



Redwood

APARTMENT NEIGHBORHOODS



ABOUT US

Redwood was founded in 1991 by Steve Kimmelman. He envisioned building apartments where residents could experience all the comforts of their own home without the stresses of home ownership.

Instead of focusing on squeezing as many units as possible into the available space, he wanted Redwood to produce high-quality, remarkable, single-story apartment homes, with attached garages and more square feet per unit. So that's exactly what we've done over the years—we've built and managed over 160 neighborhoods, **NEVER SELLING** a neighborhood or apartment home. We grew from our roots in Ohio to nine states across the Midwest and Carolinas, with over 20,000 apartment homes built today.



Our Core Values:

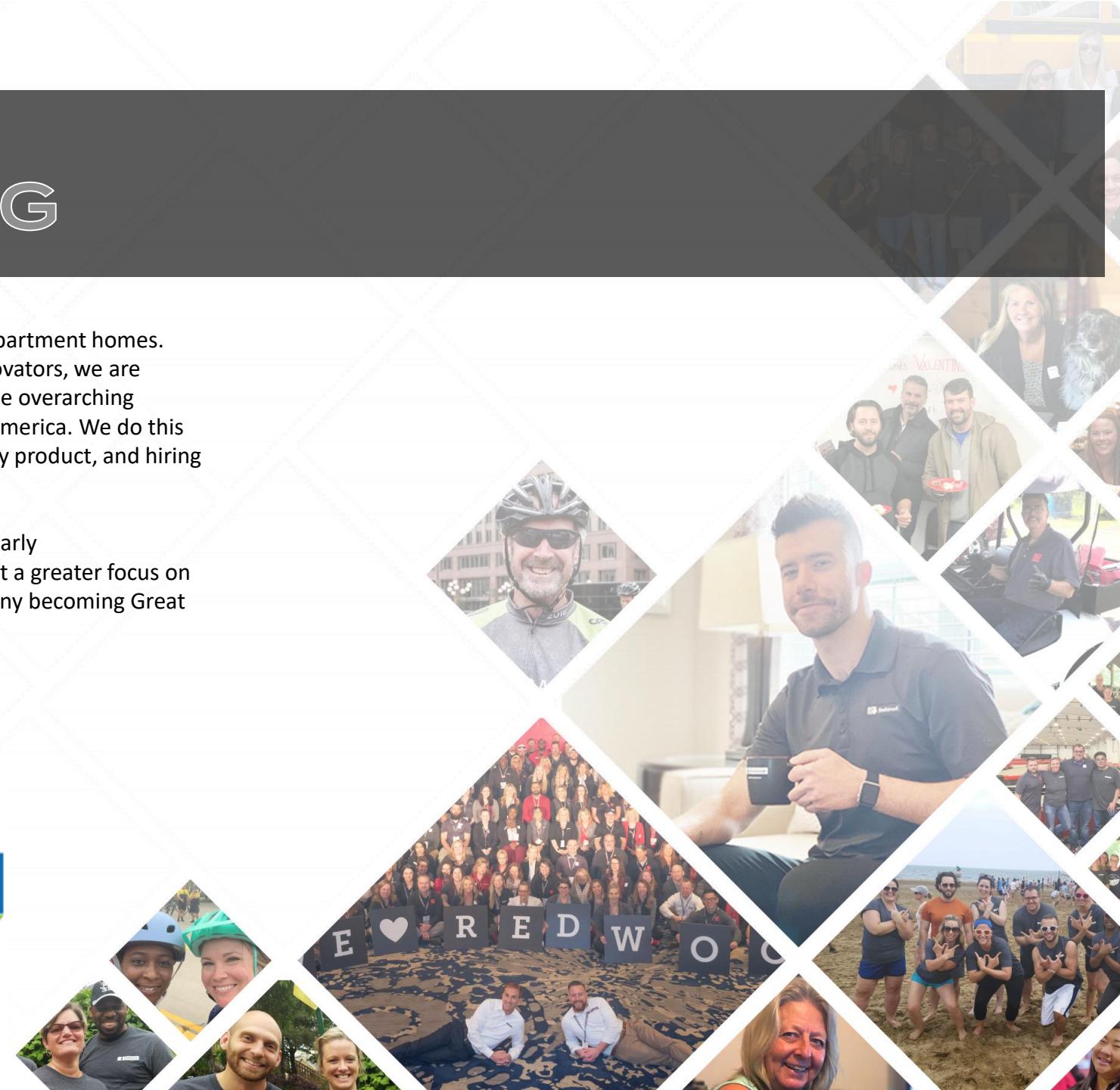
Our core values are the foundation for all that we do as a company. These values make it possible to provide the comfort and convenience of Redwood Living to all of our residents.

