



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 6, 2020

Staff Contact: Lee Plemel, AICP, Director

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed Resolution providing for the transfer of Carson City’s 2020 Private Activity Bond Volume Cap, estimated to be approximately \$3,000,000, to the Director of the Nevada Department of Business and Industry for improvements to the Parkway Plaza Apartments located at 20 West College Parkway, and acknowledgement of an application for the use of “HOME” funds as part of the financing for the project and that the HOME funds participation will trigger a property tax exemption. (Lee Plemel, lplemel@carson.org)

Staff Summary: Pursuant to the provisions of NAC Chapter 348A and NRS Chapter 348A, Carson City may annually allocate a share of State money that is set aside for tax exempt loans to fund industrial development and affordable housing projects. This program provides lower-interest financing for eligible projects. The City has received a request for its 2020 allocation to help fund the rehabilitation of the Parkway Plaza Apartments, which will also ensure that the apartments remain affordable for another 30 years. For 2020, Carson City’s share of the Bond Volume Cap is estimated to be approximately \$3,000,000, with the final allocation amount to be released soon by the State. The 2019 Bond Volume Cap amount was \$2,920,671.

Agenda Action: Resolution **Time Requested:** 15 Minutes

Proposed Motion

I move to adopt Resolution No. _____.

Board's Strategic Goal

Quality of Life

Previous Action

N/A

Background/Issues & Analysis

The Private Activity Bond Volume Cap program is managed through the State of Nevada Department of Business and Industry (the “Department”), which accepts applications and assists applicants who have qualifying projects. The annual Bond Volume Cap allocations are typically announced in the first quarter of each year. Carson City’s allocation for 2020 has not yet been announced, but the Department expects it to be close to the 2019 allocation of \$2,920,671.

The proposed project is to rehabilitate the Parkway Plaza Apartments between College Parkway and Silver Oak Drive, just east of North Carson Street. The complex consists of 316 multi-family residential units. The applicant is proposing to put approximately \$11 million into the project, which is approximately \$34,800 per unit.

In addition, the applicant is requesting HOME funds from the State to help finance the project. The State requires an acknowledgement from the City when HOME funds are to be used on a project since the use of HOME funds results in a property tax exemption. However, the use of HOME funds also requires that the property be deed restricted to affordable rental rates for a period of 30 years, which ensures the preservation of this affordable housing stock.

The attached application for the apartment rehabilitation project has been submitted to the Department, and the applicant expects to be heard by the Department’s review committee in early March regarding the application for project funding.

Refer to the attached application for more details regarding the project and the request for the City’s Bond Cap allocation.

If the City takes no action, the City’s share of the Bond Volume Cap may be allocated to another project, if another project applies, or it reverts back to the State pool of funds, which is then distributed to applicants on a state-wide basis.

If you have questions regarding this item, contact Lee Plemel, Community Development Director, at 283-7075 or lplemel@carson.org.

Applicable Statute, Code, Policy, Rule or Regulation

NAC Chapter 348A; NRS Chapter 348A; Carson City Private Activity Bond Allocation Policies and Procedures

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Property tax collections.

Is it currently budgeted? No

Explanation of Fiscal Impact: The applicant indicates that the approximate value of the property tax exemption would be \$137,747 annually.

Alternatives

- 1) Do not approve the Resolution.
- 2) Approve the Resolution for the transfer of the Bond Cap but not for the use of HOME funds.

Attachments:

[PAB 1.Resolution 2020 Parkway Plaza Apts.docx](#)

[PAB 2.Parkway Plaza CC Volume Cap Application 1.9.20.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

RESOLUTION NO. 2020-__

A RESOLUTION PROVIDING FOR THE TRANSFER OF CARSON CITY'S 2020 PRIVATE ACTIVITY BOND VOLUME CAP TO THE DIRECTOR OF THE NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY FOR IMPROVEMENTS TO THE PARKWAY PLAZA APARTMENTS LOCATED AT 20 WEST COLLEGE PARKWAY; AND ACKNOWLEDGING AN APPLICATION FOR THE USE OF "HOME" FUNDS AS PART OF THE FINANCING FOR THE PROJECT, AND THAT THE HOME FUNDS PARTICIPATION WILL TRIGGER A PROPERTY TAX EXEMPTION.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there is anticipated to be allocated to Carson City, Nevada (the "City"), the amount of approximately \$3,000,000 tax-exempt private activity bond volume cap for year 2020 (the "2020 Bond Cap"); and

WHEREAS, Parkway Plaza Apartment Associates, LP (the "Applicant"), has requested that the City transfer its 2020 Bond Cap to the Applicant for the purpose of improving existing apartment units that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income for 30 years (the "Project"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to the Director of the Nevada Department of Business and Industry (the "Department") all or any portion of its 2020 Bond Cap for any specified project; and

WHEREAS, Parkway Plaza Apartment Associates LP has submitted an application to the Nevada Department of Business and Industry to use the City's 2020 Private Activity Bond Volume Cap allocation for improvements to the Parkway Plaza Apartments located at 20 West College Parkway; and

WHEREAS, the City encourages the retention of its existing affordable housing stock.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the City does hereby find, resolve, determine and order as follows:

Section 1. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2020 Bond Cap in the amount of \$3,000,000 or the final amount of the City's 2020 Bond Cap as determined by Department, whichever is less, to the Director of the Department for allocation to the Parkway Plaza Apartments project.

Section 2. Use of 2020 Bond Cap. The Applicant will use the 2020 Bond Cap for the Parkway Plaza Apartments rehabilitation project.

Section 3. Acknowledgment of application for HOME funds. The City acknowledges an application from Parkway Plaza Apartments Associates LP for the use of HOME funds as part of the financing for the project, and that the HOME funds participation will trigger a property tax exemption.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director may contact Nancy Paulson regarding this Resolution at (775) 887-2100 or in writing at 201 N. Carson Street, Suite 2, City Hall, Carson City, NV 89701

Section 5. Additional Action. The Mayor and Clerk-Recorder of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2020 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Chapter 348A.

Section 6. Direction to the Applicant. The Applicant shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2020 Bond Cap.

Section 7. Representative of the Applicant. Pursuant to NAC 348A.180(3), the Director may contact Gary Grant, Trustee of Desola Development Associates LLC regarding this Resolution at (435) 631-2135 or in writing at 136 Herber Ave., Suite 308, Park City, UT 84060.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this ____ day of _____, 2020 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Robert L. Crowell, Mayor
Carson City, Nevada

ATTEST:

Aubrey Rowlett, Clerk-Recorder
Carson City, Nevada

PARKWAY PLAZA APARTMENTS

CARSON CITY, NV

APPLICATION TO THE CARSON CITY COMMUNITY
DEVELOPMENT DEPARTMENT

FOR

2020 TAX-EXEMPT MULTI-FAMILY BONDS



PREPARED BY

DESOLA DEVELOPMENT ASSOCIATES LLC
136 HEBER AVE. SUITE 308
PARK CITY, UT 84060
ATTN: GARY GRANT, TRUSTEE

JANUARY 10, 2020



January 6, 2019

Lee Plemel, AICP, Director
Carson City Community Development
108 E. Proctor St.
Carson City, NV 89703

Re: Parkway Plaza Apartments, Carson City
2020 Multi-Family Volume Cap Application

Dear Mr. Plemel:

On behalf of The DeSola Group, I am pleased to submit this application to the Carson City Planning and Community Development Department for \$3,000,000 in multi-family bonding authority for the Parkway Plaza Apartments project. (The bonding authority would be transferred to the Issuer, the Nevada Housing Division.)

By this letter, I am also requesting approval from Carson City for the developer to apply to the Nevada Housing Division for HOME funds, which would allow for a property tax exemption under NRS 361.082: "Exemption of portions of qualified low-income housing projects." The proposed property tax exemption would be used to finance a portion of the renovation cost. Without it, the long-term preservation and rehabilitation of this important housing resource is not financially feasible.

Parkway Plaza is a 316-unit family development—the largest affordable property in Carson City. The first phase opened in 1977 and the second in 1979. It includes 70 one-, 146 two-, and 100 three-bedroom units targeted to families earning at or below 60% of area median income (AMI). Property amenities include a three large swimming pools, community building with onsite management staff, central laundry facility, tennis court, as well as a children's playground, and picnic area. There are also social and educational activities for residents and programs for all age groups. Each building features designated covered parking spaces as well as uncovered parking spaces throughout the site. Unit amenities include spacious floorplans, well-equipped kitchens with dishwasher and garbage disposal. All units include central A/C, ceiling fans, and a private patio (ground floor) or balcony (floor 1 or 2).

Financing for Parkway Plaza will include tax-exempt bonds issued by the Nevada Housing Division (NHD), equity from the sale of non-competitive 4% Low Income Housing Tax Credits and a small allocation of HOME funds from NHD. Because the goal of this rehabilitation is to preserve this property for at least 30 more years as affordable housing, the developers have budgeted \$10.99 million, or about \$35,000 per unit, \$325 per unit per year in replacement reserves in order to maintain the property.



According to the Nevada Housing Division's 2018 Annual Affordable Apartment Survey, the supply of affordable multi-family units in Carson City County was extremely tight with responding properties reporting a vacancy rate of 1.9% for one-bedroom units, 3.3% for two-bedroom units, and 1.5% for 3-bedroom units for an overall vacancy rate of 2.4%. The average rent in Carson City was \$1,084 per month, well above the current tax credits rents at Parkway Plaza, which range from \$712 for a one-bedroom unit to \$983 for a three-bedroom unit. Vacancies are expected to remain extremely low, and market rental rates should continue to show increases.

The rehabilitation and continued preservation of Parkway Plaza is essential to retaining affordable housing units for family households in the Carson City area.

We want to thank you again for your support and assistance. Should you have any questions regarding our application, please feel free to contact me at (435) 631-2135, or our development finance consultant, Eric Novak, at Praxis Consulting Group at (775) 786-2003.


Sincerely,

Parkway Plaza Apartment Associates LP
a Delaware Limited Partnership

By: Parkway Plaza Associates GP, LLC
a Delaware limited liability company, its General Partner

By: DeSola Capital Group, LLC, a Washington limited liability company, its
Sole Member

By: The Gary C. Grant Trust, its Sole member



Gary C. Grant, Trustee

Parkway Plaza Apartments
Application for Carson City, Nevada
Economic Development Revenue or Private Activity
Bond Volume Cap
Table of Contents

Attachments

Tab 1: Application Questions

Tab 2: Nevada Housing Division/State Volume Cap Application

Tab 3: Project Narrative

Tab 4: Pro Forma

Tab 1: Application Questions

**APPLICATION FOR CARSON CITY, NEVADA
ECONOMIC DEVELOPMENT REVENUE OR PRIVATE ACTIVITY
BOND VOLUME CAP**

- 1) The quantity and quality of jobs created by the proposed project (economic development/manufacturing projects).

Section does not apply as Parkway Plaza is the acquisition and moderate rehabilitation of an existing affordable multi-family housing development and not an economic development project.

- 2) The contribution of the project to economic diversification within the City.

Section does not apply as Parkway Plaza is the acquisition and moderate rehabilitation of an existing affordable multi-family housing development and not an economic development project.

- 3) The contribution of the project to meeting needs in the City for affordable housing pursuant to the Housing Element of the Carson City Master Plan.

The acquisition and moderate rehabilitation of Parkway Plaza will help meet Carson City Master Plan Goal 9.2, Promote the Expansion of Affordable and Workforce Housing Options Within the Community, by helping preserve existing affordable housing and increase its affordability period for another 30 years. Parkway Plaza will consist of 70 1-bedroom, 146 2-bedroom, and 100 3-bedroom units all available at or below 60% of AMI. Substantial rehabilitation of the project will also offer energy cost reductions through new energy efficient LED light fixtures and new energy efficient appliances.

- 4) The impact of the project on the City's tax base.

Parkway Plaza will be applying to the Nevada Housing Division for HUD HOME funds, which would allow for a property tax exemption under NRS 361.082: "Exemption of portions of qualified low-income housing projects." The proposed property tax exemption would be used to finance a portion of the renovation cost. Without it, the long-term preservation and rehabilitation of this important housing resource is not financially feasible.

The approximate value of the property tax exemption is \$137,747 annually, or about \$436 per unit. The proposed exemption will allow the property to finance another \$2.2 million in debt, which would be applied to the approximately \$11.0 million rehabilitation cost.

5) The benefit to the City and its citizens from the project.

