



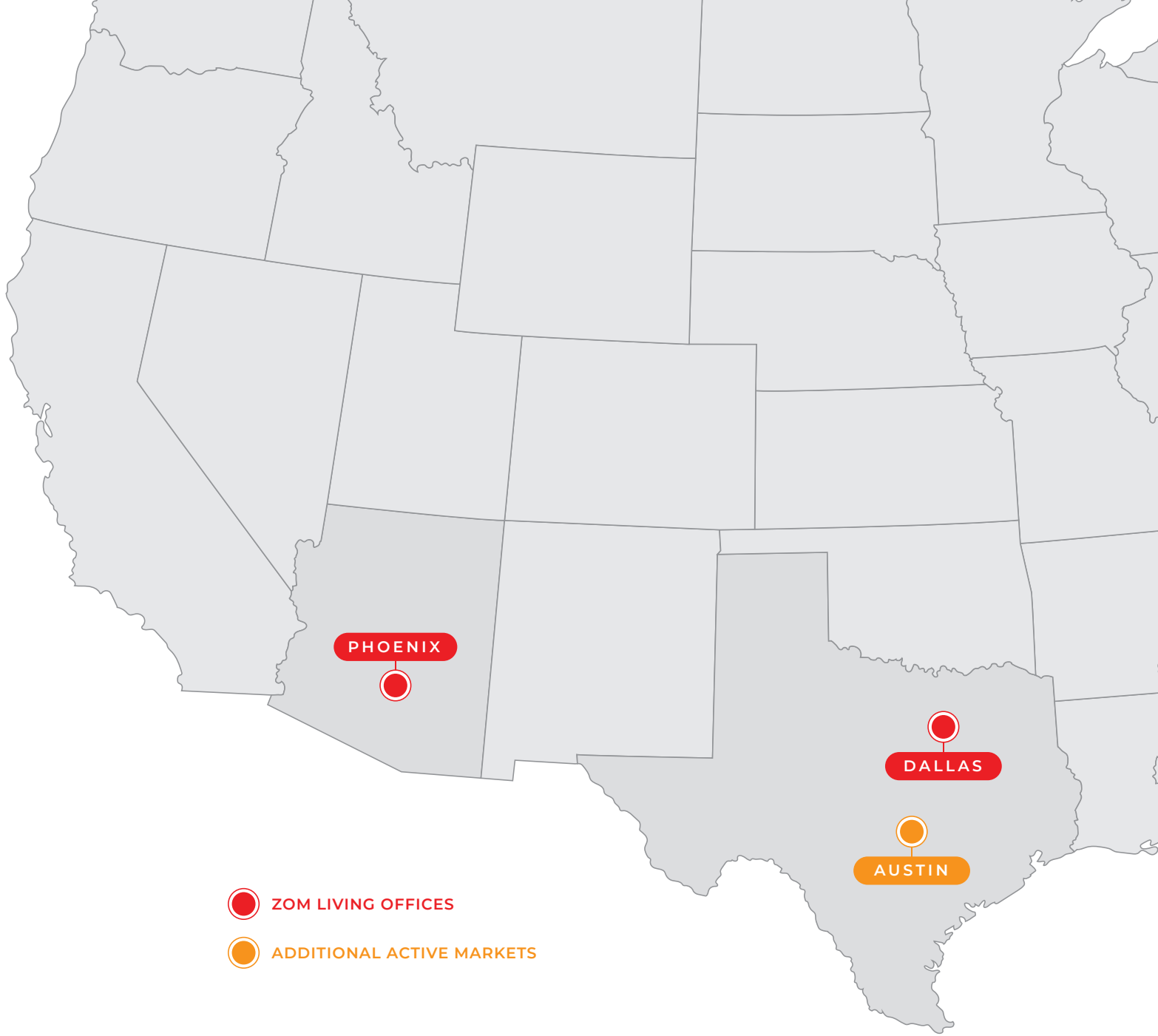
CORPORATE PROFILE





BETTER LIVING  
BY DESIGN.









ATELIER



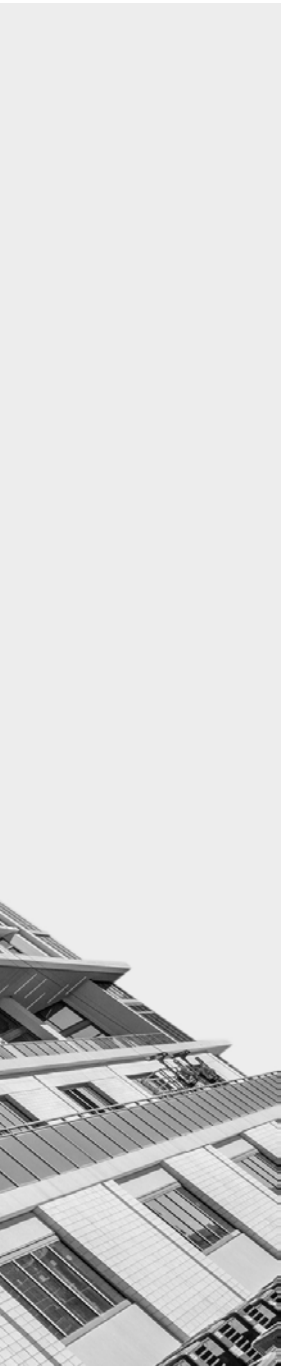


## ABOUT ZOM

ZOM was founded in 1977 by Joost P. Zyderveld, a Dutch oil company executive who targeted Florida for real estate investment opportunities. ZOM's investment activities were initially broad in scope. The company invested in land and developed single-family residential, as well as commercial, office, and retail projects.

Throughout the '90s, ZOM focused on multifamily development in the state of Florida and branched out to other major metros including Orlando, Tampa, St. Petersburg, Naples, Miami, and Fort Lauderdale. In 2000, ZOM expanded its geographical focus outside of Florida and rebranded as ZOM Living.

ZOM Living is a recognized leader in the development of multifamily communities across the United States. Over its 48-year history, ZOM has developed over 26,000 apartment units nationwide with aggregate value of over \$7.5 billion. With a longstanding commitment to quality, innovation, and impactful designs, ZOM Living has gained a reputation for excellence through award-winning projects. The company has garnered more than 220 industry awards, including the Development Firm of the Year award by both Multi-Housing News and NAHB. ZOM Living operates offices in Boston, Dallas, Fort Lauderdale, Nashville, Orlando, Phoenix, and Raleigh, and continues to actively expand its pipeline of visionary developments.





## OUR HERITAGE

- THE YEARS TEACH US MUCH WHICH THE DAYS NEVER KNEW -

ZOM's roots in the Netherlands run long and deep. Our founder, Joost Zyderveld, built a successful energy business in Rotterdam in the 1960s, funded by local Dutch investors. He then turned to real estate, and moved to Central Florida in 1977, carrying over the ZOM name, and investing in local projects with his loyal Dutch partners. Zyderveld sold the company in 1997 to Hans van Veggel, another successful Dutchman, and ZOM's apartment production and industry reputation grew quickly. ZOM's investor base transitioned from private Dutch capital to U.S. institutional investors, solidifying a foundation for future growth.

ZOM's success through the years is largely owed to the trust placed in us by our shareholders and capital partners. This trust was built project by project over decades, with our first priority being to preserve the capital entrusted to us, and ultimately to deliver above average risk-adjusted returns to our owners and partners. The lessons of our day-to-day experience have accumulated over the years, bringing us a good measure of both wisdom and perspective. This has enabled further expansion of our capital relationships to include the leading investment firms and banks in the industry.

As we enter ZOM's fifth decade in real estate, we are optimistic about the future. We have re-branded the company to ZOM Living, as our projects are more about experience and emotion than bricks and mortar. Demographic trends continue to deliver a steady flow of new renters into the housing market, who increasingly find rental housing more attractive than homeownership. Increasingly people's bias for mobility together with the lack of for sale housing affordability have created a secular shift in our society increasing the bias for rental housing.

We are proud of our Dutch roots and grateful to our shareholders, employees, and capital partners, each of whom has played an important role in ZOM's success. We strive to reach higher, and to enhance ZOM's tradition of delivering well-conceived, design-driven living spaces that stir the emotions of our residents.







ATELIER





## BETTER LIVING BY DESIGN

“We shape our buildings; thereafter they shape us.”

Winston Churchill

We continually strive to enhance the ZOM Living experience. Innovative project design is at the core of this process, from the exterior elevations and building elements to the amenity spaces and private living areas. We constantly stretch our developers, architects, interior designers, and consultants during the design process, while giving them creative freedom to surprise and inspire. As a team, they shape our building spaces with colors, textures, furnishings, and art. Art in all forms is a key ingredient that completes the design equation and stirs the emotions of our residents. Working together, we can elevate the living experiences of our residents and add long-term value to our projects and our partners.

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 translates into higher project rents and resident retention levels which exceed those of our competitors. This in turn leads to higher project values and a number of record-setting sales. Our projects consistently garner industry recognition as well, with over 220 awards accumulated through the years, including many national Project of the Year honors.

In the end, 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.

Our work is not finished. We long for fresh ideas and new ways of thinking about our world and our craft in order to deliver the next generation of ZOM Living.

