



Rochester's
Cornerstone Group Ltd.



CORNERSTONE PROPERTY MANAGERS, LLC

Rochester's Cornerstone Group, Ltd.

Our Portfolio

10/18/23

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Integrity is the Cornerstone

Developer Background

Formed in 1990 by Roger Brandt, Rochester's Cornerstone Group (RCG) has been established as a leading affordable housing developer across New York State and Pennsylvania. Over the last 30 years, RCG has completed over \$500 million in affordable housing development which created or preserved nearly 3,000 units of affordable housing in the state. The portfolio reflects development competencies including multi-family new construction, rehabilitation, urban infill redevelopment, historic and public housing preservation, mixed-use, office, commercial, and self-storage.

RCG has built housing for thousands of low-income families, seniors, and individuals. The company frequently partners with regional not-for-profits and service providers on these developments to also provide supportive housing for defined special needs populations including but not limited to individuals with an intellectual or developmental disability, the formerly homeless, and individuals with a mental illness.

Cornerstone also maintains an active in-house brokerage arm, which has closed scores of commercial transactions in New York State, including Class A and B office, vacant land, commercial leases, self-storage and industrial parks. Cornerstone has facilitated successful development for some commercial owners and has even assisted these entities in securing economic development funding through regional economic and industrial development agencies.

RECENT DEVELOPMENT ACCOMPLISHMENTS & PROJECTS

Over the past few years, RCG has grown its total staff nearly threefold and has developed nearly 3,000 total units. Recently, the company was recognized by the Democrat & Chronicle newspaper for four years in a row,

2020-2023 as one of the Top Workplaces in the Greater Rochester area. Similarly, Cornerstone was also recognized four years in a row by The Rochester Business Journal with the 2019-2023 Excellence in Real Estate Development awards, as one of the top real estate developers in the region.

RCG currently has three 9% LIHTC projects recently completed in New York State:

- **Sennett Meadows Senior Apartments** in the Town of Sennett, Cayuga County, contains 60 senior units in the Town's first tax-credit financed development. Situated in between the City of Auburn and the Village of Skaneateles, this rural but amenity-rich setting will be a desirable location for seniors. Frail elderly seniors receive support through a State ESSHI grant from ARISE, Inc. Construction was completed in Fall 2022.
- **Hubbard Springs Apartments** in the Town of Chili, Monroe County, includes 72 family units and has been designated a NYS Housing Opportunity Project, an initiative that promotes the construction of affordable housing within high-achieving school districts. This development is comprised of seven buildings with 1, 2, and 3-bedroom units and was completed in Summer 2022.
- **Westminster Commons** in the City of Buffalo, Erie County, contains 84 senior units in a four story building. This historic and mixed-use project leverages several funding sources including HHAP, 9% LIHTC, Historic Tax Credits and ESSHI funding for rental subsidy and operations.

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In addition to these recent projects, RCG has an extensive development history as all past projects are outlined later in this resume. Some of the most notable previous projects in more detail include:

- **Formerly known as Cedarwood Towers, Winton Gardens Towers**, are twin eleven-story towers containing 206 apartment units which underwent a substantial rehabilitation. This project provided a much-needed renovation to a resident population who receive Section 8 rental assistance. Features included solar installation and a commissioned sculpture that was installed in a large upgraded courtyard. A local Rochester Institute of Technology student welded the 13-foot steel “Heart & Roots” sculpture to the satisfaction of residents and the greater community.
- **Town Side at Pre-Emption** in the Town of Geneva, Ontario County, contains 88 units with 44 set aside for frail and elderly seniors under the Empire State Supportive Housing Initiative (ESSHI) program. This funding, awarded separately from the tax credit program, provides rental subsidy for these tenants as well as operating funds for an on-site service provider.
- **Long Pond Senior Housing in the Town of Greece, Monroe County**, This project has a total of 54 senior units, 30 units of which are part of a licensed enriched living community approved through the NYS Department of Health. This model for senior housing received acclaim for being the first NYS tax credit development to also contain an enriched living community that aligns with New York’s Medicaid Redesign. The licensed enriched living community provides tenants case management, housekeeping, laundry service, and daily meals. A 66-unit second phase, **Cornerstone Pointe**, constructed adjacent to **Long Pond Senior Housing**, was completed in 2018. This is a project for seniors 62+ where 50% of units are reserved for frail seniors enrolled in Medicaid. Seniors receive supportive services including connection to a PACE program which allows them to live independently as long as possible. All units have rental assistance available through a HAP contract, through the Rochester Housing Authority.
- **Spa Apartments, in the Town of Clifton Springs, Ontario County**, is a large-scale historic rehabilitation and preservation of a 120-year old, 7-story 109-unit apartment building. A complex myriad of financial restructuring involving many state agencies made the renovation possible.
- **Stadium Estates Phase I and II in the City of Rochester, Monroe County**, are comprised of 91 units of scattered site, infill redevelopment completed in 2019. The homes are located in the City’s JOSANA neighborhood, located northwest of downtown Rochester, near the Soccer Stadium. The 91 units are comprised of 2, 3, 4, and 5-bedroom single family homes, duplexes, and triplexes. The Stadium Estates phases helped to stabilize this area as they filled in several acres of vacant land and re-established the residential identity of parts of this city neighborhood. The development of Stadium Estates has spurred other investment in the JOSANA neighborhood, promoting economic development, and making this neighborhood a safer place for city residents to live and raise a family.
- **Frances Apartments Phase I and II** in the Town of Sweden, Monroe County, are a combined 104- unit multi-family rental campus, completed in 2020. This development has 14 supportive housing units for residents with intellectual and/or developmental disabilities, as well as 8 additional housing units for persons with physical disabilities.

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MANAGEMENT FIRM

Rochester's Cornerstone Group, Ltd. includes a wholly-owned management company, Cornerstone Property Managers, LLC (CPM) which has consistently grown since its formation in 2013.

At present, CPM manages over 4,000 units across New York State, and PA, including public housing complexes, affordable housing units, market-rate units, and commercial properties.