We believe the rehabilitation and long-term preservation of Carson City's largest affordable housing development provides public benefits that off-set the proposed loss of property tax revenue.

According to the Nevada Housing Division's 2018 Annual Affordable Apartment Survey, the supply of affordable multi-family units in Carson City County was extremely tight with responding properties reporting a vacancy rate of 1.9% for one-bedroom units, 3.3% for two-bedroom units, and 1.5% for 3-bedroom units for an overall vacancy rate of 2.4%. The average rent in Carson City was \$1,084 per month, well above the current tax credits rents at Parkway Plaza, which range from \$712 for a one-bedroom unit to \$983 for a three-bedroom unit.

Based upon 2019 Comprehensive Housing Affordability Strategy (CHAS) data presented by the Nevada Housing Division, 69% of extremely low-income renter households (< 30% of AMI) in Carson City, or 1,285 households, were experiencing severe rent burden, or paying more than 50% of their income on housing costs. 18% of low-income renters (< 50% of AMI), or an additional 335 households, experienced severe rent burden. Amongst the low-income group (< 80% of AMI) an additional 160 households were estimated to experience severe rent burden, at a rate of 8%.

While new affordable housing stock is needed, is also essential that properties like Parkway Plaza are preserved and well maintained, in order to address the long-term housing needs of low income and working families in Carson City. The demand for units at Parkway Plaza is demonstrated by sustained occupancy levels of over 95%.

6) The effect of the project on the City's environment and natural resources.

The acquisition and rehabilitation of the Parkway Plaza Apartments will not have an effect on the County's environment or natural features.

Proposed improvements will include repairs to siding, new exterior paint, new windows, new hot water heaters, replacement of gutters and downspouts, new roofs, exterior modifications for accessibility, concrete and parking lot repairs, new signage, installation of security cameras, landscape and pool upgrades, tennis court improvements and new playground equipment. Unit upgrades will include drywall repairs, new interior paint, new trim and door hardware, installation of new low-flow fixtures, new exterior AC condensers, LED light fixtures, replacement of floors, cabinets, countertops, shelving, tubs/showers, toilets, sinks and faucets, and bathroom mirrors and fixtures. New energy efficient appliances including refrigerators, dishwashers, electric ranges and garbage disposal will also be installed.

- 7) The amount of volume cap required to be allocated to the project for it to be economically viable and the likelihood that such amount of volume cap can be obtained for the project with a reasonable period of time.

Amount to be economically viable: \$28,800,000

Likelihood to receive the amount of volume cap in a reasonable period of time: Likely

- 8) The amount of any allocation or proposed allocation of volume cap to the project from any other entity, including the State.

Volume Cap expected from State of Nevada: Total: \$25,800,000; Amount allocated before date of this application: \$0; Amount to be allocated: \$25,800,000.

Volume Cap expected from Carson City: Total: \$3,000,000; Amount allocated before date of this application: \$0; Amount to be allocated: \$3,000,000.

Tab: 2 Nevada Housing Division/State Volume Cap Application



APPLICATION MULTIFAMILY HOUSING BONDS

This application package is to be used in conjunction with bond financed multifamily rental properties. If your organization is applying to finance a multifamily project with: 1) Tax Exempt revenue bonds; 2) Taxable revenue bonds 3) 4% tax credits associated with revenue bonds. Failure to complete the application fully, pay the application fee or both may delay or stop the application process.

SECTION #1: Nature of application

Please check the appropriate box:

I am applying for: Bonds Tax Exempt/Taxable Bonds 4% Tax Credits NHD Letter of Credit

My organization is a: For profit entity Tax exempt entity (501(c)3) Other
(proof of IRS award letter must be provided)

My organization is: Headquartered in Nevada Headquartered in another state

My organization has: Previously used bond financing 1st Time user of bond financing

My organization has: Already applied for bonding authority in the local governmental jurisdiction where the project is proposed. Date when local CAP is expected to be awarded for this project: ___/___/____.

My organization has not yet applied for bonding authority in the local governmental jurisdiction where the project is proposed.

SECTION 2: Project name & location

Please fill in the blanks below

Project Name: Parkway Plaza Apartments _____ Census Tract # 04.00 _____

Address: 20 West College Parkway _____

Nearest Cross Streets: West College Parkway and North Carson Street _____

City: Carson City _____ County: Carson City _____

Zip Code: 89706 _____ State Senate Representative: Ben Kieckhefer; 16 _____

State Assembly Representative: Al Kramer; 40 _____ Congressional District Mark Amodei; 2 _____





SECTION 3: Sponsor (owner) Information

Name (s): Parkway Plaza Apartment Associates, LP

Organization is a: Limited Partnership Limited Liability Corporation
 Corporation Sole Proprietorship Other

Federal Tax I.D. # 84 - 2113564 of sponsoring organization

Address: 136 Heber Avenue, Suite 308

City: Park City Nv. County: N/A State: UT Zip Code: 84060

Telephone #: (435) 631-2135 ext: 2002 FAX #: () - - - e-mail: ggrant@thedesolagroup.com

Name & Address of Managing Partner(s):

Name: Parkway Plaza Associates GP, LLC Address: 136 Heber Ave, Ste. 308. Telephone: (435) 631-2135
Park City, UT 84060

_____ ()

Name & Address of Application Contact Person:

Name: Gary C. Grant Address: 136 Heber Ave. Ste. 308 Telephone: (435) 631 - 2135 ext. 2002 FAX: _____
City: _____ State: _____ Zip: _____

Park City Utah 84060 e-Mail: ggrant@thedesolagroup.com

SECTION 4: Previous Experience of Project Sponsor:

List all multi-unit projects in which the project sponsor, developer, or general partner have been a participant. [Attach a separate sheet if necessary, list Nevada projects first]

Name	Location	City	State	Bond Financed Y or N	Tax Credits Y or N
Please See	Appendix 4-Project	List			
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____





SECTION 5: Development Team Information:

Each member of the project development team must submit a résumé which lists their/firms qualifications & experience on this type of project, address and telephone number. [If necessary, attach additional information by referencing ‘Section 5 Appendix’

Name Address Telephone # Experience

a). Project sponsor: Parkway Plaza Apartment Associates LP, Gary Grant, Trustee
136 Heber Ave. Suite 308 Park City, UT 84060. (435) 631-2135 x2002

b). Developer (if different): DeSola Development Associates LLC, Gary Grant, Trustee
136 Heber Ave. Suite 308 Park City, UT 84060. (435) 631-2135 x2002

c). General Contractor: DeSola General Services Group, LLC. Declan Kenny, VP,
136 Heber Ave. Suite 308 Park City, UT 84060. (435) 631-2135

d). Management Company for project: Sage Apartment Communities Inc. Amber Monte, President
18006 Sky Park Circle, Suite 200, Irvine, California 92614. (949) 757-1330

e). Sponsoring organization: N/A

f). Tax Credit Syndicator: PNC Real Estate, Matthew J. Harrington, Senior Vice President
121 SW Morrison Suite 1300 Portland, OR 97204, (503) 808-1349

g). Credit enhancer: JLL Capital Markets/Freddie Mac, Timothy R. Leonhard, International Director
625 W. College Street Grapevine, TX 76051, (817) 310-5800

h). Organizational attorney: Dan Vaughn Law Firm, Dan Vaughn, Founder
(206) 390-2898

i). Construction lender PNC Real Estate, Matthew J. Harrington, Senior Vice President
121 SW Morrison Suite 1300 Portland, OR 97204, (503) 808-1349

Please list any direct, financial or other material interest a member of the development team may have with another member of the development team. List ‘none’ if there are no identities of interest. **DO NOT LEAVE BLANK!!**

None.

SECTION 6: Tax Credit information

TO BE FILLED OUT ONLY IF 4% TAX CREDITS ARE SOUGHT FOR THIS PROJECT AND ORGANIZATION QUALIFIES.





1. Please indicate the amount of tax credits anticipated for this project \$ 14,036,879 .
When is a firm commitment letter expected from the tax credit syndicator listed above?
Date: 11/13/2019 . Has the partnership agreement between the developer and the
tax credit syndicator been executed? Yes or No . If yes, on what date?
 / / . If executed, please provide a copy of the executed partnership agreed
with this application. Expected Internal Rate of Return for tax credit
syndicator: 7.06 % . Price per dollar of credits agreed to: \$.93 .





2. What is the specific sequencing of funds from the tax credit syndication for this project?

Triggering event	Expected Date	Amount
Proposed date of sale of bonds	<u>03/15/2020</u>	<u>\$ 28,800,000</u>
1 st tax credit equity draw:	<u>03/15/2020</u>	<u>\$ 2,610,599</u>
<u>Closing</u>		
2 nd tax credit equity draw:	<u>08/01/2021</u>	<u>\$661,685</u>
<u>100% Completion/Place-In Service</u>		
3 rd tax credit equity draw:	<u>05/01/2022</u>	<u>\$9,528,685</u>
<u>Conversion</u>		
4 th tax credit equity draw:	<u>05/01/2022</u>	<u>\$252,025</u>
<u>8609</u>		
Any other equity draws: <u> </u> / <u> </u> / <u> </u>		<u>\$</u> <u> </u>
TOTAL TAX CREDIT EQUITY =		<u>\$13,052,993</u>

3. Type of tax credit offering:

Public Private

4. Type of investors:

Individuals Corporations Funds/Trusts FNMA

5. The project will be located in a federally designated “hard to develop area” entitled to a 30% bonus on tax credits? Yes or No

[Please remember hard to develop area designations change from year to year].

SECTION 7: Project Information

New Construction Rehabilitation Acquisition/Rehabilitation

Total number of rentable units at completion = 316

1. # of low income units = 316 # of Market rate units = 0

2. # of buildings making up the proposed complex: 36

3. Type of Construction: Row house/Townhouse Garden Apartments

Slab on grade frame Other





4. Single story Multi-story If multistory, number of elevators? 0

5. Type of Units: Multi-unit rental Single Room Occupancy (S.R.O.)
 Congregate units Other type housing [describe] _____

6. Target population for units:

Family 316 # 100% *Elderly/Senior # % _____
 Disabled # % Other _____ # % _____

*For senior housing, list below the distances from the facility entrance to:

- a. Nearest public pharmacy: 0.2 miles
- b. Nearest bus stop: 0.1 miles
- c. Nearest public grocery market 0.2 miles
- d. Nearest hospital emergency room or urgent care clinic: 1.0 miles

List accessory buildings, usable space and isolated construction costs:

Number of buildings: 36 Number of parking spaces: 622

7. List the (a) recreational facilities and (b) project/per unit amenities:

a. Clubhouse/Meeting Room, Playground, Tennis Court, Swimming Pool, and Picnic Area

b. Carports, Central Laundry, Balcony/Patios, Central A/C, Garbage Disposal, Dishwasher, Exterior Storage, Ceiling Fans, and On-site management

Gross square footage of

(a) 287,947 SF

(b)

1Bed- 700SF 2bed- 830-894SF 3Bed- 1,108SF

8. Unit mix information. List below the information regarding unit types and numbers of each applicable to the proposed project.

Type of Unit # Units of this type Initial Rents %of AMI Includes UtilitiesY/N

a. Studio, SRO efficiency				
b. One bedroom units	<u>70</u>	<u>\$784</u>	<u>60%</u>	<u>N</u>
c. Two bedroom units	<u>146</u>	<u>\$942</u>	<u>60%</u>	<u>N</u>
d. Three bedroom units	<u>100</u>	<u>\$1,087</u>	<u>60%</u>	<u>N</u>
e. Four bedroom units				

f. Other: _____

TOTAL 316 units

9. Are there any planned commercial facilities other than laundry? Yes ___ or No X





If yes, list: _____





SECTION 8: Site Information

[Site information must be supplemented with specific documents. See Required Underwriting Documents Appendix 'A']

- 1. Is the proposed site(s) for the project currently under site control? Yes X or No _____
- 2. If yes, control is in the form of : Deed Executed Option to purchase
 Executed Purchase contract & date executed: 11 / 14 / 2019
- 3. If site control is under option to purchase, date of expiration: 05 / 15 / 19. Is there a clause to extend? Yes X or No _____.
- 4. Cost of land (without improvements): \$ 2,500,000
- 5. Size of land? 17.52 acres .
- 6. Same of land seller: Parkway Plaza Associates LLC

Address: 18006 Sky Park Circle, Suite 200
 City: Irvine
 State: CA
 Zip code: 92614
 Telephone #: (949) 440 - 2300

7. Zoning:

- a). What is the current zoning for the site(s)? MFA (Multi-Family Apartments)
- b). Is there a need for a change in zoning? Yes _____ or No X
- c). If yes, what is the needed zoning change? _____
- d). Has a zoning hearing been scheduled? Yes _____ or No _____ if yes, when?
 ___/___/___

8 Utilities:

- a) Are all required utilities presently available to the proposed site? Yes X or No _____.
 If no, which utilities need to be brought to the site? _____.
 Do you have a 'will serve' letter from the missing utility provider? Yes _____ or No _____.
 If no, when do you expect one? ___/___/_____.