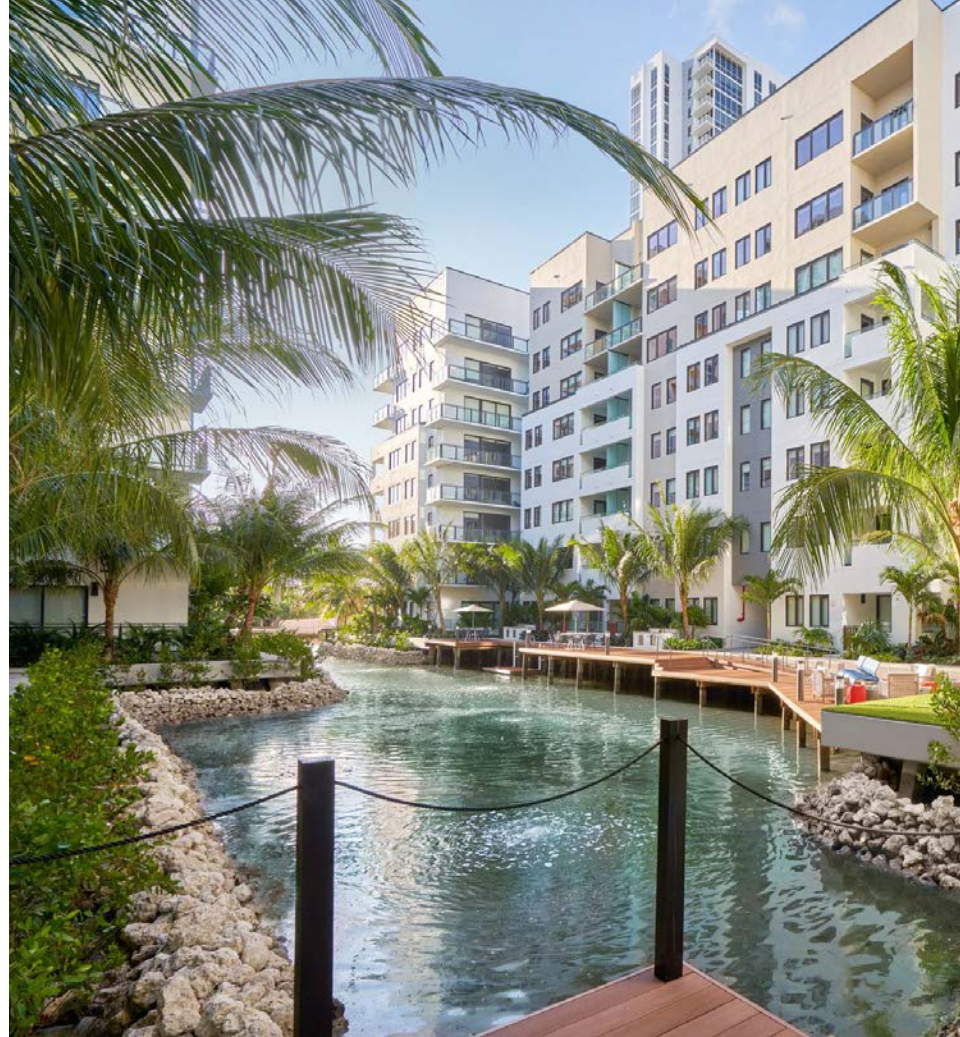


HAZEL & AZURE NATIONAL LANDING





# 01 RECENT PROJECTS





# LAS OLAS WALK

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

Las Olas Walk is on a 3.16 acre site located on Federal Highway, one block north of Las Olas Boulevard. The site is home to two 8-story Mid-Rise buildings connected over the street by two air-conditioned walkways. The 456 units cater to the affluent downtown demographic and allow residents to enjoy the live-work-play lifestyle. Residents are steps from 5.8 million square feet of office space and only one block away from the world-famous Las Olas Boulevard. New restaurants and shops continuously open along the boulevard and serve as a consistent entertainment destination for the region. Las Olas Walk features 14,000 square feet of amenities on the ground floor. Adjacent to the amenities is the waterfront courtyard and resident pavilion with outdoor lounge.

L A S O L A S



W A L K



AMILINE

5970  
NEW 40 ST





# MILINE LUDLAM TRAIL

## ACTIVE LIVING ON MIAMI'S LUDLAM TRAIL

MiLine Ludlam Trail is a 338-unit, 6-story Mid-Rise, located on the intersection of Bird Road and the soon-to-be-redeveloped Ludlam Trail. The Ludlam Trail, long used as a freight railway, is a beautiful 6-mile linear park running right through the neighborhood, creating a one-of-a-kind amenity for our residents. The project's exterior amenities include a half-mile long biking/ walking trail, dog park, pool deck with cabanas and BBQ area, a Zen garden, and several thousand square feet of outdoor plaza area with gaming and shaded seating. The plaza area is adjacent to a craft beer brewery, as well as chef-inspired food and beverage containers that serve as the communal landmark for patrons of the Trail.

Residents of MiLine also enjoy interior amenities, including a tech-advanced fitness center, a VIP lounge, private work and conference rooms, and a social gaming area that opens onto the lushly landscaped pool deck. Well-appointed units feature quartz countertops, exposed concrete ceilings, upgraded lighting, walk-in closets, mud rooms, and private patios and balconies.







# ATELIER

## LAVISH LIVING IN THE DALLAS ARTS DISTRICT

Located in the heart of the Dallas Arts District, adjacent to Uptown and Klyde Warren Park, Atelier is a mixed-use community comprised of 53 loft units and 364 luxury residential tower units with unmatched panoramic views of both Uptown and Downtown. Atelier is one of the tallest rental towers in the Dallas area at 41 stories. Residents enjoy over 26,000 square feet of amenity space and 15,000 square feet of onsite retail. In addition, there are 157 hourly fee public parking spaces in the underground structure and 553 resident spaces in a 10-story parking garage. One-, two-, and three-bedroom units range from 697 to 2,273 square feet, and the 11th floor amenity deck features a spacious open lounge area, membership-quality fitness center and lushly landscaped deck surrounding the resort-style pool.







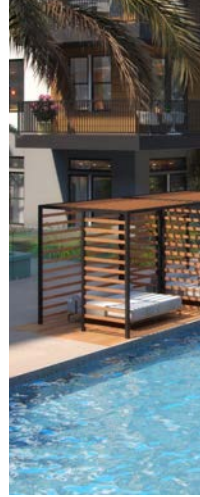
# MAIZON DURHAM

## URBAN LIVING IN THE HEART OF DURHAM

Maizon Durham is a six-story midrise community in downtown Durham, North Carolina. The property consists of 248 rental apartments in a variety of one-, two-, and three-bedroom configurations – all featuring premium finishes and designed for urban living. The project also features over 12,000 square feet of retail.

Maizon Durham is also within walking distance to a variety of entertainment options, including the Durham Bulls Stadium, the American Tobacco Office and Entertainment Complex and the Durham Performing Arts Center. Nearby dining options include some of the best restaurants in the city, several of which have received national accolades from publications such as The New York Times, Southern Living Magazine and Bon Appétit. In addition, the site is proximate to Duke University, NC Central University, and The Research Triangle Park.







# MAIZON BILTMORE

## HIGH-STYLE LIVING IN THE UPSCALE BILTMORE NEIGHBORHOOD

Maizon Biltmore is a 5-story, 341-unit midrise community coming to the upscale Biltmore neighborhood of Phoenix, Arizona. The project will feature a range of studio to two-bedroom units appointed with luxury finishes, a resort-style pool, a modern fitness and wellness center, co-working spaces and other luxurious amenities.

The community offers easy accessibility to The Esplanade, a mixed-use development with nearly one million square feet of office space, Biltmore Fashion Park, a 611,000-square-foot lifestyle center, and the Town and Country Shops, home to Whole Foods Market and Trader Joe's. In addition to the employment and shopping conveniences, the Biltmore neighborhood is also home to the Frank Lloyd Wright-designed Arizona Biltmore, a luxury Waldorf Astoria resort with a renowned spa and golf course.







# HAZEL SCOTTSDALE

MODERN UPSCALE LIVING IN SCOTTSDALE'S POPULAR OLD TOWN DISTRICT

Hazel Scottsdale is a 362-unit luxury midrise community in Scottsdale's lively Old Town waterfront district. Slated to become a defining landmark in the city's famous downtown area, the highly anticipated 8-story project will feature thoughtfully designed floorplans with high-end finishes and sweeping views of Camelback Mountain.

Additional amenities include an elevated resort-style pool area, a membership-grade fitness center, and numerous co-working spaces and conference rooms. In addition to its multiple outdoor courtyards, on-site coffee shop and ground-floor retail space, Hazel Scottsdale places residents within a short walk to the area's vibrant nightlife, restaurants and boutiques that draw visitors from around the country.







# AZURE SCOTTSDALE

## VIBRANT WATERFRONT LIVING IN OLD TOWN SCOTTSDALE

Azure Scottsdale is a 170-unit luxury highrise community that will become a central component of Scottsdale's desirable Waterfront District. Located just one block from the two-million-square-foot Scottsdale Fashion Square Mall, the project offers premier walkability to dozens of dining and nightlife venues in Scottsdale's lively Old Town district. In addition to its proximity to one of the nation's largest shopping destinations, Azure Scottsdale is close to numerous corporate employment hubs, including those of GoDaddy, Massage Envy, Discount Tire, and HonorHealth.

The 12-story project will feature generously-sized floorplans with contemporary finishes and uninterrupted views of Camelback Mountain from its scenic rooftop pool area. Resort-style amenities include a spa-inspired wellness studio and fitness center as well as direct access to the pedestrian and bike-friendly Arizona Canal Trail.

AZURE  
SCOTTSDALE





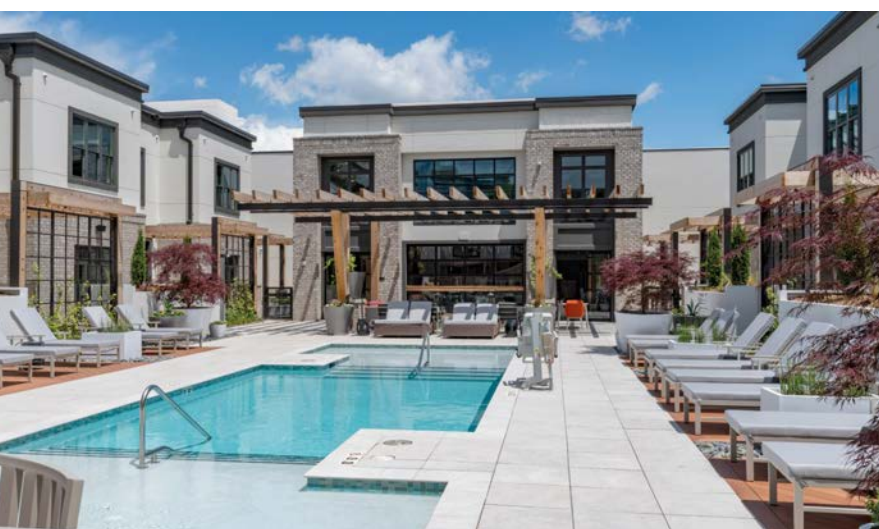
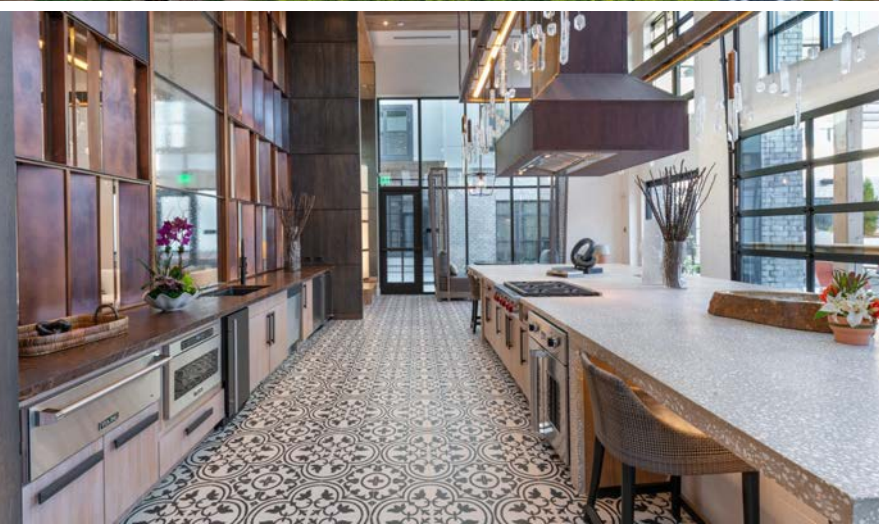


