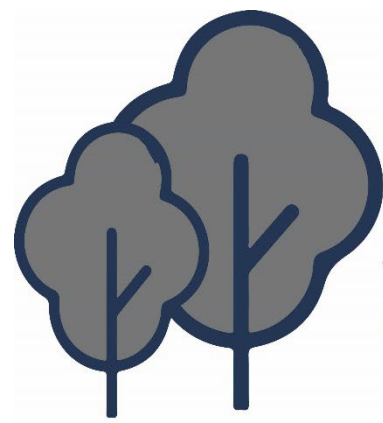




# THE PRESERVE

---

*at sycamore creek*



**The Preserve at Sycamore Creek**  
1170 Nichols Rd  
Osage Beach, MO, 65065

DEVELOPER +



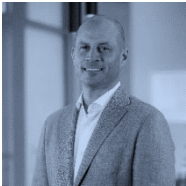
A CURATED COLLECTION OF TROPHY ASSETS

**tegethoff development** is the preeminent luxury lifestyle developer in the Midwest. With experience in master planned suburban mixed-use, historic renovations, and boutique urban apartments, Tegethoff develops trophy assets in the communities we serve. Our roots in the Midwest region and our on-the-ground perspective allow us to anticipate the trends driving the future of real estate in each market. By thinking strategically, building locally, and investing prudently, we have curated a collection highly desirable, location-driven properties that offer the modern amenities and aesthetics today's residents desire while delivering immediate returns for our partners.





DEVELOPMENT TEAM +



Jeff Tegethoff  
CEO



Adam Yohler  
CFO



Allyn Witt  
Vice President, Development



Brett Allen  
Director of Development



Matt Cremer  
COO



Lindsey King  
Vice President, Project Design



Connor Kolb  
Director of Development





## RECENT SELECT PORTFOLIO +



### Vanguard Villas

- + Lee's Summit, MO
- + In Development
- + New Construction
- + 83 Residential Units
- + Development Cost: \$34MM



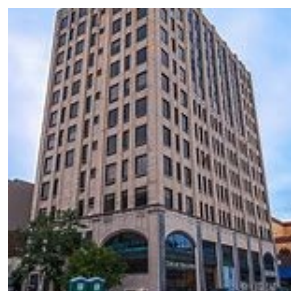
### The Signature at West Pryor

- + Lee's Summit, MO
- + In Development
- + New Construction
- + 184 Residential Units
- + Development Cost: \$82MM



### The Provident

- + 632 Vine Street, Cincinnati, OH
- + Stabilized
- + Mixed Use, Historic Renovation
- + 161 Residential Units
- + Development Cost: \$38.5MM



### The Residences at Zuelke

- + 103 W. College Avenue, Appleton, WI
- + In Development
- + Mixed Use, Historic Renovation
- + 67 Residential Units
- + Development Cost: \$17.9MM



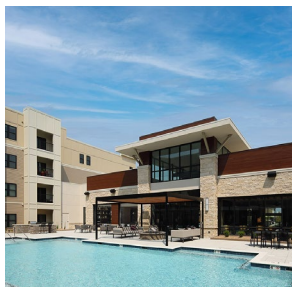
### The Signature at Carmel

- + Carmel, IN
- + In Development
- + Mixed Use, New Construction
- + 303 Residential Units
- + Development Cost: \$66M



### Expo at Forest Park

- + Project Address
- + In Development
- + Mixed Use, New Construction
- + 287 Residential Units
- + Development Cost: \$87.5MM



### Summit at West Pryor

- + 940 NW Pryor Road, Lee's Summit, MO
- + Sold
- + New Construction
- + 237 Residential Units
- + Development Cost: \$57MM



### Wildhorse

- + 16511 Wild Horse Creek Road, Chesterfield, MO
- + Sold
- + Mixed Use, New Construction
- + 188 Residential Units
- + Development Cost: \$57MM

## WHAT PEOPLE ARE SAYING

---

### **bob brinkmann – founder and ceo, brinkmann constructors**

I have worked with a lot of developers since founding Brinkmann Constructors in 1984 and Jeff is a breath of fresh air. His team flawlessly balances attention to detail and a sense of urgency ensuring every project is finished on time and on budget.

### **shawn n. bush – principal, hickory investors**

Tegethoff Development is a cutting-edge developer with a focus on solving complex, transformative development scenarios as the company develops irreplaceable buildings in irreplaceable locations. Jeff and his team take a creative, thoughtful, and transparent approach to every project while creating long-term value and fostering lasting relationships.

### **ryan rans – managing partner, great lakes capital**

We have partnered with Tegethoff Development on several big projects and they are timely, efficient, and one of the most knowledgeable firms to work with. They provide critical areas of expertise that other firms simply cannot offer. The team is best in class and we always appreciate their “can do” attitude towards getting a project complete. Tegethoff Development has become a trusted partner to my firm, one that we turn to for clear, thoughtful, and creative advice to some of our most complicated and significant developmental needs.

### **sam unnerstall – vice president, bank of washington**

Jeff and his team are true visionaries, and their creativity is only outdone by their tenacity in seeing projects through the finish line. Projects that Tegethoff Development has developed are truly one of a kind and transformative in the communities where located. I relish each opportunity I get to work with Jeff and his team.



## PROJECT TEAM +

---



**Thomas Construction** was founded with the sole purpose of producing quality projects. The company has quickly established a reputation for excellence, providing personalized service and high standards in quality and craftsmanship which in turn has motivated repeat business and strong customer relationships. Our short-term success is based on meeting our customer's building requirements, on time and under budget. Our long-term success is based on employee integrity, customer satisfaction, and long-term relationships.