RECORD OF SUCCESS

Cornerstone has received accolades for persistence in uncertain economic climates, willingness to construct in challenging neighborhoods, and creativity in completing difficult transactions. For four consecutive years, 2019-2022, Rochester Business Journal recognized RCG with the "Real Estate Award for Excellence" in the developer category as one of the top real estate development firms in the region. From 2020, - 2023, RCG was also recognized as one of the Top Employers in the Greater Rochester and Finger Lakes region. Our firm has also received project-specific recognition:

- **Spa Apartments in Clifton Springs, New York**, was named a finalist for the nation's best rehab in the Affordable Housing Finance magazine's 2016 Readers' Choice Awards.
- **Stadium Estates** received an Honorable Mention for Community Design Center of Rochester's 2017 Reshaping Rochester Awards.
- **Fairport Apartments in Fairport, New York** was named 2012 Project of the Year (Upstate) by New York State Association for Affordable Housing.
- **Olean-Kennedy Revitalization Project in the City of Rochester, New York** redeveloped 144 mixed-income apartments and earned the company recognition including "Best Family Project in the Nation" in Affordable Housing Finance Magazine's Readers Choice Awards for the Nation's Best Affordable Housing Developments. The first phase of this development (Plymouth Manor) was presented with New York State Association for Affordable Housing's Project of the Year Award for Excellence. The Affordable Housing Tax Credit Coalition gave both phases of the project an Honorable Mention as an urban housing project at the 13th Annual Charles L. Edson Tax Credit Excellence Awards Ceremony. This national awards program celebrates the best in affordable rental housing development.

WETLAND MITIGATION BANKING

RCG constructed the first Wetland Mitigation Bank in New York State, which is located in the Town of Chili, New York. The bank offers a unique opportunity for developers to have an option for meeting their state and federal wetland requirements when development plans unavoidably impact wetlands.

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PLANNED UNIT DEVELOPMENT

RCG developed Union Square, a 140-acre parcel zoned as a planned residential development district in the Town of Chili, New York. Working closely with the Town, this parcel has been largely developed with single-family homes, apartments, senior care facilities for independent living seniors, and a skilled nursing facility. Approvals for 768 housing units plus up to 30,000 square feet of commercial space were obtained. Cornerstone has developed Union Meadows, a 48-unit family project (townhomes), Union Meadows II, a 42-unit family project, Hubbard Springs, a 72 unit family project, and Union Park, a 50-unit senior project at the Union Square site. This housing community was the recipient of the Town of Chili Beautification Award.

INDUSTRIAL & BUSINESS PARKS

Located in the Town of Chili, New York, the 235-acre Rochester International Commerce Center (RICC) and the adjacent 180-acre Jetview Business Park together offer light industrial zoned land for warehouse, distribution and light assembly uses. Several parcels have been acquired and RCG has experience developing for some of these clients. A new road that formally links Rochester International Commerce Center and Jetview Business Park to the expressway system enables companies to gain direct access to the interstate highway system in less than two minutes.

OFFICE PARK DEVELOPMENT

Cornerstone Centre developed an award-winning 12-acre, 87,600 square foot professional office park at Buffalo Road and the Route 490 Expressway in Gates. To complement the leasing option, a Property Owners' Association was formed to offer units for sale to investors and businesses.

MAJOR AFFORDABLE HOUSING PRESERVATION PROJECT

Cornerstone was engaged by Rochester Management, Inc. to serve as developer for the rehabilitation of the Tri- Veterans project, which consisted of 516 apartment units in three rental communities in the City of Rochester. The scope of work involved major renovations, short-term tenant relocation, and refinancing. This \$61 million preservation project utilized a complex myriad of financing including tax-exempt bonds, tax credits as well as NYSEDA funds.

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HUD RENTAL ASSISTANCE DEMONSTRATION

Cornerstone has partnered with public housing authorities (PHAs) to help them successfully apply for conversion of assistance under the Rental Assistance Demonstration (RAD). A main component of this initiative is to assist PHAs in assessing which of their properties might prove to be viable candidates for conversion of assistance under RAD. RAD is the central part of HUD's new rental housing preservation strategy in order to preserve the nation's stock of deeply affordable rental housing and promote efficiency within and among HUD programs.

For over 30 years, Cornerstone has capitalized on its ability to listen to clients needs, create strategic partnerships, and navi-gate challenging economic climates thanks to its' collective expertise in real estate development and finance, as well as strong community relationships.



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Spa Apartments – Clifton Springs, NY.

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Property Management

Cornerstone Property Managers, LLC is a licensed real estate brokerage firm which can assist with all property management needs such as leasing, rent collection, evictions, marketing, compliance, and maintenance. CPM offers a high level of property management experience. The team of professionals includes Certified Property Managers, New York State Brokers, Real Estate Licensed professionals, Certified Occupancy Specialists, Certified Tax Credit Specialists and Certified Managers of Maintenance.

CUSTOMER SERVICE

The goal of strong landlord-tenant relationships is an important component to the firm's success. The belief in treating everyone with respect and integrity pervades in all of Cornerstone's engagements. There is emphasis put on training employees to explain the reasons why decisions are what they are and help customers have a positive experience. Employees receive considerable training in quality customer relations.

LEASING, RENT COLLECTION AND EVICTIONS

Leasing units is a priority as the company will ensure property occupancy is at the highest achievable market levels. Rent collections are done in a timely manner to ensure the best return to owner. Unfortunately, sometimes an eviction must take place as a last resort. The team has great knowledge of the Real Estate legal requirements for eviction and promise to proceed when required.

COMPLIANCE

The compliance knowledge of affordable housing is among the best the rental housing market has to offer. Our employees are up to date on all compliance requirements, and attend numerous industry conferences each year to position ourselves for upcoming legislation. CPM understands and conducts all business in accordance with regulations of HUD, HCR, HFA, and all other federal and state supervisory agencies, Fair Housing, Americans with Disabilities Act, OSHA, federal, state, local and all other laws pertaining to multifamily housing.

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MARKETING

Marketing needs are met through tracking and measuring campaigns over multiple channels, such as email, search, social media, telephone and direct mail. An additional benefit of becoming a CPM client is presence on the company's website, and social media platforms.

MAINTENANCE

The maintenance for the physical asset is an important part to excellence in management. Cornerstone has standardized policies and procedures and the manpower required to manage effectively.

Cornerstone Property Managers is a pre-eminent full-service management team ready to assist firms in managing their investments.



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Long Pond Senior Housing – Greece, NY.

