

## Company Overview

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Paragus consists of four companies, Paragus Incorporated, Paragus Construction Company Inc., Paragus Property Management Inc. and Paragus Homes Inc. Paragus has a mission to provide responsive services in the development, construction and management of real estate that enables each property to attain its maximum potential value and be a source of pride to our clients, our employees and the community.

**Prodigy Award Winner** \* [Gladden Farms Apartments - Phase 1](#) \*

- Best Clubhouse and Leasing Office Design
- Best Magazine Advertisement (201 - 405 units)

**Prodigy Award Winner** \* [Stonybrook Commons Apartments](#) \*

- Best Magazine Advertisement (less than 200 Units)
- Best Landscaping (less than 200 Units)

**Prodigy Award Winner** \* [Applecreek Apartments](#) \*

- Best Exterior Signage Program (less than 200 units)
- Best Newspaper Advertisement (less than 200 units)
- Best Overall Marketing Sales Program (less than 200 units)
- Best Landscaping (less than 200 units)
- Best Color Ad

**Prodigy Award Winner** \* [The Reserve at Dawson's Creek](#) \*

- Best One Bedroom Floor Plan
- Best Three Bedroom Floor Plan

**Prodigy Award Winner** \* [Village Crossing Apartments](#) \*

- Best Apartment Community Designed for Section 42 Housing

The Prodigy Awards were created to honor excellence in the apartment industry. All members of the Indiana Apartment Association are eligible. The program is both a competition among members and an awards event to recognize winners of the competition. Each year the Indiana Apartment Association recognizes up to 40 apartment communities in the state for outstanding performance in select, pre-determined categories. Each category is judged according to specific criteria related to that category. Judges are apartment industry representatives and market professionals not associated with the state of Indiana. The apartment community judged to be the best in the state in a pre-determined category receives a prodigy award.

## Company Profile

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Paragus Incorporated was formed in December 1988 to provide a wide range of professional real estate services including feasibility analysis, financial placement and development services for multi-family and single family developments. Paragus Incorporated has developed a number of apartment communities, single family subdivisions and an office campus since its formation.

Paragus Construction Company, Inc. was founded to perform general contracting and construction management functions for Paragus developments and for others. Paragus Construction Company, Inc. has built several apartments and small office buildings since its formation in March 1989.

Paragus Property Management, Inc. provides professional property management services for Paragus developments and for others on a fee basis. Paragus Property Management, Inc. was formed in July 1989 and is a member of the Indiana Apartment Association and the National Apartment Association.

Paragus Homes, Inc. was formed in May 1992 to build and sell single family homes utilizing the multi-family experience of the principals of Paragus.

Paragus believes in, and is committed to, the team concept. We realize that to be successful, we must associate ourselves with members of a team that share our commitment to our mission and to our goals and objectives.

*Employees* are a significant part of the Paragus Team, benefiting from fair wages, a safe working environment and a philosophy of continuing education and professional growth within the Paragus Group.

*Residents* of each Paragus managed community are provided with , quality affordable housing. They are our customers and will be treated with respect and professional service.

We are responsive to our *Clients*, by keeping them informed, by treating them with respect and by providing them with information and services to help them meet their goals.

We develop relationships with *Financial Sources* that exhibit support and respect our goals and objectives.

We support the *Community* in a professional, non-partisan manner, developing an understanding of mutual respect,

resulting in community confidence in the integrity, abilities and performance of The Paragus Group.

We developed a team of *Professionals* that provide accurate and dependable information in a timely and cost effective manner. These professionals have an understanding of confidence and integrity in their relationship with us.

We maintain a core of dedicated, skilled and production oriented *Contractors* that provide quality workmanship that meets or exceeds the requirements of our construction goals.

We retain a group of *Suppliers* that provide quality, affordable materials on a timely basis and that share our philosophy of maintaining a long term relationship.

We participate in the membership and activities of *Professional Organizations* relating to our business and encourage members of our team to do the same.

We recognize *Competitors* as businesses whose existence challenges our goals and objectives. We strive to provide a higher standard than our competition, showing them professional courtesy and respect at all times.

Our philosophy is to work *with* our clients, not just for our clients.

