

SPRINGS[®]

apartments



Fort Myers, FL



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Springs Apartments, developed, owned and managed by Continental Properties Company, Inc.
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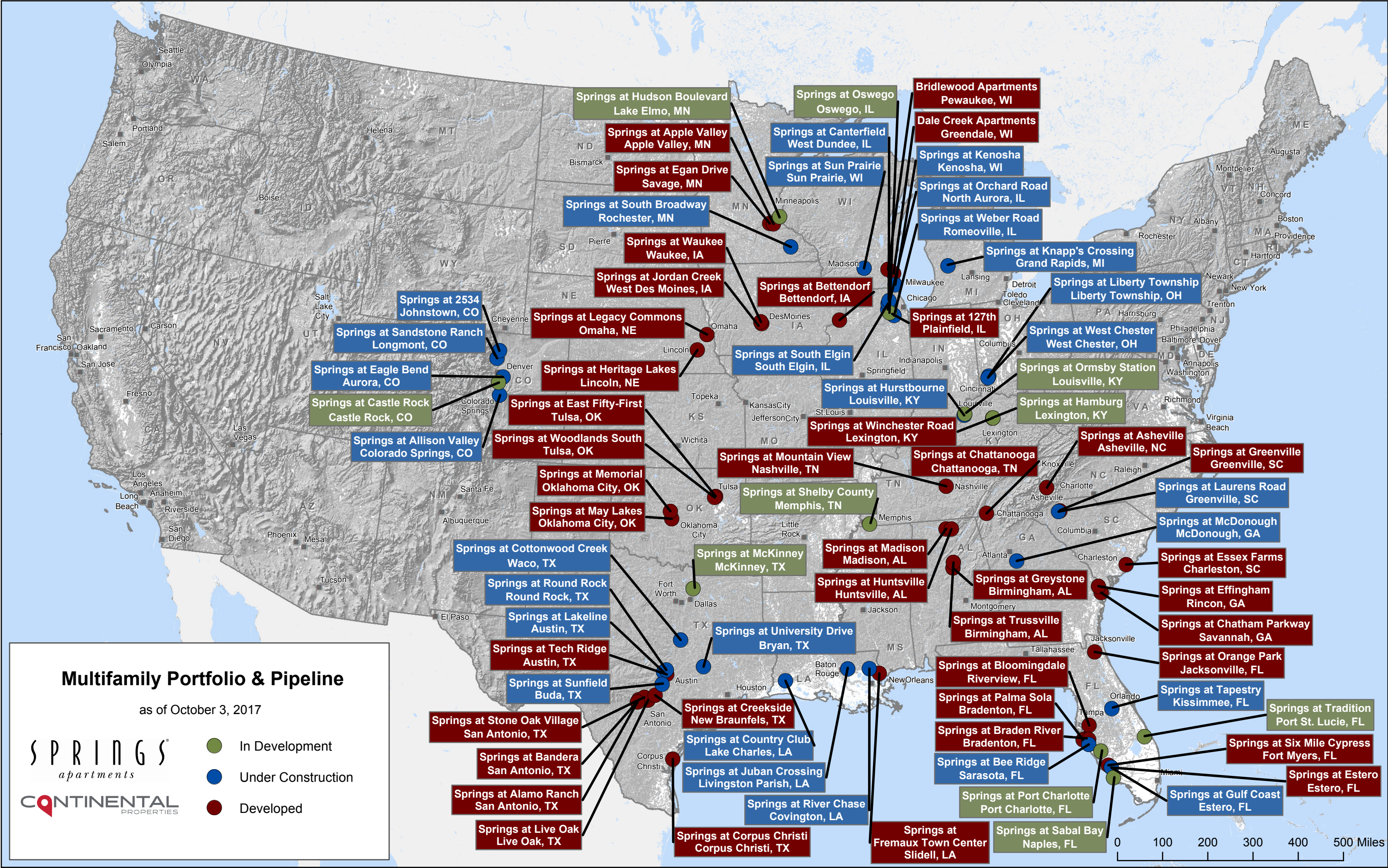
apartments

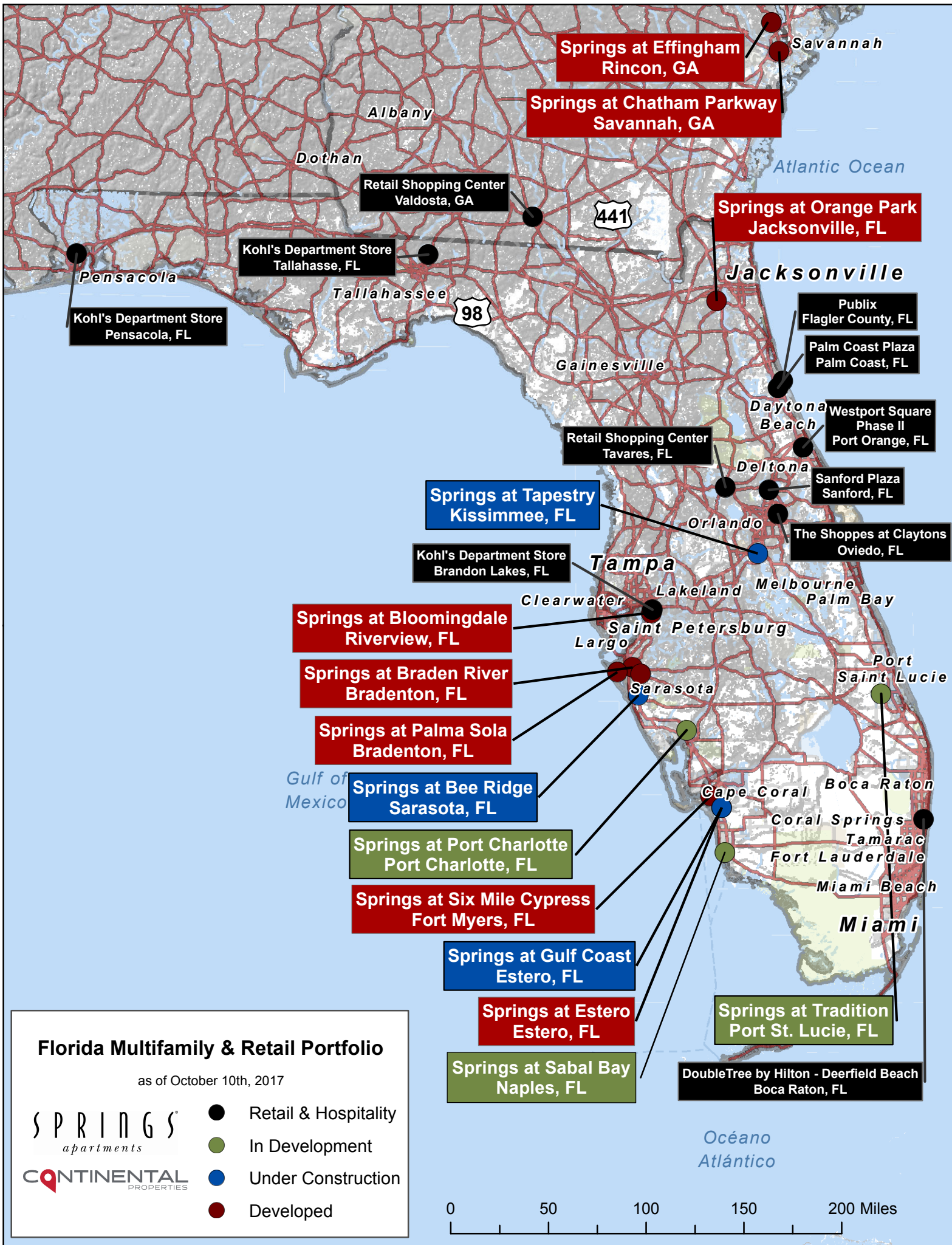


Estero, FL



Estero, FL







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CONTINENTAL
PROPERTIES

Multifamily Experience

Springs Experience

In the late 1980's and early 1990's, Continental Properties developed two apartment communities in the Milwaukee area. Applying the lessons learned from these first two communities, Continental created a comprehensive plan to become a national developer, owner and operator of apartments. This planning eventually resulted in the creation of the nationally branded Springs apartment communities. Continental broke ground on the first Springs community in July of 2001 in Bradenton, Florida. Between that time and today, Continental has developed 64 multifamily communities in 18 states, totaling more than 17,300 apartment homes.

