



Addendum to Underwriting Report

TDHCA Application #: **25504_24023** Program(s): **9% HTC/MDL**

930 Military Parkway Living

Address/Location: 940 Military Parkway

City: Mesquite County: Dallas Zip: 75149

APPLICATION HISTORY	
Report Date	PURPOSE
06/23/25	Amendment & MDL Award - 2025-1 NOFA - NHTF
08/05/24	Initial Underwriting Report

ALLOCATION

TDHCA Program	Previous Allocation				RECOMMENDATION						
	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm. Lien	Const. Term	Const. Lien
MF Direct Loan Const. to Perm. (Repayable)					\$4,000,000	2.00%	35	40.0 yrs	2	24M	3
LIHTC (9% Credit)	\$2,000,000				\$2,000,000						

* Multifamily Direct Loan and HOME ARP Terms:

* The term of a Multifamily Direct Loan or HOME ARP loan should match the term of any superior loan (within 6 months).

** Construction loan term cannot exceed the recommendation above, but may be less depending on actual closing date. Final construction term will be noted in the loan documents

CONDITIONS STATUS

1 Receipt and acceptance before Direct Loan Contract:

Board approval of a new ownership structure, or written confirmation from Borrower than no
a: organizational changes will be made.

Status: To be cleared by Program Staff

b: Board approval to reduce the development site acreage from 8.732 acres down to 4.74 acres.

Status: To be cleared by Program Staff

2 Receipt and acceptance before Direct Loan Closing:

a: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.

b: Substantially final construction contract with Schedule of Values.

c: Updated term sheets with substantially final terms from all lenders.

d: Substantially final draft of limited partnership agreement.

e: Senior loan documents and/or partnership documents must contain a provision that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a minimum 1.0 DCR.

f: Substantially final ground lease.

3 Receipt and acceptance by Commitment:

- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance for the buildings as long as they remain in the floodplain.

4 Receipt and acceptance by Cost Certification:

a: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

b: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering the buildings and coverage will remain in force as long as they remain in the floodplain.

c: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

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.

PREVIOUS SET-ASIDE

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	36
60% of AMI	60% of AMI	35
70% of AMI	70% of AMI	6
80% of AMI	80% of AMI	2

CURRENT SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	19
50% of AMI	50% of AMI	38
60% of AMI	60% of AMI	13
70% of AMI	70% of AMI	12
80% of AMI	80% of AMI	13

TDHCA SET-ASIDES for DIRECT LOAN LURA		
Income Limit	Rent Limit	Number of Units
30% of AMFI	30% of AMFI	18

ANALYSIS

The development originally received a 9% HTC allocation of \$2,000,000 in August 2024. The applicant is now applying for a MDL 2025-1 NHTF loan of \$4,000,000. The MDL loan will have an interest rate of 2% and amortization period of 35 years allowing this Project to be feasible under DCR requirements.

The Applicant added Mesquite Housing Finance Corporation to the ownership structure. There is going to be a ground lease which will allow for a property tax exemption.

In addition, the Applicant is submitting a material amendment to change the development acreage from 8.732 acres down to 4.74 acres. Per the applicant, this change does not alter the development in any way other than the residential density. The residential density will increase from approximately 13 units per acre to 24 units per acre.