Property Management Portfolio

Properties Managed by Cornerstone Property Managers, LLC:

AD Price I, II, III, Buffalo, NY | 199 Units

Type: HUD Public Housing, Low-Income Housing Tax Credit

Catherine Street Apartments, Syracuse, NY | 50 Units

Type: Low-Income Housing Tax Credit

Cayuga View Senior Living, Ithaca, NY | 60 Units

Type: Market and Commercial

Champlain Commons, Oswego, NY | 56 Units

Type: LIHTC, HTF, FHLB, HHAP, ESSHI

Cornerstone Pointe Greece, NY | 66 Units

Type: Low-Income Housing Tax Credit

Ellicott Park Townhomes, Buffalo, NY | 220 Units

Type: Low-Income Housing Tax Credit

Fairport Apartments, Fairport, NY | 104 Units

Type: HUD 236, Low-Income Housing, Tax Credit, FHLB

**Foster Block Apts/Clifton Commons,
Clifton Springs, NY | 44-12**

Type: Commercial

Frances Apartments, Sweden, NY | 56 Units

Type: Low-Income Housing Tax Credit, OPWDD, HTF

Frances Apartments, II Sweden, NY | 48 Units

Type: Low-Income Housing Tax Credit, LIHTC, HTF

Frederick Douglass I, II, III, Buffalo, NY | 244 Units

Type: Low-Income Housing Tax Credit, Home, RAD

Fulton Friendship Lodge, Johnstown, NY | 64 Units

Type: Low-Income Housing Tax Credit

Hubbard Springs Apartments, North Chili, NY | 72 Units

Type: Low-Income Housing Tax Credit

La Plaza de Virginia, Buffalo, NY | 46 Units

Type: Low-Income Housing Tax Credit

Long Pond Senior Housing, Greece, NY | 54 Units

Type: Low-Income Housing Tax Credit, HTF, HOME, HAP

Maryvale Senior Apts, Cheektowaga, NY | 172 Units

Type: Low-Income Housing Tax Credit

McCarley Gardens, Buffalo, NY | 150 Units

Type: HUD

Methodist Towers, Erie, PA | 137 Units

Type: Low-Income Housing Tax Credit, HTF, HOME, HAP

Milton Meadows, Ithaca, NY | 72 Units

Type: LIHTC, HTF

Mt. Aaron Village, Buffalo, NY | 59 Units

Type: Low-Income Housing Tax Credit

Owens Road Self Storage, Brockport, NY | 206 Units

Type: Self Storage Garages

Perry Senior Citizens, Perry, NY | 24 Units

Type: USDA, Rural Development

Silver Lake Meadows, Perry, NY | 52 Units

Type: USDA, Rural Dev., Low-Income Housing Tax Credit

Sennett Meadows, Sennett, NY | 60 Units

Type: HUD

South Village Apartments, Rochester, NY | 56 Units

Type: HUD

Spa Apartments, Clifton Springs, NY | 109 Units

Type: Low-Income Housing Tax Credit

Property Management Portfolio

Properties Managed by Cornerstone Property Managers, LLC:

St. John Town Homes I & II, Buffalo, NY | 77 Units

Type: Low-Income Housing Tax Credit

St. Martin Village, Buffalo, NY | 60 Units

Type: Low-Income Housing Tax Credit

Stadium Estates, Rochester, NY | 45 Units

Type: Low-Income Housing Tax Credit, HOME, FHLB-NY

Stadium Estates II, Rochester, NY | 46 Units Type: Low-Income Housing Tax Credit, HOME, FHLB-NY

Star Park, Syracuse, NY | 50 Units

Type: Market

Town Side at Pre Emption, Geneva, NY | 88

Units Type: LIHTC, ESSHI

Westminster Commons, Buffalo, NY | 84 Units

Type: Low-Income Housing Tax Credit

Winton Gardens Towers Apts, Rochester, NY |

206 Units Type: Low-Income Housing Tax Credit, HUD LIHRA



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Sennett Meadows— Sennett, NY.

Awards & Recognitions

DEMOCRAT & CHRONICLE – TOP WORKPLACE AWARD

2023, 2022, 2021 and 2020 Rochester's Cornerstone Group, Ltd. was recognized by Democrat & Chronicle as one of the Top Workplaces in the Greater Rochester area and was one of two real estate development firms included on this years list. In 2023, Cornerstone was ranked #9 of all businesses with 125-400 employees in the region.

ROCHESTER BUSINESS JOURNAL – LEADERS IN CONSTRUCTION AWARD

2023, 2022, 2021, 2020 and 2019 Rochester's Cornerstone Group, Ltd. was recognized by the Rochester Business Journal and The Daily Record as an inaugural winner for five consecutive years 2019 - 2023 Leaders in Construction & Real Estate Awards, as top developer in the region.

ROCHESTER BUSINESS JOURNAL –ICON HONORS AWARD

2021 Roger W. Brandt, Jr. - Rochester's Cornerstone Group, Ltd. was recognized by the Rochester Business Journal for his notable success and demonstration of strong leadership, both within and outside their chosen field.

COMMUNITY DESIGN CENTER – RESHAPING ROCHESTER AWARDS 2019 Award for Activism in Honor of Betty Strassenburgh

Roger W. Brandt, Jr. was named as the awardee for the Rochester Community Design Center's 2019 reShaping Rochester awards in honor of a longtime Rochester activist and philanthropist. This award recognizes civic spirit, persistence, and determination in turning a vision into reality.

STADIUM ESTATES – PHASE II

2019 Stadium Estates

Phase II was certified as meeting the requirements of the Enterprise Green Communities Criteria, and is designed to be affordable, promote health, conserve energy and natural resources, and provide easy access to jobs, schools and services.

SENNETT MEADOWS SENIOR APARTMENTS

2023 LEED for Homes Gold Certification

MILTON MEADOWS

2020 LEED for Homes Silver Certification

Awards & Recognitions

FRANCES APARTMENTS

2017 LEED Silver Certification

STADIUM ESTATES

2017 Stadium Estates was named as an awardee for the Rochester Community Design Center's 2017 reShaping Rochester awards in the Urban Innovation Category.

LONG POND SENIOR HOUSING

2016 LEED Gold Certification

SPA APARTMENTS

2016 Spa Apartments was named as a finalist for the National Historic Preservation Project of the year.

FAIRPORT APARTMENTS

2012 Project of the Year (Upstate), New York State Association for Affordable Housing.

EL CAMINO ESTATES PHASE I

2010 Green Residential Homes Program, The New York State Energy Research and Development Authority, Recognition for outstanding achievement in the New York ENERGY STAR Homes Program, and for developing green, affordable housing at El Camino Estates in Rochester, New York.

Awards & Recognitions

TRI VETERANS HOUSING

2009 Award of Merit, NAIOP Upstate New York, The Commercial Real Estate Assoc.

OLEAN KENNEDY

Plymouth Manor and Carlson Commons

2007 Best Family Project in the Country, Affordable Housing Finance Magazine

2007 One of the top three new developments, Charles L. Edson Tax Credit Excellence Award

2007 Development of Distinction (Carlson Commons), WNC & Associates, Inc.

2006 Award for Excellence (Plymouth Manor), NYS Association for Affordable Housing

UNION PARK APARTMENTS

2006 Town of Chili Beautification Reward, Gates-Chili Chamber of Commerce
Rochester's Cornerstone Group, Ltd.

ROCHESTER'S CORNERSTONE GROUP, LTD.

2000 Gates-Chili Chamber of Commerce, Joseph Entress Memorial Award for Economic Development.





Roger W. Brandt, Jr.

