



2021

YEAR IN REVIEW

WHAT A GREAT YEAR WE HAD, AND WHAT A GREAT FUTURE IS IN STORE



Dear Homesteader,

As we wrap up a momentous year, I want to express how grateful I am for the contributions each and every team member has made to our success.

In 2021, we launched Homestead Living and announced multiple leadership promotions associated with it. At the same time, we contracted for a number of new construction projects, expanding our multi-family and senior living footprint outside of Ohio and adding over 30 new employees to our construction and development teams.

When I founded Homestead in 2005, we had one employee – me – and we were solely focused on property management. Today, we have more than 250 employees, we operate five business lines, and we develop, build and manage our own properties as our footprint continues to grow – thanks in large part to so many of you.

There is a growing need for the housing we provide, and we are well positioned for continued growth and success in 2022. With over \$200 million in new construction contracts in place and a commitment to growing our student housing portfolio by another 2,000 beds in 2022, the future is bright for all of us.

Everyone wants to work for a successful company and feel proud of the contribution they make. With that in mind, I have two goals: to continue to grow a successful company, and to make sure everyone has the opportunity to make an impact and feel valued and appreciated.

I want you to know I have never been more optimistic about the future than I am today. Based on the talent and commitment of this team, I truly believe the sky's the limit for Homestead Companies.

Thank you again for a great 2021, and get ready for another exciting year in 2022!

Sincerely,
Dave Anderson
Homestead Companies CEO

**PROMOTED OVER
35 EMPLOYEES
TO EXECUTIVE,
LEADERSHIP, AND
SUPPORT ROLES**

ONBOARDED OVER 175 EMPLOYEES



ACHIEVED OCCUPANCY GOALS OF 96% PORTFOLIO- WIDE

ACQUIRED OVER 1,400 BEDS IN 2021

MATT CANTERBURY Homestead Development President

If there's one word I would use to summarize the previous 12 months, it is growth. To be using that word during a time where our team was faced considerable supply chain challenges and skyrocketing commodity pricing is nothing short of spectacular.

In 2021, we identified, entitled, and engaged projects into the loan process that collectively totaled more than \$200 million in construction costs. Our team expanded our footprint into the state of Indiana, and we developed partnerships with key investors that has us set up well for the future.

In 2022, our aspirations are high as we look at expansion into new markets and potentially another state, or two. We continue to work with the Operations team and the Construction team to perfect HSL for future builds. We endeavor to find more opportunities to grow the Homestead Companies brand. To accomplish all of this, I will be looking add to our development team. We want to sustain this momentum.



If the communities for which we serve don't know the name Homestead Companies yet, they will very soon as we continue to introduce our masterfully developed, built, and managed communities.

Not to be lost are the unique nature of our achievements in 2021 — very few development companies have grown while facing the challenges of the past year. If we can capitalize upon what we have accomplished to this point, the sky is the limit for our future.



OVER \$200 MILLION IN NEW CONSTRUCTION

8 PROJECTS IN DEVELOPMENT



LAURA FORMICA Homestead Living President

As I reflect on our many successes of 2021, I keep coming back to the same common denominator: the power of our people. Our teams have faced extraordinary challenges in the past two years, but we showed some incredible resilience. Our ability to adjust, be innovative, and work together helped us achieve 95% occupancy in our student housing portfolio, and 97% occupancy in our multifamily portfolio — incredible achievements amid a global pandemic. Our ability to navigate through the many obstacles, including labor shortages and supply chain complications, has strengthened us in ways we couldn't have imagined not long ago, giving us great momentum as we confront the future.



Looking at the new year, we have our eyes on acquiring new student housing assets, and the successful lease-up of our new senior living and multi-family developments, building upon the Homestead Living portfolio. Growth means opportunity for so many within our organization to expand their skill sets and responsibilities, and it will also allow us to add new talent to our teams.

The future is tremendously bright and that's thanks to you and your dedication to your craft. Thank you for your hard work, and let's make 2022 another year for which we can be proud.



JOHN BRINICH Homestead Construction President

Whether we're working through a standard year or building during a global pandemic, life in construction inevitably brings about unique challenges. What ultimately makes construction teams successful is their ability to remain nimble and create solutions to new obstacles they encounter. Our team showed these abilities throughout 2021, resulting in several key successes for our company.

Working through the challenges presented in Greene County, pushing the Homestead Living Beaver Creek project in a short amount of time, and the ability to add tremendous talent to our construction team are some of the achievements that make me especially proud of the previous year.

The growth of our division isn't slowing anytime soon with the projects we have on the horizon. Expansion doesn't occur in the absence of quality work, so I want to personally thank you for all that you do for Homestead Companies. Cheers to a new year with new possibilities.

**EXPANDED
IN THE FORT
WAYNE
& DAYTON
MARKET**

**HOMESTEAD HAD A
BANNER YEAR**

HOMESTEAD U AWARDEES

- Victor Huerta** Champ Chain / The Cottages
- Russell Bell** Champ Chain / River Park
- Victoria Hicks** Champ Chain / The Cottages
- Theo Carter** Champ Chain / The Pavilion
- Ashley Gall** Champ Chain / Live South Green
- Eve Detter** Champ Chain / Homestead U
- Shannon Latsko** Champ Chain / Homestead U
- Jeremiah Orta** Champ Chain / 2818
- Rylan Romesburg** Champ Chain / The View
- Alana Hill** Champ Chain / The Pavilion
- Angie Slay** Champ Chain / River Annex
- Sam Casarez** Champ Chain / The Cottages

Donna Stage Presidents Award

University Village Best Place to Live / OSU Lantern

HOMESTEAD AMERICA AWARDEES

- Bentley Apartments** Ben Franklin Rookie of the Year
- The Atlas** Ben Franklin Best Team Effort
- Village West** Ben Franklin Best Curb Appeal

- Village West** Community of the Year
- Del Baker** Maintenance MVP
- Maggie Purdy** Home Office Support

Del Baker, Jimmy Headley, Jim Vest, Richard Arrington, and Steve Wright
Contractors Inc. Maintenance Heroes

Harlow on Main Top 5 Apartment Communities
in Columbus, Ohio / Columbus Underground

HOMESTEAD COMPANIES RECOGNITIONS

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

Top 25 Commercial Real Estate Development
Columbus Business First

Homestead U Ranked Top Reputation Management
J Turner Research





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