With the growth of its apartment portfolio, Continental invests significant resources in personnel and systems to optimize performance. Each property is managed by a team of on-site professionals supported by specialists at our home office in operations, accounting, IT, training, marketing and other fields. Continental's industry-leading market research group enables the organization to continually evaluate over 360 metropolitan areas nationally in order to select the best possible markets for new project development. Leveraging in-house development, design, construction and operation teams, Continental can work with municipalities in selected markets and address the evolving needs of the Springs customers.

Development Criteria

Continental's development activities begin with extensive market research. Utilizing both internal and external resources, Continental's market research group identifies metropolitan areas offering the greatest development potential. Each market is evaluated on three key metrics:

- 1) Market ratings by outside institutions such as MPF Research, Brookings, and Milliken.
- 2) Key economic indicators such as current and historical employment growth data, unemployment rate variance, economic diversity, household/population growth and home price index trend.
- 3) Multifamily indicators such as vacancy rates, vacancy rate change, construction permits, home ownership rate, percentage of population between ages 20-34, projected population growth and median household income.

Once a market is targeted, Continental's development team searches for suitable sites, works with landowners to negotiate land purchases, and obtains government approvals and permits.

SPRINGS

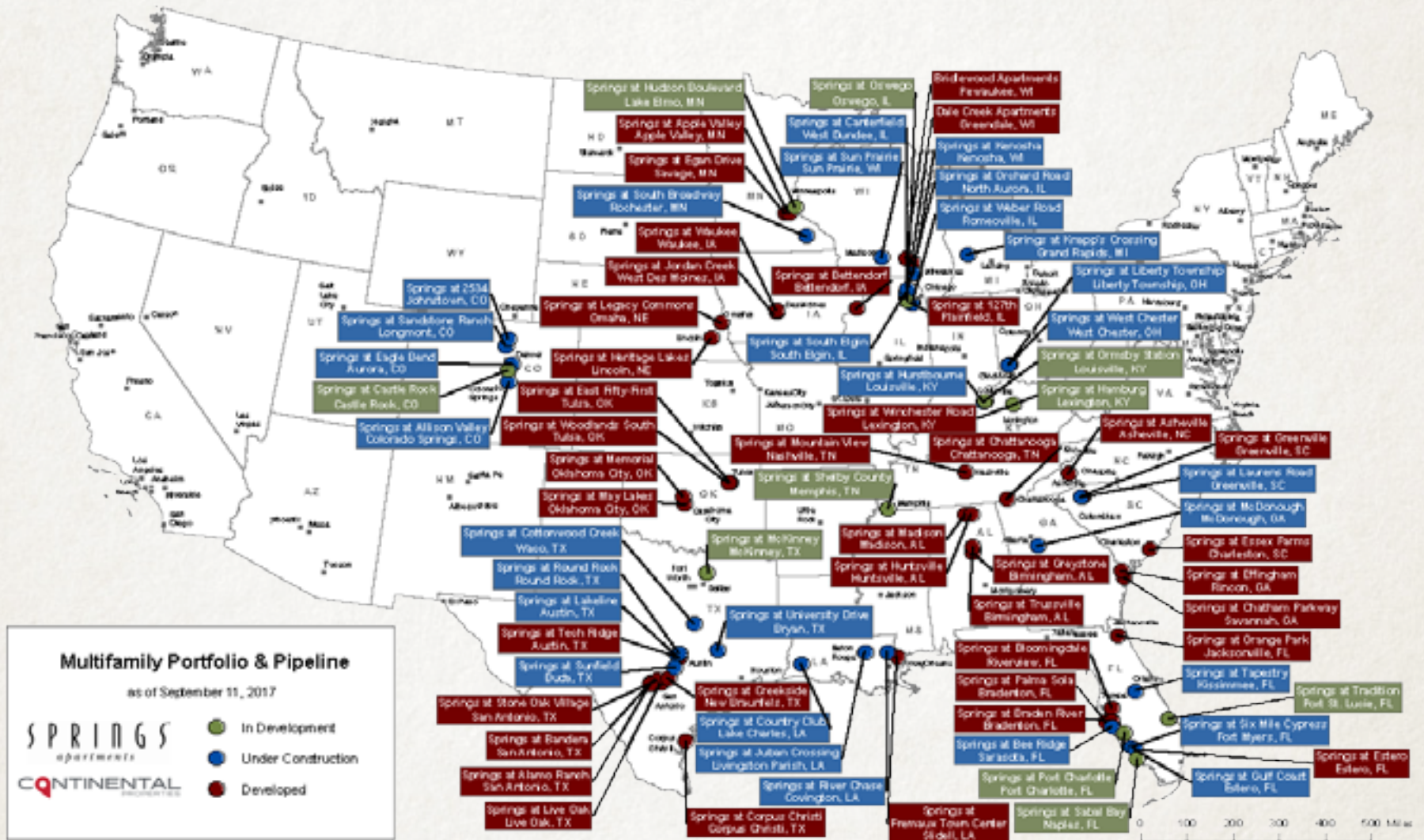
Experience & Top Property Management Professionals

Springs Apartments offer an attractive housing option. Most communities feature studio, one, two and three bedroom apartment homes. Each community offers a community clubhouse, resort-style swimming pool, fitness center, pet playground, townhome-style private entries and attached garages. Coupled with unique amenities such as a car care center and pet spa area, the Springs creates the best in suburban living. The vertical and horizontal articulation along with the color palette of the buildings and the landscaping of the community compliment the surrounding area. Innovative interior space planning showcases practicality, privacy and peace of mind.

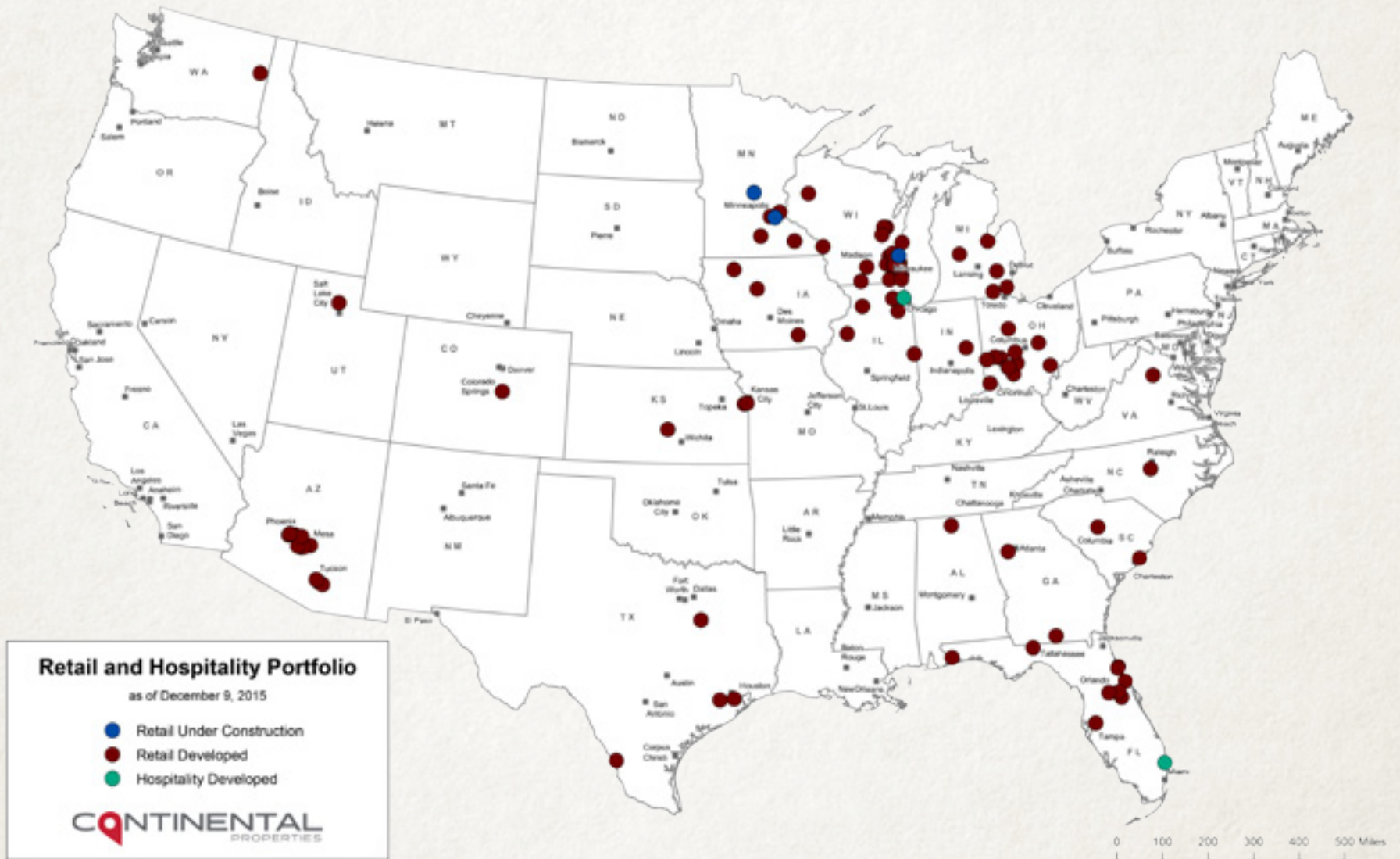
Continental employs top professionals in the multifamily industry to provide Springs residents with personal attention and world-class service. Customer service distinguishes Springs from the competition by promoting resident satisfaction and retention, setting new standards for the apartment industry. Many of our Property Management Teams, communities and associates have received national and local awards from the National Apartment Association.

