



Real Estate Analysis Division

January 6, 2026

Addendum to Underwriting Report

TDHCA Application #: **21608** Program(s): **TDHCA Bonds/4% HTC**

Fiji Lofts

Address/Location: 301 S Corinth St. Rd.

City: Dallas County: Dallas Zip: 75203

	APPLICATION HISTORY
Report Date	PURPOSE
1/6/2026	Supplemental Bond Request
10/25/22	Amendment Request
11/03/21	Original Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION				
TDHCA Program	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
Private Activity Bonds	\$23,849,000				\$29,849,000				
LIHTC (4% Credit)	\$2,080,856				\$2,885,077				

CONDITIONS STATUS

- Receipt and acceptance by Cost Certification:
 - a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
- 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
60% of AMI	60% of AMI	204

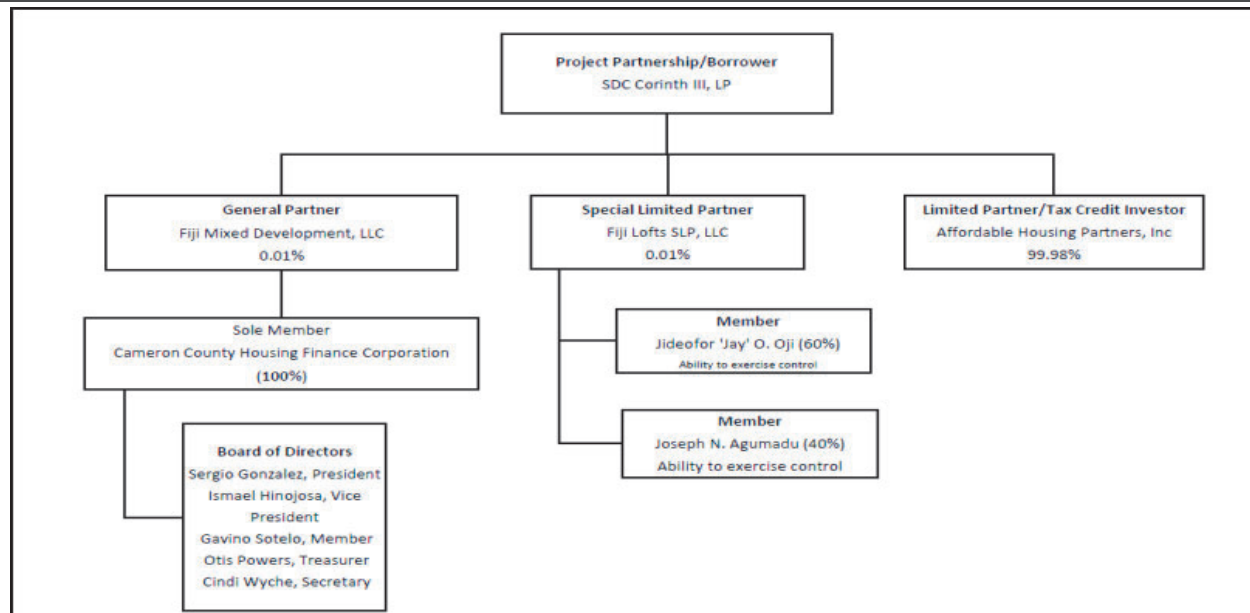
ANALYSIS

Fiji Lofts received an award of 4% Housing Tax Credits (HTC) for the new construction of 174 multifamily LIHTC units in November 2021.

