ALLIANCE



ALLIANCE RESIDENTIAL SOUTHEAST PORTFOLIO

WHO WE ARE

Alliance Residential is one of the largest private multifamily real estate companies in the country, combining development and construction offerings in order to create one-of-a-kind communities. Ranked by the National Multifamily Housing Council as the #2 developer and #2 general contractor in the nation based on unit starts, our local in-market expertise across all of our submarkets ensures that our communities are exceptional for our residents and our partners.



BROADSTONE DURHAM



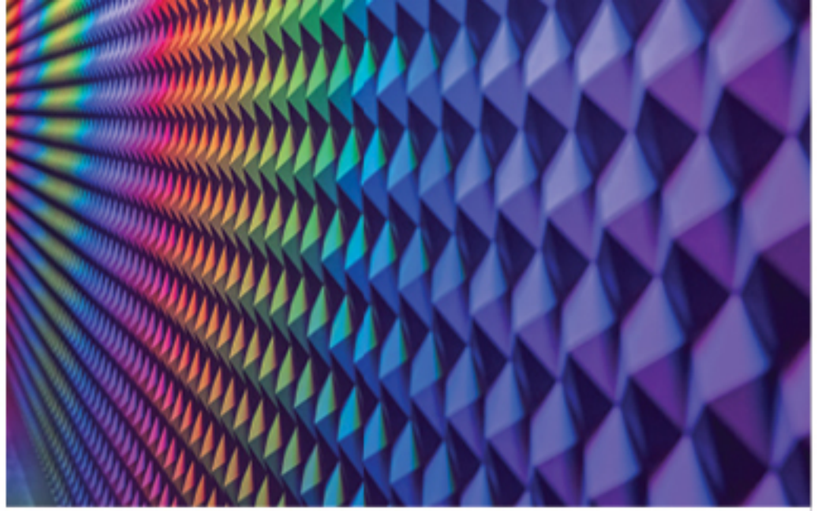
BROADSTONE YARDS



BROADSTONE MIDTOWN

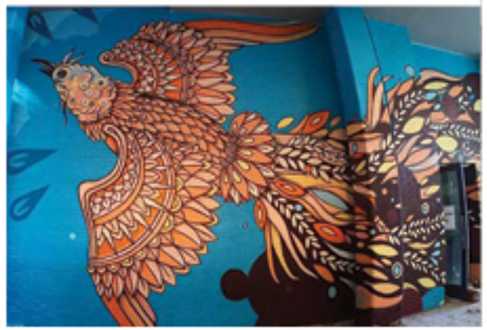
WHAT WE DO

We are not only builders... we are storytellers. We believe that every community has a unique story and we work diligently to capture the soul of each development through our unique process. We consult with local creative agencies, feature local craftsmen, and highlight work from local artists in order to tailor each project to the needs of the neighborhood. This ensures that each community fits seamlessly into the existing framework of the neighborhood and creates an exceptional resident experience.