Continental Properties believes that every Springs project is a long-term investment for the company and for the local communities. As a result of a thorough design process and a highly professional approach to property management, Springs communities are very well received by these communities.

Multifamily Locations



Retail Locations



Projects That We Have Developed

<i>Community Name</i>	<i>Units</i>	<i>Opening Date</i>	<i>City</i>	<i>State</i>					
Dale Creek Apartments	92	9.1.1989	Greendale	WI	Springs at Winchester Road	252	8.8.2015	Lexington	KY
Bridlewood Apartment	112	9.1.1990	Pewaukee	WI	Springs at Waukee	260	1.31.2015	Waukee	IA
Springs at Braden River	270	10.15.2002	Bradenton	FL	Springs at Essex Farms	284	1.8.2016	Charleston	SC
Springs at Palma Sola	293	10.15.2002	Bradenton	FL	Springs at Memorial	228	September 2015	Oklahoma City	OK
Springs at Bloomingdale	251	10.1.2003	Riverview	FL	Springs at Woodlands South	288	November 2015	Tulsa	OK
Springs at Orange Park	300	8.1.2004	Jacksonville	FL	Springs at Estero	260	March 2016	Estero	FL
Springs at Bandera	261	1.15.2005	San Antonio	TX	Springs at May Lakes	304	January 2016	Oklahoma City	OK
Springs at Live Oak	300	8.27.2005	Live Oak	TX	Springs at Fremaux Town Center	296	March 2016	Slidell	LA
Springs at Greystone	300	9.15.2006	Birmingham	AL	Springs at Creekside	268	May 2016	New Braunfels	TX
Springs at Trussville	328	4.1.2007	Birmingham	AL	Springs at Egan Drive	288	January 2016	Savage	MN
Springs at Chatham Parkway	352	9.29.2007	Savannah	GA	Springs at Six Mile Cypress	288	October 2016	Fort Myers	FL
Springs at Mountain View	336	6.1.2008	Nashville Metro	TN	Springs at Apple Valley	280	December 2016	Apple Valley	MN
Springs at Effingham	352	7.1.2008	Savannah Metro	GA	Springs at South Broadway	228	January 2017	Rochester	MN
Springs at Asheville	380	1.1.2009	Asheville	NC	Springs at Liberty Township	288	March 2017	Liberty Township	OH
Springs at Huntsville	276	8.1.2009	Huntsville	AL	Springs at Bee Ridge	360	March 2017	Sarasota	FL
Springs at Madison	360	9.1.2009	Madison	AL	Springs at Weber Road	292	June 2017	Romeoville	IL
Springs at Jordan Creek	160	1.31.2011	W. Des Moines	IA	Springs at Hustbourne	284	April 2017	Louisville	KY
Springs at Heritage Lakes	184	3.31.2011	Lincoln	NE	Springs at River Chase	296	April 2017	Covington	LA
Springs at East Fifty-First	168	11.18.2011	Tulsa	OK	Total Developed Units	12,768			
Springs at Bettendorf	316	3.19.2012	Bettendorf	IA					
Springs at Legacy Commons	211	12.10.2012	Omaha	NE					
Springs at Stone Oak Village	360	1.8.2013	San Antonio	TX					
Springs at 127th	340	1.18.2013	Plainfield	IL					
Springs at Greenville	304	2.8.2013	Greenville	SC					
Springs at Tech Ridge	342	6.28.2013	Austin	TX					
Springs at Alamo Ranch	232	2.18.2014	San Antonio	TX					
Springs at Corpus Christi	284	3.21.2014	Corpus Christi	TX					
Springs at Chattanooga	260	12.2.2014	Chattanooga	TN					

Projects That We Have Under Construction

<i>Community Name</i>	<i>Units</i>	<i>Projected Completion Date</i>	<i>City</i>	<i>State</i>
Springs at Orchard Road	300	November 2017	North Aurora	IL
Springs at Kenosha	280	November 2017	Kenosha	WI
Springs at University Drive	216	May 2017	Bryan	TX
Springs at Cottonwood Creek	260	July 2017	Waco	TX
Springs at West Chester	308	October 2017	West Chester	OH
Springs at Round Rock	260	March 2017	Round Rock	TX
Springs at Laurens Road	272	June 2017	Greenville	SC
Springs at Sandstone Ranch	240	July 2017	Longmont	CO
Springs at Lakeline	328	June 2017	Austin	TX
Springs at Country Club	252	May 2017	Lake Charles	LA
Springs at McDonough	268	May 2018	McDonough	GA
Springs at Tapestry	288	May 2018	Kissimmee	FL
Springs at Gulf Coast	203	March 2018	Estero	FL
Springs at Allison Valley	280	October 2018	Colorado Springs	CO
Springs at Knapp's Crossing	248	December 2018	Grand Rapids	MI
Springs at Juban Crossing	272	September 2018	Baton Rouge	LA
Springs at South Elgin	300	December 2018	South Elgin	IL
Springs at Canterfield	260	January 2019	West Dundee	IL
Springs at Sun Prairie	228	December 2018	Sun Prairie	WI
Springs at 2534	212	December 2018	Johnstown	CO
Springs at Sunfield	256	January 2019	Buda	TX
Springs at Eagle Bend	280	February 2019	Aurora	CO
Total Units Under Construction	5,811			

Development

Throughout our history, Continental has succeeded in meeting investor and municipal expectations through meticulous attention to detail. When developing in a new market, we take a very proactive approach working with each municipality early on to explain our Springs concept and seek community input in formulating our development plans. We hold neighborhood meetings during the development process to ensure these external stakeholders have input in the Springs community. Through neighborhood and municipal process, we endeavor to incorporate this input into our plans to better blend into the fabric of each community. Our collaborative approach through development helps to build relationships with neighbors and municipalities throughout the entitlement process. This makes us a unique developer. As long-term members of the communities we serve, these initial entitlement relationships are continued by our property management group. Our successful track record is the result of a professional approach to all phases of the development process – from site selection, permitting, construction, financing and on-site property management.

Continental Properties continually seeks a diversity of projects, tenants, and geographic locations. Our current multifamily development strategy emphasizes the development of suburban townhome-style apartment communities on the best sites in the strongest sub-markets, with excellent supply and demand fundamentals.

About Us

Continental Properties Company, Inc. is a Milwaukee-based developer of apartment, retail and hospitality properties with operations throughout the United States. Privately held throughout its history, Continental Properties has grown from a small real estate company to a major presence in the development industry. Headquartered in Menomonee Falls, Wisconsin, 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 benefit our tenants and enhance the communities we serve.

Continental Properties developed its first Springs apartment community in 2001 and has developed 18,579 multifamily apartment homes in 68 communities in 18 states since that time. In addition, the company has developed over 14 million square feet of retail buildings during its history. Continental Properties has worked with some of the country's largest retailers including Wal-Mart, Kohl's, Sears and many others, and currently has a portfolio including more than 150 retail projects. In its 38 year history, Continental Properties has also developed/owned 471 rooms in 2 hotels.

The Continental Creed, the definition of our core values and approach to business is as follows:

Our Creed

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 co-workers, 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.

Aerials





Clubhouses





Clubhouses





Exteriors





Exteriors





Resort-style Pools





Fitness Centers





Outdoor Lounge



Outdoor Grill



Car Care Area



Interiors





Interiors





Studio



One Bedroom



One Bedroom





One Bedroom



Two Bedroom



Two Bedroom





Two Bedroom



Three Bedroom



Three Bedroom



LEADERSHIP TEAM

James H. Schloemer, Chairman of the Board & Chief Executive Officer



Jim, Continental's founder, is responsible for Continental's vision and strategy. Under his stewardship, Continental has grown into a major presence in the real estate development industry. Jim has been active in real estate development and investment since 1977. In 1979, he cofounded Continental and has been its senior officer since that time. During its 38-year history, Continental has built a diversified portfolio of outstanding retail, apartment, and hospitality real estate across the United States.