**Memberships:**

Indiana Apartment Association (IAA)  
National Apartment Association (NAA)  
Better Business Bureau  
National Federation of Independent Businesses

## *Paragus Principals and Key Personnel*

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### **Michael T. Mance - Partner**

Mike has been involved in the real estate industry since 1972 as both a builder of single family homes and as a builder / rehabilitator of apartments. Mike began his real estate career with a national production homebuilder in Pittsburgh. He was transferred to Indianapolis in 1973 and has been active locally ever since. Mike worked as field superintendent and production manager for various homebuilders until forming his own company in 1975. From 1975 to 1979 Mike built custom homes, primarily on the West Side of Indianapolis. In 1978, Mike was named "Home Builder of the Year" by the largest Realtor firm in Indianapolis. As interest rates approached 20%, Mike discontinued his home building business to rehabilitate apartments.

Between 1980 and 1982, Mike rehabilitated 362 apartments financed under programs offered by the Department of Housing and Urban Development. Mike served as project superintendent for these projects and was responsible for on-site supervision, scheduling, materials release and control, construction draws and HUD inspections.

From 1983 until forming Paragus, Mike was a Project Developer and Development Partner for a major Indianapolis apartment developer. During this time, Mike was responsible for 50% of all new construction, taking projects from conception to completion including establishing initial and final construction budgets. Mike's responsibilities included all materials purchasing and contract negotiations for the project including site, buildings and infrastructure. Other responsibilities included scheduling, supervision and cost control. Project values ranged from \$3,500,000 to \$25,000,000 and included approximately 3,400 apartments in a three-state area.

### **Gary G. Ritz - Partner**

Gary began his real estate career in 1975 as a loan officer for a major Indiana savings bank. Primary responsibilities included the origination, structuring and underwriting of income property real estate loans. Types of loans included construction loans, land development loans, permanent loans, "mini-perm" loans, participating loans, tax exempt bond debt and joint ventures. Loan submissions and reports were made directly to the bank's board of directors on a regular basis. Loans were made on apartments, office buildings, retail centers, office/warehouse buildings, hotels and motels, nursing homes, hospitals, restaurants, condominiums, single family homes and on land to be developed.

From 1984 until forming Paragus, Gary worked for a major Indianapolis apartment developer, as Director of Finance and Development Partner. Primary responsibilities were to obtain financing, equity partners and/or purchasers for all apartment communities developed. Relationships were

established with banks, thrifts and insurance companies. During this time, construction financing was obtained on approximately 5,000 units in fourteen communities and permanent financing was placed on approximately 3,000 units in seven communities. In addition, three sales were generated involving approximately 1,000 apartments.

Gary was the President of the Indiana Apartment Association in 2006 and 2007, is a licensed real estate broker, and a Housing Credit Certified Professional.

**Mike Roland.**

Mike is senior project manager for Paragus Construction Company, Inc. Mike has more than 35 years experience in the construction industry. During this time, Mike has performed various on-site functions. He is presently responsible for all on-site supervision and scheduling for all subcontractors and suppliers, on a project basis.

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- Best Newspaper Advertisement (less than 200 units)
- Best Overall Marketing Sales Program (less than 200 units)
- Best Landscaping (less than 200 units)
- Best Color Ad

**Prodigy Award Winner** \* [The Reserve at Dawson's Creek](#) \*

- Best One Bedroom Floor Plan
- Best Three Bedroom Floor Plan

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- Best Apartment Community Designed for Section 42 Housing

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## *Office and Retail Buildings*

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Paragus has utilized its residential development and building expertise to build a number of small, generally owner-occupied, office and retail buildings. In each case, Paragus was awarded the job without a competitive bid based upon its reputation, integrity and ability to control costs.

Office and retail buildings developed or built by Paragus include:

<a href="#"><u>Therapy Works</u></a>	4,550 sq. ft.	Avon, IN	1992
<a href="#"><u>Whitley Commons</u></a>	5,000 sq. ft.	Indianapolis, IN	1994
<a href="#"><u>Coldwell Banker Office Building</u></a>	3,000 sq. ft.	Clermont, IN	1995
96th Street Office Campus**	21,400 sq. ft.	Indianapolis, IN	2002-2005
Subway Delicatessen	2,325 sq. ft	Greenfield, IN	2006
Liberty Financial	3,375 sq. ft	Greenfield, IN	2006
Shining Stars Academy	6,480 sq. ft	Greenfield, IN	2006

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\*\*A professional office campus of four garden style office buildings at 2900 – 2930 East 96th Street:

- 2900 East 96th Street, Indianapolis, IN - a 5,000 square foot, garden style office building.
- [2910 East 96th Street](#), Indianapolis, IN – a 6,400 square foot, garden style office building.
- [2920 East 96th Street](#), Indianapolis, IN – a 7,000 square foot, garden style office building.
- [2930 East 96th Street](#), Indianapolis, IN – a 3,000 square foot, garden style office building.

