

24168 The Bryan - Application Summary

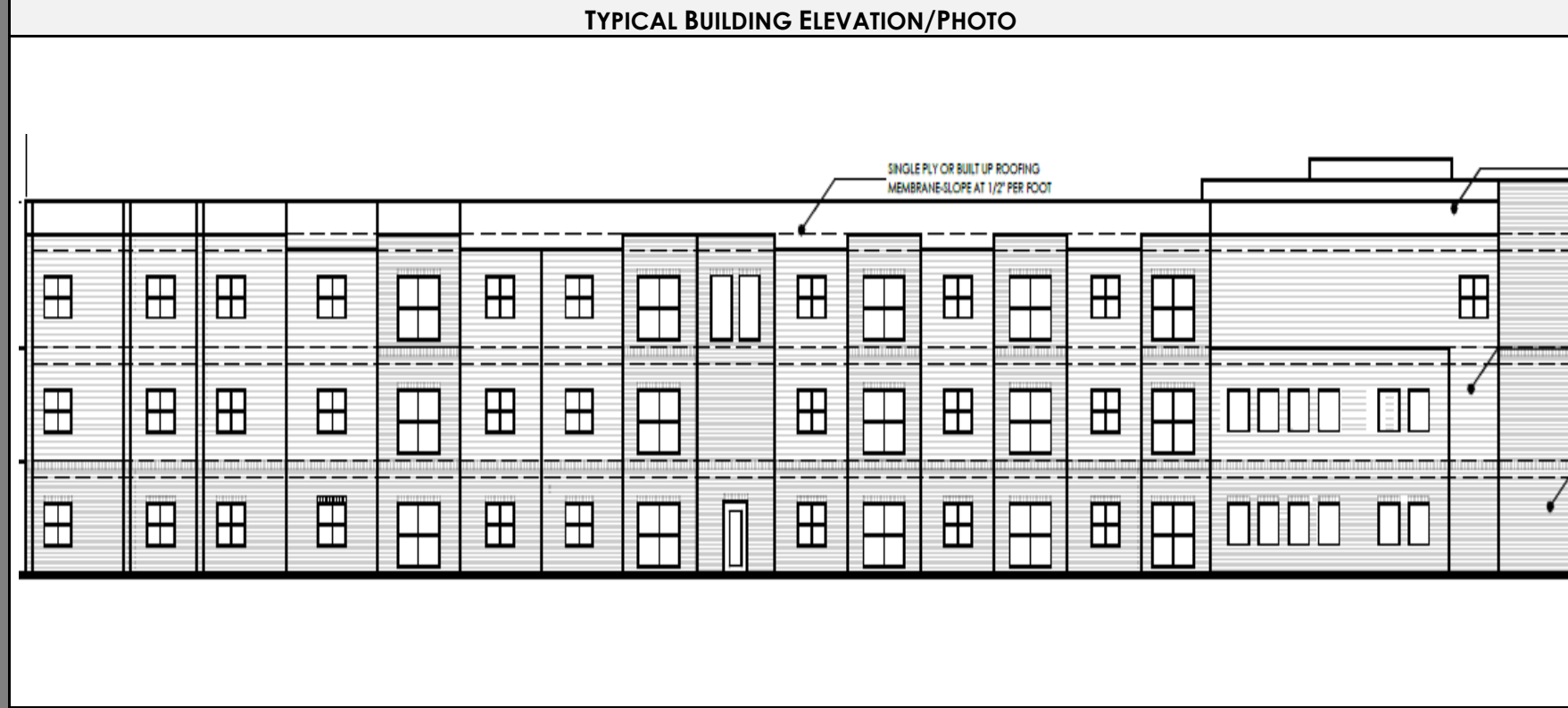
REAL ESTATE ANALYSIS DIVISION

July 10, 2024

PROPERTY IDENTIFICATION	
Application #	24168
Development	The Bryan
City / County	Mission / Hidalgo
Region/Area	11 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