Daniel J. Minahan, Member of the Board, President & Chief Operating Officer



Dan oversees Continental's real estate development and operations initiatives. He joined Continental in 1996 as its Chief Operating Officer and became its President in 2001. Prior to joining Continental, he was an attorney at the Milwaukee law firm of Davis & Kuelthau and served as a member of the firm's Executive Committee and Board of Directors. Dan is a member of the International Council of Shopping Centers, the State Bar of Wisconsin, and the Board of Advisors for the University of Wisconsin-Madison Center for Real Estate.

Edward Madell, CFO and Executive VP Information Systems and Investor Relations



Ed joined Continental Properties as Chief Financial Officer in 2012. Prior to joining, Ed held positions as Managing Director at Plaisance Advisors and CFO at multi-state homebuilder Kimball Hill, Inc. In his current role, Ed oversees three critical functions. He is responsible for property disposition analysis and profitability analysis of Continental's numerous retail, residential, and hospitality development projects, as well as financial reporting and cash management. He manages our IT functions, which encompasses hardware, software and information security. Finally, Ed heads up our investor relations area, overseeing equity raises and ensuring that Continental's interactions with our financial partners exceed their expectations.

J. Camp Van Dyke, Vice President, Private Equity and Investor Relations

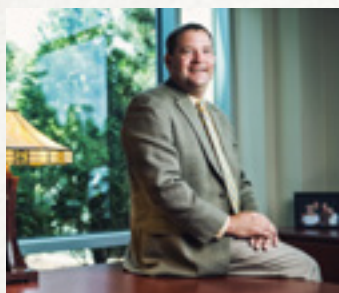


Camp joined Continental with 41 years of experience in the Financial Services Industry, including stints at Smith Barney & Co. and Robert W. Baird, where he finished in the capacity of Managing Director of Baird Wealth Management. More recently Camp served as Managing Director of New Business Assets at Stark Investments, a global hedge fund headquartered in Milwaukee. In his current role, Camp interfaces with our equity partners, initiating conversations about upcoming opportunities and keeping them informed about results.



Kimberly Grimm, *Executive VP of Development and Chief Talent Officer*

Kim leads Continental's Development Department, which includes the multifamily dealmakers, entitlement team members for all product types, land planners, market research team members and interior design. Prior to being named Vice President of Development, Kim served the company in increasing roles of responsibility in that department, as Development Coordinator, Development Director, then Senior Development Director. Kim also has experience in various real estate functions including Contract/Appraisal Specialist for an Asset Management Firm and consulting work for environmental services.



Paul R. Seifert, *Executive VP of Operations and Chief Legal Officer*

Paul manages Continental's operations group, overseeing all apartment operations. In addition, he manages the retail property management department and hotel assets. He joined Continental in 2001 as its Associate General Counsel and became its Chief Legal Officer in 2003. Prior to joining Continental, Paul was a real estate attorney at the Milwaukee law firms of Reinhart Boerner and Michael Best & Friedrich. During his legal career he has focused on real estate transactions, leasing, financing and development. Paul is a member of the International Council of Shopping Centers and the State Bar of Wisconsin.

SPRINGS TEAM

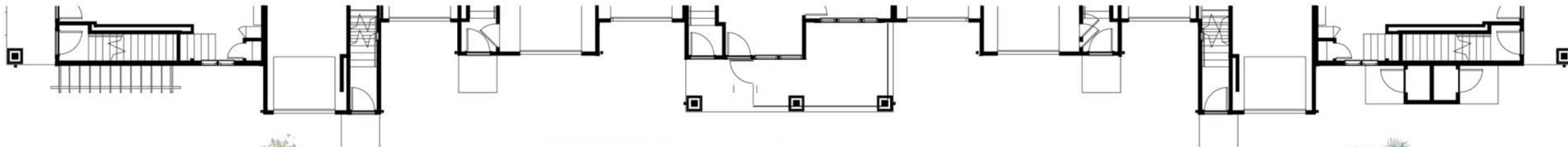


YOU ARE HERE



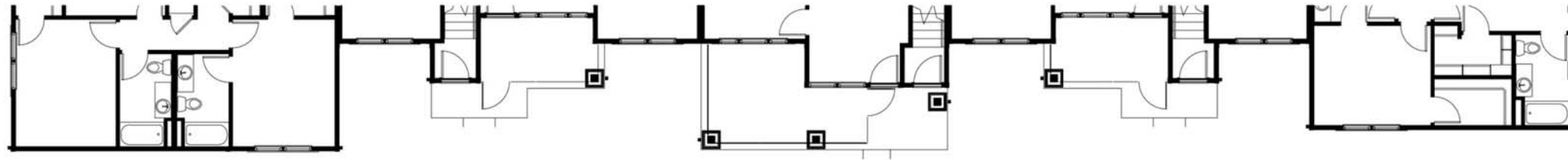
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Rear Elevation

SCALE: 1/16"=1'-0"



