



NORHART RAMSEY

Narrative

INTRODUCTION

Norhart is pleased to present two designs for a market rate multifamily development playing an important role in the City of Ramsey's COR housing needs. The 150-unit development offers luxury amenities and housing options for a variety of lifestyles. Norhart Ramsey apartments will contribute to the city's walkable, urban feel bringing a streetscape look and vibe to the community.

SITE DESCRIPTION

The proposed development is located on the northern corner of Sunwood Drive NW, Ramsey Parkway and Zeolite Street NW. The parcel totals approximately 3.20 acres and will share an entrance driveway with the proposed Hilton hotel. Access points will be via Sunwood Drive NW and Zeolite Street NW.



PROJECT DESCRIPTION

Both designs are a 5-story market rate multifamily building offering a mix of studio, one-, two- and three-bedroom units. An impressive glass front corner houses tenant amenities spanning four floors. Ample building amenities enhance the way residents work, live and interact with others. Co-working space, a community lounge, game room and fitness facility provide areas where they can connect with other tenants and elevate their living experience. Parking is a combination of surface and sunken spaces creating a 1st floor living vibrancy.

The outdoor amenities offer something for everyone. A feature pool on an elevated deck will be prominently placed with surrounding lounge chairs, table and chairs and fire pits. Depending on the layout, a pickleball court and/or bocce ball area will be provided. Sidewalks lined with trees, bike racks and benches are positioned throughout the development and lead to major streets that connect to town roads.

Our four-legged tenants are catered to with multiple doggy bag stations throughout the development, a dog run and a pet washing station to keep them looking their best.

Approximately 5000 SF of retail space is conveniently located near the development driveway entrance off Sunwood Drive NW. Dedicated parking spaces will be provided. Desired retail tenants include restaurants, services and products that cater to the needs of the residents, i.e. Jimmy Johns, Jamba Juice, coffee shop, etc. Retail signage will be visible from Sunwood Drive NW.

The development will not require a request for subsidized funding.

AMENITIES

Building Amenities

- On-site staffing office
- Community room
- Game room
- Lobby area with coffee station
- Movie room
- Fitness & yoga center
- Pet washing station
- Co-working space
- Mail room
- Bike racks
- Heated sunken parking
- Storage

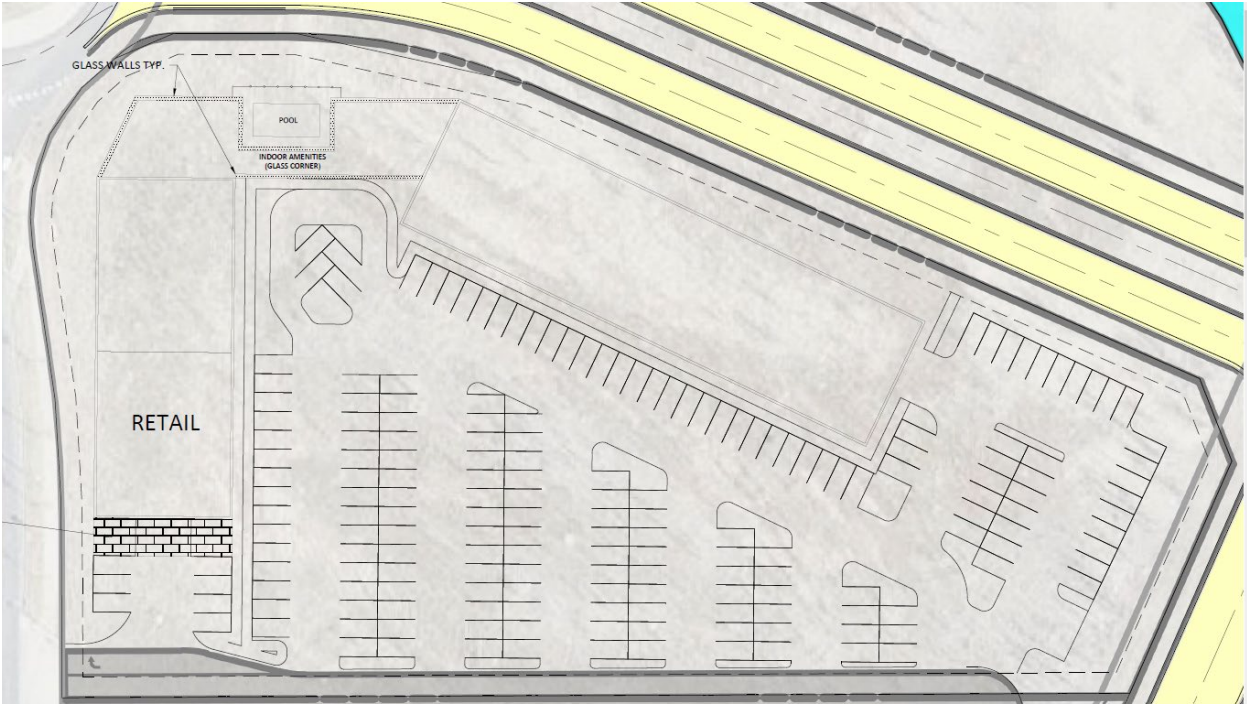
Unit Amenities

- Granite countertops
- Luxury vinyl plank flooring
- Central heat & A/C
- Fiber optic internet
- In unit washer & dryer
- Private balcony
- Stainless steel appliances
- Master walk-in closet