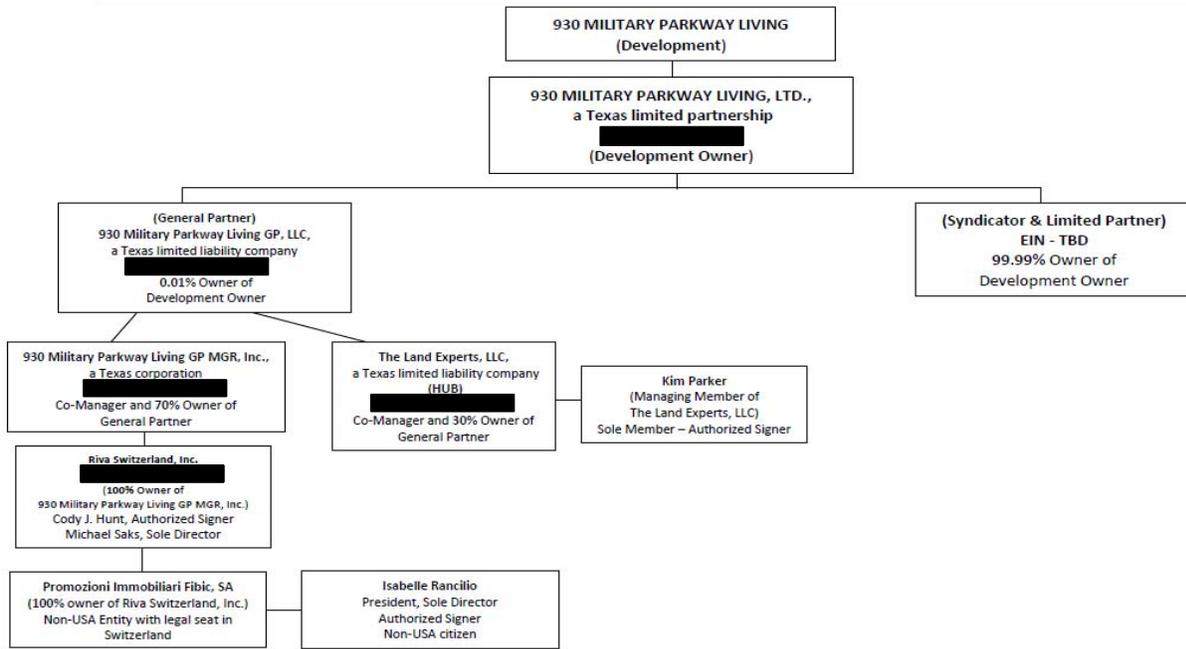
The 3.99 acres of undeveloped land will be dedicated to the city.



PREVIOUS OWNERSHIP STRUCTURE

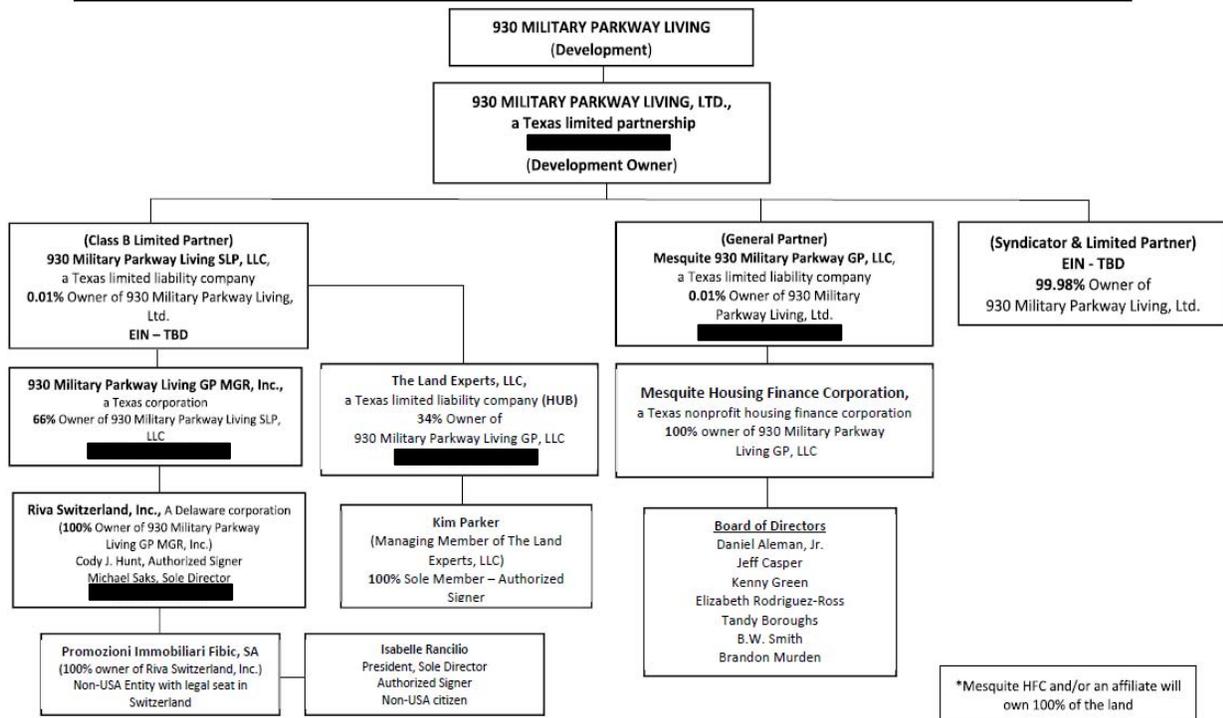
Cody J. Hunt has Ability to Exercise Control