1. Do One Thing Really Well
2. Be Entrepreneurial
3. Serve Those You Lead
4. Deliver More Than Expected
5. Communicate Openly & Honestly
6. Instill Family & Team Spirit
7. Demonstrate Integrity & Authenticity
8. Be Nice & Have Fun

600+ EMPLOYEES AND COUNTING

At first glance, Redwood is a company that builds and manages single-story apartment homes. But when you look closer, we are so much more. We are builders, we are innovators, we are people who go the extra mile. And most importantly, we are committed to one overarching goal—enriching the lives of those who choose to rent throughout suburban America. We do this by focusing on choosing the right communities to operate in, building a quality product, and hiring the right people to run our neighborhoods.

Redwood holds and operates real estate assets in excess of \$5 billion, with nearly 160 neighborhoods in operation as of today. In the last few years, we have put a greater focus on employee experience, which has reduced turnover and resulted in our company becoming Great Place to Work™ certified and a Top Workplace for four consecutive years.

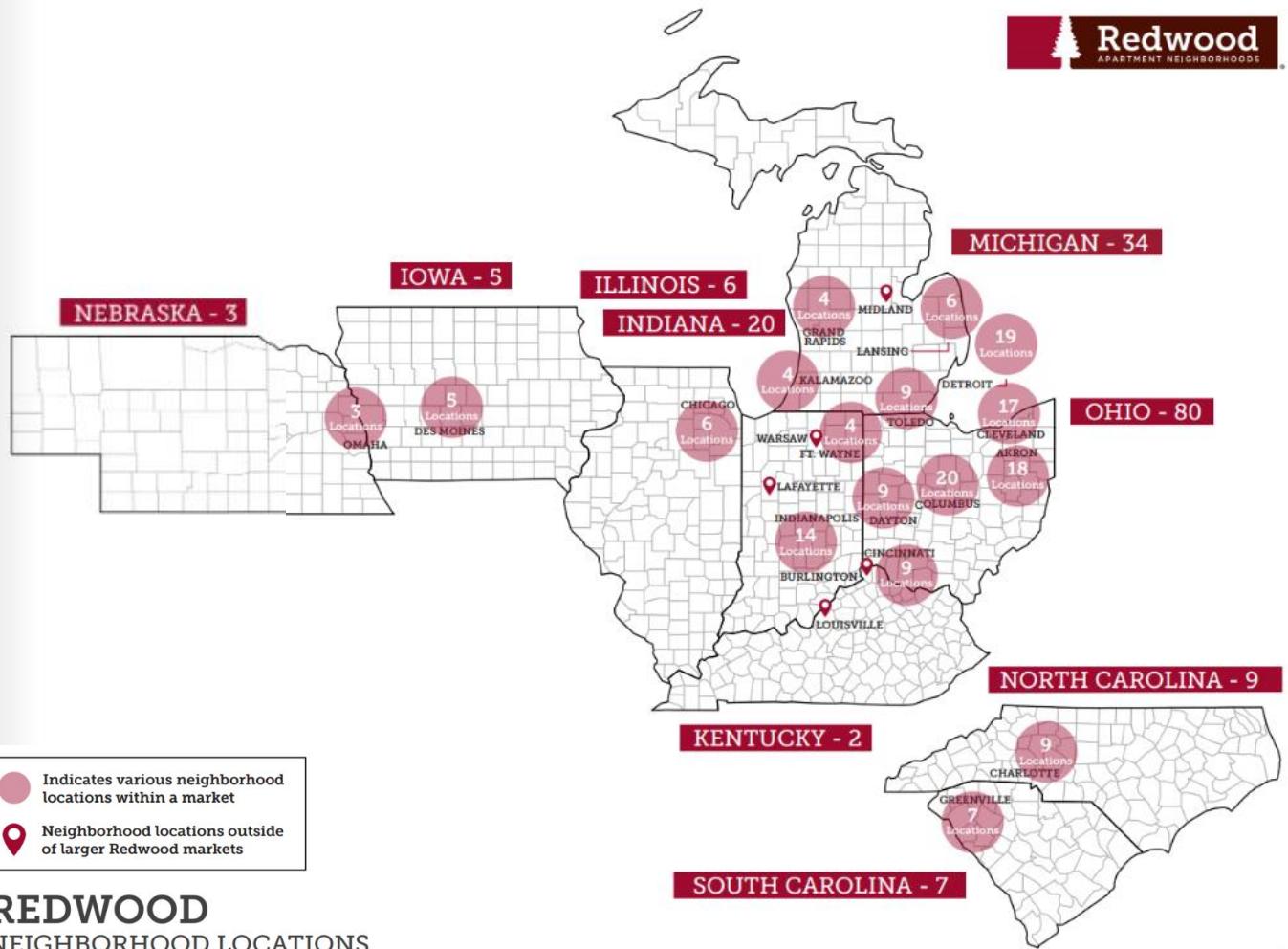




MARKET PRESENCE

- Indicates various neighborhood locations within a market
- Neighborhood locations outside of larger Redwood markets

REDWOOD NEIGHBORHOOD LOCATIONS



About Redwood Residents

We use the data from our 20,000 units to select sites that insure the highest degree of repeatable success.

