



WHO WE ARE

Our mission is to provide the highest quality of standards in the management, operation and development of affordable and market rate rental housing, thereby striving to enrich the quality of life for our residents.



The Millennium Companies is a vertically integrated real estate company headquartered in Cleveland, Ohio. The family of companies is comprised of Millennium Housing Management (MHM), Millennium Housing Development (MHD), Millennium Housing Capital (MHC), and American Preservation Builders (APB). The Millennium Companies specializes in the acquisition, rehabilitation and management of affordable and market rate multifamily communities.

Frank T. Sinito, principal and Chief Executive Officer, founded The Millennium Companies in 1995 to meet the mission of owning, managing, and transforming multifamily housing communities. Mr. Sinito's experience spans market rate and affordable multifamily housing, and commercial properties. He is a member of the Northeast Ohio Apartment Association and the Midwest Affordable Housing Management Association. He is active in several Christian Ministries and is Chairman of True Freedom Ministries. Mr. Sinito is a graduate of Cleveland State University, where he earned a Bachelor of Arts in Economics.



Millennia Housing Management provides property management services to each of the housing communities in The Millennium Companies' portfolio. The team has experience in managing all types of multifamily housing, with expertise in Section 8 and Low-Income Housing Tax Credit (LIHTC) properties. MHM strives to exceed industry standards for housing management by serving our residents with supportive services, special events and a responsive and caring on-site management team. Over the years, the MHM team has received recognition for its high level of service and management efforts to enhance the quality of life for residents.



Millennia Housing Development's team leads the effort to structure the acquisition and redevelopment of apartment communities utilizing a variety of financing tools, including tax exempt and taxable bonds, 4% and 9% Low-Income Housing Tax Credits, state housing tax credits, historic tax credits, soft subsidy loans through state and local governments, tax PILOTs/abatements, bridge loans and private equity investments. MHD is responsible for working with HUD, state housing finance agencies, and other government entities to secure required approvals and obtain awards of tax credits and other resources.



Millennia Housing Capital provides equity and debt services tailored to the multifamily housing industry which enables The Millennium Companies to achieve its mission. MHC partners include investment banks, commercial banks, insurance companies, pension and opportunity funds, private equity funds, family offices, and individual investors.



American Preservation Builders is a construction company that specializes in multifamily housing rehabilitation and general construction management services. APB services include evaluating property needs early in the property acquisition process, planning construction and renovation projects, providing construction services, and serving as general contractor on major property rehabilitations. APB has completed major renovations to over 100 properties and thousands of units of multifamily rental housing.



KEY STATISTICS

Our Portfolio

Millennia currently owns and manages 223 multifamily housing communities which include 24,136 units in the following 23 states:

Alabama	Kentucky	Oklahoma
Arkansas	Maryland	Pennsylvania
Florida	Michigan	South Carolina
Georgia	Missouri	Tennessee
Iowa	Mississippi	Texas
Illinois	North Carolina	Virginia
Indiana	New York	West Virginia
Kansas	Ohio	

Rental Subsidy

Millennia has expertise in managing and owning communities with rental subsidies. Millennia currently owns and manages 143 properties that receive project based rental assistance, consisting of 16,531 apartment homes.

Preservation Efforts

Millennia preserves affordable housing communities through the utilization of the LIHTC program. In the last five years, Millennia has completed substantial rehabilitations of 24 communities, successfully transforming them and ensuring their long term sustainability.

Today, Millennia has 13 LIHTC properties under construction, and is working to close and begin construction on 12 additional LIHTC preservation efforts through the end of 2017. In addition, Millennia recently began the preservation efforts of a portfolio consisting of 37 communities consisting of 4447 apartment homes. This will result in the transformation of each community through 2017 and 2018.

Millennia currently owns and manages 110 communities that have been developed or preserved through the LIHTC program.

FHA Experience

Millennia is an experienced FHA borrower. To date, Millennia owns and manages 47 properties that have some form of existing FHA financing.

THE MILLENNIA COMPANIES
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