

# LOM<sup>®</sup> LIVING

january 2016  
volume XVIII

AVANT  
at met square

the next generation of urban living





## SUSTAINED MOMENTUM

The U.S. economy remains healthy, with more than 2.8 million new jobs added during the 12 months ending October 2015. U.S. homeownership continues to decline, and at 63.7% percent, hovers near historic lows. These positive trends are continuing to drive rental demand. The third quarter of 2015 was the seventh consecutive quarter of positive net unit absorption. On average, rent growth registered 5.2 percent in the major U.S. markets, and the vacancy rate was 4.3 percent, the lowest level of the current cycle. Industry analysts expect that new unit production will peak in 2016, before tapering through the end of the decade. The near term increase in new supply is expected to have only modest impacts on vacancy and rent growth. However, due to continued job growth and a steady influx of new renters, primarily millennials entering the rental market and aging baby boomers who increasingly find rental housing more attractive than homeownership, the market will continue to perform well.

With these positive market forces at work, ZOM is poised for continued success in 2016. In Florida, we will complete lease-ups at *Moda* and *Bel Air Doral* in early 2016, and will begin delivering units at *Monarc at Met 3*, *Baldwin Harbor*, *Delray Preserve*, and *Luzano*. In Texas, our *Tate* project in Houston will also open its doors. In our Mid-Atlantic region, construction continues at *Banner Hill* in Baltimore, and we are working on several new projects in other Mid-Atlantic target markets. We are also in predevelopment on new projects in Dallas, South Florida and Tampa.

We will continue to focus on highly walkable city center locations that are convenient to work, retail, entertainment and culture. Smaller living units in our urban highrise and midrise projects will help to maintain affordability, while creative design elements and high quality interior finishes will cater to more discriminating urban dwellers. We are also finding opportunities for more conventional living spaces in desirable suburban locales, which appeal to families and other residents who do not want to compromise living space for urban amenities.

Investment demand for rental apartments remains high, with pricing based on low to mid 4 percent cap rates for mid- and highrise projects in top-tier markets. Pricing is also increasingly aggressive for garden apartments, with cap rates falling over 30bps in the recent year. We have strengthened our team in the asset management area to further enhance the value created during the development phase and will continue to selectively harvest gains for our investor partners through well-timed sales as conditions warrant.

Further growth in the U.S. economy and favorable long term demographic trends will continue to create opportunities for ZOM to deliver well-conceived, prudently capitalized projects in our target markets. We will continue to work diligently on behalf of our capital partners and shareholders to deliver attractive returns on their invested capital.



391-UNIT, 43-STORY LUXURY  
HIGHRISE DEVELOPMENT  
CONVENIENTLY LOCATED  
IN DOWNTOWN MIAMI

AVANT  
at met square



Met Square is the final chapter of the Metropolitan Miami development, which already includes 800,000 square feet of office, JW Marriott Marquis Hotel, Whole Foods Grocery, 1,200-space public parking garage, and more than 30,000 square feet of restaurants and retail. Avant at Met Square is in a well established neighborhood with an array of retail, public parks, fine dining, and convenient public transportation. The distinctive 43-story highrise structure features two levels of retail below a 19-screen luxury theater, the Silverspot, an upscale reserved-seating boutique cinema. Residents of Avant will enjoy 24-hour complimentary valet service and an amenity level located on the ninth floor featuring a resort-style pool and wellness center including treatment rooms, sauna, steam room, relaxation area, fitness club with classroom, business center and dog salon. First units are expected to deliver Q1 2018.



349-UNIT, 6-STORY MIDRISE  
DEVELOPMENT IN THE  
HEART OF BALTIMORE'S  
INNER HARBOR



INNER HARBOR

BANNER HILL  
APARTMENTS



Strategically located on a 2.2-acre site between the Inner Harbor and the highly desirable Federal Hill neighborhood, Banner Hill will enjoy excellent proximity to an array of transportation options including the Camden Marc Rail Station, providing convenient commuter access to downtown Washington D.C. Amenities will include ample below grade parking, a first-floor e-lounge with Wi-Fi, computer stations and café seating, fitness-club quality exercise center, sports simulator, a resort-style infinity pool, bocce court and lush landscaped courtyards. Interior features include island kitchens, hard surface countertops in both the kitchen and bathroom, custom stand-up showers, walk-in closets and private balconies. Groundbreaking was August 2015, with first units available in mid-2017.





