

Presenting
150 Westchester



SAXUM REAL ESTATE OVERVIEW



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Founded in 2014, Saxum Real Estate is a national real estate investment and development firm with a particular focus on multifamily, cold storage, and industrial assets. Saxum specializes in focusing on opportunities where the firm can create buildings that enhance the communities in which they are built. By leveraging its vertically integrated platform, Saxum is able to create and operate successful buildings by managing the entire life-cycle of a project and utilizing the expertise of its in-house team.

PORTFOLIO HISTORY

Total Projects: **35** Total Capitalization: **\$1,958,104,376**

Total Square Footage: **8,208,133**

CURRENT PIPELINE

Cold Storage/Industrial: **~6 MM SF** Multifamily Units: **~1,730**

THE TEAM

Professionals: **~35** Offices: **3**



LEADERSHIP

ANTHONY RINALDI, FOUNDER & MANAGING PRINCIPAL

Anthony Rinaldi oversees all aspects of the firm's operations, including investment strategy, acquisitions, capital raising, leasing activities, and the execution and management of the firm's portfolio.

CHAD DEBOLT, MANAGING DIRECTOR, PRINCIPAL

Chad DeBolt is fully immersed in all aspects of Saxum's investment strategy including targeting acquisitions, securing financing, raising capital, managing portfolio assets and executing development.

SEAN GILBERT, PRINCIPAL | ACQUISITIONS

Sean Gilbert spearheads the origination, underwriting, financing, and closing activities for all of Saxum's acquisition and joint venture opportunities.

KIERAN FLANAGAN, PRINCIPAL | CONSTRUCTION

Kieran Flanagan has over 30 years of experience in the construction industry. He manages all project delivery teams and oversees field operations to maintain efficiency and safety standards that are the hallmark of Saxum Real Estate. He is a leader in his commitment to green building design and construction practices.

MATTHEW WASSEL, PRINCIPAL | LEASING

Matthew (Matt) Wassel has extensive experience in building leasing networks. He focuses on marketing, strategic tenant targeting, and lease execution within the firm's portfolio.

BRETT RUBIN, DIRECTOR OF DEVELOPMENT | MULTIFAMILY

Brett Rubin, as Director of Multifamily Development, spearheads Saxum's growing multifamily platform. He is responsible for leading the organization's design, development, and construction activities.

STEPHEN FEINBERG, DIRECTOR OF INVESTMENTS | INDUSTRIAL

Stephen Feinberg, as Director of Investments | Industrial, leads the investment strategy and execution of the Dry Industrial platform for Saxum.

GREG BRONSON, DIRECTOR OF INVESTMENTS | STUDENT HOUSING

Greg Bronson leads Saxum's growing student housing platform. Greg is responsible for sourcing, evaluating, and executing Saxum's student housing acquisition and joint venture opportunities.

SRIDHAR VANKAYALA, DIRECTOR OF CAPITAL MARKETS

Sridhar (Sri) Vankayala, as a Director of Capital Markets, spearheads the firm's institutional capital markets activities across its portfolio. Sri is intimately involved in arrange debt and joint venture structures for the firm.

LEE SAMUELSON, GENERAL COUNSEL AND CHIEF COMPLIANCE OFFICER

Lee Samuelson, as General Counsel and Chief Compliance Officer, leads Saxum in the creation of its joint ventures, as well as other transactional and legal matters. He advises leadership on structural, business and other issues, negotiates with opposing counsel, drafts documentation, and performs due diligence.

RECENT ACTIVITY



OAKBROOK | STUDENT HOUSING | FL
Under Ownership

In April 2022, Saxum closed on the acquisition of interest in Oakbrook Walk and Oaks Apartments, two condominium complexes that function primarily as an off-campus student housing community at the University of Florida in Gainesville, Florida.



THE LANDING | STUDENT HOUSING | NC
Stabilized

In May 2021, Saxum Real Estate, in partnership with its student housing operating partner, acquired The Landing, an 888-bed-vale-add student housing complex located at East Carolina University.