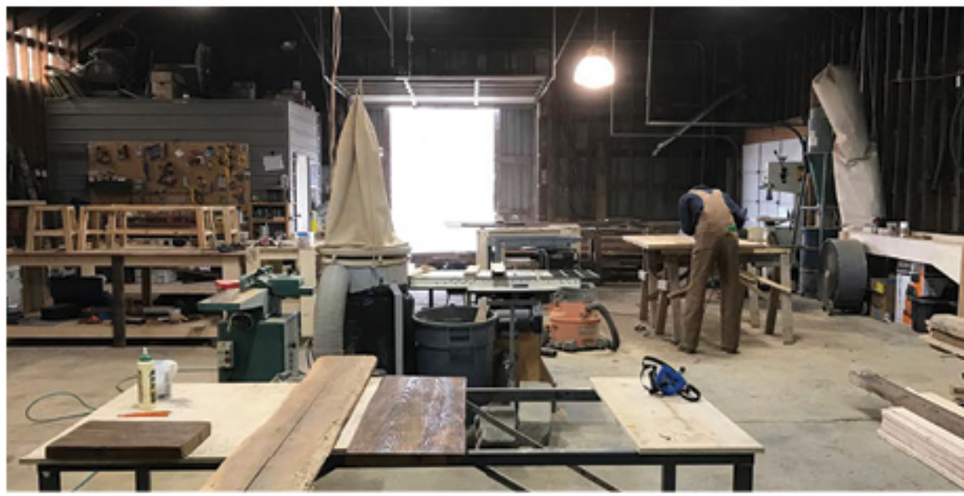






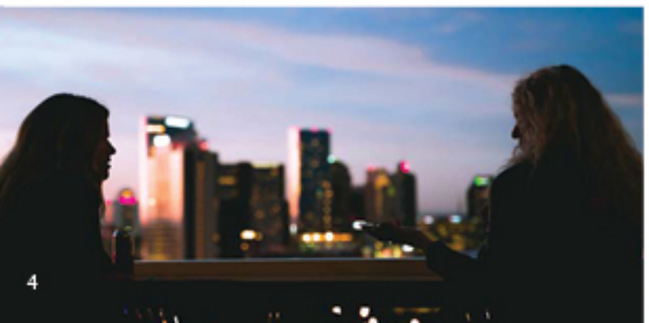








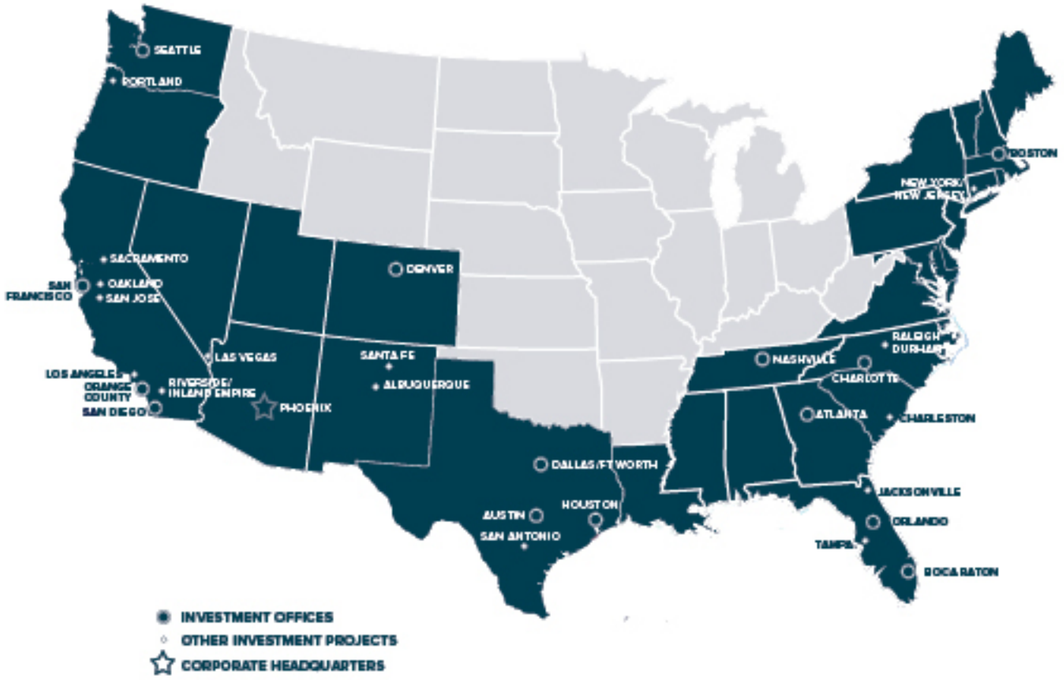












One of the largest private real estate companies in the United States with 15 regional offices throughout the West, Southwest, Central, Southeast, Mid-Atlantic and Northeast

Headquartered in Phoenix, AZ

Focused on the development, construction and acquisition of residential communities across 13 states and 23 metropolitan markets

Alliance brands include luxury Broadstone communities, Prose workforce housing, and Holden senior housing communities

$5.9B (24,600 units) principal portfolio

$3.4B (13,400 units) pipeline

TRACK RECORD SINCE INCEPTION

TOTAL UNITS BUILT
88,188

TOTAL UNITS SOLD
58,523

TOTAL DEBT
$9.60B

TOTAL EQUITY
$6.26B

TOTAL CAPITALIZATION
$15.86B

PEOPLE



- South Texas
- North Texas
- Florida
- Southeast
- Mountain
- Corporate
- Investments
- Southern California
- Northern California
- Pacific Northwest
- Southwest
- Northeast
- Senior Housing

INVESTMENT PORTFOLIO



53 Pipeline	14,633 Units	$3.6B
30 Lease-Up	8,613 Units	$2.1B
19 Stabilized	5,461 Units	$1.2B
43 Under Construction	12,041 Units	$2.7B