9. Permits:

Do you have grading permits? Yes _____ or No X





If yes, list permits obtained to date: _____ Amount paid: \$ _____
Do you have building permits? Yes _____ or No X if no, date expected to receive
building permits: 03 / 15 / 2020. Expected cost of building permits \$ 50,000.

10. Acquisition of existing properties (answer only if acquiring existing buildings):
- How many buildings will be acquired for the project? 37
 - Are all of the buildings currently under control for the project? Yes X or No _____
 - When will the rest of the buildings be under control for acquisition?
Date: _____ / _____ / _____.
 - Are the buildings being acquired from any person or organization related to anyone or organization related to the project? Yes _____ or No X.
 - If 'Yes' on 'd' above, please explain relationship:
_____.
 - If existing properties are to be acquired for this project, are they currently occupied?
Yes X or No _____. If the answer is 'Yes' please provide a proposed
relocation plan to this application. A relocation plan will be provided prior to closing.

SECTION 9 – Project Funds Analysis

[All applicants must complete this section for all applicable items indicated.]

PLEASE SEE ATTACHED



Analysis of Sources & Uses:								
Expense items	Tax Exempt Debt	4% tax	Developer	County/City	Seller Carry Back Loan	Cash Flow	Total	Expenses incurred
[indicate how paid]	Proceeds	Credits	Def. Fee	HOME/HTF	Funds	Prior Conversion		<60 days @ inducement time
Sources in	28,800,000	13,052,993	5,232,673	10,000		2,410,856	49,506,522	
Land	2,500,000			0			2,500,000	
Buildings	15,336,315	7,163,685					22,500,000	
Escrow+Recording	28,500	28,500					57,000	
Subtotal acq/site work	17,864,815	7,192,185	0	0	0	0	25,057,000	
Residential Construction	8,919,388	722,720					9,642,108	
General requirements	578,526						578,526	
Contractor overhead & profit	534,987	236,381					771,368	
Construction contingency	879,784					219,416	1,099,200	
Architectural & Engineering	22,500	92,500		10,000			125,000	75,000
Architect supervision								
Real estate attorney								
Building permits and fees, impact fees	0	50,000					50,000	
Soils, survey, enviro engineering	0	30,002					30,002	
Construction Bond	0	17,852					17,852	
Interest on Deferred Fees								
Fees & Permits for Water/Sewage								
Fees & Permits for Electric/Gas								
Appliance, flooring & Blinds/FF&E								
Subtotal conrtuction Costs	10,935,185	1,149,455	0	10,000	0	219,416	12,314,056	75,000
Construction insurance		112,030					112,030	
Construction period interest						2,191,440	2,191,440	
Loan Origination Fees								
Short Term Credit Enhancement								
Title & Recording		50,000					50,000	
Capitalized Issuer & Trustee Fees								
Subtotal interim finance costs	0	162,030	0	0	0	2,191,440	2,353,470	0
Appraisal & Survey & market study		98,000					98,000	50,000
Bond Costs of issuance fees		224,780					224,780	
Tax Credit Fee - NHD Fees		148,375					148,375	
Tax Credit Fee - syndication costs								
Accounting & Audit		12,000					12,000	
Taxes During Construction		93,333					93,333	
Development Consultant		40,000					40,000	
Soft Cost Contingency		150,000					150,000	
Subtotal soft costs	0	766,488	0	0	0	0	766,488	50,000
Bridge Loan Costs/interest		394,250					394,250	
Freddie TEL Loan Fee		351,200					351,200	
Accounting/legal organizational		85,000					85,000	
Other organizational costs								
Subtotal organizational costs	0	830,450	0	0	0	0	830,450	0
Developer profit								
Developer overhead & fee	0	1,187,327	5,232,673				6,420,000	
Subtotal developer fees	0	1,187,327	5,232,673	0	0	0	6,420,000	0
Operating reserves		817,058					817,058	
Funded repair & replacement reserves								
Initial marketing fees/lease-up								
Relocation		948,000					948,000	
Subtotal Reserves	0	1,765,058	0	0	0	0	1,765,058	0
GRAND TOTALS	28,800,000	13,052,993	5,232,673	10,000	0	2,410,856	49,506,522	125,000
Per unit costs paid by source	91,139	41,307	16,559	32	0	7,629	156,666	396



10. Underwriting Documentation. Listed below are the primary documents needed to complete the bond application. It is recognized that all documentation may not be available at time of application. Nevertheless, all documents must be received and the results viewed as acceptable **prior to submitting the application to the Housing Division's underwriting committee for approval.**

1. Binding letter of commitment from AA/Aa or AAA/Aaa rated credit enhancer covering the amount and life of the proposed bond issue. Attach and label as Exhibit #1

Name of Issuer: JLL Capital Markets/Freddie Mac Contact name: Timothy R. Leonhard, International Director

Telephone Number: (817) 310-5800 Expected Date of receipt: 10/15/2019

2. Binding letter of commitment from Tax Credit Syndicator on amount and timing of funds from sale of tax credits, net of all associated fees. Attach and label as Exhibit #2

Name of Issuer: PNC Bank Contact name: Matthew J. Harrington, Senior Vice President

Telephone Number: (503) 808-1349 Expected Date of receipt: 11/13/2019

3. Proposed draw schedule on use of bond proceeds per month, reconciled to total expense schedule above. Attach your proposed funds draw schedule as Exhibit #3

4. Partnership Agreement or Articles of Incorporation for the sponsoring organization, executed. If partnership is part of syndication of tax credits, provide date of expected finalization of business terms and expected execution, subject to issuance of tax exempt bonds. 03 / 01 / 2020. Attach 'near final draft' as Exhibit #4

5. Certificate of Registration from the Nevada Secretary of State under NRS 88.580 or 86.551 as appropriate, for the sponsor's corporation or partnership. Attach as Exhibit #5

6. Articles of Organization and any resolutions or operating agreements which establish the signing authority for person who will be signing legal documents associated with the financing. Attach as Exhibit #6

7. Contract of Purchase for the land upon which the proposed project is to be sited. Attach as Exhibit #7

8. Copy of Title Report on the project site, a list of all exceptions and a pro forma ALTA policy to be issued for the lending organization. Name, address and telephone number of escrow officer at title company. Cost of Title Report : n/a . Proposed cost of Title Insurance at close of escrow is expected to be: \$50,000 . Attach as Exhibits (w/ recording costs) _____
#8 & #9





9. Copy of a Phase I Environmental Report on the project site that is less than 12 months old. Name, address and telephone number of producer of report if not included in document. Cost of report was \$ 3,500. Attach as Exhibit #10

10. Copy of the most recent geotechnical reports (less than 12 months old) on the project site. Name, address and telephone number of producer of report if not included in document. Cost of report was: \$ N/A. Attach as Exhibit #11

11. Copy of credit enhancer approved certified appraisal checked against Housing Division data. Name, address and telephone number of appraiser who prepared final report. Name and telephone number of credit enhancer who approved appraisal and list of request changed from original appraisal. Cost of appraisal was \$7,000 . Attach as Exhibit #12.

12. Copy of a 'certified' "As-built" survey of the subject property, ALTA qualified, showing the project properly placed on the subject site along with all title exceptions plotted. Name, telephone number and address of certified surveyor who performed and plotted survey data. Cost of survey, including as built layout: \$N/A. Attach as Exhibit #13

13. Copy of any development agreement with the owner of the project. Attach as Exhibit #14

14. Copy of any 'management agreement' for the project. Attach as Exhibit #15

15. Copy of any general contractor's agreement between the development organization and the proposed general contractor for the project. Attach as Exhibit #16

15. Parcel Map, recorded form only. Attach as Exhibit #17

16. If property is located on a FEMA flood zone, a copy of the zone with the subject property sited on it. Attach as Exhibit #18

17. Copy of zoning letter allowing for the development of the subject project on the proposed site. Attach as Exhibit #19

11. Administrative Expenses:

Indicate below the stabilized occupancy annual administrative budget. It is accepted that during a reasonable rent-up period, advertising expenses and some clerical and bookkeeping expenses may exceed ongoing expense levels for these items.

General Administrative:

1. Advertising	<u>8,788</u>
2. Management fees*	<u>126,569</u>
3. Legal/Partnership exp.	<u>6,250</u>
4. Accounting/audits	<u>6,250</u>
5. Banking	<u>0</u>
6. Property taxes	<u>0</u>
Subtotal General Admin. =	<u>147,857</u>

Operating:

1. Elevator[s]	<u>0</u>
2. Fuel [heating & hot water]	<u> </u>
3. Lighting	<u>32,115</u>
4. Water & sewer	<u>222,306</u>
5. Natural gas/propane	<u>16,219</u>
6. Trash services	<u>98,348</u>
7. Staff payroll & benefits	<u>344,818</u>





Maintenance:

1. Decorating & redecorating	<u>26,000</u>
2. Repairs to plant & units	<u>0</u>
3. Exterminating/pest control	<u>7,000</u>
4. Grounds expenses	<u>55,000</u>
5. All other maintenance	<u>99,000</u>
6. Repair & replacement reserve	<u>102,700</u>
Subtotal Maintenance costs =	<u>289,700</u>

8. Insurance[s]	<u>94,000</u>
9. All other operating[total]	<u>166,077</u>
Subtotal Operating =	<u>973,883</u>

Financing:

1. Interest on 1 st Mortgage	<u>3.97%</u>
2. Interest on subordinate debt	<u>N/A</u>
3. Bank and/or credit enhancement	<u>0.00%</u>
4. Bond & trustee fees	<u>0.00%</u>
Subtotal Financial costs	<u>1,524,017</u>

Summary of Operating Costs:

	Annual totals	% of Total	Per unit
1. Subtotal General Administrative costs/year	<u>\$147,857</u>	<u>5.04%</u>	<u>\$468</u>
2. Subtotal Maintenance costs/year	<u>\$289,700</u>	<u>9.87%</u>	<u>\$917</u>
3. Subtotal Operating costs/year	<u>\$973,883</u>	<u>33.18%</u>	<u>\$3,082</u>
4. Subtotal Financing costs/year	<u>\$1,524,017</u>	<u>51.92%</u>	<u>\$4,823</u>
Grand Totals =	<u>2,935,457</u>	<u>100%</u>	<u>\$9,289</u>





12. Certification of completeness and truthfulness.

This Application and all supporting documents are, to the best of the Undersigned's knowledge and belief, complete and accurate. The Undersigned also certifies that no member of the proposed projects sponsor/development team, including minority/limited partners, contractors, owners, agents, affiliates, or any other person or entity associated with the project, is now or has ever been under investigation by HUD or any federal agency which supervises low-income housing projects, or has ever been on any debarred list with HUD*. The Undersigned further certifies to the best of his/her knowledge and belief, that no member of the project sponsor/development team has been disciplined, fined or has suffered civil/criminal penalties by any federal or state agency, and that no action has been taken or pending against the project sponsor/development team by any state contractor's board or oversight agency which may negatively affect the proposed project*. The Undersigned further certifies that all project sponsor/development team members have complied with all statutes, rules and regulations required by law to operate within the state of Nevada.

Parkway Plaza Apartment Associates LP
a Delaware Limited Partnership

By: Parkway Plaza Associates GP, LLC
a Delaware limited liability company, its General Partner

By: DeSola Capital Group, LLC, a Washington limited liability
company, its Sole Member

By: The Gary C. Grant Trust, its Sole member

Gary C. Grant, Trustee

11/13/2019

Name

Date

Signature

*Description of all HUD or state action taken against a member or person related to this transaction:



Tab 3: Project Narrative

Parkway Plaza Apartments
20 West College Parkway
Carson City, Nevada 89706
APN# 002-391-07 (11.67 Acres) and 002-391-06 (6.69 Acres)

Project Narrative

Parkway Plaza Apartments entails the preservation and rehabilitation of an existing 316-unit tax credit multi-family development located in Carson City, NV. The property was built in 1979 and received an initial rehabilitation in 2004 using tax credits and tax-exempt bonds. The project is sponsored by The DeSola Group (DeSola), a leading owner, developer, and general contractor of affordable multi-family housing nationwide.