**930 MILITARY PARKWAY LIVING OWNERSHIP STRUCTURE
(2024 9% Housing Tax Credit Application)**



NEW OWNERSHIP STRUCTURE

**930 MILITARY PARKWAY LIVING OWNERSHIP STRUCTURE
(2024 9% Housing Tax Credit Application)**



Operating Pro Forma

Underwriter is using the most current 2025 program rent limits for 9% HTC and 2025 limits for NHTF. The Applicant submitted a rent schedule using the 2024 program rent limits for 9% HTC however, the Underwriter updated the Applicant's rent schedule with the 2025 HTC rents.

Effective Gross Income increased by \$113K, Total expenses decreased by \$93K, and as a result, Net Operating Income increased by \$207K.

Applicant is not expecting to collect full market rate for their market rent units which also affects the 80% units not collecting max program limits.

The Applicant is discounting their TC80 units by 8% two-bedroom and 6% three-bedroom units to the maximum net program rent collected.

Tax exemption is now expected for this property because of the inclusion of the Mesquite Housing Finance Corporation as the General Partner in the ownership structure.

Without the tax exemption, DCR falls to 0.84 resulting in negative cash flow which would characterize the development as infeasible.

Insurance quote provided for \$700/per unit.

Development Cost

Site work costs were most affected from previous underwriting with an increase of \$2.46M

Total Housing Development Costs have increased by \$3.1M

Developer Fee has decreased by \$11K.

A Schedule of Values or contract bid was not provided, therefore, the Underwriter re-costed out the building using the Architectural Drawings provided in the application with the 2025 Marshall and Swift's costs.

Underwriter adjusted the base cost for a 5-story build.

Building cost decreased by \$187k.

Sources of Funds

The construction to perm loan lender did not change (Regions Bank - HUD 221(d)4) but the Construction to Perm loan increased from \$13M to \$14.3M and the interest rate increased from 5.25% to 5.75%.

The senior financing is a FHA 221(d)4 construction-to-permanent loan and has a separate MIP fee of 0.25%.

Application was submitted with MDL construction interest of 2% - per Multifamily Direct Loan rule 13.8(b)(2) "No interest will accrue during the construction term;"

Underwriter adjusted construction interest from 2% to 0%.

The equity bridge loan lender did not change (Regions Bank). Equity bridge loan decreased from \$14.5M to \$12.9M and the interest rate increased from 5% to 6.85%.

The equity investor remains Region Bank and the capital contribution decreased by \$600K and the credit price decreasing from \$0.91 to \$0.88.

Applicant is now including \$4M MDL NHTF loan construction to permanent loan 0% during construction and 2% in the permanent period. TDHCA will be in the third lien position during construction and in the second lien during the permanent period.

The deferred developer fee has decreased by \$1.5M and pays off in three years.