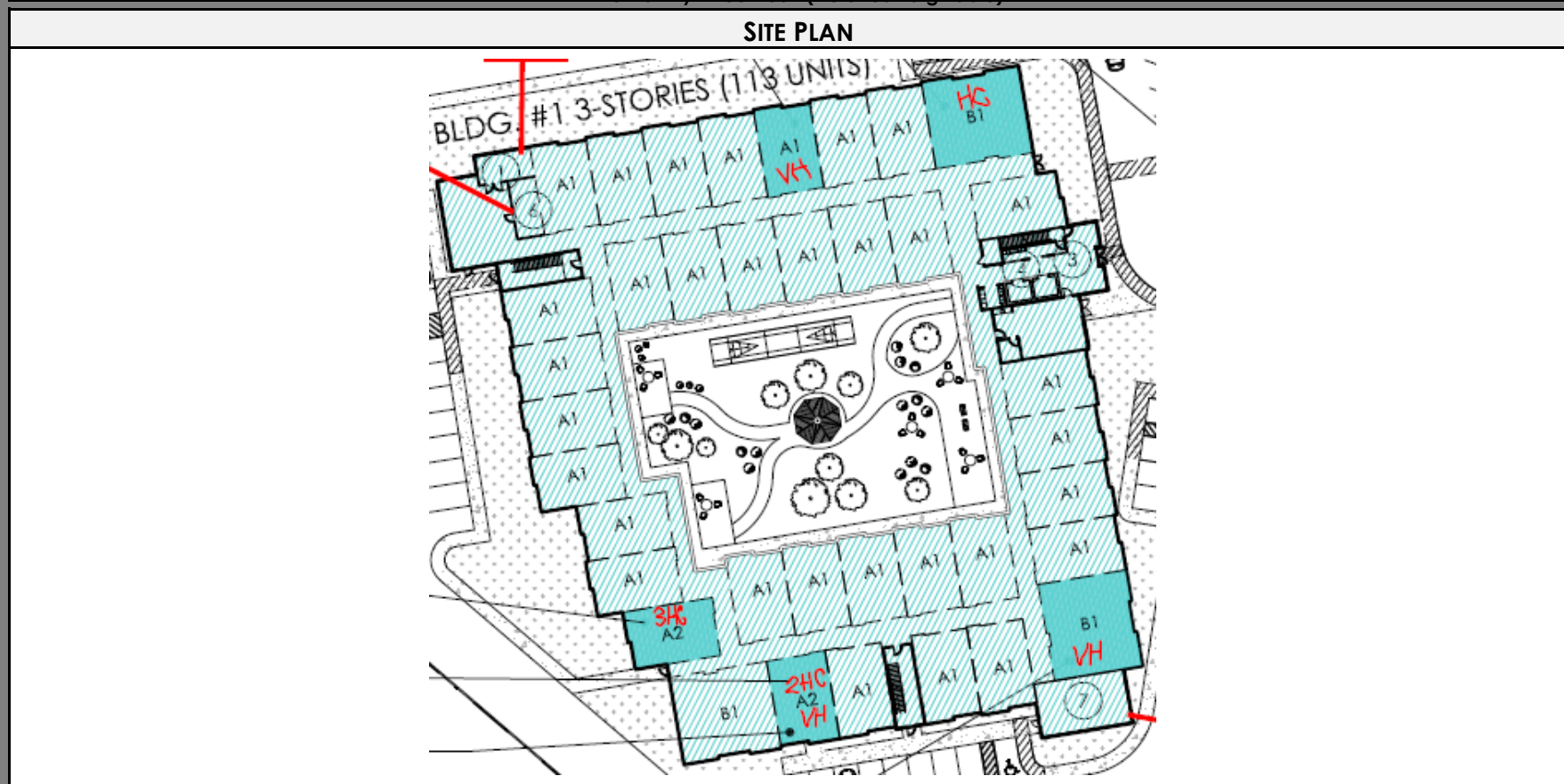
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$17,699/Unit	\$0.90

KEY PRINCIPALS / SPONSOR		
Ellen Moskalik / Rufino Contreras Affordable Housing Rich Rollins / Greenfield Consturction		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	104	92%	30%	12	11%
2	9	8%	40%	-	0%
3	-	0%	50%	23	20%
4	-	0%	60%	78	69%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	113	100%	TOTAL	113	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	63.2%
Breakeven Occ.	87.8%	Breakeven Rent	\$640
Average Rent	\$676	B/E Rent Margin	\$36
Property Taxes	\$726/unit	Exemption/PILOT	0%
Total Expense	\$4,950/unit	Controllable	\$2,970/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		1.8%	
Highest Unit Capture Rate	7%	1 BR/60%	71
Dominant Unit Cap. Rate	7%	1 BR/60%	71
Premiums (↑80% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	699 SF	Density	28.4/acre
Acquisition		\$16K/unit	\$1,800K
Building Cost	\$155.00/SF	\$108K/unit	\$12,239K
Hard Cost		\$129K/unit	\$14,592K
Total Cost		\$202K/unit	\$22,778K
Developer Fee	\$2,660K	(26% Deferred)	Paid Year: 14
Contractor Fee	\$1,907K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
PNC	40/40	6.00%	\$4,100,000	1.16	City of Mission	0/0	0.00%	\$500	1.16	PNC	\$17,998,200	
											Rufino Contreras Affordable Housing	\$679,309
TOTAL DEBT (Must Pay)			\$4,100,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$18,677,509	
										TOTAL DEBT SOURCES	\$4,100,500	
										TOTAL CAPITALIZATION	\$22,778,009	