50 Years = Median Age of a Redwood Resident.

1.47 = Average Number of Residents per Apartment Home.

1.5 = Average # Cars per Apartment Home.

Average Lease Term = 15 months.

Average Resident Stay = 3 years.

56.7% of Leases are Renewed.

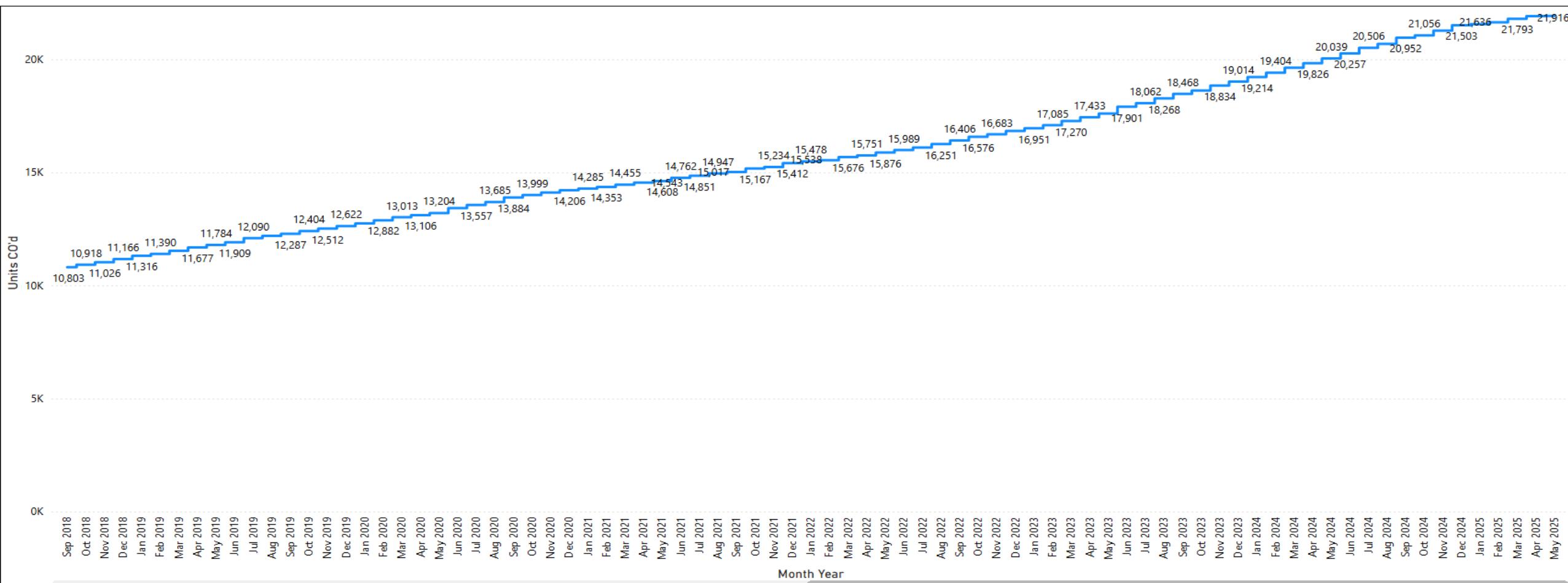
21% of Residents Stay More than Five Years.





Redwood's Growth

- 10,000 Apartment Homes in March 2018.
- 21,916 Apartment Homes in May 2025.
- Goal of 30,000 Apartment Homes by 2030.





EXTERIORS OUR RESIDENTS DESERVE

- Single-Story Apartment Neighborhoods.
- Two Car Attached Private Entrance Garage.
- Personal Patios or Decks.
- Stone and Shake Siding Accents.
- Extensive Landscaping.



Our single-story apartment floor plans and quality building products provide built in peace and quiet, and the convenience of having a unique street address. Our residents feel like they're living in a single-family home, without any of the stress.



INTERIORS OUR RESIDENTS DESERVE

- 1300+ Square Foot Living Spaces.
- Open Floor Plans.
- Granite Counter Tops.
- Private Entryways.
- Vaulted Ceilings.
- Energy Star Certified Construction.

"When a resident walks into a Redwood apartment home, they're going to say, 'Wow! I can't believe this is an apartment!' Redwood gives each resident the ability to live in an apartment without sacrifice the benefits of living in a home."

- Steve Kimmelman, Founder & Chairman of the Board

No one should have to give up living in a nice place just because it's a rental. That's why our Redwood apartment homes all come equipped with upgraded finishes, like granite counter tops, stainless appliances and a pantry big enough to store even the largest kitchen appliances. Our residents can enjoy an open floor plan complete with flexible den space that can be used for a gym, a home office, a pet play palace or anything in-between.





