



2022

YEAR IN REVIEW

GROWTH.
OPPORTUNITY.
Gratitude.



Dear Homesteader,

We've done it again! As we enter another new year, we have raised the bar yet again, breaking new company records and exploring new areas of our industry.

At the core, our mission at Homestead Companies is to provide the best resident life experience possible. This past year within Homestead U, our student housing business, we achieved our fastest lease-up rate and highest occupancy rate in company history. I cannot think of better data points that prove we are fulfilling our mission for our student residents. Hats off to our on-site teams from around the country who serve our residents on a daily basis, as well as our home office support team in Columbus, Ohio.

Our Homestead Construction portfolio continues to grow at a rapid pace. Entering 2023, we have secured \$200 million in projects, which is a 50% increase from just twelve months ago. This is coming from a group that was initially formed only three years ago!

We have expanded our building footprint into Indiana and Kentucky with two new Homestead Senior Living developments and two new suburban projects. We also began construction on Lusso and Stella, our first two new luxury apartment communities, totaling 430 units in Italian Village near downtown Columbus.

For the first time, Homestead Living was listed as one of the 15 Largest Central Ohio Residential Property Management Companies and one of the 25 Largest Commercial Real Estate Companies in Columbus Business First. Homestead Living is adding 2,000 units in 2023, bringing our total number of units managed to over 6,500!

I am so honored and appreciative to be a part of a team that is so dedicated, hardworking, and loyal. We continue to grow as developers, builders, and operators to create a place where *"the best choose to work, residents choose to live, and investors choose to trust."* That is something that should give us all a great deal of pride.

Cheers to an excellent 2022, and I cannot wait for us to achieve new heights in 2023!

Sincerely,
Dave Anderson
Homestead Companies CEO





BRIAN BARKER
Homestead Development Principal

**"OUR OPPORTUNISTIC
APPROACH WILL CREATE AN IMPRESSIVE 2023 PIPELINE.
OUR TEAM IS PROFESSIONALLY ADVENTUROUS & STRIVES
TO BRING THEIR BEST"**

JOHN BRINICH Homestead Construction President

This past year threw our industry for quite a loop. Rising material costs and supply chain challenges provided construction companies with as many obstacles as I have seen in 30-plus years in the industry. Many construction crews were forced to slow down or halt work altogether. What makes me proud is that our Homestead Construction team worked full steam ahead.

2022 marked the first full year of construction for our team at Homestead, which was initially formed just three years ago. In the past twelve months, we grew from six full-time employees to a team of twenty.

With more talent, comes more opportunity.

In 2022, we completed Homestead Senior Living projects in Columbus, Miamisburg, and Beavercreek, Ohio. We also broke ground on our Lusso and Stella luxury apartment projects in Italian Village near downtown Columbus. In the new year, we are focused on additional projects in Huber Heights, OH, Fort Wayne, IN, and Lexington, KY.

As our division grows, so do the housing products we offer. The expertise of our team has allowed us to evolve our designs into bigger and better communities for our residents to live in, and the market has responded positively. The Homestead Construction team is a group of problem solvers who are determined to find solutions to complex issues. I think back to a particular project when a supply shortage of electrical equipment was going to delay the completion of our work by more than a year. Our team wasn't satisfied. They found an alternative solution, allowing the building to open on time for its residents. Outstanding ingenuity!

The construction industry always seems to be dodging obstacles, whether it involves climate conditions, the economy, or shortages of material and labor. With the team we have in place, I remain confident that we can sustain whatever challenge comes our way.

Here's to a great year ahead!



CORY RATAI Homestead Living
Senior Vice President



In 2022, Homestead Companies experienced some incredible milestones. And with certainty, our success comes from the pride our employees bring to their work each day.

In my role, I travel around to our various properties across the country to check in on our management teams. While the clientele we serve is unique in its own way, the product and services we provide maintain excellence, no matter the location.

No job is too large or small for our people. From freshly mulched flower gardens to clean hallways, it is so gratifying to see the little things done well. That is a huge credit to all of our on-site teams. Our maintenance and leasing staff are the backbone of our organization, and I'm truly grateful for all their hard work.

This past year we celebrated 96% occupancy rate in our conventional market, which is an all-time high. Homestead Village Active Living 55+ in Grove City, Ohio hit a milestone by achieving 100% occupancy. They're the first to do so in our Village portfolio! On top of that, our student portfolio hit an average occupancy rate of 97%.

These achievements are not possible without people who care. We have employees who truly fulfill our mission by giving our residents the best living experience possible.

This kind of pride does not exist everywhere. I can say that because we have employees who have left and come back to us for that very reason. It has been such a joy to grow with our people and company over the years.

Much of our focus in 2023 will be on our new developments in the Huber Heights, OH, Columbus, OH, Fort Wayne, IN, and Lexington, KY markets. New projects mean new opportunities for our teams to put their talent on display, and I cannot wait to see it in action!

**"2022 WAS OUR MOST
SUCCESSFUL
LEASING YEAR YET"**

96% PORTFOLIO OCCUPANCY

Homestead Village Grove City is First to Hit 100% in Village Portfolio

Homestead U Had its Fastest + Highest Lease-Up in History



35 NEW POSITIONS + 53 PROMOTIONS

Company-Wide



NEWLY ADDED EMPLOYEE BENEFITS

Floating Holiday, Employer Paid EAP, Online Counseling with Medical Plan, Wellness Program + Quarterly Management Training

2022: \$112M • 2023: \$200M

Money in Development + Construction



NOTABLE AWARDS

HOMESTEAD COMPANIES

Power 100 – Dave Anderson Columbus Business First

Top 15 Largest Central Ohio Residential Property Management Companies Columbus Business First

Top 25 Largest Commercial Real Estate Companies Columbus Business First

5 of the Largest 25 Construction Projects in Columbus Columbus Business First

HOMESTEAD AMERICA

Homestead Village G.C. Ben Franklin Rookie of the Year

Schrock Park Ben Franklin Best Team Effort

Olde Towne Ben Franklin Best Curb Appeal

Georgetown Community of the Year

Jim Vest Maintenance MVP

Steve Turner MVP of the Year

Rafael Rodriguez Medal of Excellence Worthington Commons

Jeremy Gray Medal of Excellence Worthington Commons

Tanya Brand Medal of Excellence Homestead Village

Sandy Millwater Medal of Excellence Homestead Village Blacklick

HOMESTEAD U

Mikayla Lewis Champ Chain / The Valley

Travis Hallman Champ Chain / SkyGarden

Grace Benningfield Champ Chain / The Heights

Michael Sanchez Champ Chain / College Station

Will Clark Champ Chain / 2818 & Parkway

Todd Jessup Champ Chain / University Village

Travis Lane Champ Chain / 2818 & Parkway

Jordyn Swoope Champ Chain / The Valley

Kaitlyn Griffin Champ Chain / SkyGarden

Brent Chandler Champ Chain / University Village

The Valley President's Award

University Village Comeback of the Year

Live South Green Best Maintenance Team

Kaitlyn Key Rookie of the Year / 2818 & Parkway

Tammy Lusk Best Delinquency Management

/ University Village

SkyGarden Elite 1% in Reputation Management by J Turner Research



*Together, we commit to
say it, support it, grow it, own it,
and do the right thing.*