The Debt Coverage Ratio on the senior debt is 1.20. The Combined DCR for a Multifamily Direct Loan subordinate to FHA debt is determined based on 75% of Surplus Cash remaining after the senior debt service. The Combined DCR is 1.00 as required by the QAP.

Underwriter adjusted the amortization period from 40 to 35 years. During the 40-year period, the DCR exceeded the maximum allowable 1.5x and adjusting the amortization to 35 years resolved the issue.

Underwriter recommends a second lien, fully amortized Multifamily Direct Loan of \$4,000,000 at 2% interest, 40 year term, and a 35 year amortization period. Under these terms, the annualized debt service payment is \$159,006. The construction term is assumed at 24 months.

The MDL funding is 2025-1 NHTF funds.

The original annual 9% HTC allocation of \$2,000,000 is still recommended.

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

UNIT MIX/RENT SCHEDULE

930 Military Parkway Living , Mesquite, 9% HTC/MDL #25504_24023

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

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	NHTF	ARP	Match
Eff	-	0.0%	0	0	0	0
1	30	27.0%	0	6	0	3
2	62	55.9%	0	9	0	6
3	19	17.1%	0	3	0	1
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	111	100.0%	-	18	-	10

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	83.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	940 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	19	-	38	13	12	13	16	111
Income	% Total	0.0%	17.1%	0.0%	34.2%	11.7%	10.8%	11.7%	14.4%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																						
HTC		MFDL NHTF Units		Match Units	UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS			TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	Type	Gross Rent	Match Units	# 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%	\$660	NHTF 30%	\$660		6	1	1	750	\$660	\$65	\$595	\$0	\$0.79	\$595	\$3,570	\$3,570	\$595	\$0.79	\$0	\$1,624	\$2.17	\$1,804
TC 30%	\$660				1	1	1	750	\$660	\$65	\$595	\$0	\$0.79	\$595	\$595	\$595	\$595	\$0.79	\$0	\$1,624	\$2.17	\$1,804
TC 50%	\$1,100			3	22	1	1	750	\$1,100	\$65	\$1,035	\$0	\$1.38	\$1,035	\$22,770	\$22,770	\$1,035	\$1.38	\$0	\$1,624	\$2.17	\$1,804
MR					1	1	1	750	\$0	\$65		NA	\$2.17	\$1,624	\$1,624	\$1,624	\$1,624	\$2.17	NA	\$1,624	\$2.17	\$1,804
TC 30%	\$792	NHTF 30%	\$792		8	2	2	960	\$792	\$86	\$706	\$0	\$0.74	\$706	\$5,648	\$5,648	\$706	\$0.74	\$0	\$1,869	\$1.95	\$2,077
TC 30%	\$792	NHTF 30%	\$792		1	2	2	1,005	\$792	\$86	\$706	\$0	\$0.70	\$706	\$706	\$706	\$706	\$0.70	\$0	\$1,869	\$1.86	\$2,077
TC 50%	\$1,320			1	16	2	2	960	\$1,320	\$86	\$1,234	\$0	\$1.29	\$1,234	\$19,744	\$19,744	\$1,234	\$1.29	\$0	\$1,869	\$1.95	\$2,077
TC 60%	\$1,584			5	12	2	2	960	\$1,584	\$86	\$1,498	\$0	\$1.56	\$1,498	\$17,976	\$17,976	\$1,498	\$1.56	\$0	\$1,869	\$1.95	\$2,077
TC 70%	\$1,848				12	2	2	960	\$1,848	\$86	\$1,762	\$0	\$1.84	\$1,762	\$21,144	\$21,144	\$1,762	\$1.84	\$0	\$1,869	\$1.95	\$2,077
TC 80%	\$2,112				10	2	2	960	\$2,112	\$86	\$2,026	(\$157)	\$1.95	\$1,869	\$18,690	\$18,690	\$1,869	\$1.95	(\$157)	\$1,869	\$1.95	\$2,077
MR					3	2	2	1,005	\$0	\$86		NA	\$1.86	\$1,869	\$5,607	\$5,607	\$1,869	\$1.86	NA	\$1,869	\$1.86	\$2,077
TC 30%	\$915	NHTF 30%	\$915		3	3	2	1,164	\$915	\$107	\$808	\$0	\$0.69	\$808	\$2,424	\$2,424	\$808	\$0.69	\$0	\$2,182	\$1.87	\$2,424
TC 60%	\$1,830			1	1	3	2	1,164	\$1,830	\$107	\$1,723	\$0	\$1.48	\$1,723	\$1,723	\$1,723	\$1,723	\$1.48	\$0	\$2,182	\$1.87	\$2,424
TC 80%	\$2,440				3	3	2	1,164	\$2,440	\$107	\$2,333	(\$151)	\$1.87	\$2,182	\$6,546	\$6,546	\$2,182	\$1.87	(\$151)	\$2,182	\$1.87	\$2,424
MR					12	3	2	1,164	\$0	\$107		NA	\$1.87	\$2,182	\$26,184	\$26,184	\$2,182	\$1.87	NA	\$2,182	\$1.87	\$2,424
TOTALS/AVERAGES:					111			104,316				(\$18)	\$1.49	\$1,396	\$154,951	\$154,951	\$1,396	\$1.49	(\$18)	\$1,856	\$1.98	\$2,063

