



December 10, 2024

**Re: Request for Permanent Loan Increase – The Residence at Ridgehill,
OPG Ridgehill Partners, LLC
170 Lehmann Dr., Kerrville, TX
Application #20186**

Cody,

I am writing to formally request an amendment for an increase of \$200,000 to the approved permanent loan amount for The Residence at Ridgehill. This request arises from unforeseen circumstances that have significantly impacted our construction timeline and costs.

During the development process, our construction schedule experienced substantial delays due to excessive rainfall. Furthermore, to ensure long-term functionality and compliance with drainage standards, additional drainage work was necessary. Both of these factors have resulted in higher-than-anticipated construction costs.

The requested loan increase is critical to bridging the funding gap and ensuring a successful conversion of this project. Both the lender, Legacy Bank & Trust, and the investor, Midwest Housing Equity Group, have approved this increase to the permanent loan. We have processed a construction loan modification, extending our loan maturity date to the end of January, at which time we will need to pay off the construction loan in full and convert.

In conjunction with this request, OPG Ridgehill Partners, LLC agrees to make a repayment to the NHTF loan in the amount of \$9,000.

Thank you for your time and consideration of this request. Please don't hesitate to reach out with any questions.

Best,

April Engstrom
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Overland Property Group
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