Institutional Experience

Select Equity Relationships

AIG
AEW
AMERICAN REALTY ADVISORS
ASCENTRIS
BRIDGE INVESTMENT GROUP
THE CARLYLE GROUP
GID
Goldman Sachs
HQ Capital
Invesco
J.P.Morgan
LUBERT-ADLER REAL ESTATE FUNDS
MetLife
PCCP
PGIM
PHOENIX CAPITAL PARTNERS
STOCKBRIDGE
Sumitomo Corporation of Americas
UBS
USAA

Select Lender Relationships

AMERANT
BankersTrust.
Bank of America
BB&T
BBVA Compass
BMO Harris Bank
BOK FINANCIAL
CADENCE BANK
CapitalOne
Citizens Bank
ComericA Bank
Commerce Bank
ENTERPRISE BANK & TRUST
FannieMae
FIFTH THIRD BANK
First Citizens Bank
Freddie Mac
Frost BANKING INVESTMENTS INSURANCE
Helaba Landesbank Hessen-Thüringen
JPMorganChase
MetLife
PGIM
PNC BANK
REGIONS
Santander
Simmons Bank
SYNOVUS BANK
tcfbank
TEXAS CAPITAL BANK
TIAA CREF
usbank
VERITEX COMMUNITY BANK
WaFd Bank
WELLS FARGO
Western Alliance Bancorporation
WHITNEY BANK
ZIONS BANK