## *General Contracting*

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Paragus offers complete general contracting services to its clients through Paragus Construction Company Inc. (PCCI). PCCI jobs range from design/build jobs to jobs awarded on a competitive bid basis. PCCI specializes in the use of residential building techniques in a production environment. The following is a list of PCCI jobs in chronological order:

<a href="#">Stonybrook Commons</a>	1989-1990	122 apartments
<a href="#">Loper Commons, Phase 1</a>	1990-1991	98 apartments
<a href="#">Loper Ponds</a>	1992-1996	100 lot subdivision
<a href="#">Therapy Works</a>	1992	4,550 sq ft medical office
<a href="#">Deerfield Commons</a>	1993-1994	98 apartments
Crystal Springs	1993-1995	11 Single-family homes
<a href="#">Whitley Commons</a>	1994	5,000 sq ft office
The Willows	1994-1996	32 single-family homes
<a href="#">Coldwell Banker Building</a>	1995	3,000 sq ft office
<a href="#">Gladden Farms - Phase 1</a>	1995-1997	140 apartments
Hartman Village	1995-1997	4 single-family homes
<a href="#">Eagles Crossing</a>	1995-1996	16 lot subdivision/16 single family
<a href="#">Churchill Ranch</a>	1995-1996	134 apartments
<a href="#">Loper Commons - Phase 2</a>	1995-1996	48 apartments
<a href="#">Applecreek</a>	1996-1997	194 apartments
<a href="#">Gladden Farms - Phase 2</a>	1996-1997	80 apartments
<a href="#">Arbor Lakes - Phase 2</a>	1997-1998	176 apartments
<a href="#">The Overlook - Phase 1</a>	1998-2000	220 apartments
<a href="#">The Reserve - Phase 1</a>	1999-2000	176 apartments
<a href="#">Autumn Oaks</a>	1999-2000	72 apartments
Island Club	1999-2000	16 apartments-fire rebuild
<a href="#">The Overlook - Phase 2</a>	2000-2001	110 apartments
<a href="#">The Reserve - Phase 2</a>	2001-2002	96 apartments
<a href="#">2920 East 96th St</a>	2001-2002	7,000 sq. ft. office
<a href="#">Settlers Run - Phase 3</a>	2002	68 apartments
<a href="#">The Retreat - Phase 2</a>	2002-2003	84 condominiums
<a href="#">2930 East 96th St.</a>	2002-2003	3,000 sq. ft. office
<a href="#">2910 East 96th St.</a>	2002-2003	6,400 sq. ft. office
<a href="#">Village Crossing</a>	2002-2004	136 apartments
Settlers Run - Phase 2	2003	68 apartments
2900 East 96th St.	2005	5,000 sq. ft. office
Grand Avenue Commons	2004-2005	50 apartments
Brookview Glen	2005-2006	66 apartments
Subway Delicatessen	2006	2,325 sq. ft. office/retail
Liberty Financial	2006	3,375 sq. ft. office/retail
Shining Stars Academy	2006	6,480 sq. ft. office/retail
State Street Centre	2006-2007	5700 sq.ft. retail in 2 buildings
State Street Centre	2006-2007	6500 sq.ft. day care facility
Sugar Creek Commons	2006-2007	20-acre retail land development



<a href="#">Kessler Place</a>	2006	50 condominium lots and 24 units
<a href="#">Bluestone</a>	2008-2010	208 apartments
Deerfield Commons	2008	Clubhouse fire rebuild
Eagle Lake Landing	2011	Clubhouse
Reflections at Bluestone	2011	62 apartments
Reflections II	2014	44 apartments

## *Property Management*

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Paragus offers its clients a full service property management company through Paragus Property Management, Inc. (PPMI). PPMI shares the Paragus philosophy of working **with** the client rather than just **for** the client. PPMI understands its job is to manage a property in such a manner as to meet its client's goals and objectives.

