September 22, 2025

TDHCA Multifamily Finance
Ben Shepard
221 E. 11th St.
Austin, TX 78701

RE: HTC 25163 Landmark on Cypress Amendment Request

Dear Mr. Shepard,

This letter concerns an amendment request for 25163 Landmark on Cypress to reduce the total number of units by 2, from 49 units to 47 units (with associated architectural changes). This request is due to physical constraints imposed by preexisting mechanical equipment.

At the time of application, the developer was under the assumption that the existing mechanical equipment in the building could be moved. This room contains the domestic water and fire services and includes a water pump for the fire suppression systems. Upon further analysis it was determined that the equipment not only needs to remain but will need to increase in size due to the new building occupancy. Thus, because this equipment must remain accessible the space cannot be utilized for dwelling units. This was not foreseeable at application and is necessary for the functioning of the building. Please see the updated arch drawings for the new configuration.

The changes needed are just restricted to the one mechanical room and as such, everything outside of the mechanical equipment room has remained the same since application. The common area will remain unchanged at 11,018 SF.

At application 49 units were proposed with 12 efficiencies, 22 one bedrooms and 15 two bedrooms, for a total NRA of 34,733 SF. The number of efficiencies and two bedrooms will remain the same and the number of one bedrooms will decrease by two. The new unit breakdown will be 12 efficiencies, 20 one bedrooms and 15 two bedrooms. None of the unit sizes are changing and the new NRA will be 33,396 SF, a reduction of ~3.85%.

At application the number of units at 30%, 50%, 60% and market rate was 4, 8, 12 and 9 respectively. The number of LI units will not change but the number of market rate will decrease from 9 to 7 units. Since the number of total units has decreased, the percentage

of 30%, 50% and 60% LI units has increased from 8%, 16% and 57% to 9%,17% and 60% respectively.

Please note that the terms and equity pricing from application has remained the same but the total amount received has changed to be in line with the credit request approved by underwriting. The decrease in number of rental units did impact the revenue and thus impacted the financial tabs. Please see attached for the updated financial tabs.

Thank you for the attention and consideration of this amendment request. These changes will not impact the timeline of construction or closing.

Please contact me at 512-689-9409 with any questions.

Sincerely,

Bronte Bejarano

Subject: Re: Landmark on Cypress - Unit Reduction Amendment
Date: Friday, September 19, 2025 at 5:46:18 PM Central Daylight Time
From: April Engstrom
To: Ryan Lies, Maggie Gillam
CC: Caroline Hurst

Awesome, thank you Ryan! Super helpful recap.

April Engstrom | Director of Development
Overland Property Group
5345 W. 151st Terrace, Leawood, Kansas 66224
C: 785.212.0810
aengstrom@overlandpg.com | www.overlandpg.com

From: Ryan Lies <ryan@lstengineers.com>
Date: Thursday, September 18, 2025 at 3:20 PM
To: April Engstrom <aengstrom@overlandpg.com>, Maggie Gillam <mgillam@jgrarchitects.com>
Cc: Caroline Hurst <churst@overlandpg.com>
Subject: RE: Landmark on Cypress - Unit Reduction Amendment

April,

The domestic water and fire services originate in that room. The building currently has a booster pump for the fire suppression system. This equipment not only needs to remain, but will likely increase in size due to the new building occupancy. These utilities must remain accessible and are therefore preventing that space from being utilized for dwelling units.

Thanks,

Ryan Lies, P.E.
LST Consulting Engineers, PA
125 S. Washington, Suite 150
Wichita, KS 67202
316.285.0696 (Ext. 6)

4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042 (Ext. 6)

www.LSTengineers.com

PROJECT UNIT SUMMARY

BUILDING LABEL	FLOORS	UNITS #			NRA SF	COMMON SF	COMMERCIAL SPACE SF	TOTAL SF
		EFF	1BR	2BR				
APARTMENT BUILDING	7	12	20	15	33,396	21,565	1,515	56,476
TOTALS		12	20	15	33,396	21,565	1,515	56,476
		47						

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (FOOT PRINT)	LOT COVERAGE
0.9704 ACRES	42,270	12,522 sf	29.6

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	STANDARD	5
	VAN	1
STANDARD PARKING STALLS UNCOVERED		68
TOTAL PROVIDED PARKING STALLS		74
PARKING RATIO (STALLS/UNITS)		1.51

LOCAL PARKING REQUIREMENTS

CITY OF ABILENE – ZONING ORDINANCES CHART 2.4.2.

MULTI-FAMILY – 3 STALLS REQUIRED PER EVERY 2 DWELLINGS. THUS, (47 UNITS/2 = 23.5 X 3 = 70.5)
71 PARKING STALLS REQUIRED.

STORM WATER RETENTION

THIS IS AN EXISTING BUILDING – ON SITE STORM WATER DETENTION IS NOT REQUIRED.

FLOOD PLAIN

THE HEREIN DESCRIBED PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ABILENE, TEXAS.

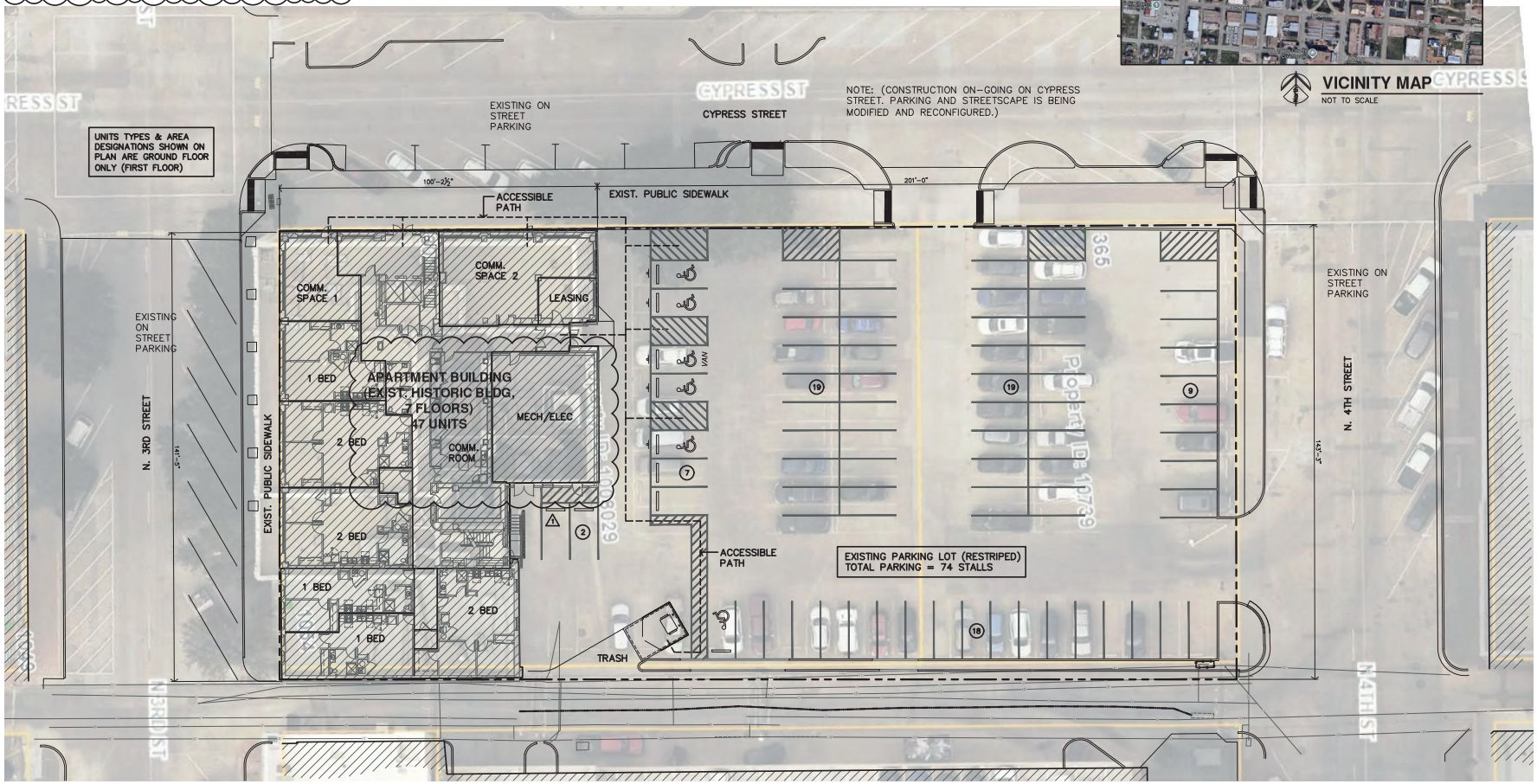
LEGEND

ACCESSIBLE WALK OR PATH

ACCESSIBLE/HEARING SUMMARY

UNIT LABELS	TYPE		NRA SF	TOTAL SF
	ACC	H.V		
eA	1		543	543
1A	1		690	690
1B		1	673	673
2A	1		926	926
TOTALS	3	1	2,832	2,832
	4			

VICINITY MAP
NOT TO SCALE



SITE PLAN
1/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:	
1	9-19-2025

DATE:	2-27-2025
JOB:	24-3483
SHEET NO.:	A1.1

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ACCESSIBLE/HEARING SUMMARY

UNIT LABELS	TYPE		NRA SF	TOTAL SF
	ACC	H.V		
eA	1		543	543
1A	1		690	690
1B		1	673	673
2A	1		926	926
TOTALS	3	1	2,832	2,832
	4			

PROJECT UNIT SUMMARY

BUILDING LABEL	FLOORS	UNITS #			NRA SF	COMMON SF	COMMERCIAL SPACE SF	TOTAL SF
		EFF	1BR	2BR				
APARTMENT BUILDING	7	12	20	15	33,396	21,565	1,515	56,476
TOTALS		12	20	15	33,396	21,565	1,515	56,476
		47						

1

APARTMENT BUILDING
COMMON SPACE CONDITIONED SPACES

AREA	TENANT	RESTRICTED	COMMERCIAL SPACE	TOTAL SF
FIRST FLOOR				
COMMERCIAL SPACE			1,515	1,515
TENANT COMMON USE				
LOBBY	336			
COMMUNITY ROOM	589			
LEASING OFFICE	211			
RESTROOMS	121			
VESTIBULE	86			
ELEVATOR	90			
HALLWAYS	1,154			
STAIRS	267			
RESTRICTED USE				
I.T		83		
STORAGE		147		
MECHANICAL		1573		
WALLS, SHAFTS & DEAD SPACE		1,576		
TOTALS	2,854	3,379		6,233
SECOND FLOOR				
TENANT COMMON USE				
LEARNING CENTER	771			
HALLWAYS	704			
ELEVATOR LOBBY	184			
STAIRS	376			
ELEVATOR	90			
RESTRICTED USE				
MECHANICAL		179		
I.T		43		
WALLS, SHAFTS & DEAD SPACE		1269		
TOTALS	2,125	1,491		3,616
THIRD FLOOR				
TENANT COMMON USE				
HALLWAYS	768			
STAIRS	318			
ELEVATOR	90			
RESTRICTED USE				
I.T		52		
MECH / ELEC		137		
WALLS, SHAFTS & DEAD SPACE		974		
TOTALS	1,176	1,163		2,339
FOURTH FLOOR				
TENANT COMMON USE				
HALLWAYS	880			
STAIRS	320			
ELEVATOR	90			
RESTRICTED USE				
I.T		57		
MECH / ELEC		138		
WALLS, SHAFTS & DEAD SPACE		861		
TOTALS	1,290	1,056		2,346
FIFTH FLOOR				
TENANT COMMON USE				
HALLWAYS	783			
STAIRS	317			
ELEVATOR	90			
RESTRICTED USE				
I.T		56		
MECH / ELEC		134		
WALLS, SHAFTS & DEAD SPACE		975		
TOTALS	1,190	1,165		2,355
SIXTH FLOOR				
TENANT COMMON USE				
HALLWAYS	781			
STAIRS	320			
ELEVATOR	90			
RESTRICTED USE				
I.T		59		
MECH / ELEC		134		
WALLS, SHAFTS & DEAD SPACE		966		
TOTALS	1,191	1,159		2,350
SEVENTH FLOOR				
TENANT COMMON USE				
HALLWAYS	781			
STAIRS	321			
ELEVATOR	90			
RESTRICTED USE				
I.T		62		
MECH / ELEC		138		
WALLS, SHAFTS & DEAD SPACE		934		
TOTALS	1,192	1,134		2,326

