



## McWHINNEY AND AHV COMMUNITIES ANNOUNCE BUILT-FOR-RENT® HOMES IN BROOMFIELD AND LOVELAND

*NEARLY 500 HOMES PROJECTED TO BE AVAILABLE IN 2023*

**DENVER (April 25, 2022)** – Today, [McWhinney](#) and [AHV Communities \(AHV\)](#) announced they will be co-developing Built-for-Rent® homes at McWhinney's 1,100-acre [Baseline](#) community in Broomfield, and at [Kinston](#), within its 3,000-acre Centerra master-planned community in Loveland. McWhinney and AHV Communities solidified their Built-for-Rent® partnership this month and expect to break ground on 240 homes within [Centerra's](#) Kinston community this year and have plans to deliver 242 homes at Baseline.

"In Colorado's extremely competitive home-buying market, built-for-rent homes are a great option for those who aren't ready to buy or need something larger than an apartment home," said Ray Pittman, President & CEO at McWhinney. "We're excited to partner and develop these new home offerings with AHV Communities. They have a strong track record of creating quality rental homes across numerous states, and together we will provide new options for future residents interested in our highly sought-after Baseline and Centerra master-planned communities."

Baseline plans to offer the Finley rental townhome in Parkside West located east of Sheridan Boulevard. The Finley floor plan averages just under 1,400 square feet and is anticipated to open in early 2023. A second built-to-rent home option, the Grayson floor plan, averaging 1,800 square feet is anticipated to be available late 2023.

Baseline serves as Colorado's first Pollinator District™ and is prominently located at the junction of I-25, Northwest Parkway (E-470) and Highway 7/Baseline Road in Broomfield. Baseline is quickly evolving as a new economic mixed-use community that completes the Denver/Boulder triangle. McWhinney's development plans call for approximately 9,200 home options and up to 8 million square feet of commercial at full build out.

Kinston has plans to launch the VellaTerra paired-home floor plan offering approximately 1,345 square feet of space and is anticipated to be available early 2023. Kinston is McWhinney's newest residential village located on the east side of the award-winning, Centerra master-planned community in Loveland. At full buildout, Kinston plans to deliver 2,800 estimated home sites to help meet the growing demand for northern Colorado residents and will become a part of Centerra's Certified National Wildlife community.

"Our team is excited to co-develop these new communities along the Front Range with McWhinney," said Mark Wolf, founder and CEO of AHV Communities. "Not only will these two new communities help address heightened demand for quality rentals in the region, but they also mark our company's entrance and expansion into the Colorado market, as well as highlight the heightened activity within our current \$1.2 billion pipeline, which encompasses 15 communities and 3,000 units across numerous states."



The Finley and Grayson at Baseline and VellaTerra at Centerra Built-for-Rent® home communities will be AHV's first in Colorado. Like all AHV Communities, the rental homes will be managed and maintained onsite to ensure top customer service to prospective and current residents. Additionally, each community will be outfitted with an enviable suite of onsite, exclusive amenities including a pool, fitness center and a community center to gather. Additional amenities spread across the communities are planned to include outdoor spaces and game courts, barbeque and picnic areas, spa jacuzzies, bike rooms and conference rooms.

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#### **About McWhinney**

McWhinney is passionate about creating great places and providing awe-inspiring experiences. Since 1991, McWhinney has planned and developed more than 6,000 acres of innovative and sustainable master-planned communities and more than 12 million square feet of vertical commercial and mixed-use properties throughout the Rocky Mountain region and the West Coast. Over the years, McWhinney has been recognized for significant real estate development contributions, including being named Colorado's "Developer of the Year" by the National Association of Industrial and Office Properties (NAIOP), multi-winner of the Urban Land Institute's (ULI) Global Awards for Excellence, The Denver Business Journal (DBJ) Real Estate Champions – Catalyst Award for Denver Union Station and the Development Deal of the Year for Denver Union Station by NAIOP. McWhinney has been ranked 11 and 13 on the list of the Best Small and Medium-Sized Companies to work for in America.

#### **About AHV Communities**

AHV Communities ("AHV") is a privately held developer, builder, operator and industry leader in Built-for-Rent® luxury single-family and attached rental communities. AHV Master Planned Rental Communities™ serve renters in premium supply constrained markets with quality constructed and well amenitized rental homes set within contiguous communities. All AHV communities are maintained onsite, ensuring long-term asset quality and a stronger value proposition for renters, cities and investors alike. AHV Communities is responsible for the delivery of 4,100 units/lots with a value over \$1.5 billion. The company recently moved its headquarters to San Antonio, Texas but still maintains a full staff in Costa Mesa, California. [www.ahvcommunities.com](http://www.ahvcommunities.com)

#### **About Centerra**

Centerra, an award-winning 3,000-acre master-planned community located in Loveland at the heart of northern Colorado, is a McWhinney development that was built on the belief that nature provides the



perfect balance to urban planning. As a community designed to enhance all aspects of life, Centerra integrates neighborhoods with recreation, art, shopping and dining, business opportunities and medical services. Centerra and its businesses offer more than 8,500 part-time and full-time jobs. This unique community is home to Northern Colorado's first lifestyle center, The Promenade Shops at Centerra; UCHealth–Medical Center of The Rockies, a state-of-the-art 187 bed LEED gold-certified regional hospital; and The Marketplace at Centerra, one of Northern Colorado's largest contiguous shopping centers. Centerra is also home to High Plains Environmental Center, which manages 483 acres of wetlands, open space and reservoirs within Centerra, and Chapungu Sculpture Park, a 26-acre park with more than 80 stone sculptures throughout. In 2018, Centerra became the first certified National Wildlife Federation (NWF) Community Wildlife Habitat in Colorado. In 2022, Centerra was designated the state's first Sustainable Landscape Community by the Associated Landscape Contractors of Colorado, a designation recognizing the community's commitment to water conservation and sustainability. Named Development of the Year by the National Association of Industrial & Office Properties' (NAIOP) Colorado Chapter, Centerra embodies McWhinney's purpose of creating great places and fabled experiences for people. For additional information, visit [www.centerra.com](http://www.centerra.com).

### **About Baseline**

Baseline in Broomfield is a new 1,100-acre master-planned community developed by McWhinney, a Colorado-based real estate investment and development firm. Designed to be a new economic center that completes the Denver/Boulder triangle, Baseline is anticipated to include residential, dining, retail, office, industrial and medical services, alongside miles of trails and biking paths. Baseline will blend urban life and outdoor adventure with more than 172 acres of open space and interconnected parks, making it unlike any other mixed-use community in the region. At full build out, Baseline is anticipated to include 9,205 homes including single family detached, townhomes, paired homes, condos, apartment homes, and build-for-rent homes. Baseline is Colorado's first Pollinator District™ and plans to offer a mix of unique retail and dining, biking and walking paths, and a new K–12 STEM school. The Butterfly Pavilion intends to relocate to a new facility in the community in the future. Additionally, Baseline is planned to include significant office, industrial and retail space. For more information, visit [BaselineColorado.com](http://BaselineColorado.com).