



# NEWSLETTER

ISSUE NO. 1 • AUGUST 2026

Welcome to the inaugural issue of the Aria Communities newsletter. We intend to share updates such as this on a quarterly basis, giving you a closer look at what we're building, how our communities are doing, and what's ahead. We stay invested in the communities we develop, and we are committed to creating living environments our residents are genuinely glad to call home.

**1,500+**

UNITS

**12+**

YEARS IN THE CAROLINAS

**10**

COMMUNITIES

## WHO WE ARE

# Aria Communities

Aria Communities is a Charlotte-based developer specializing in multifamily planning and development, construction, and property management throughout the Southeast. Aria creates value for our residents, stakeholders, partners, and the communities we invest in by utilizing our vertically integrated structure to develop and manage high-quality, accessible, community-focused living spaces. We remain attentive to market conditions in order to recycle capital and deliver attractive returns to our stakeholders.

From a newly delivered and recently stabilized community in Matthews to an actively rising project in Monroe, and new opportunities ahead in Gastonia and Mt. Holly, Aria Communities continues to grow guided by the same principles: build with care and remain genuinely invested in the neighborhoods we call home. Each community we deliver reflects that commitment, and we intend for it to remain evident long after a ribbon-cutting.

## Our Vertically Integrated Approach

### 01 Land Acquisition

We identify and secure well-positioned sites offering access to key amenities and long-term growth potential, with particular attention to how a location will serve residents for years beyond delivery. Our focus remains concentrated in Charlotte and the greater Carolinas, markets we know well and where we continue to see strong, sustained demand.

### 02 Financing

We source capital through established lender relationships and a trusted network of investment partners, with Aria's principals investing meaningful equity alongside other valued stakeholders to maintain alignment with those who entrust us with their capital.

### 03 Construction Management

Aria Construction and Development spearheads the full scope of our construction efforts, self-performing and overseeing design, quality, cost, safety, and schedule through a single, accountable team. This direct oversight allows us to deliver buildings at a best-in-market, efficient cost basis without compromising quality or functionality.

### 04 Property Management

We lease, manage, and maintain each community through lease-up and well beyond stabilization, remaining closely engaged in day-to-day operations with our in-house team to maintain resident experience, optimize operational efficiency, and preserve long-term asset value.

DELIVERED & PERFORMING

# Aria at Idlewild

Matthews, NC



Positioned less than a mile from I-485, Aria at Idlewild continues to perform well, with rental rates tracking in line with expectations and concessions steadily diminishing as residents renew their leases. Our on-site property management team continues to expand alongside the community it serves, which sits within easy reach of Matthews' retail and dining corridor and offers convenient access into Charlotte's broader employment centers. The community offers a salt-water pool with sundeck and loungers, a fitness center with yoga studio, an outdoor kitchen and grilling area, a resident co-working space, game lounge, and cafe with a coffee bar, plus a bark park and direct access to the Stallings Greenway. Inside, residents enjoy quartz countertops, stainless steel appliances, wood-style flooring, and covered balconies across spacious one, two, and three-bedroom floor plans.

## Key Highlights

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| Units                           | 270 apartment homes                            |
| Current Occupancy               | 93%                                            |
| Concessions                     | Burning off at renewal; less than 1% of income |
| On-Site Team                    | 5 on-site leasing & maintenance professionals  |
| Yield on Cost (Annual NOI/Cost) | 8.9%                                           |
| Average Rent per Unit           | \$1,850                                        |

[Visit Aria at Idlewild → ariaidlewild.com](https://ariaidlewild.com)

DELIVERED & PERFORMING

# Aria at Idlewild — Gallery

Matthews, NC



*Kitchen*



*Kitchen Detail*



*Primary Bathroom*



*Clubhouse Café*



*Fireplace Lounge*



*Building Exterior*



*Community at Dusk*



*Clubhouse Exterior*

UNDER CONSTRUCTION

# Skyview at Aria

Monroe, NC



Skyview at Aria is approximately 30% complete, with vertical construction in full swing. Located along the rapidly growing Highway 74 corridor in Monroe, within commuting distance of the greater Charlotte metro, the community will offer 338 apartment homes anchored by a clubhouse with resort-style pool, fitness center, conference and office space, and indoor/outdoor lounge areas. The site sits within walking distance of area retail and dining and stands to benefit from strong regional job growth along the Highway 74 corridor, positioning the community to capture rising rental demand as Monroe continues to grow. Aria Construction and Development is maintaining the same hands-on oversight of cost, quality, and schedule that has defined our completed communities. We expect to begin initial leasing in early 2027, with project completion and stabilization anticipated in early 2028.