The goals of this preservation project include:

- To preserve this important housing asset and extend its useful life under the tax credit program for another 30 years;
- To bring the buildings and units up to modern standards including, as needed, cabinets, countertops, lighting, painting, flooring and appliances; and,
- To meet and/or exceed energy conservation requirements as detailed in Section 12 of the 2019 Nevada Housing Division Qualified Allocation Plan, and to lower future utility costs to the residents and the development through new heating and air conditioning systems and water heaters.

Property Description

Parkway Plaza Apartments opened in 1979 and occupies two parcels totaling 17.52 acres in North Carson City, Nevada. The property consists of 36 two-story buildings, and 1 single-story community building with leasing office. It contains 316 apartments with variations of 1-,2-, and 3-bedroom floorplans. The 70 one-bedroom units average 700 square feet, the 146 two-bedroom units average 851 square feet, and the 100 three-bedroom units average 1,108 square feet. The development includes 622 covered and uncovered parking spaces.

Property amenities include three large swimming pools, a community building with onsite management staff, central laundry facility, tennis court, as well as a children's playground and picnic area. There are also social and educational activities for residents and programs for all age groups.

Unit amenities include spacious floorplans, well-equipped kitchens with dishwasher and garbage disposal. All units include central A/C, ceiling fans, and a private patio (ground floor) or balcony (floor 1 or 2).

Parkway Plaza Apartments – Project Narrative

The unit mix is as follows:

<u>Unit Type</u>	<u>#</u>	<u>%</u>	<u>SF</u>	<u>Total SF</u>
1-bed/ 1 bath	70	22%	700	49,000
2-bed/ 1 bath	98	31%	830	81,340
2-bed/ 2 bath	48	15%	894	42,912
3-bed/ 2 bath	100	32%	1,108	110,800
Total SF	316	100.0%		284,052

Location and Neighborhood

Parkway Plaza is located at 20 College Parkway in North Carson City. It is easily accessed via North Carson Street and West College Parkway. Carson Street is the main thoroughfare that connects residents to the many neighborhoods, services, major commercial and industrial centers throughout the urban core of Carson City.

The immediate neighborhood is defined by single-family homes directly east of the property and a multi-family development directly north of the property. Additionally, there are several restaurants, a convenience store, paint store, furniture store, and internet/cable service provider directly west of the property.

Within a quarter-mile, residents have access to several other amenities, including Savemart Supermarket, JM Furniture, Glen Eagles restaurant, Mi Casa Too Mexican restaurant, Burger King, 7-Eleven gas station and convenience store, and a car dealership. Verify Fitness Gym and Tasmainian Boxing Club are also less than a quarter-mile from the site.

Just under one mile from the development is Carson City Regional Medical Center, Starbucks, CVS Pharmacy, Stadium 4 Cinemas, Wells Fargo and multiple restaurants and small format retailers.

Mark Twain Elementary School, Carson Middle School, and the Carson City Library are all under 2.5 miles away.

Residents of Parkway Plaza have immediate access to the Jump Around Carson (JAC) bus routes 1 and 2A/2B, with two bus stops on College Parkway just south of the development. JAC buses run Monday-Friday from 6:30 am to 7:30 pm and 8:30 am to 4:30 pm on Saturday. JAC buses do not operate on Sundays or major holidays.

Proposed Development Activities

Parkway Plaza was built in 1979 and is in generally good condition relative to comparable projects in the area. The developers have budgeted approximately \$10.99 million, or about \$35,000 per unit, plus \$325 per unit per year in replacement reserves in order to maintain the property for at least another 30 years. Rehabilitation will focus on three main areas: building and site improvements, unit upgrades, and energy efficiency.

Building and site improvements at Parkway Plaza Apartments will include repairs to siding, new exterior paint, new windows, new hot water heaters, replacement of gutters and downspouts, new roofs, exterior modifications for accessibility, concrete and parking lot repairs, new signage, installation of security cameras, landscape and pool upgrades, tennis court improvements and new playground equipment.

The leasing office/community room scope of work includes general upgrades and accessibility improvements. Upgrades to the community room will include new building entry doors, lighting, flooring, paint, and ADA upgrades throughout the site. Finally, the community laundry room will receive accessibility improvements, new windows, doors, paint, and vinyl flooring.

Unit upgrades will include drywall repairs, new interior paint, new trim and door hardware, installation of new low-flow fixtures, new exterior AC condensers, LED light fixtures, replacement of floors, cabinets, countertops, shelving, tubs/showers, toilets, sinks and faucets, and bathroom mirrors and fixtures. New energy efficient appliances including refrigerators, dishwashers, electric ranges and garbage disposal will also be installed.

Target Population

Parkway Plaza is targeted to family households earning at or below 60% of area median income (AMI), which is \$41,820 for a family of four in 2019. The income mix is as follows:

%AMI	Units
1 Bedroom / 1 Bath <60% AMI	70
2 Bedroom / 1 Bath <60% AMI	98
2 Bedroom / 2 Bath <60% AMI	48
3 Bedroom / 2 Bath <60% AMI	100
Total	<u>316</u>

As a result of the improved economy and the entry of new industries and thousands of new residents, Northern Nevada has been experiencing an extreme affordable housing crisis. According to the Nevada Housing Division’s 2018 Annual Affordable Apartment Survey, the supply of affordable multi-family units in Carson City County was extremely tight with responding properties reporting a vacancy rate of 1.9% for one-bedroom units, 3.3% for two-bedroom units, and 1.5% for 3-bedroom units for an overall vacancy rate of 2.4%.

The proposed rents at Parkway Plaza will be significantly below market rents in Carson City. The proposed contract rents for 1-bedroom units will be \$712 per month, 2-bedroom rents will be \$854 per month, and 3-bedroom rents will be \$983 per month.

Relocation

Renovation will be structured so that there will be minimal disturbances to the current residents. We expect that tenants will be able to stay in their units during the renovations and/or will be offered daytime accommodations while work is being carried out in their unit. The development is currently occupied with qualifying tax credit households, so we anticipate no permanent displacement.

All relocation activities, if any are required, will be conducted in compliance with the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. § 4601 et seq.) and its implementing regulations at 49 CFR 24, as applicable.

Development Team

Owner	Parkway Plaza Apartment Associates, LP
Managing Member	Parkway Plaza Associates, GP, LLC
Sponsor/Co-Developer	DeSola Capital Group, LLC
Co-Developer	DeSola Development Associates, LLC
Development Consultants	Praxis Consulting Group, LLC, Reno, NV
Legal Counsel	Dan Vaughn Law Firm
General Contractor	DeSola General Services Group, LLC
Architect	Collaborative Design Studios
Property Manager	Sage Apartment Communities, Inc.

The DeSola Group (“DeSola”) is comprised of three entities that operate, develop and rehab the affordable housing properties owned by Gary Grant.

- DeSola Capital Group, LLC. To function as the general partner of the affordable housing projects owned and operated by Gary Grant.
- DeSola Development Associates, LLC. To function as the developer of the affordable housing projects owned and operated by Gary Grant.
- DeSola General Services Group, LLC. To function as the general contractor for the affordable housing projects owned and operated by Gary Grant.

DeSola specializes solely on multifamily affordable housing projects in larger markets throughout the United States. DeSola brings together individuals with expertise from all the major disciplines to carry out successful affordable housing ventures, including acquisitions, finance, construction, asset management and dispositions. It actively seeks the challenges presented by tired, worn, mismanaged or underperforming assets in stable or improving locations that have the potential for solid, reliable cash flow and appreciation.

Gary Grant has been involved in all aspects of the public finance industry since 1980 and is personally responsible for the structuring, distribution and trading of several billion dollars in par value of tax-exempt and taxable securities for various municipal issuers. Mr. Grant started his career in the commercial real estate industry as a broker for Marcus & Millichap in the mid-1990s and focused on the affordable housing industry as an owner/ developer since the early 2000s. Mr. Grant received his MBA and B. S. degrees from Michigan State University in East Lansing, Michigan

Property Management

Sage Apartment Communities, Inc. (“Sage”) will manage Parkway Plaza. With over 50 years of management experience among its leadership, Sage specializes in Multifamily Affordable and Conventional Housing including Section 8 and Tax Credit communities. Sage currently manages 45 multifamily apartment communities totaling 7,896 units, across California, Nevada, Oregon, Washington, Pennsylvania, Idaho, Georgia, Rhode Island, Michigan, Minnesota, New Jersey and Hawaii. Sage-managed developments are exemplary in their communities for their attractiveness, high-quality maintenance and low turnover.

Development Finance

Desola Group will receive assistance from Praxis Consulting Group, LLC. Formed in 2004, Praxis is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Praxis also carries out research and technical assistance in the areas of community development, non-profit capacity building, fund-raising and public policy development. Since 2005, Praxis has secured the financing for almost 60 affordable housing developments in Nevada, totaling over 6,000 units and \$1.0 billion in financing. Financing sources have included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credits, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

Architect

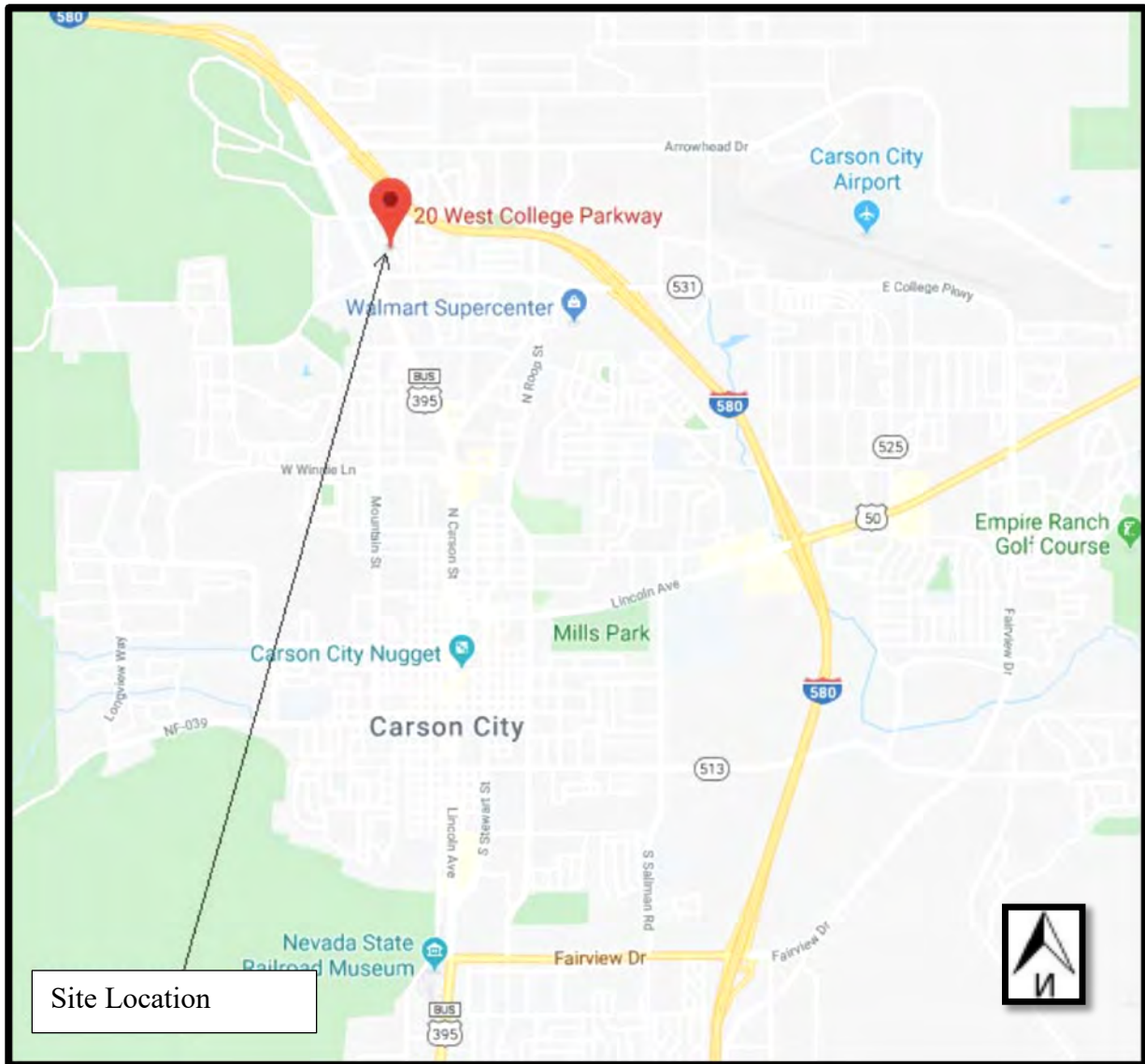
Collaborative Design Studio is a multi-faceted firm which provides architectural design, planning and interior design services while integrating sustainable and energy efficient design into their projects. In business for over 40 years in Northern Nevada and California, enables the firm to provide vast scope of value-added services to their clients. Affordable housing experience in Northern Nevada includes Residence 1861 with 80 units in Gardenville, Roundhouse with 262 units and retail in Carson City, Carriage House with 41 units in Fallon, Oxbow with 65 units in Fallon, and Pinewood with 96 units in Incline Village.