CONDITIONS

- Receipt and acceptance by Cost Certification:

a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: A revised site plan that provides sufficient free parking consistent with the local code and the QAP.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Low Gross Capture Rate
▫	Developer Experience
WEAKNESSES/RISKS	
▫	1.16 DCR
▫	Parking Variance pending approval
▫	63% Expense Ratio
AREA MAP	

AERIAL PHOTOGRAPH(s)



DEVELOPMENT IDENTIFICATION

TDHCA Application #: **24168** Program(s): **9% HTC**

The Bryan

Address/Location: SEQ E Bus Hwy 83 and Bryan Rd

City: Mission County: Hidalgo Zip: 78572

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 11

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION						
	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm Lien	Const. Term	Const Lien
LIHTC (9% Credit)	\$2,000,000				\$2,000,000						

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: A revised site plan that provides sufficient free parking consistent with the local code and the QAP.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	12
50% of AMI	50% of AMI	23
60% of AMI	60% of AMI	78

DEVELOPMENT SUMMARY

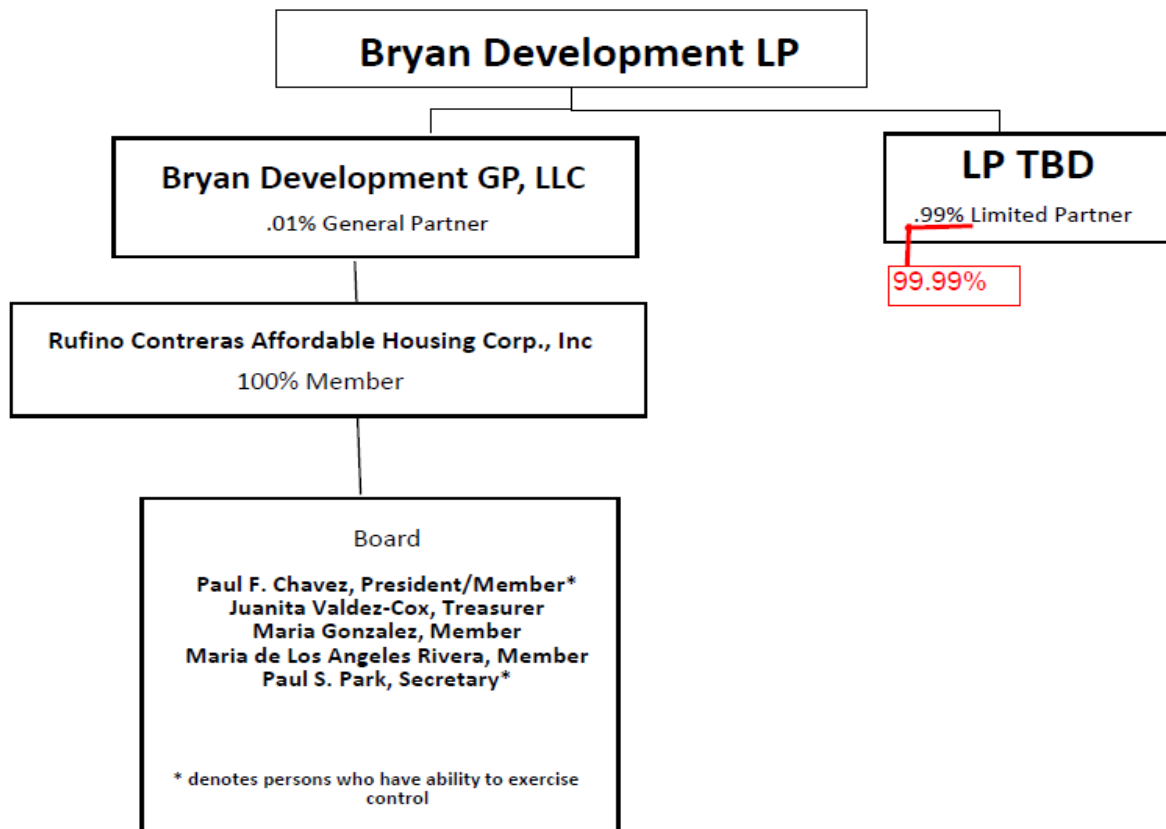
This Application is for the new construction of 113 units of housing for elderly households. The Development will be one three-story elevator-served building that will contain residential units and common area and also include an interior courtyard. The site will have vehicular access to Bus Hwy 83 that is part of the site and an access easement that connects to Bryan Rd.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS		WEAKNESSES/RISKS	
▫	Low Gross Capture Rate	▫	1.16 DCR
▫	Developer Experience	▫	Parking Variance pending approval
▫		▫	63% Expense Ratio

DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



Parking	No Fee		Tenant-Paid		Total	
Open Surface	116	1.0/unit	0	--	116	1.0/unit
Carport	0	--	0	--	0	--
Garage	0	--	0	--	0	--
Total Parking	116	1.0/unit	0	--	116	1.0/unit

Comments:

The City of Mission requires 2 off street parking spaces per each unit. Ownership is in the process of obtaining a variance through the Zoning Board of Adjustments.

BUILDING CONFIGURATION

Building Type	1																	Total Buildings
Floors/Stories	3																	1
Number of Bldgs	1																	
Units per Bldg	113																	
Total Units	113																	113
Avg. Unit Size (SF)	699 sf	Total NRA (SF)		78,962	Common Area (SF)*		36,260											

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.98 acres Density: 28.4 units/acre
Site Control: 3.981 **Site Plan:** 3.981 **Appraisal:** 6.56 **ESA:** 6.56
Feasibility Report Survey: 3.981 **Feasibility Report Engineer's Plan:** 3.981 **Existing LURA:** NA

Control Type: Contract for Sale

Total Acquisition: 6.56 acres Cost: \$4,200,500
 Development Site: 3.98 acres Cost: \$1,800,000 \$15,929 per unit

Seller: Moron Vela, Inc.

Buyer: Rufino Contreras Affordable Housing Corporation

Assignee: Bryan Development, LLC

Related-Party Seller/Identity of Interest: No

Comments:

A member of the Development Owner has 6.56 acres under contract. The Development Site is 3.742 acres which will have the development building plus an access easement that is 0.2386 acres. Included is an Appraisal examining the larger 6.56 acres and the ESA also examines the larger 6.56 acres. Per the QAP, "Development Site" includes access easements.

APPRAISED VALUE

Appraiser: CBRE Valuation and Advisory Services Date: 2/29/2024

Land as Vacant: 3.742 acres \$1,800,000 Per Unit: \$15,929

SITE INFORMATION

Flood Zone: <u>X</u>	Scattered Site? <u>No</u>
Zoning: <u>C-3</u>	Within 100-yr floodplain? <u>No</u>
Re-Zoning Required? <u>Yes</u>	Utilities at Site? <u>Yes</u>
Year Constructed: <u>NA</u>	Title Issues? <u>No</u>

Current Uses of Subject Site:

Undeveloped

Other Observations:

The site has been rezoned from C-3 to R-3 as of 3/11/2024, no further rezoning is required.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: WGA Environmental Consultants Date: 2/27/2024

Recognized Environmental Conditions (RECs) and Other Concerns:

- US Highway 83 Business, approximately 20 feet away from the Subject Property and one railroad approximately 125 feet away from the Subject Property. Due to the proximity of these significant noise sources, a noise study is recommended.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/10/2024

Primary Market Area (PMA): 36 sq. miles 3 mile equivalent radius

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21423	El Rosario Homes	Yes	Rehab.	General	N/A	100
23072	Anacua Village	Yes	Reconst.	General	N/A	100

Stabilized Affordable Developments in PMA

Total Units	1,055
Total Developments	7
Average Occupancy	95%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	32,329			
Senior Households in the Primary Market Area	14,767			
Potential Demand from the Primary Market Area	5,679			
10% External Demand	568			
Potential Demand from Other Sources				
GROSS DEMAND	6,247			
Subject Affordable Units	113			
Unstabilized Competitive Units				
RELEVANT SUPPLY	113			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.8%			