SPRINGS AT SABAL BAY

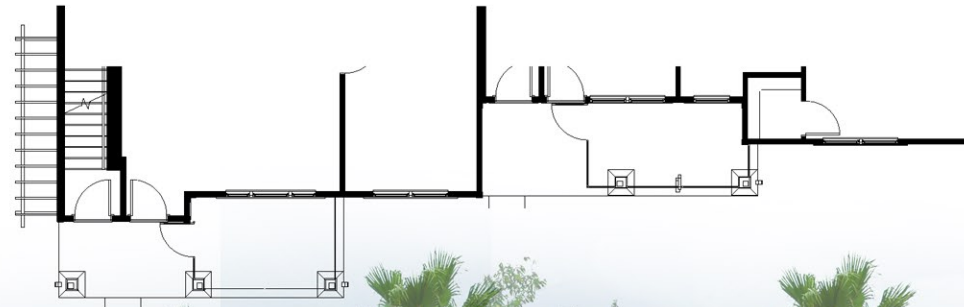
BUILDING B20E
08-16-2017



Right Elevation

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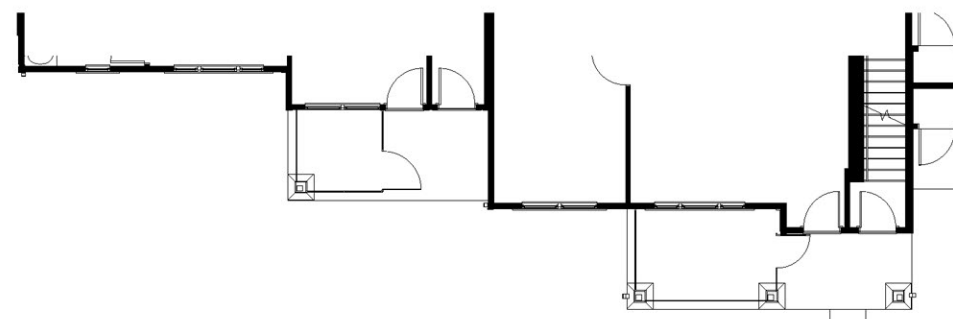
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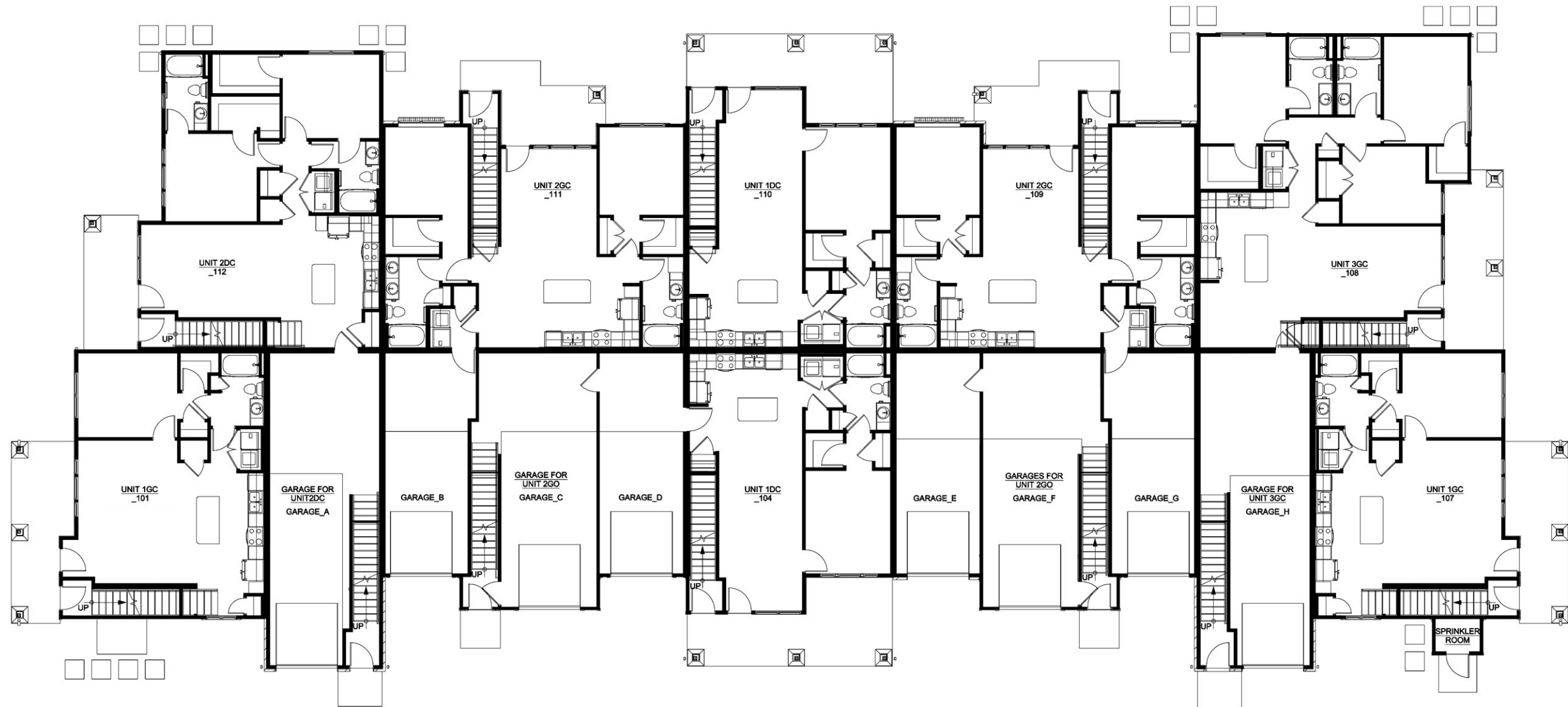
Left Elevation

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SPRINGS AT SABAL BAY



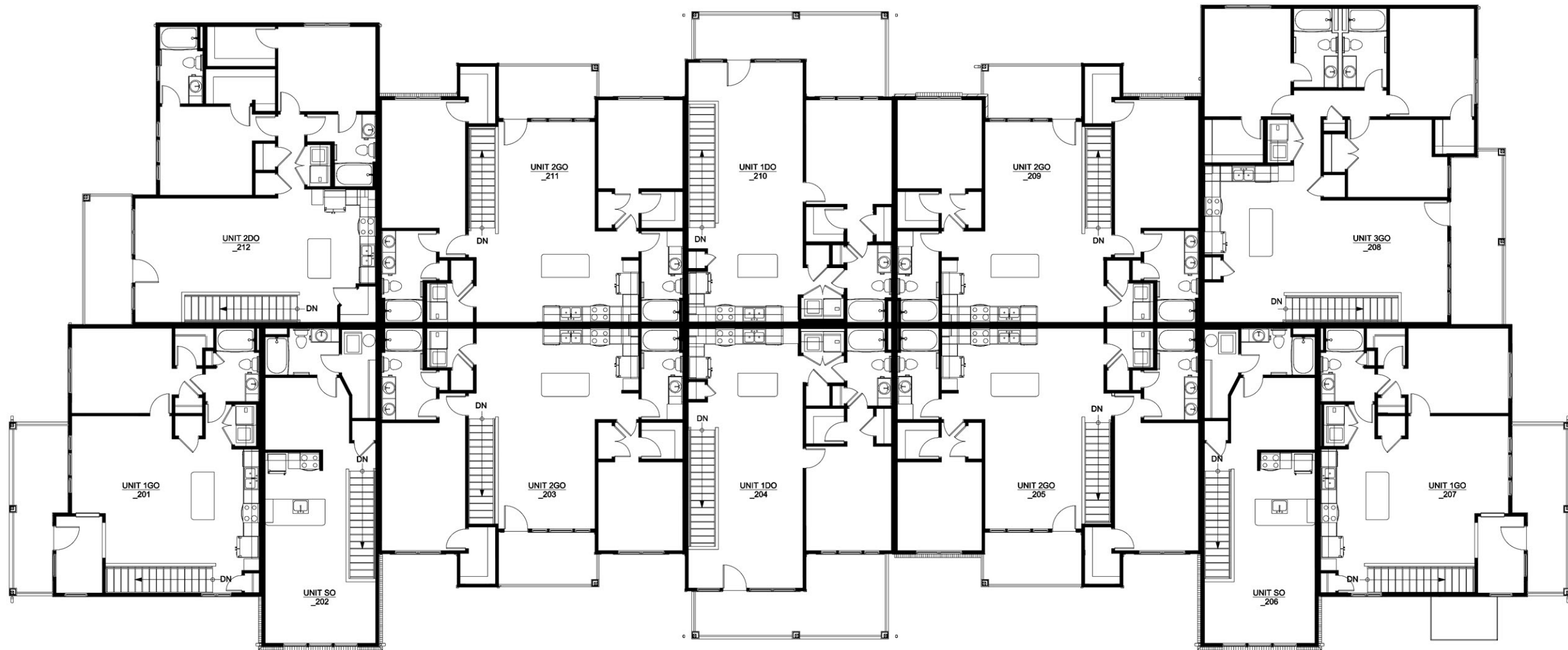
First Floor Plan

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x elev-1

B20E FLOOR PLAN

10-06-2017



Second Floor Plan

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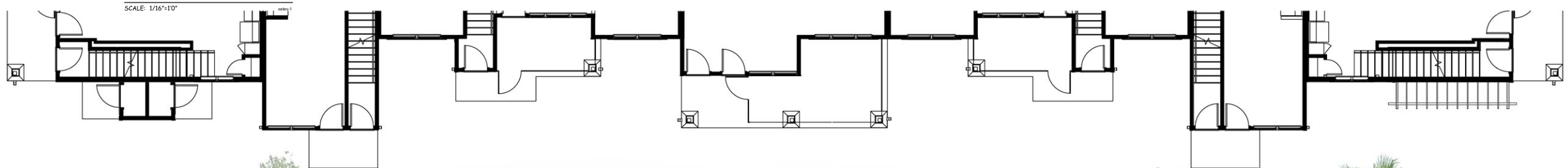
x elev-1

B20E FLOOR PLAN

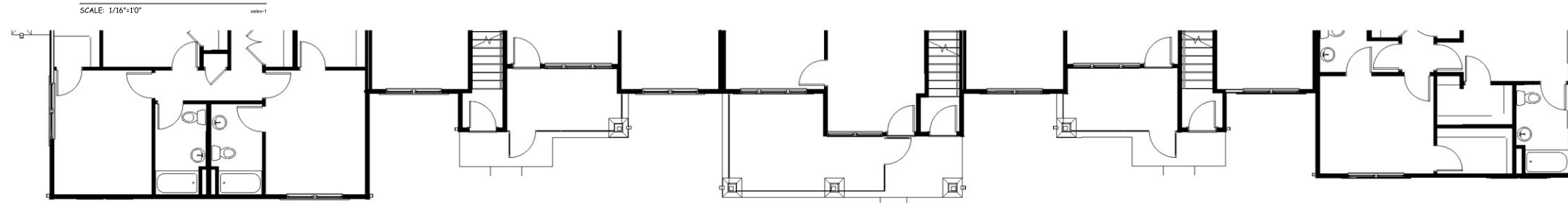
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Front Elevation



