



SPRINGS[®]
apartments



We are a diverse group of professionals sharing an uncompromising commitment to the highest standards of ethics and integrity in all of our dealings and in our respect for others – our coworkers, our customers, and our vendors.

We are committed to providing unparalleled value to our customers by performing our work better than it is performed anywhere else and better than we have ever done it before.

We accomplish our objectives through an eagerness to embrace change and an unwavering dedication to teamwork, fair dealing, superior thinking, economy, and hard work.

We are committed to creating opportunities for others by serving as a magnet for the best and the brightest who share our values while offering new perspectives and creativity generated from diverse experiences and interests.

WHO WE ARE

Continental Properties Company, Inc. is a Milwaukee-based developer, owner, and operator of residential communities, retail, and hospitality properties with operations throughout the United States. Founded in 1979 and privately held throughout its history, Continental Properties has grown from a small real estate company to a major, national presence in the development industry. Continental Properties' wealth of professional staff and financial resources, creative thinking, and industry insight are the tools employed to create attractive and successful developments that mutually benefit the residents, guests, and the communities served.

WHAT WE DO

Continental Properties is one of only a few companies to not only develop, but also own and operate residential communities across the country. Our strong showing is a result of keeping our brand true, culture strong, and delivering superior customer service to our residents. Our team provides market research, development, construction, and project management expertise.



OUR EXPERTISE

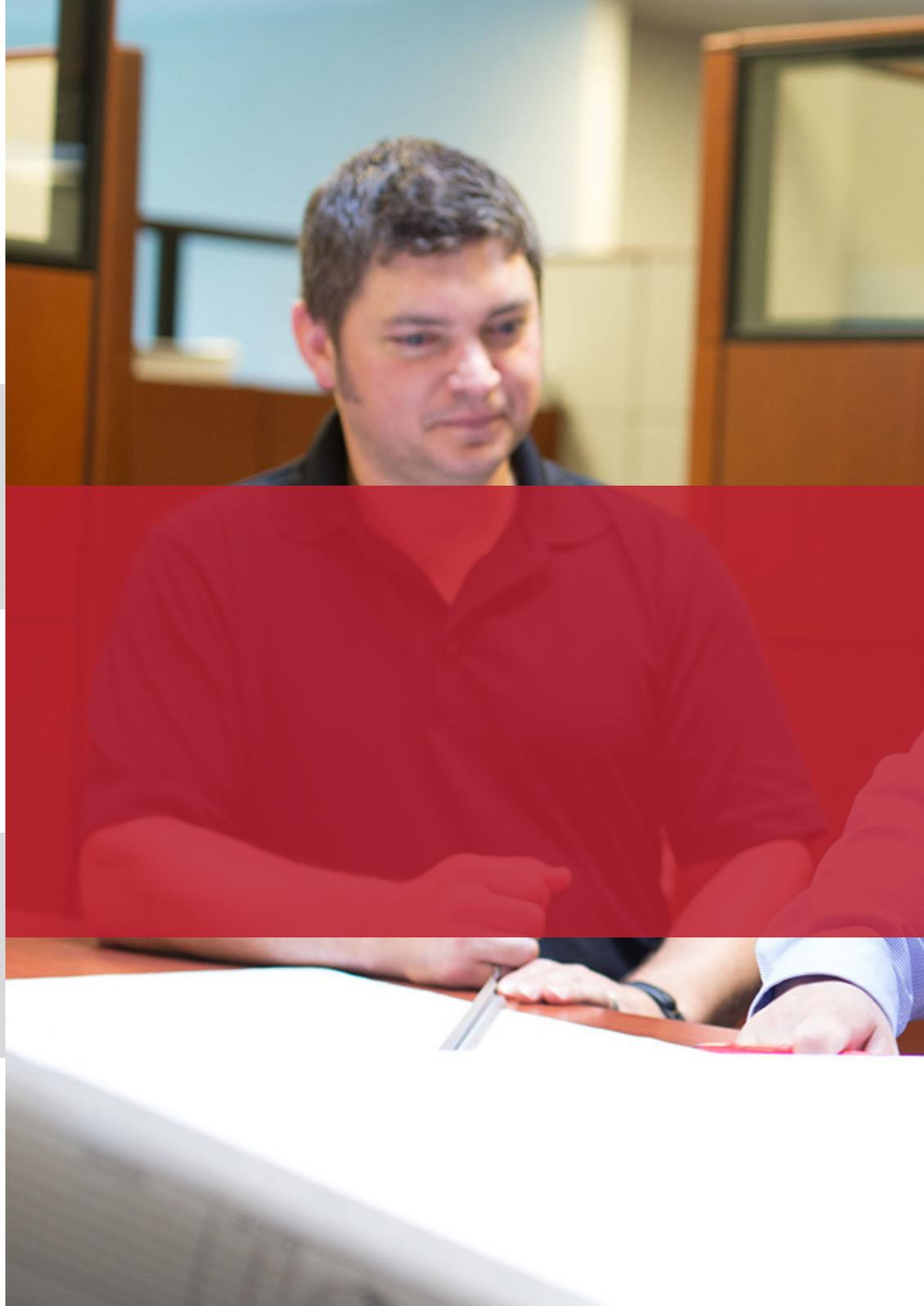
01 **MARKET RESEARCH**
Track 200+ U.S. markets with active research in 60 identified markets and over 500 submarkets