ANNUAL POTENTIAL GROSS RENT:	\$1,859,412	\$1,859,412
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*MFDL units float among Unit Types

** Match Units will be restricted at 50 percent income / LOW HOME rents, and 60 percent income/HIGH HOME rents.

STABILIZED PRO FORMA

930 Military Parkway Living , Mesquite, 9% HTC/MDL #25504_24023

	STABILIZED FIRST YEAR PRO FORMA														
	COMPARABLES			APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Dallas County Comps		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.49	\$1,396	\$1,859,412	\$1,737,012	\$1,737,012	\$1,859,412	\$1,396	\$1.49		0.0%	\$0	
Application, Pet, Late, and NSF Fees					\$25.00	\$33,300	21,108								
Laundry, Vending, Cable					\$0.00	\$0	12,120								
Total Secondary Income					\$25.00			33,228	\$33,300	\$25.00			0.0%	\$0	
POTENTIAL GROSS INCOME						\$1,892,712	\$1,770,240	\$1,770,240	\$1,892,712				0.0%	\$0	
Vacancy & Collection Loss					7.5% PGI	(141,953)	(132,768)	(132,768)	(141,953)	7.5% PGI			0.0%	-	
EFFECTIVE GROSS INCOME						\$1,750,759	\$1,637,472	\$1,637,472	\$1,750,759				0.0%	\$0	