Population: **Elderly Limitation** Market Area: **Urban** Maximum Gross Capture Rate: **10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

AMGI Band	Market Analyst								
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate				
30% AMGI	1,139	114	12	0	1%				
40% AMGI	1,635	164	23	0	1%				
50% AMGI	2,905	291	291	0	9%				

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Unit Type	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	663	66	11	0	2%					
1 BR/50%	654	65	22	0	3%					
1 BR/60%	870	87	71	0	7%					
2 BR/30%	477	48	1	0	0%					
2 BR/50%	608	61	1	0	0%					
2 BR/60%	873	87	7	0	1%					

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$325,561	Avg. Rent:	\$676	Expense Ratio:	63.2%
Debt Service:	\$280,955	B/E Rent:	\$640	Controllable Expenses:	\$2,970
Net Cash Flow:	\$44,606	UW Occupancy:	92.5%	Property Taxes/Unit:	\$726
Aggregate DCR:	1.16	B/E Occupancy:	87.8%	Program Rent Year:	2023

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$452,193/ac	\$15,929/unit	\$1,800,000	Contractor Fee	\$1,907,257
Off-site + Site Work		\$14,673/unit	\$1,658,100	Soft Cost + Financing	\$1,539,058
Building Cost	\$155.00/sf	\$108,311/unit	\$12,239,110	Developer Fee	\$2,659,514
Contingency	5.00%	\$6,149/unit	\$694,861	Reserves	\$280,110

Total Development Cost	\$201,575/unit	\$22,778,009	Rehabilitation Cost	N/A
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Qualified for 30% Basis Boost?	High Opportunity Index [9% only]
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Building Cost:

The Eligible Basis of the Building Cost is limited to \$11,425,801 for scoring purposes.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$22,778,009	\$19,275,474	\$2,255,230

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
PNC	FHA 221(d)(4)	\$4,100,000	6.00%	21%
PNC	HTC	\$14,398,560	\$0.90	73%
Rufino Contreras Affordable Housing	Deferred Developer Fee	\$1,329,757	0.00%	7%
		\$19,828,317	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC	\$4,100,000	6.00%	40	40.0	\$4,100,000	6.00%	40	40.0	18%
City of Mission	\$500	Fee Waiver			\$500	Fee Waiver			0%
Total	\$4,100,500				\$4,100,500				

	PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC	\$17,998,200	\$0.90		\$17,998,200	\$0.90	79%	
Rufino Contreras Affordable Housing	\$679,309		26%	\$679,309		3%	26%
	Total	\$18,677,509		\$18,677,509			
				\$22,778,009	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.934	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.896	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$22,778,009
Permanent Sources (debt + non-HTC equity)	\$4,100,500
Gap in Permanent Financing	\$18,677,509

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$20,295,044	\$2,255,230
Needed to Balance Sources & Uses	\$18,677,509	\$2,075,486
Requested by Applicant	\$17,998,200	\$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$17,998,200	\$2,000,000

Deferred Developer Fee	\$679,309	(26% deferred)
Repayable in	14 years	

Recommendation:

The underwriter recommends a \$2,000,000 annual credit allocation per the applicant's request.

Underwriter:	<i>Jack Scholz</i>
Manager of Real Estate Analysis:	<i>Diamond Unique Thompson</i>
Director of Real Estate Analysis:	<i>Jeanna Adams</i>