# MAIZON BETHESDA

LUXURY URBAN LIVING IN THE MOST WALKABLE  
LOCATION OF BETHESDA

Located in the affluent, amenity-rich community of Bethesda and only two blocks from the Metro Station, Maizon Bethesda is a 229-unit Class A luxury urban Mid-Rise community. 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. Maizon Bethesda features a mix of studio; one-, two-, and three-bedroom; and terrace floorplans. Units offer sophisticated chef-inspired kitchens featuring movable islands, quartz countertops, Italian-style cabinetry, floor-to-ceiling windows with roller shades, wide plank flooring, private balconies or terraces in many units, and a keyless entry system. Terrace floorplans feature European appliances and an upgraded finish package. Unit sizes range from 500 to 1,800 square feet.

  
MAIZON





# HAZEL SOUTHPARK

UPSCALE LIVING IN CHARLOTTE'S AFFLUENT  
SOUTHPARK DISTRICT

Hazel SouthPark is a 6-story, 203-unit Class AA luxury rental Mid-Rise located in a superior walkable location at the center of the SouthPark submarket of Charlotte. The project is comprised of larger than average units in a distinctive Mid-Rise structure, with attached, secured structured parking. The ground floor hosts 14,000 square feet of retail space and 9,400 square feet of leasing and amenity space. A luxurious pool and a resident clubhouse are located on the 5th floor. Hazel SouthPark offers residents a variety of spacious, functional floor plans ranging from 664 square feet to 2,009 square feet.







# BEZEL AT MWC

HIGH-ENERGY MIAMI HIGH-RISE  
OVERLOOKING BISCAYNE BAY

Bezel at Miami Worldcenter is a 43-story, 434-unit, Class A luxury rental High-Rise 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. Bezel is only steps from Miami's most important cultural and entertainment venues, including the Perez Art Museum, the Frost Museum of Science, and FTX Arena. Residents are a short drive away from world-class shopping such as the Miami Design District which is home to more than 170 brands, including flagships stores for Louis Vuitton, Cartier, Chanel, Balenciaga, Fendi, and more. Also west of the site is 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 Brightline train station. Bezel features 13th- and 14th-floor amenity levels which 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.

  
**BEZEL**  
APARTMENTS





# HAZEL BY THE GALLERIA

## HIGH-STYLE LIVING IN THE HEART OF THE DALLAS GALLERIA DISTRICT

Hazel by the Galleria is a 398-unit, five-story upscale rental project located immediately adjacent to the Galleria in North Dallas. The immediate area features more than 1.4 million square feet of retail, a 432-room Westin Hotel, and three integrated office buildings. Hazel is also conveniently situated at the intersection of I-635 and Dallas North Tollway, offering convenient accessibility, excellent visibility, and proximity to local employers, as well as Dallas Midtown and multiple other retail and lifestyle developments.

Hazel by the Galleria features best-in-class resident amenity space, including a resort-style pool deck, fitness and wellness center, pet spa, and co-working area.





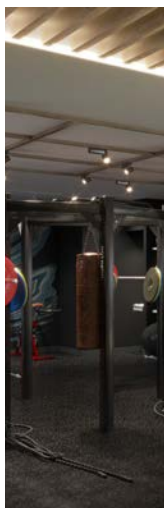


# AZOLA AVERY CENTER

## LUXURY LIVING IN A GROWING SUBMARKET

Azola Avery Centre is a 359-unit luxury garden-style community developed on 13.5 acres within the Round Rock submarket of Austin, Texas. The site is located within the 1,200-acre Avery Centre master-planned community, which is currently home to Texas State University Round Rock, Austin Community College, Texas A&M University Health Science Center, and a number of medical facilities. The community not only benefits from the growing employment nodes within Avery Centre, but it is also only fifteen minutes north of the employment hub at the Domain, and thirty minutes north of downtown Austin.

azola  
AVERY CENTRE





# AZOLA DESERT RIDGE

## LUXURY LIVING NEAR PREMIER HEALTHCARE AND LIFESTYLE AMENITIES

Azola Desert Ridge is a garden-style community currently under construction on 12 acres of land in Phoenix, Arizona.

Located near the Mayo Clinic healthcare and educational facilities and within the expanding Loop 101 corridor, Azola Desert Ridge features 416 apartments in five, 4-story elevator-serviced buildings.

The community's one- to three-bedroom units have been thoughtfully designed and appointed with market-leading finishes. Onsite amenities will include a resort-inspired pool/deck, premium fitness center, pet grooming salon, makerspace and a self-service market.

Just minutes away, residents will find numerous dining and entertainment options, including the 1.2-million-square-foot Desert Ridge Marketplace lifestyle center, the 500,000-square-foot High Street Office and retail center, and the under-construction City North mixed-use project, which will include office, retail, hotel, and residential spaces.

azola  
DESERT RIDGE

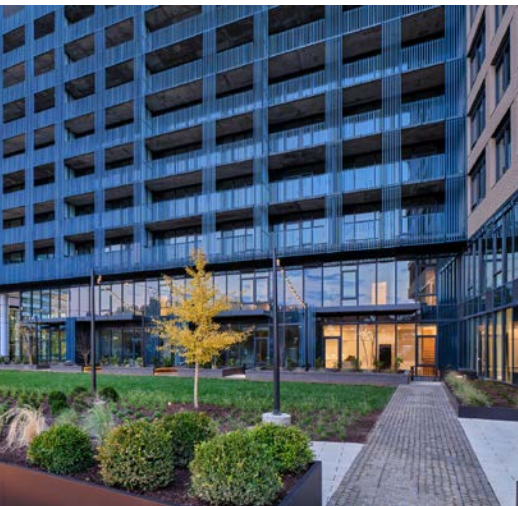




# HAZEL AND AZURE NATIONAL LANDING

SMART AND STYLISH LIVING IN NORTHERN VIRGINIA'S TECH  
CORRIDOR

Hazel and Azure National Landing are a unique pair of upscale high-rise towers in Arlington, Virginia, which are joined by a thoughtfully landscaped open-air plaza. The 15-story Hazel hosts 302 residences, and the 11-story Azure contains 188 slightly larger units - both featuring elevated luxury finishes. Unit offerings include studio, one-, two-, and three-bedroom floor plans, as well as townhome-style living - all boasting chef-inspired kitchens, floor-to-ceiling windows with roller shades, wide plank flooring, and private balconies or terraces. Select units offer expansive views of the DC skyline.



  
HAZEL  
NATIONAL LANDING

AZURE  
NATIONAL LANDING

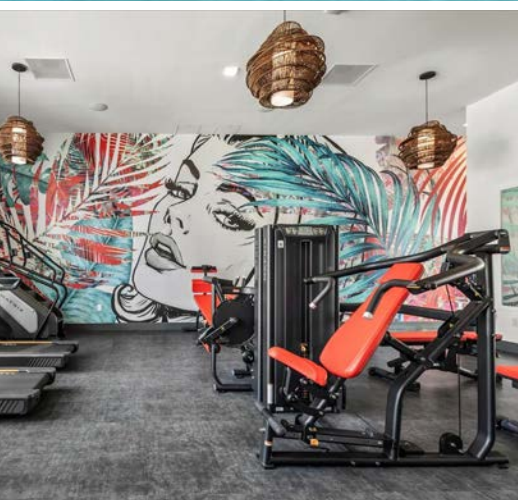




# AZALEA EAST TAMPA

MARKET LEADING LUXURY IN BRANDON SUBURB

Azalea East Tampa is a 289-unit luxury apartment community on 13 acres within the Brandon submarket of Tampa. With excellent access to the Selmon Expressway and Interstate 75, residents have quick access to major employment hubs in the Tampa metro area. The project offers a variety of spacious one-, two-, and three-bedroom apartments featuring contemporary finishes and unique design ideas. Project amenities include a resort-style pool and a large clubhouse complete with a game room, cyber lounge, membership-grade fitness center, and dog salon. The property also features an after-hours co-working hub.







# SEAZEN

## LUXURY WATERFRONT LIVING ON TAMPA BAY

Seazen is a 323-unit, three- and six-story Mid-Rise, Class AA luxury waterfront apartment community in Tampa, Florida. Located in the island community of Rocky Point, the 4.7 acre site boasts over 750 linear feet of direct waterfront on the pristine Tampa Bay. Seazen is comprised of spacious and well-appointed one-, two-, and three-bedroom units in floor plans ranging from 647 to 1,669 square feet. Seazen's amenity package features a 12,000 square foot clubhouse, membership-grade fitness center with dedicated yoga/spinning classroom plus on-demand virtual fitness trainer, two resort-style pools, four waterfront courtyards, pet salon, bark park, aqua lounge, a waterfront amenity center featuring paddleboards and kayaks, and on-site boat slips.







# AZOLA SOUTH TAMPA

## LUSH LIVING IN SOUGHT-AFTER SOUTH TAMPA

Azola South Tampa is an upscale, garden-style apartment and townhome community in the highly desirable South Tampa/West Shore neighborhood. The project is a short drive to the downtown Tampa and West Shore business centers and just five minutes from MacDill Air Force Base.