OUR FLOOR PLANS

No matter the floor plan, our residents get these Redwood Advantages at most neighborhoods:

- Attached Garage (Private Entry).
- High End Accent Paint.
- Walk-In Closet.
- Walk-In Kitchen Pantry.
- High End Design Fixtures.
- Lever Interior Door Handles.
- High End Finish Appliances.
- Full-Size Washer & Dryer.
- Hookups (Available for Rent).

Capewood
1,620 SQFT

Forestwood

1,294 SQFT



“ Redwood is reinventing the apartment home and committed to enriching the lives of those who choose to rent throughout suburban America.

- Steve Kimmelman
Founder and Executive Chairman



Meadowood

1,326 SQFT



Willowood

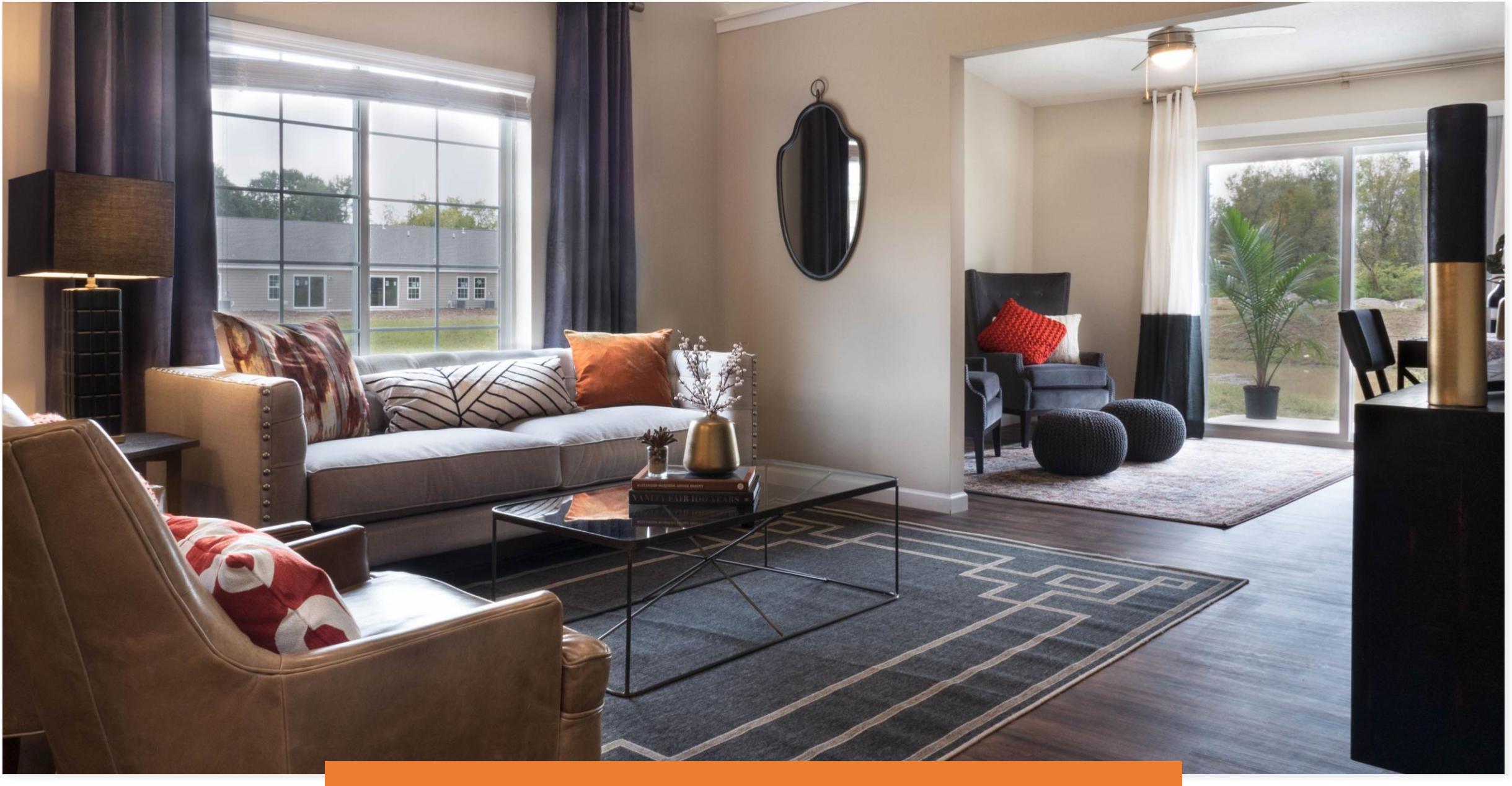
1,381 SQFT

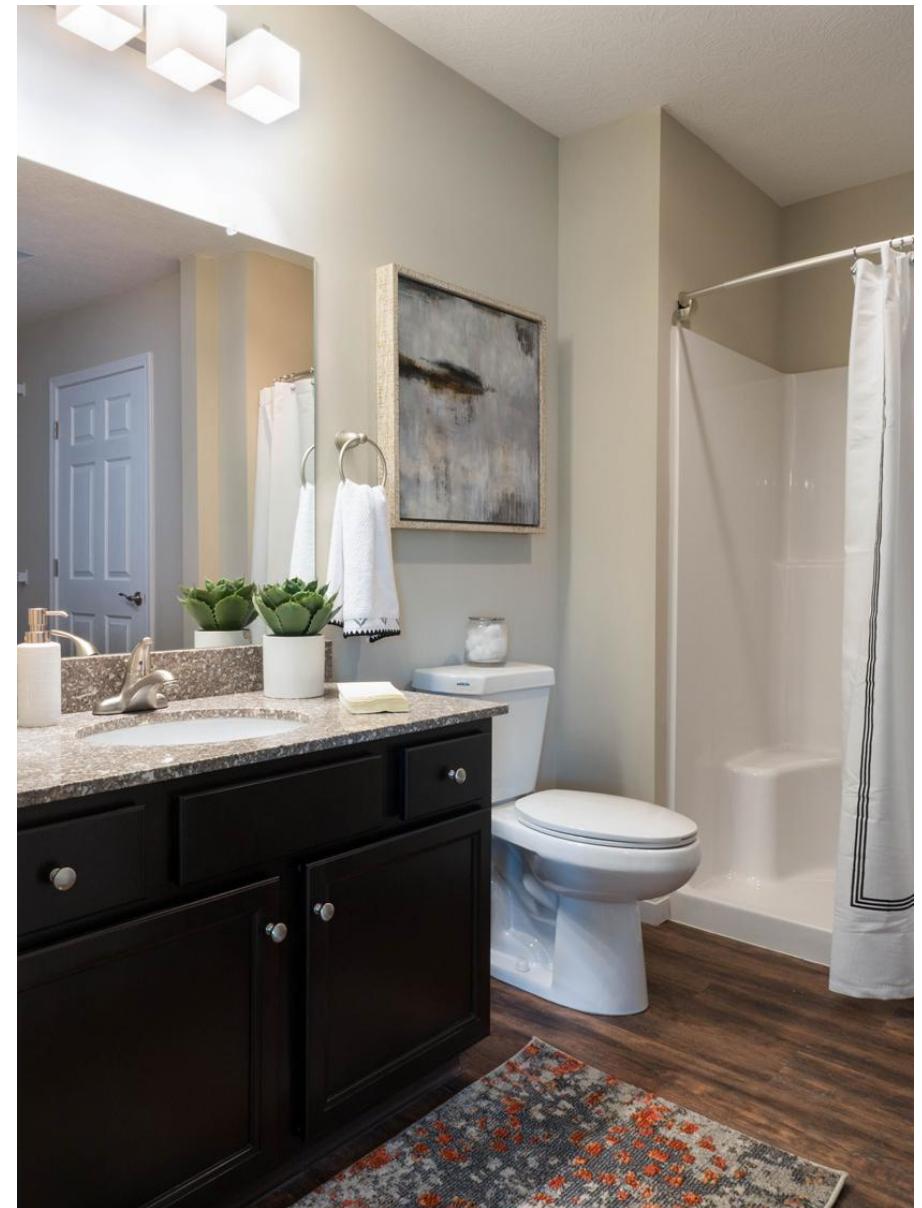


“I never knew how important it could be to have your own private entrance and garage! With my wife being a post heart transplant recipient, with no immunity during these trying times, it made a world of difference in keeping her safe! Thanks goes to Redwood for our new home.