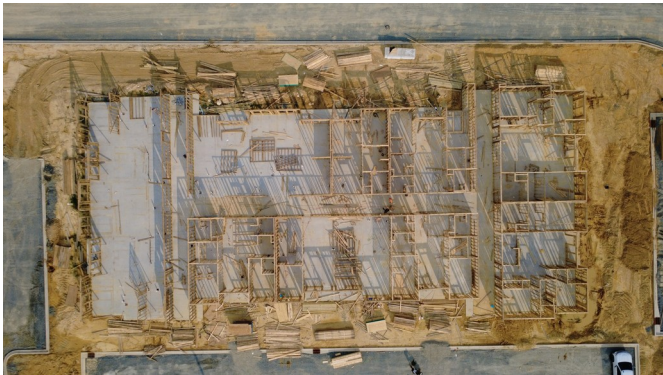
## Key Highlights

|                            |                                                                                    |
|----------------------------|------------------------------------------------------------------------------------|
| Units                      | 338 apartment homes across 8 buildings, plus a clubhouse and 2 accessory buildings |
| Site Acreage               | 22.19 acres                                                                        |
| Status                     | Over 30% complete; vertical construction underway                                  |
| Sitework & Infrastructure  | 70% complete                                                                       |
| Budget & Schedule          | Consistent with original budget and schedule                                       |
| Safety                     | Zero incidents to date                                                             |
| Initial Leasing            | Early 2027                                                                         |
| Completion & Stabilization | Early 2028                                                                         |

UNDER CONSTRUCTION

# Skyview at Aria — Construction Progress

Monroe, NC



# What's on the Horizon

## Aria at Avalon

Gastonia, NC



Aria at Avalon is located between Gastonia and Belmont, within a high-growth corridor offering close proximity to the interstate and a number of surrounding developments and commercial amenities. The apartment site is part of a larger master development where infrastructure is being completed over the next two months, at which point Aria will acquire the land. Other portions of the master plan consist of for-sale homes delivered by D.R. Horton, with pricing starting in the upper \$400s and expected to increase as the community continues to develop. We're designing this area with a district-style, mixed-use approach that blends residential living with greenspace and commercial amenities, including coworking and retail space, enhancing both the leasing story and the day-to-day resident experience.

### Key Highlights

|                           |                     |
|---------------------------|---------------------|
| Expected Site Acquisition | November 2026       |
| Expected Capital Close    | February 2027       |
| Units                     | 240 apartment homes |
| Buildings                 | 8 buildings         |
| Commercial Space          | +/- 12,000 sq ft    |
| Site Acreage              | 13.2 acres          |

IN THE PIPELINE

# Mt. Holly Road

Charlotte, NC



Located at the highly visible intersection of I-485 and Mt. Holly Road, this upcoming development represents another exciting opportunity in one of Charlotte's fastest-growing corridors. Rezoned in August 2026 to accommodate up to 170 apartment homes, the project brings together the expertise of Aria Communities, MPV, and Mission Properties in a collaborative partnership focused on creating a dynamic mixed-use destination. While the final design and site layout are still being refined, the development is anticipated to feature thoughtfully designed apartment residences, on-site amenities, commercial space, and flexible co-working environments. The project will be constructed by Aria Construction and Development and reflects our continued commitment to delivering high-quality, thoughtfully planned developments that contribute to the long-term growth of the Charlotte market.

## Key Highlights

|                           |                     |
|---------------------------|---------------------|
| Units                     | 170 apartment homes |
| Expected Aria Acquisition | October 2026        |
| Site Acreage              | 8.56 acres          |

## OUR PEOPLE

# Meet the Aria Team

The people behind Aria Communities are what make this work meaningful. Many of our team members live in the communities we serve, right here in Charlotte and across the region. We have built a culture where people want to work, collaborate, and grow, supported by experienced, hands-on management at every level, and that strength is reflected in the value we bring back to our stakeholders. We remain present on site, get to know our residents, and stay involved long after a project is complete, because that closeness is how we ensure every community we build is one we would be proud to call home ourselves.



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## In Closing

We are grateful for your interest in our work and look forward to sharing our continued progress with you. To learn more about Aria Communities or to explore our other properties, we invite you to visit us online or connect with us directly using the information below.

### Get in touch

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