Financing and Schedule

The financing for Parkway Plaza Apartments will include tax-exempt bonds issued by the Nevada Housing Division (NHD) and purchased through the Freddie Mac TEL Program, equity from the sale of 4% Low Income Housing Tax Credits, an equity bridge loan and a nominal amount of HOME funds through NHD. The estimated total development cost is \$49.5 million, or approximately \$156,700 per unit. Parkway Plaza is projected to close in March 2020, with construction completion by March 2021, and conversion by February 2022.

Parkway Plaza Apartments
20 West College Parkway
Carson City, Nevada 89706
APN# 002-391-07 (11.67 Acres) and 002-391-06 (6.69 Acres)

Location Map



Parkway Plaza Apartments
20 West College Parkway
Carson City, Nevada 89706
APN# 002-391-07 (11.67 Acres) and 002-391-06 (6.69 Acres)

Aerial Map



Parkway Plaza Apartments
20 West College Parkway
Carson City, Nevada 89706
APN# 002-391-07 (11.67 Acres) and 002-391-06 (6.69 Acres)

Street View



View of Parkway Plaza from West College Parkway

Tab 4: Pro Forma

Parkway Plaza

Carson City, NV

FOR DISCUSSION PURPOSES ONLY

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316-Unit Family Rental Housing Development Tax-Exempt Bond / 4% LIHTC Financing

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Parkway Plaza

FOR DISCUSSION PURPOSES

Development Budget

Carson City, NV

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Sources				Uses			
	Amount	Rate	Amort				
Tax Exempt Debt	28,800,000	3.97%	35	Acquisition	Land	2,500,000	25,057,000
Seller Carry Back Loan	-				Buildings	22,500,000	
NHD HOME Funds	10,000	3.00%	35		Escrow + Recording Fees	57,000	
NHD HTF	-						
Limited Partner Equity	13,052,993		0.930	Hard Costs	Previous Site Work	-	12,109,055
MM Loan	-				Current Site Work	-	
Cash Flow Prior to Conversion	2,410,856		80%		Residential Construction	9,642,108	
BLM Land Discount	-				Appliance, Flooring & Blinds	-	
Def. Dev. Fee	5,232,673	0.00%	15		General Requirements	578,526	
Total Sources	49,506,522				Contractor Overhead	192,842	
					Contractor Profit	578,526	
Total Uses	49,506,522				Hard Cost Contingency	1,099,200	
					Bond/Insurance/Testing	17,852	
DSC (yr. 0)	1.1501				Common Space FF&E	-	
Dev. Fee Def.	81.5%			Soft Costs	Architectural & Engineering	125,000	5,103,409
Paid Fee	1,187,327				Consultants & 3rd Party Reports	85,000	
					Impact Fees	50,000	
Taxable Bonds	-		8,013,889		RE Taxes during construct.	93,333	
Tax-Exempt Bonds	28,800,000				CoC Insurance	112,030	
Total Bond Issuance Amount	28,600,000				Market Study/Appraisal	13,000	
GIC Income	-				Title & Recording	50,000	
Cash Flow Prior to Conversion (See Lease-Up page)	3,013,570				Developer Legal	85,000	
					Relocation	948,000	
Costs of Issuance					Inspections	30,000	
Government Lender Origination Fee	72,000				Accounting & Audit	12,000	
Government Lender Ongoing Fee	18,000				JLL + Freddie TEL Loan fee	351,200	
Government Lender Closing Fees	17,280				PNC Bridge Loan Fees	68,473	
Government Lender Counsel	4,500				N/A	-	
Fiscal Agent Closing Fee	14,400				N/A	-	
Fiscal Agent Ongoing Fee	3,600				Costs of Issuance	224,780	
Note Counsel	55,000				Construction Period Interest	2,191,440	
Financial Advisor	40,000				Bridge Interest	325,778	
Total	224,780				Development Consultant	40,000	
					NHD Fee	148,375	
					Soft Cost Contingency	150,000	
				Fees/Reserves	Initial Operating Deficit	-	7,237,058
					Working Capital Reserve	100,000	
					Operating Reserve	717,058	
					Developer Fee	6,420,000	
					Total	49,506,522	

Parkway Plaza

FOR DISCUSSION PURPOSES

Development Budget - Uses Notes

Carson City, NV

Page 2

316 units
Uses

Acquisition	Land	2,500,000	17.52 acres	\$142,694 per acre	\$79,114
	Buildings	22,500,000			per unit
	Escrow + Recording Fees	57,000			
Hard Costs	Previous Site Work	0			
	Current Site Work	0			
	Residential Construction	9,642,108	\$33.94 per NSF		284,052 NSF residential
	Appliance, Flooring & Blinds	0	N/A		3,895 clubhouse
	General Requirements	578,526	6.00% of hard cost		287,947 Gross SF
	Contractor Overhead	192,842	2.00% of hard cost		
	Contractor Profit	578,526	6.00% of hard cost		34,785 per unit total (n/i conting.)
	Hard Cost Contingency	1,099,200	10.00% of hard cost	10,992,003	38.70 per net res SF
	Bond/Insurance/Testing	17,852			
	Common Space FF&E	0			
Soft Costs	Architectural & Engineering	125,000	1.14% of hard cost		
	Consultants & 3rd Party Reports	85,000			
	Impact Fees	50,000	\$158 per unit (water, sewer, road, parks, etc.) plus permit estimate		
	RE Taxes during construct.	93,333	estimate		
	CoC Insurance	112,030	estimate		
	Market Study/Appraisal	13,000			
	Title & Recording	50,000	estimate		
	Developer Legal	85,000	estimate		
	Relocation	948,000	\$3,000 per hslid.		
	Inspections	30,000			
	Accounting & Audit	12,000	estimate		
	JLL + Freddie TEL Loan fee	351,200	0.90% of issuance amount + legal + 3rd-party of \$92K		
	PNC Bridge Loan Fees	68,473	0.50% of loan amount + \$25000		65,069
	N/A	0			
	N/A	0			
	Costs of Issuance	224,780	see insert on page		
	Construction Period Interest	2,191,440	3.97% rate		2,191,440
	Bridge Interest	325,778	5.01% rate (LIBOR + 2.25% + 100 bps cushion)		325,778
	Development Consultant	40,000			
	NHD Fee	148,375	\$3,000 application fee + 9.5% of credit reservation fee + energy a		1,395,947
	Soft Cost Contingency	150,000	3.03% of soft costs		
Fees/Reserves	Initial Operating Deficit	0			
	Working Capital Reserve	100,000			
	Operating Reserve	717,058	3.00 months operating costs + debt service		702,222
	Developer Fee	6,420,000	15.0% of TDC incl. land, less fees (QAP Sec. 25.12)		6,422,978
Total		49,506,522			

Parkway Plaza

FOR DISCUSSION PURPOSES

Operating Income Assumptions

Carson City, NV

Page 3

Unit Mix	%AMI	Units	% Units	Res. SF	Allowable Monthly Rent	Less Utility Allowance *	Adj. Allowable Monthly Rent	Tenant Share Monthly Rent	Project-Based Section 8	Monthly Revenues	Yearly Revenues
1 Bedroom / 1 Bath											
<30% AMI		0	0.0%	700.0	\$392	\$72	\$320	\$320		\$0	\$0
<50% AMI		0	0.0%	700.0	\$653	\$72	\$581	\$581		\$0	\$0
<60% AMI		70	22.2%	700.0	\$784	\$72	\$712	\$712		\$49,840	\$598,080
2 Bedroom / 1 Bath											
<30% AMI		0	0.0%	830.0	\$471	\$88	\$383	\$383		\$0	\$0
<50% AMI		0	0.0%	830.0	\$785	\$88	\$697	\$697		\$0	\$0
<60% AMI		98	31.0%	830.0	\$942	\$88	\$854	\$854		\$83,692	\$1,004,304
2 Bedroom / 2 Bath											
<30% AMI		0	0.0%	894.0	\$471	\$88	\$383	\$383		\$0	\$0
<50% AMI		0	0.0%	894.0	\$785	\$88	\$697	\$697	-	-	\$0
<60% AMI		48	15.2%	894.0	\$942	\$88	\$854	\$854		\$40,992	\$491,904
3 Bedroom / 2 Bath											
<30% AMI		0	0.0%	1,108.0	\$543	\$104	\$439	\$439		\$0	\$0
<50% AMI		0	0.0%	1,108.0	\$906	\$104	\$802	\$802	-	-	\$0
<60% AMI		100	31.6%	1,108.0	\$1,087	\$104	\$983	\$983		\$98,300	\$1,179,600
4 Bedroom / 2 Bath											
<30% AMI		0	0.0%	0.0	\$606	\$0	\$606	\$606		\$0	\$0
<50% AMI		0	0.0%	0.0	\$1,011	\$0	\$1,011	\$1,011	-	-	\$0
<60% AMI		0	0.0%	0.0	\$1,213	\$0	\$1,213	\$1,213		\$0	\$0
Manager's Unit		0	0.0%	0	\$0	\$0	\$0	\$0		\$0	\$0
Total		<u>316</u>		<u>284,052</u>						<u>272,824</u>	<u>3,273,888</u>
		Avg. Per Unit		899							

* Utility allowance provided by owner

Cable PUPM @	\$0.00	\$0
Storage PUPM @	\$0.00	\$0
Other Income PUPM @	\$15.00	<u>\$56,880</u>
Total Income		\$3,330,768

	1 person	1.5 persons	2 persons	3 persons	4 persons	4.5 persons	5 persons	6 persons
30% AMI	14,650	15,690	16,740	18,840	20,910	21,750	22,590	24,270
40% AMI	19,525	20,920	22,320	25,120	27,880	29,000	30,120	32,360
50% AMI	24,400	26,150	27,900	31,400	34,850	36,250	37,650	40,450
60% AMI	29,280	31,380	33,480	37,680	41,820	43,500	45,180	48,540
80% AMI	39,050	41,825	44,600	50,200	55,750	58,000	60,250	64,700

0 bedroom	1 bedroom	2 bedroom	3 bedroom	4 bedroom
565	679	862	1,246	1,514

Expenses

Administration

Marketing	8,788	
Office Supplies	3,500	
Legal	6,250	
Audit & Tax	6,250	
Telephone	3,500	
Miscellaneous Admin.	58,457	
NHD Fees	14,220	\$45 per LIHTC unit
Other	0	
TOTAL ADMIN. EXPENSE	100,965	

Utilities

Fuel Oil	0	
Electric	32,115	0.11 per NSF
Natural Gas	16,219	0.06 per NSF
Water	87,467	0.31 per NSF
Sewer	134,839	0.47 per NSF
Cable TV	0	0.00 per unit/month
TOTAL UTILITIES	270,640	

Operating and Maintenance

Elevator Maintenance	0
Extermination	7,000
Rubbish Removal	98,348
Cleaning Expenses	10,000
Grounds/Parking Maint.	35,000
Repairs Materials	35,000
Repairs Contract	50,500
Pool Maint.	20,000
HVAC Maintenance	3,500
Turnover Costs	26,000
Misc. Oper. & Maint. Expen:	0
Other	0
TOTAL OPER. & MAINT.	285,348

Payroll

Resident Manager	51,501	
Asst. Manager	37,482	
Misc. Salaries	29,994	
Maint. Salaries	135,325	
Employers Payroll Tax	30,516	12.0%
Workman's Comp.	0	0.0%
Employee Benefits	60,000	23.6%
Security	0	
Commissions and Bonuses	0	0.0%
TOTAL PAYROLL EXPENSE	344,818	

