



MARQUETTE: DEVELOPING FULTON MARKET

40 YEARS OF REDEFINING THE QUALITY OF LIFE

PARQ FULTON CHICAGO, IL - DEVELOPED BY MARQUETTE IN 2022

ABOUT MARQUETTE

Marquette Companies is a vertically integrated real estate development and investment company with a 41-year history of success.

Our leadership and advisory board have vast experience in executing real estate investments through every market cycle since 1983 and is well positioned to capitalize on current market conditions.

With more than \$3.3 billion in assets under management, Marquette currently operates more than 15,000 apartment homes across the central and southern United States and has eight multifamily developments in various phases of execution.



ACQUISITIONS

We acquire Class-A and B multifamily assets in first ring suburban and select urban markets with strong demand drivers and create value through operational efficiencies and value-add strategies.



ASSET MANAGEMENT

Our team actively oversees the portfolio, including implementing business plans and uncovering strategies to maximize the value of each individual asset.



DEVELOPMENT

We create luxury apartments in premium urban/suburban locations acquired off-market, delivering superior risk-adjusted returns. Our approach involves rigorous evaluation of analytics and risk management.



CONSTRUCTION MANAGEMENT

Our in-house team handles everything from due diligence to punch lists, working closely with local and national vendors for cost-effective procurement.



PROPERTY MANAGEMENT

Our management company innovates & adapts to the competitive real estate landscape while having the scale necessary to provide market expertise.

FULTON MARKET DEVELOPMENTS



MARQUETTE HISTORY

●
December 2017

Marquette started construction on The Mason.

●
May 2019

Received first occupancy of The Mason.

●
October 2020

Broke ground on Parq Fulton.

●
December 2020

Broke ground on Evo Union Park.

●
February 2022

Received occupancy for the entire building in just over 13 months after construction started at Evo Union Park.

●
March 2022

Received 1st phase of occupancy of Parq Fulton- floors 1-10.

●
November 2021

Construction started on The Thompson.

●
December 2023

Received first occupancy for The Thompson.

MARQUETTE DEVELOPMENT OVERVIEW

FULTON MARKET

PROPERTY NAME	UNIT COUNT	CITY	STATE	FIRST OCCUPANTS
The Mason	263	Chicago	Illinois	2019
Parq Fulton	278	Chicago	Illinois	2022
EVO Union Park	242	Chicago	Illinois	2022
1436 W. Randolph	49	Chicago	Illinois	2023
The Thompson	210	Chicago	Illinois	2023