- Bryan L.
Redwood Medina





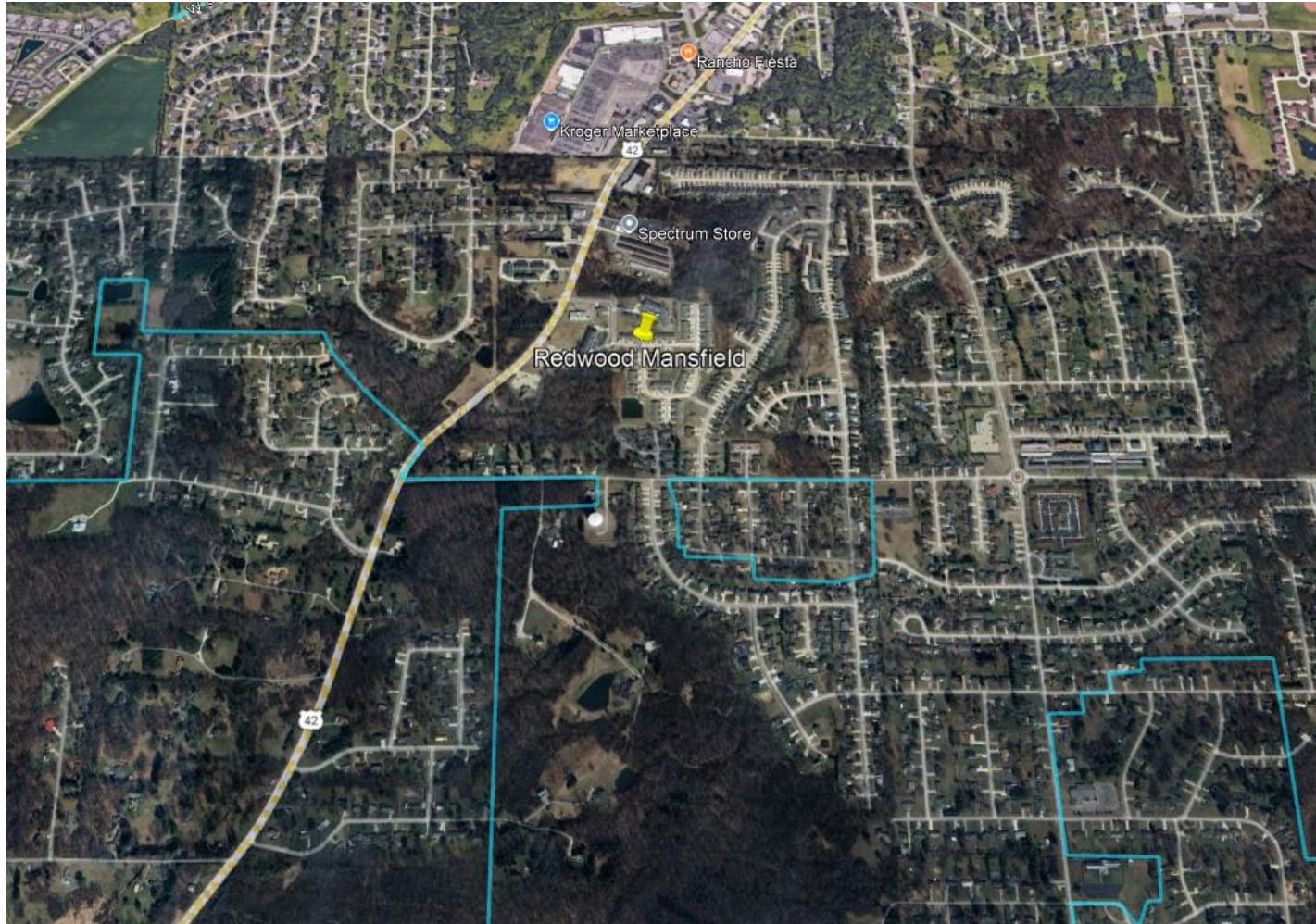






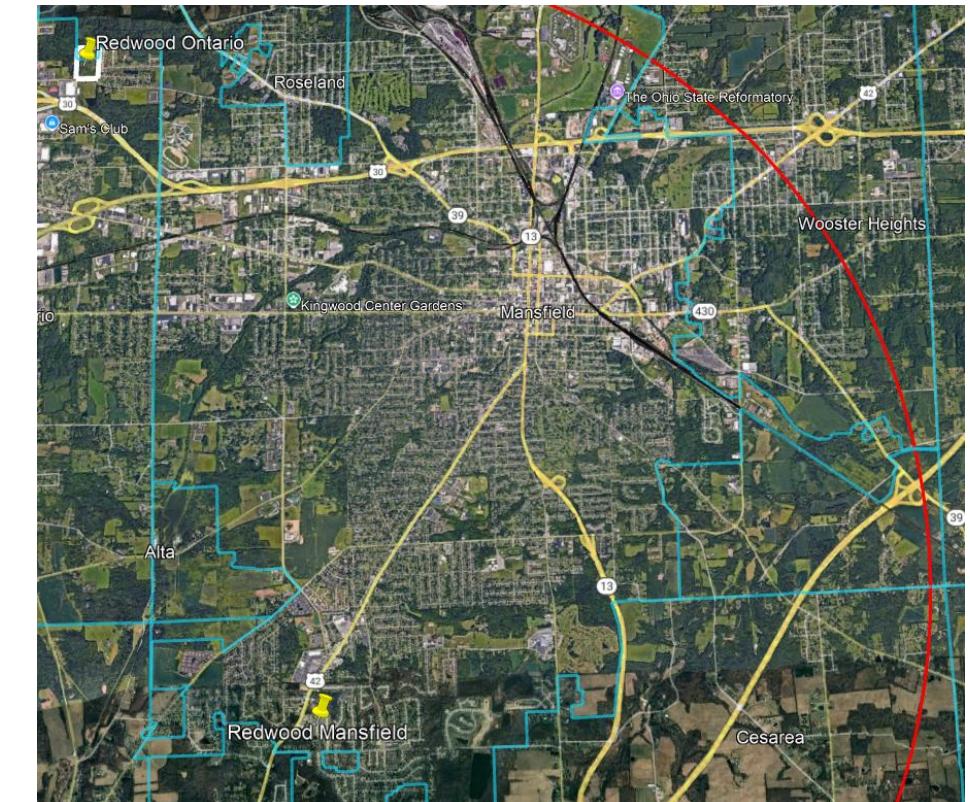
Forestwood 187.5 SF * Meadowood/Capewood 204.4 SF * Breezewood 150.9 SF * B'wood w/ Sunroom 214.3 SF * Willowood 190.3 SF