## **BALDWIN HARBOR** APARTMENTS

**483 UNITS, 4-STORY  
LUXURY LAKEFRONT  
RENTALS IN ORLANDO'S  
MOST PRESTIGIOUS MASTER  
PLANNED COMMUNITY**

Baldwin Harbor is the crown-jewel of Baldwin Park. Developed on the only remaining waterfront parcels in the Baldwin Park Village Center's "Main Street", Baldwin Harbor is just steps from an exceptional array of shopping and dining venues in one of the most desirable neighborhoods in Orlando. Developed in two architecturally distinctive 4-story buildings with integral dedicated and secure parking, each building enjoys its own elaborate suite of amenities, including a private, resort-style, salt water pool with expansive views of Lake Baldwin, membership-quality fitness center, lushly landscaped terraces, and open space for the exclusive use of Baldwin Harbor residents. The East building, accessed via a lakeside motor court, will house the main leasing center and clubhouse. Additional features include an outdoor summer kitchen with grilling stations and an indoor sports simulator. Construction commenced November 2014, and first units are expected Q1 2016.







SOLITAIR  
BRICKELL

438-UNIT, 50-STORY LUXURY  
HIGHRISE DEVELOPMENT  
LOCATED IN THE HEART OF  
THE FLOURISHING BRICKELL  
NEIGHBORHOOD, IN  
DOWNTOWN MIAMI







Solitaire Brickell is conveniently located across the street from a primary pedestrian entrance to the 5.4 million square foot Brickell City Centre, a destination venue home to some of the world's top retailers and restaurants. The phenomenal location provides access to an array of retail shops and restaurants, and a short 3-minute walk to the Miami Metro Mover. A chic reception lounge and membership grade fitness center and spa will be located on the ninth floor, while the 50th floor amenity level will house a high-style resident lounge, café, entertainment kitchen and intimate rooftop pool and garden complex. Residents will enjoy sweeping views of the Brickell and Miami skylines, as well as Biscayne Bay, Miami Beach and beyond. First units are expected in Q4 2017.



# DELRAY preserve

188 UNITS, GARDEN-STYLE, LUXURY  
RESIDENTIAL APARTMENT COMMUNITY  
OVERLOOKING THE INTRACOASTAL  
WATERWAY AND THE ATLANTIC OCEAN  
IN DELRAY BEACH, FLORIDA



Delray Preserve is thoughtfully nestled in seven two-, three- and four-story buildings spread across 8.5 acres, featuring breezeways and direct access one- and two- car attached garages on select units. A large community center will contain a leasing office and on-site amenities including a club room, cyber cafe, and fitness center. The clubhouse will overlook the tranquil and lushly landscaped grounds, which will feature a resort-style pool with beach entry and private cabanas. Residents will further enjoy a children's oversized tot-lot and Bark Park. Delray Preserve will feature one-, two- and three-bedroom units ranging from 655 to 1,545 square feet. Interior features include island kitchens, quartz countertops in kitchen and bath, stainless steel appliances, walk-in closets and private patios. Construction commenced July 2015. First units are expected to deliver September 2016.







**462 UNITS, 32-STORY  
HIGHRISE, LUXURY  
APARTMENT HOMES  
LOCATED IN THE HEART  
OF DOWNTOWN MIAMI**

Monarc is being constructed over a ground-level Whole Foods grocery parking with 12 levels of structured podium parking and 20 levels of residential luxury apartment homes. The Monarc tower is located in the heart of downtown Miami, a highly walkable location surrounded by businesses, restaurants, nightlife and public transportation. Overlooking the expansive Biscayne Bay, the building features a unique 13th floor amenity level and pool deck with resort-style walk-in entry, where residents will also enjoy a spacious open entertainment area and fitness center. Interior units feature Italian kitchens with Caesarstone countertops and German plumbing fixtures, walk-in closets and private balconies. Construction commenced February 2014. First units are expected to deliver Q1 2016.





# MODA

NORTH BAY VILLAGE

This 285-unit luxury waterfront rental community is situated on a spectacular 4.5-acre peninsula with more than 1,400 lineal feet of waterfront overlooking Biscayne Bay in North Miami Beach. With water views from all units, residents live a true resort-style life, including two waterfront pools with cabanas, indoor/outdoor open-air entertainment kitchen, onsite marina and surf shop, a 1/4 mile waterfront fitness trail, an e-lounge, golf and sports simulator, a membership-quality fitness center with spinning room, yoga studio and a virtual on-demand fitness trainer.

Construction began August 2013, initial units delivered Q1 2015 and the project was completed in July 2015.