Azola's 214 one- to three-bedroom apartments and six two-story townhomes are located on a 9-acre site with eight grand Oak trees and a flowing canal. Onsite amenities include a lush pool area with adjacent resident pavilion, and a clubhouse complete with a game room, cyber lounge, fitness center, and dog salon.



azola  
SOUTH TAMPA





# BALDWIN HARBOR

## UNPARALLELED LOCATION IN ORLANDO'S PREMIER NEIGHBORHOOD

Baldwin Harbor is the crown jewel of Baldwin Park. Developed on the only remaining waterfront parcel in Baldwin Park's Village Center, Baldwin Harbor is just steps from an exceptional array of shopping and dining venues in one of the most desirable neighborhoods in Orlando. Housed in architecturally distinctive 4-story buildings with integrated and secure parking, Baldwin Harbor boasts an elaborate suite of amenities, including two private, resort-style, saltwater pools with expansive views of Lake Baldwin, a membership-quality fitness center, and lushly landscaped terraces and open space for the exclusive use of Baldwin Harbor residents. The project was completed in Q1 2017 and has received 8 industry awards, most notably the prestigious NAHB Multifamily Pillars of the Industry national award for Best Low-Rise Development, and the NAHB Best of American Living, as well as platinum honors for Land Planning and Pool Design in Florida's 2016 BEST Awards.



**BALDWIN HARBOR**  
APARTMENTS





# MEZZO DALLAS

## MARKET LEADING LUXURY IN EXPANDING NORTH DALLAS

Located within the heart of the rapidly growing U.S. 380 corridor north of Dallas, Mezzo is proximate to several major employment nodes, which collectively house over 23 million square feet of Class A office space, including Legacy Business Park and the North Frisco Platinum Corridor. Mezzo includes thirteen three-story buildings, with both surface parking and private tuckunder garages. The community features market leading amenities with coworking office space, a demonstration kitchen, game room, membership quality fitness center, yoga studio, and dog salon. Unit finishes include stylish quartz countertops and island kitchens, vinyl wood flooring, stainless steel appliances, illuminated mirrors at vanities, and more.



MEZZO



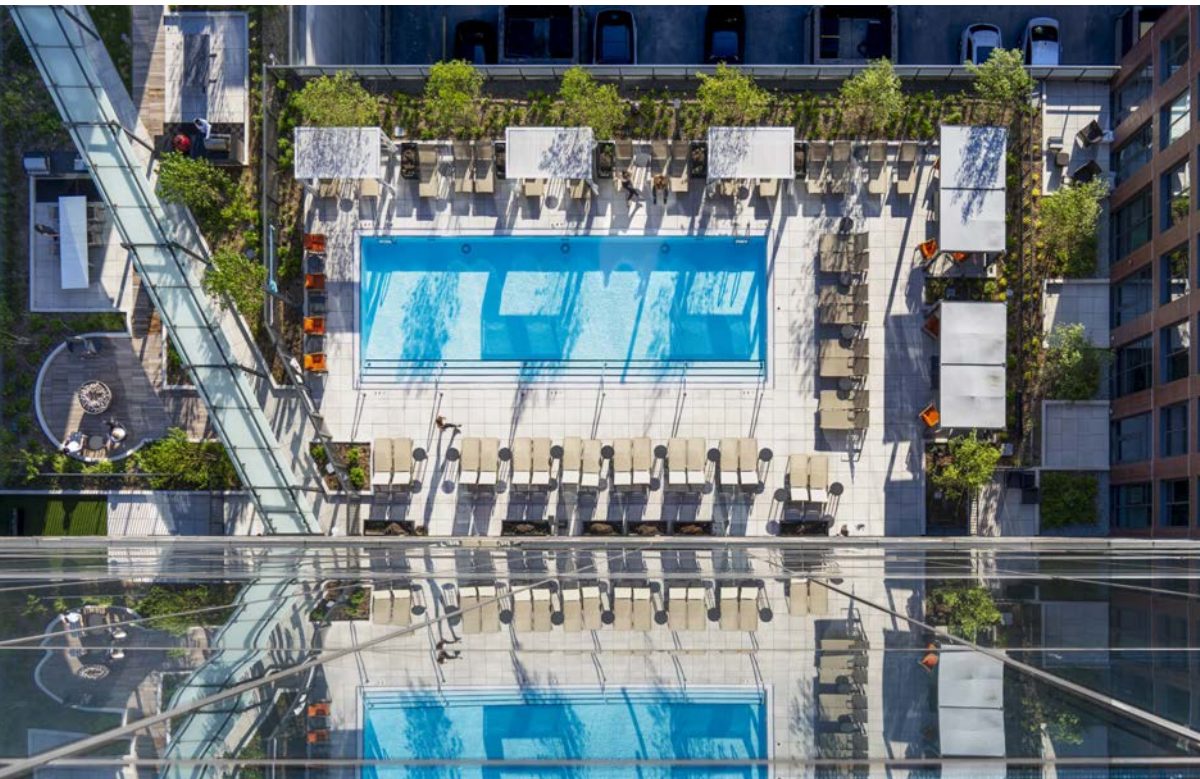


# KINSTEAD

## 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 offers both surface parking and attached 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 and the highest concentration of suburban corporate employers in Texas. Kinstead offers a new level of quality, unit features and amenities to this highly desirable McKinney market in north Dallas.

KINSTEAD  
MCKINNEY





# UNION WEST

## HIGH-STYLE LIVING IN CHICAGO'S WEST LOOP

Union West is a 357-unit, 15-story, Class A luxury rental High-Rise located in the affluent and emerging West Loop area of Downtown Chicago. Located one block from the high-energy Randolph Street corridor, Union West provides unparalleled access to highly valued neighborhood amenities, including the 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 one block away. Union West includes 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, and resident flex office space.







# SOLITAIR BRICKELL

## LUXURY LIVING REDEFINED IN THE BRICKELL SKYLINE

ZOM broke ground on a 438-unit, 50-story luxury High-Rise in the heart of the booming Miami Brickell Corridor in 2015. The site is on the block between Swire's new \$1.05B City Centre project and Mary Brickell Village, an established retail landmark. The iconic tower is directly across the street from a primary pedestrian entrance into Brickell CityCentre through which our residents enjoy over 500,000 square feet of dining and high-fashion retail venues, plus an extraordinary covered walkway to Miami Metromover service. Residents enjoy the most expansive and cutting-edge amenity-rich package in the Brickell market, in Solitair's design-driven, high-finish spaces.



SOLITAIR  
BRICKELL





88  
BANKERS BUILDING  
NOW  
LEASING  
1&2  
1000  
1000

1000



# BANNER HILL

A NEW LEVEL OF LIVING IN THE HEART OF BALTIMORE'S  
INNER HARBOR

Banner Hill, a 349-unit, 6-story Mid-Rise, is situated between Baltimore's historic Federal Hill neighborhood and scenic Inner Harbor, surrounded by an exciting array of retail, restaurants, museums, and sporting/entertainment venues. The neighboring Harbor East is home to high-end retailers, eateries, and a Whole Foods grocery, with the famed Camden Yards and M&T Bank Stadium also nearby. The Banner Hill community has easy access to both I-95 and MARC Rail, providing convenient commuter access to Washington, D.C. Amenities 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 throughout, custom walk-in showers, walk-in closets, and private balconies.

  
— INNER HARBOR —  
**BANNER HILL**  
APARTMENTS







# DELRAY PRESERVE

LUXURY LIVING NEAR ONE OF PALM BEACH COUNTY'S MOST  
COVETED ENTERTAINMENT DISTRICTS

This garden-style development has two- and three-story buildings spread across 8.5 acres, featuring breezeway and direct access one- and two- car attached garages on select units. A large community center contains a leasing office and on-site amenities include a club room, cyber café, and fitness center. The clubhouse overlooks the tranquil and lushly landscaped grounds which features a resort-style pool with beach entry and private cabanas. Residents further enjoy a children's oversized tot lot, bark park, and bocce ball court.



DELRAY PRESERVE





# MUZE

## FINAL CRESCENDO IN THE MET MIAMI NEIGHBORHOOD

Muze is the final chapter of the Metropolitan Miami development which already includes 800,000 square feet of office, JW Marriott Marquis Hotel, Whole Foods Market, 1,200-space public parking garage, and over 30,000 square feet of restaurants and retail. Muze is in a well-established neighborhood with an array of retail, public parks, fine dining, and convenient public transportation. The site has a Walk Score and Transit Score of 95 and 100, respectively. The distinctive 43-story High-Rise structure features two levels of retail below a 19-screen luxury theater - the Silverspot, an upscale, reserved seating, boutique cinema. Residents of Muze at Met enjoy 24-hour complimentary valet service, an amenity level located on the ninth floor featuring a resort-style pool and well-ness center including treatment rooms, sauna, steam room, relaxation area, fitness club with classroom, business center, and dog salon.







# 03 EXECUTIVES





# GREG

## GREG WEST

CHIEF EXECUTIVE OFFICER

Greg is Chief Executive Officer of ZOM Living and is responsible for all aspects of the company with particular focus on development activities nationally. He joined ZOM in 1997 and has since been involved with all aspects of the development process including identifying new opportunities, compiling due diligence and underwriting parameters. Greg is also responsible for project design, permitting, and construction. He plays a key role in business development and investor relations as well. Greg has been directly responsible for the development of over 20,000 multifamily units. Presently ZOM has over 5,400 units under construction and in pre-development in Florida, Texas, Arizona, the Carolinas, Tennessee, Massachusetts and the Mid-Atlantic. He received a Bachelor of Arts in Accounting from Southern Methodist University and has two Master of Science degrees from Texas A&M University in Land Development and Construction Management. He serves on the Board of Directors of the National Multifamily Housing Council. Greg is a Governor and Trustee of the Urban Land Institute. He currently serves as the national chair of the ULI Content Committee and recently served on the Americas Executive Committee. He additionally serves on the Advisory Board of the ULI Randall Lewis Center for Sustainability in Real Estate. Before relocating to Texas Greg additionally served on the Advisory Board of the Master of Construction Management program at the University of Miami and on the Board of the Miami Downtown Development Authority.



## **MATTHEW W. ADLER**

CHIEF INVESTMENT OFFICER

Matt serves as the Chief Investment Officer of ZOM Living and leads the capitalization and financing efforts for all new developments across the company. He is responsible for establishing and maintaining relationships with equity partners and lenders, overseeing the company's asset and portfolio management functions, and directing the disposition of completed developments. Matt has extensive experience in real estate capital markets and has led the capitalization or development of over 6,000 multifamily units with a cost of \$3 billion over the course of his career.

