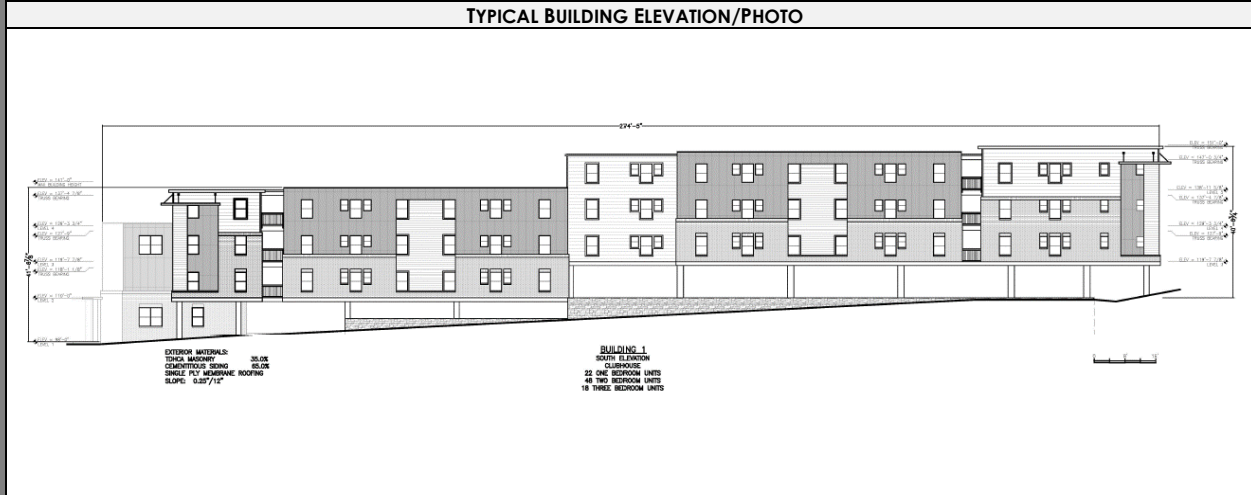


24146 Stella Haven - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 17, 2024

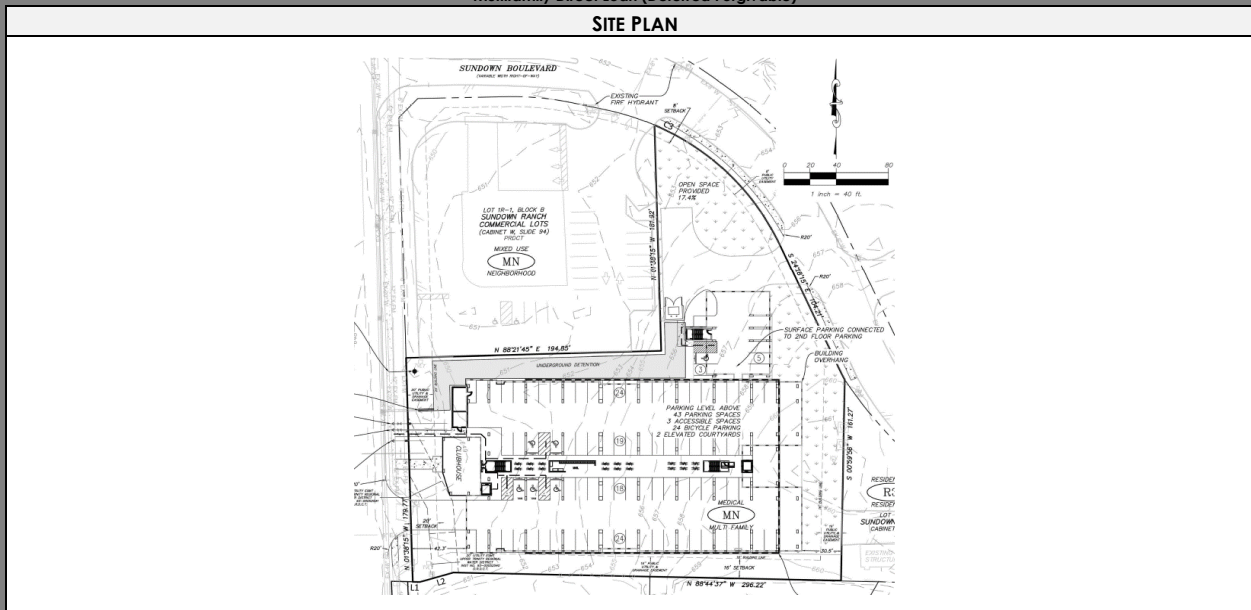
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	24146	TDHCA Program	Request	Recommended		
Development	Stella Haven	LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$22,727/Unit	\$0.86
City / County	Denton / Denton					
Region/Area	3 / Urban					
Population	General					
Set-Aside	Non-Profit					
Activity	New Construction					

KEY PRINCIPALS / SPONSOR			
AZ Morse Development LLC (45%) - Abigail Penner Across LLC (45%) - Alice Cruz Denton Affordable Housing Corporation (10%)			
Related Parties	Contractor - TBD	Seller -	No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	22	25%	30%	12	14%
2	48	55%	40%	-	0%
3	18	20%	50%	35	40%
4	-	0%	60%	32	36%
			70%	-	0%
			80%	9	10%
			MR	-	0%
TOTAL	88	100%	TOTAL	88	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	46.0%
Breakeven Occ.	85.2%	Breakeven Rent	\$1,081
Average Rent	\$1,175	B/E Rent Margin	\$95
Property Taxes	\$795/unit	Exemption/PILOT	0%
Total Expense	\$6,120/unit	Controllable	\$3,456/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			5.0%
Highest Unit Capture Rate	23%	3 BR/60%	6
Dominant Unit Cap. Rate	7%	2 BR/50%	19
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	828 SF	Density	51.4/acre
Acquisition		\$18K/unit	\$1,575K
Building Cost	\$200.62/SF	\$166K/unit	\$14,626K
Hard Cost		\$193K/unit	\$16,948K
Total Cost		\$331K/unit	\$29,123K
Developer Fee	\$3,405K	(39% Deferred)	Paid Year: 10
Contractor Fee	\$2,373K	30% Boost	Yes