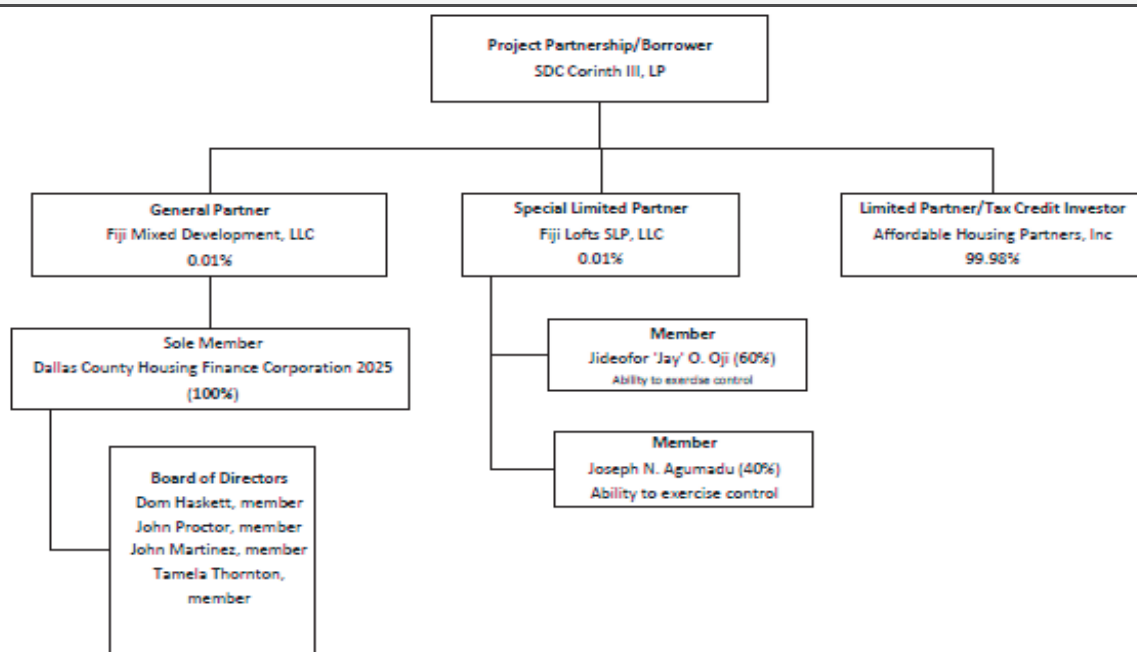
In October 2022, the Applicant had an amendment to their development. They increased the number of units from 174 to 204.

The Applicant is now changing the organizational structure to include the Dallas County Housing Finance Corporation instead of the Cameron County Housing Finance Corporation. Additionally, the Applicant is requesting \$6M in supplemental bonds and increasing their LIHTC request from \$2,080,856 to \$2,949,628.

Previous Organizational Chart



NEW ORGANIZATIONAL CHART



Operating Pro Forma

Rents were updated to the most current 2025 limits, resulting in:
\$568k increase in effective gross income;
\$381k increase in total expenses; and
\$188k increase in Net Operating Income.

Underwriter has updated the expense comparables with reported year-end 2024 expenses.

Development Cost

Building Costs have increased by \$4.65M.

Total Development Costs have increased by \$11.7M.

Eligible Financing costs are overstated by \$244k.

Total and Eligible Basis Developer is overstated by \$116k and \$220k, respectively.

Underwriter removed the \$555,498 HFC Advisory fee and \$234k Community Relations consultant fee from eligible basis.

As a result of the combined overstatements, there is a credit cut of \$65k.

Sources of Funds

The loans with Community Bank of Texas (now Stellar Bank) closed in 2021 and 2022.
The conventional loan of \$5,951,000 closed at a lower amount, \$5,735,000.

New Construction Loan from Stellar Bank for \$6M at 5.96% interest has been added.

New \$1M Permanent Loan at 7.03% interest rate and 15-year term has been added.

Affordable Housing Partners increased the capital contribution from \$19,673,684 to \$24,477,016 and the credit price remains at \$.83.

The Deferred Developer Fee increased from \$1.7M up to \$7.2M and the fee pays off in 14 years.

Interest from Bonds and Net Operating Income have also been added as financing sources.

Underwriter now recommends an annual tax credit allocation of \$2,885,077 and additional supplemental bond issuance of \$6M as requested by the Applicant.

Underwriter:	<u>Robert Castillo</u>
Director of Real Estate Analysis:	<u>Jeanna Adams</u>

UNIT MIX/RENT SCHEDULE

Fiji Lofts, Dallas, TDHCA Bonds/4% HTC #21608

LOCATION DATA	
CITY:	Dallas
COUNTY:	Dallas
Area Median Income	\$117,300
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	3	1.5%	0	0
1	91	44.6%	0	0
2	110	53.9%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	204	100.0%	-	-

60%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	-	-	-	204	-	-	-	204
Income	% Total	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	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		4.00%
Average Unit Size		791 sf