Prior to joining ZOM Living in 2021, Matt served as the Chief Investment Officer of Mast Capital, an institutional developer and operator of residential, hospitality, retail, and office projects in South Florida. Before joining Mast, he was head of East Coast Acquisitions for MacFarlane Partners, an investment management firm with more than \$5 billion under management. At MacFarlane, Matt led all of the firm's investment activities in New York City and South Florida. Prior to this, he was an investment banker in the Real Estate and Lodging Group at Salomon Smith Barney. Matt graduated Phi Beta Kappa with a Bachelor of Arts degree in Economics from Cornell University and a Master of Business Administration degree from Columbia Business School. He is a member of the Urban Land Institute and serves on ULI's national Mixed Use Product Council and Florida's statewide Multifamily Product Council. He is also a member of the National Multifamily Housing Council.

# MATTHEW



# JONATHAN



## **JONATHAN YOUNG**

CHIEF FINANCIAL OFFICER

Jonathan serves as the Chief Financial Officer at ZOM Living, where he oversees the company's accounting, financial reporting, risk management, human resources, and information technology functions. Jonathan joined ZOM in 2024, bringing with him over a decade of experience in public accounting, culminating in his role as Principal at a leading CPA firm. There, he led the firm's real estate development portfolio, including ZOM, and spearheaded initiatives in quality control, risk management, staff development, and business growth. Jonathan holds a Bachelor of Science in Accounting from Palm Beach Atlantic University and a Master of Science in Accounting from the University of Central Florida. He is also a licensed Certified Public Accountant in the State of Florida and actively engages with the National Multifamily Housing Council and the Urban Land Institute, underscoring his commitment to both financial excellence and industry leadership.



## REGIONAL DEVELOPMENT EXECUTIVES



**KYLE CLAYTON**

SENIOR VICE PRESIDENT, FLORIDA

Kyle joined ZOM in 2003 as an Investment Analyst and was integrally involved in the market research and underwriting of ZOM development projects in various regions, as well as the conversion and sale of multiple apartment communities throughout Florida. In 2005, he relocated to Fort Lauderdale to join the development team and has been involved in the capitalization and development of over 10,400 multifamily units. As Senior Vice President, Kyle currently oversees the development aspects of all projects within the state of Florida. Prior to ZOM, Kyle initially worked within the audit group of a Big Four accounting firm, and subsequently worked for Paradigm Properties where he leased and managed student housing. He earned a Bachelor of Science degree in Accounting and a Master of Science degree in Business Administration with a concentration in Real Estate Studies, both from the University of Florida. He is a board member of the Builders Association of South Florida, and the Urban Land Institute. Kyle's projects have garnered various industry awards including three separate national of the project of the year awards from the NAHB. His projects span a wide range within the multi-family rental housing industry that include the market rate, mixed-use, senior, workforce.



**JASON HAUN**

SENIOR VICE PRESIDENT, SOUTHWEST

Jason is responsible for overseeing ZOM's multifamily development activities in the Southwest region. During his career, he has been involved in the investment and development of over 10,000 residential units and over one million square feet of commercial space. Prior to joining ZOM, Jason developed affordable housing projects for a large LIHTC developer and, earlier in his career, developed shopping centers for one of the largest privately held shopping center owners in the country. He holds dual degrees in Finance and Entrepreneurship from the University of Arizona, where he graduated magna cum laude, and is also an alumnus of Harvard's Graduate School of Design.

Jason is a member of the National Multifamily Housing Council and the Urban Land Institute where he serves on the Dallas/Fort Worth Advisory Board, Multifamily and Mixed-Use Product Councils, and is a graduate of the Center for Leadership Program. He is an active member of The Real Estate Council where he has served on the Board of Directors and is a graduate of the Executive Leadership Program. Jason also served on Klyde Warren Park's Corporate Council, was a board member for Friends of The Commons, and was a member of Oak Lawn Committee and Downtown Dallas Inc.



## REGIONAL DEVELOPMENT EXECUTIVES



**SETH AVANT**

SENIOR VICE PRESIDENT, CAROLINAS

Seth joined ZOM in 2023, where he leads all multifamily development initiatives in the Carolinas region. With almost two decades of experience, he has actively contributed to the sourcing, development, and construction of a portfolio comprising over 5,000 residential units. He holds degrees in Political Science and Business from Louisiana State University, along with a Juris Doctorate degree from Elon University School of Law, specializing in litigation and business law. Previously, he served as Vice President of Development for the Southeast region at one of the Nation's largest multifamily development firms. Seth is an active member in the National Multifamily Housing Council, and he holds a real estate broker's license in North Carolina.



**NICK RAHMAN**

SENIOR VICE PRESIDENT, NORTHEAST

Nick joined ZOM Living in 2014 and is responsible for pursuing and implementing ZOM's multifamily development activities in the Northeast. Nick's commercial real estate career spans over 13 years, and prior to joining ZOM, he served as Acquisitions Associate for Boston Financial Investment Management, where he assisted in identifying and structuring low-income housing acquisition and development opportunities, including the placement of \$285 million in institutional LIHTC equity.

Nick holds a Bachelor of Science degree in Real Estate from Virginia Tech. He is an active member of the National Multifamily Housing Council and the Urban Land Institute, where he serves on the local Multifamily Product Council.

## REGIONAL DEVELOPMENT EXECUTIVES



### **KHRIS PASCARELLA**

PEARL STREET PARTNERS, NASHVILLE

Khris is a 34 year veteran of the real estate industry with a focus on the creation of best of class multifamily, single family and mixed use communities. Khris started his career with Arvida/JMB Partners working on a 10,000 acre master planned community in Fort Lauderdale, Florida called Weston. From this experience in 1993 he transitioned into a role with the Walt Disney Company on the well-known town of Celebration in Orlando, Florida. Khris was part of the original team of “cast members” that envisioned the community and was part of the ground breaking on the first phase of the community. While involved with various aspects of the community’s development, his focus and main responsibility was over the community’s multifamily land assets. Following a four year term with Disney, Khris became a Regional Vice President with Gables Residential Trust in Atlanta, a multi-billion dollar REIT based in Atlanta, Georgia. Khris’ responsibilities covered acquisitions and development of multifamily investments in the Atlanta metro area and in Central Florida. Then in 2002 Khris was recruited to create a multifamily division within Southern Land Company based in Nashville, Tennessee. While there he identified and entitled several investments in Nashville and also into Texas where he grew the division. Then in 2005 Khris started Pearl Street Partners. Over the past 18 years Khris and his team have sourced and developed over \$1 billion in multifamily and single family communities throughout the middle Tennessee region.





## DEVELOPMENT STANDARDS



### **BEN STEVENS**

DIRECTOR OF DEVELOPMENT STANDARDS

Ben Stevens is a Development Manager in our Raleigh office, where he is involved in all aspects of the development process in the Carolinas. He also serves as Director of Development Standards, overseeing the implementation of design standards throughout the firm and with our design partners. He is the author of the widely used college textbook *The Birth of a Building: From Conception to Delivery* and leads a local developer meet-up attended by leaders from two dozen firms. At the request of the City of Raleigh, he's currently assisting with local zoning reforms to support housing affordability. Ben holds an MBA from the University of Wisconsin-Madison and a Bachelor's in German from Missouri State University.

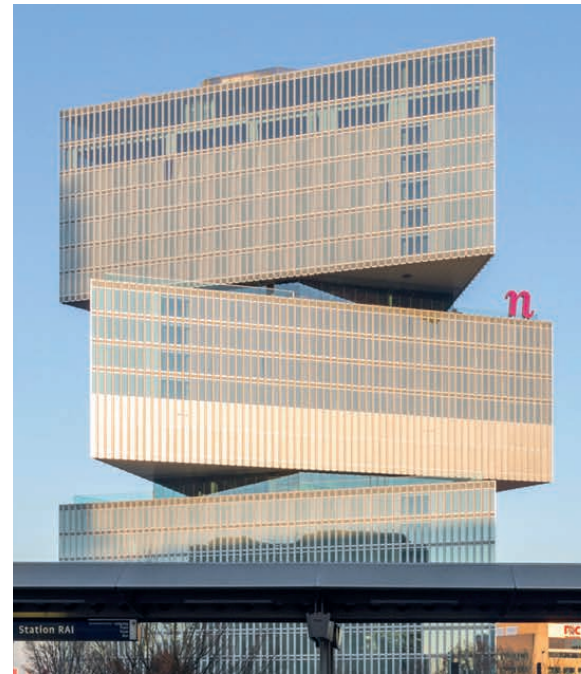
## CONSTRUCTION MANAGEMENT



### **GRAHAM D. HATCHER**

SENIOR VICE PRESIDENT - CONSTRUCTION

Graham oversees all construction related activities company wide, from conceptual estimating through project close-out, with an emphasis on contract negotiations and dispute resolution. He originally worked for ZOM from 1999 to 2005 and supervised numerous infill projects, including the construction of ZOM's first two high-rise developments in Florida. He also assisted ZOM's expansion into Texas in 2003 and the Mid-Atlantic region in 2008 when he rejoined the company; he oversaw ZOM's first high-rise and podium projects in both markets. Graham began his career with Campeau Corporation of Toronto, overseeing the development of 68, 26, and 18-story office buildings. He has overseen the construction of projects with an aggregate value in excess of \$4.2 billion, including over 16,000 multifamily units. Graham graduated with Honors and earned a Bachelor of Science degree in Engineering from Queen's University, Ontario, Canada.





## VAN VEGGEL FAMILY

ZOM Living is majority owned by the van Veggel family, through their family office, Timeless Investments. Based in Amsterdam, Netherlands, Timeless was founded in 2000 by family patriarch, Hans van Veggel. Its foundation is rooted in the creation of MultiDevelopment Corporation 15 years before, which developed over 180 design-driven and award winning shopping centers throughout Europe. Sons Bas van Veggel and Tim van Veggel are active in all of the family businesses and serve on the Board of Directors of ZOM Living.

In addition to various non-real estate private equity investments, Timeless is predominately active in direct real estate investments and development through various affiliate companies. Major affiliates include COD, which for several years has ranked as the largest development firm in the Netherlands. Timeless focuses on concept and design, with a long term strategy driven by dedicated entrepreneurship.



## ZOM'S TRACK RECORD

Since 1977, ZOM has raised nearly \$1.8 billion in equity capital for ZOM-sponsored projects, including seventy-nine residential projects.

A commitment to quality, prudent investment structures, and reliable sources of capital has allowed ZOM to continue development efforts through the real estate cycle's ebbs and flows. ZOM sources equity capital from a large and diverse pool of private and institutional investors.