Mansfield Site

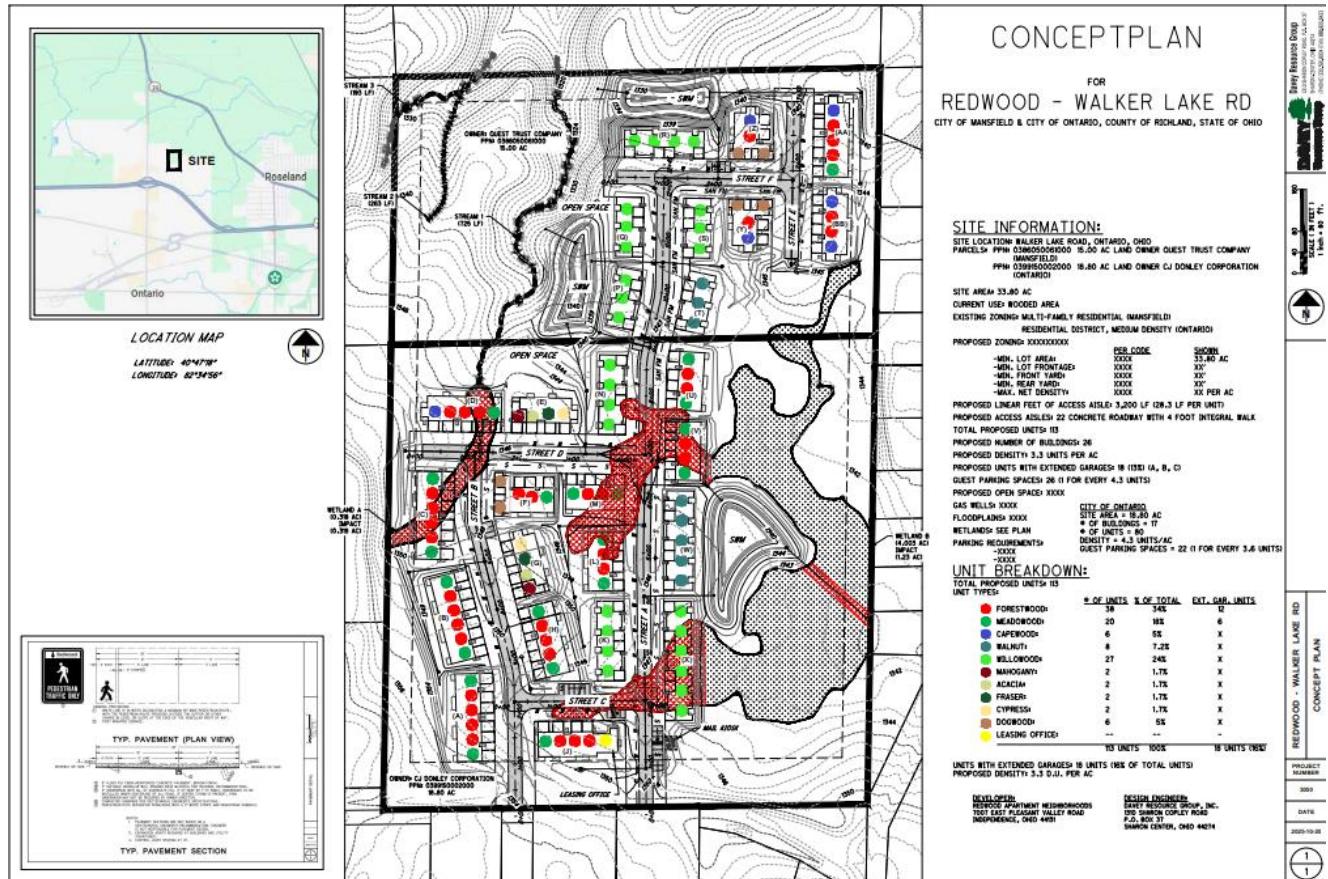
- SW of Mansfield city center.
- Off Lexington Ave before Straub.
- 900 Max Ave Mansfield, OH
- 83 total Apartment Homes.
- Average rent about \$1,900 per month.