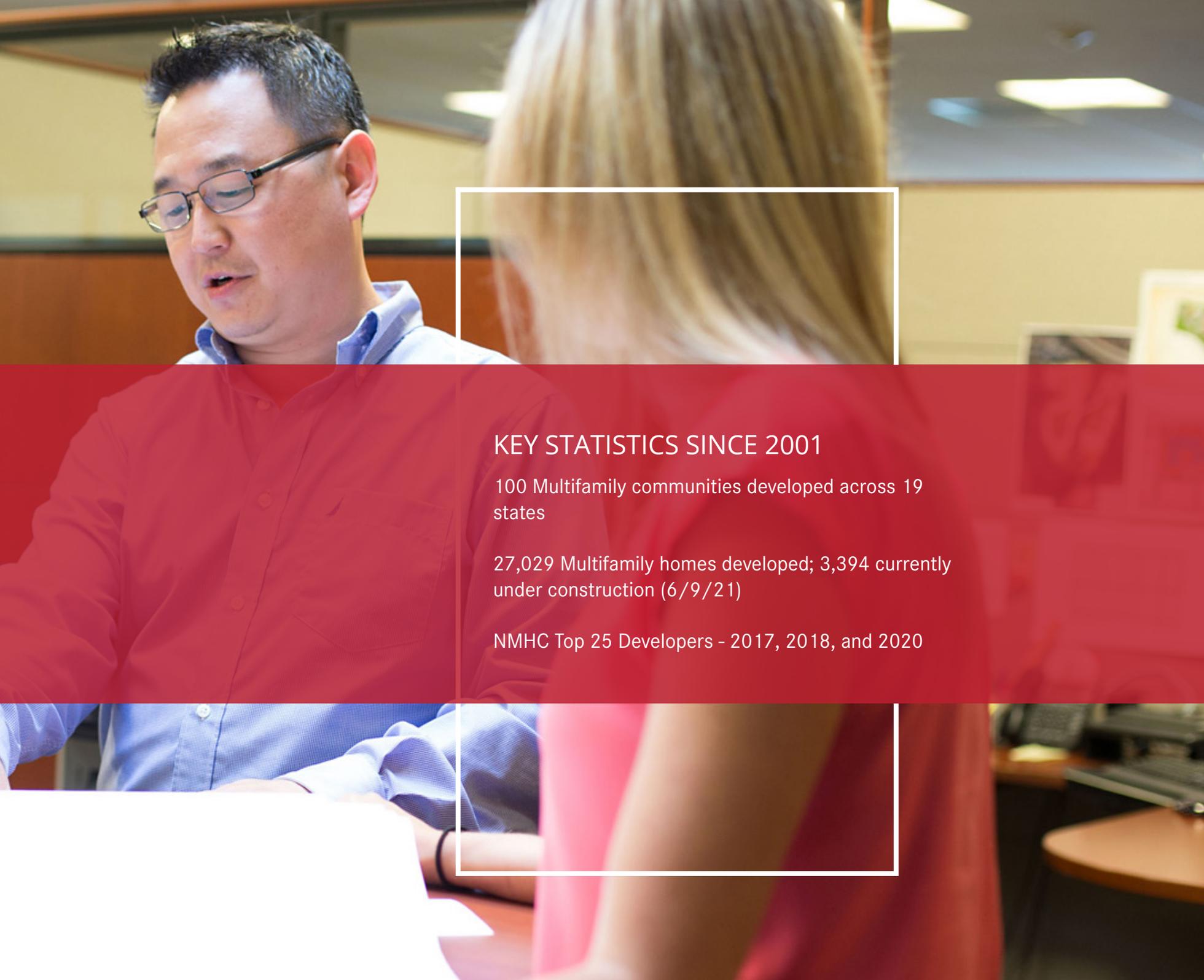
02 **ENTITLEMENT / DEVELOPMENT**
Experience in entitling, permitting, and developing multifamily communities across 19 states