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 60%	\$1,233	3	0	1	513	\$1,233	\$44	\$1,189	\$0	\$2.32	\$1,189	\$3,567	\$3,567	\$1,189	\$2	\$0	\$1,252	\$2,44	\$1,252	
TC 60%	\$1,320	3	1	1	648	\$1,320	\$51	\$1,269	\$0	\$1.96	\$1,269	\$3,807	\$3,807	\$1,269	\$2	\$0	\$1,428	\$2,20	\$1,428	
TC 60%	\$1,320	1	1	1	658	\$1,320	\$51	\$1,269	\$0	\$1.93	\$1,269	\$1,269	\$1,269	\$1,269	\$1.93	\$0	\$1,443	\$2,19	\$1,443	
TC 60%	\$1,320	20	1	1	660	\$1,320	\$51	\$1,269	\$0	\$1.92	\$1,269	\$25,380	\$25,380	\$1,269	\$1.92	\$0	\$1,446	\$2,19	\$1,446	
TC 60%	\$1,320	8	1	1	660	\$1,320	\$51	\$1,269	\$0	\$1.92	\$1,269	\$10,152	\$10,152	\$1,269	\$1.92	\$0	\$1,446	\$2,19	\$1,446	
TC 60%	\$1,320	9	1	1	665	\$1,320	\$51	\$1,269	\$0	\$1.91	\$1,269	\$11,421	\$11,421	\$1,269	\$1.91	\$0	\$1,453	\$2,18	\$1,453	
TC 60%	\$1,320	8	1	1	668	\$1,320	\$51	\$1,269	\$0	\$1.90	\$1,269	\$10,152	\$10,152	\$1,269	\$1.90	\$0	\$1,458	\$2,18	\$1,458	
TC 60%	\$1,320	17	1	1	672	\$1,320	\$51	\$1,269	\$0	\$1.89	\$1,269	\$21,573	\$21,573	\$1,269	\$1.89	\$0	\$1,464	\$2,18	\$1,464	
TC 60%	\$1,320	1	1	1	672	\$1,320	\$51	\$1,269	\$0	\$1.89	\$1,269	\$1,269	\$1,269	\$1,269	\$1.89	\$0	\$1,464	\$2,18	\$1,464	
TC 60%	\$1,320	8	1	1	687	\$1,320	\$51	\$1,269	\$0	\$1.85	\$1,269	\$10,152	\$10,152	\$1,269	\$1.85	\$0	\$1,486	\$2,16	\$1,486	
TC 60%	\$1,320	8	1	1	693	\$1,320	\$51	\$1,269	\$0	\$1.83	\$1,269	\$10,152	\$10,152	\$1,269	\$1.83	\$0	\$1,495	\$2,16	\$1,495	
TC 60%	\$1,320	4	1	1	770	\$1,320	\$51	\$1,269	\$0	\$1.65	\$1,269	\$5,076	\$5,076	\$1,269	\$1.65	\$0	\$1,565	\$2,03	\$1,565	
TC 60%	\$1,320	4	1	1	861	\$1,320	\$51	\$1,269	\$0	\$1.47	\$1,269	\$5,076	\$5,076	\$1,269	\$1.47	\$0	\$1,710	\$1,99	\$1,710	
TC 60%	\$1,584	8	2	2	855	\$1,584	\$66	\$1,518	\$0	\$1.78	\$1,518	\$12,144	\$12,144	\$1,518	\$1.78	\$0	\$1,833	\$2,14	\$1,833	
TC 60%	\$1,584	4	2	2	857	\$1,584	\$66	\$1,518	\$0	\$1.77	\$1,518	\$6,072	\$6,072	\$1,518	\$1.77	\$0	\$1,836	\$2,14	\$1,836	
TC 60%	\$1,584	3	2	2	857	\$1,584	\$66	\$1,518	\$0	\$1.77	\$1,518	\$4,554	\$4,554	\$1,518	\$1.77	\$0	\$1,836	\$2,14	\$1,836	
TC 60%	\$1,584	4	2	2	861	\$1,584	\$66	\$1,518	\$0	\$1.76	\$1,518	\$6,072	\$6,072	\$1,518	\$1.76	\$0	\$1,842	\$2,14	\$1,842	
TC 60%	\$1,584	8	2	2	873	\$1,584	\$66	\$1,518	\$0	\$1.74	\$1,518	\$12,144	\$12,144	\$1,518	\$1.74	\$0	\$1,860	\$2,13	\$1,860	
TC 60%	\$1,584	33	2	2	875	\$1,584	\$66	\$1,518	\$0	\$1.73	\$1,518	\$50,094	\$50,094	\$1,518	\$1.73	\$0	\$1,863	\$2,13	\$1,863	
TC 60%	\$1,584	22	2	2	875	\$1,584	\$66	\$1,518	\$0	\$1.73	\$1,518	\$33,396	\$33,396	\$1,518	\$1.73	\$0	\$1,863	\$2,13	\$1,863	
TC 60%	\$1,584	3	2	2	875	\$1,584	\$66	\$1,518	\$0	\$1.73	\$1,518	\$4,554	\$4,554	\$1,518	\$1.73	\$0	\$1,863	\$2,13	\$1,863	
TC 60%	\$1,584	13	2	2	882	\$1,584	\$66	\$1,518	\$0	\$1.72	\$1,518	\$19,734	\$19,734	\$1,518	\$1.72	\$0	\$1,874	\$2,12	\$1,874	
TC 60%	\$1,584	2	2	2	1,008	\$1,584	\$66	\$1,518	\$0	\$1.51	\$1,518	\$3,036	\$3,036	\$1,518	\$1.51	\$0	\$1,917	\$1,90	\$1,917	
TC 60%	\$1,584	4	2	2	1,008	\$1,584	\$66	\$1,518	\$0	\$1.51	\$1,518	\$6,072	\$6,072	\$1,518	\$1.51	\$0	\$1,917	\$1,90	\$1,917	
TC 60%	\$1,584	6	2	2	1,032	\$1,584	\$66	\$1,518	\$0	\$1.47	\$1,518	\$9,108	\$9,108	\$1,518	\$1.47	\$0	\$1,943	\$1,88	\$1,943	
TOTALS/AVERAGES:		204			161,333				\$0	\$1.77	\$1,402	\$286,026	\$286,026	\$1,402	\$1.77	\$0	\$1,683	\$2,13	\$1,683	