PRESIDENT

As founder and president of Rochester's Cornerstone Group, Roger Brandt's experience and entrepreneurial dedication has gained a favorable reputation in Western New York's real estate industry. Having formed Cornerstone in 1990, Roger has developed numerous types of real estate since then. Roger has overseen Cornerstone's brokerage and management arms, as well as defining Cornerstone's development of industrial and office parks, historic office building renovations, and large multi-use residential communities in Upstate New York and Pennsylvania.

Over the past 33 years, Roger's team has developed in excess \$500 million of affordable housing, including both new construction and rehabilitation projects, ranging from town homes built for families to senior apartment communities. Cornerstone's affordable housing projects, under Roger's leadership, include a national award-winning \$32 million mixed finance, mixed income urban revitalization community located in Rochester, as well as a myriad of rehabilitations across Western, New York. More recently, a \$45 million, 150-unit senior, supportive housing project is under construction in Henrietta.

In Rochester, Cornerstone completed a \$60 million rehabilitation project of 516 units built in the 1940s for returning World War II veterans. The extensive renovations and relocation of tenants was funded by a combination of federal tax credits (and syndicating those credits to raise private equity), tax exempt bond financing, private debt financing, and a variety of funding sources ranging from City funding commitments to New York State energy efficiency incentives. Cornerstone has developed expertise in constructing highly complex financial packages to fund large real estate projects. In addition to using the financial acumen developed over his ten years at Chase Bank, Roger has a demonstrated ability to forge and maintain relationships with long-and-short term lending institutions who participate in many of Cornerstone's projects. Further, his expertise of federal tax credits and government bond finance has led to Roger arranging financing for over \$500 million in investment in our region. Aside from his successes in real estate development, Roger is also an accomplished real estate broker and consultant. It is through the real estate and community networks that he has created a reputation whereby Rochester's Cornerstone Group has been able to succeed at selling, developing and leasing properties. Roger is immersed in all aspects of the industry, including representing buyers, sellers, and tenants as a broker on multiple projects since the inception of Rochester's Cornerstone Group.

Roger has been extensively involved in the community for many years. He has served on many boards, including terms as Chairman and President for not-for-profit entities. The boards of the Boy Scouts, Catholic Family Center, Fairport Baptist Homes Adult Care Facility, Gates Chili Chamber of Commerce and Al Sigl Center are just a few examples. He firmly believes in active involvement in the community to help build a stronger region. A graduate of St. Lawrence University, Roger also remains involved in many of his alma mater's activities.

Marie Mahany, CPA

VP of Accounting & Controller



As Controller for Rochester's Cornerstone Group, Marie Mahaney is responsible for overseeing the accounting functions for both Rochester's Cornerstone Group and Cornerstone Property Managers. Her duties include supervision of daily accounting operations, preparation of monthly and annual financial statements for owners, partners, and agencies, and preparation of all audit and tax-related reporting for RCG's portfolio of properties. She is also responsible for financial record keeping and reporting for the development side of the business, including construction and permanent closings and draw funding.

Marie holds a Bachelor of Science Degree from Clarkson University, where she graduated summa cum laude. She began her career with Ernst & Whinney, where she received her license as a Certified Public Accountant. She has over 25 years' experience in accounting, finance, and audit positions with several nationally recognized and small business companies. Prior to joining RCG in 2015, she worked at Conifer Realty, where she gained extensive experience in the unique financial aspects of the affordable housing and property management industry.

Marie loves working at RCG and values the company's ability to build and manage quality real estate properties while maintaining the highest integrity in all business practices.

Megan Wildenhaus

VICE PRESIDENT OF HUMAN RESOURCES AND OPERATIONS



Megan Wildenhaus joined Rochester's Cornerstone Group in August 2018. She is currently serving as the company's Vice President of Human Resources and Operations. Her current duties include recruitment, onboarding, overseeing retention, benefits administration, risk management, and developing a strategic growth plan for the organization.

Megan graduated with her M.A. in Business Human Services from Liberty University and enjoys working with companies to provide improved employee retention, leadership training and organizational development. She works closely with company leaders to assist with departmental growth and employee engagement.

Megan has seven years' experience working in Human Resources and aiding companies with corporate structure and efficiency. She relocated from Northern California with her family, where she had worked in Human Resources for The Hignell Companies, a property management and construction firm. Megan enjoys being a part of the RCG team where she can assist employees in accomplishing the company's mission of providing quality affordable housing to the residents of upstate New York.

Ryan Brandt

VICE PRESIDENT OF DEVELOPMENT



Ryan Brandt joined Rochester's Cornerstone Group in the summer of 2013 as a Real Estate Development Associate. He has helped compile numerous successful funding applications and is working with several of Cornerstone's partners on present and future housing ventures. Ryan has been a Project Manager for several developments including both phases of Frances Apartments, which is comprised of 104 units across 14 buildings in the Town of Sweden; Stadium Estates II, a 46-unit urban infill development in Rochester; and Town Side at Pre Emption, an 88-unit tax-exempt bond deal in Geneva. He also was part of the team that developed and manages Cornerstone's first self-storage facility on Owens Road in the Town of Sweden.

Ryan's prior experience includes four years at CoreLogic Real Estate Tax Service, where he spent the majority of his time overseeing the payment and maintenance of property taxes for the CitiMortgage REO (Real Estate Owned) portfolio. Ryan also co-led a Six Sigma Yellow Belt project to help improve the quality and efficiency of the company's escrow analysis process. Ryan is one of the of the 2023 Rochester Business Journal Forty Under 40 recipients.

A graduate of Pittsford Mendon High School and St. Lawrence University in Canton, NY, Ryan now lives in Perinton with his wife and sons. He has been active in the Corn Hill Neighbors Association, including the Festival Committee, Chairing the Security Committee, and "Police and Citizens Together Against Crime" group.

Ryan is also the Finance Chair for the Al Sigl Council, which engages in fundraising and community service activities to benefit its member agencies. He joined the Al Sigl Facilities Committee in 2019, which helps to oversee the operation of the numerous buildings and properties the Al Sigl community of agencies use to serve their clients. In 2020, Ryan joined Fairport Baptist Homes' Adult Care Facility Board, as well. He is an active Real Estate Salesperson in the State of New York, conducting closings on properties in multiple counties in Western New York.

Integrity is the Cornerstone

Marketplace Senior Apartments

Cornerstone and Genesis Housing Development Corporation are co-developers for Marketplace Senior Apartments, a newly constructed 150-unit senior supportive housing building. It is located on the Marketplace Mall campus in the Town of Henrietta and is close to abundant services and amenities. The building is all-electric and will be highly energy efficient, with features such as a 4th-story balcony overlooking the entire site.