# LUZANO

Pompano Beach

**404 UNITS, GARDEN-STYLE,  
LUXURY RESIDENTIAL  
APARTMENT COMMUNITY  
LOCATED JUST MINUTES FROM  
THE ATLANTIC OCEAN IN  
POMPANO BEACH, FLORIDA**

Centrally located on Atlantic Boulevard in Broward County, the Luzano site is adjacent to Florida's Turnpike, providing easy access to several major south Florida employment centers. Luzano will feature spacious apartment homes housed in 19 three-story buildings with two-story end sections in select buildings. Spacious three bedroom units feature direct access, two-car garages and additional single garages throughout provide breezeway access to living units. Floor plans range from 655 to 1,545 square feet. Interior unit finishes will be a cut above the market featuring well-appointed island kitchens, granite countertops, contemporary cabinets, wood-style flooring, walk-in closets and private patios. The large community center will feature a membership-quality fitness center, e-lounge, resort-style pool, and private cabanas. Construction commenced March 2015, with first units expected mid-2016.







**431 UNITS, 4- AND 5-STORY WRAP,  
LUXURY APARTMENT HOMES LOCATED IN  
THE AFFLUENT TANGLEWOOD/GALLERIA  
SUBMARKET OF HOUSTON, TEXAS**

Conveniently located adjacent to a new 90,000 square foot HEB upscale grocery, Tate Tanglewood is also near the I-610 Loop, providing quick access to downtown Houston, the Texas Medical Center, the Energy Corridor and other major employment nodes. Residents will enjoy a hotel-style experience with a lobby ideally designed for both entertainment and relaxation, and unit interiors with an unparalleled level of quality and design. Property amenities include three internal courtyards, one with a resort-style pool and multiple grilling areas, a membership-quality fitness center, yoga studio, golf simulator, entertainment kitchen, and an expansive Bark Park with dog wash station. Unit features include stainless steel appliances, wood-style flooring, private yards, and rustic brick arches. Pre-leasing is underway. First units expected in Q2 2016.

Azola at Magnolia Park will be a 366-unit luxury multifamily rental community comprised of 13 three-story buildings spread across 25-acres, set among mature tree preserves and natural areas. A large community center will contain a leasing office and on-site amenities including a club room, cyber café and fitness center. The clubhouse will be situated adjacent to an oak hammock and lushly landscaped grounds, and will feature a resort-style pool with beach entry and private cabanas. Residents will also enjoy a children's oversized tot-lot, Bark Park, bike storage, jogging trail and serene preserve views.

Azola at Magnolia Park will be comprised of spacious and well-appointed one-, two- and three-bedroom units in a variety of floor plans ranging from 704 to 1,467 square feet. Interiors are designed with sustainability in mind.

# AZOLA

at magnolia park

**366 GARDEN STYLE UNITS IN  
THE BRANDON SUBMARKET  
OF TAMPA, FLORIDA**









**A 249-UNIT LUXURY LAKEFRONT COMMUNITY  
ADJACENT TO THE PRESTIGIOUS TRUMP  
NATIONAL GOLF RESORT IN DORAL, FLORIDA**

*Bel Air*  
at DORAL

Setting a new standard for luxury apartment living, Bel Air at Doral offers the most expansive and cutting-edge amenity package in the market, delivering design-driven, high-finish living spaces, housed in an iconic eight-story mid-rise building. Designed with an elegant Mediterranean style, the project features a variety of spacious floor plans, ranging from 755 to 1,607 square feet. Amenities include a luxurious clubhouse with a resort-style lakefront pool and gazebo, membership-quality fitness center, e-lounge, a pet salon and Bark Park.

Bel Air at Doral also provides expansive lake views of the world-renowned "Blue Monster" Course at Trump National. Construction began August 2013, first units delivered in April 2015 and the project was completed in July 2015.





## ZOM ROLLS OUT NEW WEBSITE

ZOM launches an exciting new website for 2016, with updated graphics of the most recent projects.

Visit us at [zomusa.com](http://zomusa.com)

## ZOM NAMED AMONG TOP THREE FLORIDA GREEN HOME BUILDERS BY THE FLORIDA GREEN BUILDING COALITION

Recognized as one of Florida's Top Green Home Builders by the Florida Green Building Coalition, ZOM garnered third place among the leading 15 builders selected. The awards recognition was part of the FGBC's 15th anniversary celebration of the GreenTrends conference bringing together green building industry leaders throughout the state to shape policies and practices for the industry.

In addition, Associated Builders & Contractors Inc. presented The Beacon at Clarendon West with the 2015 Award of Excellence.

## THE BEACON