APARTMENT BUILDING

UNIT LABEL	UNIT TYPE	NRA SF PER UNIT	COMMON USE SF PER FLOOR	COMMERCIAL SPACE SF PER FLOOR	NUMBER UNIT			NRA SF PER FLOOR	COMMON USE SF PER FLOOR	COMMERCIAL SPACE SF PER FLOOR	TOTAL SF
					EFF	1BR	2BR				
FIRST FLOOR											
	COMMERCIAL SPACE			1,515						1,515	1,515
	COMMON USE		6,233						6,233		6,233
1B	HEARING 1-BED, 1-BATH	673				1		673			673
1C	1-BED, 1-BATH	657				1		657			657
1D	1-BED, 1-BATH	689				1		689			689
2A	ACCESSIBLE 2-BED, 1-BATH	926					1	926			926
2B	2-BED, 1-BATH	969					1	969			969
2E	2-BED, 1-BATH	862					1	862			862
TOTAL PER FLOOR					0	3	3	4,776	6,233	1,515	12,524
SECOND FLOOR											
	COMMON USE		3,616						3,616		3,616
eB	EFFECIENCY, 1-BATH	508			1			508			508
eC	EFFECIENCY, 1-BATH	554			1			554			554
1A	ACCESSIBLE 1-BED, 1-BATH	690				1		690			690
1G	1-BED, 1-BATH	810				1		810			810
2B	2-BED, 1-BATH	995					1	995			995
2B	2-BED, 1-BATH	969					1	969			969
TOTAL PER FLOOR					2	2	2	4,526	3,616		8,142
THIRD FLOOR											
	COMMON USE		2,339						2,339		2,339
eA	ACCESSIBLE EFF, 1-BATH	543			1			543			543
eD	EFFECIENCY, 1-BATH	506			1			506			506
1H	1-BED, 1-BATH	631				1		631			631
1J	1-BED, 1-BATH	601				1		601			601
1K	1-BED, 1-BATH	601				1		601			601
2C	2-BED, 1-BATH	887					1	887			887
2D	2-BED, 1-BATH	1,054					1	1,054			1,054
TOTAL PER FLOOR					2	3	2	4,823	2,339		7,162
FOURTH FLOOR											
	COMMON USE		2,346						2,346		2,346
eD	EFFECIENCY, 1-BATH	504			1			504			504
eF	EFFECIENCY, 1-BATH	537			1			537			537
1H	1-BED, 1-BATH	635				1		635			635
1J	1-BED, 1-BATH	602				1		602			602
1K	1-BED, 1-BATH	602				1		602			602
2C	2-BED, 1-BATH	866					1	866			866
2D	2-BED, 1-BATH	1,070					1	1,070			1,070
TOTAL PER FLOOR					2	3	2	4,816	2,346		7,162
FIFTH FLOOR											
	COMMON USE		2,355						2,355		2,355
eD	EFFECIENCY, 1-BATH	503			1			503			503
eF	EFFECIENCY, 1-BATH	537			1			537			537
1H	1-BED, 1-BATH	635				1		635			635
1J	1-BED, 1-BATH	602				1		602			602
1K	1-BED, 1-BATH	602				1		602			602
2C	2-BED, 1-BATH	860					1	860			860
2D	2-BED, 1-BATH	1,068					1	1,068			1,068
TOTAL PER FLOOR					2	3	2	4,807	2,355		7,162
SIXTH FLOOR											
	COMMON USE		2,350						2,350		2,350
eD	EFFECIENCY, 1-BATH	504			1			504			504
eF	EFFECIENCY, 1-BATH	537			1			537			537
1H	1-BED, 1-BATH	635				1		635			635
1J	1-BED, 1-BATH	602				1		602			602
1K	1-BED, 1-BATH	602				1		602			602
2C	2-BED, 1-BATH	864					1	864			864
2D	2-BED, 1-BATH	1,068					1	1,068			1,068
TOTAL PER FLOOR					2	3	2	4,812	2,350		7,162
SEVENTH FLOOR											
	COMMON USE		2,326						2,326		2,326
eD	EFFECIENCY, 1-BATH	502			1			502			502
eF	EFFECIENCY, 1-BATH	547			1			547			547
1H	1-BED, 1-BATH	644				1		644			644
1J	1-BED, 1-BATH	602				1		602			602
1K	1-BED, 1-BATH	609				1		609			609
2C	2-BED, 1-BATH	864					1	864			864
2D	2-BED, 1-BATH	1,068					1	1,068			1,068
TOTAL PER FLOOR					2	3	2	4,836	2,326		7,162
BUILDING TOTALS					12	20	15	33,396	21,565	1,515	56,476
					47						

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ABILENE, TEXAS

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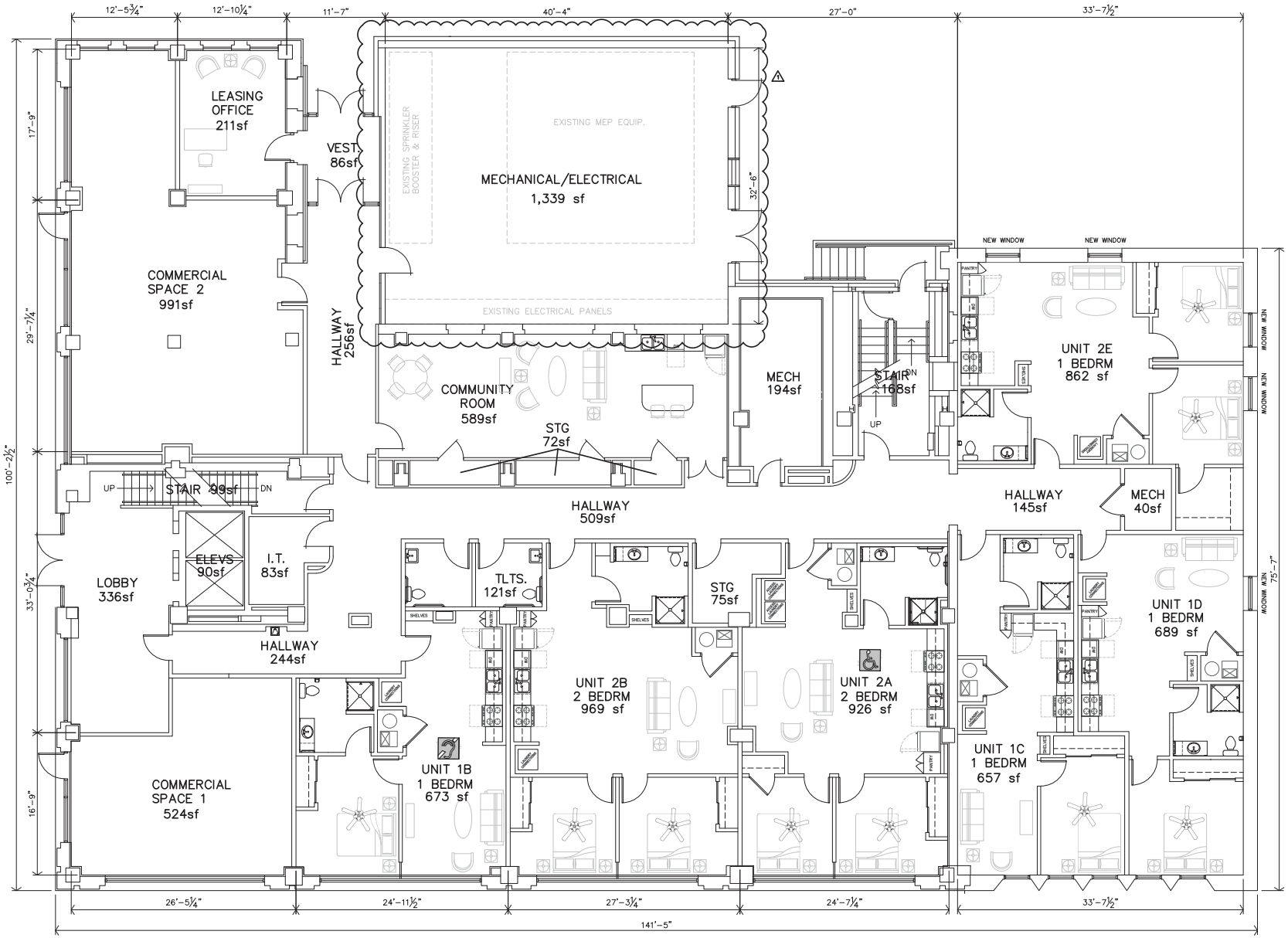

FIRST FLOOR PLAN

3/16"=1'-0" 12,522 SF TOTAL

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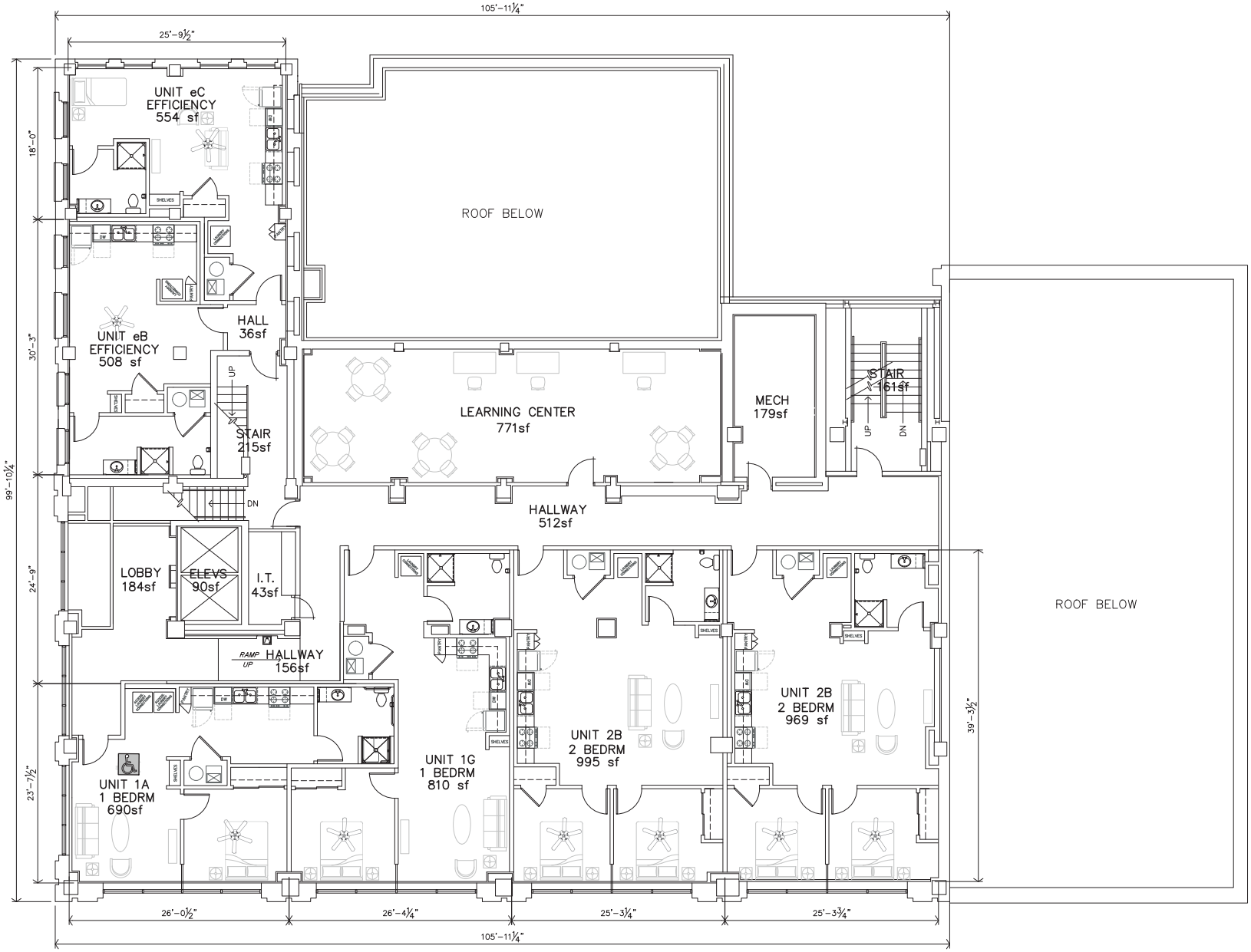