Location: 1100 Miracle Mile Drive, Henrietta, NY 14623

Project Type: Senior Affordable/Supportive
New Construction

Number of Units: 150

Project Cost: \$51,000,000

Funding Sources: Federal LIHTC, State LIHTC, Tax-Exempt Bonds, NYS Supportive Housing Opportunity Program (SHOP) capital funds, NYS Clean Energy Initiative funds, Private Equity, HUD financing

Completion Date: July 2024

Cornerstone's Role: Developer, Owner, and Property Manager

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Ellicott Park Townhomes

Cornerstone and Community Preservation Partners (CPP) acquired Ellicott Park Townhomes in Spring 2023 and commenced an occupied rehab later that year. Site improvements include parking lots, sidewalks, site lights, sewers, and other critical improvements. Improvements to the buildings include new roof, windows, entry doors, flooring, bathrooms, kitchens, paint, and many others. Cornerstone and CPP are preserving the long-term affordability and viability of the 21 buildings which comprise Ellicott Park Townhomes, as they were in very poor condition upon acquisition. The sites are conveniently located between William and Clinton Street adjacent to downtown Buffalo.



Location: Various Address on two sites:
221 & 291 William Street, Buffalo, NY 14204

Project Type: Rehabilitation/Preservation of Rental
Housing

Number of Units: 218

Project Cost: \$48,000,000

Funding Sources: Federal Low-Income Tax
Credits, Tax-Exempt Bonds, Private Equity,
HUD Financing

Completion Date: June 2024

Cornerstone's Role: Developer, Owner, and
Property Manager

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Silver Lake Meadows

Silver Lake Meadows, a 52-unit development funded in part by NYS HCR and USDA Rural Development, was rehabbed by Cornerstone and Wyoming County Community Action in 2022-2023. Building siding exterior and roofs were replaced, storm drainage measures expanded, parking lot and sidewalks replaced, interiors improved, and numerous other enhancements in order to improve life for our residents at the property. This development required a USDA Section 515 Loan Transfer, which is a challenging task to combine with a NYS HCR tax credit award. An auxiliary building in the middle of the site was also rehabbed, with an improvement of the laundry room and addition of an office and restroom to the building as well.



Location: 165 Lake Street, Perry, NY 14530

Project Type: Rehabilitation/Preservation of Rental Housing

Number of Units: 52

Project Cost: \$9,000,000

Funding Sources: Federal LIHTC, State LIHTC, Private Equity, Sponsor Loan, USDA Section 515 Mortgage, Section 538 Rural Rental Housing Mortgage, Federal Home Loan Bank of NY, NYSERDA

Completion Date: 2023

Cornerstone's Role: Developer, Owner, and Property Manager

Hubbard Springs Apartments

A 72-unit development constructed on two adjacent parcels along Union Square Boulevard in the Town of Chili, New York. The development provides affordable one, two, and three-bedroom units in both 8-plex structures and a two-story, multifamily building. It contains eleven units set aside for those with physical impairments and/or traumatic brain injuries.



Location: 154 & 165 Union Square Blvd.
North Chili, New York 14514

Project Type: Affordable Family Rental Housing

Number of Units: 72

Project Cost: \$20.9 Million

Funding Sources: Federal Low-Income Tax Credits, NYS Housing Trust Funds, NYS HOME, NYSERDA, SONYMA/CPC Mortgage

Completion Date: April 2022

Cornerstone's Role: Developer, Owner, and Property Manager

Sennett Meadows Senior Apartments

Sennett Meadows is a 60-unit senior development constructed on a 10-acre parcel on Route 20 in the Town of Sennett. Located between the City of Auburn and the Village of Skaneateles, it offers a beautiful residential setting for Cayuga County seniors. The two-story building which was finished in Fall 2022 is the first affordable housing development in the Town of Sennett. Services are provided for 18 frail elderly units by ARISE, Inc. through a grant from the ESSHI program.



Location: 3365 East Genesee Street
Town of Sennett, New York 13021

Project Type: Affordable Senior Rental Housing

Number of Units: 60

Project Cost: \$14.9 Million

Funding Sources: Federal Low-Income Tax Credits, NY State Low-Income Tax Credits, NYS Supportive Housing Opportunity Program Funds, NYSEDA, NYS Empire State Supportive Housing Initiative Federal Home Loan Bank of NY

Completion Date: Fall 2022

Cornerstone's Role: Developer, Owner, and Property Manager

Frances Apartments II

A 48-unit development constructed on adjacent parcels to the existing Frances Apartments in the Town of Sweden, NY. Frances Apartments II provides affordable 1-bedroom and 3-bedroom units in attractive 8-plex buildings. It contains 8-units set aside for those with physical disabilities or traumatic brain injuries.



Location: 9-14 Lifetime Way, Brockport, NY
(150-250 Owens Rd.)

Project Type: Affordable Family Rental Housing

Number of Units: 48

Project Cost: \$12.8 Million

Funding Sources: Federal Low-Income Tax Credits,
NYS Housing Trust Funds, County HOME,
Lifetime Foundation, NYSEDA,
Conventional mortgage

Completion Date: 2020

Cornerstone's Role: Developer,
Owner, and Property Manager

Lawrence Avenue Apartments

Lawrence Avenue Apartments was constructed in the late 1970s. The mixture of senior and family residents enjoy the apartments, which have been completely renovated utilizing tax-exempt bond financing coupled with housing tax credits. The project now has a solar electric generation component which takes advantage of the latest green energy technology.



Location: 3 Debra Drive
Potsdam, New York

Project Type: Family Project, Rehabilitation

Number of Units: 137

Project Cost: \$20,946,421

Funding Sources: St. Lawrence County Tax-Exempt Bonds, Low Income Housing Tax Credits, Investor Equity; NYSERDA

Completion Date: July 2020

Cornerstone's Role: Co-Developer, Co-Owner

Integrity is the Cornerstone

Milton Meadows

This 72-unit affordable rental community which serves Mixed-Income families in Lansing/Ithaca, NY. Milton Meadows contains 5 units set aside for Veterans with physical disabilities.



Location: 1 Robbins Way
Lansing, NY

Project Type: Affordable Family Rental Housing

Number of Units: 72

Project Cost: \$17.3 Million

Funding Sources: Federal LIHC, NYSHTF,
Conventional Mortgage, County Funds, NYSEDA,
Tax Credit Equity

Completion Date: November 2020

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Westminster Commons

This new construction, 84-unit supportive senior rental community serves Low-Income residents 55 and older in Buffalo, which is linked to a 16,000 SF historic building which contains commercial tenants, including a bank and medical office, and community space.



