



*Creating Compact Innovative Homes in Dynamic Urban Communities*

## **MISSION STATEMENT**

Steve Smith Development LLC is committed to providing innovative housing of enduring quality to dynamic urban communities.

## **COMPANY PROFILE**

For more than 20 years Steve Smith and his team have been building an impressive resume of achievement and success in the multifamily industry. By carefully assessing each step in the development process—from market research and site selection to design, construction, marketing and customer service—they have delivered high-quality apartment, condominium and mixed-use projects that have commanded premium pricing. Steve's track record includes over 40 different projects totaling nearly 4,000 dwelling units. This includes projects that he developed and built and also projects that he only entitled and then sold to other developers who later built the project. In 2005 the company entered the affordable senior apartments market by teaming up with SHAG (the Senior Housing Assistance Group) to build the 206-unit Cedar Park apartments in Seattle's Lake City neighborhood. This project was financed utilizing state tax-exempt bonds and federal tax credits allocated by the Washington State Housing Finance Commission. The project was completed in 2008 and quickly achieved over 90% occupancy. Follow up projects with SHAG include the Victoria Park apartments (152 units) completed in 2011 and the Interurban Senior Living Apartments (178 units) which will break ground in early 2012.

## **EB-5 IMMIGRANT INVESTOR PROGRAM**

In 2011 Steve obtained approval from the US Citizenship and Immigration Services (USCIS) for the Western Washington Regional Center which promotes investment in real estate projects under the EB-5 immigrant investor program. Foreign investors in approved projects are able to obtain green cards for family members and eventually, US citizenship. For more information about the program please visit [www.uscis.gov](http://www.uscis.gov) or visit the web site of the Western Washington Regional Center at [www.EB5WWRC.com](http://www.EB5WWRC.com).

## **STEPHEN H. SMITH, PRESIDENT**

A native of Seattle, Steve Smith developed his first apartment project in 1987 while simultaneously attending the University of Washington and working as a commercial real estate broker. In 1995 he received his Bachelor of Arts from the university's Henry M. Jackson School of International Studies and continued his burgeoning career in multifamily housing. Steve's focus has always been on urban revitalization. In the late 1990s, Steve's company at the time, The Fortune Group was the most prolific developer of multi-family projects (including Entitlement Projects) in the city of Seattle. Virtually all projects were (and continue to be) high-density developments in the various neighborhood urban centers dotting the Puget Sound area. This type of development is considered to be very "green" due to its relatively low impact on the environment. Land usage is minimal, with some projects achieving density of 200 units per acre. Unit sizes are compact yet efficient. And due to the project's convenient locations, many residents find they no longer need to own personal vehicles, instead relying on the many other transportation options.

## **THE STEVE SMITH DEVELOPMENT LLC TEAM**

MARIA KRITSONIS, Executive Assistant  
ANDREW BRAND, Senior Project Manager  
BRYNN HOWER, Office Manager  
JEAN MOYES, Accounting Manager

# STEVE SMITH DEVELOPMENT LLC PROJECT PORTFOLIO

## CURRENT PROJECTS

| Location | Year | Project                             | Address                         | Units | Value (\$m) |
|----------|------|-------------------------------------|---------------------------------|-------|-------------|
| 1        | 2011 | Victoria Park Apartments            | 13716 Lake City Way NE, Seattle | 152   | 24          |
| 1        | 2012 | Lake City Way Senior Apartments     | 13730 Lake City Way NE, Seattle | 104   | 25          |
| 2        | 2012 | Interurban Senior Living Apartments | 14002 Linden Ave. N. Seattle    | 178   |             |