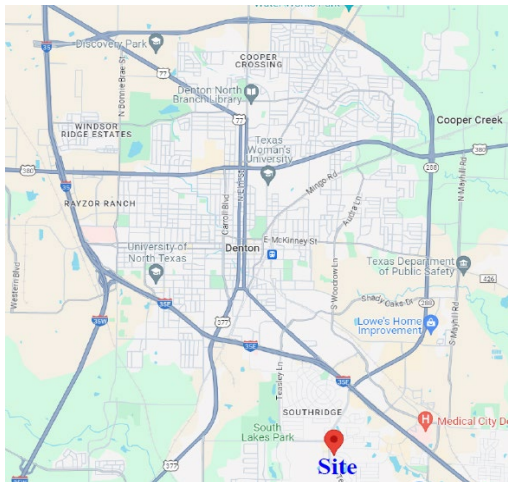
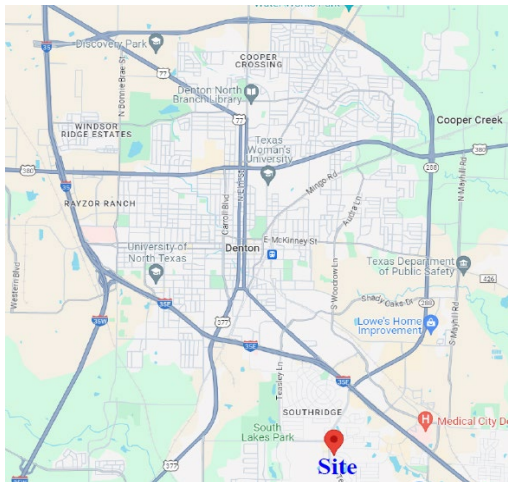

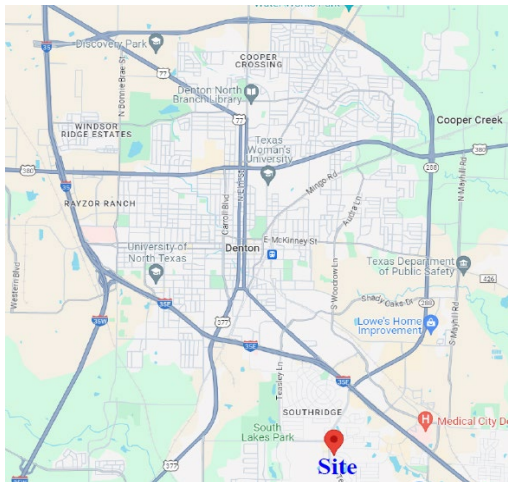
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Stellar Bank	15/40	7.00%	\$7,000,000	1.21	LISC	40/0	0.50%	\$3,500,000	1.17	Hudson - LIHTC	\$17,298,270
										Across LLC	\$1,324,859
										TOTAL EQUITY SOURCES	\$18,623,129
										TOTAL DEBT SOURCES	\$10,500,000
TOTAL DEBT (Must Pay)			\$7,000,000		CASH FLOW DEBT / GRANTS			\$3,500,000		TOTAL CAPITALIZATION	\$29,123,129

CONDITIONS

1 Receipt and acceptance by Cost Certification:

- a: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
- b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

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.

	AERIAL PHOTOGRAPH(s)							
<table><tr><th>RISK PROFILE</th></tr><tr><th>STRENGTHS/MITIGATING FACTORS</th></tr><tr><td><ul style="list-style-type: none">5% Gross Capture RateLow Expense RatioNew construction & attractive design should enhance leasing</td></tr><tr><th>WEAKNESSES/RISKS</th></tr><tr><td><ul style="list-style-type: none">Unforeseen costs for podium structure</td></tr><tr><th>AREA MAP</th></tr><tr><td></td></tr></table>	RISK PROFILE	STRENGTHS/MITIGATING FACTORS	<ul style="list-style-type: none">5% Gross Capture RateLow Expense RatioNew construction & attractive design should enhance leasing	WEAKNESSES/RISKS	<ul style="list-style-type: none">Unforeseen costs for podium structure	AREA MAP		
RISK PROFILE								
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<ul style="list-style-type: none">Unforeseen costs for podium structure								
AREA MAP								
								

**Real Estate Analysis Division****Underwriting Report****June 17, 2024****DEVELOPMENT IDENTIFICATION**

TDHCA Application #:	24146	Program(s):	9% HTC		
Stella Haven					
Address/Location:		3300 Sundown Blvd			
City:	Denton	County:	Denton	Zip:	76210
Population:	General	Program Set-Aside:	Non-Profit	Area:	Urban
Activity:	New Construction	Building Type:	Elevator Served	Region:	3
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**1 Receipt and acceptance by Cost Certification:**

- a: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
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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	35
60% of AMI	60% of AMI	32
80% of AMI	80% of AMI	9

