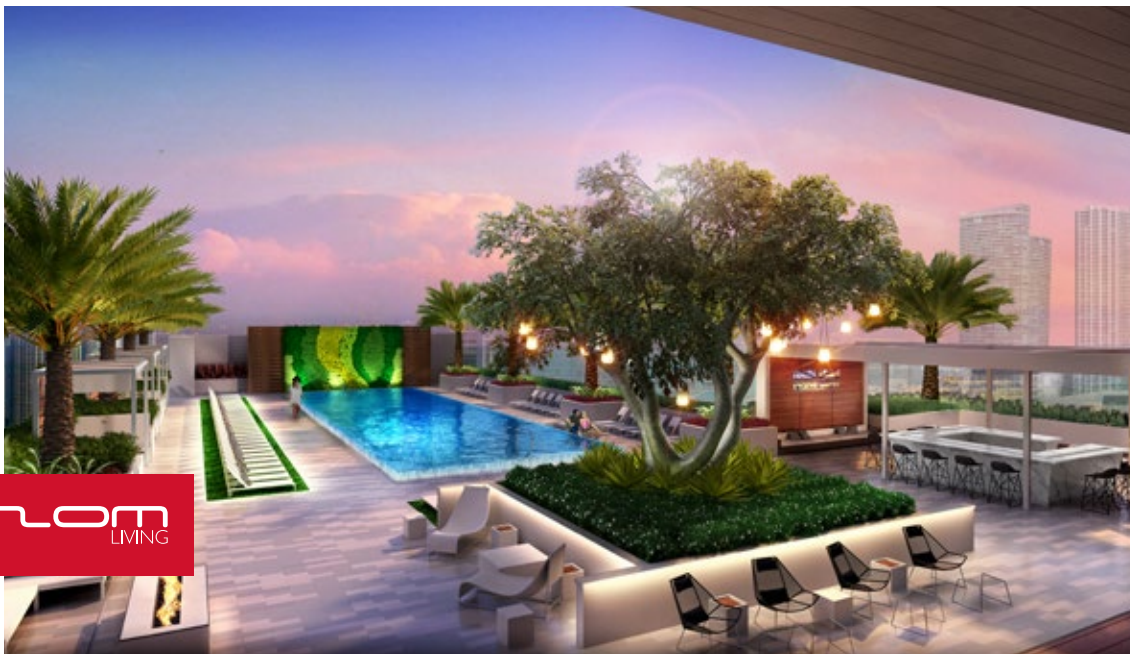
LAVISH LIVING IN THE DALLAS ARTS DISTRICT

Atelier, a 417-unit, 41-story highrise broke ground in the heart of the Dallas Arts District in June 2018. Atelier is located at the convergence of the city's influential entertainment and financial districts, and adjacent to the emerging Uptown business district and Klyde Warren Park.

Atelier is within walking distance to popular shopping, dining, and entertainment locations. Several new Class A office buildings have recently delivered with a few others currently under construction. A new boutique grocer, Royal Blue, is soon to open in Trammell Crow Center, adjacent to Atelier and in the midst of a \$135 million renovation.

The Atelier project will include an 11th floor amenity deck consisting of 10,000 square feet of interior and 15,000 square feet of exterior amenity space. Carefully curated ground floor retail will accompany the high-style finishes of the residential units in the tower above. An additional 53 loft-style units wrap the building just above the retail space. Accentuating the urban and park views at the amenity deck level will be a resort-style pool, membership-quality fitness center, sports simulator, and outdoor entertainment kitchen areas. First units expected to deliver in Summer 2020.





