

VESTCOR revue

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- Welcome to the Family



Chairman's Message

I am really proud that Vestcor has again been named one of the Jacksonville Business Journal's Best Places to Work. As a small company, every employee is vital to our success, and I have always strived to create a culture where every employee knows that they are valued.

We do small things to show appreciation, like provide fitbits, walking treadmills in the office and flexible summer hours for more family time. Every employee also receives a bonus when we close a new development. To celebrate this year's success, we are taking all employees and their spouse/guest on a three day company cruise! But, most importantly, we have fun and try to make work enjoyable, exciting and rewarding for our employees.

I appreciate the hard work and dedication that each employee brings to the office every day. Thanks to each and every one of you for making Vestcor one of Jacksonville's Best Places to Work.



L-R: Vestcor employees Amy Callahan, Holly Hepler, Shirley Bowles, Becky White, Leigh Ann Dailey, Carly Wallick and Allison Adams accepting the Best Places to Work Award for Vestcor

Ambassador John Darrell Rood (Ret.)

VISIT OUR WEBSITE

For more information on Vestcor and to keep current in between issues of the Revue, please visit our website at

www.vestcor.com



Back-To-School Backpack Giveaway

With a portion of the proceeds from the Vestcor 5K Bridges Run, the Vestcor Family Foundation purchased backpacks and school supplies for children at two of our Jacksonville communities, Lindsey Terrace and Grande Court. The residents and their children were lined up at the door to pick out their backpacks and were very appreciative.



Valued Community Manager

Congratulations to Wendi Floyd for winning WRH's Community Manager of the Year! Wendi is the community manager of Caroline Oaks and Mary Eaves. In 2015, she leased Caroline Oaks to 100% occupancy within two months of construction completion. This year, she reached 100% occupancy at Mary Eaves within six weeks of construction completion, all while maintaining Caroline Oaks at 100% occupancy!! Thank you to Wendi and her teams at Caroline Oaks and Mary Eaves for your exceptional job!



Vestcor recently sold Jordan Cove and Kimberly Pointe apartments. Jordan Cove, a 248-unit affordable community in Dickinson, Texas was comprised of 2 and 3-bedroom apartments. Kimberly Pointe, a 228-unit affordable community in Houston, Texas was comprised of 1, 2 and 3-bedroom apartments. Vestcor developed Jordan Cove in 2001 and Kimberly Pointe in 2004.



Abigail Court and Mary Eaves, both affordable senior communities, opened this August. Amenities at both communities include an activity room with kitchen, fitness center, movie theatre, living room with fireplace, a dog park, outdoor gardens and a courtyard pavilion with grills.



Abigail Court, a 90-unit community in Port Richey, Florida



Mary Eaves, an 80-unit community in Jacksonville, Florida



Groundbreakings

This fall, Vestcor broke ground on two affordable senior communities, Carter Crossing and Cassie Gardens. Carter Crossing, a 93-unit community, located in Milton, Florida and Cassie Gardens, a 96-unit community, located in Middleburg, Florida are expected to be complete in the fall of 2018. Amenities at both communities include a fitness center, living room, activity room with kitchen, movie room, outdoor garden, dog park and pavilion with grills.



Rendering of Cassie Gardens

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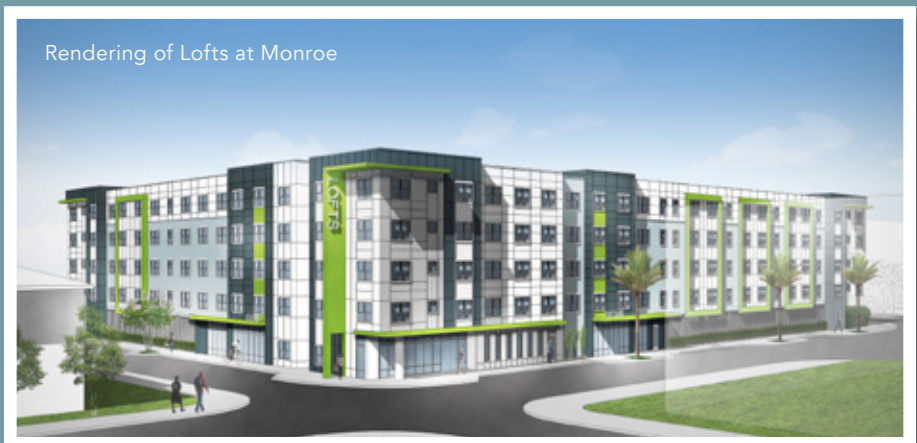
Affordable Housing in Downtown Jacksonville



Aerial of Lofts at LaVilla

Lofts at LaVilla, a 130-unit affordable housing community in downtown Jacksonville is expected to be complete in December. The topping out of the community was celebrated in July and the community is 100% preleased with a waiting list. The demand for Lofts at LaVilla is one of the reasons why Vestcor decided to develop a second Lofts community just a few blocks away, Lofts at Monroe.