14 LINCOLN PLACE | MULTIFAMILY | NC
Pre-Development

Saxum acquired 14 Lincoln Place, Madison, NJ. The property is strategically located across the street from the Madison Train Station, which offers direct access to Manhattan and is located in the epicenter of downtown Madison. Saxum has secured approvals and plans to break ground in Q4 2022 for a 24-unit luxury multifamily development.



1140 SHADY LANE | CREATIVE OFFICE | TX
Pre-Construction

Located at 1142 Shady Lane and neighboring the expansive 24-acre thinkEAST master-planned development that will bring approximately 875 multifamily units along with creative office and flexible studio space, the development is poised to capitalize on the most desirable office market in the country.



COTTAGE ROW | STUDENT HOUSING | GA
Stabilized

Saxum acquired Cottage Row, a 1,087-bed student housing complex at GSU in Statesboro, GA in July 2020. The property is fully stabilized following the completion of the value-add business plan.



THE NEXT | STUDENT HOUSING | VA
Stabilized

Saxum acquired The Next at ODU, a purpose-built 909-bed student housing community serving Old Dominion University in May 2022. Saxum acquired the property for \$72,000,000 (\$79K/bed), representing a going-in cap of rate of 6.0% and an average cash-on-cash return of 10.5%. The Next sits in a Tier II market allowing Saxum to acquire the property at a ~100bp discount to where a comparably located Tier I property would price.

MULTIFAMILY CASE STUDY: FISHTOWN, PA

Project Overview

In July 2019, Saxum closed on a 1.2-acre Opportunity Zone site on York and Hagert Streets in the high-growth, vibrant Kensington / Fishtown section of Philadelphia. Saxum broke ground in 2021 and is expected to deliver the 294-unit project in Q2 2023.

Address	<ul style="list-style-type: none">• 1924-44 Hagert Street and 1929-45 York Street, Philadelphia, PA
Project Summary	<ul style="list-style-type: none">• Units: 294 Total Gross SF: 269,200
Ground Break	<ul style="list-style-type: none">• Q1 2021
Estimated Completion	<ul style="list-style-type: none">• Q1 2023
Total Budget	<ul style="list-style-type: none">• \$75,000,000
Equity Partner(s)	<ul style="list-style-type: none">• Saxum Opportunity Zone Fund
Lender	<ul style="list-style-type: none">• Valley Bank
General Contractor	<ul style="list-style-type: none">• Hueber Breuer
Construction Manager	<ul style="list-style-type: none">• Caritas Construction



MULTIFAMILY CASE STUDY: NORTHERN LIBERTIES, PA

Project Overview

In Q4 2021, Saxum Real Estate acquired a multifamily development site in the Northern Liberties neighborhood of Philadelphia. A two-phased project, Phase 1 of the development is poised to start construction in Q4 2022 and is comprised of 279 luxury, market rate apartment units, along with a parking garage and an 8,450 SF retail component.

Address	<ul style="list-style-type: none">711-735 N Front Street, Philadelphia, PA
Project Summary	<ul style="list-style-type: none">Units: 279 Total Gross SF: 295,853
Ground Break	<ul style="list-style-type: none">Q4 2022
Estimated Completion	<ul style="list-style-type: none">Q4 2024
Total Budget	<ul style="list-style-type: none">\$122,000,000
Equity Partner(s)	<ul style="list-style-type: none">Family Office
Lender	<ul style="list-style-type: none">AIG
General Contractor	<ul style="list-style-type: none">Arc Building Partners



St Katherine Group Overview



The St Katherine Story

St Katherine Group has its roots in St Katherine Docks, London, England. Terry Williams and his business partner, Sunil Shah, established St Katherine Limited (UK) in 2010 to invest opportunistically in real estate. Initially focused on lending, the Group soon expanded operations to include building and managing a number of student housing developments.