UNIT MIX/RENT SCHEDULE		
The Bryan, Mission, 9% HTC #24168		

LOCATION DATA	
CITY:	Mission
COUNTY:	Hidalgo
Area Median Income	\$56,300
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	-	0.0%	0	0	0	0
1	104	92.0%	0	0	0	0
2	9	8.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	113	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	699 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	12	-	23	78	-	-	-	113
	% Total	0.0%	10.6%	0.0%	20.4%	69.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																				
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst	
TC 30%	\$405	10	1	1	658	\$405	\$75	\$330	\$0	\$0.50	\$330	\$3,300	\$3,300	\$330	\$0.50	\$0	\$946	\$1.44	\$946	
TC 50%	\$676	20	1	1	658	\$676	\$75	\$601	\$0	\$0.91	\$601	\$12,020	\$12,020	\$601	\$0.91	\$0	\$946	\$1.44	\$946	
TC 60%	\$811	68	1	1	658	\$811	\$75	\$736	\$0	\$1.12	\$736	\$50,048	\$50,048	\$736	\$1.12	\$0	\$946	\$1.44	\$946	
TC 30%	\$405	1	1	1	691	\$405	\$75	\$330	\$0	\$0.48	\$330	\$330	\$330	\$330	\$0.48	\$0	\$985	\$1.43	\$985	
TC 50%	\$676	2	1	1	691	\$676	\$75	\$601	\$0	\$0.87	\$601	\$1,202	\$1,202	\$601	\$0.87	\$0	\$985	\$1.43	\$985	
TC 60%	\$811	3	1	1	691	\$811	\$75	\$736	\$0	\$1.07	\$736	\$2,208	\$2,208	\$736	\$1.07	\$0	\$985	\$1.43	\$985	
TC 30%	\$486	1	2	1	1,148	\$486	\$98	\$388	\$0	\$0.34	\$388	\$388	\$388	\$388	\$0.34	\$0	\$1,358	\$1.18	\$1,358	
TC 50%	\$811	1	2	1	1,148	\$811	\$98	\$713	\$0	\$0.62	\$713	\$713	\$713	\$713	\$0.62	\$0	\$1,358	\$1.18	\$1,358	
TC 60%	\$973	7	2	1	1,148	\$973	\$98	\$875	\$0	\$0.76	\$875	\$6,125	\$6,125	\$875	\$0.76	\$0	\$1,358	\$1.18	\$1,358	
TOTALS/AVERAGES:		113				78,962				\$0	\$0.97	\$676	\$76,334	\$76,334	\$676	\$0.97	\$0	\$981	\$1.40	\$981

ANNUAL POTENTIAL GROSS RENT:	\$916,008	\$916,008	
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*MFDL units float among Unit Types

STABILIZED PRO FORMA

The Bryan, Mission, 9% HTC #24168

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database	Hidalgo Comps			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$0.97	\$676	\$916,008	\$916,008	\$676	\$0.97		0.0%	\$0
late fees, app fees, pet fees						\$30.00	\$40,680						
Total Secondary Income						\$30.00		\$40,680	\$30.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$956,688	\$956,688				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(71,752)	(71,752)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$884,936	\$884,936				0.0%	\$0

General & Administrative	\$34,133	\$302/Unit	\$29,050	\$257	4.92%	\$0.55	\$385	\$43,505	\$34,133	\$302	\$0.43	3.86%	27.5%	9,372
Management	\$35,279	4.1% EGI	\$32,006	\$283	5.00%	\$0.56	\$392	\$44,247	\$44,247	\$392	\$0.56	5.00%	0.0%	-
Payroll & Payroll Tax	\$138,802	\$1,228/Unit	\$145,165	\$1,285	14.68%	\$1.65	\$1,150	\$129,950	\$129,363	\$1,145	\$1.64	14.62%	0.5%	587
Repairs & Maintenance	\$70,691	\$626/Unit	\$52,118	\$461	7.66%	\$0.86	\$600	\$67,800	\$73,450	\$650	\$0.93	8.30%	-7.7%	(5,650)
Electric/Gas	\$19,221	\$170/Unit	\$20,043	\$177	2.36%	\$0.26	\$185	\$20,905	\$20,043	\$177	\$0.25	2.26%	4.3%	862
Water, Sewer, & Trash	\$71,710	\$635/Unit	\$30,296	\$268	8.30%	\$0.93	\$650	\$73,450	\$71,710	\$635	\$0.91	8.10%	2.4%	1,740
Property Insurance	\$81,287	\$1.03 /sf	\$75,932	\$672	7.32%	\$0.82	\$573	\$64,749	\$75,932	\$672	\$0.96	8.58%	-14.7%	(11,183)
Property Tax (@ 100%) 2.3943	\$75,359	\$667/Unit	\$71,482	\$633	9.27%	\$1.04	\$726	\$82,000	\$77,907	\$689	\$0.99	8.80%	5.3%	4,093
Reserve for Replacements					3.19%	\$0.36	\$250	\$28,250	\$28,250	\$250	\$0.36	3.19%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.51%	\$0.06	\$40	\$4,520	\$4,520	\$40	\$0.06	0.51%	0.0%	-
TOTAL EXPENSES					63.21%	\$7.08	\$4,950	\$559,376	\$559,554	\$4,952	\$7.09	63.23%	0.0%	\$ (178)
NET OPERATING INCOME ("NOI")					36.79%	\$4.12	\$2,881	\$325,561	\$325,382	\$2,879	\$4.12	36.77%	0.1%	\$ 178

