

**Real Estate Analysis Division**

November 7, 2020

Addendum to Underwriting ReportTDHCA Application #: **20606**Program(s): **TDHCA Bonds/4% HTC****Fish Pond at Corpus Christi**Address/Location: 1006 Sixth StreetCity: Corpus ChristiCounty: NuecesZip: 78404

	APPLICATION HISTORY
Report Date	PURPOSE
11/07/20	Multifamily Direct Loan Closing
08/26/20	Initial Underwriting

ALLOCATION

TDHCA Program	Previous Allocation				RECOMMENDATION				
	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
MF Direct Loan Const. to Perm. (Repayable)	\$4,000,000	2.50%	35	15	\$4,000,000	2.50%	35	15.5	2
Private Activity Bonds	\$10,000,000				\$10,000,000				
LIHTC (4% Credit)	\$682,849				\$682,849				

* Multifamily Direct Loan Terms:

* Pursuant to 10 TAC §13.8(a), the term of a Multifamily Direct Loan should match the term of any superior loan (within 6 months).

* Lien position after conversion to permanent. The Department's lien position during construction may vary.

CONDITIONS STATUS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

Status: 1 (a)-(e) Satisfied

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.

Manager of Real Estate Analysis: Thomas CavanaghDirector of Real Estate Analysis: Brent Stewart

Fish Pond at Corpus Christi, Corpus Christi, TDHCA Bonds/4% HTC #20606
Unit Mix

# Units	Bed rooms	Bath rooms	Unit Size (NRA SF)	Total NRA (sf)	Tax Credit Designation	MF Direct Loan Designation
6	1	1	712	4,272	50%	LH/50%
1	1	1	712	712	50%	
19	1	1	712	13,528	60%	HH/60%
4	1	1	717	2,868	60%	HH/60%
3	1	1	717	2,151	60%	
2	1	1	717	1,434	60%	
29	1	1	706	20,474	60%	
29	1	1	706	20,474	60%	
7	1	1	711	4,977	60%	
4	1	1	700	2,800	60%	
6	1	1	709	4,254	60%	
1	1	1	703	703	60%	
1	1	1	703	703	EO	
112				79,350		

Fish Pond at Corpus Christi, Corpus Christi, TDHCA Bonds/4% HTC #20606
Uses of Funds

<u>Description</u>	<u>Hard Cost</u>	<u>Total Development Cost</u>
Land Acquisition		\$203,000
Off-Sites	\$120,567	\$120,567
Site Work	\$446,259	\$446,259
Site Amenities	\$134,400	\$134,400
Building Cost	\$10,763,698	\$10,763,698
Contingency		\$636,659
Contractor Fees		\$1,139,414
Soft Costs		\$1,145,580
Financing		\$1,148,634
Developer Fee		\$2,250,000
Reserves		\$593,030
TOTAL HOUSING DEVELOPMENT COST	\$11,464,924	\$18,581,241

Fish Pond at Corpus Christi, Corpus Christi, TDHCA Bonds/4% HTC #20606
Sources of Funds

Source	Type	Interim		Permanent Period			
		Principal	Rate	Principal	Term	Amort	Rate
DEBT							
Sterling	Construction Loan	\$11,300,000	5.25%				
Berkadia	Tax Exempt Loan	\$0	0.00%	\$7,300,000	15.0	35	3.75%
TDHCA	MF Direct Loan Const. to Perm. (Repayable)	\$4,000,000	0.00%	\$4,000,000	15.5	35	2.50%
TOTAL		\$15,300,000		\$11,300,000			

EQUITY						
PNC	HTC Equity	\$846,989		\$5,646,596		
TOTAL		\$846,989		\$5,646,596		

PARTNERSHIP DEBT						
Deferred Developer Fee	Deferred Fee	\$2,250,000		\$784,645		
TOTAL		\$2,250,000		\$784,645		

CASH FLOW DEBT / GRANTS						
Corpus Christi HOME	HOME (pass through)	\$350,000		\$350,000	\$0	\$0
Corpus Christi TYPE A	Direct Loan Match	\$0		\$500,000	\$0	\$0
TOTAL		\$350,000		\$850,000		
TOTAL CAPITALIZATION		\$18,746,989		\$18,581,241		