Location: 421 Monroe St.
Buffalo, NY

Project Type: Affordable, Supportive
Housing for Seniors

Number of Units: 84 1 & 2 Bedroom Units

Project Cost: \$21.7 Million

Funding Sources: LIHTC, NYS Supportive Housing
Opportunity Program, ESSHI Funds, HHAP, City
HOME Funds, NYSEDA, Tax Credit Equity,
NY Community Investment Funds
Federal Home Loan Bank of NY

Completion Date: 2020

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Champlain Commons

This 56-unit supportive housing affordable rental community serves Low-Income families in Scriba/Oswego. Champlain Commons contains 17 ESSHI eligible supportive housing units, which include 6-units for persons who are deemed to be chronically homeless, 4-units for persons with mental illness, 4-units for persons with substance abuse disorders, and 3-units for persons who are victims of domestic violence.



Location: 1 Samuel Way
Scriba, NY

Project Type: Affordable, Supportive,
Family Rental Housing

Number of Units: 56

Project Cost: \$13.7 Million

Funding Sources: Federal LIHC, Low Income Housing
Tax Credits, NYS HCR Supportive Housing Opportu-
nity Program, NYS ESSHI, NYS OTDA/HHAP, Federal
Home Loan Bank of New York

Completion Date: 2019

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Stadium Estates II

The second phase of a strategic infill project in the City of Rochester's JOSANA Neighborhood contains 46 homes and a community building. There is a mix of 2, 3, 4, and 5-bedroom units in single-family homes, duplexes, and triplexes.



Location: JOSANA Neighborhood
Northwest Rochester

Project Type: Affordable Single Family Homes

Number of Units: 46 + Community Building

Project Cost: \$12 Million

Funding Sources: Permanent Funding Structure: Federal Housing Tax Credits, NYS Housing Trust Fund, City HOME, Federal Home Loan Bank of NY, NYSEDA, City of Rochester Land Bank, Private Equity

Completion Date: 2019

Cornerstone's Role: Developer, Owner, and Property Manager

Integrity is the Cornerstone

Town Side at Pre-Emption

An innovative housing community in the Town of Geneva which contains a supportive senior housing building with service coordination provided by Rochester Regional Health, as well as non-age restricted townhomes and flats.



Location: 820 County Road 6
Geneva, NY

Project Type: Affordable Housing for Families
and Supportive Housing for Seniors

Number of Units: 88

Project Cost: \$19 Million

Funding Sources: Tax Exempt Bonds, Low-Income
Housing Tax Credits, Equity, HFA SHOP Subsidy,
NYSERDA, ESSH, FHLB of Pittsburgh

Completion Date: 2019

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Cedarwood Towers (Winton Garden Towers)

Rochester's Cornerstone Group partnered with Community Preservation Partners, to acquire Cedarwood Towers in July 2018. All 206 units have HUD project-based rental assistance. A major rehabilitation was completed in the fall of 2019, which addressed a significant problem property in the city. The Rehabilitation of the two-11 story towers built in 1973, was financed with bonds issued by County of Monroe Industrial Development Agency as-of-right housing tax credits, and with tax credit equity from WNC Associates.



Location: 2052 East Main St.
Rochester, NY

Project Type: Rehabilitation/Preservation
of Rental Housing

Number of Units: 206

Project Cost: \$41.6 Million

Funding Sources: Tax Exempt Bonds, Low-Income
Housing Tax Credits, Equity, HUD, LIPHRA

Completion Date: 2019

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Cornerstone Pointe

This 66-unit supportive housing rental community serves Low-Income seniors in Greece, New York. The project meets New York State's Medicaid Redesign Team's goals by expanding lower cost community-based supportive housing alternatives to high cost Medicaid-paid nursing homes or emergency room care.



Location: 3 GBC Parky Greece, NY.

Project Type: Affordable, Supportive Housing for Seniors

Number of Units: One 66-unit building Consisting of 1 and 2 Bedroom Apts

Project Cost: \$20.9 Million

Funding Sources: Tax Exempt Bonds, Federal LIHTC, NYS HCR Supportive Housing Opportunity Program, HUD

Completion Date: 2018

Cornerstone's Role: Developer, Owner, and Property Manager

Integrity is the Cornerstone

Owens Road Self Storage

Owens Road Self Storage is a self-storage property offering 4 different size units for tenants. It has over 30 security cameras, individual keycodes for the access gate, and is fully fenced and paved to make it one of the premier storage facilities on the west side of Monroe County.



Location: 90 Owens Road, Brockport, NY

Project Type: Commercial Self Storage Facility

Number of Units: 206 Storage Units

Project Cost: \$1.5 Million

Funding Sources: Conventional Financing and Private Equity

Completion Date: 2018

Cornerstone's Role: Developer, Owner, and Property Manager

Integrity is the Cornerstone

Frances Apartments

This 56-unit supportive housing affordable rental community serves low-and-moderate income families in Sweden/Brockport, New York. Frances Apartments contains 14 units for persons with intellectual and developmental disabilities in an integrated living community.



Location: 1-8 Lifetime Way,
Brockport, NY (200 Owens Rd.)

Project Type: Supportive, Mixed Income,
Family Rental Housing

Number of Units: 56

Project Cost: \$11.7 Million

Funding Sources: Federal LIHC, NYS HTF, NYS
OPWDD Capital Funds, County HOME, Lifetime
Foundation, NYSEDA, Conventional Mortgage

Completion Date: 2017

Cornerstone's Role: Developer, Owner,
and Property Manager

Long Pond Senior Housing

This 54-unit supportive housing rental community serves Low-Income seniors in Greece, New York. The Project meets New York State's Medicaid Redesign Team's goals by expanding lower cost community-based supportive housing alternatives to high cost Medicaid-paid nursing home or emergency room care.



Location: 1 GBC Parkway, Greece, NY
Adjacent to 1230 Long Pond Rd, Greece, NY

Project Type: Affordable, Supportive
Housing for Seniors

Number of Units: One 54-unit Building
Consisting of 1 and 2 Bedroom Apts

Funding Sources: Federal Low-Income Housing Tax
Credits, HTF, County HOME, CDBG, Private Equity

Completion Date: 2015

Cornerstone's Role: Co-Developer, Co-Owner

Project Cost: \$11 Million

Integrity is the Cornerstone

Spa Apartments

Spa Apartments, a Mitchell Lama financed historic senior apartment community in Clifton Springs, New York, underwent a rehabilitation and refinance led by Cornerstone. The 2015 rehab project breathed new life into this 109-unit apartment building, which has been a fixture of the village since the 19th century. The building has a rich history and is home to a nationally recognized glass mosaic depiction of the "Last Supper".