Rear Elevation



SPRINGS AT SABAL BAY

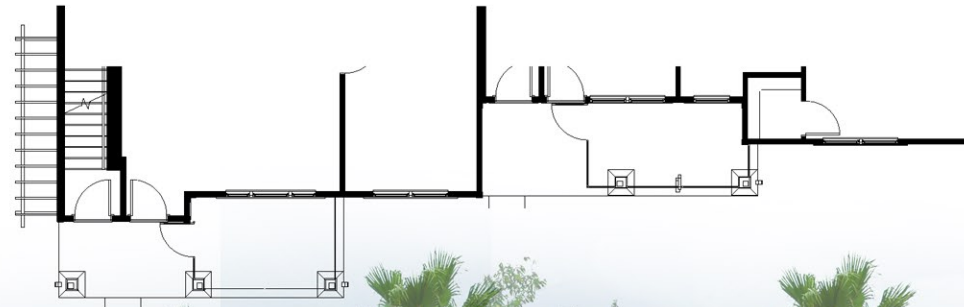
BUILDING G24E
08-16-2017



Right Elevation

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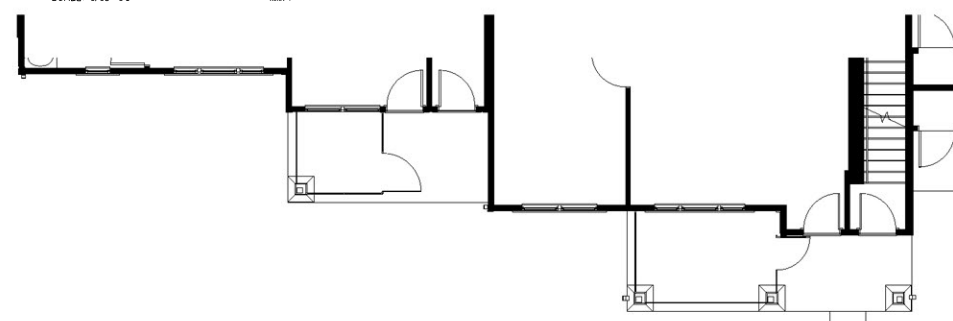
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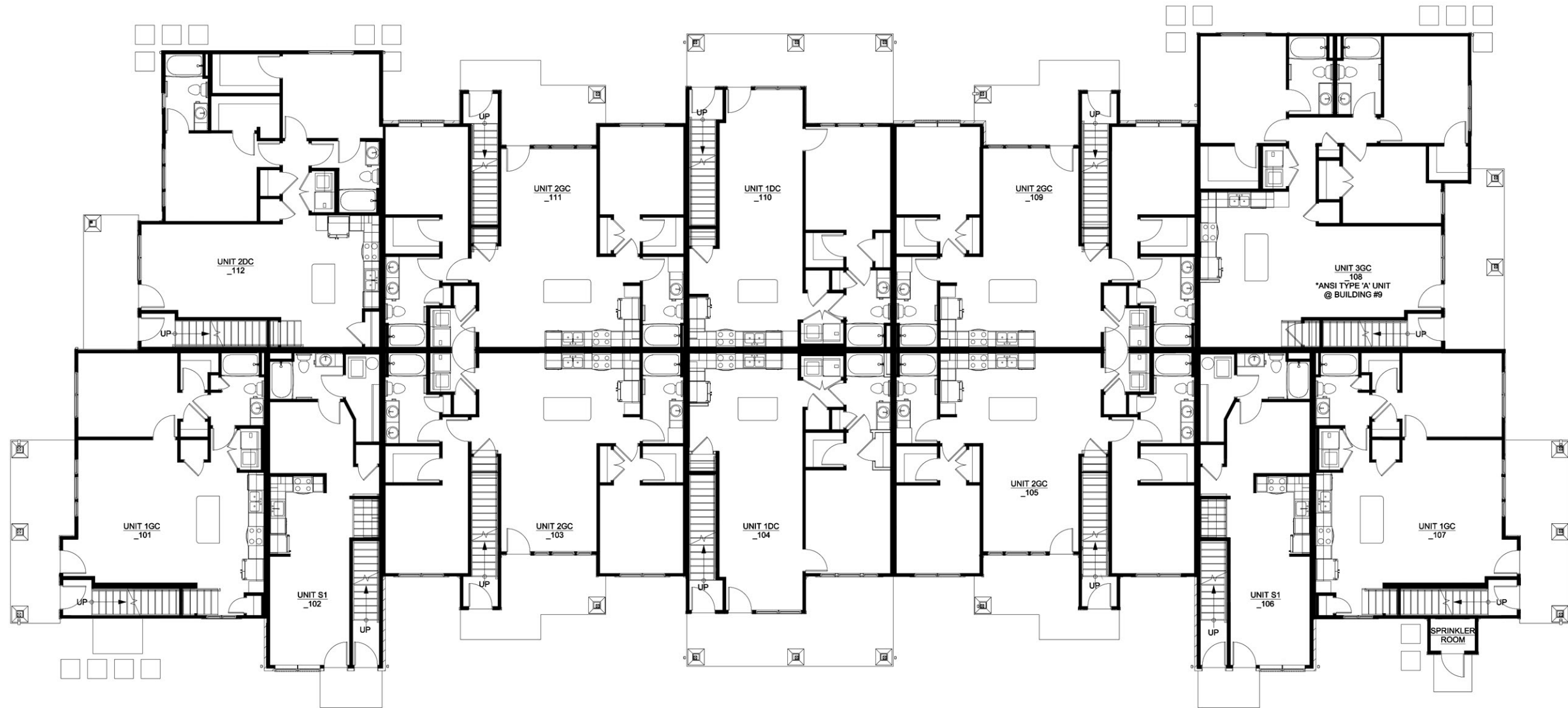
Left Elevation