03 **CONSTRUCTION**
In-house design and construction team manages a national pool of general contractors and architectural firms

04 **PROPERTY MANAGEMENT**
Cohesive culture built around high-quality service and promoting community

05 **INVESTMENT MANAGEMENT**
Manage 450+ equity relationships of high net worth, family offices, and advisory firms





KEY STATISTICS SINCE 2001

100 Multifamily communities developed across 19 states

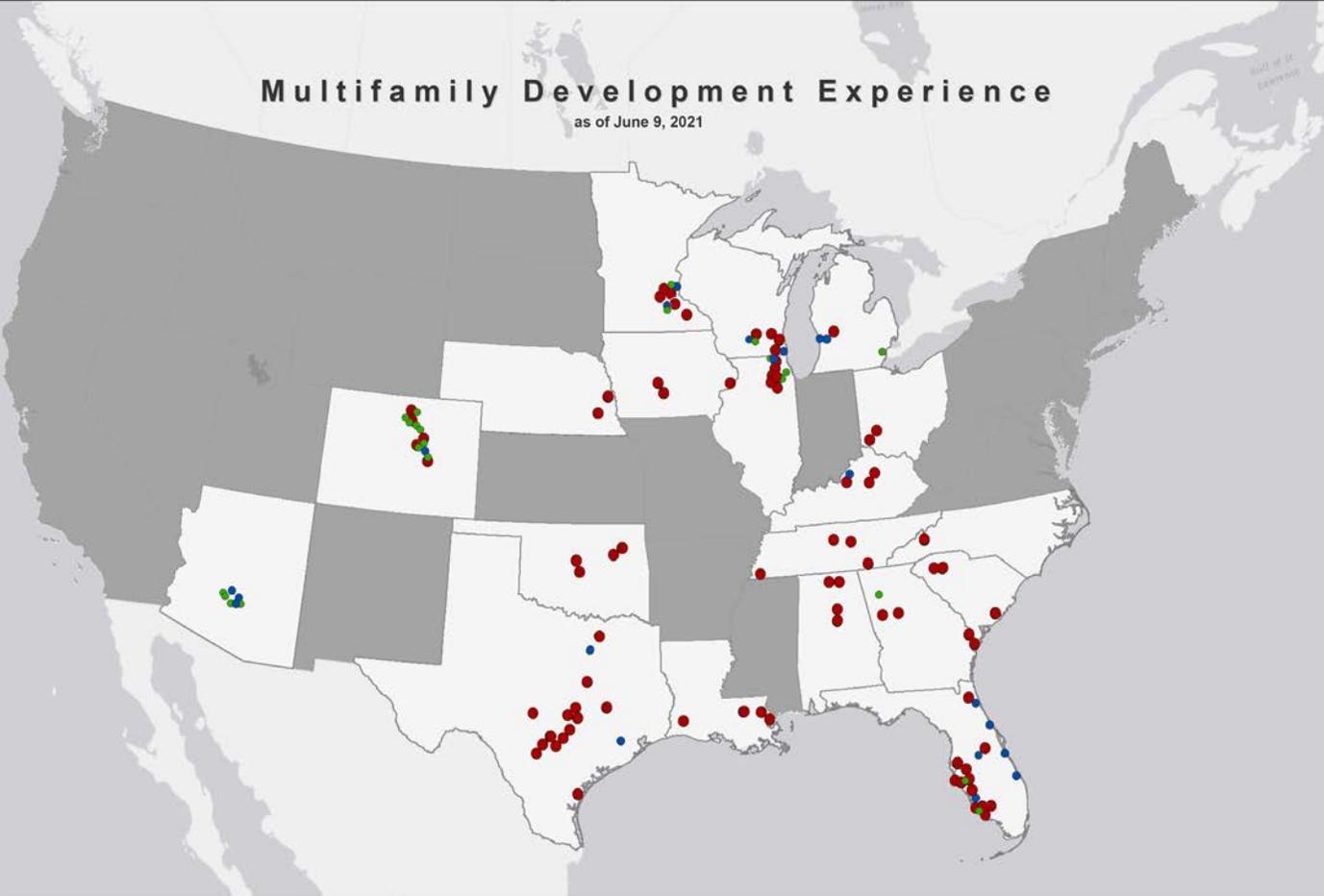
27,029 Multifamily homes developed; 3,394 currently under construction (6/9/21)