DEVELOPMENT SUMMARY

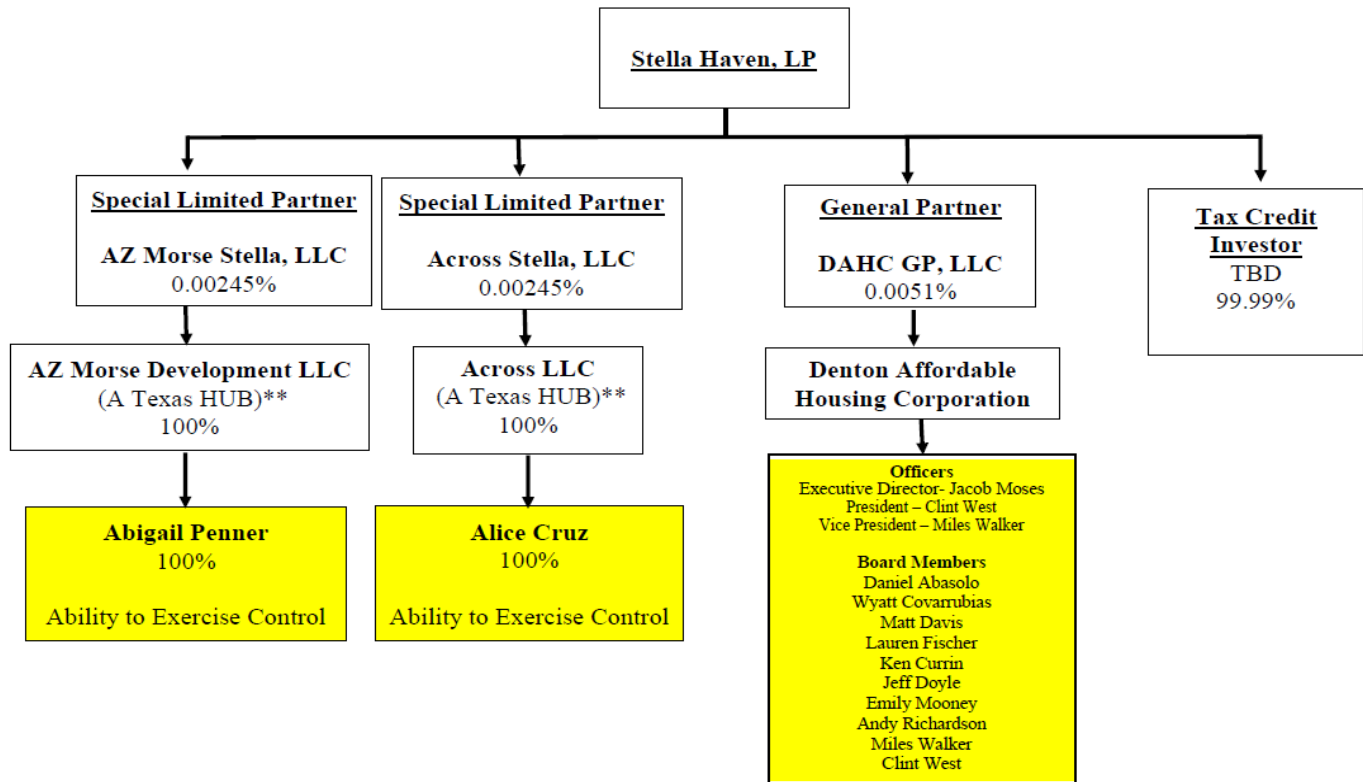
This subject property is a new construction of 88 affordable units in Denton TX serving the general population. All units and common area will be contained in one 4 story elevator-served building with structured parking.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS		WEAKNESSES/RISKS	
▫	5% Gross Capture Rate	▫	Unforeseen costs for podium structure
▫	Low Expense Ratio	▫	
▫	New construction & attractive design should enhance leasing	▫	

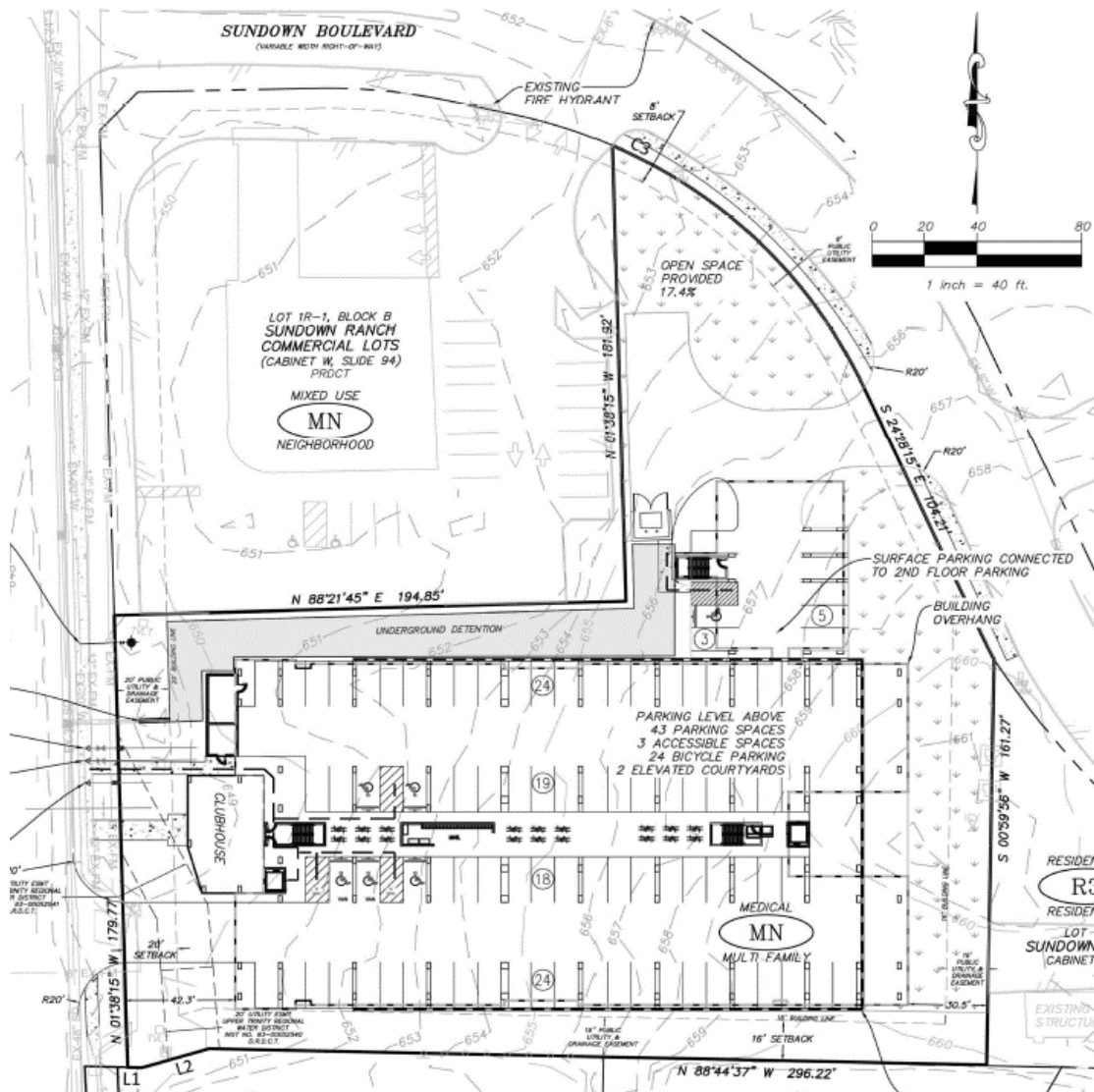
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