ZOM has joint ventured or developed over 26,000 apartment units nationwide with total capitalization of nearly \$5.5 billion. ZOM has developed and sold fifty-eight multifamily rental projects since 1991, generating a 19% return to the venture over a 4.8-year average holding period.





AZURE SCOTTSDALE







## COMMUNITY

We are committed to being a responsible corporate citizen by supporting and adding value to the communities where our residents and employees live and work, and providing personal services and financial support to the organizations where the needs are greatest.

We encourage our employees to build on their passion for assisting those in need. We believe that supporting the personal charitable endeavors of our employees increases morale, contributes to overall job satisfaction, and fosters a generous spirit and healthy work-life balance.

Organizations that we serve and support include Coalition for the Homeless of Central Florida, The Broward Partnership, The TREC Foundation, The Nature Conservancy, Lighthouse for the Blind, the Urban Land Institute, and various local chapters of Habitat for Humanity.

**"The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have little."**

*Franklin D. Roosevelt*



# ENVIRONMENT

## LIVE, LOVE, AND WALK LIGHTLY ON THE EARTH

We are passionate about delivering comfortable living spaces, while insuring that our communities promote environmentally sustainable building standards. This is achieved through the use of energy efficient appliances and lighting, programmable thermostats, smart home systems, EV charging stations, and high-efficiency plumbing fixtures. We strive to deliver building designs that achieve LEED certification levels or local and state green building standards. Through this process, we align our projects with the communities in which we develop and the residents we serve, as well as our investors and stakeholders.

Several of our professionals are active in critical environmental initiatives, including the ULI Randall Lewis Center for Sustainability in Real Estate. ZOM Living has long been recognized for its environmental and sustainability initiatives, including the prestigious Best In Green Award, a national award bestowed by the National Association of Homebuilders and the Florida Green Building Coalition Builder of the Year for the most homes certified in the multifamily category.





ZOM LIVING / CORPORATE PROFILE

HAZEL & AZURE NATIONAL LANDING





# ZRS MANAGEMENT

ZRS Management LLC, formed in 1991, manages high quality multifamily communities across eight states and the District of Columbia. ZRS is a stand-alone third-party management company, without any direct ownership or development conflicts. ZRS is the nation's 13th largest apartment management company on the 2025 NMHC Top 50 ranking and currently manages over 110,000 units for various institutional clients, partnerships and individual owners. ZRS has been recognized nationally for its excellence in the property management field, garnering such awards as the National Pillars Award (NAHB) as Property Management Firm of the Year and the JD Power Award for Highest Resident Satisfaction. For additional information, visit [zrsmanagement.com](https://zrsmanagement.com).





## **DARREN PIERCE**




































Darren Pierce is president and CEO of ZRS Management, LLC. He has over 20 years of commercial real estate experience and has been with ZRS for ten years. Darren oversees all business activities for ZRS Management across their 110,000+ unit apartment portfolio.

Prior to joining ZRS, Darren oversaw investment and asset management responsibilities for Crescent Communities, Archstone, PNC Realty Investors and First Potomac Realty Trust. Darren earned a BS in Business Administration from American University, Kogod School of Business and an MBA from Wake Forest University, graduating with honors. He is also a licensed real estate broker.





# INSTITUTIONAL RELATIONSHIPS








AZOTA SOUTH TAMPA










04  
**MULTIFAMILY  
EXPERIENCE**






# MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
1	 Hazel Doral	Mid-Rise	Doral	FL	380	Jan-26	Construction
2	 Azalea Lake Mary	Garden	Orlando	FL	178	Nov-25	Construction
3	 Mezzo Desert Ridge	Garden	Phoenix	AZ	174	Mar-25	Construction
4	 Azola Desert Ridge	Garden	Phoenix	AZ	416	Mar-25	Construction
5	 Emerald at MetWest	Mid-rise	Tampa	FL	375	May-2024	Construction






## ZOM HOLDING, INC. AND AFFILIATES

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
6	 Azola Avery Center	Garden	Austin	TX	359	Dec-22	Lease-up
7	 Maizon Durham	Mid-Rise	Durham	NC	248	May-22	Lease-up
8	 Hazel & Azure National Landing	High-Rise	Arlington	VA	491	Dec-21	Lease-up
9	 Azalea East Tampa	Garden	Tampa	FL	289	Aug-21	July 2023
10	 Hazel by the Galleria	Mid-Rise	Dallas	TX	398	Jan-21	November 2025






## MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
11	 Azola South Tampa	Garden	Tampa	FL	214	Dec-20	July 2024
12	 Grand Living at Coral Gables	Senior Living Mid-Rise	Coral Gables (Miami)	FL	196	Aug-20	December 2025
13	 Grand Living at West Palm Beach	Senior Living Mid-Rise	West Palm Beach	FL	154	Aug-20	December 2025
14	 Mezzo Dallas	Garden	Dallas	TX	378	Jun-20	April 2023
15	 MiLine Ludlam Trail - Phase 1	Mid-Rise	Miami	FL	338	Apr-20	Stabilized






# ZOM HOLDING, INC. AND AFFILIATES

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
16	 Wellington Bay	Senior Living Garden & Mid-Rise	Wellington (West Palm Beach)	FL	283	Nov-19	January 2025
17	 Maizon Bethesda	Mid-Rise	Bethesda	MD	229	Jul-19	December 2024
18	 Bezel at MWC	High-Rise	Miami	FL	434	Apr-19	March 2022
19	 Atelier	High-Rise	Dallas	TX	417	Jun-18	March 2026
20	 Union West	High-Rise	Chicago	IL	357	Feb-18	December 2023






## MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
21	 Las Olas Walk	Mid-Rise	Fort Lauderdale	FL	456	Jan-18	Dec-21
22	 Azola West Palm Beach	Garden	West Palm Beach	FL	179	Oct-17	Feb-21
23	 Hazel SouthPark	Mid-Rise	Charlotte	NC	203	Oct-17	May-22
24	 Kinstead	Garden	McKinney	TX	376	Jul-17	Sep-20
25	 Maizon at Brickell	High-Rise	Miami	FL	262	May-17	June-21






## ZOM HOLDING, INC. AND AFFILIATES

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
26	 Azola at Magnolia Park	Garden	Tampa	FL	366	Dec-16	May-19
27	 Seazen	Mid-Rise	Tampa	FL	323	Apr-16	June-21
28	 Muze at Met Square	High-Rise	Miami	FL	391	Jun-16	Sep-21
29	 Banner Hill	Mid-Rise	Baltimore	MD	349	Aug-15	Dec-21
30	 Delray Preserve	Garden	Delray Beach	FL	188	Jun-15	Dec-17






## MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
31	 Solitair	High-Rise	Miami	FL	438	May-15	Oct-21
32	 Palm Aire	Garden	Pompano Beach	FL	404	Mar-15	Oct-18
33	 Baldwin Harbor	Mid-Rise	Orlando	FL	483	Dec-14	Jun-18
34	 Monarc at Met 3	High-Rise	Miami	FL	462	Feb-14	Jun-19
35	 Tate	Mid-Rise	Houston	TX	431	Nov-13	Dec-19






## ZOM HOLDING, INC. AND AFFILIATES

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
36	 MODA	Mid-Rise	North Bay Village (Miami)	FL	285	Aug-13	Dec-16
37	 Bel Air at Doral	Mid-Rise	Doral	FL	249	Jul-13	Oct-16
38	 Casa Palma	Garden	Coconut Creek	FL	350	Dec-12	Apr-15
39	 Hamptons at Palm Beach Gardens	Garden	Palm Beach Gardens	FL	224	Jun-12	Jun-15
40	 The Beacon at Clarendon	High-Rise	Arlington	VA	187	Jun-12	Dec-15






## MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
41	 19Nineteen	Mid-Rise	Arlington	VA	191	Apr-12	Dec-15
42	 Sorrento at Miramar	Garden	Fort Lauderdale	FL	320	May-11	Stabilized
43	 Monterra Apartments	Garden	Fort Lauderdale	FL	300	May-11	Oct-22
44	 Village View	Mid-Rise	Dallas	TX	422	Oct-08	Apr-12
45	 4Forty Flagler Village	Mid-Rise	Fort Lauderdale	FL	218	Oct-07	Sep-09






## ZOM HOLDING, INC. AND AFFILIATES

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
46	 La Maison at River Oaks	Mid-Rise	Houston	TX	423	Sep-07	Apr-12
47	 Monarch	High-Rise	Austin	TX	305	Jun-06	Aug-11
48	 Paramount	High-Rise	Orlando	FL	313	Apr-06	Nov-10
49	 Allen Parkway - Bel Air	Mid-Rise	Houston	TX	430	Sep-04	May-10
50	 Trianon	Mid-Rise	Dallas	TX	331	Apr-04	Jun-07






## MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
51	 The Mondrian	High-Rise	Dallas	TX	218	Aug-03	May-10
52	 Estancia	Garden	Dallas	TX	207	Nov-02	Feb-08
53	 The Waverly at Las Olas	High-Rise	Fort Lauderdale	FL	304	May-02	Feb-05
54	 The Waverly at Surfside Beach	High-Rise	Surfside Beach	FL	111	Dec-01	Sep-04
55	 The Madison at St. Pete	Mid-Rise	St. Petersburg	FL	277	May-01	Oct-04

## ZOM HOLDING, INC. AND AFFILIATES

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
56	 The Waverly on Lake Eola	High-Rise	Orlando	FL	230	Oct-99	Aug-04
57	 The Madison at SoHo	Mid-Rise	Tampa	FL	368	Oct-99	Dec-04
58	 The Arbors at Carrollwood	Garden	Tampa	FL	478	May-99	Aug-05
59	 The Waverly at South Beach	High-Rise	Miami Beach	FL	399	Sep-98	Jun-02
60	 The Arbors at Branch Creek	Garden	Tampa	FL	390	Apr-98	Jan-06

## MULTIFAMILY EXPERIENCE

	PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
61	 The Hamptons at Coral Springs	Garden	Coral Springs	FL	294	Feb-98	May-01
62	 Oakmonte	Garden	Lake Mary (Orlando)	FL	452	Dec-97	Mar-06
63	 Bermuda Island	Garden	Naples	FL	360	Apr-97	Jan-06
64	 The Charleston	Garden	Boca Raton	FL	188	Dec-96	Feb-01
65	 The Hamptons at Tampa Palms	Garden	Tampa	FL	315	Feb-96	Dec-98