NMHC Top 25 Developers - 2017, 2018, and 2020

OUR EXPERIENCE

Multifamily Development Experience

as of June 9, 2021



Developed
80
Communities

Under Construction
20
Communities

In Development
22
Communities





OUR HISTORY

40 | *of*
YEARS | *Building*
Community

Continental Properties celebrated its 40-year anniversary in August 2019, and looks forward to many more!

1989

First apartment community developed, opened in 1990

1979

Jim Schloemer, Rich Bell, and Steve Wagner founded Continental Properties, focusing on retail and commercial developments

2001

Launched the “Springs” brand of apartment communities, breaking ground on two properties in Florida

2016

Surpassed 15,000 developed multifamily homes

2020

Expanding our brand standards through “Avanterra”, single-family for-lease communities

2019

Increasing economic sustainability through launch of “Authentix”, an attainable housing line





WHY SPRINGS

Increased demand for rental options is present throughout the United States, driven by demographic shifts. Current housing supply is not meeting demand, with current annual residential construction volume falling substantially short of the 1.36 million annual household formations projected through 2025 (Harvard JCHS). Continental's efficient building design, with direct access to all first and second floor homes, eliminates the need for common corridor spaces. This results in reduced construction costs and lower rents.

Our communities are strategically placed within vibrant, growing neighborhoods across the nation, with convenient access to employment and near to prime shopping, dining, and entertainment venues. Springs multifamily communities offer all of the conveniences and civic amenities that attract certain demographic segments who prefer to rent rather than own their homes, including both young professionals and active adults age 55 and up.



SPRINGS

Springs at Sunfield
Buda, TX

RESERVED
PARKING

OUR BRAND

Developed, owned, and operated by Continental Properties, each Springs community focuses its design on quality and connectivity, promoting a cohesive, complementary development. Exterior elevations feature high-quality, durable materials and provide architectural interest through varied rooflines, covered entries, unit projections, and private balconies. These high-quality finishes continue inside, providing our residents with a thoughtfully designed place to call home.

Residents have access to an array of amenities, including a community clubhouse, 24-hour fitness center, resort-style pool, grilling stations, pet playground, pet spa area, car care center, and other outdoor and indoor lounge spaces.* Our onsite management teams are dedicated to delivering unsurpassed customer service, providing a best-in-class living experience.

* Select communities





OUR TEAM

Anticipating our customers' desires, wants, and needs is the focus of our onsite team members. Because of this, our team is often recognized for providing service that is above and beyond the call of duty. Extra services often provided include watering our customers' plants, hand delivering packages, or walking their dog.

Our team provides virtual experiences, as well as being available for in-person service. Our customers have access to a variety of platforms for communication with our office and maintenance teams. The maintenance team is available for customer needs twenty-four hours a day, seven days a week.





