



Washington Square
Single-Family Housing



Historic Renovation
Senior Living

**Miller
Valentine
Group**

total
real estate
solutions

MV Residential

BUILDING BETTER — COMMUNITIES
RELATIONSHIPS

experience **expertise** excellence

**Miller
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total
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solutions

MV Residential has provided experience and expertise in multi-family and single-family housing, development and property management. As part of Miller-Valentine Group, a leader in commercial real estate since 1963, MV Residential serves clients across the country with a continuing commitment to quality and integrity—in the structures we build and the services we deliver. We are proud of the long-standing relationships we've built with clients through the years, traveling with them as they expand their operations throughout the United States.

Our Total Real Estate Solutions include:

- Design/build construction
- Development
- Management
- Brokerage
- Leasing
- Financing

Our construction and real estate capabilities cover:

- Multi-family and single-family housing
- Senior living
- Military family housing
- Student housing
- Educational facilities
- Healthcare facilities
- Religious facilities
- Municipal buildings
- Research and development
- Historical renovation

On the cover:
Stone Falls of Ada
Multi-Family Housing



For more information:
1-877-684-7687
www.mvg.com
Locations:
Cincinnati, OH
Columbia, SC
Dayton, OH

mvg.com

TOTAL SUPPORT FROM CONCEPT TO REALITY

MV RESIDENTIAL HAS BEEN DEVELOPING, BUILDING, AND MANAGING CUSTOMIZED QUALITY HOUSING FOR MORE THAN 20 YEARS. EACH PROJECT REFLECTS THE LIFESTYLES OF ITS RESIDENTS, AND EACH MIRRORS OUR COMMITMENT TO DELIVER VALUE-ADDED HOUSING SOLUTIONS THROUGH EVERY STEP OF THE PROCESS – FROM CONCEPT TO REALITY.

BUT MV RESIDENTIAL BUILDS MUCH MORE THAN HOUSING ALTERNATIVES. WE ALSO BUILD RELATIONSHIPS, LONG-TERM RELATIONSHIPS THAT BRING YOU THE BENEFIT OF OUR ACCUMULATED EXPERIENCE AND EXPERTISE. WE'VE BEEN ABLE TO DEVELOP AND MAINTAIN THOSE LASTING RELATIONSHIPS FOR TWO CRUCIAL REASONS: FIRST, WE LISTEN TO YOU; THEN WE PROVIDE JUST THE RIGHT BLEND OF PRODUCTS AND SERVICES THAT MEET YOUR UNIQUE REQUIREMENTS.



Livingston Exterior
Lifestyle Communities by
Miller-Valentine Group



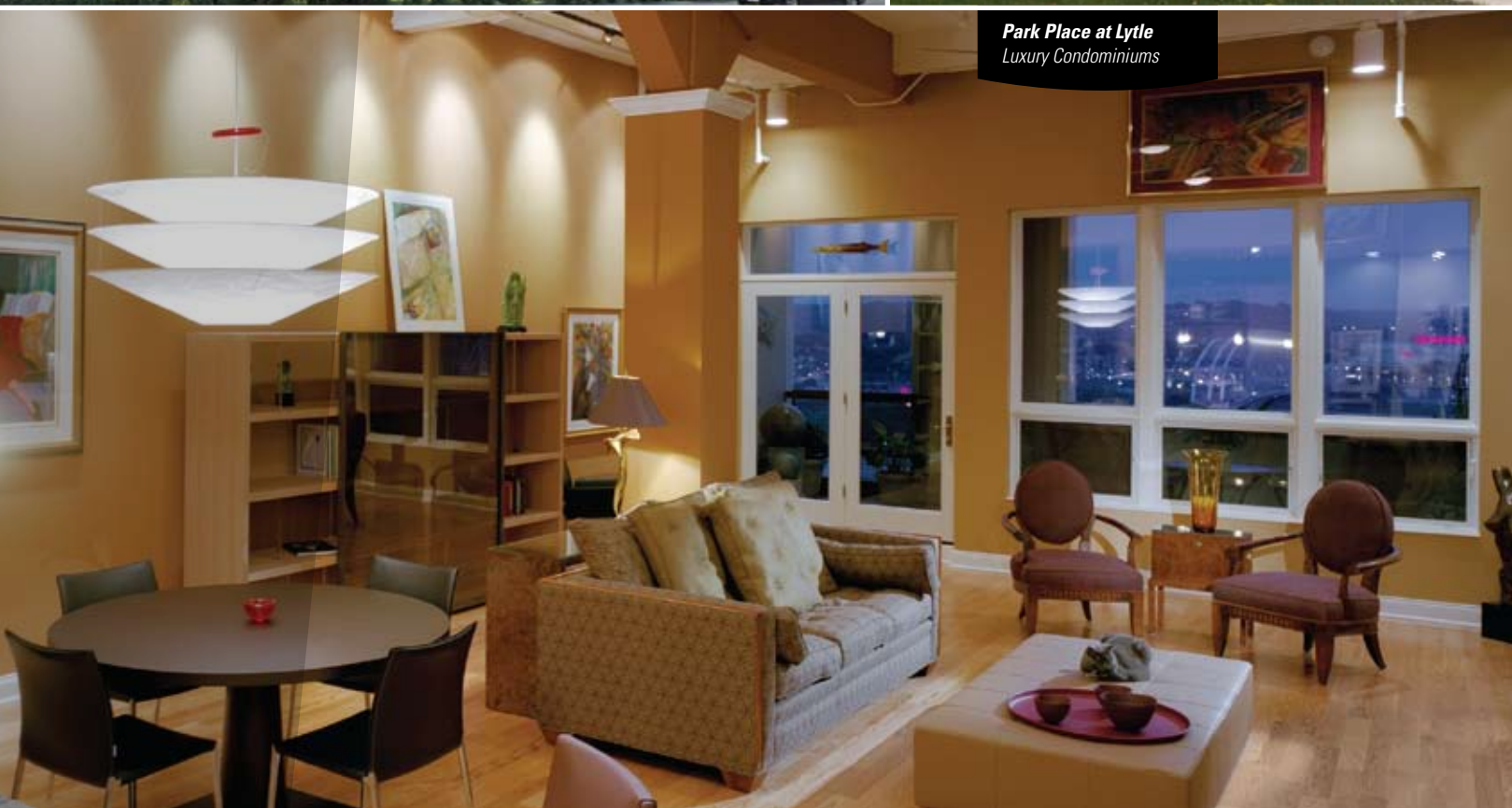
Ashton Interior
Lifestyle Communities by
Miller-Valentine Group