Exterior Amenities

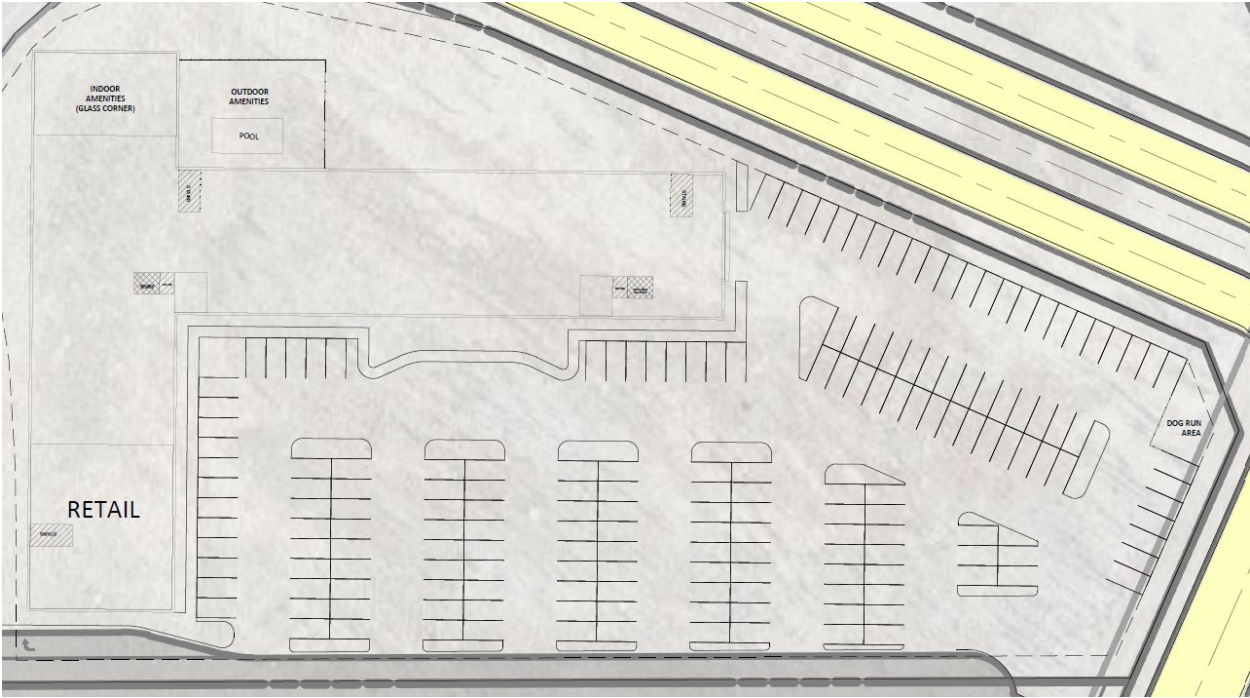
- Heated pool
- Lounge seating
- BBQs
- Fire pits
- Table and chairs
- Dog run
- Pet stations
- Bike racks
- Pickleball and/or bocce ball (design dependent)

DEISGN 1



Lot size	3.20 acres
Number of buildings	1
Building size	32,500 SF
Building height	5 Stores
Density	42.86 units/acre
Units	150 total
Parking ratio	1.6 stalls/unit
Parking	260 total
Surface	193
Sunken	67

DESIGN 2



Lot size	3.20 acres
Number of buildings	1
Building size	33,000 SF
Building height	5 Stores
Density	42.86 units/acre
Units	150 total
Parking ratio	1.6 stalls/unit
Parking	260 total
Surface	185
Sunken	75

NORTHART GLASS CORNER



PROJECT APPRAISAL

Based on a recent appraisal of a similar Norhart build, Norhart Ramsey development is projected at \$30 million.

RAMSEY MULTIFAMILY MARKET

Norhart Ramsey apartment will provide residents with convenient lifestyle living offering abundant amenities and luxury units.

