



NATIONAL DEVELOPER ZOM LIVING SECURES \$63 MILLION IN CONSTRUCTION FINANCING FOR 375-UNIT LUXURY APARTMENT PROJECT IN TAMPA

Developed in partnership with MetLife Investment Management, MetWest Residential will bring luxury rentals along with 3,000 square feet of ground-level retail space catering to the everyday needs of the community at the MetWest International mixed-use development in Tampa's thriving Westshore District.

TAMPA, FL – May 06, 2024 – ZOM Living, one of the nation's leading multifamily development firms, along with partner MetLife Investment Management, has secured approximately \$63 million in construction financing for MetWest Residential, a luxury multifamily development in the Westshore District of Tampa, Florida. The eight-story, 375-unit multifamily project will also add approximately 3,000 square feet of prime retail space and a six-story parking garage to the MetWest International mixed-use development.

MetWest Residential will rise on the northwest parcel of MetWest International and complete the NAIOB and BOMA award winning mixed-use, live-work-play development. The high-profile mixed-use development spans 30 acres and is home to 1 million square feet of Class A office space, a 175-room AC Hotel by Marriott, and 56,000-square-foot retail village with high-profile tenants such as Texas de Brazil, Kona Grill, Cooper's Hawk Winery & Restaurant, Del Frisco's Grille, Starbucks, Beal Bank, GOLFTEC, and more. The development is near International Plaza and Bay Street, a two-story regional shopping center with an adjacent outdoor lifestyle center that features over 200 specialty and department stores and 16 restaurants, and the Tampa International Airport.

"The ability to secure financing for this project is a testament to the demand we are seeing in Tampa for premium-quality rental housing with robust amenity offerings, which our residential projects in the region are helping to meet," said Kyle Clayton, Senior Vice President of ZOM Living. "Tampa is seeing healthy growth in all directions from its urban core to key suburban markets, and we are excited to be part of this growth bringing to the area a residential project located in one of the most prominent mixed-use developments in Tampa today."

The MetWest luxury residential community will offer a variety of unit layouts including studios, one-, two- and three-bedroom apartments – all ranging from 576 to 1,601 square feet in size. Residents will enjoy sophisticated and lifestyle-driven amenities such as an elevated resort-style pool with an outdoor deck and aqua lounge, a courtyard with a lush canopy and fire pit, a state-of-the-art fitness center, abundant co-working and conference spaces for residents working from home, a dog park, and a speakeasy lounge concept on the 8th floor.

MetWest Residential will be designed by architecture firm Looney Ricks Kiss (LRK), a Memphis-based, full-service architecture firm known for its cutting-edge design and upscale interiors. The spacious apartments will feature chef-inspired kitchens, floor-to-ceiling windows with roller shades, plank flooring, walk-in closets, high-end kitchen and bathroom cabinetry, smart thermostats, electronic locks, and private balconies or terraces in most units. Additionally, the development will include retail space to cater to both residents and the surrounding community.

ZOM Living has been developing in Tampa for more than 30 years, with over 15 projects in the region, including two recent multifamily developments: Azola South Tampa and Azalea Apartments. Azola South Tampa is a 214-unit, luxury garden-style community located on 9.31 acres situated in Westshore, and Azalea Apartments is comprised of 289 luxury rental units on a 13-acre site in the Brandon neighborhood, near Tampa's booming

urban core. In late 2019, ZOM also opened the luxury waterfront apartment community of Seazen Rocky Point Apartments, located near the MetWest Residential project, featuring 323 units on the island of Rocky Point and boasting 750 linear feet of direct waterfront on the pristine Tampa Bay.

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About ZOM Living

ZOM Living is one of the most highly regarded luxury multifamily developers in the United States and has developed over 24,000 apartment units nationwide, with an aggregate value of nearly \$5 billion. Most recently, the company has established a seniors housing division, with three seniors housing developments completed in Florida. Throughout its 45-year history, ZOM has garnered more than 200 industry awards for project design and development expertise, including the prestigious Best Development Company of the Year by Multi-Housing News, and ranked among the Top 25 Developers in the U.S. by the National Multifamily Housing Council. ZOM has offices across many of the markets it serves, including South Florida, Orlando, Dallas, Nashville, Phoenix, Raleigh, and Washington, D.C. ZOM has over 4,500 units currently under construction or in design and predevelopment throughout the U.S., with a total capitalization of nearly \$2 billion. For more information on ZOM's portfolio, visit www.zomliving.com.

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