Pipeline by Product Line

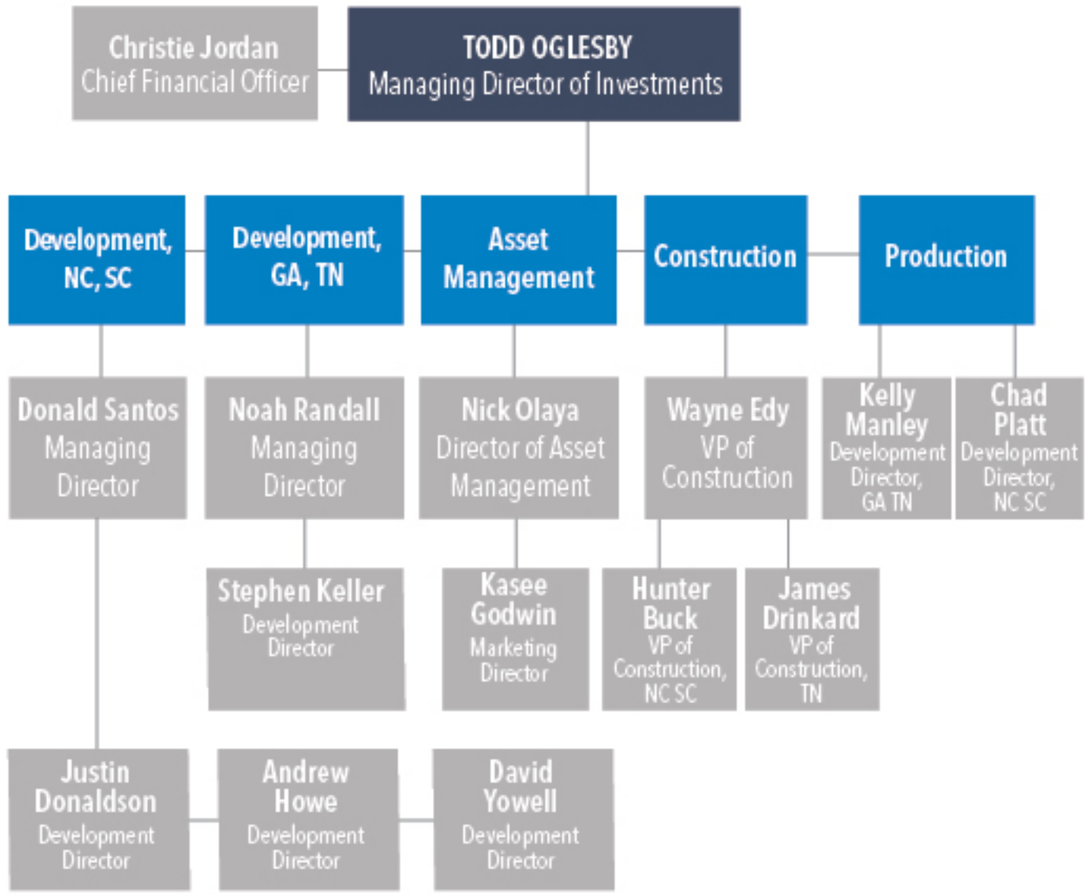
Broadstone Prose Holden

Broadstone
5,279 Units | 19 Projects

Prose
7,783 Units | 24 Projects

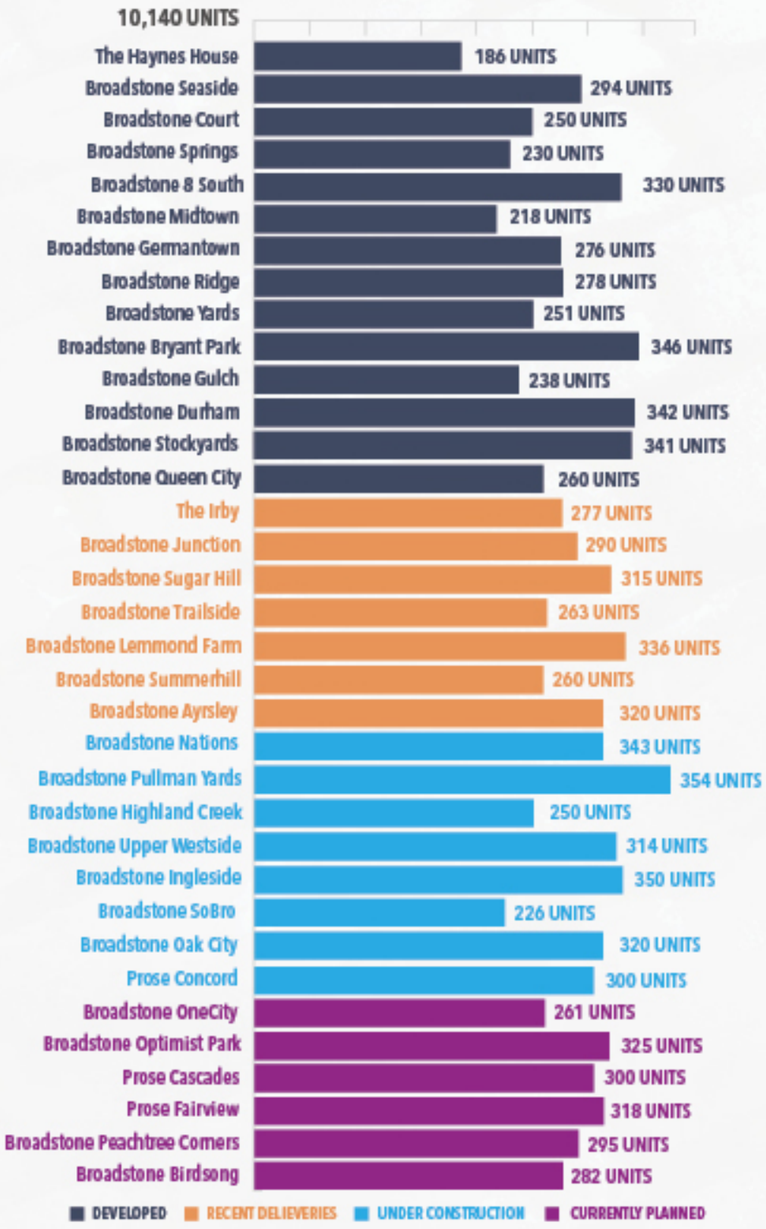
Holden
1,571 Units | 10 Projects

Organizational Overview



SOUTHEAST PROJECTS DELIVERED, UNDER CONSTRUCTION, OR IN PLANNING SINCE 2012

(Over $2 Billion Financed)



NASHVILLE
(2,015 Units)

- Broadstone Germantown
- Broadstone 8 South
- Broadstone Gulch
- Broadstone Stockyards
- Broadstone Nations
- Broadstone SoBro
- Broadstone OneCity

CHARLOTTE
(2,120 Units)

- Broadstone Bryant Park
- Broadstone Queen City
- Broadstone Lemmond Farm
- Broadstone Ayrsley
- Broadstone Highland Creek
- Broadstone Optimist Park
- Broadstone Birdsong

RALEIGH/DURHAM
(925 Units)