66



PROJECT NAME	TYPE	LOCATION (MSA)	STATE	# OF UNITS	START DATE	STATUS/SALE DATE
Arbors at Fletcher Island	Garden	Tampa	FL	352	Feb-95	Dec-03

67



The Arbors at Maitland Summit	Garden	Maitland (Orlando)	FL	663	Dec-94	Oct-99
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68



Bermuda Dunes	Garden	Orlando	FL	336	Jan-94	May-97
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69



Valencia Park	Garden	Orlando	FL	208	Nov-93	Jun-13
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70



Bayside Arbors	Garden	Clearwater (St. Pete)	FL	360	Nov-93	Apr-99
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71



PROJECT NAME

Arbors at Lee Vista

TYPE

Garden

LOCATION (MSA)

Orlando

STATE

FL

# OF UNITS

338

START DATE

Jul-91

STATUS/SALE  
DATE

Dec-97

72



Arbors at Kirkman Park

Garden

Orlando

FL

370

May-91

Aug-94

## PRE-DEVELOPMENT

73



MiLine Ludlam Trail - Phase II

Mid-Rise

Miami

FL

337

Pre-dev

74



Azure Scottsdale

High-Rise

Scottsdale

AZ

170

Pre-dev

75



PROJECT NAME

Hazel Scottsdale

TYPE

Mid-Rise

LOCATION (MSA)

Scottsdale

STATE

AZ

# OF UNITS

362

START DATE

STATUS/SALE DATE

Pre-dev

76



Maizon Biltmore

Mid-Rise

Phoenix

AZ

341

Pre-dev

77



Azalea by the Park

Garden

Cary

NC

332

Pre-dev





05  
**AWARDS OF  
EXCELLENCE**

**2025**

NAHB - Best in America Living	Silver Award Winner - Best Mixed Use Community, Multifamily	Hazel & Azure at National Landing
South Florida Business Journal	2024 Power Leaders 250 - Real Estate - Greg West	ZOM Living
TheApartmentBuildings.com 100 from Connect CRE	Developers of the Year 2025 - Greg West	ZOM Living
GlobeSt.com Influencers in Multifamily	Influencers in Multifamily 2025 - Greg West	ZOM Living
NAHB - Best of 55+ Housing	Silver Award - Best Assisted Living	Grand Living at West Palm Beach

**2024**

South Florida Business Journal	2024 Power Leaders 250 - Real Estate - Greg West	ZOM Living
NAHB Best of 55+ Housing	Assited Living or Memory Care Community	Wellington Bay
NGBS - National Green Building Standard	Green Partner of Excellence	ZOM Living
The Aurora Award - Grand	Best Mixed-use Project	MiLine Miami
The Aurora Award - Silver	Best 55+ Living Community - For Rent	The Watermark West Palm Beach
The Aurora Award - Silver	Best Service Enriched Senior Community - IL/AL/Memory Care	The Watermark Coral Gables

**2023**

Florida 500 - Florida Trend	Florida's Most Influential Business Leaders: Greg West	ZOM Living
GlobeSt	Influencers in Multifamily: Greg West	ZOM Living
South Florida Business Journal	3rd Largest Commercial Real Estate Developer	ZOM Living
South Florida Business Journal	Power Leaders in Real Estate: Greg West	ZOM Living
South Florida Business Journal	Structure Award: Best Mixed-Use Project	MiLine Miami
Senior Housing Architecture & Design	The Continuing Care Retirement Community / Life Plan Community Lite	Watermark Coral Gables
MHN Excellence Awards	Development & Design: Mixed-Use	MiLine Miami

**2022**

BASF NGBS Green Partners of Excellence	Partner of Excellence 2022	ZOM Living
NAHB Multifamily Pillars of the Industry Awards	Best High-Rise Apartment Community	Atelier
MHN Excellence Awards	Best Development & Design: Mid-Rise (Gold)	Maizon Bethesda
MHN	Top Multifamily Development Firms ranking - #9	ZOM Living
IIDA (Bragg)	Multifamily Project of the year	Bezel
IIDA (Bragg)	People's Choice	Bezel
IIDA (Bragg)	Project of the year	Bezel
Dallas Business Journal	Best Real Estate Deals	Atelier
Co-Star Impact Awards	Best New Multifamily Development in Dallas	Atelier
NMHC	Top 25 Largest Apartment Developers in the US	ZOM Living

**2021**

IIDA (Bragg) Excellence in Design Awards	Best in City Center Dallas	Atelier
SFBJ Structures Award	Finalist Best Market Rate Residential Project	Las Olas Walk
The Excellence Awards 2021 Multi-Housing News	Development Company of the Year	ZOM Living

**2020**

Illinois Real Estate Journal Best of the Best	Finalist Best of the Best Multifamily (Market Rate, includes Condos)	Union West
NAHB Pillars Best Developer Award (National)	Finalist Best High-Rise Apartment Community (10-plus stories)	Union West
NGBS – National Green Building Standard	Green Partner of Excellence	ZOM Living
NAHB Best in American Living Award (National)	Best Multifamily Development up to 3 Stories, For Rent	Kinstead
Multi-Housing News	Top Multifamily Development Firms #11	ZOM Living

**2019**

BASF NGBS Green Partners of Excellence	Multifamily Builder/Developer 2019	ZOM Living
The Aurora Award - Grand	Best Mixed-Use	Muze
The Aurora Award - Silver	Best Multifamily Housing Community - 5 stories or more for rent	Muze
The Aurora Award - Silver	Residential Community of the Year - Multifamily	Muze
The Aurora Award - Silver	Best Multifamily Housing Community - 5 stories or more for rent	Seazen
The Aurora Award - Silver	Residential Community of the Year - Multifamily	Seazen
The Aurora Award - Silver	Best Interior Merchandising - Community Amenity or Clubhouse	Seazen
SFBJ Structures Award	Best Mixed-Use Project Finalist	Muze
Pillars Finalist	Best Mid-Rise Apt Community 6-9 stories	Seazen
Best of Living Award Finalist	Multifamily Development 4-7 Stories	Seazen
Best of Living Award Finalist	Multifamily Development 8+ up Stories	Muze
NAHB	Best in American Living Awards / Gold - 8 stories and over	Solitair

**2018**

Aurora Silver Award	Best Multifamily Housing Community High-Rise	Solitair
Florida's BEST Award	Architecture – Multifamily for Rent	Solitair
Florida's BEST Award	Interior Design – Multifamily for Rent	Solitair
Florida's BEST Award	Land Planning – Multifamily for Rent	Luzano
Florida's BEST Award	Pool – Multifamily for Rent	Luzano
SFBJ Structures Award	People's Choice Award - Project of the Year	Solitair
Associated Builders & Contractors	Excellence in Construction - Project of the Year	Solitair
NAHB	Best in American Living - 8 Stories Plus	Solitair
NMHC	Top 25 Largest Apartment Developers in the U.S.	ZOM Living

**2017**

R.E.A.L. Greater Miami Chamber	Finalist – Developer of the Year	ZOM Living
NAIOP	Outstanding Multifamily Development	Baldwin Harbor
NAHB Pillars Award	Finalist Best Low-Rise Apartment Community	Tate at Tanglewood
Professional Builder	Silver Design Award	Tate at Tanglewood
ULI Vision Award	Project Finalist	Monarc at Met 3
Grand Aurora Award	Best Multifamily Housing Community	Monarc at Met 3
Aurora Award	Best Multifamily Housing Community	Baldwin Harbor
NAHB Pillars Award	Best High-Rise Community - National Award	Monarc at Met 3
NAHB Pillars Award	Best Low-Rise Community - National Award	Baldwin Harbor
NAHB	Best in Green Multifamily Award - National Award	Monarc at Met 3
NAHB	Best in American Living Awards / Gold - 6 stories and over	Monarc at Met 3
NAHB	Best in American Living Awards / Gold - 6 stories and over	Bel Air at Doral
NAHB	Best in American Living Awards / Silver - up to 4 stories	Baldwin Harbor

**2016**

Associated Builder & Contractors	Excellence in Construction - Best Mixed-Use Project	Monarc at Met 3
South Florida Business Journal	Structure Award: Best Commercial Mixed-Use Complex	Monarc at Met 3
Florida's BEST Award	Silver: Architecture	Bel Air at Doral
Florida's BEST Award	Silver: Pool	Bel Air at Doral
Florida's BEST Award	Gold: Land Planning	Bel Air at Doral
Florida's BEST Award	Platinum: Landscape Architecture	Bel Air at Doral
Florida's BEST Award	Silver: Interior Design	Baldwin Harbor
Florida's BEST Award	Silver: Landscape Architecture	Baldwin Harbor
Florida's BEST Award	Gold: Bath	Baldwin Harbor
Florida's BEST Award	Platinum: Pool	Baldwin Harbor
Florida's BEST Award	Platinum: Land Planning	Baldwin Harbor
Florida's BEST Award	Gold: Kitchen	Baldwin Harbor
Florida's BEST Award	Silver: Kitchen	Moda North Bay Village
Florida's BEST Award	Gold: Interior Design	Moda North Bay Village
Florida's BEST Award	Gold: Architecture	Moda North Bay Village
Florida's BEST Award	Gold: Builders Overall Product	Moda North Bay Village