SECOND FLOOR PLAN

3/16"=1'-0"

8,142 SF TOTAL

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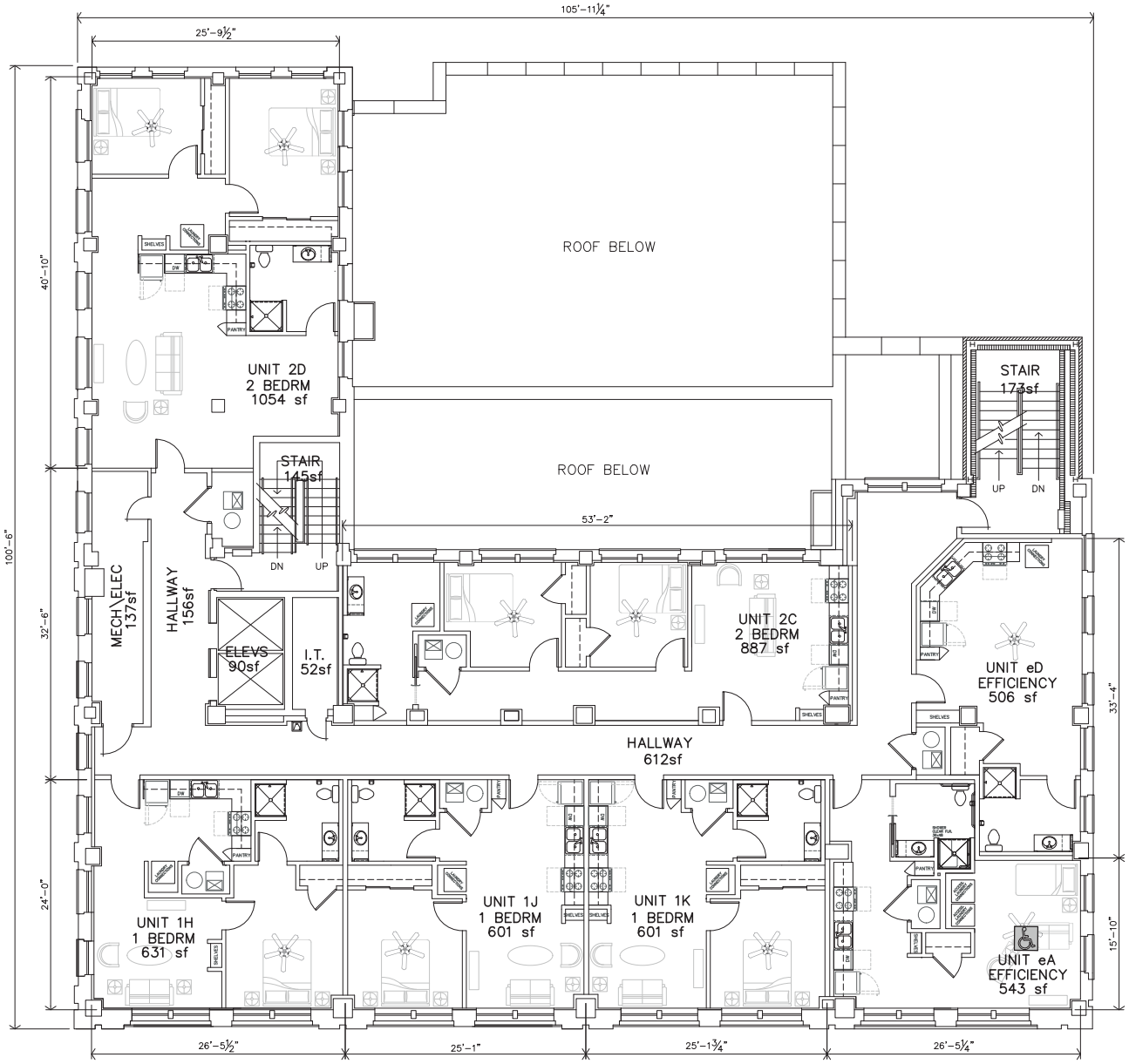

THIRD FLOOR PLAN
3/16"=1'-0" 7,162 SF TOTAL

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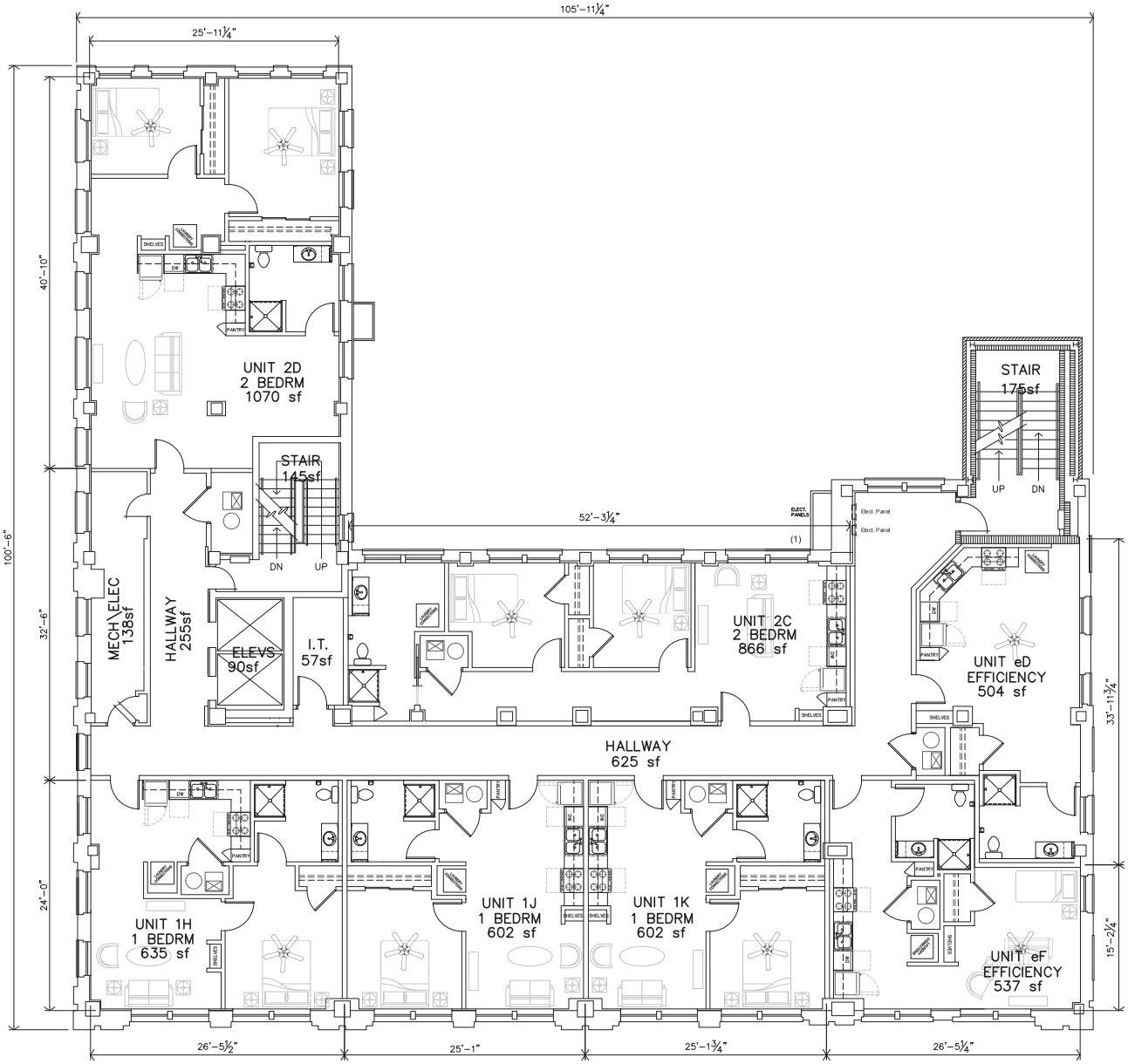

FOURTH FLOOR PLAN
3/16"=1'-0"
7,162 SF TOTAL

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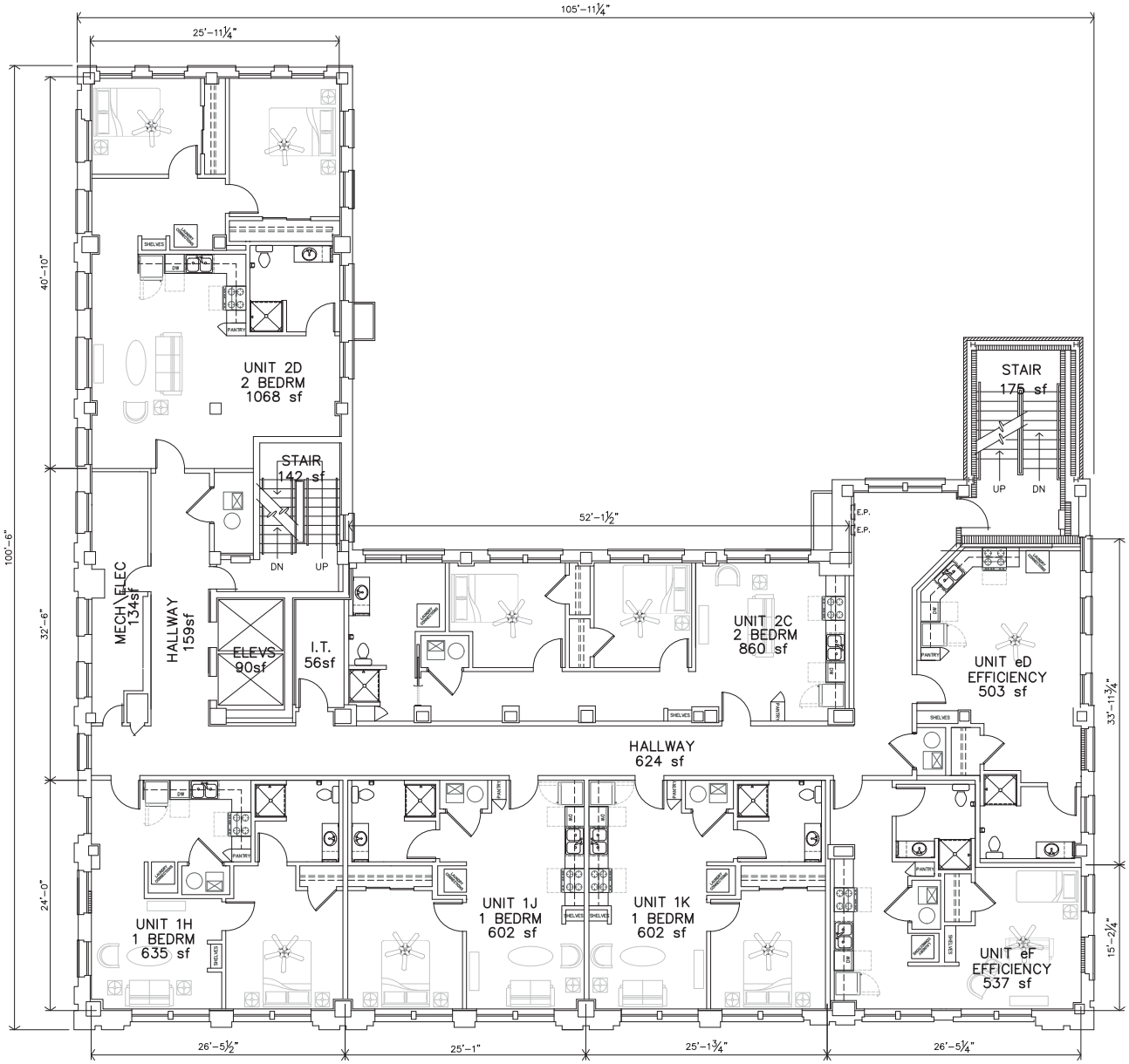