## PAST PROJECTS

|    |      |                                |                                   |     |    |
|----|------|--------------------------------|-----------------------------------|-----|----|
| 2  | 2008 | Cedar Park Apartments          | 12740 30th Ave NE, Seattle        | 206 | 32 |
| 3  | 2008 | Holman Road Townhomes          | 10134 Holman Road NW, Seattle     | 18  | 7  |
| 27 | 2006 | Matae Condominiums             | 159 Denny Way, Seattle            | 81  | 26 |
| 18 | 2005 | Maxwell Condominiums           | 700 E Denny Wy, Seattle           | 53  | 13 |
| 18 | 2002 | Jeffrey Apartments             | 412 11th Ave, Seattle             | 72  | 15 |
| 18 | 2002 | Oliver Apartments              | 1125 E Olive, Seattle             | 62  | 14 |
| 19 | 2002 | Mosaic Apartments              | 668 S Lane St., Seattle           | 75  | 13 |
| 13 | 2000 | Landings Lake Union Condos     | 3919 Latona Ave N, Seattle        | 27  | 10 |
| 16 | 2000 | Maxwell Apartments             | 700 E Denny Wy, Seattle           | 53  | 10 |
| 26 | 1999 | Solara Apartments              | 12730 Lk. City Way NE, Seattle    | 238 | 50 |
| 12 | 1998 | Cityview Apartments            | 4300 Aurora Ave N                 | 44  | 6  |
| 16 | 1997 | Harvard Off-Broadway Apts      | 212 Harvard Ave E, Seattle        | 20  | 4  |
| 25 | 1996 | Brookfield Condominiums        | 12505 4th Ave W, Everett          | 94  | 15 |
| 24 | 1996 | Maple Knolls of Richmond Beach | 20048 15th Ave NW, Shoreline      | 31  | 10 |
| 20 | 1996 | Summit on California Condos    | 4409 California Ave SW, Seattle   | 18  | 6  |
| 23 | 1995 | Lake Washington Heights Condos | 15020 Bothell Wy NE, Lk Forest Pk | 31  | 10 |
| 15 | 1994 | Cornerstone Queen Anne         | 500 Aloha St., Seattle            | 35  | 12 |
| 18 | 1994 | Alderview Apartments           | 300 11th Ave, Seattle             | 35  | 6  |
| 22 | 1991 | Brookhaven Apartments          | 30823 18th Ave S, Federal Way     | 72  | 9  |
| 14 | 1990 | Hazelton Apartments            | 4328 7th Ave NE, Seattle          | 27  | 4  |
| 8  | 1989 | Pinehurst East Condos          | 12026 15th Ave NE, Seattle        | 18  | 4  |
| 8  | 1989 | Pinehurst West Apartments      | 12007 15th Ave NE, Seattle        | 18  | 3  |
| 16 | 1989 | Ravenna Manor Condominiums     | 5110 Ravenna PL NE, Seattle       | 5   | 2  |

## ENTITLEMENT PROJECTS (These projects were entitled by Steve Smith & then sold to other developers which sometime later built the project.)

|    |      |                            |                                |      |     |
|----|------|----------------------------|--------------------------------|------|-----|
| 15 | 2003 | Cairns Apartments          | 422 Yale Ave N, Seattle        | 101  | 25  |
| 18 | 2003 | Braeburn Condominiums I    | 1400 E Pine St, Seattle        | 153  | 46  |
| 18 | 2003 | Cameo Condominiums         | 1527 15th Ave, Seattle         | 50   | 18  |
| 11 | 2001 | Guinevere Apartments       | 522 N 85th St., Seattle        | 141  | 25  |
| 15 | 2001 | Alcyone Apartments         | 301 Minor Ave N, Seattle       | 143  | 40  |
| 19 | 2001 | Tobira Condos              | 108 5th Ave S, Seattle         | 88   | 25  |
| 17 | 2000 | Vine Condominiums          | 2605 Western Ave, Seattle      | 174  | 60  |
| 9  | 2000 | Stratford at Maple Leaf    | 9001 Lake City Way NE, Seattle | 119  | 12  |
| 10 | 2000 | Ballard Condominiums       | 1545 NW 57th, Seattle          | 166  | 50  |
| 17 | 2000 | Bellora Condominiums       | 2708 Elliott Ave, Seattle      | 89   | 45  |
| 19 | 2000 | M Street Apartments        | 900 8th Ave, Seattle           | 150  | 80  |
| 21 | 2000 | Belle Arts Apartments      | 111 108th Ave NE, Bellevue     | 128  | 20  |
| 10 | 1999 | Canal Station Condominiums | 5451 Leary Ave NW, Seattle     | 190  | 57  |
| 14 | 1999 | Allegro Apartments         | 4115 Roosevelt Wy NE, Seattle  | 141  | 20  |
| 18 | 1999 | Portico Apartments         | 404 Terry Ave, Seattle         | 45   | 7   |
| 17 | 1998 | Lenora Apartments          | 211 Lenora Street, Seattle     | 107  | 25  |
| 17 | 1997 | Pete Gross House           | 525 Minor Ave N, Seattle       | 70   | 15  |
| 18 | 1997 | Aldercrest Apartments      | 303 10th Ave, Seattle          | 47   | 8   |
| 21 | 1997 | Second Street Apartments   | 11115 NE 2nd Street, Bellevue  | 80   | 15  |
| 11 | 1996 | Evanston Apartments        | 600 N 85th Street, Seattle     | 40   | 5   |
|    |      |                            |                                | 3811 | 928 |