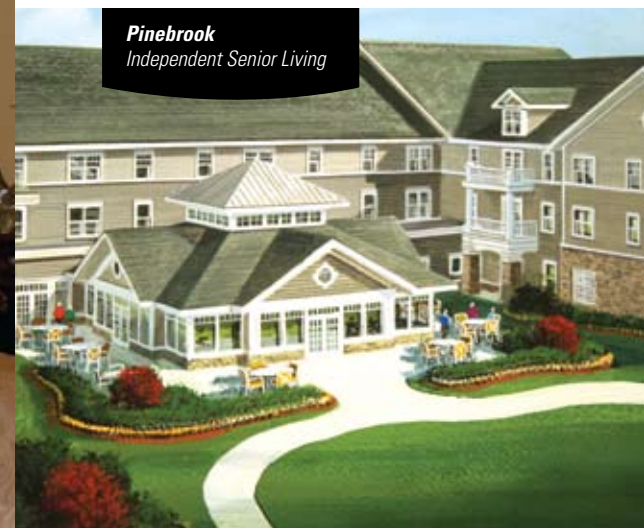
Reserve at Stone Hollow
Multi-Family Housing



Properties at Wright Field
Military Housing



Park Place at Lytle
Luxury Condominiums



Pinebrook
Independent Senior Living



Stone Bridge at Winton Woods
Independent Senior Living

A spectrum of services and support

MV Residential brings you a growing array of services, including:

- Feasibility studies
- Site selection and acquisition
- Project design and value-added engineering
- Financial return analysis
- Housing credit financing expertise
- Not-for-profit consulting
- Property and asset management
- Debt and equity placement
- Design/build construction services

And we bring that spectrum of support to the housing products we build:

- Multi-family properties
- Single-family homes
- Senior living
- Historic renovations
- Student housing
- Military family housing

Free yourself from the maze

Many MV Residential clients, particularly not-for-profit organizations, do not have the internal resources to meet the ever-changing challenges of the development process, site plan approvals or local governmental requirements. MV Residential can help. Our total support capabilities allow us to become your staff, taking the burden of cutting through red tape off your shoulders – and freeing your personnel from the maze of regulations, restrictions and bureaucracy. Our full-service solutions mean we can help you identify the right financing option for your development:

- Construction and permanent debt placement
- Equity placement
- Local/state secondary debt/grant financing
- HUD 221(D) loans
- Bridge loans and gap financing
- Tax-exempt and 501 C(3) bonds
- Financial modeling

And our expertise in not-for-profit services allows us to guide you through the complex housing credit process, helping you with:

- Deal structuring
- Housing credit applications
- Resident services
- Debt and equity structuring
- For-profit/not-for-profit joint ventures

"We built with Miller-Valentine Group because of their stellar reputation in the area. We believe they will stand behind their promises to us because their reputation is on the line. We also love their floorplans because they fit our lifestyle. The design of their kitchens, decks, patios and finished lower levels are perfect for entertaining. Everyone at Miller-Valentine has been great to work with from our sales person to the tradesmen working onsite. This is our first time building and we can truly say it has been an enjoyable experience." Phil and Pam Black