- Broadstone Durham
- Broadstone Trailside
- Broadstone Oak City



ATLANTA
(4,435 Units)

- The Haynes House
- Broadstone Court
- Broadstone Springs
- Broadstone Midtown
- Broadstone Ridge
- Broadstone Yards
- Prose Concord
- Prose Fairview
- The Irby
- Broadstone Sugar Hill
- Broadstone Junction
- Broadstone Summerhill
- Broadstone Pullman
- Broadstone Upper Westside
- Prose Cascades
- Broadstone Peachtree Corners

CHARLESTON
(645 Units)

- Broadstone Seaside
- Broadstone Ingleside

RECENT DELIVERIES



BROADSTONE SUMMERHILL

LAUNCHPAD FOR ADVENTURES

Broadstone Summerhill is a 276-unit property located in the burgeoning Summerhill neighborhood. Minutes from the growing retail district on Georgia Avenue and well-established Grant Park, first units delivered in Q1 2021.





RECENT DELIVERIES



BROADSTONE
LEMMOND FARM

PLANT YOURSELF HERE

Broadstone Lemmond Farm is a 336-unit development in Southeast Charlotte. The community is part of the new Lemmond Farm master planned project, which will include approximately 50,000 square feet of retail and office space.
First units were delivered in Q3 2020.





