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# OUR PROMISE

**Adelaide was founded to be a premier partner in developing exceptional residential living. We focus on providing real estate resources and products that offer true customization, low fees, and real agility.**

## **ADELAIDE = SERVICE**

Adelaide is constantly seeking partners and clients in developing residential projects to improve the architecture and urban fabric of a city. Our group offers a range of real estate services including master planning, land valuation & use, site sourcing, financial structuring, negotiation of real estate contracts, development, acquisitions, and asset management. Our unique structure was designed to be nimble and responsive to the specific project at hand. This structure also allows us to deliver personalized service during all stages of the process.

## **UNIQUE FEE STRUCTURE**

We have two base development service scopes and fees but can customize them as needed to minimize the costs to the client. For other real estate services, we will custom tailor a proposal to best fit the client's needs. We have a well-developed network of partners, allowing us to connect the client with the right companies to maximize value and minimize risk.



# LEADERSHIP

## William Elser

**PRINCIPAL  
HOUSTON, TX**

Mr. Elser formed Adelaide Real Estate in August 2018 to provide advisory and residential development services, focused in Houston, TX. Prior to this, Mr. Elser was a Managing Director and the head of urban multifamily development for the Southwest Region of Hines. He has been responsible or assisted on 12 projects totaling approximately 3,600 units and \$1.4 billion in total capitalization. Mr. Elser joined Hines in 2007 as a Project Accountant in the Southwest Region. In 2011, he transitioned to the Multifamily development team and assisted in the business development of the platform, including the formation of the initial multifamily development process, annual business plan, and hiring of employees. Mr. Elser received both his Bachelor's and Master's degrees in Accounting from the University of Arkansas.



**“I put in the effort to go above what is asked in order to ensure the best product.”**



# LEADERSHIP

## Gerrit Van Someren

**ASSOCIATE  
HOUSTON, TX**

Mr. Van Someren joined Adelaide Real Estate in July 2019 as an Associate to assist with the sourcing and execution of multifamily residential advisory and development opportunities. Prior to this, he worked at Hines on the Southwest Region Multifamily Development Team as an analyst. In this role he was responsible for or assisted with project underwriting, due diligence, equity and debt sourcing, and pre-development activities for 6 projects totaling approximately 2,100 units and \$800 million in total capitalization. Mr. Van Someren received his Bachelor's degree in Economics from Washington and Lee University.



**“My passion is finding creative, data driven solutions that enhance, advance, and differentiate our customers’ projects”**

# SUMMARY OF EXPERIENCE

## *Hines' Career Multifamily Portfolio*

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**12 Projects • 5 Cities • \$1.4 Billion Capitalization • 3,606 Units**

### **3 REALIZED PROJECTS**

Waterwall Place (Houston, TX)  
21 Eleven (Houston, TX)  
Helios (Denver, CO)

### **2 OPERATING PROJECTS**

The Southmore (Houston, TX)  
Aris Market Square (Houston, TX)

### **3 UNDER CONSTRUCTION PROJECTS**

The Residences at La Colombe d'Or (Houston, TX)  
The Raleigh (Denver, CO)  
The Retreat at The RIM (San Antonio, TX)

### **3 PREDEVELOPMENT PROJECTS**

The Victor (Dallas, TX)  
The Preston (Houston, TX)  
Confidential 1 (Confidential)

### **1 DUE DILIGENCE PROJECT**

Confidential 2 (Confidential)

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### **INVESTORS**

MetLife  
TH Real Estate  
Diversified Real Estate (DRE) Capital  
Hines GLOBAL REIT  
Hines Fund (Confidential Institutional Investor)  
Hines Private Placement Fund  
Sudhoff Companies  
Zimmerman Family (Land Owner Investor)

### **LENDERS**

Bank of America  
JP Morgan  
Sun Trust  
Fifth Third  
Northwestern Mutual  
AXA / Quadrant  
Cadence  
AIG

# WATERWALL PLACE

## HOUSTON, TX

WaterWall Place, a seven-story, 322-unit luxury for-rent residential community provides residents direct access to recreation and employment in the heart of Houston's vibrant Uptown/Galleria district. The 316,000 square-foot Property is located on a three-acre site at the northeast corner of Hidalgo Street and McCue Road, overlooking the Gerald D. Hines Waterwall Park. The Project was developed by Hines' Multifamily Division and represents its first project in Houston. The Project delivered first units for occupancy in December 2013, with final completion in July 2014.