A part of PPMI's standard operating procedure is to encourage outstanding achievement from its employees through third-party recognition. Four PPMI employees have achieved the designation Housing Credit Certified Professional.

Each year the Indiana Apartment Association (IAA) recognizes a limited number of apartment communities within the state for outstanding performance in select categories. The recognition is in the form of a Prodigy award. PPMI managed communities have won several Prodigy awards.

PPMI presently manages the following:

<a href="#">Applecreek</a>	194 units	Anderson, IN
<a href="#">Bluestone</a>	208 units	Greenfield, IN
96th Street Office Campus	21,400 sq.ft. office	Indianapolis, IN
<a href="#">Kessler Place</a>	24 condominiums	Indianapolis, IN
Reflections at Bluestone	62 units	Greenfield, IN

PPMI specializes in the management of apartment communities operated under the Section 42 Rental Housing Tax Credit Program. Included in the management program for Section 42 housing is a detailed compliance program.

## *Contact Us*

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We would like to hear from you. You may contact us in the following ways:

by mail:                   The Paragus Group  
                                  3535 East 96th Street, Suite 104  
                                  Indianapolis, IN 46240

by telephone:           317-846-4001

by fax:                    317-573-3939

Click [here](#) for a printable version of the information on this website.



# Stonybrook Commons

3063 Redskin Drive, Indianapolis, IN 46235

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**PARAGUS** as  
*Developer,  
General Contractor, and  
Property Manager*

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Year Completed: **1990**  
7 Buildings  
122 Apartments

1 Bedroom Apartments: **0**  
2 Bedroom Apartments: **56**  
3 Bedroom Apartments: **66**



## Community Description

Stonybrook is located on the north side of 30th Street just east of German Church Road, in the Warren Township School District. Stonybrook offers four floor plans including a two bedroom/one bath floor plan, a two bedroom/one bath with master vanity plan, a three bedroom/one and one-half bath floor plan and a three bedroom/two bath apartment. Each apartment has its own microwave oven, a hook-up for full size laundry equipment, a patio or balcony and an outside storage closet.

Community amenities include a playground, a shelter house - picnic area, a community building with a community room for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Stonybrook was developed under the Section 42 Rental Housing Tax Credit program, operated under that program for 16 years and was sold by Paragus in 2007.

Paragus Incorporated acted as developer, Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. managed the property.

**Prodigy Award Winner** - Best Magazine Advertisement (less than 200 Units)

**Prodigy Award Winner** - Best Landscaping (less than 200 Units)

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The Paragus Group /2920 East 96th St., Suite A/ Indianapolis, IN 46240 / tel 317-846-4001 / fax 317-573-3939/  
[www.paragus.com](http://www.paragus.com)



# Loper Commons Phase 1

919 Lewis Creek Lane, Shelbyville, IN

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**PARAGUS** as  
*Developer,  
General Contractor, and  
Property Manager*

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Year Completed: **1991**

**6** Buildings

**98** Apartments

1 Bedroom Apartments: **32**

2 Bedroom Apartments: **32**

3 Bedroom Apartments: **34**



## Community Description

Loper Commons is located on the southeast side of Shelbyville adjacent to the Loper Elementary School. School age children living at Loper Commons can walk to school on our connecting sidewalk system. Loper Commons offers six floor plans including two one bedroom/one bath floor plans, a two bedroom/one bath plan, a two bedroom/one and one-half bath floor plan, a three bedroom/one and one-half bath floor plan and a three bedroom/two bath floor plan. Each apartment has its own microwave oven, a hook-up for full size laundry equipment, a patio or balcony and an outside storage closet.

Community amenities include a playground, a picnic area, a fitness center, a community building with a community room for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Loper Commons - Phase 1 was developed and operated under the Section 42 Rental Housing Tax Credit program.

Paragus Incorporated was the developer of Loper Commons - Phase 1, Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. managed the property. Loper Commons Phase I was sold in 2008.