LUMA

HIGH ENERGY HIGHRISE OVERLOOKING
BISCAYNE BAY

Luma at Miami Worldcenter is planned as a 43-story, 434-unit, Class A luxury rental highrise in a commanding, high-visibility location in the heart of Miami's new world-class, mixed-use project. Situated among one of the most exciting urban developments in the United States, Miami Worldcenter will offer over 400,000 square feet of best-in-class "high-street" retail, destination dining and entertainment venues, including the 7th Street Promenade, outdoor cafes, bars, restaurants, and boutique retail shops. Luma will be only steps from Miami's most important cultural and entertainment venues including the Pérez Art Museum, the Frost Museum of Science, and American Airlines Arena. A new 1,600 room Marriott Marquis Hotel and Convention Center is planned two blocks west. Also west of the site will be the new Miami Central downtown terminal, housing 163,000 square feet of retail, as well as a convergence of the Metrorail, Metromover, Tri Rail, and the new high-speed rail line, All Aboard Florida's Brightline. Luma will feature 13th and 14th 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 treatment rooms, fitness club, and classroom. Groundbreaking is scheduled for February 2019.

L U M A





MAIZON BETHESDA

LUXURY URBAN LIVING IN THE MOST WALKABLE
LOCATION OF BETHESDA

Maizon Bethesda is a 229-unit Class A luxury rental mid-rise located in the affluent, amenity-rich community of Bethesda, directly adjacent to Washington, D.C. Only two-blocks from the Bethesda Metro Station, Maizon will embody 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 have recently announced relocations to sites that are three blocks or less from Maizon Bethesda.

Resident amenities at Maizon Bethesda will include a rooftop deck and landscaped terrace, featuring a resort-style infinity pool and grilling stations, an e-lounge with Wi-Fi, fitness club-quality exercise center, as well as lush landscaped courtyards throughout. Well-appointed floorplans will 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. Groundbreaking is scheduled for Q1 2019.

MAIZON
BETHESDA





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 Randolph Street corridor, Union West will provide unparalleled access to highly valued neighborhood amenities including the city's most popular restaurants, hip social clubs, art galleries, top-tier grocery shopping, and convenient transit access.

The West Loop neighborhood has recently attracted several blue chip employers, including Google, advertising giant WPP Group, and Mondelez International (maker of Oreo cookies, Triscuit crackers, and Trident gum), along with McDonald's new global headquarters just a 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 will open a three-level, 50,000 square foot food hall in 2019.

Union West will include over 12,500 square feet of ground level retail and 15,000 square feet of best-in-class resident amenity space, 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 first units are scheduled for Q4 2019.



MUZE AT MET

FINAL CRESCENDO IN THE MET MIAMI
NEIGHBORHOOD

Muze will add 391 luxury residential units to the Met Miami complex, which includes 800,000 square feet of office space, a JW Marriott Marquis hotel, Whole Foods Market grocery, 2,000 space public parking garage, and more than 30,000 square feet of restaurants and retail. Muze is surrounded by an array of retail, public parks, fine dining, and convenient public transportation.

The distinctive 43-story highrise features a 24-hour complimentary valet service, along with two levels of retail below a 16-screen, Silverspot boutique cinema. Retail at street level will include Novikov, a Pan-Asian concept with locations in Dubai, London, and Moscow. The residential floors will house a maximum of 11 one-, two-, and three-bedroom units ranging from 662 to 1,386 square feet, allowing for intimate living quarters and a slender tower that maximizes metropolitan views. First units will deliver in January 2019.





SEAZEN

LUXURY WATERFRONT LIVING ON TAMPA BAY

With more than 750 linear feet of shoreline, Seazen's residents enjoy spectacular views of Tampa Bay. Seazen at Rocky Point is a 323-unit, 3- and 6-story wrap featuring spacious one-, two-, and three-bedroom luxury apartment homes. Interior units include island kitchens, quartz countertops, stainless steel appliances, contemporary cabinetry and stone backsplashes, walk-in closets, private patios, and hardwood-styled plank flooring throughout living and dining areas.

Amenities include a 12,000 square foot clubhouse, membership-grade fitness center, two resort-style pools, four waterfront courtyards, pet salon, bark park, and an aqua lounge - a waterfront amenity center with paddle-boards, kayaks, and on-site boat slips. Adjacent to the property is the Courtney Campbell Trail, a 9.5-mile dedicated hike/bike trail spanning the bay from Tampa to Clearwater. Seazen has been well received in the market, with 90 leases signed as of the November 2018 opening date.