FIFTH FLOOR PLAN

3/16"=1'-0"

7,162 SF TOTAL

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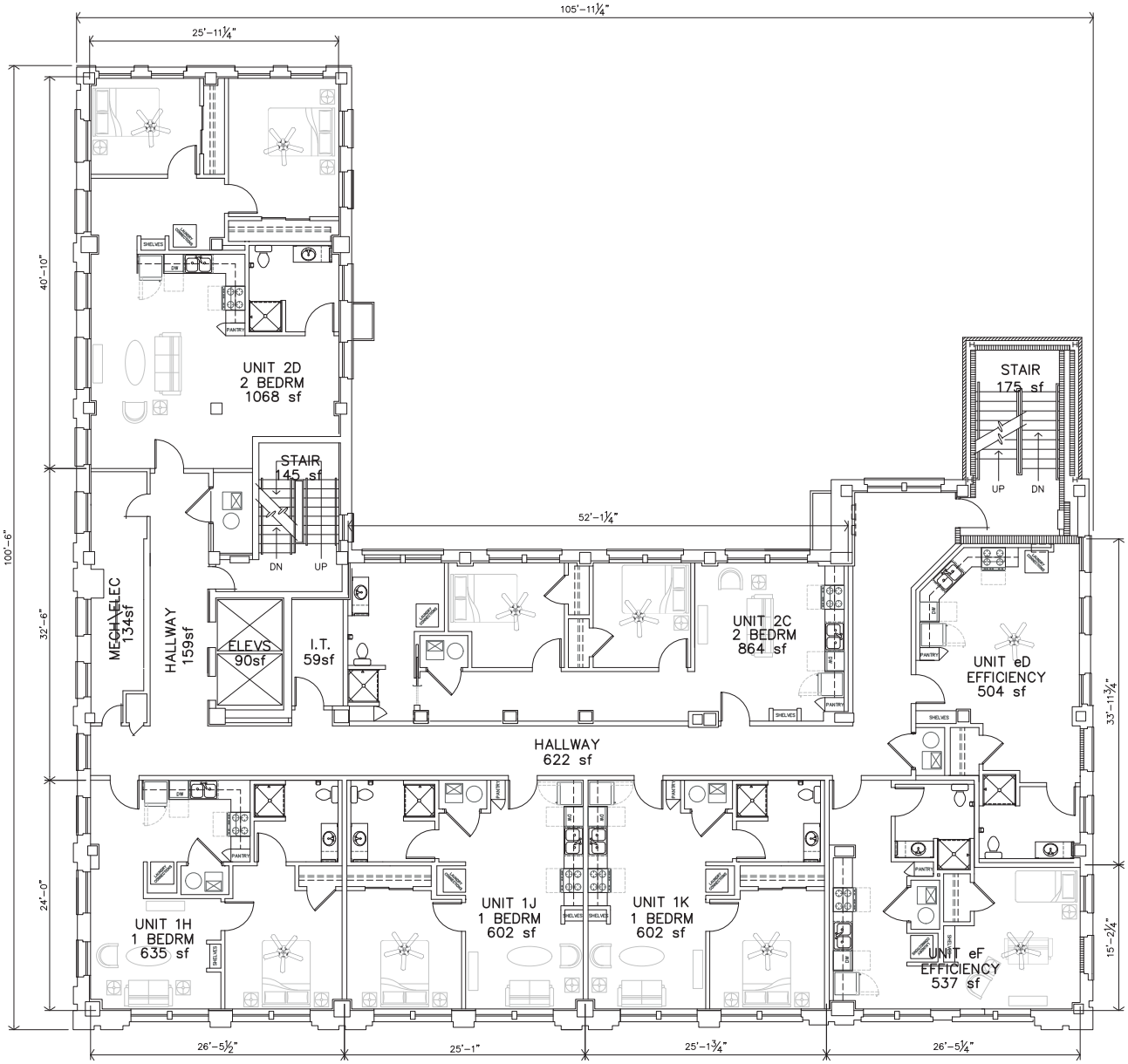

SIXTH FLOOR PLAN
3/16"=1'-0"
7,162 SF TOTAL

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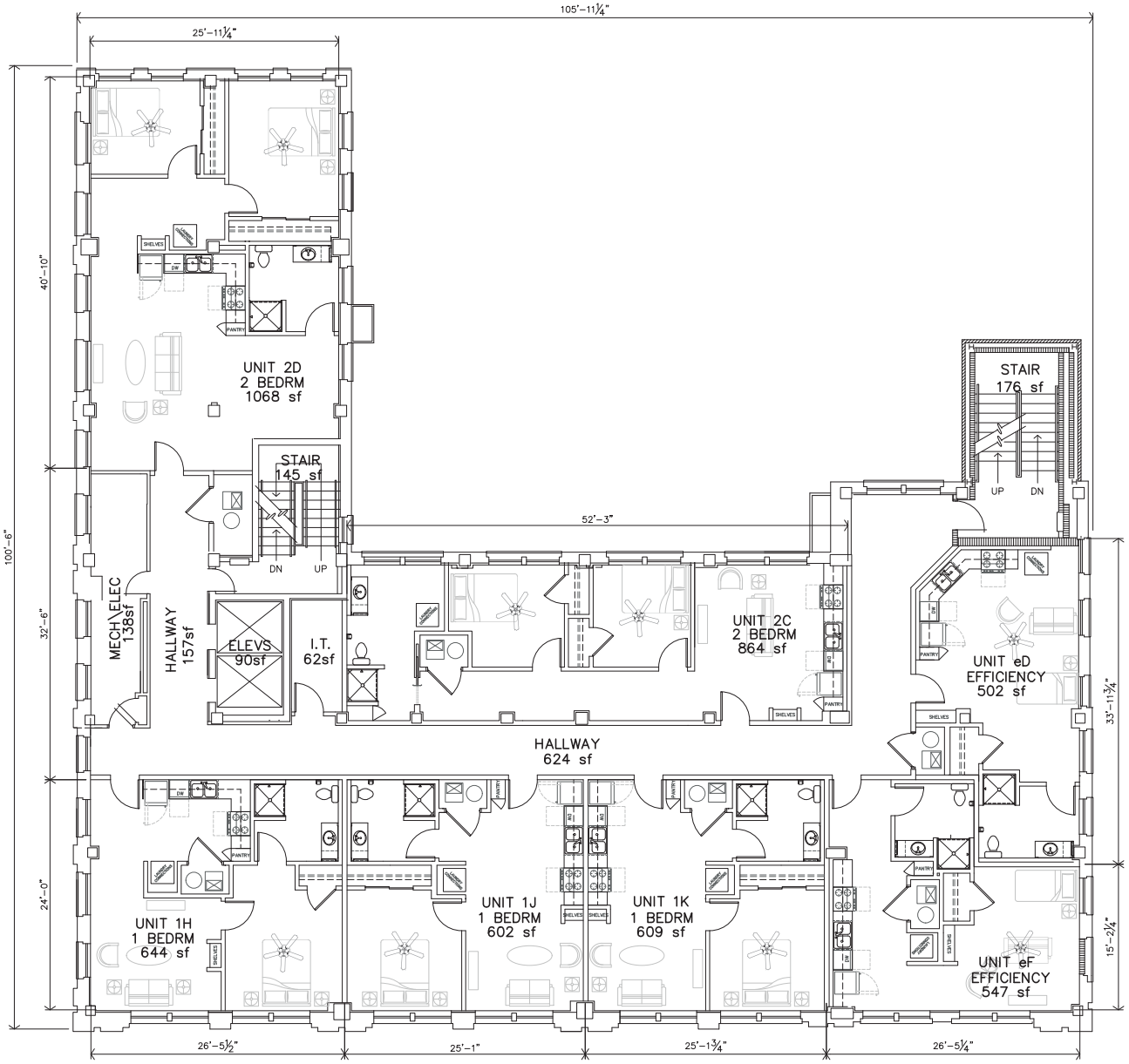

SEVENTH FLOOR PLAN
3/16"=1'-0"
7,162 SF TOTAL

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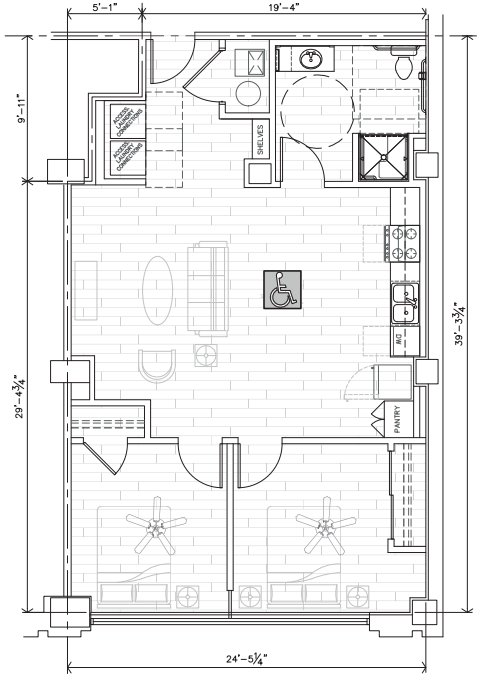
ACCESSIBLE/HEARING SUMMARY

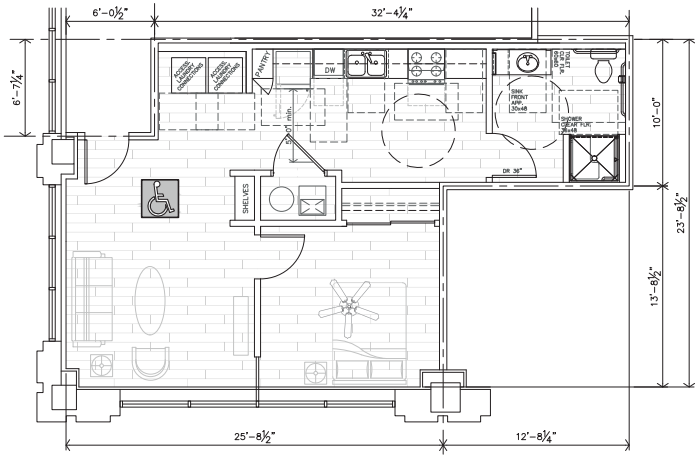
UNIT LABELS	TYPE		NRA SF	TOTAL SF
	ACC	H.V		
eA	1		543	543
1A	1		690	690
1B		1	673	673
2A	1		926	926
TOTALS	3	1	2,832	2,832
	4			