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SPRINGS AT SABAL BAY



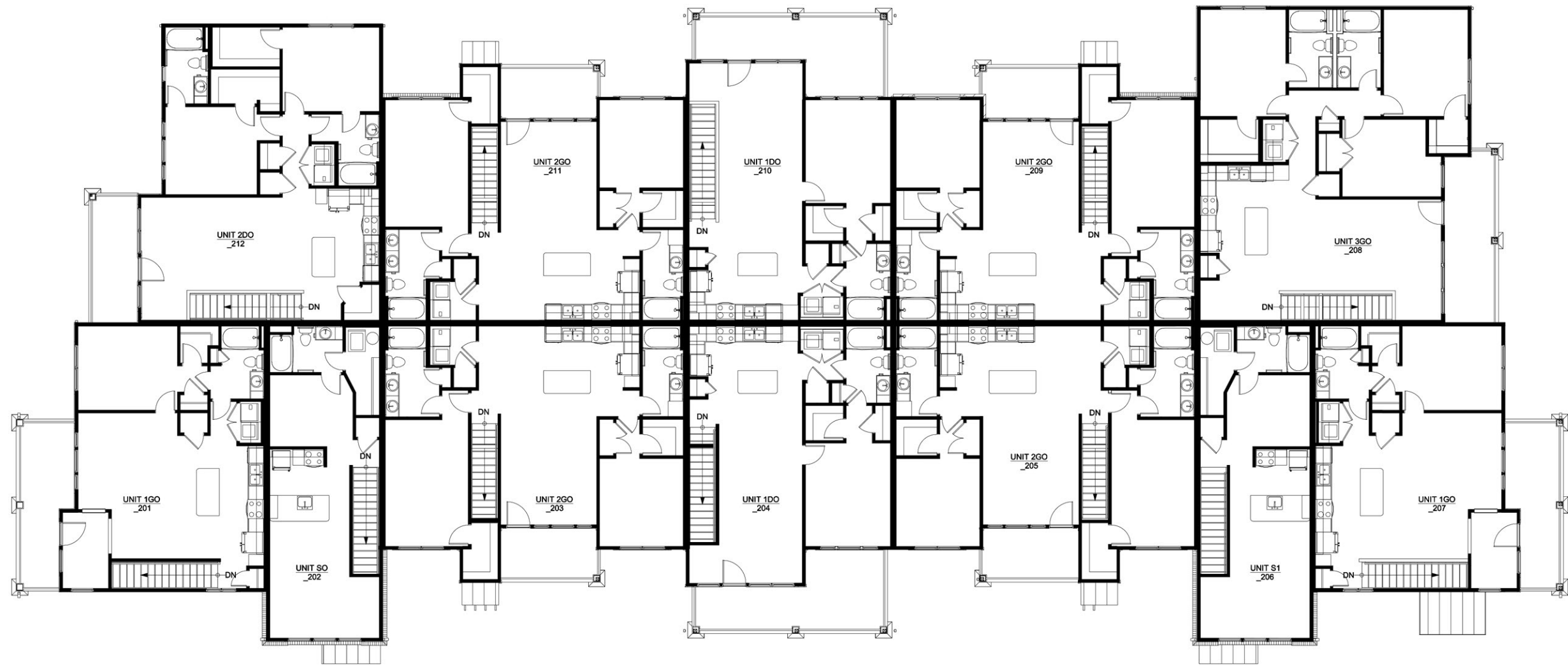
First Floor Plan

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x elev-1

G24E FLOOR PLAN

10-06-2017



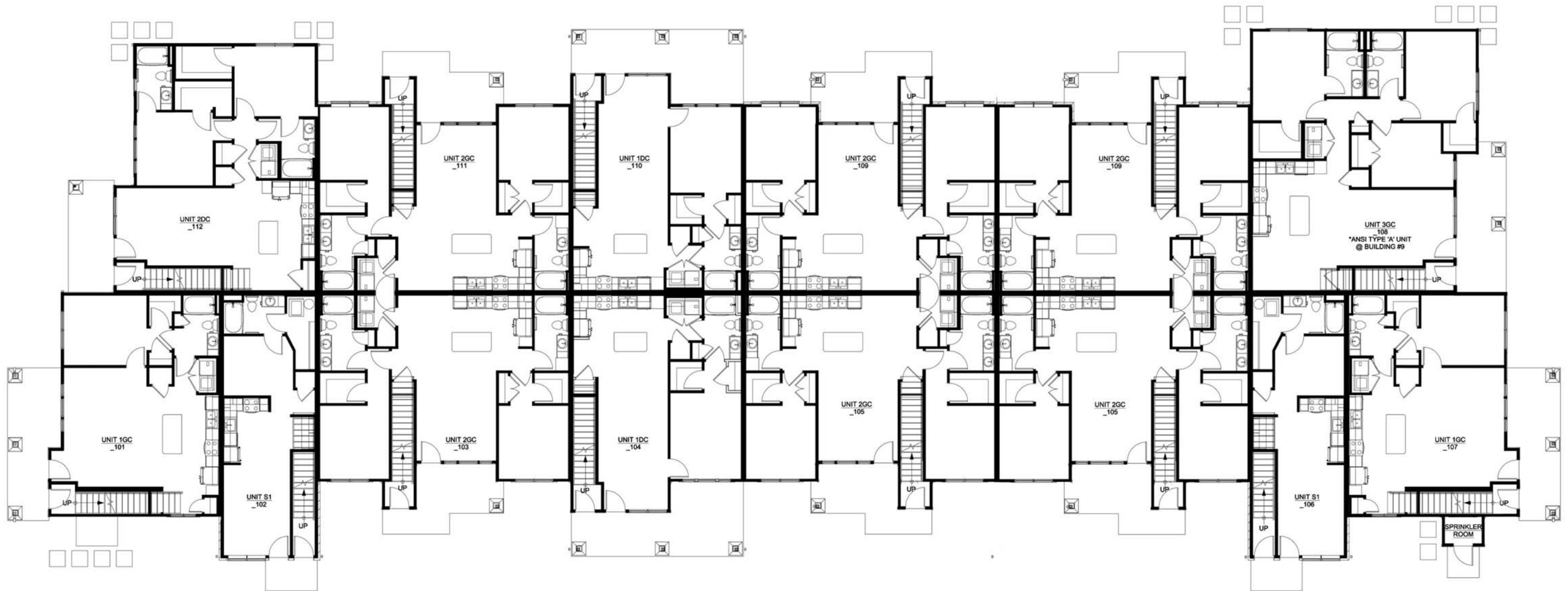
Second Floor Plan

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x elev-1

G24E FLOOR PLAN

10-06-2017



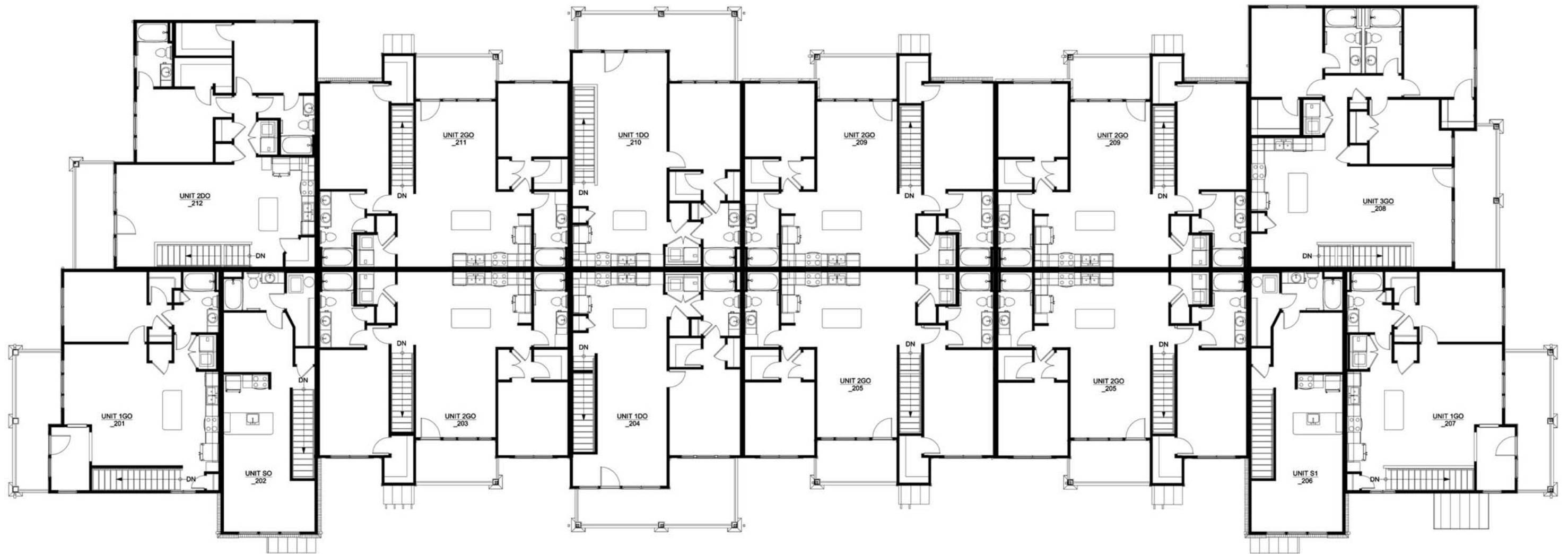
First Floor Plan

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xelev-1

G28IIE FLOOR PLAN

10-11-2017



Second Floor Plan

xslev-1

G28IIE FLOOR PLAN

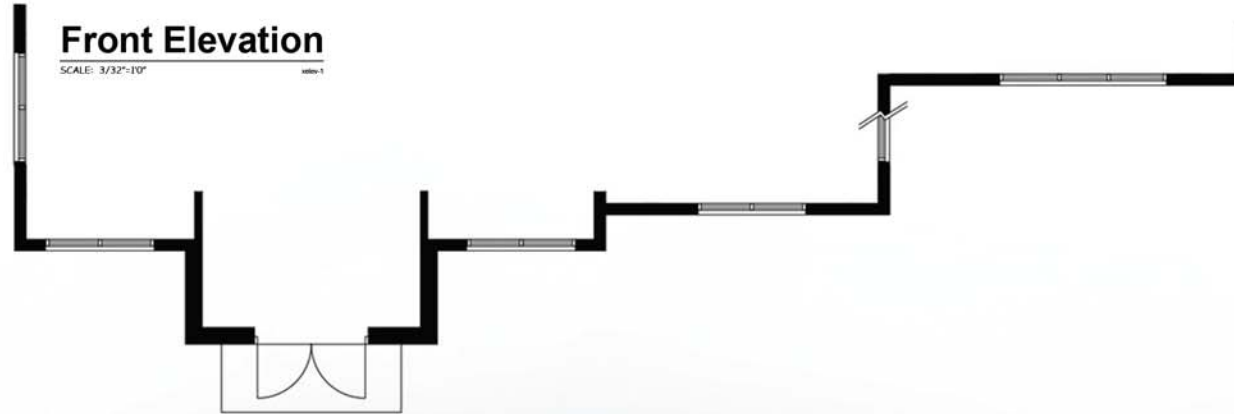
10-11-2017



Front Elevation

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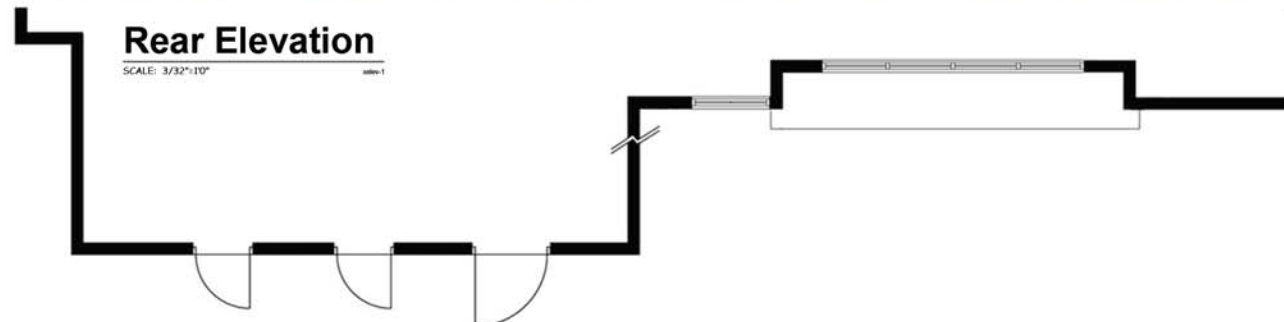
sheet 1



