



FOR IMMEDIATE RELEASE

Haven Housing Adds to Growing Multifamily and Affordable Portfolio with Acquisition of The Dalton Apartments in Austin's Silicon Hills

— *The 350-Unit, Class A Multifamily Community Strengthens Platform's Presence in High-Growth Texas Market* —

Austin, TX – November 19, 2025 – Haven Housing, the multifamily and affordable housing platform of BH Properties, today announced the acquisition of The Dalton, a 350-unit, Class A garden-style apartment community in Pflugerville, Texas—one of the fastest-growing submarkets within the greater Austin metro. Now part of the Haven Housing residential platform, The Dalton reinforces the firm's mission to preserve and enhance existing apartment communities and create enduring value for multifamily communities at all economic levels, including affordable, workforce, and market rate. The seller was represented by Kevin Dufour with Walker & Dunlop. Terms of the transaction were not disclosed.

Built in 2022, The Dalton comprises 14 three-story buildings that offer contemporary architecture, designer finishes along with an amenity-rich resident experience. At acquisition, the property was 94.3% occupied, highlighting strong operational performance in a region fueled by robust job and population growth—driven by employers such as Dell, Apple, IBM, Amazon, and St. David's Medical Center.

“Our acquisition of The Dalton represents a significant first step since establishing Haven Housing in April of this year bringing total units under management to approximately 3,000,” said Jim Brooks, President of parent company, BH Properties. “This acquisition exemplifies how Haven leverages our acquisition and operations expertise to drive long-term growth in markets with high barriers to entry and durable fundamentals. We have been a long-term investor in Texas since early 2002 where our portfolio now exceeds 5 million square feet in a combination of office, retail, and industrial properties. We anticipate Haven driving further growth in the residential sector.”

Situated on 21.5 acres and approximately 2 miles from BH Properties' s 250,000 square foot retail center acquired in 2022, Round Rock Crossing, The Dalton offers residents a premium amenity package, including a resort-style pool, fitness studio, coworking and conference space, wine lounge, dog park, and garages with EV charging. Its location near Pflugerville's key retail and employment hubs—including The District, Stone Hill Town Center, and Round Rock Premium Outlets—makes it highly attractive to professionals and families.



“This acquisition directly advances our strategic focus on the Western and Sunbelt markets under the Haven Housing platform,” said Andrew Van Tuyle, Senior Managing Director - Investments. “Adding The Dalton to our portfolio deepens our commitment to acquiring safe, comfortable, and sustainable communities—places that enrich lives while creating long-term value.”

The Dalton will immediately benefit from Haven Housing’s holistic approach to community, integrity, and sustainability. The acquisition reflects the platform’s disciplined strategy of targeting well-located market-rate and affordable communities in high-barrier markets, supported by BH Properties’ 30-year foundation as a trusted buyer and experienced operator.



About Haven Housing

Haven Housing is the multifamily investment platform of BH Properties launched in early 2025, focused on acquiring, enhancing, and operating market-rate and affordable housing communities across the Western and Sunbelt U.S. The platform targets high-quality, well-located assets and prioritizes long-term growth, sustainability, and value creation. Its mission is to invest in safe, comfortable, and vibrant communities that enhance the lives of residents while creating long term value.



About BH Properties

Founded 31 years ago, privately held BH Properties is a vertically integrated real estate investment company focusing on the acquisition and management of a geographically and product-diverse portfolio of assets. The Los Angeles-based firm, with regional offices in Seattle, San Francisco, San Diego, Riverside, Phoenix, Dallas, and Houston, focuses on value-add transactions, distressed debt, gap financing, and ground leases. Its subsidiary, Haven Housing, focuses on the acquisition of market rate and affordable housing communities. Today, the company owns and operates nearly 11 million square feet across 16 states. Learn more at: www.livehavenhousing.com

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