ANNUAL POTENTIAL GROSS RENT:	\$3,432,312	\$3,432,312
------------------------------	-------------	-------------

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS				
Deduction of Federal Grants	\$0	\$55,482,244	\$0	\$54,955,963
	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$55,482,244	\$0	\$54,955,963
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$72,126,917	\$0	\$71,442,753
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$72,126,917	\$0	\$71,442,753
Applicable Percentage	4.00%	4.00%	4.00%	4.00%
ANNUAL CREDIT ON BASIS	0	\$2,885,077	\$0	\$2,857,710
CREDITS ON QUALIFIED BASIS	\$2,885,077		\$2,857,710	

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS				FINAL ANNUAL LIHTC ALLOCATION		
Method	Annual Credits	Proceeds	Credit Price	\$0.8238	Variance to Request	
					Credits	Proceeds
Eligible Basis	\$2,885,077	\$23,941,347	Credit Allocation			
			\$2,885,077			(\$64,551)
Needed to Fill Gap	\$3,751,497	\$31,131,201				
Applicant Request	\$2,949,628	\$24,477,016				

50% Test for Bond Financing for 4% Tax Credits				
Tax-Exempt Bond Amount	\$29,849,000		Percent Financed by Tax-Exempt Bonds	
	Applicant	TDHCA	Applicant	TDHCA
	\$1,740,000	\$1,740,000	57.8%	58.6%
Land Cost				
Depreciable Bldg Cost	\$49,888,580	\$49,223,897		
Aggregate Basis for 50% Test	\$51,628,580	\$50,963,897		
amount aggregate basis can increase before 50% test fails			\$8,069,420	\$8,734,103
			15.6%	17.1%

Long-Term Pro Forma

Fiji Lofts, Dallas, TDHCA Bonds/4% HTC #21608

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%	\$3,242,821	\$3,307,677	\$3,373,831	\$3,441,307	\$3,510,133	\$3,875,471	\$4,278,833	\$4,724,177	\$5,215,873	\$5,758,746	\$6,358,121	\$7,019,879
TOTAL EXPENSES	3.00%	\$1,248,830	\$1,284,675	\$1,321,564	\$1,359,526	\$1,398,593	\$1,611,677	\$1,857,693	\$2,141,781	\$2,469,890	\$2,848,902	\$3,286,785	\$3,792,759
NET OPERATING INCOME ("NOI")		\$1,993,991	\$2,023,002	\$2,052,267	\$2,081,781	\$2,111,540	\$2,263,794	\$2,421,140	\$2,582,396	\$2,745,984	\$2,909,844	\$3,071,336	\$3,227,120
EXPENSE/INCOME RATIO		38.5%	38.8%	39.2%	39.5%	39.8%	41.6%	43.4%	45.3%	47.4%	49.5%	51.7%	54.0%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$1,651,597	\$1,651,338	\$1,651,069	\$1,650,790	\$1,650,500	\$1,648,872	\$1,646,903	\$1,644,524	\$1,641,648	\$1,638,170	\$1,633,967	\$1,628,885
DEBT COVERAGE RATIO		1.21	1.23	1.24	1.26	1.28	1.37	1.47	1.57	1.67	1.78	1.88	1.98
ANNUAL CASH FLOW													
Deferred Developer Fee Balance		\$342,393	\$371,663	\$401,198	\$430,992	\$461,041	\$614,922	\$774,236	\$937,872	\$1,104,336	\$1,271,673	\$1,437,369	\$1,598,235
CUMULATIVE NET CASH FLOW		\$6,847,460	\$6,475,797	\$6,074,599	\$5,643,608	\$5,182,567	\$2,418,073	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$1,132,504	\$5,493,133	\$10,681,107	\$16,704,908	\$23,561,602	\$31,233,711