UNIT NOTES:

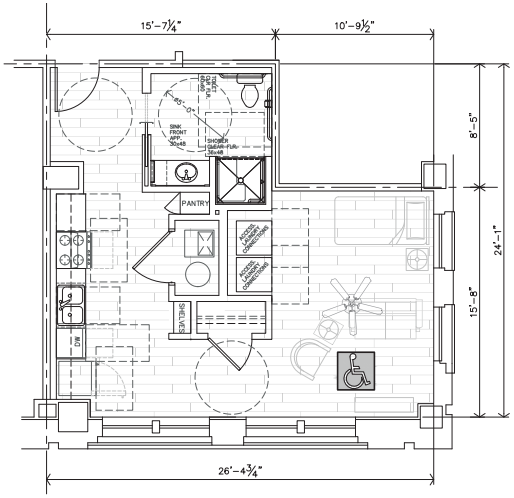
1. PER TDHCA QAP 2025 & LOCAL CODE, 5% OF THE TOTAL UNITS WILL BE PROVIDED AS AN ACCESSIBLE UNIT. A TOTAL OF 3 ACCESSIBLE UNITS ARE PROVIDED IN THIS PROJECT. THESE ARE LOCATED ON FLOORS 1, 2 & 3 OF THE BUILDING
2. PER TDHCA QAP & LOCAL CODE, 2% OF THE TOTAL UNITS WILL BE PROVIDED AS A HEARING/VISION ACCESSIBLE UNIT. A TOTAL OF 1 HEARING/VISION UNIT WILL BE PROVIDED IN THIS PROJECT. IT IS LOCATED ON THE FIRST FLOOR OF THE BUILDING.
3. ALL UNITS WILL COMPLY WITH THE VISITABILITY REQUIREMENTS AS OUTLINED IN THE TEXAS ACCESSIBILITY STANDARDS
4. THE FOLLOWING AMENITIES SHALL BE PROVIDED AT ALL UNITS:
   a. ALL UNITS WILL HAVE CONNECTIONS AVAILABLE USING CURRENT TECHNOLOGY FOR DATA AND PHONE.
   b. LAUNDRY CONNECTIONS
   c. EXHAUST/VENT FANS (VENTED TO OUTSIDE) IN ALL BATHROOMS
   d. SCREENS ON ALL OPERABLE WINDOWS
   e. DISPOSAL
   f. ENERGY-STAR OR EQUIVALENTLY RATED DISHWASHER
   g. ENERGY-STAR OR EQUIVALENTLY RATED REFRIGERATOR WITH ICE MAKER
   h. OVEN/RANGE
   i. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
   j. AT LEAST ONE ENERGY-STAR OR EQUIVALENTLY RATED CEILING FAN PER UNIT
   k. ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING
   l. ALL AREAS OF UNIT WILL BE HEATED AND AIR-CONDITIONED
   m. ENERGY STAR OR EQUIVALENTLY RATED WINDOWS
   n. COVERED ENTRIES
   o. MICROWAVE OVENS
   p. SELF-CLEANING OR CONTINUOUS CLEANING OVENS
   q. 48" UPPER KITCHEN CABINETS.
   r. BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT
   s. KITCHEN PANTRY WITH SHELVING
   t. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
   u. RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN AND LIVING AREAS
   v. ENERGY-STAIR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
   w. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
   x. EPA WATERSENSE OF EQUIVALENTLY QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.



UNIT 2A (ACCESSIBLE)
2-BED FLR PLAN
1/4"=1'-0" 926 SF (NRA)



UNIT 1A (ACCESSIBLE)
1-BED FLR PLAN
1/4"=1'-0" 690 SF (NRA)



UNIT eA (ACCESSIBLE)
EFFICIENCY FLR PLAN
1/4"=1'-0" 543 SF (NRA)

ACCESSIBLE UNITS

JonesGillanRenz
730 N. Ninth
Salina, KS 67401
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Kansas City, MO 64108
jgr@jgrarchitects.com

LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

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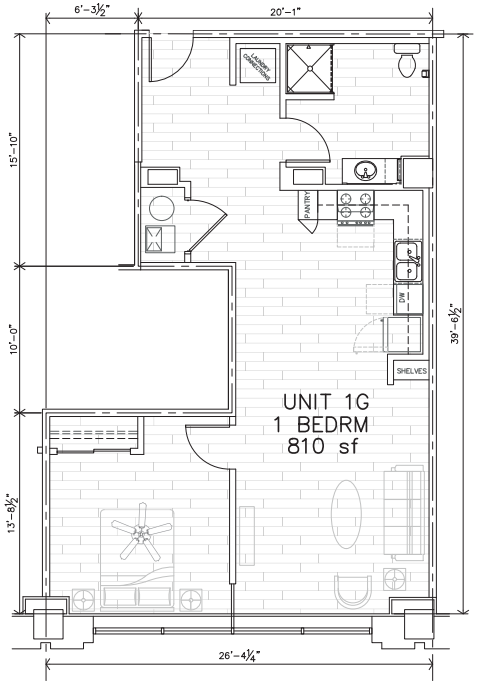
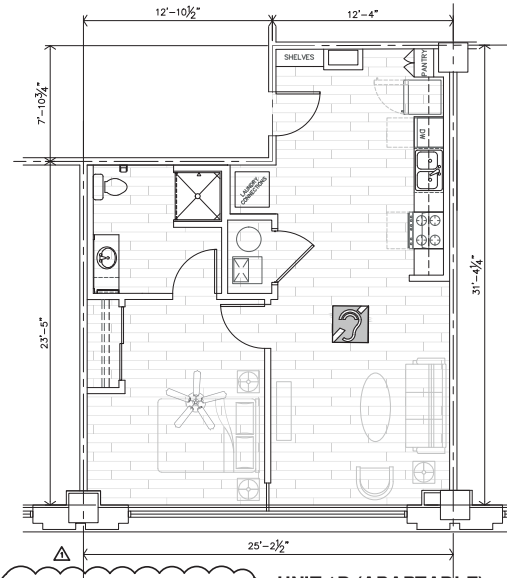
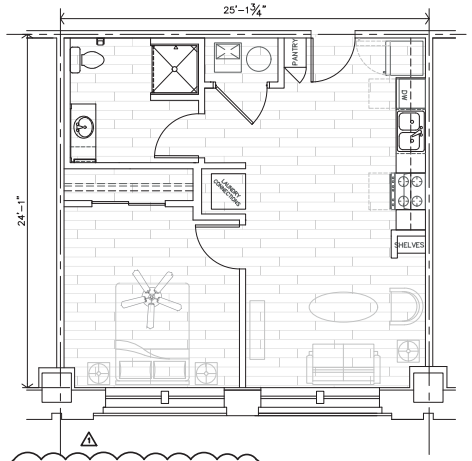


UNIT 1G (ADAPTABLE)
1-BED FLR PLAN
1/4"=1'-0" 810 SF (NRA)



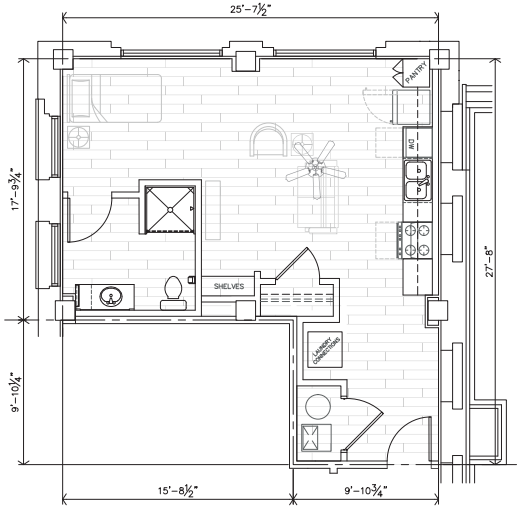
SIMILAR, ADAPTABLE UNITS: 1D
NRA VARIES FROM 673–689 SF

UNIT 1B (ADAPTABLE)
HEARING/VISION
1-BED FLR PLAN
1/4"=1'-0" 673 SF (NRA)



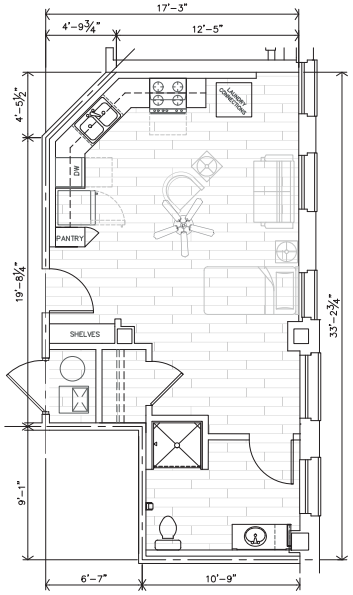
SIMILAR, ADAPTABLE UNITS:
1C, 1H, 1K
NRA VARIES FROM 601–657 SF

UNIT 1J (ADAPTABLE)
1-BED FLR PLAN
1/4"=1'-0" 601–602 SF (NRA)



SIMILAR, ADAPTABLE UNITS: eF
NRA VARIES FROM 537–554 SF

UNIT eC (ADAPTABLE)
EFFICIENCY FLR PLAN
1/4"=1'-0" 554 SF (NRA)



SIMILAR, ADAPTABLE UNITS: eB
NRA VARIES FROM 502–508 SF

UNIT eD (ADAPTABLE)
EFFICIENCY FLR PLAN
1/4"=1'-0" 502–506 SF (NRA)

ADAPTABLE (TYPE-B) UNITS

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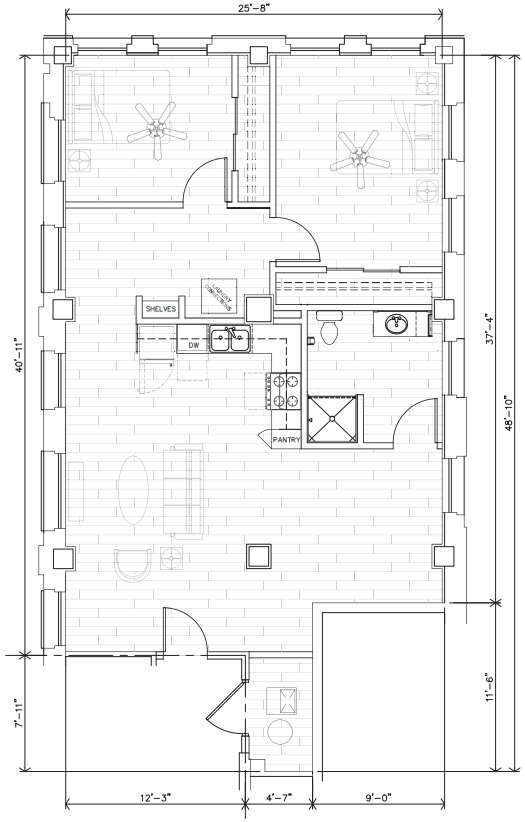
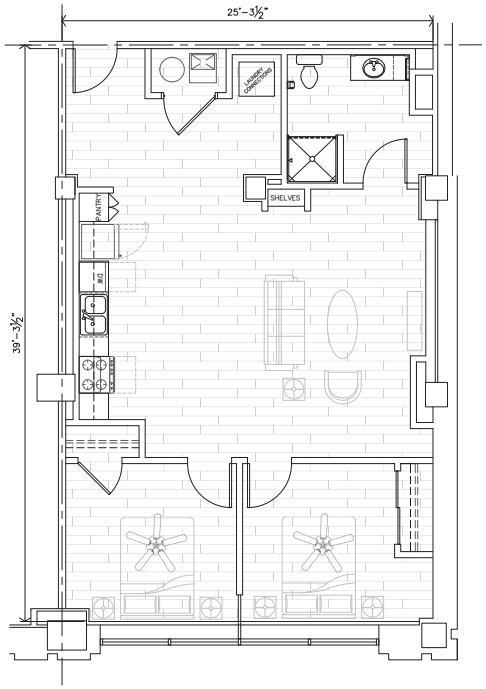
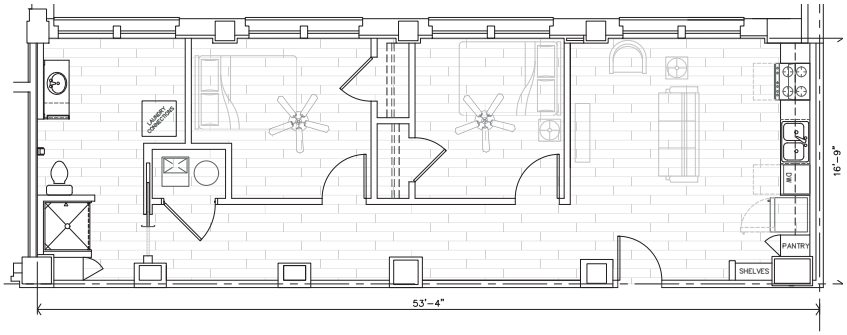