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[www.paragus.com](http://www.paragus.com)



# Deerfield Commons

1725 Windmere Ct., Lafayette, IN  
(317)448-9933

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**PARAGUS** *as*  
*Developer,*  
*General Contractor, and*  
*Initial Property Manager*

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Year Completed: **1993**  
**6** Buildings  
**98** Apartments

1 Bedroom Apartments: **32**  
2 Bedroom Apartments: **32**  
3 Bedroom Apartments: **34**



## Community Description

Deerfield Commons is a 98-unit apartment community located on the east side of Lafayette, IN. Deerfield Commons has four different floor plans including two one bedroom/one bath floor plans, a two bedroom/one bath floor plan and a three bedroom/one and one-half bath plan. All apartments were built with microwave ovens and hookups for full size laundry equipment. Deerfield Commons was built as a total electric community and retrofitted to gas heat prior to initial occupancy at the request of the owner.

Community amenities include a playground, a community building with a community room for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Deerfield Commons was developed under the Section 42 Rental Housing Tax Credit program.

Paragus Incorporated acted as the developer of Deerfield Commons, Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. managed the property for its first three years until the owner formed their own management company.

In 2008, Paragus Construction Company Inc. completely rebuilt the Deerfield Clubhouse. The original clubhouse was damaged beyond repair by fire.

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[www.paragus.com](http://www.paragus.com)





# Gladden Farms Phase 1

311 Country Lane, Plainfield, IN

[Home](#)

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**PARAGUS** as  
*Developer,  
General Contractor, and  
Property Manager*

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Year Completed: **1995**

**15 Buildings**

**140 Apartments**

1 Bedroom Apartments: **24**

2 Bedroom Apartments: **64**

3 Bedroom Apartments: **24**

4 Bedroom Apartments: **28**



## Community Description

Gladden Farms offers county living in a suburban setting. Located on the southeast side of Plainfield, Gladden Farms Phase 1 offers four floor plans including a one bedroom/one bath plan, a two bedroom/two bath plan, a three bedroom/two bath floor plan and a four bedroom/two bath townhouse floor plan. Each apartment has a hook-up for full size laundry equipment, a patio or balcony and an outside storage closet.

Community amenities include carports, garages, additional outside storage areas, a playground, a swimming pool, a community building with a fitness center and a theater for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Gladden Farms - Phase 1 was developed and operated under the Section 42 Rental Housing Tax Credit program.

Paragus Incorporated performed a number of development functions for the owner, Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. was hired by the owner to manage the property from June 1, 1998 through August 31, 2008.

**Prodigy Award Winner** - Best Clubhouse and Leasing Office Design

**Prodigy Award Winner** - Best Magazine Advertisement (201 - 405 units)

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[www.paragus.com](http://www.paragus.com)



# Churchill Ranch

8016 Louisville Dr., Lawrence, IN  
(317)549-2199

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**PARAGUS** *as*  
*General Contractor*

---

Year Completed: **1996**

**14** Buildings  
**134** Apartments

2 Bedroom Apartments: **74**  
3 Bedroom Apartments: **32**  
4 Bedroom Apartments: **28**



## Community Description

Churchill Ranch is located in Lawrence, an eastern suburb of Indianapolis. Churchill Ranch offers four floor plans including a one bedroom/one bath floor plan, a two bedroom/two bath floor plan, a three bedroom/two bath floor plan and a four bedroom/two bath townhouse floor plan. Each apartment has a hook-up for full size laundry equipment, a patio or balcony and an outside storage closet.

Community amenities include carports, garages, additional outside storage areas, a playground, a swimming pool, a community building with a fitness center and a theater for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Churchill Ranch was developed under the Section 42 Rental Housing Tax Credit program.

Paragus Construction Company Inc. was the general contractor.

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[www.paragus.com](http://www.paragus.com)





# Loper Commons Phase 2

919 Lewis Creek Lane, Shelbyville, IN

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**PARAGUS** as  
*Developer,  
General Contractor, and  
Property Manager*

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Year Completed: **1996**

**3** Buildings

**48** Apartments

1 Bedroom Apartments: **16**

2 Bedroom Apartments: **32**

3 Bedroom Apartments: **0**



## Community Description

Loper Commons is located on the southeast side of Shelbyville adjacent to the Loper Elementary School. School age children living at Loper Commons can walk to school on our connecting sidewalk system. Loper Commons Phase 2 offers two floor plans, a one bedroom/one bath floor plan and a two bedroom/one bath floor plan. Each apartment has its own microwave oven, a hook-up for full size laundry equipment, a patio or balcony and an outside storage closet.