Taxes and Insurance

Real Estate Taxes	0
Misc. Taxes & Permits	0
Property & Liab. Ins.	94,000
Misc. Insurance	0
Other NHD Fees	86,400
TOTAL TAXES & INS.	180,400

Prop. Mgmt. and LIHTC Mgmt. Fees

Property Management Fee	126,569	4.00% of EGI
Bookkeeping Fee	0	
Investor Mgmt. Fee	0	
Prtship Mgmt. Fee	0	
	126,569	

TOTAL OPER. EXPENSES	1,308,740	4,142 per unit 345 monthly
Operating Expenses + Replacement		4,467 per unit 372 monthly

Parkway Plaza

Carson City, NV

Operating Statement

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Base Year Rental Revenue	3,273,888	Closing	3/1/20
Ancillary Base Year Rental Revenue	56,880	Construction Start	3/1/20
Base Year Expenses (less fee)	1,182,171	50% Completion	1/1/21
Management Fee	126,569	100% Completion	8/1/21
First Mortgage Debt Service	1,524,017	Placed-in-Service Date	3/1/20
		Full Lease Up	11/1/21
Income Trending (Yrs 1-5)	2.00%	Conversion	2/1/22
Income Trending (Yrs 6-17)	2.00%		
Expense Trending	3.00%		
Vacancy Rate (Rent and Ancillary)	5.0%		
Replacement Reserve	\$325.00 /unit		
Days of Oper. In Yr. 1	305		

		Rental	Ancillary	Expenses	Mgmt.	Reserve	Net Oper	Cash Flow	Debt Service	Cash	1st Mtg.	Cum	
	Year	Revenue	Revenue	Vacancy	less fee	Fee	Funding	Income	Prior to Conversion	(1st Mtg)	Flow	DCR	Cash Flow
Year 1 *	2020	2,089,539	36,315	(106,293)	(948,465)	-	1,071,097	(1,177,389)	-	(106,293)			(106,293)
Year 2 *	2021	2,924,705	50,827	(148,777)	(1,310,132)	-	1,516,623	(1,191,452)	-	325,171			218,878
Year 3	2022	3,406,153	59,178	(173,267)	(1,254,165)	(131,683)	(108,954)	1,797,262	(1,397,015)	400,247	1.29		619,125
Year 4	2023	3,474,276	60,362	(176,732)	(1,291,790)	(134,316)	(112,223)	1,819,576	(1,524,017)	295,560	1.19		914,684
Year 5	2024	3,543,762	61,569	(180,267)	(1,330,544)	(137,003)	(115,590)	1,841,928	(1,524,017)	317,911	1.21		1,232,595
Year 6	2025	3,614,637	62,800	(183,872)	(1,370,460)	(139,743)	(119,057)	1,864,305	(1,524,017)	340,288	1.22		1,572,883
Year 7	2026	3,686,930	64,056	(187,549)	(1,411,574)	(142,537)	(122,629)	1,886,696	(1,524,017)	362,679	1.24		1,935,562
Year 8	2027	3,760,668	65,337	(191,300)	(1,453,921)	(145,388)	(126,308)	1,909,088	(1,524,017)	385,071	1.25		2,320,633
Year 9	2028	3,835,882	66,644	(195,126)	(1,497,539)	(148,296)	(130,097)	1,931,467	(1,524,017)	407,450	1.27		2,728,084
Year 10	2029	3,912,599	67,977	(199,029)	(1,542,465)	(151,262)	(134,000)	1,953,820	(1,524,017)	429,803	1.28		3,157,887
Year 11	2030	3,990,851	69,336	(203,009)	(1,588,739)	(154,287)	(138,020)	1,976,132	(1,524,017)	452,115	1.30		3,610,002
Year 12	2031	4,070,668	70,723	(207,070)	(1,636,401)	(157,373)	(142,161)	1,998,387	(1,524,017)	474,370	1.31		4,084,372
Year 13	2032	4,152,082	72,138	(211,211)	(1,685,493)	(160,520)	(146,426)	2,020,569	(1,524,017)	496,552	1.33		4,580,925
Year 14	2033	4,235,123	73,580	(215,435)	(1,736,058)	(163,731)	(150,818)	2,042,661	(1,524,017)	518,644	1.34		5,099,569
Year 15	2034	4,319,826	75,052	(219,744)	(1,788,140)	(167,005)	(155,343)	2,064,646	(1,524,017)	540,629	1.35		5,640,198
Year 16	2035	4,406,222	76,553	(224,139)	(1,841,784)	(170,345)	(160,003)	2,086,504	(1,524,017)	562,487	1.37		6,202,685
Year 17	2036	4,494,347	78,084	(228,622)	(1,897,037)	(173,752)	(164,803)	2,108,216	(1,524,017)	584,199	1.38		6,786,884
Year 18	2037	4,584,234	79,646	(233,194)	(1,953,949)	(177,227)	(169,747)	2,129,762	(1,524,017)	605,745	1.40		7,392,629
Year 19	2038	4,675,918	81,239	(237,858)	(2,012,567)	(180,772)	(174,840)	2,151,120	(1,524,017)	627,103	1.41		8,019,733
Year 20	2039	4,769,437	82,863	(242,615)	(2,072,944)	(184,387)	(180,085)	2,172,269	(1,524,017)	648,252	1.43		8,667,985
Year 21	2040	4,864,825	84,521	(247,467)	(2,135,132)	(188,075)	(185,488)	2,193,184	(1,524,017)	669,167	1.44		9,337,151
Year 22	2041	4,962,122	86,211	(252,417)	(2,199,186)	(191,837)	(191,052)	2,213,841	(1,524,017)	689,824	1.45		10,026,976
Year 23	2042	5,061,364	87,935	(257,465)	(2,265,162)	(195,673)	(196,784)	2,234,216	(1,524,017)	710,199	1.47		10,737,174
Year 24	2043	5,162,592	89,694	(262,614)	(2,333,117)	(199,587)	(202,687)	2,254,280	(1,524,017)	730,264	1.48		11,467,438
Year 25	2044	5,265,843	91,488	(267,867)	(2,403,110)	(203,579)	(208,768)	2,274,008	(1,524,017)	749,991	1.49		12,217,429
Year 26	2045	5,371,160	93,318	(273,224)	(2,475,204)	(207,650)	(215,031)	2,293,369	(1,524,017)	769,353	1.50		12,986,782
Year 27	2046	5,478,583	95,184	(278,688)	(2,549,460)	(211,803)	(221,482)	2,312,334	(1,524,017)	788,318	1.52		13,775,099
Year 28	2047	5,588,155	97,088	(284,262)	(2,625,943)	(216,039)	(228,126)	2,330,872	(1,524,017)	806,855	1.53		14,581,954
Year 29	2048	5,699,918	99,029	(289,947)	(2,704,722)	(220,360)	(234,970)	2,348,948	(1,524,017)	824,932	1.54		15,406,886
Year 30	2049	5,813,917	101,010	(295,746)	(2,785,863)	(224,767)	(242,019)	2,366,530	(1,524,017)	842,514	1.55		16,249,399

*** See Lease-Up Worksheet**

Year 1 DSC	1.15	(for calculating 1st yr. mortgage amount)
Year 1 NOI	1,752,789	

Parkway Plaza

FOR DISCUSSION PURPOSES

Lease Up / Reserve Assumptions

Carson City, NV

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Occupancy during rehabilitation 85.00%

		70	146	100	%	LITHC		Total	Ancillary	Vacancy	Fixed	Variable	Debt	Replacement	Lease-Up	Cum. Lease	Cash Flow
	Date	1 BR	2 BR	3 BR	Leased	Days		Rent	Income	@	Operating	Operating	Service	Reserves	Reserve	Reserves	Prior To
										0.0%	Expenses	Expenses					Conversion
2020	Jan-20	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
	Feb-20	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
	Mar-20	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
	Apr-20	60	124	85	85%	8,182	Acquisition/PIS	232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	May-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Jun-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Jul-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Aug-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Sep-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Oct-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Nov-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
	Dec-20	60	124	85	85%	8,182		232,171	4,035	0	84,342	21,043	0	0	0	0	130,821
2021	Jan-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Feb-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Mar-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Apr-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	May-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Jun-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Jul-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Aug-21	60	124	85	85%	8,182	Completion	236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Sep-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Oct-21	60	124	85	85%	8,182		236,814	4,116	0	86,872	21,675	0	0	0	0	132,384
	Nov-21	70	146	100	100%	9,612		278,280	4,835	0	86,872	25,462	0	0	0	0	170,782
	Dec-21	70	146	100	100%	9,612		278,280	4,835	0	86,872	25,462	0	0	0	0	170,782
	Jan-22	70	146	100	100%	9,612		278,280	4,835	0	86,872	25,462	0	0	0	0	170,782
2022	Feb-22	70	146	100	100%	9,612	Conversion	278,280	4,835	0	86,872	25,462	127,001	8,558	0	0	3,013,570

Rent/Unit

Year	1 BR Rent	2 BR Rent	3 BR Rent	Anc. Income	LITHC %
2020	712	854	983	15	73.639
2021	726	871	1,003	15	101.044

Total Rent	Ancillary Income	Vacancy	Fixed Expenses	Variable Expenses	Debt Service	Replacement Reserves	Lease-Up Reserves
2,089,539	36,315	0	759,075	189,390	0	0	0
2,924,705	50,827	0	1,042,463	267,669	0	0	0

Income trend	2.00%
Expense trend	3.00%

Uses	Total	Residential Depreciation	Commercial Depreciation	Acquisition	Equipment & Personal Prop	Amort Site Imprvmnt	Amortize 1st Mortgage	Expensed	Non-Depreciation	4% Credit Basis
Land	2,500,000	0	0	0	0	0	0	0	2,500,000	0
Buildings	22,500,000	0	0	22,500,000	0	0	0	0	0	0
Escrow + Recording Fees	57,000	0	0	0	0	0	0	0	57,000	0
Previous Site Work	0	0	0	0	0	0	0	0	0	0
Current Site Work	0	0	0	0	0	0	0	0	0	0
Residential Construction	9,642,108	8,027,897	0	0	650,000	964,211	0	0	0	9,642,108
Appliance, Flooring & Blinds	0	0	0	0	0	0	0	0	0	0
General Requirements	578,526	578,526	0	0	0	0	0	0	0	578,526
Contractor Overhead	192,842	192,842	0	0	0	0	0	0	0	192,842
Contractor Profit	578,526	578,526	0	0	0	0	0	0	0	578,526
Hard Cost Contingency	1,099,200	1,099,200	0	0	0	0	0	0	0	1,099,200
Bond/Insurance/Testing	17,852	17,852	0	0	0	0	0	0	0	17,852
Common Space FF&E	0	0	0	0	0	0	0	0	0	0
Architectural & Engineering	125,000	125,000	0	0	0	0	0	0	0	125,000
Consultants & 3rd Party Reports	85,000	85,000	0	0	0	0	0	0	0	85,000
Impact Fees	50,000	50,000	0	0	0	0	0	0	0	50,000
RE Taxes during construct.	93,333	93,333	0	0	0	0	0	0	0	93,333
CoC Insurance	112,030	112,030	0	0	0	0	0	0	0	112,030
Market Study/Appraisal	13,000	13,000	0	0	0	0	0	0	0	13,000
Title & Recording	50,000	50,000	0	0	0	0	0	0	0	50,000
Developer Legal	85,000	50,000	0	0	0	0	25,000	0	10,000	50,000
Relocation	948,000	0	0	0	0	0	0	948,000	0	0
Inspections	30,000	0	0	0	0	0	0	0	30,000	0
Accounting & Audit	12,000	12,000	0	0	0	0	0	0	0	12,000
JLL + Freddie TEL Loan fee	351,200	280,960	0	0	0	0	0	0	70,240	280,960
PNC Bridge Loan Fees	68,473	68,473	0	0	0	0	0	0	0	68,473
N/A	0	0	0	0	0	0	0	0	0	0
N/A	0	0	0	0	0	0	0	0	0	0
Costs of Issuance	224,780	0	0	0	0	0	0	0	224,780	0
Construction Period Interest	2,191,440	1,715,040	0	0	0	0	0	476,400	0	1,715,040
Bridge Interest	325,778	162,297	0	0	0	0	0	163,481	0	162,297
Development Consultant	40,000	40,000	0	0	0	0	0	0	0	40,000
NHD Fee	148,375	0	0	0	0	0	0	0	148,375	0
Soft Cost Contingency	150,000	150,000	0	0	0	0	0	0	0	150,000
Initial Operating Deficit	0	0	0	0	0	0	0	0	0	0
Working Capital Reserve	100,000	0	0	0	0	0	0	0	100,000	0
Operating Reserve	717,058	0	0	0	0	0	0	0	717,058	0
Developer Fee	6,420,000	6,420,000	0	0	0	0	0	0	0	6,420,000
TOTAL USES	49,506,522	19,921,978	0	22,500,000	650,000	964,211	25,000	1,587,881	3,857,453	21,536,188