Springs at Summer Park
Rosenberg, TX

EXTERIORS

Continental's carefully curated architecture creates a unique sense of place for every community. Our western communities elevate the Rocky Mountain aesthetic with warm stone masonry and strong earth tones. Seas of blue and wisps of gray, akin to the ocean front, help our coastal homes embody the community they create. Within the open spaces of the heartland, blues and sandy browns in the Midwest flow to deep browns in the South.

With architectural detail in mind, industry-leading composite siding and trim, durable stone or brick masonry, and a plethora of roofing selections ensure stunning visual interest in every community. No matter the geographic location, Springs communities are known for their visually diverse and complementary building design.





Springs at Hammock Cove
Naples, FL



Springs at Hammock Cove
Naples, FL



Springs at Lakeline
Austin, TX



Springs at Lakeline
Austin, TX



Springs at Juban Crossing
Denham Springs, LA



BLDG 5
502-524

FIRE RISER
ROOM

Springs at Juban Crossing
Denham Springs, LA



Springs at Eagle Bend
Aurora, CO



Springs at Eagle Bend
Aurora, CO



Springs at University Drive
Bryan, TX

Goodman



NO DIVING

LIFEGUARD DUTY
CHILDREN MUST BE WITH
THEIR PARENTS

4 IN
NO DIVING

4 IN

Springs at University Drive
Bryan, TX



INTERIORS

Springs home interiors boast gracious 9-foot ceilings across open floorplans to easily accommodate any lifestyle. Home interiors include granite countertops, tile backsplashes*, and stainless-steel appliances, which echo Continental's value of both comfort and quality. Grand kitchen islands and wood-grain flooring are included within the common areas of each home. Select homes feature enhanced amenities, including smart home technology, wine fridges, and upgraded kitchen and master bath finishes.

*Select apartment homes





Springs at Port Charlotte
Port Charlotte, FL



Springs at Alamo Ranch
San Antonio, TX



Springs at Orchard Road
North Aurora, IL



Springs at Castle Rock
Castle Rock, CO



Springs at Eagle Bend
Aurora, CO



Springs at Tapestry
Kissimmee, FL



AMENITIES

Springs communities feature a clubhouse including a large multi-purpose gathering room, 24-hour fitness center, kitchen area, and coffee bar. Office space is provided for Continental's on-site property management team, with rental availability for residents. A pool and sun deck is provided adjacent to the clubhouse, along with an outdoor grilling area. The clubhouse and pool are both served by wireless internet. A free car care center is available for residents to wash their vehicles. Pet-focused community amenities include leash-free pet playground areas and a pet spa.

Beyond resident amenities and high-quality finishes, Springs communities quickly become a home by a thoughtfully designed site plan. Communities provide ample open space and landscaping, courtyards, pergolas*, and grill areas. Internal and external pedestrian connectivity foster neighbor interaction while contributing to place-making. Communities are typically enclosed and secured by perimeter fencing and automatic vehicular gates at the community entrance.

* Select communities





Springs at McKinney
McKinney, TX



Springs at West Chester
West Chester, OH



Springs at Knapp's Crossing
Grand Rapids, MI



Springs at Round Rock
Round Rock, TX



OUR HOMES

Springs communities emphasize upscale, suburban townhome-style living with enriched finishes. Unlike traditional “breezeway entry” apartments, our two-story apartment homes incorporate private, ground-level entrances for each resident. To increase our brand vitality, three-story apartment homes are being incorporated into select communities. While these apartment homes do have shared access, each apartment home still has private balconies and the same quality of finishes as our two-story apartment homes. Springs upscale, multifamily communities offer beautifully crafted apartment homes in a mix of studio through three-bedroom layouts.



STUDIO

560 - 670 SF





ONE BEDROOM

800 - 950 SF





TWO BEDROOM

1110 - 1220 SF





THREE BEDROOM

1340 - 1460 SF







CONTINENTAL
PROPERTIES

W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Office - 262.502.5500
Website - www.cproperties.com



TOP WORKPLACE

2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019

2020