UNIT 2D (ADAPTABLE)
2-BED FLR PLAN
1/4"=1'-0" 1,054–1,070 SF (NRA)



UNIT 2B (ADAPTABLE)
2-BED FLR PLAN
1/4"=1'-0" 969–995 SF (NRA)



SIMILAR, ADAPTABLE UNITS: 2E

NRA VARIES FROM 860–887 SF

UNIT 2C (ADAPTABLE)
2-BED FLR PLAN
1/4"=1'-0" 860–887 SF (NRA)

ADAPTABLE (TYPE-B) UNITS

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
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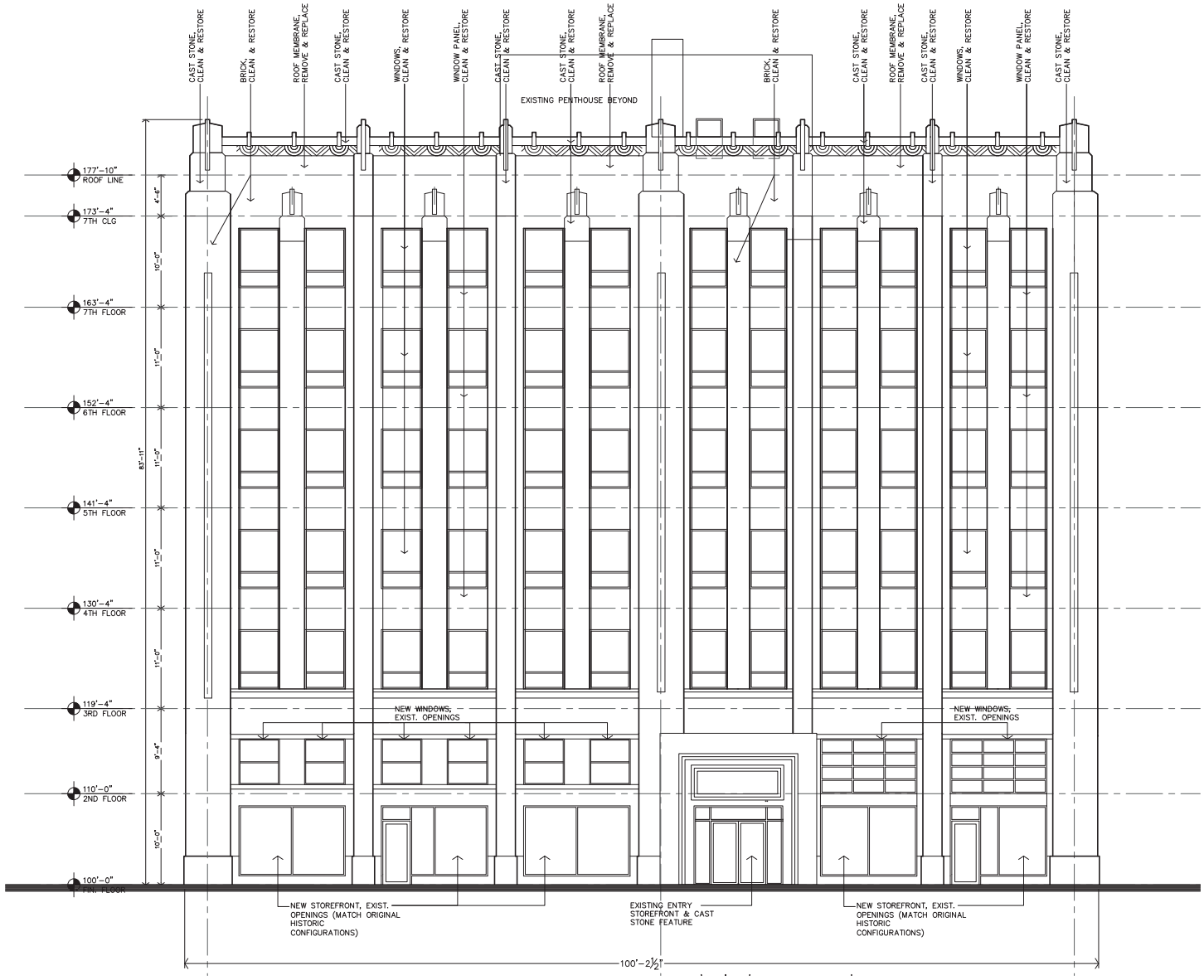
EXTERIOR MATERIALS

DESCRIPTION	MASONRY (STONE, PRECAST, BRICK)
APARTMENT BUILDING	100%

NOTES:
EXISTING BUILDING HAS A FLAT ROOF WITH NO PITCH. NEW ROOFING WILL BE INSTALLED:
TPO, 30-YEAR ROOF.



WEST ELEVATION
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

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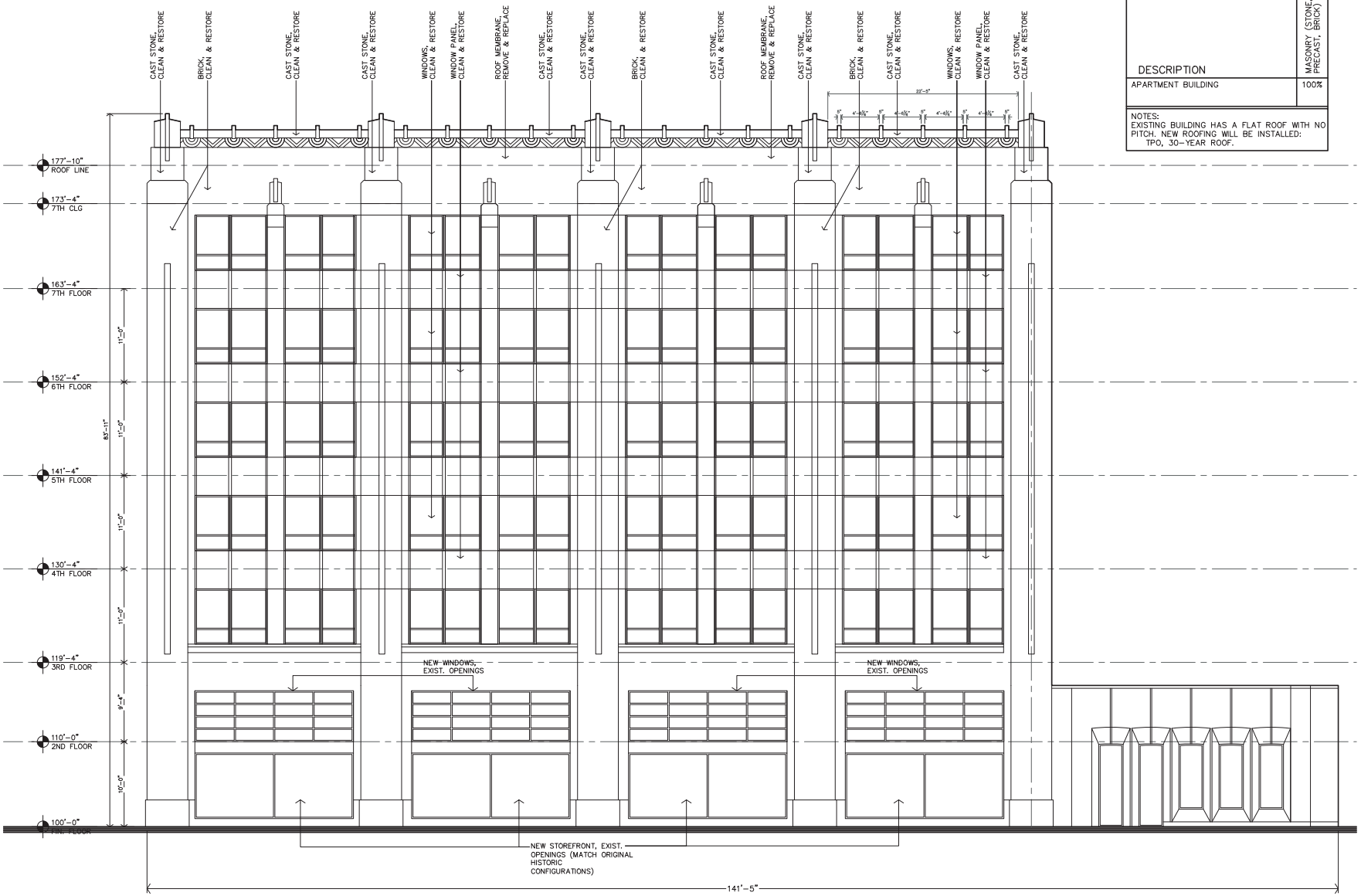

EXTERIOR MATERIALS

DESCRIPTION	MASONRY (STONE, PRECAST, BRICK)
APARTMENT BUILDING	100%

NOTES:
EXISTING BUILDING HAS A FLAT ROOF WITH NO PITCH. NEW ROOFING WILL BE INSTALLED: TPO, 30-YEAR ROOF.

SOUTH ELEVATION

3/16"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

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DATE: 2-27-2025
JOB: 24-3483
SHEET NO.:

A3.2

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EXTERIOR MATERIALS

DESCRIPTION	MASONRY (STONE, PRECAST, BRICK)
APARTMENT BUILDING	100%

NOTES:
EXISTING BUILDING HAS A FLAT ROOF WITH NO PITCH. NEW ROOFING WILL BE INSTALLED: TPO, 30-YEAR ROOF.

NORTH ELEVATION
3/16"=1'-0"

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Kansas City, MO 64108
jgr@grarchitects.com

LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

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REVISION:	
1	9-19-2025

DATE:	2-27-2025
JOB:	24-3483
SHEET NO.:	A3.3

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EXTERIOR MATERIALS

DESCRIPTION	MASONRY (STONE, PRECAST, BRICK)
APARTMENT BUILDING	100%

NOTES:
EXISTING BUILDING HAS A FLAT ROOF WITH NO PITCH. NEW ROOFING WILL BE INSTALLED:
TPO, 30-YEAR ROOF.

EAST ELEVATION
3/16"=1'-0"

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Kansas City, MO 64108
jgr@jgrarchitects.com

LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

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REVISION:

DATE: 2-27-2025
JOB: 24-3483
SHEET NO.:
A3.4

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SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AD.

