

STARK LIVING

 A STARK ENTERPRISES COMPANY

2026 Portfolio





Who We Are

Founded in 1982 in Cleveland, Ohio, Stark Living is the residential arm of Stark Enterprises, specializing in the asset management, development, and operations of multifamily communities across the U.S. With marketing powered by its in-house agency, Stark Creative Group, Stark Living delivers innovative strategies that elevate its properties to new heights.

With a portfolio spanning 10+ properties across six states and additional developments underway, Stark Living manages thousands of units, showcasing expertise in mixed-use developments, build-to-rent communities, affordable housing, student housing, conventional apartments, and workforce housing.

Stark Living is driven by an unwavering commitment to its residents, offering vibrant, maintenance-free communities tailored to all stages of life—from first-time renters to those seeking to downsize after retirement. With the addition of its Build-To-Rent platform, Everywhere USA, the company creates modern communities that blend small-town charm with the conveniences of urban living. These thoughtfully designed neighborhoods feature spacious homes, walkable layouts, and beautifully landscaped settings, redefining the rental experience.

At Stark Living, we're redefining the way people live—creating vibrant communities where life truly feels at home.



CROCKER PARK LIVING
Westlake, Ohio

Settled in the most desirable location in Westlake, Ohio, Crocker Park Living offers luxury residential living atop 12 city blocks of the multi-use lifestyle center. Crocker Park Living is made up of three communities: The Residences at Crocker Park, Excelsior, and Ovation. Residents enjoy spacious and functional one to three-bed- room floors plans, an The LinC Social, an exclusive resident only social club and fitness center, along with walkable access to the best in shopping, dining and entertainment within steps from their front door.

Project Size: 535,034 SF - 534 Units

Location: 177 Market Street,
Westlake, OH 44145

Year Opened: Phase 1 -2004
Phase 2 -2008
Phase 3 -2014

THE RESIDENCES
Phase I of Crocker Park Living
158 Units



EXCELSIOR
Phase II of Crocker Park Living
58 Units



OVATION
Phase III of Crocker Park Living
318 Units





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THE BEACON

Downtown Cleveland, Ohio

The Beacon, located in downtown Cleveland, is the city's first residential high-rise since 1974. With 187 luxury units and exceptional amenities, this striking tower sits atop an eight-story parking garage and features three local eateries, blending convenience and comfort in the lively city.

Project Size: 515,500 GSF - 187 Units

Location: 515 Euclid Avenue, Downtown Cleveland, OH 44114

Year Opened: 2019



HIGH-RISE

COVINGTON VALLEY ESTATES

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COVINGTON VALLEY ESTATES

Erie, Pennsylvania

Covington Valley Estates, located in Erie, PA, offers 43 one to three-bedroom apartments in a serene, private community setting. Just a few miles away, residents can experience the stunning views of Lake Erie and the Presque Isle freshwater beaches, making it a perfect place to call home.

Project Size: 35,000 SF - 43 Units

Location: 5300 Covington Valley Drive, Erie, PA 16509

Year Opened: 1983



GARDEN APARTMENTS

OAK HARBOR VILLAGE

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OAK HARBOR VILLAGE

Bolivia, North Carolina

Oak Harbor Village, located in Bolivia, North Carolina, is a newly developed 130-unit, 23-acre build-to-rent community designed to appeal to residents at all stages of life. Catering to families, empty-nesters, and young professionals, Oak Harbor Village addresses the local demand for versatile living options. Each unit is carefully crafted to combine the convenience and ease of apartment living with the aesthetic and comfort of a single-family home.

Project Size: 1,001,880 SF - 130 Units

Location: 1004 Arborside Circle SE, Bolivia, North Carolina 28422

Year Opened: 2025



BUILD-TO-RENT

IN DEVELOPMENT

SUMMER POINTE VILLAGE

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SUMMER POINTE VILLAGE

Summerfield, Florida

Summer Pointe Village, located in Summerfield, FL, is a 454-unit build-to-rent development comprised of ranch-style homes with a focus on providing modern resort style amenities and large, luxuriously designed floor plans with plenty of room for families and individuals to work, play, and live. Residents can enjoy a balanced blend of productivity, leisure, and relaxation in a low-maintenance environment akin to a single-family home.