RECENT DELIVERIES



BROADSTONE
TRAILSIDE

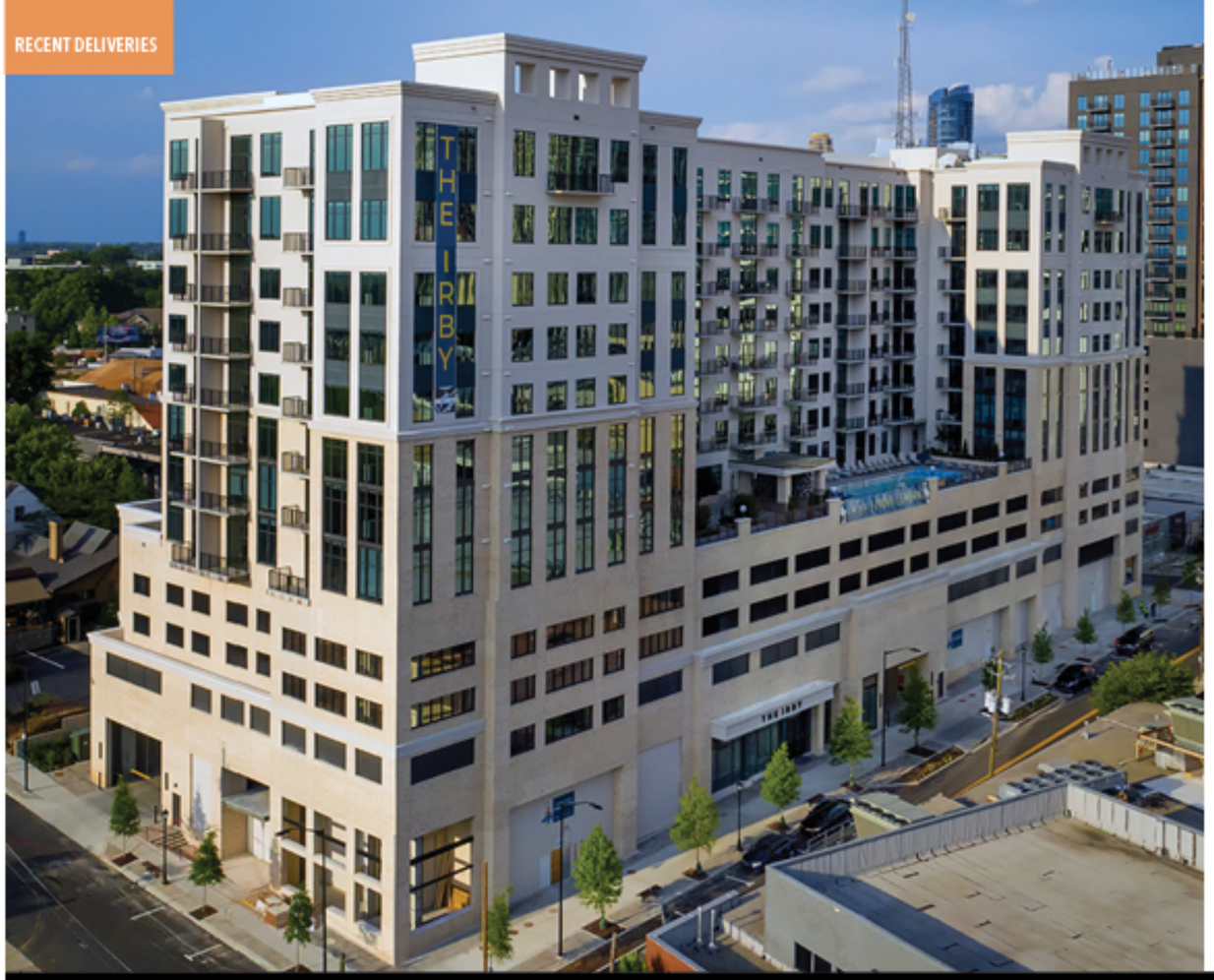
ALL TRAILS LEAD HOME

Broadstone Trailside is a 263-unit development in Morrisville. The community is bisected by the Shiloh Greenway and is particularly notable as the trailhead is located at the front entrance of the property. Featuring smart home features within each unit, the community delivered first units in Q3 2020.





RECENT DELIVERIES



THE IRBY

A BROADSTONE COMMUNITY

YOUR KEY TO PRESTIGE

Built on the former site of Atlanta's iconic Henri's Bakery, The Irby is a 12-story high-rise development. The community features a rooftop sky lounge, luxurious spa with a sauna, expansive skyline views, and elite penthouse units. First units were delivered in Q1 2020.





RECENT DELIVERIES



BROADSTONE
SUGAR HILL

WELCOME TO THE SWEET LIFE

Located within the new Downtown Sugar Hill, Broadstone Sugar Hill features 316 apartments across from the Downtown E-Center (~40,000 square feet of retail and office uses), a community gymnasium, theater and the Sugar Hill Bowl, an outdoor amphitheater. In addition to providing luxury apartments, Alliance is working directly with the City of Sugar Hill to provide a home for the future Sugar Hill Art Museum and History Museum within the development, as well as 4,500 square feet of retail space. First units delivered in Q2 2020.

311 UNITS





RECENT DELIVERIES



BROADSTONE JUNCTION

CROSS ON OVER

Just a 1/2 mile walk from downtown Norcross, Broadstone Junction boasts a large public park and 290 apartment homes. Working directly with the City of Norcross, the development features the adaptive re-use of an existing office building and delivered first units in Q1 2020.





DEVELOPED



BROADSTONE
QUEEN CITY

ROYAL ROOTS

Located at the prominent intersection of Morehead Street and Tryon Street, Broadstone Queen City sits at the convergence of South End and Uptown. Providing incredible views of the Charlotte skyline, the community has a modern Victorian design that honors the city's royal namesake. First units delivered in Q2 2020.





DEVELOPED





THERE'S HARMONY IN NASHVILLE

Broadstone Stockyards is located in the eclectic Germantown neighborhood in Nashville, TN. This community is celebrated for its adaptive re-use of the 100-year old Stockyard Union Building and will also feature a skydeck with direct views to First Tennessee Park, home of to the Nashville Sounds, the Triple-A affiliate of the Oakland Athletics. First units were delivered in Q1 2020.



342 UNITS

DOWNTOWN | DURHAM, NC

DEVELOPED

BROADSTONE
DURHAM



STAND OUT. MOVE AHEAD.

Located across the street from the American Tobacco Campus in downtown Durham, Broadstone Durham is inspired by a Southern Art Deco design. Featuring a maker's studio, private offices, and an expansive poolhouse game room and bar, this community delivered first units in Q4 2019.

278 UNITS

CUMBERLAND | ATLANTA, GA

DEVELOPED

BROADSTONE
RIDGE



Broadstone Ridge received the Gold Award from the Association of Pool and Spa Professionals for design excellence.

ADVENTURES AROUND EVERY CORNER

Located in the Cumberland submarket of Atlanta, Broadstone Ridge delivered its first units in early 2018. The assortment of amenities ranges from shared workspaces to a three-tiered courtyard, a skydeck overlooking SunTrust Park, and a river tube and bike pickup station. Local craftsmen such as Sons of Sawdust and Mill & Forge provided artistic details throughout this development.