THE MASON



THE MASON



EVO UNION PARK



EVO UNION PARK



EVO UNION PARK



PARQ FULTON



PARQ FULTON



PARQ FULTON



THE THOMPSON



THE THOMPSON



THE THOMPSON



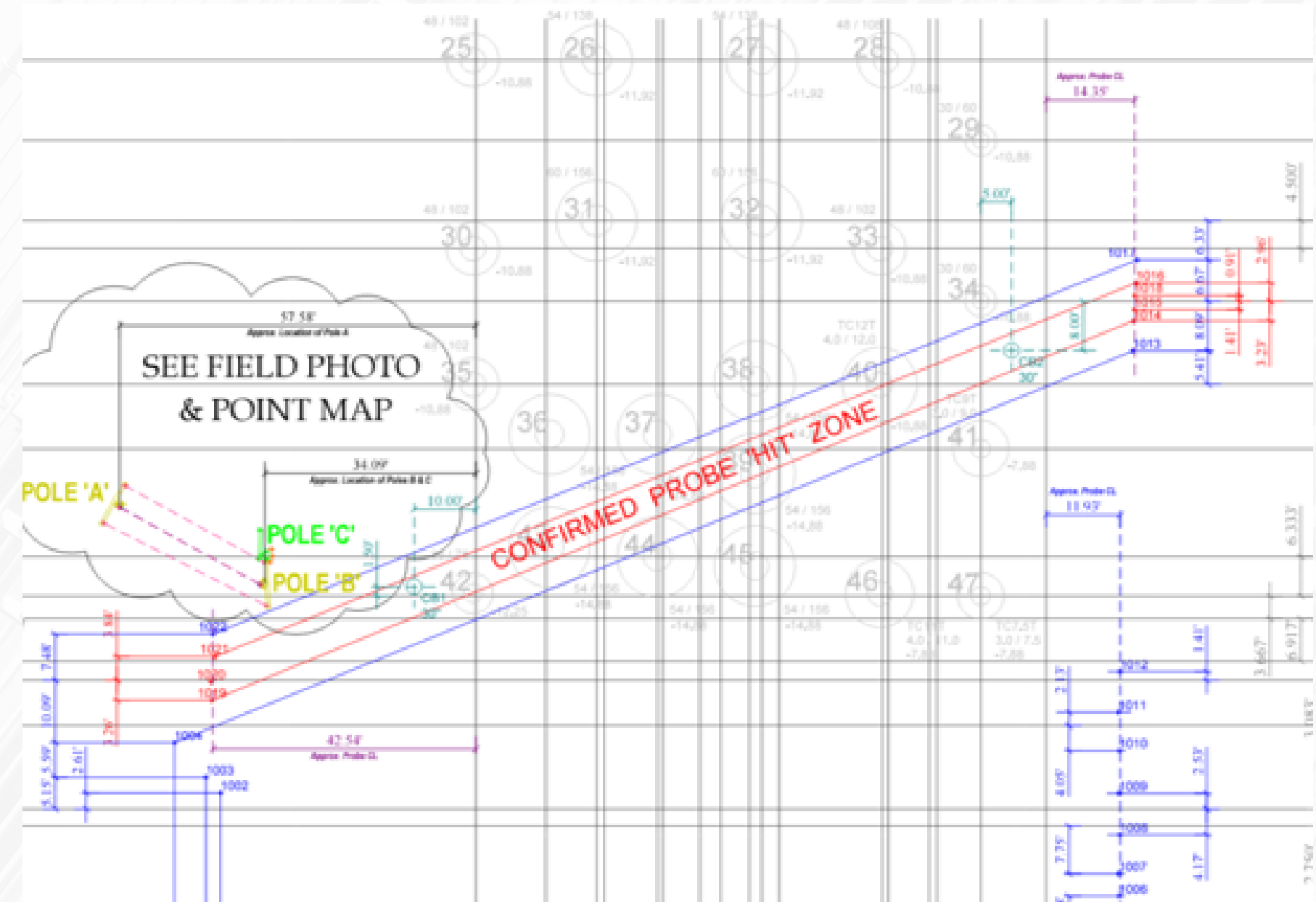
THE THOMPSON CHALLENGES - DEMO



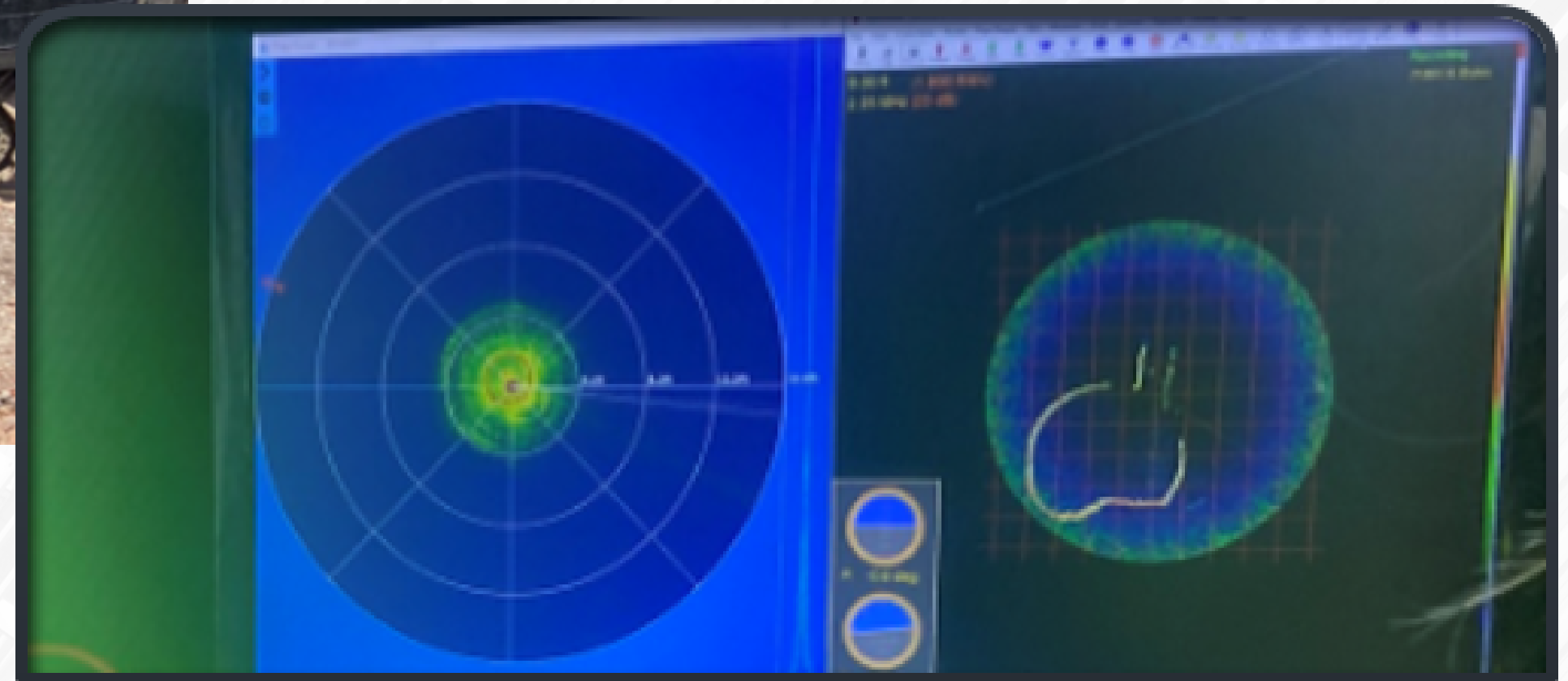
THE THOMPSON CHALLENGES - COURTYARD



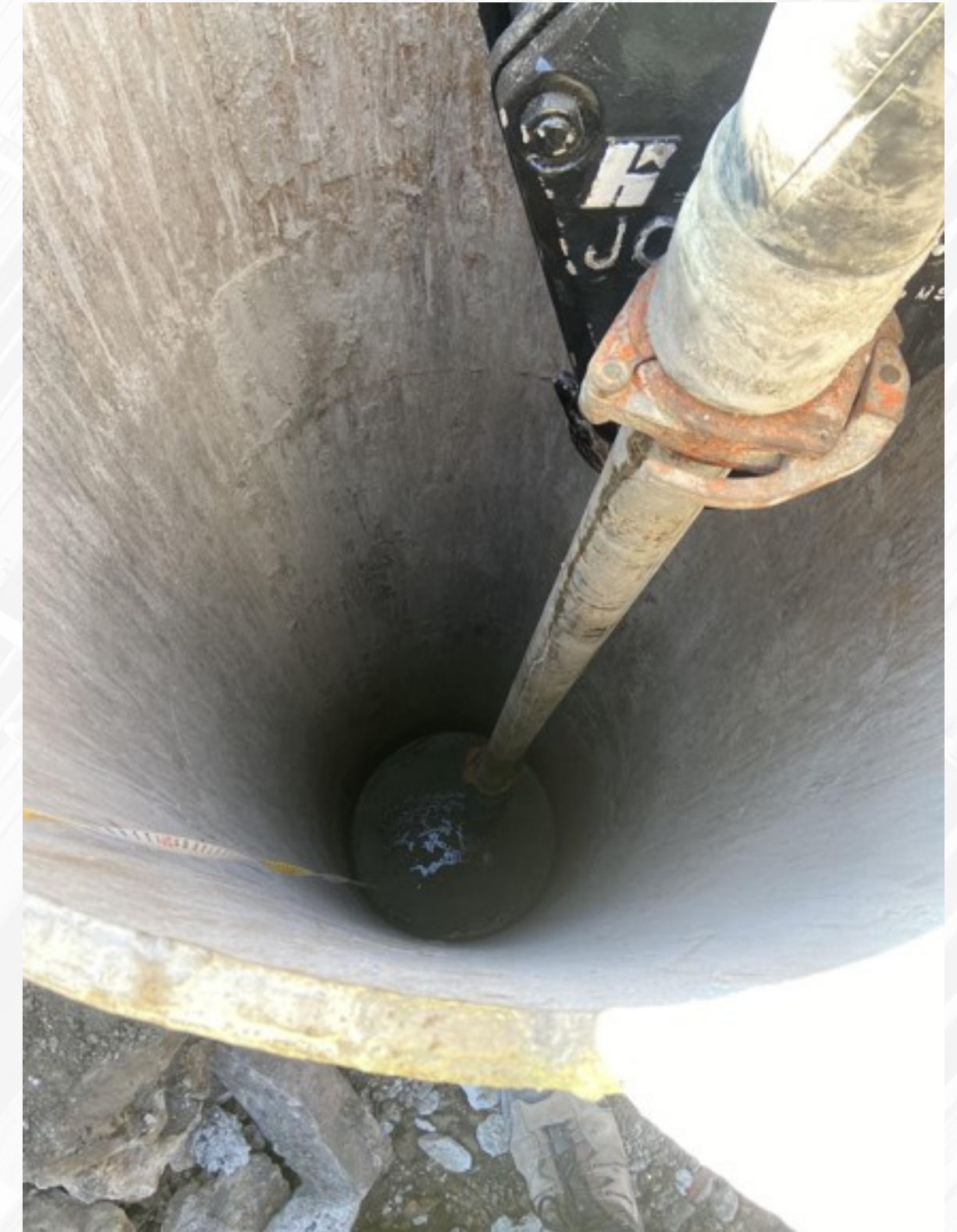
THE THOMPSON CHALLENGES - WATER TUNNEL



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THE THOMPSON CHALLENGES - WATER TUNNEL



MARQUETTE

BY THE NUMBERS

\$3.3B+

ASSETS MANAGED

22.2%

IRR SINCE 2004

15,488

APARTMENT UNITS

300+

EMPLOYEES

PROJECTS IN THE PIPELINE:

6 DEVELOPMENTS | 1,876 UNITS

TEMPO AT WHITE OAK

Houston, TX

304 Units

Delivery: 3Q2024

THE SYLVAN

Woodlands, TX

300 Units

Delivery: 3Q2025

THE QUARRY

Mount Juliet, TN

199 Units

Construction start:
3Q2024

THE UNION

Villa Park, IL

224 Units

Construction start:
4Q2024

CONCORDIA PROJECT

Ann Arbor, MI

280 Units

Construction starts TBD

UNNAMED PROJECT

Plainfield, IL

549 Units

Construction starts TBD