General & Administrative	\$66,963	\$603/Unit	\$85,414	\$769	4.49%	\$0.75	\$708	\$78,570	\$48,094	\$59,748	\$85,414	\$769	\$0.82	4.88%	-8.0%	(6,844)
Management	\$54,409	3.1% EGI	\$58,548	\$527	4.00%	\$0.67	\$631	\$70,030	\$81,874	\$81,874	\$70,030	\$631	\$0.67	4.00%	0.0%	-
Payroll & Payroll Tax	\$160,404	\$1,445/Unit	\$176,172	\$1,587	9.87%	\$1.66	\$1,556	\$172,769	\$161,969	\$160,404	\$176,172	\$1,587	\$1.69	10.06%	-1.9%	(3,403)
Repairs & Maintenance	\$89,442	\$806/Unit	\$78,508	\$707	4.32%	\$0.73	\$682	\$75,655	\$75,654	\$72,150	\$72,150	\$650	\$0.69	4.12%	4.9%	3,505
Electric/Gas	\$31,611	\$285/Unit	\$15,166	\$137	1.21%	\$0.20	\$191	\$21,241	\$21,241	\$19,221	\$15,166	\$137	\$0.15	0.87%	40.1%	6,075
Water, Sewer, & Trash	\$95,238	\$858/Unit	\$95,033	\$856	4.51%	\$0.76	\$711	\$78,973	\$63,373	\$77,255	\$95,033	\$856	\$0.91	5.43%	-16.9%	(16,060)
Property Insurance	\$75,197	\$0.72 /sf	\$99,596	\$897	4.44%	\$0.74	\$700	\$77,700	\$77,700	\$77,700	\$77,700	\$700	\$0.74	4.44%	0.0%	-
Property Tax (@ 0%) 2.334446	\$130,498	\$1,176/Unit	\$118,297	\$1,066	0.00%	\$0.00	\$0	\$0	\$138,750	\$138,750	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements					1.59%	\$0.27	\$250	\$27,750	\$27,750	\$27,750	\$27,750	\$250	\$0.27	1.59%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.22%	\$0.04	\$34	\$3,800	\$3,520	\$3,520	\$3,800	\$34	\$0.04	0.22%	0.0%	-
TOTAL EXPENSES					34.64%	\$5.81	\$5,464	\$606,488	\$699,925	\$718,373	\$623,215	\$5,615	\$5.97	35.60%	-2.7%	\$ (16,726)
NET OPERATING INCOME ("NOI")					65.36%	\$10.97	\$10,309	\$1,144,270	\$937,547	\$919,099	\$1,127,544	\$10,158	\$10.81	64.40%	1.5%	\$ 16,726

CONTROLLABLE EXPENSES							\$3,849/Unit						\$3,999/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

930 Military Parkway Living , Mesquite, 9% HTC/MDL #25504 24023

DEBT / GRANT SOURCES																		
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									Prior Underwriting		AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App						Applicant	TDHCA						DCR	LTC	
Regions Bank - HUD 221(d)(4)	0.25%	1.19	1.20	950,186	5.75%	40	40.0	\$14,300,000	\$13,072,400	\$13,072,400	\$14,300,000	40.0	40.0	5.75%	\$950,185	1.2	39.7%	
TDHCA MFDL 2025-1		1.03	1.04	\$145,356	2.00%	40	40.0	\$4,000,000			\$4,000,000	40.0	35.0	2.00%	\$159,006	1.0	11.1%	
CASH FLOW DEBT / GRANTS																		
City of Mesquite		1.03	1.04		0.00%	0	0.0	\$500	\$500	\$500	\$500	0.0	0.0	0.00%		1.0	0.0%	
				\$1,095,542	TOTAL DEBT / GRANT SOURCES			\$18,300,500	\$13,072,900	\$13,072,900	\$18,300,500	TOTAL DEBT SERVICE			\$1,109,191	1.0	50.8%	
NET CASH FLOW		\$32,002	\$48,728											APPLICANT	NET OPERATING INCOME	\$1,144,270	\$35,079	NET CASH FLOW

EQUITY SOURCES														
APPLICANT'S PROPOSED EQUITY STRUCTURE						Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
						Applicant	TDHCA							Total Developer Fee:
Regions Bank	LIHTC Equity	48.8%	\$2,000,000	\$0.88	\$17,598,240	\$18,198,180	\$18,198,180	\$17,598,240	\$0.88	\$2,000,000	48.8%	\$18,018	Previous Allocation	
GP Equity	GP Equity	0.0%			\$100	\$100	\$100	\$100			0.0%			
RIVA, MHFC, and TLE HUB	Deferred Developer Fees	0.4%	(4% Deferred)		\$134,475	\$1,639,669	\$1,628,426	\$134,475	(4% Deferred)		0.4%			
Additional (Excess) Funds Req'd		0.0%			\$0			\$0			0.0%			
TOTAL EQUITY SOURCES		49.2%			\$17,732,815	\$19,837,949	\$19,826,706	\$17,732,815			49.2%			
TOTAL CAPITALIZATION						\$36,033,315	\$32,910,849	\$32,899,606	\$36,033,315				15-Yr Cash Flow after Deferred Fee:	\$2,348,145