Specifications and Amenities (check all that apply)

Building Configuration (Check all that apply):		Single Family Construction		SRO		Transitional (per §42(i)(3)(B))		Duplex
		Scattered Site		Fourplex	x	> 4 Units Per Building		Townhome
Development will have:	x	Fire Sprinklers	x	Elevators	2	# of Elevators	3500	Wt. Capacity

Number of Parking Spaces(consistent with Architectural Drawings):	Free	Paid		Free	Paid	
			Shed or Flat Roof Carport Spaces			Detached Garage Spaces
			Attached Garage Spaces	74		Uncovered Spaces
			Structured Parking Garage Spaces			

****If a waiver or variance of local code parking requirements has been requested, then evidence to that effect is submitted behind this tab.****

Floor Composition/Wall Height:				
	100	% Carpet/Vinyl/Resilient Flooring	9'	Ceiling Height
		% Ceramic Tile		Upper Floor(s) Ceiling Height (Townhome Only)
		% Other *Describe:*		

DO NOT distinguish the HC or AV Units from other Units that are the same size/floor plan.

Unit Type				Building Type	1										Total # of Residential Buildings	
				Number of Stories	7											
				Number of Buildings	1										1	
Unit Label	# of Bed-rooms	# of Baths	Sq. Ft. Per Unit		Number of Units Per Building										Total # of Units	Total Sq. Ft for Unit Type
Eff (average)	0	1	524		12										12	6,282
1J, 1K, 1H, 1F, 1C (average)	1	1	616		16										16	9,862
1A, 1B, 1D, 1E (average)	1	1	684		3										3	2,052
1G	1	1	810		1										1	810
2A, 2C, 2E (average)	2	1	876		7										7	6,129
2B, 2D (average)	2	1	1,033		8										8	8,261
															-	-
															-	-
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				Totals	47	-	-	-	-	-	-	-	-	-	47	33,396

Net Rentable Square Footage from Rent Schedule: 33,396

Common Area Square Footage (MUST be consistent with Architectural Drawings. Include description of common area spaces in the box below for purposes of comparison at Cost Certification): 11,018

Common Area Includes: Tenant Common Space Areas including community rooms, learning center, and hallways.
Does Not Include: Tenant Restricted Areas which are mechanical equipment storage rooms and walls, shafts and dead space, or commercial
(21,565 sf total common area subtracting 10,547 sf of restricted use areas)

Note: 10 TAC §11.9(e)(2) allows 75 square feet of Common Area per unit to be added to NRA for scoring only if the Development is Supportive Housing and only if at least 50 square feet of each 75 square feet of the Common Area added is conditioned space.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: -

Use this number to calculate points for **Supportive Housing** under 11.9(e)(2) only if the conditions are met for the number above : 33,396

If a revised form is submitted, date of submission: 9/22/25

Rent Schedule

Self Score Total: 141

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit". You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units. If HTC and scattered site, there cannot be ANY market rate Units. New Construction, Reconstruction or Adaptive Reuse Developments (excluding Elderly Developments and Supportive Housing Developments), there cannot be more than 35% efficiency and/or one-Bedroom Units. For Historic Developments, this requirment will not apply to any units constructed within a Historic structure. For any New Construction or Reconstruction undertaken as part of a Historic Application, those newly constructed or reconstructed Units must meet this standard. The Units that are part of the Historic Structure will not be included in the total when determining if the Application meets this Requirment.

All market rate and employee occupied units should be selected in column A. The number of MFDL Match units should be entered in column G. For rehabs, enter in Column E any existing tax credit restrictions or TDHCA bond regulatory restrictions that are in place for these units.

Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

Rent Designations (select from Drop down menu)

Federal HTC Units	MFDL HOME Units	MFDL NHTF Units	State HTC Units	Existing Restrictions	Other/ Subsidy Units	MFDL Match Units	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
							(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%							1	0	1.0	524	524	459	63	396	396
TC 50%							3	0	1.0	524	1,571	765	63	702	2,106
TC 60%							7	0	1.0	524	3,665	918	63	855	5,985
MR							1	0	1.0	524	524			1,056	1,056
											0				-
TC 30%							1	1	1.0	616	616	491	73	418	418
TC 50%							2	1	1.0	616	1,233	819	73	746	1,492
TC 60%							12	1	1.0	616	7,397	983	73	910	10,920
MR							1	1	1.0	616	616			1,130	1,130
TC 30%							1	1	1.0	684	684	491	73	418	418
TC 50%							1	1	1.0	684	684	819	73	746	746
TC 60%							1	1	1.0	684	684	983	73	910	910
											0				-
MR							1	1	1.0	810	810			1,130	1,130
											0				-
TC 30%							1	2	1.0	876	876	589	98	491	491
TC 50%							1	2	1.0	876	876	982	98	884	884
TC 60%							3	2	1.0	876	2,627	1,179	98	1,081	3,243
MR							2	2	1.0	876	1,751			1,356	2,712
TC 50%							1	2	1.0	1033	1,033	982	98	884	884
TC 60%							5	2	1.0	1033	5,163	1,179	98	1,081	5,405
MR							2	2	1.0	1033	2,065			1,356	2,712
											0				-
											0				-
											0				-
											0				-
											0				-
											0				-
											0				-
TOTAL						47					33,396				43,038

Non Rental Income	$0.00	per unit/month		
Non Rental Income	0.00	per unit/month		
Non Rental Income	30.00	per unit/month	*late fees, app fees, retained deposits*	1,410
+ **TOTAL NONRENTAL INCOME**	**$30.00**	per unit/month		1,410
= POTENTIAL GROSS MONTHLY INCOME				44,448
- Provision for Vacancy & Collection Loss			% of Potential Gross Income: 7.50%	(3,334)
- Rental Concessions *(enter as a negative number)*			**Enter as a negative value**	
= EFFECTIVE GROSS MONTHLY INCOME				41,114
x 12 = EFFECTIVE GROSS ANNUAL INCOME				493,373

TC 34278%

If a revised form is submitted, date of submission: 9.19.25

Rent Schedule (Continued)

		% of LI	% of Total	
FEDERAL HOUSING TAX CREDITS	TC20%			0
	TC30%	10%	9%	4
	TC40%			0
	TC50%	20%	17%	8
	TC60%	70%	60%	28
	TC70%			0
	TC80%			0
	HTC LI Total			40
	EO			0
	MR	18%	15%	7
	MR Total		15%	7
	Total Units			47
DIRECT LOAN (NHTF)	HTF30%			0
	NHTF LI Total			0
	HTF Total			0

DIRECT LOAN (HOME, TCAP RF, and/or NSP1 PI)	30%			0
	40%			0
	LH/50%			0
	HH/60%			0
	HH/80%			0
	Direct Loan LI Total			0
				0
	Total			0
OTHER	Total OT Units			0

Match Units	0

State Housing Tax Credits	TC20%	0
	TC30%	0
	TC40%	0
	TC50%	0
	TC60%	0
	TC70%	0
	TC80%	0
	Total SHTC	0

BEDROOMS	0	26%	12
	1	43%	20
	2	32%	15
	3	0%	0
	4	0%	0
	5	0%	0

ACQUISITION + HARD	DO NOT USE THIS CALCULATION
Cost Per Sq. Ft ########	TO SCORE POINTS UNDER
HARD	11.9(e)(2). At the end of the
Cost Per Sq. Ft ########	Development Cost Schedule, you
BUILDING	will have the ability to adjust your
Cost Per Sq. Ft ########	eligible costs to qualify. Points will

EFFICIENCY AND ONE-BEDROOMS	
68.09%	Of Total Units

NOTE: If this percentage exceeds 35.00%, the application is ineligible. Refer to 11.101(b)(1)(A)(vii) for exceptions.

ANNUAL OPERATING EXPENSES

General & Administrative Expenses					
Accounting		$	7,833		
Advertising		$	5,483		
Legal fees		$	2,350		
Leased equipment		$	1,175		
Postage & office supplies		$	1,175		
Telephone		$	1,958		
Other	*describe*	$			
Other	*describe*	$			
Total General & Administrative Expenses:				$	19,975
Management Fee:	Percent of Effective Gross Income:		5.00%	$	24,669
Payroll, Payroll Tax & Employee Benefits					
Management		$	34,189		
Maintenance		$	30,436		
Other		$			
Other					
Total Payroll, Payroll Tax & Employee Benefits:				$	64,625
Repairs & Maintenance					
Elevator		$	4,700		
Exterminating		$	3,917		
Grounds		$	10,183		
Make-ready		$	7,833		
Repairs		$	3,917		
Pool		$			
Other	*contract*	$			
Other	*services*	$			
Total Repairs & Maintenance:				$	30,550
Utilities (Enter Only Property Paid Expense)					
Electric	*portfolio*	$	11,270		
Natural gas		$	0		
Trash	*portfolio*	$	13,160		
Water/Sewer	*portfolio*	$	15,040		
Other		$			
Other		$			
Total Utilities:				$	39,470
Annual Property Insurance:	Rate per net rentable square foot:	$	1.27	$	42,300
Property Taxes:					
Published Capitalization Rate:	9.00% Source:		Taylor		
Annual Property Taxes		$	37,551		
Payments in Lieu of Taxes		$			
Percentage of Property Tax Abatement Assumed	0.00%				
Reason for Property Tax Abatement	0%			*Enter explanation here*	
Total Property Taxes:				$	37,551
Reserve for Replacements:	Annual reserves per unit:	$	$ 300	$	14,100
Other Expenses					
Cable TV		$			
Security		$			
Supportive Services (Staffing/Contracted Services)		$			
TDHCA Compliance fees ($40/HTC unit)		$	1,600		
TDHCA Direct Loan Compliance Fees ($34/MDL unit)		$			
TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/unit)		$			
Bond Trustee Fees (**ALL Tax-Exempt Bond Developments; entry or explanation required**)		$		*Enter explanation here*	
Local Issuer Ongoing Compliance Fees (**entry or explanation required**)		$		*Enter explanation here*	
Other	*Learning center*	$	11,250	*Enter explanation here*	
Other	*describe*	$		*Enter explanation here*	
Total Other Expenses:				$	12,850
TOTAL ANNUAL EXPENSES	Expense per unit:	$	6087	$	286,090
	Expense to Income Ratio:		**57.99%**		
NET OPERATING INCOME (before debt service)				$	207,283
Annual Debt Service					
Legacy		$	163,701	*Enter explanation here*	
		$		*Enter explanation here*	
Direct loan proposed debt service		$		*Enter explanation here*	
Local Bond Issuer Admin Fee (entry or explanation required)		$		*Enter explanation here*	
TDHCA Bond-Issuer Admin Fee (0.10%)		$		*Enter explanation here*	
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:		1.266	$	163,701
NET CASH FLOW				$	43,582