Location: 11 East Main Street
Clifton Springs, NY

Project Type: Rehabilitation/Preservation
of Rental Housing

Number of Units: 109

Project Cost: \$15.6 Million

Funding Sources: Tax Exempt Bonds, Historic Tax
Credits, Equity, HFA Subsidy, HUD, FHLB

Completion Date: 2015

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Stadium Estates I

Stadium Estates includes the new construction of 45 single family rental homes built on scattered sites in the JOSANA neighborhood in Northwest Rochester. This development furthered numerous goals outlined in the JOSANA master plan, adopted by the City in 2011.



Location: JOSANA neighborhood in Northwest Rochester

Project Type: Affordable Housing Single Family Homes

Number of Units: 45

Project Cost: \$11 Million

Funding Sources: Federal Low-Income Housing Tax Credits, Private Equity, NYS Housing Trust Fund, City HOME, FHLB of New York

Completion Date: 2015

Cornerstone's Role: Developer, Owner, and Property Manager

Rockwood Center at Brentland Woods

This 40-unit rental community serves low and very Low-Income seniors in Henrietta, New York. It is linked by an enclosed walkway to Brentland Woods. It was one of the first projects Upstate to combine as HUD 202 funding with 9% tax credits.



Location: 3831 E. Henrietta Rd, Henrietta, NY

Project Type: Affordable, Independent Housing for Seniors

Number of Units: One 40-unit Building consisting of 1 and 2 Bedroom Apts

Project Cost: \$7.6 Million

Funding Sources: Federal Housing Tax Credits, County HOME Funds, HUD 202 Funds, Private Equity

Completion Date: 2013

Cornerstone's Role: Developer

Integrity is the Cornerstone

El Camino Estates Phase II

El Camino Estates Phase II contains the new construction of 25 single family rental homes built on scattered sites in Northeast Rochester. It complemented the 25 homes constructed as part of the first phase of El Camino Estates in 2010.



Location: Northeast neighborhood in the City of Rochester

Project Type: Affordable, Independent Housing for Seniors

Number of Units: 25

Project Cost: \$6.2 Million

Funding Sources: Federal Housing Tax Credits, NYS Housing Trust Fund, Private Equity

Completion Date: 2012

Cornerstone's Role: Developer

Ownership Entity: Ibero-American Development Corp.

Integrity is the Cornerstone

Fairport Apartments

Fairport Apartments was rehabilitated and refinanced through a process which was completed in 2012. HUD 236, Mitchell Lama financed Senior Apartment Community in Fairport boasts this historically close knit community of senior citizens.



Location: 1030 Whitney Road East, Fairport, NY

Project Type: Rehabilitation/Preservation
of Rental Housing

Number of Units: 104

Project Cost: \$15.3 Million

Funding Sources: Federal Low-Income Housing Tax
Credits, HFA Subsidy, HUD, Federal Home Loan
Bank & Monroe County HOME

Completion Date: 2012

Cornerstone's Role: Developer, Owner,
and Property Manager

Integrity is the Cornerstone

Monarch Senior Living

Monarch Senior Living is a 45-unit Senior Apartment Building located in Webster, New York. It was one of the first projects Upstate to combine as HUD 202 funding with 9% tax credits.



Location: 840 Holt Road, Webster, NY

Project Type: Affordable, Housing for Seniors

Number of Units: One 45-unit building consisting of 1 and 2 Bedroom Apts

Project Cost: \$8.4 Million

Funding Sources: Federal Housing Tax Credits, County HOME Funds, HUD 202 Funds, Private Equity

Completion Date: 2012

Cornerstone's Role: Developer and Owner

Integrity is the Cornerstone

El Camino Estates

El Camino Estates New construction of 25 single family rental homes built on scattered sites in Northeast Rochester in the first phase of two phases.



Location: Northeast Neighborhood in the City of Rochester

Project Type: Affordable Single-Family Homes

Number of Units: 25

Project Cost: \$7.3 Million

Funding Sources: Federal Housing Tax Credits, NYS Housing Trust Fund, Private Equity

Completion Date: 2010

Cornerstone's Role: Developer

Ownership Entity: Ibero-American Development Corp.

Integrity is the Cornerstone

Seneca Manor Apartments

Located in Hornellsville, New York, this community provides affordable housing for families in an attractive, well-located setting with a mixture of one, two and three bedroom apartments.



Location: Seneca Road, Hornellsville, NY
(Steuben County)

Project Type: Apartments, Family Rental Housing

Number of Units: 3 – 1, 2, and 3 Bedroom Apts

Project Cost: \$4.8 Million

Funding Sources: Federal Tax Credits and Stimulus Funds (TCAP), USDA Rural Development, Federal Home Loan Bank Funds administered through Maple City Savings Bank, Five Star Bank-construction loan, Private Equity

Completion Date: 2010

Cornerstone's Role: Developer and Owner

Integrity is the Cornerstone

Union Meadows II

Union Meadows II was the second phase of an affordable housing community for families in Union Square. It contains 42 units which complement the other Planned Residential Development uses in North Chili, NY



Location: 45 & 46 Union Square Blvd. N. Chili, NY

Project Type: Affordable Family Rental Housing
(Townhome Style Apartments)

Number of Units: 42

Project Cost: \$8.4 Million

Funding Sources: Federal Low-Income Housing Tax Credits, HOME Funds, NYS Housing Trust Fund, Federal Home Loan Bank, Private Equity

Completion Date: 2010

Cornerstone's Role: Developer

Ownership Entity: Union Meadows Associates II, LP

Integrity is the Cornerstone

Olean Heights

Olean Heights was Phase 3 of a major re-development in Southwest Rochester, consisting of 32 single family rental homes built on scattered sites in an overall development of 176 units.



Location: Southwest Neighborhood in the City of Rochester

Project Type: Affordable Multi Family Homes

Number of Units: 32

Project Cost: \$7.4 Million

Funding Sources: Federal Housing Tax Credits, NYS Housing Trust Fund, Private Equity

Completion Date: 2009

Cornerstone's Role: Developer and Owner

Ownership Entity: Olean Housing III, LLC

Integrity is the Cornerstone

Tri Veterans Housing

Tri Veterans Housing was the rehabilitation and financial restructuring of 3 apartment communities in the City of Rochester, Ramona Park, Fernwood Park and Norton Village. All three communities were built in the late 1940's by community leaders for returning war veterans.



Location: Three apartment complexes in Rochester, New York

Project Type: Rehabilitation/Preservation of Rental Housing

Number of Units: 516

Project Cost: \$61 Million

Funding Sources: Tax Exempt Bonds, 4% Low-Income Housing Tax Credits (Plus Additional Sources)

Completion Date: 2009

Cornerstone's Role: Developer and Owner

Integrity is the Cornerstone

Carlson Commons

Carlson Commons was Phase 2 of a major re-development in Southwest Rochester, consisting of 77 units, 35 of which are public housing. Named “Best Family Project” in Affordable Housing Finance magazine’s 2007 Readers Choice Awards for the Nation’s Best Family Affordable Housing Developments.