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seazen.com

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ROCKY POINT
APARTMENTS



WELLINGTON BAY

RESORT-STYLE SENIOR LIVING IN PALM BEACH COUNTY

ZOM Senior Living recently acquired a 46-acre waterfront site in Wellington, Florida, and has partnered with Liberty Senior Living to build a \$180 million, multi-phase senior rental community in affluent Palm Beach County. Wellington Bay is a planned 46-acre, 427-unit, Class AA luxury senior living rental community, located within the Village of Wellington, designed specifically for today's most discerning adults. Our residents will enjoy easy access to a wide assortment of dining, shopping, and entertainment immediately adjacent to The Mall at Wellington Green. Nearby grocery options include Whole Foods Market, Trader Joe's, and Publix. In addition to shopping and dining, the area surrounding the site offers residents a vast array of community amenities, including championship golf and country clubs, world-renowned polo clubs, and easy access to major transportation. The Wellington Bay campus will offer a variety of product types, ranging from detached villas with garages, midrise active adult apartments with resort-style amenities, as well as accommodations for higher levels of care, including assisted living and memory care. The project will include 303 independent living units, 100 assisted living units, and 24 memory care units. Groundbreaking on Phase I is scheduled for Spring 2019.



WELLINGTON BAY





LAS OLAS WALK

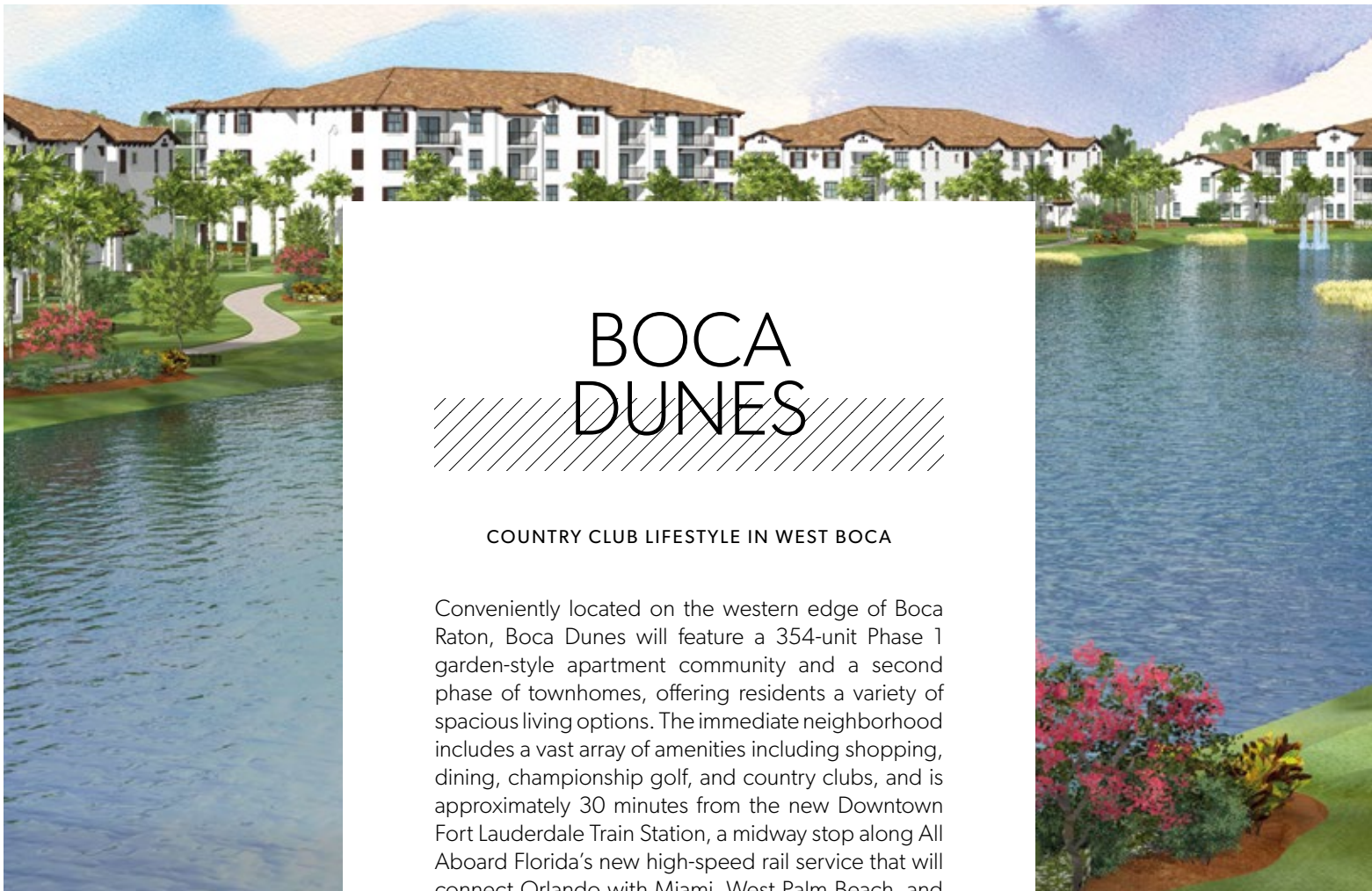
LIVE-PLAY-WORK LIFESTYLE IN THE HEART
OF FORT LAUDERDALE

Las Olas Walk will consist of 456 apartment homes to be housed in two 8-story buildings connected by air-conditioned walkways. Residents will be steps away from the fashionable Las Olas Boulevard and enjoy convenient access to downtown amenities such as The Riverfront, Broward Center for the Performing Arts and the hip, cultural area emerging at Flagler Village.

Las Olas Walk will boast 14,000 square feet of private resident amenities on the ground floor. Adjacent to the amenity areas and enveloping the canal will be a large courtyard that is anchored by a resident pavilion with outdoor bar and lounge. Extending above the canal will be a deck and floating dock which will give residents the opportunity to experience the water via paddle board or kayak. In addition to the ground floor amenities, an expansive 20,000 square foot rooftop pool deck will be located on the 8th level of the South Building and provide residents with expansive views of the New River, Downtown Fort Lauderdale, and the beaches.

Furthermore, the site is within blocks of Brightline's new Fort Lauderdale station, which will foster commuter transportation, as well as business and tourist travel between Miami and Orlando. The Las Olas Walk project broke ground Q2 2018 with first units delivering in early 2020.