# 21 ELEVEN

## HOUSTON, TX

The 215-unit, 203,000 square foot Class A+ apartment community is located on approximately 1.9 acres at the crossroads of River Oaks, Montrose, and West Gray, one block west of the highly visible Westheimer/Shepherd intersection. The Property is within walking distance of River Oaks Shopping Center and minutes drive from the Houston Galleria. The Community is conveniently located at the center of Houston's major employment nodes. The Project delivered first units for occupancy in March 2015, with final completion in October 2015.





# HELIOS



## DENVER, CO

Helios is a five-story, 258 unit residential community in the Denver Tech Center near the northwest corner of Belleview Avenue and Ulster. The 238,000 square-foot Project features an extensive amenity package including: garage parking, a landscaped courtyard with pool, outdoor kitchen equipment, health club quality fitness center, business facilities, social gathering spaces, and a catering kitchen. First units were delivered in June of 2015 with construction completion in August 2015.

# THE SOUTHMORE

## HOUSTON, TX

The 233-unit, 303,000 square-foot Class A+ high-rise is located on approximately 1.2 acres in the heart of Houston's iconic Museum District. The 24-story Development is within walking distance of Rice University, Hermann Park, and 20 world class cultural centers. The Community provides convenient access to Houston's major transit arteries and is adjacent to the City's light rail system. The Texas Medical Center, Houston's CBD, and the Galleria are conveniently located within a 10 minute drive of the Property. The Project delivered first units for occupancy in December 2016, with final completion in June 2017.



# ARIS MARKET SQUARE

## HOUSTON, TX

ARIS Market Square, a 32-story, 328,000 square-foot high-rise residential tower, located in the heart of Houston's thriving CBD, offers 274-luxury rental units atop a 9 level enclosed parking garage. Adjacent to the vibrant, and recently renovated, Market Square Park, the Tower's residents reside within walking distance of the Houston Theater District, Buffalo Bayou Park and Trail System, and Minute Maid Park. The Project will provide excellent access to Houston's major metro interstates allowing convenient access to Houston's other major employment nodes. The Project delivered first units in September of 2017 with final completion in Dec. 2017.



# THE RESIDENCES AT LA COLOMBE D'OR

## HOUSTON, TX

With 265 market rate luxury apartments and 18 hotel units, The Residences at La Colombe d'Or will set the standard for high-rise living in Houston. The 34 story, 357,000 square-foot Development has partnered with the renowned La Colombe d'Or Hotel and Restaurant CINQ to create a unique, exclusive residential community. The 1 acre site lies in the heart of Houston's Montrose/Museum District within walking distance of the Menil Collection, numerous nationally acclaimed restaurants, and the University of St. Thomas. Construction began in January 2018 with completion projected for Q1 2020.



# THE RALEIGH

## DENVER, CO

Located adjacent to Denver's 2nd largest park and the City's largest lake, The Raleigh features 249 luxury apartment units on a 2.3 acre site. The 247,000 square-foot community is part of a Master Planned Development that will include over 1,200 residential units and 72,000 square feet of retail when completed. Amenities include a level seven rooftop sky lounge, spacious courtyard with resort-style pool, and a state-of-the-art fitness center. Nearby destinations include the Highlands/LoDo neighborhoods and Denver's 16th Street Mall. Construction began in Jan. 2018, with first units being delivered in September of 2019.



# RETREAT AT THE RIM

## SAN ANTONIO, TX

The Retreat At The RIM is a 384 unit, 4-story, elevator served, resort-style apartment community. The Project lies on an 11.4 acre site in the middle of The RIM, a 1.8 million square foot destination retail center, providing future residents upscale shopping, dining, and entertainment options within walking distance. Amenities include a large outdoor dog park, tuck under garages, and a boutique style clubhouse that includes a state-of-the-art fitness center, Internet cafe, and sports lounge. Construction began in March of 2018 with the first units being delivered in March of 2019.



# THE VICTOR

## DALLAS, TX

Located immediately adjacent to the American Airlines Center, the home of the NBA's Dallas Mavericks and NHL's Dallas Stars, the 39 level luxury high-rise tower will accommodate renters seeking an amenity rich environment in the heart of Dallas's urban core. The Victor will feature 344 luxury apartment units on a 1.5 acre site. The 444,000 square-foot community is located within walking distance to many of Uptown Dallas's vibrant nightlife, retail, and dining destinations. The Site will provide residents direct access to the DART Light Rail system and major employment centers. Construction commenced in October 2018 with completion projected for Q2 2021.



# THE PRESTON

## HOUSTON, TX

The Preston is a 46-story, 373 unit high rise located in Downtown Houston. The 430,000 square-foot building will offer residents unmatched access to Houston's Theater District, Central Business District, park systems, light rail, and Historic District and upon completion will be the tallest for rent multifamily tower in the city. Construction began in Q2 2019 and first units are expected in Q1 2022.