Location: Southwest Neighborhood in the City of Rochester

Project Type: Affordable Multi Family Homes

Number of Units: 77

Project Cost: \$18.2 Million

Funding Sources: Federal Housing Tax Credits, Federal Home Loan Bank, Rochester Housing Authority, NYS Homes for Working Families, Tax Exempt Bonds, City of Rochester HOME Funds, Private Equity

Completion Date: 2007

Cornerstone’s Role: Developer and Owner

Ownership Entity: Olean Housing, LLC

Integrity is the Cornerstone

Plymouth Manor

Plymouth Manor was Phase 1 of a multi-finance, mixed income project re-developing 67 affordable housing units, 35 of which are public housing. Named “Best Family Project” in Affordable Housing Finance magazine’s 2007 Readers Choice Awards for the Nation’s Best Affordable Housing Developments together with Carlson Commons.



Location: Southwest Neighborhood in the City of Rochester

Project Type: Affordable Housing Multi-Family Homes

Number of Units: 67

Project Cost: \$12.3 Million

Funding Sources: Federal Housing Tax Credits, Federal Home Loan Bank, Rochester Housing Authority, NYS Housing Trust Fund, Rochester Equity Fund, Private Equity

Completion Date: 2006

Cornerstone’s Role: Developer

Ownership Entity: South Plymouth Housing, L.P.

Shortsville Meadows Apartments

Shortsville Meadows Apartments was located in rural Shortsville, NY, this development consists of 20 units. The setting is perfect for affordable independent senior and family housing.



Location: 45 East Avenue, Shortsville, NY

Project Type: Affordable Family Rental Housing

Number of Units: 20

Project Cost: \$2.25 Million

Expected Completion Date: 2006

Funding Sources: Federal Housing Tax Credits, NYS Housing Trust Fund, USDA Rural Development, Private Equity

Cornerstone's Role: Developer and Owner

Ownership Entity: Providence Shortsville Housing, Inc.

Integrity is the Cornerstone

Union Park

Located in a planned residential community, conceived and developed by Cornerstone, in the 1990's, the 50-unit senior living complex opens up to a scenic pond in North Chili, NY.



Location: 49 Union Square Blvd.
North Chili, NY

Project Type: Affordable Independent
Housing for Seniors

Number of Units: 50

Project Cost: \$6 Million

Funding Sources: Federal Housing Tax Credits,
NYS Housing Trust Fund, HOME Funds, Federal
Home Loan Bank, Private Equity

Completion Date: 2005

Cornerstone's Role: Developer

Integrity is the Cornerstone

Cornerstone Centre

A 12-acre professional office park conveniently located at the intersection of Routes 33 and I-490. The project received the Gates Chamber of Commerce Beautification Award, in year of completion.



Location: 2300 Buffalo Road, Gates, New York

Project Type: Professional Office Park
– 87,600 Sq. Ft

Number of Units: 46 + Community Building

Project Cost: \$7.2 Million

Completion Date: 1998

Cornerstone's Role: Developer and Owner

Ownership Entity: Cornerstone Centre, LLC

Integrity is the Cornerstone

Union Meadows I

These townhomes, which overlook a 6-acre pond, provide 48 units of affordable housing for families in the Union Square Planned Residential Community.



Location: 1 Linnea Lane, N. Chili, NY

Project Type: Affordable Family Rental Housing
(Townhome Style Apartments)

Number of Units: 48

Project Cost: \$4.75 Million

Funding Sources: Federal Housing Tax Credits, NYS Housing Trust Fund, HOME Funds, Federal Home Loan Bank, Community Preservation, Private Equity

Completion Date: 1999

Cornerstone's Role: Developer and Owner

Ownership Entity: Union Meadows Apartments, LLC

Integrity is the Cornerstone

Union Square

A developer's dream - a 140 acre, planned residential community, multi-family zoned, approved for high density.



Location: Union Square Blvd. N. Chili, NY

Project Type: Residential Community

Number of Units: 140 Acres – 768 Residential units plus 30,000 sq. ft. of Commercial Space

Project Cost: \$41.6 Million

Completion Date: 1997

Cornerstone's Role: Developer, Owner, and Property Manager

Ownership Entity: Rochester's Cornerstone Group – Union Street, LLC

Integrity is the Cornerstone

Jetview Business Park

A well-established business park with over 15 companies, conveniently located adjacent to the airport, with rail access and close to expressways, development included extension of public roads funded with federal, state and local funds.



Location: Jetview Drive, Chili, New York

Project Type: Light Industrial Business
Park – 220 Acres

Cornerstone's Role: Developer, Owner, and
Property Manager

Ownership Entity: Rochester's Cornerstone
Group-RICC, LLC

Rochester International Commerce Center

One of Monroe County's largest industrial parks, adjacent to the Rochester Airport with rail access. Located in close proximity to Routes 490 and 390.



Location: Paul Road, Chili, New York

Project Type: Light Industrial Business
Park – 235 Acres

Cornerstone's Role: Developer, Owner, and
Property Manager

Ownership Entity: Rochester's Cornerstone
Group - RICC, LLC

Cornerstone Wetland Mitigation Bank

The first Wetland Mitigation Bank in New York State. A unique opportunity for developers to meet federal and state wetland permitting requirements.



Location: Trade Court, Chili, NY

Project Type: 20 Acres - Wetland Mitigation Bank

Wetlands Eligible for Mitigation: New York State
DEC and Federal AC-OE Wetlands

Cornerstone's Role: Developer, Owner, and
Property Manager

Ownership Entity: Rochester's Cornerstone
Group - RICC, LLC

Child Daycare Center

A beautiful child care center adjacent to the RIT campus that provides a perfect setting with easy accessibility.



Location: 295 John Street, Henrietta, NY

Project Type: Child Care Center – 13,650 Sq. Ft.

Project Cost: \$1.1 Million

Cornerstone's Role: Developer and Owner

Ownership Entity: Rochester's Cornerstone Group - Wiltsie

Why Choose Cornerstone?

Cornerstone Property Managers, LLC has proudly served clients across New York State with outstanding, award-winning service and impressive results since our inception in 2013. We offer clients a unique combination of property management experience, a vast array of resources, and immediate access to a wide range of value-added services and capabilities in virtually every area of management and operations.

We streamline processes and deliver results!

Cornerstone Property Managers

460 White Spruce Blvd.

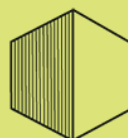
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