AERIAL

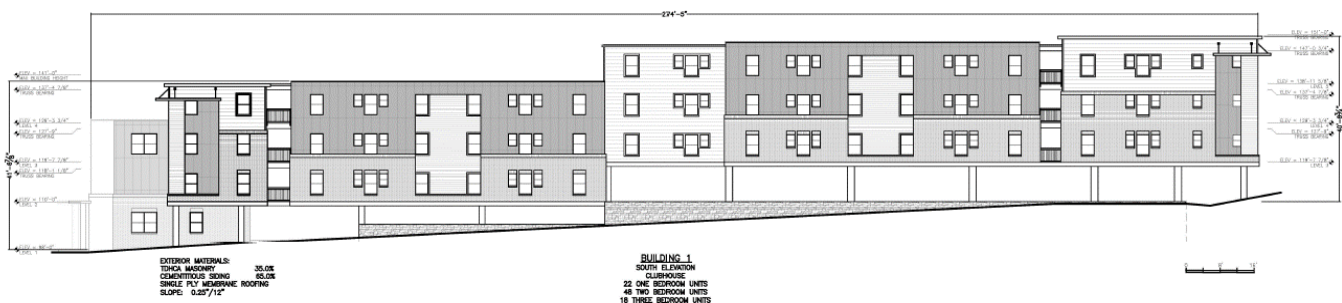


Parking	No Fee		Tenant-Paid		Total	
Open Surface	0	--	0	--	0	--
Carport	0	--	0	--	0	--
Garage	139	1.6/unit	0	--	139	1.6/unit
Total Parking	139	1.6/unit	0	--	139	1.6/unit

Comments:

Under local Code, the development qualifies for reduced parking that totals 137 spaces. The project will have 139 spaces (1.6/unit) on the ground floor of the podium style structure, provided at no charge to the residents.

BUILDING ELEVATION



BUILDING CONFIGURATION	
------------------------	--

Building Type	1												Total Buildings
Floors/Stories	3												
Number of Bldgs	1												1
Units per Bldg	88												
Total Units	88												88
Avg. Unit Size (SF)	828 sf	Total NRA (SF)		72,900		Common Area (SF)*		24,007					

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO	
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Site Acreage:	Development Site:	1.712	acres	Density:	51.4	units/acre
	Site Control:	NA	Site Plan:	1.7	Appraisal:	NA
					ESA:	1.712
Feasibility Report Survey:	1.712	Feasibility Report Engineer's Plan:	1.712	Existing LURA:	NA	

Control Type: Assignment and Assumption of Commercial Contract - Improved Property

Development Site:	1.71	acres	Cost:	\$1,500,000	\$17,045	per unit
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Seller: DBC Sundown Investments, L.P.

Buyer: Across, LLC and Stella Haven, LLC

Related-Party Seller/Identity of Interest: No

Comments:

O-SDA Industries, LLC was the original Buyer who assigned their interest in the contract to Across, LLC and Stella Haven, LLC.

Denton Affordable Housing Corporation ("DAHC") is the non-profit sponsor, GP and Co-Developer. DAHC will partner with Across LLC and AZ Morse Development LLC and assist in predevelopment, development and post-development.

The LURA will encumber 1.712 acres.