	Acquisition	Rehab
Eligible Basis	22,500,000	21,536,188
Adjustments		0
QCT/DDA	100%	100%
Adj. Basis	22,500,000	21,536,188
Appl. Fraction	100.00%	100.00%
Nov. '19 Rate	3.17%	3.17%
	713,250	682,697
Total Credits		1,395,947
Credits for Application		1,403,688
Estimated Raise		0.930
LP share		99.99%
Projected Equity		13,052,993
Actual Equity Contribution		13,052,993

PNC Letter 11/13/19

PNC Letter 11/13/19

Bond 50% Test	
Eligible Basis + Land	46,536,188
Tax-Exempt Bonds Utilized	28,800,000
50% Test	61.89%

Construction Interest During Operations: 476,400 Perm loan
163,481 Bridge trustee and issuer fees

Parkway Plaza

FOR DISCUSSION PURPOSES

Depreciation Analysis

Carson City, NV

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	<u>Rehabilitation</u>	<u>Commercial</u>	<u>Acquisition</u>
Total Capitalized Costs	27,006,522	-	22,500,000
(Equip & Personal Property)	(650,000)	-	-
(Site Improvements)	(964,211)	-	-
(First Mortgage)	(25,000)	-	-
(Expensed)	(1,587,881)	-	-
(Non-Depreciation)	(3,857,453)	-	-
(Historic Tax Credit)	-	-	-
Total Real Property	19,921,978	-	22,500,000
In Service Date	3/1/20	305 days remaining in Year 1	

Year	Rehabilitation Real Property <u>30.0</u>	Dev. Fee Real Property <u>30.0</u>	Commercial Real Property <u>31.0</u>	Acquisition Real Property <u>27.5</u>	Equipment & Personal Property <i>(See schedule)</i>	Site Improvements 150% <u>15</u>	First Mortgage <u>35</u>	Expensed <u>2020</u>	Replacement Reserves <u>27.5</u>	Total	Equipment & Pers Prop Schedule
2020	376,082	178,822	-	683,686	-	-	597	-	-	1,239,187	14.29%
2021	450,066	214,000	-	818,182	325,000	482,105	714	1,587,881	-	3,877,948	24.49%
2022	450,066	214,000	-	818,182	325,000	482,105	714	-	-	2,290,067	17.49%
2023	450,066	214,000	-	818,182	-	-	714	-	11,523	1,494,485	12.49%
2024	450,066	214,000	-	818,182	-	-	714	-	11,523	1,494,485	8.93%
2025	450,066	214,000	-	818,182	-	-	714	-	11,523	1,494,485	8.92%
2026	450,066	214,000	-	818,182	-	-	714	-	11,523	1,494,485	8.93%
2027	450,066	214,000	-	818,182	-	-	714	-	28,618	1,511,580	4.46%
2028	450,066	214,000	-	818,182	-	-	714	-	28,618	1,511,580	0.00%
2029	450,066	214,000	-	818,182	-	-	714	-	28,618	1,511,580	0.00%
2030	450,066	214,000	-	818,182	-	-	714	-	28,618	1,511,580	0.00%
2031	450,066	214,000	-	818,182	-	-	714	-	47,859	1,530,821	0.00%
2032	450,066	214,000	-	818,182	-	-	714	-	47,859	1,530,821	0.00%
2033	450,066	214,000	-	818,182	-	-	714	-	47,859	1,530,821	0.00%
2034	450,066	214,000	-	818,182	-	-	714	-	47,859	1,530,821	0.00%
2035	450,066	214,000	-	818,182	-	-	714	-	69,515	1,552,477	0.00%
2036	450,066	214,000	-	818,182	-	-	714	-	69,515	1,552,477	0.00%

Parkway Plaza

FOR DISCUSSION PURPOSES

Investor Annual Benefits

Carson City, NV

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	<u>Year</u>	<u>Net Operating Income</u>	<u>Reserve Interest</u>	<u>Asset Mgmt. Fee and Investor Service Fee</u>	<u>Interest Expense Const. Loan</u>	<u>Interest Expense 1st Mtg.</u>	<u>Interest Expense 2nd Mtg.</u>	<u>Interest Expense Def Dev Fee</u>	<u>Depreciation and Amortization</u>	<u>Taxable Income (Loss)</u>
Year 1	2020	1,071,097	-	(10,000)	-	(253)			(3,877,948)	(2,817,105)
Year 2	2021	1,516,623	-	(10,300)	-	(312)			(2,290,067)	(784,056)
Year 3	2022	1,797,262	(2,179)	(10,609)	-	(1,042,250)	(321)		(1,494,485)	(752,582)
Year 4	2023	1,819,576	(2,223)	(10,927)	-	(1,122,013)	(331)		(1,494,485)	(810,403)
Year 5	2024	1,841,928	(4,512)	(11,255)	-	(1,105,760)	(341)		(1,494,485)	(774,425)
Year 6	2025	1,864,305	-	(11,593)	-	(1,088,850)	(352)		(1,494,485)	(730,974)
Year 7	2026	1,886,696	(2,381)	(11,941)	-	(1,071,256)	(362)		(1,511,580)	(710,824)
Year 8	2027	1,909,088	(4,881)	(12,299)	-	(1,052,951)	(373)		(1,511,580)	(672,996)
Year 9	2028	1,931,467	(7,505)	(12,668)	-	(1,033,905)	(385)		(1,511,580)	(634,576)
Year 10	2029	1,953,820	-	(13,048)	-	(1,014,090)	(396)		(1,511,580)	(585,294)
Year 11	2030	1,976,132	(2,680)	(13,439)	-	(993,473)	(408)		(1,530,821)	(564,690)
Year 12	2031	1,998,387	(5,494)	(13,842)	-	(972,023)	(421)		(1,530,821)	(524,214)
Year 13	2032	2,020,569	(8,447)	(14,258)	-	(949,706)	(434)		(1,530,821)	(483,096)
Year 14	2033	2,042,661	-	(14,685)	-	(926,486)	(447)		(1,530,821)	(429,778)
Year 15	2034	2,064,646	(3,016)	(15,126)	-	(902,328)	(460)		(1,552,477)	(408,762)
Year 16	2035	2,086,504	(6,184)	(15,580)	-	(877,193)	(474)		(1,552,477)	(365,403)
Total										(12,049,179)

Parkway Plaza

Taxable Benefits

Carson City, NV

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LP ownership interest: 99.99%
 Year 1 Credit %: 63.84%
 Year 2 Credit %: 87.61%

	Year	Taxable Income (Loss)	Benefits from Tax Losses @ 21.0%	Tax Consequences of Sale for \$1	Low-Income Housing Tax Credits	Total Benefits	Investor Contributions	IRR Analysis	Capital Acct.
Year 1	2020	(2,817,105)	591,592		896,094	1,487,686	2,610,599	(1,122,913)	(206,506)
Year 2	2021	(784,056)	164,652		1,229,585	1,394,237	661,787	732,450	(328,776)
Year 3	2022	(752,582)	158,042		1,403,548	1,561,590	9,780,608	(8,219,018)	8,699,250
Year 4	2023	(810,403)	170,185		1,403,548	1,573,732	-	1,573,732	7,888,847
Year 5	2024	(774,425)	162,629		1,403,548	1,566,177	-	1,566,177	7,114,422
Year 6	2025	(730,974)	153,505		1,403,548	1,557,052	-	1,557,052	6,383,448
Year 7	2026	(710,824)	149,273		1,403,548	1,552,821	-	1,552,821	5,672,624
Year 8	2027	(672,996)	141,329		1,403,548	1,544,877	-	1,544,877	4,999,627
Year 9	2028	(634,576)	133,261		1,403,548	1,536,809	-	1,536,809	4,365,052
Year 10	2029	(585,294)	122,912		1,403,548	1,526,459	-	1,526,459	3,779,758
Year 11	2030	(564,690)	118,585		507,454	626,038	-	626,038	3,215,068
Year 12	2031	(524,214)	110,085		173,963	284,048	-	284,048	2,690,853
Year 13	2032	(483,096)	101,450		-	101,450	-	101,450	2,207,757
Year 14	2033	(429,778)	90,253		-	90,253	-	90,253	1,777,979
Year 15	2034	(408,762)	85,840		-	85,840	-	85,840	1,369,218
Year 16	2035	(365,403)	76,735	210,801	-	287,536	-	287,536	1,003,814
		(12,049,179)	2,530,328		14,035,476	16,776,605	13,052,993	8.16%	
								7.06% Quarterly IRR	
Capital Account at Year 16			1,003,814			11,656,630	11,608,659	1.004	
Tax Liability at 21%			210,801						

Parkway Plaza

FOR DISCUSSION PURPOSES

Debt Analysis - First Mortgage Debt

Carson City, NV

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Principal	28,800,000		10-Year Treasury (11/6/19)	Construction	1.86%	Permanent	1.86%
Interest Rate	3.97%		MMD (est)		0.00%		0.00%
Amortization Period	35		19 year libor swap		0.00%		0.00%
Term	17		SWAP Fee		0.00%		0.00%
Beginning Date	2/1/22		Interest Rate Cushion		0.25%		0.25%
Monthly Payment	127,001	1,524,017	Freddie TEL Spread Spread		1.86%		1.86%
			Issuer and Trustee Fee (in expense budget		0.00%		0.00%
			Total	during operations)	3.97%		3.97%

Year	Ending Date	Payment	Principal	Interest	Ending Balance
		-	-	-	28,800,000
0	12/31/22	1,397,015	354,765	1,042,250	28,445,235
1	12/31/23	1,524,017	402,003	1,122,013	28,043,232
2	12/31/24	1,524,017	418,257	1,105,760	27,624,975
3	12/31/25	1,524,017	435,167	1,088,850	27,189,808
4	12/31/26	1,524,017	452,761	1,071,256	26,737,047
5	12/31/27	1,524,017	471,066	1,052,951	26,265,981
6	12/31/28	1,524,017	490,112	1,033,905	25,775,870
7	12/31/29	1,524,017	509,927	1,014,090	25,265,943
8	12/31/30	1,524,017	530,543	993,473	24,735,399
9	12/31/31	1,524,017	551,994	972,023	24,183,406
10	12/31/32	1,524,017	574,311	949,706	23,609,095
11	12/31/33	1,524,017	597,530	926,486	23,011,564
12	12/31/34	1,524,017	621,689	902,328	22,389,876
13	12/31/35	1,524,017	646,824	877,193	21,743,052
14	12/31/36	1,524,017	672,975	851,041	21,070,076
15	12/31/37	1,524,017	700,184	823,833	20,369,892
16	12/31/38	1,524,017	728,493	795,524	19,641,399
17	12/31/39	1,524,017	757,946	766,071	18,883,453
18	12/31/40	1,524,017	788,590	735,427	18,094,863
19	12/31/41	1,524,017	820,473	703,544	17,274,390
20	12/31/42	1,524,017	853,645	670,372	16,420,745
21	12/31/43	1,524,017	888,158	635,858	15,532,587
22	12/31/44	1,524,017	924,067	599,950	14,608,520
23	12/31/45	1,524,017	961,427	562,589	13,647,092
24	12/31/46	1,524,017	1,000,298	523,719	12,646,794
25	12/31/47	1,524,017	1,040,741	483,276	11,606,054
26	12/31/48	1,524,017	1,082,818	441,199	10,523,235
27	12/31/49	1,524,017	1,126,597	397,420	9,396,638
28	12/31/50	1,524,017	1,172,146	351,871	8,224,492
29	12/31/51	1,524,017	1,219,536	304,481	7,004,956
30	12/31/52	1,524,017	1,268,842	255,174	5,736,114
31	12/31/53	1,524,017	1,320,142	203,875	4,415,972
32	12/31/54	1,524,017	1,373,516	150,501	3,042,456
33	12/31/55	1,524,017	1,429,048	94,969	1,613,408
34	12/31/56	1,524,017	1,486,825	37,192	126,583
35	12/31/57	127,001	126,583	419	(0)
36	12/31/58	-	-	-	(0)
37	12/31/59	-	-	-	(0)
38	12/31/60	-	-	-	(0)
39	12/31/61	-	-	-	(0)
40	12/31/62	-	-	-	(0)