The Location

- Walker Lake Rd.
- Close proximity to 30.
- East of Lexington-Springmill Rd.
- Across from the Menards.
- Ontario Parcel 18.8 acres.
- Zoned R-2.
- Mansfield Parcel is behind.
- Mansfield Parcel Zoned MF.



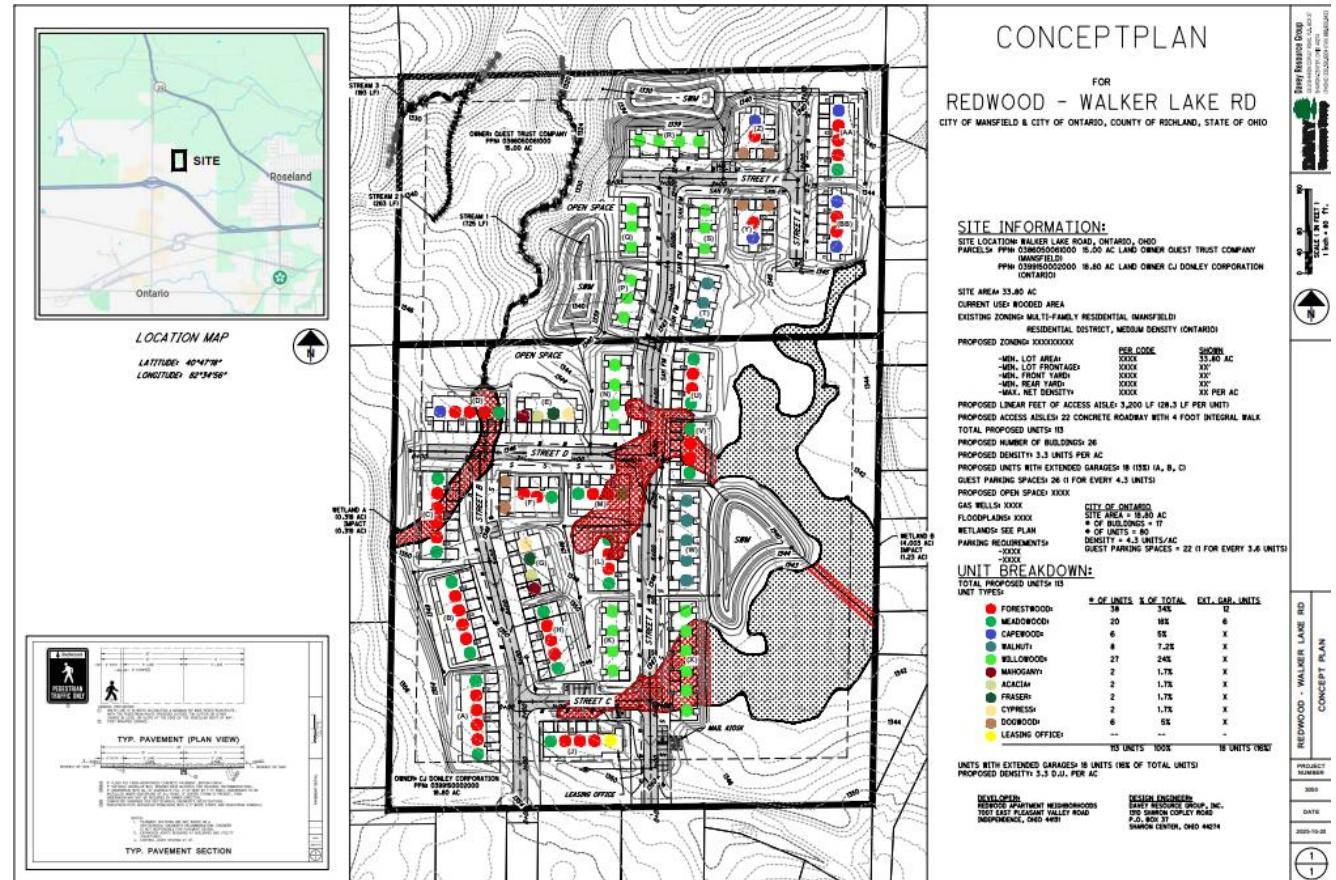
Why PUD

- Redwood is single owner operator.
- R-2 would require lots.
- R-3 does not allow restrictions.
- PUD allows restrictions.
- Restrictions to try to address concerns.



The Site Plan

- Current Zoning R-2.
- Suggesting PUD with restrictions.
 - Single story only.
 - Max unit count of 113.
 - 80 units in Ontario (4.25 units/acre).
 - Less dense than R-2 two-family homes.
 - Max units of 6 per building.
 - Tree save of 35%.
 - One Full Access with second EMS only.
 - Offsite sewer line upgrade.
 - Wetlands to provide buffer.
 - PUD would allow single owner.
 - PUD would grant restrictions.
 - R-3 doesn't allow for restrictions.





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