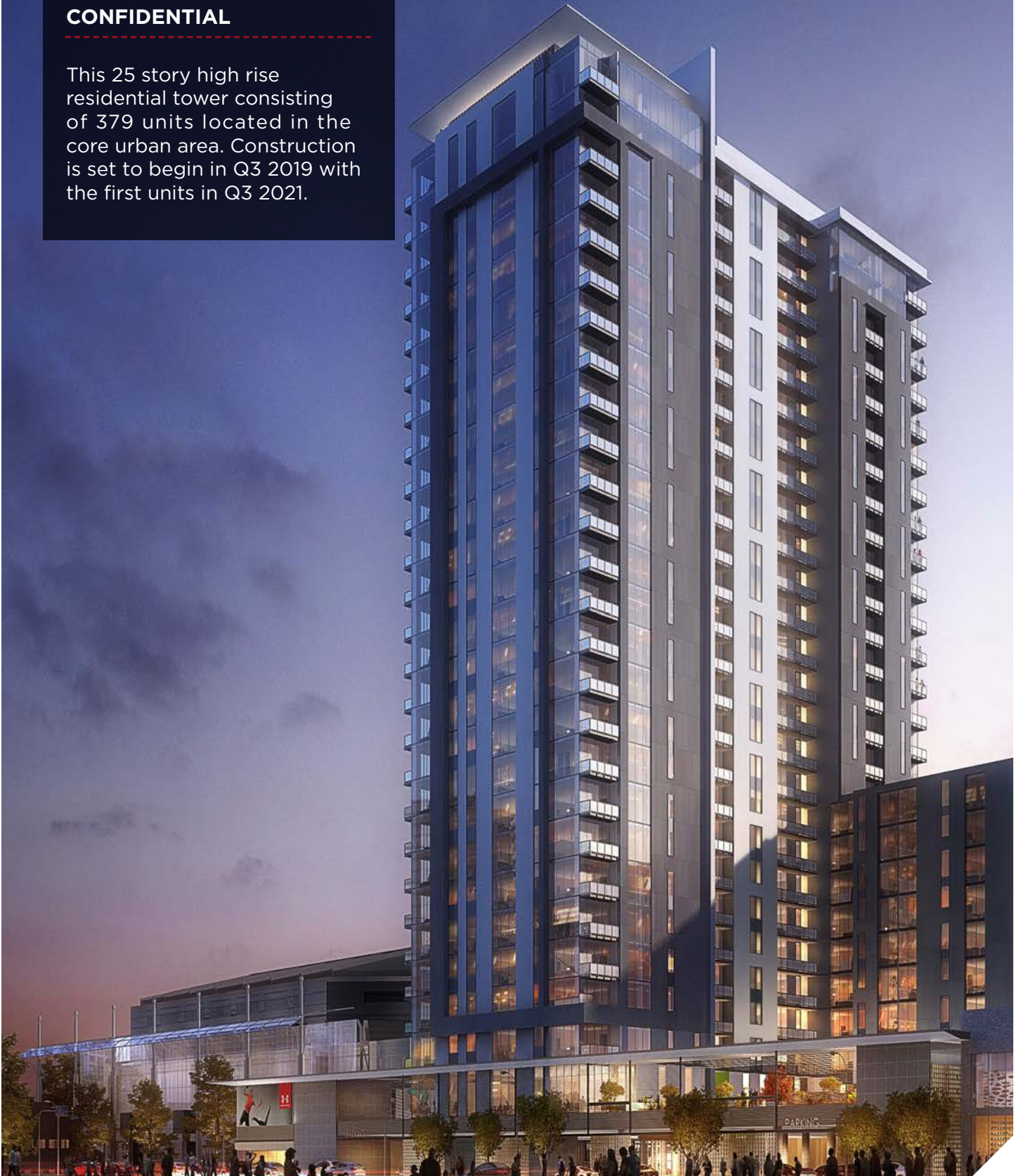




# CONFIDENTIAL 1

## CONFIDENTIAL

This 25 story high rise residential tower consisting of 379 units located in the core urban area. Construction is set to begin in Q3 2019 with the first units in Q3 2021.



# CONFIDENTIAL 2

## CONFIDENTIAL

This project will be a first of its kind residential mixed use development in Texas. It will be a 237 for rent resident high rise with 52 for sale luxury condominiums on top. It is located in a core area adjacent to a large urban park within a highly amenitized area. Construction is projected to begin in Q1 2020 with the first units in Q3 2022.



# REFERENCES

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