BOCA DUNES

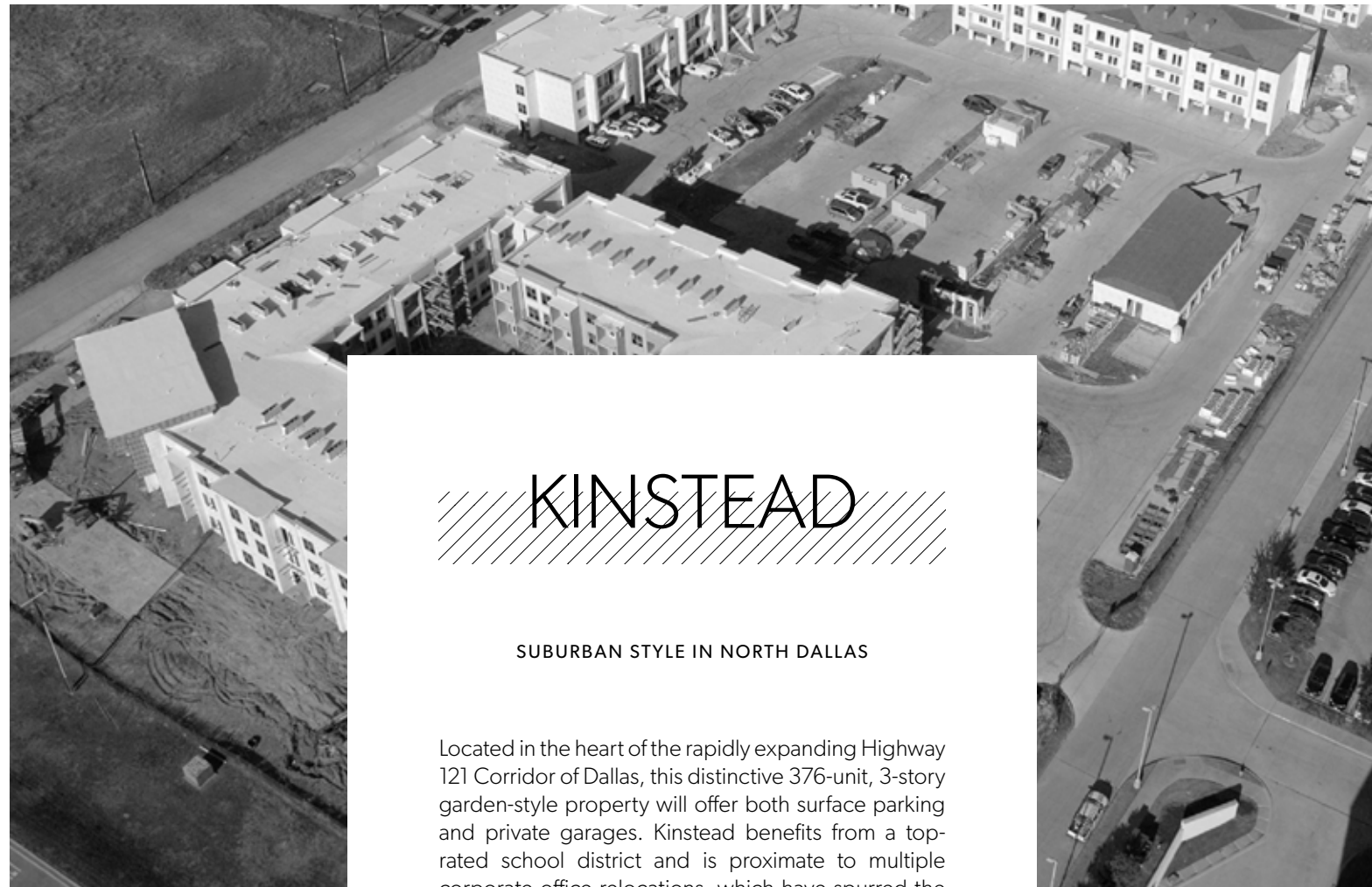
COUNTRY CLUB LIFESTYLE IN WEST BOCA

Conveniently located on the western edge of Boca Raton, Boca Dunes will feature a 354-unit Phase 1 garden-style apartment community and a second phase of townhomes, offering residents a variety of spacious living options. The immediate neighborhood includes a vast array of amenities including shopping, dining, championship golf, and country clubs, and is approximately 30 minutes from the new Downtown Fort Lauderdale Train Station, a midway stop along All Aboard Florida's new high-speed rail service that will connect Orlando with Miami, West Palm Beach, and Fort Lauderdale.

Apartment homes will feature contemporary cabinetry with granite counter tops, upgraded lighting, designer faucets, stainless steel appliances, walk-in closets, volume ceilings, and private patios. All units will be carpet-free and showcase luxury vinyl plank flooring throughout the living areas, including the bedrooms.

The project will include an expansive fitness center with yoga classroom, and top-of-the-line fitness equipment featuring a fitness-on-demand virtual trainer. Exterior site amenities include a puppy park, an oversized resort-style pool deck that showcases an outdoor kitchen with custom grill area, lanai, and firepit, as well as a serene lakefront walking trail. Groundbreaking on Phase I of Boca Dunes is scheduled for Q3 2019.

BOCA DUNES



KINSTEAD

SUBURBAN STYLE IN NORTH DALLAS

Located in the heart of the rapidly expanding Highway 121 Corridor of Dallas, this distinctive 376-unit, 3-story garden-style property will offer both surface parking and private garages. Kinstead benefits from a top-rated school district and is proximate to multiple corporate office relocations, which have spurred the nation's strongest high-wage job growth.