Per Costar, there are 5 established multifamily developments located in the COR. Of these 5 only 2 are market rate. On average, the overall vacancy rate for the 5 COR multifamily developments is currently 4.44%. Within this rate, market rate apartment vacancy is 6.2%. This is 1.1% lower than the state vacancy rate. The state rental vacancy rate is 7.3% (U.S. Census Bureau).

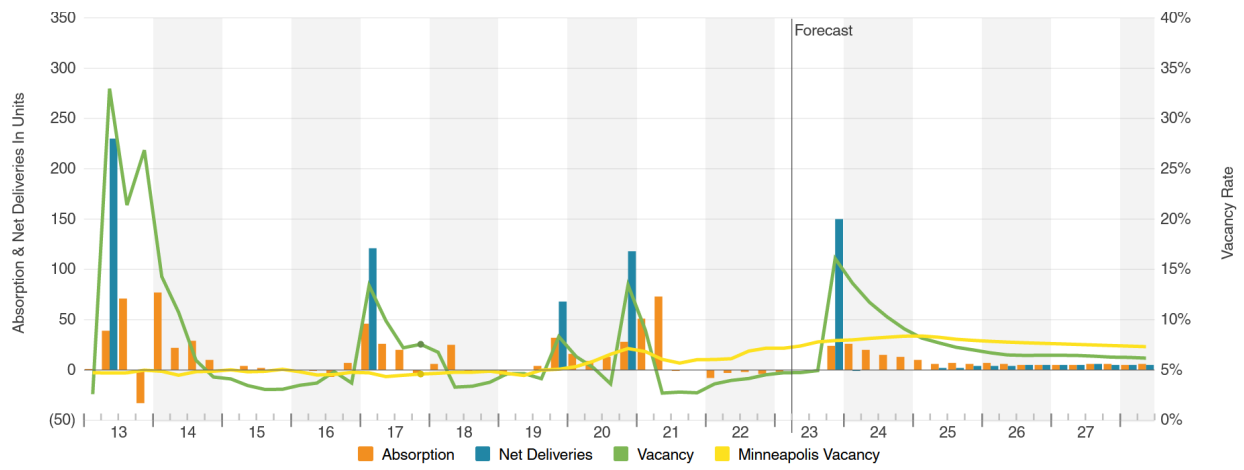
The most recent multifamily development, Sapphire (118 units), was built in 2020. Since this development no other market rate units have been built. Sapphire is at 2.6% vacancy and on average holds a 1.35% vacancy.

According to the COR Economic Development Guide, industrial development is on the rise and will bring new jobs and employees to the area. Over 815,000 SF of industrial space will be available by the end of this year. These developments will provide opportunities for local housing needs.

The 2040 Ramsey Comprehensive Plan indicates by 2030 the population will be over 33,000 people. As of 2020 the population was estimated at 27,000. To satisfy the projected housing needs of over 6,000 individuals, the housing supply will need to be increased. The consistent low vacancy rates of current multifamily housing also indicates the current supply cannot absorb the growth projected.

Per Costar data, the Anoka North Suburban market forecast indicates there is one proposed multifamily development in Q4 of 2023. The county vacancy rate will rise with the addition of this new

development but will recede to 6.5% by the middle of 2026. Note: this development is not for the city of Ramsey but elsewhere in Anoka County. See table below.



Typically, demand for rentals is driven by employment growth, in-migration and household growth. The market is considered balanced when there is around 5% average vacancy rate. COR vacancy rates are consistent with this benchmark. The proposed 150 unit market rate development will play an important role in fulfilling the projected future housing needs in Ramsey. If approved, the development would not be completed until 2026. Without continued development of multifamily housing projects the housing shortage will be significant.

NORHART DEVELOPMENT PHILOSOPHY

Norhart builds exceptional apartments that create a better way for people to live. We are hyper-focused on creating a best-in-class customer experience for our residents. Our 10-year roadmap is to be the largest smart apartment developer in the greater Minneapolis/St. Paul area with a focus on lifestyle living, building community and giving back.

Norhart has been family owned and based in Forest Lake since 1995. Named one of the “Top Work Places” in 2022, our employees are problem solvers, achievers, optimists, and leaders. We do not just construct apartment buildings - we create communities where people can build their families and live out their lives. We aspire to give people a safe, clean, and comfortable place to live.

When we build an apartment building, we aim to change the entire neighborhood for the better. Bringing new people into the community increases business for local shops, markets and restaurants. As a result, often new businesses are established to serve the growing community as well. We are proud to be part of this growth.

NORHART COMMUNITIES

Each Norhart building is designed with the community in mind and the resident experience foremost including luxury amenities, attractive aesthetics and well-designed units. Below are two recent Norhart projects depicting this style.



NORHART OAKDALE



LEXINGTON LOFTS, CIRCLE PINES

We look forward to being a part of the City of Ramsey!