Nick Williams formed St Katherine Group (US) in 2012. Embracing the theme of transit hubs and student housing. Acting primarily as a developer and investor, St Katherine has specialized itself over time in municipalities offering easy transportation access into the greater New York city area. Nick implements a unique approach in building local expertise in our target markets to better satisfy the needs of communities and build upon the mission we began.



Project Buckets

Multifamily

Affordable

Student Housing

Residential

Strategy



Transit-Oriented Development

Central to St Katherine Groups thesis is the development of mixed use projects strategically located near Transit Hubs in downtown locations.



Opportunity Zones

Recognizing the benefits to the community and investors alike, this new legislation aligned with our philosophy of combining capital for projects in municipalities most in need of it but also offering attractive equity returns for our investors if the right location and project were selected.



Community Engagement

A successful development is one where both the municipality and the investor benefit. This philosophy has enabled us to add value and build positive relationships with all stakeholders in our projects.



Deal Structuring

St Katherine Group takes a creative approach to all of its partnerships and never shies away from a challenge. Solution-driven decision making allows us to optimize our deal structure and capital stacks.



Sustainable Design

St. Katherine looks to consistently push the boundaries around Green design. Our project team engages green consultants and state programs early on in the design process.

Committed Excellence

Nick Williams

Founder & Managing Partner

Nick drives St Katherine's development strategy, deal sourcing, and investment management. Nick's values are St Katherine's values—thoughtful and responsible development approach has set St Katherine apart from its peers. Nick's contagious energy and optimism has secured numerous strategic partnerships and propelled St Katherine's success. Nick worked nearly two decades in finance before turning to real estate.

Dwight Nelson

Partner

Dwight has been a key financial and strategic member since St Katherine's inception. Following the Qualified Opportunity Zone legislation in 2017, Dwight took an active role in positioning the companies investment pipeline. Dwight has had a successful career as a long/short hedge fund manager.

Kristen Radhay

Director of Construction

Kristen brings a decade of construction experience to St Katherine Group. She has worked on a variety of projects and construction types for a national construction firm—On site, in the office, and everywhere in between. Kristen's attention to detail and direct approach has St Katherine, and its investors, in good hands.

Maria Bravo

Financial Controller

Maria Bravo is the Senior Accountant for St Katherine Group, responsible for all aspects of the financial operations, including accounting, financial reporting, and maintaining internal control functions. Maria has over 20 years of experience in the field and has been a key member of St Katherine Group since 2021. She holds a B.S. in Accounting from Iona College, NY.

RECENT ACTIVITY



30 Broad | Multifamily | Retail | NY
Construction to Begin: September 2021

30 Broad epitomizes TOD. Located opposite the Port Chester train station, this 9-story mixed-use building will house the Village's first MicroBrewery, creative office space, and 36 residential units.



26 Locust Ave | Student Housing | NY
Sold: 2021

This 94-unit, modular construction project, was purpose-built for Monroe College. Located a block from downtown and 5 minutes from the train station, this dorm is master leased to the college and recently sold to a national REIT.



438 Main St | Senior Housing | NY
In Planning

Located on a prominent corner in downtown New Rochelle, this creative project will bring life back to the Union Baptist Church. The building will include 110 senior housing apartments and 128 parking spaces, along with a 12,000 sf Church ... and auxiliary spaces.



Marland House | Student Housing | UK
Completed: 2016

Construction of Marland House required a full renovation of an existing 8 story building in central Southampton. Owned and operated by St Katherine Group UK, this project offers a mix of 105 studio and 1 bedroom student flats.



7 Sunset | Residential | NY
Sold: December 2020

This 5500-sf luxury home was tastefully designed to resemble every homeowner's dream. Built in modern farmhouse style, 7 Sunset is located on Apawamis Country Club grounds, in the desirable city of Rye. Close to downtown and the train station, this house sold for well above asking price.



Overlook Terrace | Multifamily | NY
Construction to Begin: Q4 2022

Fully approved in partnership with NRP Construction, this 135-unit, active adult community is situated on 8.7 park-like acres will begin construction in Q4 2022.