DEVELOPMENT COST / ITEMIZED BASIS														
APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS					COST VARIANCE		
Acquisition	New Const. Rehab	Total Costs			Applicant	TDHCA	Total Costs			Eligible Basis		%	\$	
							New Const. Rehab	Acquisition						
Land Acquisition		\$14,414 / Unit	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$14,414 / Unit				0.0%	\$0	
Broker Fees			\$48,000	\$48,000	\$48,000	\$48,000	\$48,000					0.0%	\$0	
Off-Sites	\$0	\$ / Unit	\$0	\$0	\$0	\$0	\$0	\$ / Unit	\$0			0.0%	\$0	
Site Work	\$3,751,471	\$33,797 / Unit	\$3,751,471	\$1,293,473	\$1,293,473	\$3,751,471	\$33,797 / Unit	\$3,751,471				0.0%	\$0	
Site Amenities	\$973,430	\$8,770 / Unit	\$973,430	\$967,242	\$967,242	\$973,430	\$8,770 / Unit	\$973,430				0.0%	\$0	
Building Cost	\$15,444,231	\$148.05 /sf	\$139,137/Unit	\$15,444,231	\$15,630,948	\$15,453,840	\$13,859,348	\$124,859/Unit	\$132.86 /sf	\$13,859,348		11.4%	\$1,584,883	
Contingency	\$862,175	4.27%	4.27%	\$862,175	\$758,376	\$758,376	\$862,175	4.64%	4.64%	\$862,175		0.0%	\$0	
Contractor Fees	\$2,794,365	13.29%	13.29%	\$2,794,365	\$2,504,833	\$2,504,833	\$2,722,499	14.00%	14.00%	\$2,722,499		2.6%	\$71,866	
Soft Costs	\$0	\$2,265,328	\$22,717 / Unit	\$2,521,578	\$2,663,071	\$2,663,071	\$2,521,578	\$22,717 / Unit	\$2,265,328	\$0		0.0%	\$0	
Financing	\$0	\$1,416,813	\$26,654 / Unit	\$2,958,543	\$2,423,992	\$2,423,992	\$2,958,543	\$26,654 / Unit	\$1,416,813	\$0		0.0%	\$0	
Developer Fee	\$0	\$3,719,186	13.52%	13.52%	\$3,719,186	\$3,730,429	\$3,692,620	\$3,719,186	14.39%	14.39%	\$3,719,186	\$0	0.0%	\$0
Reserves			10 Months	\$1,360,336	\$1,290,485	\$1,290,485	\$1,360,336	9 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$31,226,999	\$324,624/Unit	\$36,033,315	\$32,910,849	\$32,695,932	\$34,376,566	\$309,699 / Unit	\$29,570,250	\$0	4.8%	\$1,656,749	
Acquisition Cost	\$0			\$0	\$0									
Contingency	\$0			\$0	\$0									
Contractor's Fee	\$0			\$0	\$0									
Financing Cost	\$0			\$0	\$0									
Developer Fee	\$0			\$0	(\$11,243)									
Reserves	\$0			\$0	\$0									
ADJUSTED BASIS / COST		\$0	\$31,226,999	\$324,624/unit	\$36,033,315	\$32,899,606	\$32,695,932	\$34,376,566	\$309,699/unit	\$29,570,250	\$0	4.8%	\$1,656,749	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$36,033,315								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