Parkway Plaza

Construction Cash Flow

Revised: November 13, 2019

Sources	Total Budget	Total Pre-Devlpmt	Closing Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	
Beginning Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Perm Loan	3.97%	28,800,000	24,083,067	369,470	423,961	696,414	532,942	641,924	719,748	823,559	508,916	-	-	-	-	
NHD HTF	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Seller Carry Back Loan	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NHD HOME Funds	3.00%	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-	-	
Limited Partner Equity	0.00%	13,052,993	2,610,599	-	-	-	-	-	-	-	-	-	-	-	-	
MM Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MM Predevelopment Loan	N/A	260,500	260,500	-	-	-	-	-	-	-	-	-	-	-	-	
Cash Flow Prior to Conversion	N/A	2,410,856	-	-	-	-	-	-	-	-	-	160,724	160,724	160,724	160,724	
Bridge Loan	5.01%	8,013,889	-	-	-	-	-	-	-	-	375,189	700,729	758,146	839,135	916,177	
Def. Dev. Fee	0.00%	5,232,673	-	-	-	-	-	-	-	-	-	-	-	-	-	
		57,780,912	260,500	26,703,665	369,470	423,961	696,414	532,942	641,924	719,748	823,559	884,105	861,453	918,869	999,859	1,076,901
Construction draw schedule				2.5%	3.0%	5.5%	4.0%	5.0%	5.5%	6.0%	6.5%	7.0%	7.5%	8.0%	8.0%	
Construction draw to date				98%	97%	92%	88%	83%	77%	71%	65%	58%	50%	42%	34%	
Uses	Total Budget	Total Pre-Devlpmt	Closing Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	
Land	2,500,000	-	2,500,000	-	-	-	-	-	-	-	-	-	-	-	-	
Buildings	22,500,000	-	22,500,000	-	-	-	-	-	-	-	-	-	-	-	-	
Escrow + Recording Fees	57,000	-	57,000	-	-	-	-	-	-	-	-	-	-	-	-	
Current Site Work	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residential Construction	9,642,108	-	0	216,947	260,337	477,284	347,116	433,895	477,284	578,526	626,737	607,453	650,842	694,232	771,369	
Appliance, Flooring & Blinds	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	
General Requirements	578,526	-	0	13,017	15,620	28,637	20,827	26,034	28,637	34,712	37,604	36,447	39,051	41,654	46,282	
Contractor Overhead	192,842	-	0	4,339	5,207	9,546	6,942	8,678	9,546	11,571	12,535	12,149	13,017	13,885	15,427	
Contractor Profit	578,526	-	0	13,017	15,620	28,637	20,827	26,034	28,637	34,712	37,604	36,447	39,051	41,654	46,282	
Hard Cost Contingency	1,099,200	-	0	24,732	29,678	54,410	39,571	49,464	54,410	65,952	71,448	69,250	74,196	79,142	87,936	
Bond/Insurance/Testing	17,852	-	0	402	482	884	643	803	884	1,071	1,160	1,125	1,205	1,285	1,428	
Common Space FF&E	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architectural & Engineering	125,000	-	0	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	
Consultants & 3rd Party Reports	85,000	93,750	21,250	-	-	-	-	-	-	-	-	-	-	-	-	
Impact Fees	50,000	63,750	50,000	-	-	-	-	-	-	-	-	-	-	-	-	
RE Taxes during construct.	93,333	-	50,000	-	-	-	-	-	23,333	-	-	-	-	23,333	-	
CoC Insurance	112,030	0	112,030	-	-	-	-	-	-	-	-	-	-	-	-	
Market Study/Appraisal	13,000	13,000	0	-	-	-	-	-	-	-	-	-	-	-	-	
Title & Recording	50,000	-	50,000	-	-	-	-	-	-	-	-	-	-	-	-	
Developer Legal	85,000	50,000	35,000	-	-	-	-	-	-	-	-	-	-	-	-	
Relocation	948,000	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
Inspections	30,000	0	30,000	-	-	-	-	-	-	-	-	-	-	-	-	
Accounting & Audit	12,000	-	12,000	-	-	-	-	-	-	-	-	-	-	-	-	
JLL + Freddie TEL Loan fee	351,200	-	351,200	-	-	-	-	-	-	-	-	-	-	-	-	
PNC Bridge Loan Fees	68,473	-	68,473	-	-	-	-	-	-	-	-	-	-	-	-	
N/A	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
N/A	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
Costs of Issuance	224,780	-	224,780	-	-	-	-	-	-	-	-	-	-	-	-	
Construction Period Interest	2,191,440	-	0	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	
Bridge Loan Interest	325,778	-	0	0	0	0	0	0	0	0	0	1,566	4,492	7,657	11,161	
Development Consultant	40,000	20,000	0	-	-	-	-	-	-	-	-	-	-	-	-	
NHD Fee	148,375	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
Soft Cost Contingency	150,000	20,000	130,000	-	-	-	-	-	-	-	-	-	-	-	-	
Initial Operating Deficit	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
Working Capital Reserve	100,000	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Reserve	717,058	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
Deferred Dev. Fee	5,232,673	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
Paid Dev. Fee	1,187,327	-	178,099	-	-	-	-	-	-	-	-	-	-	-	-	
Repayment of MM Predevelopment Loan	260,500	-	260,500	-	-	-	-	-	-	-	-	-	-	-	-	
Repayment of Bridge Loan	8,013,889	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
	57,780,912	260,500	26,703,665	369,470	423,961	696,414	532,942	641,924	719,748	823,559	884,105	861,453	918,869	999,859	1,076,901	
Ending Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Earned Interest																
Guar. Invest. Contract (GIC) Rate	0.00%															
		Total Budget	Pre-Devlpmt	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21
Bond Balance		28,600,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Earned Interest		-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Parkway Plaza

Construction Cash Flow

Revised: November 13, 2019

Sources	Apr-21	May-21	Jun-21	Jul-21	Place in Service 100% Completion Aug-21	Release Retainage Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Conversion Feb-22	Mar-22	Apr-22	8609 receipt May-22	Total
Beginning Cash	-	-	-	-	-	-	-	-	31,986	63,972	95,957	0	0	0	28,800,000
Perm Loan	3.97%														-
NHD HTF	0.00%														-
Seller Carry Back Loan	0.00%														10,000
NHD HOME Funds	3.00%														-
Limited Partner Equity	0.00%				661,787						9,528,685			251,923	13,052,993
MM Loan															-
MM Predevelopment Loan	N/A														260,500
Cash Flow Prior to Conversion	N/A	160,724	160,724	160,724	160,724	160,724	160,724	160,724	160,724	160,724	160,724				2,410,856
Bridge Loan	5.01%	859,457	802,500	781,632	748,569	29,362	290,787	912,206	0	0	0				8,013,889
Def. Dev. Fee	0.00%													5,232,673	5,232,673
	1,020,181	963,224	942,356	909,292	851,872	451,511	1,072,930	160,724	192,710	224,695	9,785,366	0	0	5,484,596	57,780,912
Construction draw schedule	7.5%	7.0%	6.8%	6.5%	6.0%										
Construction draw to date	27%	20%	13%	6%	0%										
Uses	Apr-21	May-21	Jun-21	Jul-21	Place in Service 100% Completion Aug-21	Release Retainage Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Conversion Feb-22	Nov-20	Dec-20	8609 receipt Feb-21	Total
Land															2,500,000
Buildings															22,500,000
Escrow + Recording Fees															57,000
Current Site Work	0	0	0	0	0	0									0
Residential Construction	723,158	674,948	655,663	626,737	578,526	241,053									9,642,108
Appliance, Flooring & Blinds	0	0	0	0	0	0									0
General Requirements	43,389	40,497	39,340	37,604	34,712	14,463									578,526
Contractor Overhead	14,463	13,499	13,113	12,535	11,571	4,821									192,842
Contractor Profit	43,389	40,497	39,340	37,604	34,712	14,463									578,526
Hard Cost Contingency	82,440	76,944	74,746	71,448	65,952	27,480									1,099,200
Bond/Insurance/Testing	1,339	1,250	1,214	1,160	1,071	446									17,852
Common Space FF&E	0	0	0	0	0	0									0
Architectural & Engineering	1,736	1,736	1,736	1,736	1,736	1,736									125,000
Consultants & 3rd Party Reports															85,000
Impact Fees															50,000
RE Taxes during construct.						23,333									93,333
CoC Insurance															112,030
Market Study/Appraisal															13,000
Title & Recording															50,000
Developer Legal															85,000
Relocation							948,000								948,000
Inspections															30,000
Accounting & Audit															12,000
JLL + Freddie TEL Loan fee															351,200
PNC Bridge Loan Fees															68,473
N/A															0
N/A															0
Costs of Issuance															224,780
Construction Period Interest	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280	95,280				2,191,440
Bridge Loan Interest	14,986	18,574	21,924	25,188	28,313	28,435	29,650	33,458	33,458	33,458	33,458				325,778
Development Consultant															40,000
NHD Fee											148,375				148,375
Soft Cost Contingency															150,000
Initial Operating Deficit															0
Working Capital Reserve															100,000
Operating Reserve											717,058				717,058
Deferred Dev. Fee														5,232,673	5,232,673
Paid Dev. Fee											757,305			251,923	1,187,327
Repayment of MM Predevelopment Loan											8,013,889				260,500
Repayment of Bridge Loan														0	8,013,889
Total Uses	1,020,181	963,224	942,356	909,292	851,872	451,511	1,072,930	128,738	128,738	128,738	9,785,365	0	0	5,484,596	57,780,911
Ending Cash	-	-	-	-	-	-	-	31,986	63,972	95,957	0	0	0	0	0
Earned Interest															
Guar. Invest. Contract (GIC) Rate	0.00%														
	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Total
Bond Balance															
Earned Interest															

Parkway Plaza

Construction Cash Flow

Revised: November 13, 2019

Sources		Budget	Variance
Beginning Cash			
Perm Loan	3.97%	28,800,000	-
NHD HTF	0.00%	-	-
Seller Carry Back Loan	0.00%	-	-
NHD HOME Funds	3.00%	10,000	-
Limited Partner Equity	0.00%	13,052,993	-
MM Loan		-	-
MM Predevelopment Loan	N/A	260,500	-
Cash Flow Prior to Conversion	N/A	2,410,856	-
Bridge Loan	5.01%	8,013,889	-
Def. Dev. Fee	0.00%	5,232,673	-
		57,780,912	-

Construction draw schedule
Construction draw to date

Uses		Budget	Variance
Land		2,500,000	-
Buildings		22,500,000	-
Escrow + Recording Fees		57,000	-
Current Site Work		0	-
Residential Construction		9,642,108	-
Appliance, Flooring & Blinds		0	-
General Requirements		578,526	-
Contractor Overhead		192,842	-
Contractor Profit		578,526	-
Hard Cost Contingency		1,099,200	-
Bond/Insurance/Testing		17,852	-
Common Space FF&E		0	-
Architectural & Engineering		125,000	-
Consultants & 3rd Party Reports		85,000	-
Impact Fees		50,000	-
RE Taxes during construct.		93,333	-
CoC Insurance		112,030	-
Market Study/Appraisal		13,000	-
Title & Recording		50,000	-
Developer Legal		85,000	-
Relocation		948,000	-
Inspections		30,000	-
Accounting & Audit		12,000	-
JLL + Freddie TEL Loan fee		351,200	-
PNC Bridge Loan Fees		68,473	-
N/A		0	-
N/A		0	-
Costs of Issuance		224,780	-
Construction Period Interest		2,191,440	-
Bridge Loan Interest		325,778	0
Development Consultant		40,000	-
NHD Fee		148,375	-
Soft Cost Contingency		150,000	-
Initial Operating Deficit		0	-
Working Capital Reserve		100,000	-
Operating Reserve		717,058	-
Deferred Dev. Fee		5,232,673	-
Paid Dev. Fee		1,187,327	-
Repayment of MM Predevelopment Loan		260,500	-
Repayment of Bridge Loan		8,013,889	-
Total Uses		57,780,912	0

Ending Cash - (0)

Earned Interest

Guar. Invest. Contract (GIC) Rate	0.00%	Budget	Variance
Bond Balance			
Earned Interest			