Kinstead is also convenient to numerous retail and entertainment venues such as Legacy West, The Star, CityLine and the highest concentration of suburban corporate employers in Texas. Kinstead will define a new level of quality, unit features, and amenities to this highly desirable McKinney market in North Dallas. First units will deliver in Spring 2019.

KINSTEAD MCKINNEY






MAIZON BRICKELL

LUXURY LIVING DEBUTS IN WEST BRICKELL

Maizon at Brickell is a 19-story, Class A luxury rental highrise in an excellent pedestrian location within the Brickell district of Miami. Maizon is comprised of 262 units in a distinctive 8- and 19-story midrise and highrise structure, with attached structured parking. The ground floor will host 15,000 square feet of retail space and 3,400 square feet of leasing and amenity space. The amenity level will occur on the 8th floor, inclusive of a luxurious pool deck located on top of the parking structure and out of the shadows of the tower. The units within the tower will enjoy terrific cityscape views to the north and views of Biscayne Bay to the east and the south. Each unit will feature European-styled kitchens with quartz countertops, stainless steel appliances, vinyl plank flooring, private balconies, programmable NEST Thermostats, and electronic unit entries. Maizon will offer residents a variety of spacious, functional floor plans ranging from 490 square feet to 1,234 square feet. First units will deliver Summer 2019.





HAZEL

UPSCALE LIVING IN CHARLOTTE'S AFFLUENT
SOUTHPARK DISTRICT

Hazel SouthPark, a 203-unit, 6-story mid-rise, is under construction in a highly walkable location at the center of the SouthPark submarket of Charlotte, North Carolina. Units will feature gourmet-style kitchens, spacious closets, built-in European-style cabinetry, and private balconies. Upgraded finishes include quartz countertops, stainless steel appliances, and tile flooring. The expansive apartment homes are 1,168 square feet on average, with an attached, secured parking facility. The ground floor will host a 6,000 square foot signature restaurant, 8,000 square feet of luxury boutique retail space, and 8,400 square feet of residential amenity space. A luxurious rooftop pool deck on the sixth floor will be surrounded by deluxe two-story rental townhomes.

Hazel residents will 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. First units will deliver in Q1 2020.



AZOLA WEST PALM

LUXURY SUBURBAN LIVING IN WEST PALM BEACH

Azola West Palm is a 179-unit, luxury garden-style residential community located in an upscale area of West Palm Beach, featuring a vast array of local amenities, including shopping, dining, championship golf, and country clubs, as well as direct access to major transportation networks and employment centers. Every unit at Azola West Palm will have immediate elevator access and an abundance of à la carte private garages.

Resident amenities include an expansive fitness center with yoga classroom, top-of-the-line fitness equipment, and an oversized resort-style pool deck that showcases an outdoor kitchen with custom grill area and lanai. The apartment homes will feature hard-surface flooring throughout, granite countertops, upgraded lighting, designer fixtures, stainless steel appliances, walk-in closets, private patios, and designer-inspired bathroom finishes. Construction commenced in Q1 2018 and first units are expected to deliver in Q3 2019.





40TH



ANNIVERSARY-



SARY

LUZANO

ZOM Living's Luzano project in South Florida was sold in October 2018 to a New York-based private equity firm. The award-winning 404-unit rental community was developed in joint venture with an institutional equity partner. PNC Bank provided construction financing. The sale generated a 24.6% IRR to the venture, over a 3.9 year holding period. Luzano won two Florida's BEST awards in 2018, for land planning and pool design.

ACCOLADES

Throughout its 40-year history, ZOM Living has garnered more than 170 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 2018, ZOM Living ranked among the top 10 National Multifamily Development Firms by Multi-Housing News and was named as a Finalist for Developer of the Year by the Greater Miami Chamber of Commerce.

The South Florida Business Journal selected Solitair as the "People's Choice" award for Project of the Year, and both Solitair and Luzano projects were recognized with multiple Florida's Best Awards.

This 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.





Orlando
Fort Lauderdale
Dallas
Washington, D.C.
Raleigh