346 UNITS

FREEMORE WEST | CHARLOTTE, NC

DEVELOPED

BROADSTONE
BRYANT
PARK



MADE FOR EXPLORERS

Broadstone Bryant Park is a midrise community in the Bryant Park/ FreeMoreWest neighborhood of Charlotte. Built for the urban explorer, the community offers an array of unique amenities, including multiple dog-walk green areas, skyline views, and private offices. First units delivered in Q4 2019.

251 UNITS

WEST MIDTOWN | ATLANTA, GA

DEVELOPED

BROADSTONE
YARDS



BroadstoneYards was honored with a 2019 Residential Design Award from AIAA tlanta.

WESTSIDE SOUL

Located just steps from the Westside Provisions District, Broadstone Yards is a midrise community that honors the neighborhood's industrial past and its creative soul. Complete with a rooftop sky lounge, functional-fitness inspired gym, and locally curated artwork, first units delivered in the third quarter of 2018.

238 UNITS

GULCH | NASHVILLE, TN

DEVELOPED

BROADSTONE
GULCH



LIFE ON A HIGHER LEVEL

Built in the Gulch neighborhood in Nashville, Broadstone Gulch is a 14-story high-rise. These incredible units that include downtown skyline views, upgraded penthouse units, and gas cooktops in each and every kitchen were delivered in 2018.

218 UNITS

MIDTOWN | ATLANTA, GA

DEVELOPED

BROADSTONE
MIDTOWN



THE UPPER EDGE OF URBAN

Located at Juniper and 6th Street, Broadstone Midtown is ideally situated in the heart of Midtown, Atlanta. Designed with a modern art deco theme, the community includes a number of unique amenity spaces such as a glass-edged pool, rooftop terrace, local art program, and multiple courtyards.

330 UNITS

12 SOUTH | NASHVILLE, TN

DEVELOPED

BROADSTONE
eightSOUTH



LIFE WELL PLAYED

Completed in 2017, Broadstone 8 South is located in the residential 12 South Nashville neighborhood. The community boasts an extensive bike share program, commercial golf simulator, and local artwork curated from Hope Cohn Projects.

230 UNITS

SANDY SPRINGS | ATLANTA, GA

DEVELOPED

BROADSTONE
SPRINGS



DISCOVER POSSIBILITIES

Completed in 2017, Broadstone Springs was built in Sandy Springs, GA. This community proudly features multiple townhomes with custom fireplaces, private office spaces, private drive-in garages, and a saltwater pool with cabanas.

276 UNITS

GERMANTOWN | NASHVILLE, TN

DEVELOPED

BROADSTONE
GERMANTOWN



MFE
2018 Amenity of the Year

LIVE SOULFULLY

Broadstone Germantown is located in the eclectic Germantown neighborhood in Nashville. This midrise community celebrates the city's musical background and features outstanding amenities such as a rooftop deck, performance stage and lounge, and songwriters room. The rooftop deck and performance stage were nationally recognized and received "Amenity of the Year" in 2017 by *Multifamily Executive* magazine.

DEVELOPED

BROADSTONE
COURT



FIND YOUR COMFORT ZONE

Built in the luxurious Buckhead neighborhood, Broadstone Court was completed in 2016. Featuring an expansive courtyard with private bar and green roof, the eclectic and colorful design caters to the local creative class.

276 UNITS

BUCKHEAD | ATLANTA, GA

294 UNITS

JAMES ISLAND | CHARLESTON, S C

DEVELOPED

BROADSTONE
SEASIDE



ACCESS TO THE GOOD LIFE

Completed in 2015, Broadstone Seaside was built on James Island, just outside of Charleston, near Folly Beach. A garden-style community with a large dog park, expansive saltwater pool deck, and multiple ponds, the community was designed to celebrate the natural wetlands and large oak trees found throughout the site.

DEVELOPED

The Haynes House



MODERN LUXURY IN A HISTORIC SETTING

The Haynes House was built in 2016, at the corner of Peachtree Battle and Peachtree Road in Buckhead. Honoring the history of this prestigious Peachtree Battle neighborhood throughout its design, the community celebrates the adaptive re-use of one of the original homes of Haynes Manor, dating back to the early 20th century.

186 UNITS

BUCKHEAD | ATLANTA, GA

320 UNITS

AYRSLEY | SOUTHWEST CHARLOTTE, TN

RECENT DELIVERIES

broadstone
AYRSLEY



THE RIGHT PLACE. THE RIGHT PACE.