CONTROLLABLE EXPENSES		\$2,970/Unit		\$2,909/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS															
The Bryan, Mission, 9% HTC #24168															

		DEBT / GRANT SOURCES													
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
UW	App	DCR	LTC												
DEBT (Must Pay)	Fee	1.16	1.16	280,955	6.00%	40	40.0	\$4,100,000	\$4,100,000	40.0	40.0	6.00%	\$280,955	1.16	18.0%
Adjustment to Debt Per §11.302(c)(2)										40.0	40.0	6.00%		1.16	0.0%
CASH FLOW DEBT / GRANTS															
City of Mission		1.16	1.16		0.00%	0	0.0	\$500	\$500	0.0	0.0	0.00%		1.16	0.0%
				\$280,955	TOTAL DEBT / GRANT SOURCES			\$4,100,500	\$4,100,500	TOTAL DEBT SERVICE			\$280,955	1.16	18.0%
NET CASH FLOW		\$44,427	\$44,606	APPLICANT NET OPERATING INCOME \$325,561 \$44,606 NET CASH FLOW											

EQUITY / DEFERRED FEES	EQUITY SOURCES										
	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
PNC	LIHTC Equity	79.0%	\$2,000,000	\$0.90	\$17,998,200	\$17,998,200	\$0.8999	\$2,000,000	79.0%	\$17,699	Applicant Request
Rufino Contreras Affordable Housing	Deferred Developer Fees	3.0%	(26% Deferred)		\$679,309	\$679,309	(26% Deferred)		3.0%	Total Developer Fee:	
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%	\$2,659,514	
TOTAL EQUITY SOURCES		82.0%			\$18,677,509	\$18,677,509			82.0%		
TOTAL CAPITALIZATION					\$22,778,009	\$22,778,009				15-Yr Cash Flow after Deferred Fee:	
										\$72,752	

		DEVELOPMENT COST / ITEMIZED BASIS												
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE		
		Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$	
		Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition				\$15,929 / Unit		\$1,800,000	\$1,800,000	\$15,929 / Unit				0.0%	\$0	
Building Acquisition		\$0		\$ / Unit		\$0	\$0	\$ / Unit			\$0	0.0%	\$0	
						\$0	\$0					0.0%	\$0	
Off-Sites				\$1,031 / Unit		\$116,500	\$116,500	\$1,031 / Unit		\$0		0.0%	\$0	
Site Work			\$1,298,400	\$11,835 / Unit		\$1,337,400	\$1,337,400	\$11,835 / Unit		\$1,298,400		0.0%	\$0	
Site Amenities			\$204,200	\$1,807 / Unit		\$204,200	\$204,200	\$1,807 / Unit		\$204,200		0.0%	\$0	
Building Cost			\$11,425,801	\$155.00 /sf	\$108,311/Unit	\$12,239,110	\$11,736,936	\$103,867/Unit	\$148.64 /sf	\$11,425,801		4.3%	\$502,174	
Contingency			\$694,861	5.37%	5.00%	\$694,861	\$694,861	5.19%	5.37%	\$694,861		0.0%	\$0	
Contractor Fees			\$1,907,257	14.00%	13.07%	\$1,907,257	\$1,907,257	13.54%	14.00%	\$1,907,257		0.0%	\$0	
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))							\$0					0.0%	\$0	
Soft Costs		\$0	\$799,874	\$7,300 / Unit		\$824,874	\$824,874	\$7,300 / Unit		\$799,874	\$0	0.0%	\$0	
Financing		\$0	\$430,889	\$6,320 / Unit		\$714,184	\$714,184	\$6,320 / Unit		\$430,889	\$0	0.0%	\$0	
Developer Fee			\$0	\$2,514,192	15.00%	15.00%	\$2,659,514	\$2,584,188	15.00%	15.00%	\$2,514,192	\$0	2.9%	\$75,326
Reserves				4 Months		\$280,110	\$280,110	4 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$19,275,474	\$201,575 / Unit		\$22,778,009	\$22,200,510	\$196,465 / Unit		\$19,275,474	\$0	2.6%	\$577,500	
Acquisition Cost		\$0				\$0								
Contingency			\$0			\$0								
Contractor's Fee			(\$0)			\$0								
Financing Cost			\$0											
Developer Fee		\$0	(\$0)	15.00%		\$0								
Reserves						\$0								
ADJUSTED BASIS / COST		\$0	\$19,275,474	\$201,575/unit		\$22,778,009	\$22,200,510	\$196,465/unit		\$19,275,474	\$0	2.6%	\$577,500	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$22,778,009								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Bryan, Mission, 9% HTC #24168