SITE INFORMATION

Flood Zone: <u> X </u>	Scattered Site? <u> No </u>
Zoning: <u> MN (Mixed-Use Neighborhood) </u>	Within 100-yr floodplain? <u> No </u>
Re-Zoning Required? <u> No </u>	Utilities at Site? <u> Yes </u>
Year Constructed: <u> NA </u>	Title Issues? <u> No </u>

Current Uses of Subject Site:

There is currently a one-story structure on the property of single-family design that was converted to commercial use and is currently being leased on a month-to-month basis by the Texas Center for Educational Training. That lease will be terminated and the structure will be demolished.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: <u> Phase Engineering </u>	Date: <u> 1/30/2024 </u>
--	--

Recognized Environmental Conditions (RECs) and Other Concerns:

- The onsite building was constructed in the 1960s, thus a visual asbestos inspection was conducted by Phase Engineering, LLC. Potential ACBMs in the form of wall material, ceiling material and miscellaneous building materials in good non-friable condition were observed at the subject property. No potential suspect damaged friable ACBMs were observed. No asbestos sampling was performed as part of this ESA and no previous asbestos inspection reports or abatement reports were provided to Phase Engineering, LLC.
- Since the subject property consists of a commercial building that was built prior to 1978, lead-based paint may be present on painted surfaces of the building. No paint chips were noted on the ground during the site inspection. No lead-based paint sampling was performed as part of this ESA and no previous lead-based paint inspection reports or abatement reports were provided to Phase Engineering, LLC.
- Due to proximity to a major roadway, a noise study is recommended for the proposed development. It is likely noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/26/2024

Primary Market Area (PMA): 29.84 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
21474	Denton Grove Apartment Homes	Yes	New Constructi	General	272	276
21478	Pebblebrook Parkside	Yes	New Constructi	General	162	216
22257	The Reserves at Magnolia	Yes	New Constructi	General	54	60
22432	Pathway on Woodrow	Yes	New Constructi	General	267	285

Stabilized Affordable Developments in PMA

Total Units	2,122
Total Developments	11
Average Occupancy	98%

OVERALL DEMAND ANALYSIS

		Market Analyst		
		HTC	Assisted	
Total Households in the Primary Market Area		38,838		
Potential Demand from the Primary Market Area		15,187		
10% External Demand		1,519		
Potential Demand from Other Sources				
GROSS DEMAND		16,706		
Subject Affordable Units		88		
Unstabilized Competitive Units		755		
RELEVANT SUPPLY		843		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		5.0%		

Population:

General

Market Area:

Urban

Maximum Gross Capture Rate:

10%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND									
		Market Analyst							
AMGI Band		Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate			
30% AMGI		2,976	298	12	58	2.1%			
50% AMGI		1,585	159	35	79	6.5%			
60% AMGI		8,004	800	32	618	7.4%			
80% AMGI		2,623	262	9	0	0.3%			

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE									
		Market Analyst							
Unit Type		Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate			
1 BR/30%		705	71	2	22	3.1%			
1 BR/50%		846	85	10	21	3.3%			
1 BR/60%		1,408	141	8	221	14.8%			
1 BR/80%		1,199	120	2	0	0.2%			
2 BR/30%		654	65	7	20	3.8%			
2 BR/50%		641	64	19	29	6.8%			
2 BR/60%		1,656	166	18	272	15.9%			
2 BR/80%		1,276	128	4	0	0.3%			
3 BR/30%		235	24	3	16	7.4%			
3 BR/50%		242	24	6	29	13.1%			
3 BR/60%		517	52	6	125	23.0%			
3 BR/80%		581	58	3	0	0.5%			

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$632,098	Avg. Rent:	\$1,175	Expense Ratio:	46.0%
Debt Service:	\$539,502	B/E Rent:	\$1,081	Controllable Expenses:	\$3,456
Net Cash Flow:	\$92,596	UW Occupancy:	92.5%	Property Taxes/Unit:	\$795
Aggregate DCR:	1.17	B/E Occupancy:	85.2%	Program Rent Year:	2023

The Applicant assumed max program rents for the 80% units, whereas the underwriter used the market analyst rents, which were less. The difference did not cause a significant variance in the pro forma.

Average rent is \$95 above breakeven rent. Project is underwritten at 7 units vacant.

Break-even vacancy is 13 units.

Cumulative 15-year cash flow is \$1,15M after repayment of the deferred developer fee in year 10.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$876,168/ac	\$17,898/unit	\$1,575,000	Contractor Fee	\$2,372,659
Off-site + Site Work		\$17,216/unit	\$1,515,000	Soft Cost + Financing	\$4,463,352
Building Cost	\$200.62/sf	\$166,199/unit	\$14,625,540	Developer Fee	\$3,405,200
Contingency	5.00%	\$9,171/unit	\$807,027	Reserves	\$359,351
Total Development Cost		\$330,945/unit	\$29,123,129	Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?

Located in a Small Area Difficult Development Area (SADDA)

Site Work:

\$1.4M (\$16K/unit) for demolition, grading, paving, concrete, and utility costs. Cost includes \$100K for underground detention and \$40K for erosion control.

Building Cost:

There will be one (1) podium-style building with the parking on the ground floor and three stories of residential units above. The slab will be conventional post-tensioned slab on grade construction. The building has 88 units with a net rentable area of 72,900 SF. The community building is a separate one-story building (2,800 sq ft). Units will have 8-ft ceilings, exterior cladding will be a combination of stone and cementitious siding. Roof will be flat with a thermoplastic polyolefin (TPO) covering.

Underwriter estimated building cost using Marshall and Swift's "Good" Base Cost adjusted for inflation. Underwriter also separated out an estimated cost for the podium structured parking. Underwriter's overall Building Cost estimate compares favorably at design with parking that could cost of \$49,339/unit combined with building costs for an aggregate estimate of \$182.67/sf.

For scoring purposes, Applicant limited their Eligible Building Cost to \$144.66/SF (vs. \$200.62/SF budgeted actual cost).