Community amenities include a playground, a picnic area, a fitness center, a community building with a community room for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Loper Commons - Phase 2 was developed and operated under the Section 42 Rental Housing Tax Credit program.

Paragus Incorporated was the developer of Loper Commons - Phase 2, Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. managed the property. Loper Commons Phase 2 was sold in 2008.

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[www.paragus.com](http://www.paragus.com)



# Applecreek Apartments

1326 Macintosh Lane, Anderson, IN  
(765)640-0655

[Home](#)

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**PARAGUS** as  
*Developer,  
General Contractor, and  
Property Manager*

---

Year Completed: **1997**

**12 Buildings**  
**194 Apartments**

1 Bedroom Apartments: **64**  
2 Bedroom Apartments: **98**  
3 Bedroom Apartments: **32**



## Community Description

Applecreek is Anderson's finest apartment community.. The community offers six different floor plans including two different one bedroom / one bath apartment plans, a two bedroom / one bath floor plan, a two bedroom / two bath floor plan with traditional bedroom layout, a two bedroom / two bath apartment with the bedrooms separated by the living room and a three bedroom / two bath floor plan. All apartments have hook-ups for full size laundry equipment and have either a covered patio or balcony. Each apartment has its own outside storage closet.

Community amenities include garages, carports, additional outside storage areas, a swimming pool, a children's pool, a playground, a shelter house - picnic area, a community building with a community room for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Applecreek was developed with tax-exempt bond financing. One-half of the apartments at Applecreek are operated under the Section 42 Rental Housing Tax Credit program.

Paragus Incorporated acted as developer of Applecreek, Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. continues to manage Applecreek.

**Prodigy Award Winner** - Best Exterior Signage Program (less than 200 units)  
**Prodigy Award Winner** - Best Newspaper Advertisement (less than 200 units)  
**Prodigy Award Winner** - Best Overall Marketing Sales Program (less than 200 units)  
**Prodigy Award Winner** - Best Landscaping (less than 200 units)  
**Prodigy Award Winner** - Best Color Advertisement

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[More Rental  
Information](#)

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# Gladden Farms Phase 2

311 Country Lane, Plainfield, IN

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View other properties:

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**PARAGUS** as  
*General Contractor, and  
Property Manager*

---

Year Completed: **1996**

**6** Buildings  
**80** Apartments

2 Bedroom Apartments: **32**

3 Bedroom Apartments: **32**

4 Bedroom Apartments: **16**



## Community Description

Gladden Farms offers county living in a suburban setting. Located on the southeast side of Plainfield, Gladden Farms Phase 2 offers three floor plans including a two bedroom/two bath plan, a three bedroom/two bath plan and a four bedroom/two bath garden floor plan. Each apartment has a hook-up for full size laundry equipment, a patio or balcony and an outside storage closet.

Community amenities include a playground, a swimming pool, a community building with a fitness center and a theater for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Community amenities include carports, garages, additional outside storage areas, a playground, a swimming pool, a community building with a fitness center and a theater for the resident's use and a coin operated laundry facility for residents who do not have their own laundry equipment.

Gladden Farms - Phase 2 was developed and operates under the Section 42 Rental Housing Tax Credit program.

Paragus Construction Company Inc. was the general contractor and Paragus Property Management Inc. was hired by the owner to manage the property beginning June 1, 1998 through August 31, 2008.

**Prodigy Award Winner** - Best Magazine Advertisement (201 - 405 units)

*The Prodigy Awards were created to honor excellence in the apartment industry. All members of the Indiana Apartment Association were eligible. The program is both a competition among members and an awards event to recognize winners of the competition. Each year the Indiana Apartment Association recognizes up to 40 apartment communities in the state for outstanding performance in select, pre-determined categories. Each category is judged according to specific criteria related to that category. Judges are apartment industry representatives and market professionals not associated with the state of Indiana. The apartment community judged to be the best in the state in a pre-determined category receives a prodigy award.*

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# Arbor Lakes Phase 2

1700 Bayview Drive, Fort Wayne, IN  
(260)423-3636

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*General Contractor*

---

Year Completed: **1998**

**11** Buildings  
**176** Apartments

1 Bedroom Apartments: **96**  
2 Bedroom Apartments: **80**  
3 Bedroom Apartments: **0**



## Community Description

Arbor Lakes - Phase 2 is an addition to the original Arbor Lakes Apartments completed in the late 1980's. The challenge to Paragus was to update the original floor plans to bring them into compliance with current building codes without changing the exterior appearance of the buildings. Arbor Lakes - Phase 2 has twelve different one and two bedroom floor plans. A fitness center was added onto the original clubhouse and a tennis court was added to the property with the second phase construction.