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$19,275,474	\$0	\$19,275,474
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$19,275,474	\$0	\$19,275,474
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$25,058,116	\$0	\$25,058,116
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$25,058,116	\$0	\$25,058,116
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$2,255,230	\$0	\$2,255,230
CREDITS ON QUALIFIED BASIS	\$2,255,230		\$2,255,230	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.8999	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,255,230	\$20,295,044	----	----	----
Needed to Fill Gap	\$2,075,486	\$18,677,509	----	----	----
Applicant Request	\$2,000,000	\$17,998,200	\$2,000,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	78,962 SF	\$95.70	7,556,532
Adjustments				
Exterior Wall Finish	4.30%		4.12	\$324,974
Elderly	9.00%		8.61	680,088
9-Ft. Ceilings	3.54%		3.39	267,318
Roof Adjustment(s)			2.15	169,500
Subfloor			(0.21)	(16,845)
Floor Cover			5.68	448,330
Enclosed Corridors	\$84.35	20,455	21.85	1,725,345
Balconies	\$36.23	10,950	5.02	396,719
Plumbing Fixtures	\$2,130	36	0.97	76,680
Rough-ins	\$790	226	2.26	178,540
Built-In Appliances	\$3,675	113	5.26	415,275
Exterior Stairs	\$3,550	6	0.27	21,300
Heating/Cooling			3.12	246,361
Storage Space	\$84.35	0	0.00	0
Carports	\$16.05	0	0.00	0
Garages	\$30.00	0	0.00	0
Common/Support Area	\$131.95	4,855	8.11	640,637
Elevators	\$132,200	2	3.35	264,400
Other:			0.00	0
Fire Sprinklers	\$3.65	104,272	4.82	380,593
SUBTOTAL			174.46	13,775,747
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			174.46	\$13,775,747
Plans, specs, survey, bldg permits	3.30%		(5.76)	(\$454,600)
Contractor's OH & Profit	11.50%		(20.06)	(1,584,211)
NET BUILDING COSTS		\$103,867/unit	\$148.6/sf	\$11,736,936

Long-Term Pro Forma

The Bryan, Mission, 9% HTC #24168

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$884,936	\$902,635	\$920,688	\$939,102	\$957,884	\$1,057,581	\$1,167,655	\$1,289,185	\$1,423,365	\$1,571,510	\$1,735,074	\$1,915,661
TOTAL EXPENSES	3.00%	\$559,376	\$575,714	\$592,534	\$609,850	\$627,676	\$725,005	\$837,561	\$967,741	\$1,118,319	\$1,292,510	\$1,494,037	\$1,727,210
NET OPERATING INCOME ("NOI")		\$325,561	\$326,921	\$328,153	\$329,251	\$330,207	\$332,576	\$330,094	\$321,445	\$305,046	\$278,999	\$241,037	\$188,452
EXPENSE/INCOME RATIO		63.2%	63.8%	64.4%	64.9%	65.5%	68.6%	71.7%	75.1%	78.6%	82.2%	86.1%	90.2%
MUST -PAY DEBT SERVICE													
PNC		\$280,955	\$280,892	\$280,824	\$280,753	\$280,677	\$280,220	\$279,605	\$278,775	\$277,655	\$276,145	\$274,108	\$271,360
TOTAL DEBT SERVICE		\$280,955	\$280,892	\$280,824	\$280,753	\$280,677	\$280,220	\$279,605	\$278,775	\$277,655	\$276,145	\$274,108	\$271,360
DEBT COVERAGE RATIO		1.16	1.16	1.17	1.17	1.18	1.19	1.18	1.15	1.10	1.01	0.88	0.69
ANNUAL CASH FLOW		\$44,606	\$46,029	\$47,329	\$48,499	\$49,531	\$52,355	\$50,489	\$42,670	\$27,390	\$2,854	(\$33,071)	(\$82,909)
Deferred Developer Fee Balance		\$634,704	\$588,674	\$541,345	\$492,847	\$443,316	\$185,536	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$72,752	\$304,401	\$475,232	\$542,678	\$454,203	\$145,459