Rear Elevation

SCALE: 3/32"=1'0"

sheet 1



CLUBHOUSE

4630 SQ FT

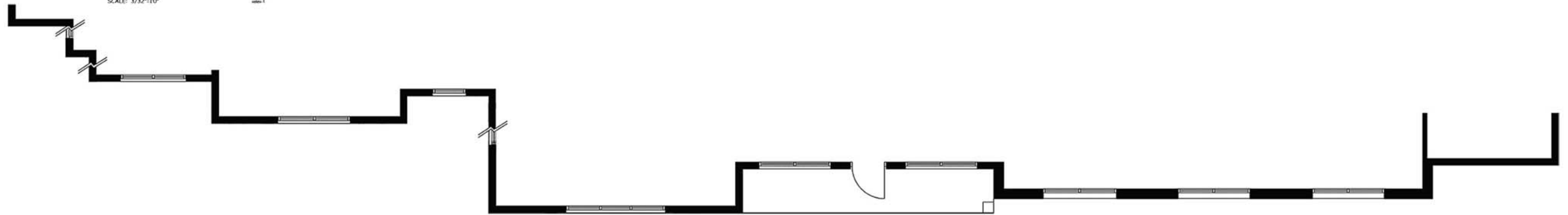
08-16-2017



Right Elevation

SCALE: 3/32"=1'-0"

Sheet 1



CLUBHOUSE

4630 SQ FT

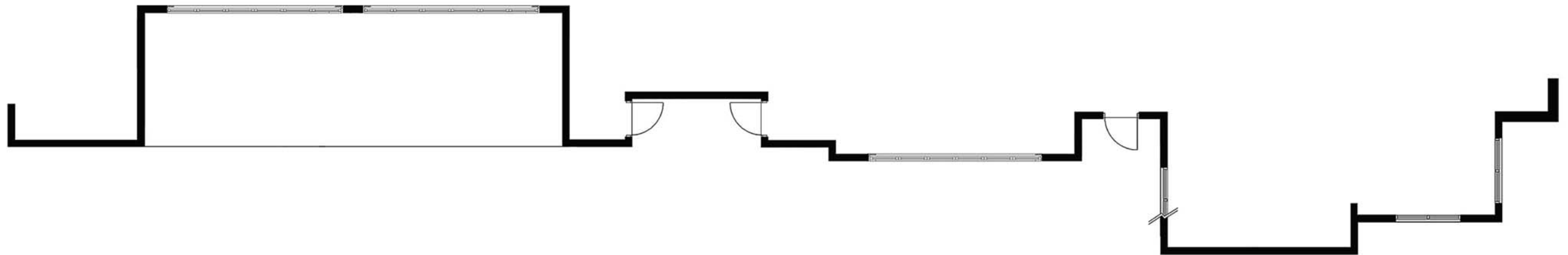
08-16-2017



Left Elevation

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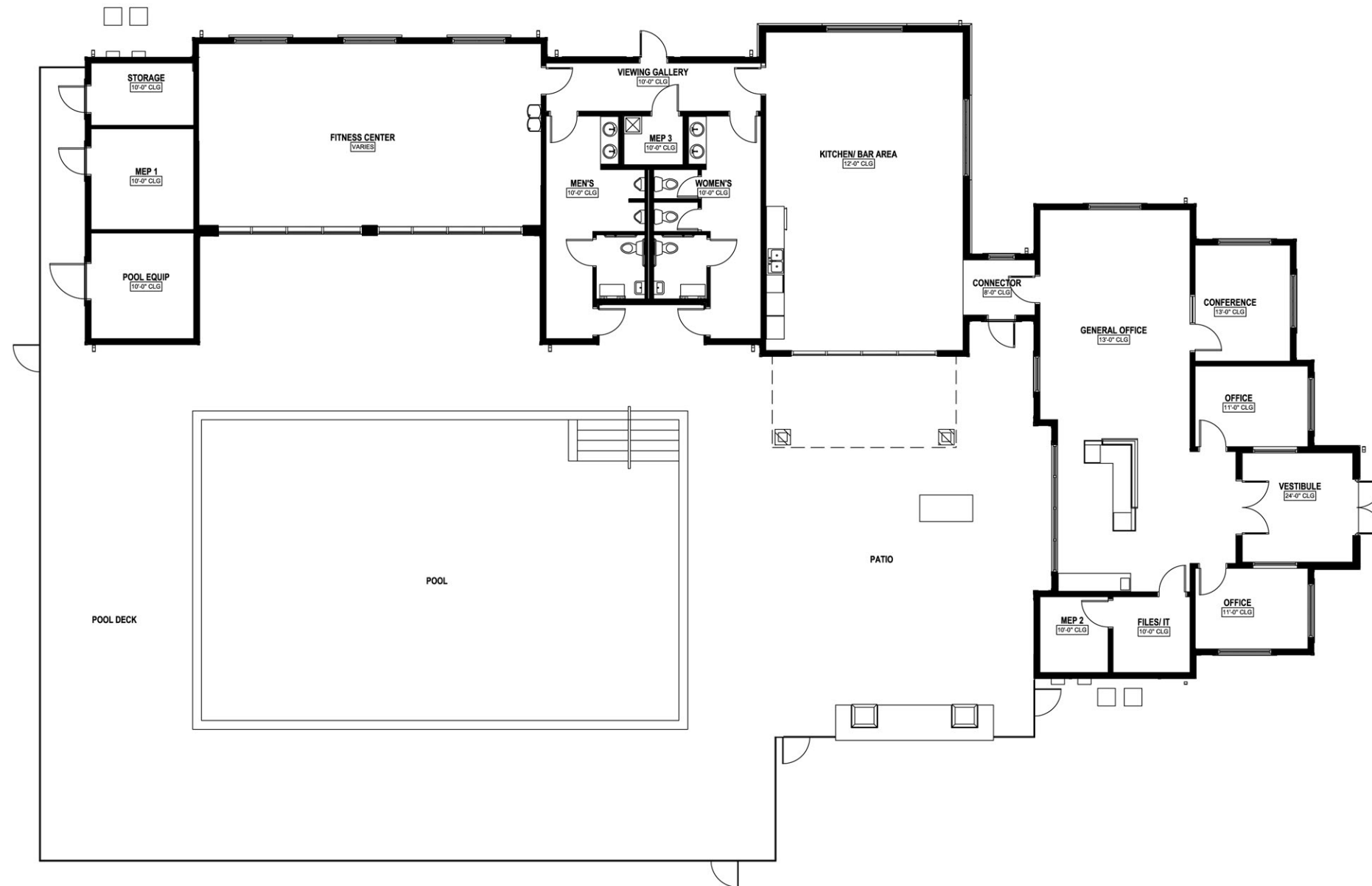
Sheet 1



CLUBHOUSE

4630 SQ FT

08-16-2017



Clubhouse Floor Plan

SCALE: 1/16"=1'0"

x0lev-1

CLUBHOUSE FLOOR PLAN

4630 SQ FT

06-22-2017

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Fort Myers, FL (Construction start 2015, Completed 2017)



Fort Myers, FL (Construction start 2015, Completed 2017)

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Kissimmee, FL (Construction Start 2016 / Projected completion 2018)



Kissimmee, FL (Construction Start 2016 / Projected completion 2018)

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Kissimmee, FL (Construction Start 2016 / Projected completion 2018)



Estero, FL (Construction Start 2016, Projected Completion 2018)

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SPRINGS[®]

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Port Charlotte, FL (Projected Construction Start fall 2017)



Port Charlotte, FL (Projected Construction Start fall 2017)

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Port Charlotte, FL (Projected Construction Start fall 2017)



Port St. Lucie, FL (Projected Construction Start fall 2017)