Project Size: 4,791,599 SF

Phase I : 252 Units

Phase II : 202 Units

Location: 16152 SE 77th Court Road, Summerfield, FL 34491

Year Opened: 2026



BUILD-TO-RENT

IN DEVELOPMENT



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TEAL RIDGE VILLAGE Gretna, Nebraska

Teal Ridge Village is located on a thoughtfully selected 43.7-acre site in Gretna, Nebraska, a fast-growing suburb within the Omaha MSA. Teal Ridge Village will feature 244 beautifully designed 1-, 2-, and 3-bedroom ranch-style homes. These single-level residences are built to offer the ease and convenience of apartment living, combined with the comfort, space, and privacy of a single-family home.

Project Size: 1,903,572 SF - 244 Units
Location: Intersection of Schram Road and 186th Street
Year Opened: 2026



BUILD-TO-RENT

IN DEVELOPMENT



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THE TERRACES AT NORTHRIDGE Brooklyn, Ohio

The Terraces at Northridge, located in Brooklyn, Ohio, features 256 beautifully crafted apartment homes surrounded by excellent retailers, dining options, public parks, entertainment, and more. Just minutes from Cleveland's major highways, this centrally located community is perfect for any lifestyle.

Project Size: 230,400 SF - 256 Units
Location: 256 Northridge Oval, Brooklyn, OH 44144
Year Opened: 1997



GARDEN APARTMENTS



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THE TERRACES ON THE GREEN Akron, Ohio

The Terraces on the Green, located in downtown Akron, is situated within the city's top shopping, dining, and entertainment districts. This community offers 280 units in one- and two-bedroom floor plans. Each home features fully equipped kitchens, patios or balconies, private storage lockers, and more.

Project Size: 252,400 SF - 280 Units
Location: 3049 Chenoweth Road, Akron, Ohio 44312
Year Opened: 1997



GARDEN APARTMENTS



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WEST SHIRE VILLAGE Ocala, Florida

West Shire Village is a 416-unit built-to-rent horizontal community located in Ocala, FL designed to attract residents in all stages of their life. This innovative community is comprised of both ranch-style and townhome units and will provide residents the walkable convenience of a city with modern amenities and large, luxuriously spacious floor plans with plenty of room to work, play and relax.

Project Size: 1,785,960 SF
Phase 1: 230 Units
Phase 2: 186 Units
Location: 7120 SW HWY 200 Ocala, Florida 34476
Year Opened: 2025



BUILD-TO-RENT

It's All About The Experience®

PREVIOUSLY MANAGED

EAGLE CREST Galloway, OH



OVERBROOK APARTMENTS Louisville, KY



THE LAKES AT WEST CHESTER VILLAGE
West Chester, Ohio



BIG SKY PARK Wadsworth, OH



WHITEHALL TERRACE Kent, OH



STARK ENTERPRISES' PROPERTIES

OHIO

- 1 32 East Cincinnati, OH
- 2 The 515 Garage Downtown Cleveland, OH
- 3 The Beacon Downtown Cleveland, OH
- 4 Belden Park Crossings Jackson Township, OH
- 5 Crocker Park Westlake, OH
- 6 Crocker Park Living Westlake, OH
- 7 Eton Chagrin Boulevard Woodmere, OH
- 8 Golf Galaxy Shopping Plaza Fairlawn, OH
- 9 Hyatt Place Westlake, OH
- 10 Portage Crossing Cuyahoga Falls, OH
- 11 The Promenade Westlake, OH
- 12 Rosemont Commons Fairlawn, OH
- 13 The Shops of Fairlawn Fairlawn, OH
- 14 The Shoppes at Stonecreek Pickerington, OH
- 15 SOM Center Plaza Mayfield Heights, OH
- 16 The Strip Jackson Township, OH
- 17 Tanglewood Professional Center Chagrin Falls, OH
- 18 The Terraces on the Green Akron, OH
- 19 The Terraces at Northridge Cleveland, OH
- 20 West 9th Parking Lot Downtown Cleveland, OH
- 21 West End Woodmere, OH
- 22 West Market Plaza Fairlawn, OH