930 Military Parkway Living , Mesquite, 9% HTC/MDL #25504_24023

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$31,226,999	\$0	\$29,570,250
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$31,226,999	\$0	\$29,570,250
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$40,595,099	\$0	\$38,441,326
Applicable Fraction	83.00%	83.00%	83%	83%
TOTAL QUALIFIED BASIS	\$0	\$33,694,212	\$0	\$31,906,566
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$3,032,479	\$0	\$2,871,591
CREDITS ON QUALIFIED BASIS	\$3,032,479		\$2,871,591	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8799	Credits	Proceeds
Eligible Basis	\$3,032,479	\$26,683,147	----	----	----
Needed to Fill Gap	\$2,015,283	\$17,732,715	----	----	----
Previous Allocation	\$2,000,000	\$17,598,240	\$2,000,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	104,316 SF	\$102.72	10,714,911
Adjustments				
Exterior Wall Finish	3.60%		3.70	\$385,737
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.45%		3.54	369,664
Roof Adjustment(s)			(0.25)	(26,079)
Subfloor			0.60	62,590
Floor Cover			3.68	383,883
Breezeways	\$56.01	16,378	8.79	917,311
Balconies	\$55.80	8,339	4.46	465,283
Plumbing Fixtures	\$1,420	266	3.62	377,720
Rough-ins	\$700	222	1.49	155,400
Built-In Appliances	\$2,280	111	2.43	253,080
Exterior Stairs	\$4,250	16	0.65	68,000
Heating/Cooling			3.12	325,466
Storage Space	\$56.01	0	0.00	0
Carports	\$21.40	3,240	0.66	69,336
Garages	\$30.00	0	0.00	0
Common/Support Area	\$125.67	5,325	6.42	669,214
Elevators	\$247,819	2	4.75	495,638
Other:			0.00	0
Fire Sprinklers	\$4.60	126,019	5.56	579,687
SUBTOTAL			155.94	\$16,266,840
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			155.94	\$16,266,840
Plans, specs, survey, bidg permits	3.30%		(5.15)	(\$536,806)
Contractor's OH & Profit	11.50%		(17.93)	(1,870,687)
NET BUILDING COSTS		\$124,859/unit	\$132.86/sf	\$13,859,348

Long-Term Pro Forma

930 Military Parkway Living , Mesquite, 9% HTC/MDL #25504_24023

	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%	\$1,750,759	\$1,785,774	\$1,821,489	\$1,857,919	\$1,895,077	\$2,092,319	\$2,310,089	\$2,550,525	\$2,815,985	\$3,109,075	\$3,432,670	\$3,789,946
TOTAL EXPENSES	3.00%	\$606,488	\$623,983	\$641,988	\$660,519	\$679,591	\$783,649	\$903,844	\$1,042,703	\$1,203,148	\$1,388,561	\$1,602,859	\$1,850,575
NET OPERATING INCOME ("NOI")		\$1,144,270	\$1,161,791	\$1,179,501	\$1,197,400	\$1,215,486	\$1,308,670	\$1,406,244	\$1,507,821	\$1,612,837	\$1,720,514	\$1,829,811	\$1,939,371
EXPENSE/INCOME RATIO		34.6%	34.9%	35.2%	35.6%	35.9%	37.5%	39.1%	40.9%	42.7%	44.7%	46.7%	48.8%
MUST -PAY DEBT SERVICE													
Regions Bank - HUD 221(d)(4)		\$950,185	\$949,949	\$949,698	\$949,433	\$949,151	\$947,477	\$945,246	\$942,273	\$938,314	\$933,039	\$926,013	\$916,652
TDHCA MFDL 2025-1		\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006	\$159,006
TOTAL DEBT SERVICE		\$1,109,191	\$1,108,955	\$1,108,704	\$1,108,439	\$1,108,158	\$1,106,483	\$1,104,252	\$1,101,280	\$1,097,320	\$1,092,045	\$1,085,019	\$1,075,658
DEBT COVERAGE RATIO		0.99	1.00	1.01	1.02	1.04	1.10	1.17	1.24	1.32	1.40	1.48	1.80
ANNUAL CASH FLOW		\$35,079	\$52,836	\$70,797	\$88,961	\$107,329	\$202,187	\$301,993	\$406,542	\$515,517	\$628,468	\$744,792	\$863,713
Deferred Developer Fee Balance		\$99,396	\$46,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$24,238	\$113,199	\$220,528	\$1,039,739	\$2,348,145	\$4,169,912	\$6,527,856	\$9,442,813	\$12,932,920	\$17,012,784