Broadstone Ayrsley is a 320-unit development in Southwest Charlotte. The community will complete the Ayrsley Town Center and will provide a unique walkable opportunity for residents. Broadstone Ayrsley will welcome residents in 2021.

UNDER CONSTRUCTION

BROADSTONE
NATIONS



THRIVE OUTSIDE THE LINES

Broadstone Nations is a 343-unit development in The Nations submarket near West Nashville. The development is minutes from downtown via car and a short walk to the acclaimed Stocking 51 development and a vast array of local restaurants and breweries. First units will deliver in late 2021.

343 UNITS

NATIONS | NASHVILLE, TN

350 UNITS

INGLESIDE | NORHT CHARLESTON, S C

UNDER CONSTRUCTION

BROADSTONE
INGLESIDE



OASIS FROM THE ORDINARY

Broadstone Ingleside is a 350-unit development in the booming North Charleston submarket. Located inside the Palmetto Commerce Park, this community will offer outstanding walkability to a major job hub. Broadstone Ingleside will open its doors in late 2021.

UNDER CONSTRUCTION

BROADSTONE
UPPER WESTSIDE



JOIN THE WONDER

Broadstone Upper Westside is a 314-unit development located on Bolton Road in the Upper Westside neighborhood of Atlanta. This development will be located in a prime position adjacent to 150k square feet of new retail anchored by Publix and the new Westside Village retail development.

314 UNITS

UPPER WESTSIDE | ATLANTA, GA

354 UNITS

PULLMAN YARD | ATLANTA, GA

UNDER CONSTRUCTION

BROADSTONE PULLMAN



BROADSTONE PULLMAN

Broadstone Pullman is a 354-unit development located in Atlanta's Pullman-Pratt District. This project is contiguous to the much-publicized Creative City.

300 UNITS

PROSE CONCORD | JEFFERSON, GA

UNDER CONSTRUCTION

ALLIANCE



PROSE CONCORD

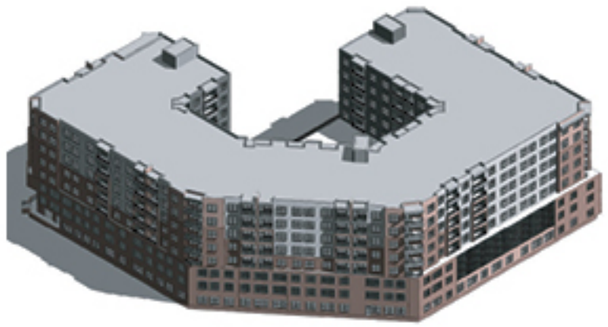
Alliance Residential is pleased to break ground on our first Prose community in the Southeast, Prose Concord, located in Jefferson, Georgia. Prose is a new housing brand that connects a growing employee base with fresh and attainable homes in desirable suburban communities. Construction began in Q1 of 2021.

226 UNITS

SOBRO | NASHVILLE, TN

UNDER CONSTRUCTION

ALLIANCE



BROADSTONE SOBRO

Broadstone SoBro is a 226-unit development in the fast growing SoBro neighborhood of Nashville. The development is adjacent to downtown and The Gulch, providing outstanding walkability to major job hubs, sought-after restaurants, and the Broadway nightlife.

320 UNITS

OAK CITY | RALEIGH, NC

UNDER CONSTRUCTION

ALLIANCE



BROADSTONE OAK CITY

Broadstone Oak City is a 320-unit development located in Raleigh, NC. Located on the site of the former Capital Plaza Hotel, Broadstone Oak City will allow for redevelopment of an underutilized site at a high-visibility location.

CURRENTLY PLANNED

ALLIANCE



BROADSTONE ONECITY

Broadstone OneCity is a 261-unit development in the busy West Nashville submarket. This development is part of the new ONEC1TY mixed-use community which provides outstanding walkability to the premier medical district, Centennial Park, and restaurants with award-winning chefs.

CURRENTLY PLANNED

ALLIANCE



BROADSTONE OPTIMIST PARK

Broadstone Optimist Park is a 325-unit development in the thriving and burgeoning Optimist Park neighborhood of Charlotte. This community will offer unique walkability to Optimist Food Hall and a large variety of other local food and beverage options.

ALLIANCE

1720 Peachtree Street | Suite 150 | Atlanta, GA 30309 | allresco.com