ARIZONA

23 The Market at Estrella Falls Goodyear, AZ

TEXAS

24 Liv+ Arlington Arlington, TX

FLORIDA

25 Summer Pointe Village Summerfield, FL
26 West Shire Village Ocala, FL

PENNSYLVANIA

27 Smith & Fifth Pittsburgh, PA
28 Covington Valley Estates Erie, PA

NORTH CAROLINA

29 Oak Harbor Village Bolivia, NC

NEBRASKA

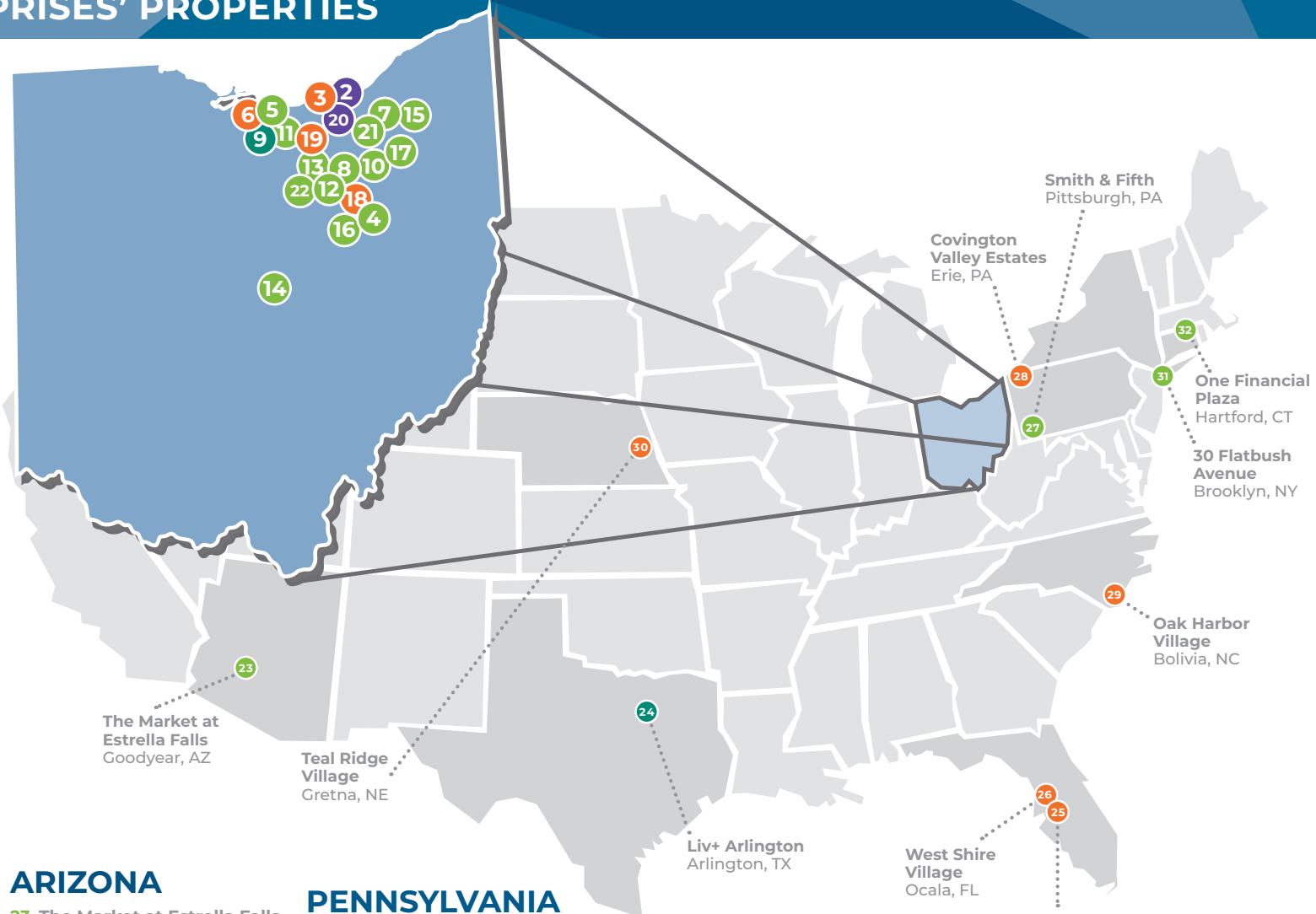
30 Teal Ridge Village Gretna, NE

NEW YORK

31 30 Flatbush Avenue Brooklyn, NY

CONNECTICUT

32 One Financial Plaza Hartford, CT



STARK
LIVING
BY EVERGREEN GROUP

- MIXED-USE / RETAIL
- RESIDENTIAL
- HOTEL/STUDENT HOUSING
- PARKING FACILITY

STARK LIVING

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StarkLiving.com

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