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$29,123,129	\$21,083,330	\$2,466,750

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Stellar Bank	Construction/Perm Loan	\$15,600,000	7.00%	54%
Hudson - LIHTC	HTC	\$6,919,308	\$0.87	24%
LISC	Soft Cash Flow Loan	\$3,500,000	0.50%	12%
Across LLC	Fee	\$2,758,000	0.00%	10%
		\$28,777,308	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Stellar Bank	\$7,000,000	7.00%	40	15.0	\$7,000,000	7.00%	40	15.0	24%
LISC	\$3,500,000	0.50%	0	40.0	\$3,500,000	0.50%	0	40.0	12%
Total	\$10,500,000				\$10,500,000				

		PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees		Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson - LIHTC		\$17,298,270	\$0.86		\$17,298,270	\$0.86	59%	
Across LLC		\$1,324,859		39%	\$1,324,859		5%	39%
Total		\$18,623,129			\$18,623,129			
					\$29,123,129	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.931	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.807	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:

Total Development Cost	\$29,123,129
Permanent Sources (debt + non-HTC equity)	\$10,500,000
Gap in Permanent Financing	\$18,623,129

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$21,335,251	\$2,466,750
Needed to Balance Sources & Uses	\$18,623,129	\$2,153,178
Requested by Applicant	\$17,298,270	\$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$17,298,270	\$2,000,000

Deferred Developer Fee	\$1,324,859	(39% deferred)
Repayable in	10 years	

Recommendation:

Recommended tax credit allocation is limited to \$2,000,000 as requested by the Applicant.

Underwriter:

Deborah Willson

Manager of Real Estate Analysis:

Gregg Kazak

Director of Real Estate Analysis:

Jeanna Adams

UNIT MIX/RENT SCHEDULE
<i>Stella Haven, Denton, 9% HTC #24146</i>

LOCATION DATA	
CITY:	Denton
COUNTY:	Denton
Area Median Income	\$105,600
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	-	0.0%	0	0	0	0
1	22	25.0%	0	0	0	0
2	48	54.5%	0	0	0	0
3	18	20.5%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	88	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	828 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	12	-	35	32	-	9	-	88
Income	% Total	0.0%	13.6%	0.0%	39.8%	36.4%	0.0%	10.2%	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%	\$580	2	1	1	600	\$580	\$51	\$529	\$0	\$0.88	\$529	\$1,058	\$1,058	\$529	\$0.88	\$0	\$1,325	\$2.21	\$1,325
TC 50%	\$966	10	1	1	600	\$966	\$51	\$915	\$0	\$1.53	\$915	\$9,150	\$9,150	\$915	\$1.53	\$0	\$1,325	\$2.21	\$1,325
TC 60%	\$1,160	8	1	1	600	\$1,160	\$51	\$1,109	\$0	\$1.85	\$1,109	\$8,872	\$8,872	\$1,109	\$1.85	\$0	\$1,325	\$2.21	\$1,325
TC 80%	\$1,547	2	1	1	600	\$1,547	\$51	\$1,496	\$0	\$2.49	\$1,496	\$2,992	\$2,650	\$1,325	\$2.21	(\$171)	\$1,325	\$2.21	\$1,325
TC 30%	\$696	7	2	2	850	\$696	\$64	\$632	\$0	\$0.74	\$632	\$4,424	\$4,424	\$632	\$0.74	\$0	\$1,707	\$2.01	\$1,707
TC 50%	\$1,160	19	2	2	850	\$1,160	\$64	\$1,096	\$0	\$1.29	\$1,096	\$20,824	\$20,824	\$1,096	\$1.29	\$0	\$1,707	\$2.01	\$1,707
TC 60%	\$1,392	18	2	2	850	\$1,392	\$64	\$1,328	\$0	\$1.56	\$1,328	\$23,904	\$23,904	\$1,328	\$1.56	\$0	\$1,707	\$2.01	\$1,707
TC 80%	\$1,856	4	2	2	850	\$1,856	\$64	\$1,792	\$0	\$2.11	\$1,792	\$7,168	\$6,908	\$1,727	\$2.03	(\$65)	\$1,727	\$2.03	\$1,727
TC 30%	\$804	3	3	2	1,050	\$804	\$83	\$721	\$0	\$0.69	\$721	\$2,163	\$2,163	\$721	\$0.69	\$0	\$2,100	\$2.00	\$2,100
TC 50%	\$1,340	6	3	2	1,050	\$1,340	\$83	\$1,257	\$0	\$1.20	\$1,257	\$7,542	\$7,542	\$1,257	\$1.20	\$0	\$2,100	\$2.00	\$2,100
TC 60%	\$1,608	6	3	2	1,050	\$1,608	\$83	\$1,525	\$0	\$1.45	\$1,525	\$9,150	\$9,150	\$1,525	\$1.45	\$0	\$2,100	\$2.00	\$2,100
TC 80%	\$2,145	3	3	2	1,050	\$2,145	\$83	\$2,062	\$0	\$1.96	\$2,062	\$6,186	\$6,186	\$2,062	\$1.96	\$0	\$2,100	\$2.00	\$2,100
TOTALS/AVERAGES:		88			72,900				\$0	\$1.42	\$1,175	\$103,433	\$102,831	\$1,169	\$1.41	(\$7)	\$1,693	\$2.04	\$1,693

ANNUAL POTENTIAL GROSS RENT:	\$1,241,196	\$1,233,972	
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*MFDL units for all proposed Unit Types
24146 Stella Haven