Today our 50+ employees have completed hundreds of construction projects. We now assist clients all over the Midwest with general contracting, architecture, design/build, and construction management from our headquarters in Osage Beach, Missouri. Through our commitment to excellence, Thomas Construction has become one of the most successful and respected companies in the region.

<https://thomasbuilder.com/>

## GENERAL CONTRACTOR +



At **TR,i**, we believe behind every challenge, there is great possibility. By seeing the world through your eyes, we're committed to finding the possibilities behind your challenges and using them to your benefit. This commitment is derived from a simple fact: Since 1989, we've served clients whose livelihoods have depended on the strength of our services. As a result, our design goes beyond aesthetics to provide a total project solution. No matter your project type, we'll realize your goals, and maximize your opportunities.

Based in St. Louis, TR,i has completed over 2,000 projects in 38 states representing over \$1 billion in construction. Our projects have ranged from a few hundred square feet to over one million square feet in size. We have provided planning, design, and technical expertise to such diverse project types as retail, industrial, educational, hospitality, corporate and commercial projects. We remain committed to assembling the best project team for each project regardless of type, size, or location.

<https://www.triarchitects.com>

## ARCHITECT +





PROJECT SUMMARY +



**tegethoff development** is developing a 268-unit market rate apartment community in Osage Beach, Missouri. This four-story, ten –building project includes surface level parking and extensive resident amenities. The pet-friendly apartments feature modern 1, 2, and 3-bedroom floor plans with stainless steel appliances, designer lighting, in-unit washer and dryer, and so much more. The 7,000 square foot clubhouse houses a fitness center, coffee bar, and lounge. While outside, residents can enjoy the pool and take their pets to the fenced dog run. With the creation of new long-term rental housing, Tegethoff Development will fill a gap in the Lake of the Ozarks regional market.

Tegethoff Development is working with the City of Osage Beach to secure a development agreement granting the project a 20 year property tax abatement (100% for first 5 years, 75% for 5 years, 50% for 5 years, and 25% for 5 years) The developer also seeks a Chapter 100 sales tax exemption on construction materials and a partial fee reimbursement on sewer, tap, and permit fees.

The overall development horizon includes a 26-month site work and construction timeline to a fully completed project. Individual apartment buildings will begin leasing upon completion. The lease up timeline for 268 units is 17 months. Assuming a November 2022 start date for site work and construction, Sycamore Creek is assumed to be fully stabilized by June 2025.

Unit Mix

- 43% 1-bedroom
- 52% 2-bedroom
- 4% 3-bedroom

| Sycamore Creek                                   |               |
|--------------------------------------------------|---------------|
| Total Project Costs                              | \$ 60,300,000 |
| Value of Tax Abatement                           | \$ 2,500,000  |
| Value of Tax Exemption on Construction Materials | \$ 940,000    |
| Value of Fee Reimbursement                       | \$ 281,450    |
| % of Total Incentives                            | 6.1%          |
| Key Property Data                                |               |
| Residential SF                                   | 269,804 SF    |
| Construction Type                                | Wood Frame    |
| Land Size                                        | 22.4 Acres    |





SITE DETAILS +



Residents of Sycamore Creek will not only benefit from the apartment and community amenities, but also superb location. With quick highway access and proximity to Osage Beach Elementary, the hospital, and nearby eateries, the convenience of the 22-acre site is unmatched.



SITE RENDERINGS +



Site renderings completed by TRI



INTERIOR FINISHES +





# AMENITIES +

**apartment amenities**

- Quartz countertops
- Balconies/Patios
- Shaker Style, Cabinetry
- Stainless Steel Appliances
- Designer Lighting
- Pet Friendly
- Large Closets
- Full Size In-Unit Washer and Dryer

**community amenities**

- Community Clubhouse
- Pool and Splashpad
- Fitness Center
- Coffee Bar
- Fenced Dog Run
- Pet Wash Station
- Surface Level Parking
- Cutting Edge Technology
  - App-controlled Access Control
  - Security Camera Coverage

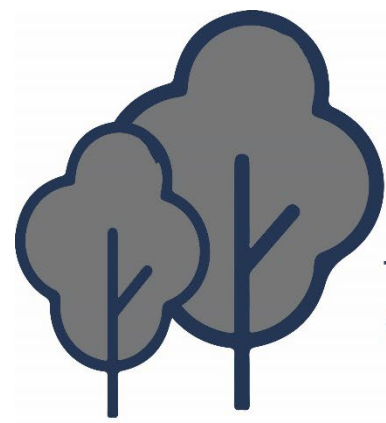
SITE PLAN +





CLUBHOUSE PLAN +





# THE PRESERVE

---

*at sycamore creek*

**jeff tegethoff + CEO**

515.494.2711

[jeff@tegethoffdevelopment.com](mailto:jeff@tegethoffdevelopment.com)

**matt cremer + COO**

317.525.1467

[matt@tegethoffdevelopment.com](mailto:matt@tegethoffdevelopment.com)

**allyn witt + vice president, development**

573.619.5945

[allyn@tegethoffdevelopment.com](mailto:allyn@tegethoffdevelopment.com)



[TegethoffDevelopment.com](http://TegethoffDevelopment.com)

[info@tegethoffdevelopment.com](mailto:info@tegethoffdevelopment.com)

6801 Lake Plaza Drive, Suite A-103

Indianapolis, IN 46220