If a revised form is submitted, date of submission: 9.18.25

15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
INCOME	$516,456	$526,785	$537,321	$548,067	$559,029	$617,213	$681,453
Secondary Income	$ 16,920	$ 17,258	$ 17,604	$ 17,956	$ 18,315	$ 20,221	$ 22,326
POTENTIAL GROSS ANNUAL INCOME	$533,376	$544,044	$554,924	$566,023	$577,343	$637,434	$703,778
Provision for Vacancy & Collection Loss	($40,003)	($40,803)	($41,619)	($42,452)	($43,301)	($47,808)	($52,783)
Rental Concessions	$0						
HOME-ARP COCA	$ -	$ -	$ -	$ -	$ -	$ -	$ -
EFFECTIVE GROSS ANNUAL INCOME	$493,373	$503,240	$513,305	$523,571	$534,043	$589,626	$650,995
EXPENSES							
General & Administrative Expenses	$19,975	$20,574	$21,191	$21,827	$22,482	$26,063	$30,214
Management Fee	$ 24,669	$ 25,162	$ 25,665	$ 26,179	$ 26,702	$ 29,481	$ 32,550
Payroll, Payroll Tax & Employee Benefits	$ 64,625	$ 66,564	$ 68,561	$ 70,617	$ 72,736	$ 84,321	$ 97,751
Repairs & Maintenance	$ 30,550	$ 31,467	$ 32,410	$ 33,383	$ 34,384	$ 39,861	$ 46,210
Electric & Gas Utilities	$ 11,270	$ 11,609	$ 11,957	$ 12,315	$ 12,685	$ 14,705	$ 17,048
Water, Sewer & Trash Utilities	$ 28,200	$ 29,046	$ 29,917	$ 30,815	$ 31,739	$ 36,795	$ 42,655
Annual Property Insurance Premiums	$ 42,300	$ 43,569	$ 44,876	$ 46,222	$ 47,609	$ 55,192	$ 63,983
Property Tax	$ 37,551	$ 38,678	$ 39,838	$ 41,033	$ 42,264	$ 48,996	$ 56,799
Reserve for Replacements	$ 14,100	$ 14,523	$ 14,959	$ 15,407	$ 15,870	$ 18,397	$ 21,328
Other Expenses	$ 12,850	$ 13,236	$ 13,633	$ 14,042	$ 14,463	$ 16,766	$ 19,437
TOTAL ANNUAL EXPENSES	$286,090	$294,426	$303,007	$311,841	$320,934	$370,577	$427,973
NET OPERATING INCOME	$207,283	$208,814	$210,298	$211,730	$213,108	$219,049	$223,022
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	$163,701	$163,701	$163,701	$163,701	$163,701	$163,701	$163,701
Second Deed of Trust Annual Loan Payment							
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	$43,582	$45,113	$46,597	$48,030	$49,408	$55,348	$59,321
CUMULATIVE NET CASH FLOW	$43,582	$88,695	$135,292	$183,322	$232,730	$494,620	$781,293
Debt Coverage Ratio	1.2662	1.2756	1.2846	1.2934	1.3018	1.3381	1.3624
Other (Describe)							
Other (Describe)							

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Development Cost Schedule

Self Score Total: 141

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the Total Cost column. Direct Loan Applicants should review costs ineligible for reimbursement with Direct Loan funds in 10 TAC §13.3(e), while all HTC Applicants must complete the Eligible Basis columns and the Requested Credit calculation below:

	TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
	Total Cost	Eligible Basis (If Applicable)		
		Acquisition	New/Rehab.	
ACQUISITION				
Site acquisition cost				
Existing building acquisition cost	1,400,000			
Closing costs & acq. legal fees				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Acquisition Cost	$1,400,000	$0	$0	
OFF-SITES[2]				
Off-site concrete				ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(7)(E)(ii).
Storm drains & devices				
Water & fire hydrants				
Off-site utilities				
Sewer lateral(s)				
Off-site paving				
Off-site electrical				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Off-Sites Cost	$0	$0	$0	
SITE WORK[3]				
Demolition				
Asbestos Abatement (Demolition Only)				
Detention				
Rough grading	14,000		14,000	
Fine grading				
On-site concrete				
On-site electrical				
On-site paving	99,790		99,790	
On-site utilities	52,500		52,500	
Decorative masonry				
Bumper stops, striping & signs	5,850		5,850	
Other (specify) - see footnote 1				
Subtotal Site Work Cost	$172,140	$0	$172,140	
SITE AMENITIES				
Landscaping	75,000		75,000	
Pool and decking				
Athletic court(s), playground(s)				
Fencing				
Other (specify) - see footnote 1				
Subtotal Site Amenities Cost	$75,000	$0	$75,000	
BUILDING COSTS*:				
Concrete	133,250		133,250	
Masonry	235,300		235,300	
Metals	109,846		109,846	
Woods and Plastics	438,038		438,038	
Thermal and Moisture Protection	379,898		379,898	
Roof Covering			0	
Doors and Windows	405,363		405,363	
Finishes	1,520,903		1,520,903	20k has been removed from eligible
Specialties	80,400		80,400	bldg costs to account for costs assoc.
Equipment	182,877		182,877	w/ finishing out the commercial space
Furnishings	225,850		225,850	which is the cost of "white boxing'

Special Construction	141,185		141,185	Describe for MFDL
Conveying Systems (Elevators)	280,000		280,000	
Mechanical (HVAC; Plumbing)	1,682,428		1,682,428	
Electrical	1,490,666		1,490,666	
Individually itemize costs below:				
Detached Community Facilities/Building				
Carports and/or Garages				
Lead-Based Paint Abatement				
Asbestos Abatement (Rehabilitation Only)				
Structured Parking				
Commercial Space Costs				
Other (specify) - see footnote 1				e.g. Community spaces not exclusively used by tenants/guests
Subtotal Building Costs Before 11.9(e)(2)	$7,306,004	$0	$7,306,004	
Voluntary Eligible Building Costs (After 11.9(e)(2))* Enter amount to be used to achieve desired score.		$160.79 psf	$5,369,409	

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9e)(2) at the bottom of the schedule in D202.

TOTAL BUILDING COSTS & SITE WORK (including site amenities)		$7,553,144	$0	$5,616,549		
Contingency	10.00%	$755,314		561,655	10.00%	For MFDL, please note the amount of soft cost contingency here.
TOTAL HARD COSTS		$8,308,458	$0	$6,178,204		
OTHER CONSTRUCTION COSTS	**%THC**				%EHC	
General requirements (<6%)	6.00%	498,508		370,692	6.00%	
Field supervision (within GR limit)						
Contractor overhead (<2%)	2.00%	166,169		123,564	2.00%	
G & A Field (within overhead limit)						
Contractor profit (<6%)	6.00%	498,508		370,692	6.00%	
TOTAL CONTRACTOR FEES		$1,163,184	$0	$864,949		
TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)		$9,471,643	$0	$7,043,152		
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))* Enter amount to be used to achieve desired score.			$0.00 psf			

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

SOFT COSTS[3]				
Architectural - Design fees	550,000		550,000	
Architectural - Supervision fees				
Engineering fees				
Real estate attorney/other legal fees	85,000		85,000	
Accounting fees	40,000		40,000	
Impact Fees				
Building permits & related costs	45,638		45,638	
Appraisal	8,000		8,000	
Market analysis	8,000		8,000	
Environmental assessment	15,000		15,000	
Soils report				
Survey				
Marketing	25,000			
Hazard & liability insurance	42,300		42,300	
General Contractor Insurance				
Builder's Risk Insurance				
Real property taxes	37,551		37,551	
Personal property taxes				
Tenant Relocation				
FF&E (Furniture, Fixture, & Equipment)	35,250		35,250	
historic consultant, non-profit gc	75,000		75,000	e.g. delinquent fees, taxes, charges
builder's risk, G&L,	166,283		166,283	
Other (specify) - see footnote 1				
Subtotal Soft Cost	$1,133,022	$0	$1,108,022	

FINANCING:						
CONSTRUCTION LOAN(S)[3]						
Interest		1,275,170		1,275,170		
Loan origination fees		160,000		160,000		
Title & recording fees		110,000		110,000		
Closing costs & legal fees		55,000		55,000		
Inspection fees		15,000		15,000		
Credit Report						
Discount Points						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
PERMANENT LOAN(S)						
Loan origination fees		20,449				
Title & recording fees		7,500				
Closing costs & legal		2,500				
Bond premium						
Credit report						
Discount points						
Credit enhancement fees						
Prepaid MIP						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
BRIDGE LOAN(S)						
Interest						
Loan origination fees						
Title & recording fees						
Closing costs & legal fees						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
OTHER FINANCING COSTS[3]						
Tax credit fees		36,000				
Tax and/or bond counsel						
Payment bonds						
Performance bonds		239,617		239,617		
Credit enhancement fees						
Mortgage insurance premiums						
Cost of underwriting & issuance						BREAKDOWN MUST BE PROVIDED
Syndication organizational cost		35,000				
Tax opinion						
Refinance (existing loan payoff amt)						
Other (specify) - see footnote 1						
Other (specify) - see footnote 1						
Subtotal Financing Cost		$1,956,236	$0	$1,854,787		
DEVELOPER FEES[3]						
Housing consultant fees[4]		227,500		227,500		
G&A: Travel, dining, courier fee, etc		40,000		40,000		
Profit or fee		2,159,743		1,733,692		
Subtotal Developer Fees	20.00%	$2,427,243	$0	$2,001,192	20.00%	
RESERVES						
Rent-up - new funds						
Rent-up - existing reserves*						
Operating - new funds		224,895				
Operating - existing reserves*						
Replacement - new funds		224,895				
Replacement - existing reserves*						
Escrows - new funds						
Escrows - existing reserves*						
Subtotal Reserves		$449,791	$0	$0		
***Any existing reserve amounts should be listed on the Schedule of Sources.**						
TOTAL HOUSING DEVELOPMENT COSTS[5]		$16,837,934	$0	$12,007,153		

The following calculations are for HTC Applications only.

Deduct From Basis:			
Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			592,388
Total Eligible Basis		$0	$11,414,766
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		$0	$14,839,195
Applicable Fraction		83%	83%
Total Qualified Basis	$12,362,885	$0	$12,362,885
Applicable Percentage[6]		4.00%	9.00%
Credits Supported by Eligible Basis	$1,112,660	$0	$1,112,660
Credit Request (from 17.Development Narrative)	$ 1,109,841		

Requested Score for 11.9(e)(2)	11

*11.9(e)(2) Cost Per Square Foot: DO NOT ROUND! **Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.**

50% Test for Bond Financing for 4% Tax Credits		* Enter Land Cost Explanation Here:
Tax-Exempt Bond Amount Utilized		
Land Cost *(will pull from C13 or can be manually adjusted by applicant; any adjustment requires an explanation*)*	$ -	
Depreciable Bldg Cost **	$ 16,261,694	
Aggregate Basis for 50% Test	**$ 16,261,694**	
Percent Financed by Tax-Exempt Bonds	**0.00%**	

**Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

Name of contact for Cost Estimate: **Pat Tolin**

Phone Number for Contact: **(785) 925-2858**

If a revised form is submitted, date of submission: 9.18.25

Footnotes:

[1] An itemized description of all "other" costs must be included at the end of this exhibit.

[2] All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

[3] (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

[4] *(HTC Only)* Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

[5] *(HTC Only)* Provide **all** costs & Eligible Basis associated with the Development.

[6] (HTC Only) Use the appropriate Applicable Percentages as defined in §11.1 of the QAP.

Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Tax Exempt Bond Developments ONLY. Amount listed here does not add into total sources.

Name of Bond Issuer	Certificate of Reservation Amount

Debt

Financing Participants	Funding Description	Construction Period			Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Term (Mos	Interest Rate		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Legacy	Construction Loan	$16,000,000	24	8.00%	1st						
Legacy	Permanent Loan					$ 2,044,890	7.40%	35	15		1st
Third Party Equity											
MHEG	FHTC $ 1,109,841	$ 460,538				$ 9,210,759				0.83	
	SHTC $ -										
MHEG	Fed Historic Credit	$ 104,953				$ 2,099,056				0.83	
Commerce Bank	State Historic Credit					$ 3,094,676				0.93	
Grant											
	§11.9(d)(2)LPS Contribution										
City of Abilene	In-Kind Contribution					$ 500					
Deferred Developer Fee											
Overland Property Group	Deferred Fee	$ 272,443				$ 388,053					
Other											
	Direct Loan Match										
	Total Sources of Funds	$ 16,837,934				$ 16,837,934					
	Total Uses of Funds					$ 16,837,934					

Describe any special, complex, or unique aspects of the financing plan for the Development, including any cash from operations, interest income, etc that is being used as a source and provide a description of how those amounts are calculated. Provide the status (dates and deadlines) for applications, approvals and closings, etc. associated with the term sheets for soft or other government sources, including the funding source; and any refinancing or loan assumptions for USDA loans, etc. For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if
Please see above for the breadown of sources and terms
Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.
There will be $300/unit in annual reserves, $224,895 in new operating reserves and $224,895 in new replacement reserves
Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

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