06/17/2024

STABILIZED PRO FORMA
Stella Haven, Denton, 9% HTC #24146

STABILIZED FIRST YEAR PRO FORMA												
COMPARABLES			APPLICANT				TDHCA				VARIANCE	
Database	Local Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.42	\$1,175	\$1,241,196	\$1,233,972	\$1,169	\$1.41		0.6%	\$7,224
late fees, app fees, retained deposits						\$23.08	\$24,372					
Total Secondary Income						\$23.08	\$24,372	\$23.08			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,265,568	\$1,258,344				0.6%	\$7,224
Vacancy & Collection Loss				7.5% PGI		(94,918)	(94,376)	7.5% PGI			0.6%	(542)
EFFECTIVE GROSS INCOME						\$1,170,650	\$1,163,968				0.6%	\$6,682

General & Administrative	\$49,757	\$565/Unit	\$83,960	\$954	4.09%	\$0.66	\$544	\$47,900	\$49,757	\$565	\$0.68	4.27%	-3.7%	(1,857)
Management	\$40,414	3.1% EGI	\$47,075	\$535	4.95%	\$0.79	\$659	\$57,952	\$57,616	\$655	\$0.79	4.95%	0.6%	336
Payroll & Payroll Tax	\$127,167	\$1,445/Unit	\$124,774	\$1,418	10.64%	\$1.71	\$1,416	\$124,600	\$124,600	\$1,416	\$1.71	10.70%	0.0%	-
Repairs & Maintenance	\$70,909	\$806/Unit	\$102,689	\$1,167	5.24%	\$0.84	\$698	\$61,400	\$57,200	\$650	\$0.78	4.91%	7.3%	4,200
Electric/Gas	\$23,443	\$266/Unit	\$13,399	\$152	0.94%	\$0.15	\$125	\$11,000	\$13,399	\$152	\$0.18	1.15%	-17.9%	(2,399)
Water, Sewer, & Trash	\$75,504	\$858/Unit	\$59,554	\$677	5.06%	\$0.81	\$673	\$59,200	\$59,554	\$677	\$0.82	5.12%	-0.6%	(354)
Property Insurance	\$59,616	\$0.82 /sf	\$51,828	\$589	6.41%	\$1.03	\$852	\$75,000	\$75,000	\$852	\$1.03	6.44%	0.0%	-
Property Tax (@ 100%) 1.9094	\$97,058	\$1,103/Unit	\$101,862	\$1,158	5.98%	\$0.96	\$795	\$70,000	\$70,000	\$795	\$0.96	6.01%	0.0%	-
Reserve for Replacements					2.26%	\$0.36	\$300	\$26,400	\$26,400	\$300	\$0.36	2.27%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.30%	\$0.05	\$40	\$3,520	\$3,520	\$40	\$0.05	0.30%	0.0%	-
TDHCA MDL Compliance (\$34/MDL unit)					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Bond Compliance Fee					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Bond Trustee Fees					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Issuer Ongoing Compliance Fees					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Security alarm					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
					0.13%	\$0.02	\$18	\$1,580	\$1,580	\$18	\$0.02	0.14%	0.0%	-
TOTAL EXPENSES					46.00%	\$7.39	\$6,120	\$538,552	\$538,626	\$6,121	\$7.39	46.27%	0.0%	\$ (74)
NET OPERATING INCOME ("NOI")					54.00%	\$8.67	\$7,183	\$632,098	\$625,342	\$7,106	\$8.58	53.73%	1.1%	\$ 6,756

CONTROLLABLE EXPENSES						\$3,456/Unit				\$3,460/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS <i>Stella Haven, Denton, 9% HTC #24146</i>

		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	1.20	1.21	\$522,002	7.00%	40	15.0	\$7,000,000	\$7,000,000	15.0	40.0	7.00%	\$522,002	1.21	24.0%
CASH FLOW DEBT / GRANTS															
LISC		1.16	1.17	\$17,500	0.50%	0	40.0	\$3,500,000	\$3,500,000	40.0	0.0	0.50%	\$17,500	1.17	12.0%
				\$539,502	TOTAL DEBT / GRANT SOURCES			\$10,500,000	\$10,500,000	TOTAL DEBT SERVICE			\$539,502	1.17	36.1%
NET CASH FLOW		\$85,840	\$92,596	APPLICANT NET OPERATING INCOME \$632,098 \$92,596 NET CASH FLOW											

	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
EQUITY / DEFERRED FEES											
Hudson - LIHTC	LIHTC Equity	59.4%	\$2,000,000	\$0.86	\$17,298,270	\$17,298,270	\$0.8649	\$2,000,000	59.4%	\$22,727	Applicant Request
Across LLC	Deferred Developer Fees	4.5%	(39% Deferred)		\$1,324,859	\$1,324,859	(39% Deferred)		4.5%	Total Developer Fee: \$3,405,200	
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%		
TOTAL EQUITY SOURCES		63.9%			\$18,623,129	\$18,623,129			63.9%		
TOTAL CAPITALIZATION					\$29,123,129	\$29,123,129				15-Yr Cash Flow after Deferred Fee: \$1,148,826	

