

**Real Estate Analysis Division**

November 7, 2020

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

Report Date	APPLICATION HISTORY				
	PURPOSE				
11/07/20	<b>Multifamily Direct Loan Closing</b>				
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	
<b>112</b>				<b>79,350</b>		

**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
<b>TOTAL HOUSING DEVELOPMENT COST</b>	<b>\$11,464,924</b>	<b>\$18,581,241</b>

**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
<b>DEBT</b>						
Sterling	Construction Loan	\$11,300,000	5.25%			
Berkadia	Tax Exempt Loan	\$0	0.00%	\$7,300,000	15.0	35
TDHCA	MF Direct Loan Const. to Perm. (Repayable)	\$4,000,000	0.00%	\$4,000,000	15.5	35
<b>TOTAL</b>		<b>\$15,300,000</b>		<b>\$11,300,000</b>		2.50%
<b>EQUITY</b>						
IPNC	HTC Equity	\$846,989		\$5,646,596		
<b>TOTAL</b>		<b>\$846,989</b>		<b>\$5,646,596</b>		
<b>PARTNERSHIP DEBT</b>						
Deferred Developer Fee	Deferred Fee	\$2,250,000		\$784,645		
<b>TOTAL</b>		<b>\$2,250,000</b>		<b>\$784,645</b>		
<b>CASH FLOW DEBT / GRANTS</b>						
Corpus Christi HOME	HOME (pass through)	\$350,000		\$0		\$0
Corpus Christi TYPE A	Direct Loan Match	\$0		\$0		\$0
<b>TOTAL</b>		<b>\$350,000</b>		<b>\$850,000</b>		
	<b>TOTAL CAPITALIZATION</b>			<b>\$18,746,989</b>		
				<b>\$18,581,241</b>		