Lofts at Monroe broke ground in October. The community will have 108 units consisting of studios, 1 and 2-bedroom apartments. Amenities will include a fitness center, internet café, resident lounge and a dog park. The five-story building will have open air hallways, underground parking and controlled access. The community is expected to open in the fall of 2018.



Rendering of Lofts at Monroe



L – R: City Councilman Al Ferraro, Group 4 Architect Jack Braxtan, WRH Chief Operating Officer Cynthia Haines, Summit President Marc Padgett, Vestcor President Steve Moore, Downtown Investment Authority Board Chair Jim Bailey, Neighborhood Lending Partner Senior Vice President Cheryl Henry-Renn, Wells Fargo Senior Vice President Rick Davis, Stearns Weaver Miller Attorney Terry Lovell

HarborChase of Mandarin: Opening Soon!

Construction of HarborChase of Mandarin is almost complete and residents are expecting to start moving in on December 15th. The commercial kitchen installation, landscaping, units and buildout of the exterior courtyards are all nearing completion. The remaining items are the finish details in the common areas and furnishings that will be finalized in November. Our Sales Director, Landry Arnold, continues to receive strong interest in the community as she has received over 40 reservation deposits.



Exterior of HarborChase of Mandarin



Model of 2 Bedroom Independent Unit

Quest Village & Sulzbacher Village

Quest Village, located in Orlando, Florida, will be complete at the end of November. Quest Village will provide affordable housing for individuals with intellectual and developmental disabilities.

Sulzbacher Village, located in the northside of Jacksonville held a topping out ceremony in October. Sulzbacher Village will provide affordable housing to single women, female veterans and families. Amenities will include a state-of-the-art pediatric health center with primary care, dental, vision and behavioral health services, a therapeutic early learning center, a female medical respite unit, and a children's program including a computer lab, fine art, homework support and mentoring services. The community is expected to be complete in April, 2018.



Aerial of Quest Village



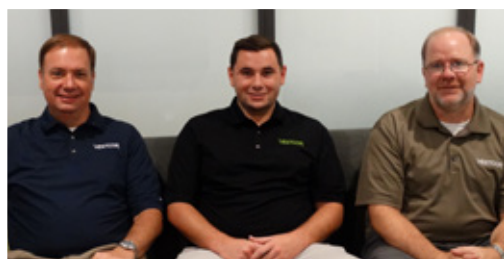
Aerial of Sulzbacher Village



Vestcor 5K Bridges Run

The Vestcor 5K Bridges Run was a success again this year as we had over 600 runners and raised \$36,000 for local non-profits, including Monique Burr Foundation for Children, National Alliance on Mental Illness, Pace Center for Girls, Tiger Academy and UF Health Jacksonville. This is the 21st year that Vestcor has sponsored this charity race. We wouldn't be able to host this race without the support of our business partners, sponsors and employees.

Thank You To Our Sponsors: All Weather, Arbor Carpet, ASAP Towing, Boston Financial, Cecil W. Powell & Company, Creative Multicare, Dale Westling, Dixon Hughes, Fidelity National Financial, Florida First Integrity Bank, Franklin Street Insurance, Function First Furniture, Group 4, Harden, HD Supply, Harbor Retirement Associates, KPMG, Maintenance Supply, NCC, Palmetto Interiors, PNC, PQH Group, Raymond James, RealPage, Reznick Group, Roger B Kennedy, Sea Best, Sherwin Williams, Summit Contracting Group, SunTrust, Waterproofing Specialists, WRH Realty and Zurich



Left to Right: Brad, Eric & Mike

Welcome to the Family!

Vestcor recently welcomed Brad Bartlett, Eric Weller and Michael Talkington. Brad joins Vestcor as Director of Asset Management where he oversees the asset management of Vestcor's communities. Eric joins Vestcor as Land Acquisition Specialist, responsible for finding, evaluating and securing land for new developments. Mike joins Vestcor as Construction Project Manager overseeing all capital projects on our existing communities.

S T A T E M E N T O F V A L U E S

We stand for strong, ethical behavior, integrity, preservation of the entrepreneurial spirit, a team approach and exceptional quality in products and services.

We take personal pride in our real estate portfolio and all the services we offer.

We recognize that our greatest assets are our employees. We employ talented, committed professionals and provide for their development through training and education.

We enhance our communities through involvement in charities and public service.