Community amenities include a swimming pool, a tennis court, garages, outside storage closets and a community building with a fitness center.

Paragus Incorporated performed limited design services for the owner and Paragus Construction Company Inc. was the general contractor.

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# The Overlook Phase 1

2882 Comstock Plaza, Bellevue, NE (402)  
292-7607

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Year Completed: **2000**

**10** Buildings  
**220** Apartments

1 Bedroom Apartments: **84**  
2 Bedroom Apartments: **100**  
3 Bedroom Apartments: **36**



## Community Description

The Overlook is a 220 unit apartment community in Bellevue, NE, a suburb of Omaha. The Overlook is an upscale development that includes attached garages.

Community amenities include a swimming pool and a community building with a fitness center. Paragus Construction Company Inc. was the general contractor.

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# The Reserve at Dawson's Creek

401 Augusta Way, Fort Wayne, IN  
(260)416-0840

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*General Contractor*

---

Year Completed: **2001**

**18 Buildings**  
**178 Apartments**

1 Bedroom Apartments: **46**  
2 Bedroom Apartments: **96**  
3 Bedroom Apartments: **36**



## Community Description

The Reserve at Dawson's Creek Phase 1 is a 176 unit apartment community in Fort Wayne. The Reserve consists of two distinctly different products. One product is upscale in which individual apartments have access to attached garages. The second product consists of luxury apartments in six or eight unit buildings designed to look like large, single-family "mansion" type homes. Each apartment in a "mansion" building has direct access to a private one or two car garage.

Community amenities include a swimming pool and a community building with a fitness center.

Paragus Construction Company Inc. was the general contractor.

**Prodigy Award Winner** - Best One-Bedroom Floor Plan  
**Prodigy Award Winner** - Best Three Bedroom Floor Plan

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# Autumn Oaks

100 Autumn Oak Blvd., New Castle, IN

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*General Contractor*

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Year Completed: **2000**

**6 Buildings**  
**72 Apartments**

1 Bedroom Apartments: **16**  
2 Bedroom Apartments: **32**  
3 Bedroom Apartments: **24**

## Community Description

Autumn Oaks is a 72-unit apartment community in New Castle, IN. Situated on an "in-fill" site near downtown New Castle, Autumn Oaks was built to operate under the Section 42 Rental Housing Program. Autumn Oaks offers three floor plans, a one bedroom/one bath plan, a two bedroom/two bath plan and a three bedroom/two bath floor plan.

Community amenities include a swimming pool and a community building.

Paragus Construction Company Inc. was the general contractor.

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# The Overlook Phase 2

2882 Comstock Plaza, Bellevue, NE

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*General Contractor*

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Year Completed: **2001**

**5** Buildings  
**110** Apartments

1 Bedroom Apartments: **24**  
2 Bedroom Apartments: **50**  
3 Bedroom Apartments: **36**



## Community Description

The Overlook is a 110-unit second phase addition in Bellevue, NE, a suburb of Omaha. The Overlook is an upscale development that includes attached garages.

Community amenities include a swimming pool and a community building with a fitness center.

Paragus Construction Company Inc. was the general contractor.

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# The Reserve II at Dawson's Creek

401 Augusta Way, Fort Wayne, IN

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*General Contractor*

---

Year Completed: **2002**  
**6** Buildings  
**96** Apartments

1 Bedroom Apartments: **24**  
2 Bedroom Apartments: **48**  
3 Bedroom Apartments: **24**



## Community Description

The Reserve II at Dawson's Creek is a 96-unit second phase addition in Fort Wayne, IN.

Community amenities include a swimming pool and a community building with a fitness center.

Paragus Construction Company Inc. was the general contractor.