	Florida's BEST Award	Silver: Land Planning	Monarc at Met 3
	Florida's BEST Award	Silver: Home Theater	Monarc at Met 3
	Florida's BEST Award	Gold: Interior Design	Monarc at Met 3
	Florida's BEST Award	Gold: Art Features	Monarc at Met 3
	Florida's BEST Award	Platinum: Architecture	Monarc at Met 3
	Florida's BEST Award	Platinum: Pool	Monarc at Met 3
	Florida's BEST Award	Platinum: Builders Overall Product	Monarc at Met 3
	Florida's BEST Award	Special Judges Award: Builders Overall Product	Monarc at Met 3
	Florida Green Building Coalition	Green Builder of the Year Most Homes Certified/Multifamily	ZOM Florida, Inc.
	NMHC	Top 25 Largest Apartment Developers in the U.S.	ZOM Development
	USGBC (Gala Verde LEEDership & Green Award)	Most Outstanding Non-Leed Low-Rise Multifamily Project	The Hamptons at Palm Beach Gardens
	USGBC (Gala Verde LEEDership & Green Award)	Most Outstanding Non-Leed High-Rise Multifamily Project	Monarc at MET 3
<b>2015</b>	Florida Green Building Coalition	Top 3 Florida Green Builders	ZOM Development
	ABC Award	2015 Award of Excellence	The Beacon at Clarendon West
<b>2014</b>	Aurora Award	Best Garden Apartment Community (Southeastern U.S.)	Hamptons at Palm Beach Gardens
<b>2012</b>	Pillars Award	Finalist Best Affordable Apartment Community	Monterra
<b>2010</b>	Pillars Award	Best Garden Apartment Community	The Avery
	Aurora Award	Residential Mixed-Use Land Development	4 Forty Flagler Village
	Aurora Award	Interior Merchandising	4 Forty Flagler Village
	Aurora Award	Recreational Facility	4 Forty Flagler Village
	Aurora Award	Rental Apartment Community	4 Forty Flagler Village
	Aurora Award	Rental Apartment Community	La Maison
	Aurora Award	Landscape Design/Pool Design	La Maison
	Aurora Award	Commercial Land Development	Monarch
	Aurora Award	Residential/Mixed-Use Land Development	Monarch
	Pillars Award	Best High Rise Apartment Community	Monarch
<b>2008</b>	National Association of Home Builders	Best in American Living Award – Best Rental Development	The Bel Air
	World Travel Award	Florida's Leading Boutique Hotel	Hotel Victor
	Orlando Sentinel	Top 100 Companies for Working Families	ZOM

<b>2007</b>	J.D. Power and Associates	Highest in Resident Satisfaction – Orlando	ZOM Residential Services, Inc.
	Professional Builder Magazine	Giant 400	ZOM
<b>2006</b>	World Travel Award	Florida's Leading Boutique Hotel	Hotel Victor
	Orlando Sentinel	Top 100 Companies for Working Families	ZOM
	World Travel Award	Florida's Leading Boutique Hotel	Hotel Victor
	Orlando Sentinel	Top 100 Companies for Working Families	ZOM
<b>2005</b>	Grand Aurora Award	Best Interior Merchandising Recreational Facility	The Waverly at Las Olas
	Aurora Award	Best Interior Merchandising Rental Apartment	The Waverly at Las Olas
	Aurora Award	Best Interior Merchandising Recreational Facility	The Waverly at Las Olas
	Aurora Award	Best Landscape Design / Pool Design Commercial / Resort Property	The Waverly at Las Olas
	Aurora Award	Best Residential Development High Rise	The Waverly at Las Olas
	Pillars Award	Best Interior Merchandising at a Multifamily Community for Rent	The Waverly at Las Olas
	Orlando Sentinel	Top 100 Companies for Working Families	ZOM
<b>2004</b>	Aurora Award	Best Interior Merchandising	The Waverly at Surfside
	Aurora Award	Best Rental Apartment Community	The Madison at St. Pete
	Aurora Award	Best Landscape & Pool Design of a Rental Community	The Madison at St. Pete
	Orlando Sentinel	Top 100 Companies for Working Families	ZOM Companies
<b>2003</b>	Orlando Sentinel	Top 100 Companies for Working Families	ZOM Companies
	Aurora Award	Best Recreational Facility and Community Clubhouse	The Waverly on Lake Eola
	Pillars Award	Property Management Firm of the Year (National)	ZOM Residential Services, Inc.
	Pillars Award	Best Luxury Multifamily Development	The Waverly on Lake Eola
<b>2002</b>	Builders Choice Award	Special Focus Award for Interior Detail	The Madison at SoHo
	Orlando Sentinel	Top 100 Companies for Working Families	ZOM Companies
	ASLA Award of Excellence	Annual Design Award	The Madison at SoHo
	Grand Aurora Award	Best Multifamily Development	The Waverly at South Beach
	Aurora Award	Best Recreational Facility	The Waverly at South Beach
	Aurora Award	Best Rental Apartment Community	The Waverly at South Beach
	Aurora Award	Best Landscape Design	The Waverly at South Beach
	Aurora Award	Best Recreational Facility and Community Clubhouse	The Arbors at Carrollwood

	Aurora Award	Best Rental Apartment Community	The Arbors at Carrollwood	
	Aurora Award	Best Landscape and Pool Design	The Arbors at Carrollwood	
	Aurora Award	Best Remodeling or Historical Restoration	Ybor Square	
	ABC Eagle Award	National Excellence in Construction	The Waverly on Lake Eola	
	Golden Brick Award of Excellence	Multifamily Community	The Waverly on Lake Eola	
	Outstanding Contribution Award	Jan Abell Historic Preservation/Restoration Award	Ybor Square	
	Outstanding Contribution Award	Urban Infill	The Madison at SoHo	
	Pillars Award	Best Mid- or High-Rise Apartment Community	The Waverly at South Beach	
	Pillars Award	Best Interior Merchandising – Rental	The Waverly at South Beach	
<b>2001</b>	Golden Aurora Award	“Best in Show” – Real Estate Development Project	The Madison at SoHo	
	Best of State Aurora Award	Best Rental Apartment Community	The Madison at SoHo	
	Grand Aurora Award	Best Rental Apartment Community (High Density)	The Madison at SoHo	
	Grand Aurora Award	Best Interior Design – Model Apartment	The Madison at SoHo	
	Grand Aurora Award	Best Landscape Design of a Rental Community	The Madison at SoHo	
	Aurora Award	Best Rental Apartment Community – High Density	The Madison at SoHo	
	Aurora Award	Best Recreational Facility – Country Club	The Madison at SoHo	
	Aurora Award	Best Interior Design – Model Apartment	The Madison at SoHo	
	Aurora Award	Best Landscape Design of a Rental Community	The Madison at SoHo	
	Platinum People’s Choice Award	Best Class A Multifamily Development (National)	The Hamptons at Coral Springs	
	Pillars Award	Best Garden Apartment Community (National)	The Arbors at Bermuda Island	
	<b>2000</b>	Grand Aurora Award	Best Rental Apartment Community	The Arbors at Branch Creek
		Aurora Award	Best Rental Apartment Community – High Density	The Arbors at Branch Creek
		Aurora Award	Best Landscape Design – Pool	The Arbors at Branch Creek
Aurora Award		Best Interior Design – Model Apartment	The Arbors at Branch Creek	
Aurora Award		Best Landscape Design of a Rental Community	The Arbors at Branch Creek	
Aurora Award		Best Rental Apartment Community – Low Density	The Hamptons at Coral Springs	
Pillars Award		Best Garden Apartment Community (National)	The Arbors at Branch Creek	
Pillars Award		Special Environmental Award (National)	The Arbors at Branch Creek	
Pillars Award		Best Site Plan (National)	The Arbors at Branch Creek	

**1999**

Pillars Award	Multifamily Development Firm of the Year (National)	ZOM Development, Inc.
Grand Aurora Award	Multifamily Clubhouse	The Arbors at Bermuda Island
Aurora Award	Multifamily Clubhouse	The Arbors at Bermuda Island
Aurora Award	Best Rental Apartment Community	The Arbors at Bermuda Island
Aurora Award	Best Interior Design – Clubhouse	The Arbors at Bermuda Island
Aurora Award	Best Interior Design – Model Apartment	The Charleston at Boca Raton

**1998**

Grand Aurora Award	Builder’s Choice Design & Planning Award	The Hamptons at Tampa Palms
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**1997**

Pillars Award	Best Site Plan (National)	The Hamptons at Tampa Palms
Pillars Award	Best Garden Apartment Community (National)	The Hamptons at Tampa Palms
Golden Aurora Award	“Best in Show” - Real Estate Development Project	The Hamptons at Tampa Palms
Best of State Aurora Award	Best Development Project	The Hamptons at Tampa Palms
Grand Aurora Award	Best Rental Apartment Community	The Hamptons at Tampa Palms
Aurora Award	Best Rental Apartment Community	The Hamptons at Tampa Palms
Aurora Award	Best Interior Design – Clubhouse	The Hamptons at Tampa Palms
Aurora Award	Best Interior Design – Model Apartment	The Hamptons at Tampa Palms
Award of Excellence–FN&G Assoc.	Landscape Design and Installation	The Arbors at Maitland Summit
ALCA Award	Environmental Improvement Award of Merit	Bermuda Dunes
Best in American Living Gold Award	Best Rental Apartment Development	The Hamptons at Tampa Palms

**1996**

Pillars Award	Best Site Plan (National)	The Arbors at Maitland Summit
Pillars Award	Best Garden Apartment Community (National)	The Arbors at Maitland Summit
Aurora Award	Interior Design	The Arbors at Maitland Summit
Aurora Award	Architecture	The Arbors at Maitland Summit
Aurora Award	Architecture of Clubhouse	The Arbors at Maitland Summit
Aurora Award	Landscape Design	The Arbors at Maitland Summit
Grand Aurora Award	Landscape Design	The Arbors at Maitland Summit
ALCA Award	Environmental Improvement Award of Distinction	The Arbors at Kirkman Park

**1995**

Pillars Award	Special Environmental Award (National)	Bayside Arbors
Aurora Award	Architecture – Clubhouse	Bayside Arbors
Aurora Award	Interior Design	Bayside Arbors

**1994**

Aurora Award	Landscape Design	Bermuda Dunes
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**1993**

Pillars Award	Best Land Plan (National)	The Arbors at Lee Vista
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FNGA Award	Landscape Maintenance	The Arbors at Kirkman Park
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ALCA Award	Professional Landscape Design Award	The Arbors at Kirkman Park
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Builder's Choice Award	Design & Planning	The Arbors at Kirkman Park
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Aurora Award	Landscape Design	The Arbors at Lee Vista
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Aurora Award	Interior Design	The Arbors at Lee Vista
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Grand Aurora Award	Landscape Design	The Arbors at Lee Vista
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Aurora Award	Architectural Design	The Arbors at Kirkman Park
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**1992**

Aurora Award	Interior Design	The Arbors at Kirkman Park
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Aurora Award	Landscape Design	The Arbors at Kirkman Park
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Grand Aurora Award	Landscape Design	The Arbors at Kirkman Park
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FNGA Award	Landscape Installation	The Arbors at Kirkman Park
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ALCA Award	Environmental Improvement Award of Distinction	The Arbors at Kirkman Park
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Pillars Award	Best Land Plan (National)	The Arbors at Kirkman Park
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HAZEL BY THE GALLERIA





# 06 CONTACT



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ZOM currently has seven regional development offices. With this well-established regional platform, ZOM Living is diversified geographically, broadening the array of new investment opportunities for its shareholders and investors.

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