		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				\$17,045 / Unit	\$1,500,000	\$1,500,000	\$17,045 / Unit					0.0%	\$0		
Building Acquisition		\$0		\$ / Unit	\$0	\$0	\$ / Unit			\$0		0.0%	\$0		
					\$75,000	\$75,000						0.0%	\$0		
Off-Sites			\$0	\$ / Unit	\$0	\$0	\$ / Unit	\$0				0.0%	\$0		
Site Work			\$1,360,000	\$16,364 / Unit	\$1,440,000	\$1,440,000	\$16,364 / Unit	\$1,360,000			0.0%	\$0			
Site Amenities			\$75,000	\$852 / Unit	\$75,000	\$75,000	\$852 / Unit	\$75,000			0.0%	\$0			
Structured Parking				0		\$3,520,900	\$40,010/Unit	\$48.30 /sf		\$3,520,900		8.6%	\$1,162,998		
Building Cost			\$10,545,540	\$200.62 /sf	\$166,199/Unit	\$14,625,540	\$9,941,642	\$112,973/Unit		\$136.37 /sf	\$9,941,642				
Contingency			\$599,027	5.00%	5.00%	\$807,027	\$807,027	5.39%		4.02%	\$599,027		0.0%	\$0	
Contractor Fees			\$1,761,139	14.00%	14.00%	\$2,372,659	\$2,209,840	14.00%		11.36%	\$1,761,139		7.4%	\$162,820	
Soft Costs		\$0	\$2,059,979	\$25,520 / Unit		\$2,245,719	\$2,245,719	\$25,520 / Unit		\$2,059,979	\$0	0.0%	\$0		
Financing		\$0	\$1,932,645	\$25,200 / Unit		\$2,217,633	\$2,217,633	\$25,200 / Unit		\$1,932,645	\$0	0.0%	\$0		
Developer Fee		\$0	\$2,750,000	15.00%	15.00%	\$3,405,200	\$3,230,750	15.00%	12.94%	\$2,750,000	\$0	5.4%	\$174,450		
Reserves				4 Months		\$359,351	\$1,078,054	12 Months				-66.7%	(\$718,703)		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$21,083,330	\$330,945 / Unit		\$29,123,129	\$28,341,565	\$322,063 / Unit		\$24,000,332	\$0	2.8%	\$781,565		
Acquisition Cost		\$0				\$0									
Contingency			\$0			\$0									
Contractor's Fee			\$0			\$0									
Financing Cost			\$0												
Developer Fee		\$0	(\$0)	15.00%	15.00%	(\$0)									
Reserves						\$0									
ADJUSTED BASIS / COST		\$0	\$21,083,330	\$330,945/unit		\$29,123,129	\$28,341,565	\$322,063/unit		\$24,000,332	\$0	2.8%	\$781,565		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$29,123,129									

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS <i>Stella Haven, Denton, 9% HTC #24146</i>

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$21,083,330	\$0	\$24,000,332
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$21,083,330	\$0	\$24,000,332
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$27,408,329	\$0	\$31,200,432
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$27,408,329	\$0	\$31,200,432
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$2,466,750	\$0	\$2,808,039
CREDITS ON QUALIFIED BASIS	\$2,466,750		\$2,808,039	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8649	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,466,750	\$21,335,251	----	----	----
Needed to Fill Gap	\$2,153,178	\$18,623,129	----	----	----
Applicant Request	\$2,000,000	\$17,298,270	\$2,000,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	72,900 SF	\$101.30	7,384,817
Adjustments				
Exterior Wall Finish	2.80%		2.84	\$206,775
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			1.81	132,000
Subfloor			(0.21)	(15,552)
Floor Cover			3.68	268,272
Enclosed Corridors	\$89.95	14,850	18.32	1,335,767
Balconies	\$36.23	273	0.14	9,891
Plumbing Fixtures	\$2,130	198	5.79	421,740
Rough-ins	\$790	176	1.91	139,040
Built-In Appliances	\$3,675	88	4.44	323,400
Exterior Stairs	\$3,550	2	0.10	7,100
Heating/Cooling			3.12	227,448
Storage Space	\$89.95	990	1.22	89,051
Carports	\$16.05	0	0.00	0
Garages	\$30.00	0	0.00	0
Common/Support Area	\$136.29	3,674	6.87	500,733
Elevators	\$150,400	2	4.13	300,800
Other:			0.00	0
Fire Sprinklers	\$3.65	92,414	4.63	337,311
SUBTOTAL			160.06	11,668,594
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			160.06	\$11,668,594
Plans, specs, survey, bldg permits	3.30%		(5.28)	(\$385,064)
Contractor's OH & Profit	11.50%		(18.41)	(1,341,888)
NET BUILDING COSTS		\$112,973/unit	\$136.37/sf	\$9,941,642

Long-Term Pro Forma

Stella Haven, Denton, 9% HTC #24146

	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%	\$1,170,650	\$1,194,063	\$1,217,945	\$1,242,304	\$1,267,150	\$1,399,036	\$1,544,648	\$1,705,417	\$1,882,918	\$2,078,893	\$2,295,266	\$2,534,159
TOTAL EXPENSES	3.00%	\$538,552	\$554,129	\$570,162	\$586,664	\$603,649	\$696,332	\$803,417	\$927,160	\$1,070,173	\$1,235,479	\$1,426,579	\$1,647,524
NET OPERATING INCOME ("NOI")		\$632,098	\$639,934	\$647,783	\$655,640	\$663,501	\$702,704	\$741,231	\$778,256	\$812,745	\$843,414	\$868,687	\$886,635
EXPENSE/INCOME RATIO		46.0%	46.4%	46.8%	47.2%	47.6%	49.8%	52.0%	54.4%	56.8%	59.4%	62.2%	65.0%
MUST -PAY DEBT SERVICE													
Stellar Bank		\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002
TOTAL DEBT SERVICE		\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002	\$522,002
DEBT COVERAGE RATIO		1.21	1.23	1.24	1.26	1.27	1.35	1.42	1.49	1.56	1.62	1.66	1.70
ANNUAL CASH FLOW													
ANNUAL CASH FLOW		\$110,096	\$117,932	\$125,781	\$133,638	\$141,499	\$180,701	\$219,229	\$256,254	\$290,742	\$321,412	\$346,685	\$364,633
Deferred Developer Fee Balance		\$1,214,763	\$1,096,831	\$971,051	\$837,413	\$695,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$129,315	\$1,148,826	\$2,356,838	\$3,742,825	\$5,290,365	\$6,975,760	\$8,766,395