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# Settlers Run Phase 3

3200 Prairie View Trail, Danville, IN

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*General Contractor*

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Year Completed: **2002**

**5** Buildings  
**68** Apartments

1 Bedroom Apartments: **16**  
2 Bedroom Apartments: **16**  
2 Bedroom Townhomes: **18**  
3 Bedroom Townhomes: **18**

## Community Description

Settlers Run - Phase 3 is an addition to the Settlers Run apartments in Danville, IN. The third phase consisted of two garden apartment buildings and three townhouse buildings. No community amenities were added with the third phase.

Paragus Construction Company Inc. was the general contractor.

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# The Retreat - Phase 2

96th St. and Westfield Blvd., Carmel, IN

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Year Completed: **2003**

**12** Buildings  
**84** Condominiums

**Ten** Different Floor Plans

## Community Description

The Retreat is a condominium community located at 96th Street and Westfield Blvd. in Carmel, IN. Sales prices generally ranged from \$100,000 to \$180,000

Paragus Construction Company Inc. was the general contractor.

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# Village Crossing

20 Village Crossing Drive, Greenwood, IN

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Year Completed: **2004**

**9** Buildings  
**136** Apartments

1 Bedroom Apartments: **14**  
2 Bedroom Apartments: **54**  
2 Bedroom Townhomes: **52**  
3 Bedroom Townhomes: **16**

## Community Description

Village Crossing is being developed under the Section 42 Rental Housing Tax Credit Program. Community amenities include a clubhouse building, swimming pool, 40 detached garages and 40 carports.

Paragus Construction Company Inc. was the general contractor.

**Prodigy Award Winner** - Best Apartment Community Designed for Section 42 Housing

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# Eagle's Crossing Subdivision

34th St. and Dandy Trail, Indianapolis, IN

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Year Completed: **1996**

**16** Lots



## Community Description

Eagle's Crossing is a 16-lot subdivision developed by Paragus LLC. All of the homes in Eagle's Crossing were constructed by Paragus Homes, Inc and feature a tradition look, including a functional front porch.

Paragus Construction Company Inc. was the general contractor.

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# Loper Ponds Subdivision

Lewis Creek Lane, Shelbyville, IN

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Year Completed: **1996**

**100** Lots



## Community Description

Loper Ponds is a 100-lot subdivision developed by Paragus from 1993-1996. Development occurred in three phases. Developed lots were sold to a major Indiana home builder targeting first-time home buyers.

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# Therapy Works

7840 East US 36, Avon, IN

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Year Completed: **1992**

**4,550** Square Feet



## Description

Therapy Works is a 4,550 square foot office and medical rehabilitation building in Avon.

Paragus Construction Company Inc. was the general contractor.

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# Whitley Commons

9550 Whitley Drive, Indpls, IN

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Year Completed: **1994**

**5,000** Square Feet



## Description

Whitley Commons is a 5,000 square foot office building located at 96th Street and Keystone Avenue in Indianapolis.

Paragus Construction Company Inc. was the general contractor.

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# Coldwell Banker Bldg.

9020 Crawfordsville Rd., Clermont, IN

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Year Completed: **1995**

**3,000** Square Feet



## Description

The Coldwell Banker Building is a 3,000 square foot office building occupied by the Coldwell Banker Residential Real Estate office in Clermont, IN.

Paragus Construction Company Inc. was the general contractor.

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# 2920 East 96th St. Indianapolis, IN

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*Contractor*

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Year Completed: **2002**

**7,000** Square Feet

## Description

The 2920 Building is the largest building in The 96th Street Office Campus developed by Paragus. The 2920 Building consists of 7,000 square feet of finished office space and 1,700 square feet of unfinished basement. A total of 29 parking spaces go with the building. The building is serviced with fiber optic telecommunications.

Paragus Incorporated was the developer, and  
Paragus Construction Company Inc. was the general contractor.

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2930 East 96th St.  
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*Developer and General*  
*Contractor*

---

Year Completed: **2003**

**3,000** Square Feet

### **Description**

The 2930 Building is the smallest building in The 96th Street Office Campus developed by Paragus. The 2930 Building consists of 3,000 square feet of finished office space and 1,100 square feet of unfinished basement. A total of 18 parking spaces go with the building. The building is serviced with fiber optic telecommunications.

Paragus Incorporated was the developer, and  
Paragus Construction Company Inc. was the general contractor.

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